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

COMMON COUNCIL
MEETING NOTICE AND AGENDA
Monday, November 3, 2025
6:00 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 Hearing

   2.1 **PUBLIC HEARING,** Discussion and Possible Action Regarding the 2026 Budget and Establishing the 2026 Tax Levy and Rate [Klein / Fuchs]

   2.2 **Hickory Grove Subdivision Area Road Reconstruction** [Wagner] 6:30 PM Start
   2.2.1. Discussion and Possible Action to Accept the Preliminary Engineers Reports and Special Assessments
   2.2.2. Discussion and Possible Action to Award the Contract to the Lowest Qualified Bidder, Vinton Construction Company, in the Amount of $1,151,487.80

3. 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.

4. Plan Commission Reports and Recommendations

   4.1 Discussion and Possible Action Regarding a Preliminary Plat for the Single-Family Rental Portion of the Willow Run Subdivision Development as Requested by Land by Label (PWC 0941988104 & PWC 0944994) [Fuchs]

   4.2 Discussion and Possible Action Regarding a Preliminary Plat for the Single-Family For-Sale Portion of the Willow Run Subdivision Development Located at N12 W26506 Golf Road as Requested by Veridian Homes (PWC 0944994) [Fuchs]

   4.3 Discussion and Possible Action Regarding **Ordinance 25-15** Rezoning the Property Located at W220 N2475 Springdale Road from Rs-6 Single-Family Residential, A-2 Agricultural, and LC Lowland Conservancy to Rs-6 Single-Family Residential, Rm-1 Multi-Family Planned Unit Development, and LC Lowland Conservancy for The Glen at Springdale Mixed-Use Residential Development as Requested by Cornerstone Development (PWC 0916997) [Fuchs]

   4.4 **PUBLIC HEARING**, Discussion and Possible Action Regarding a Conditional Use Permit for a Residential Planned Unit Development to Allow for a Multi-Family Residential Development Upon Property Located at W220 N2475 Springdale Road as Requested by Cornerstone Development (PWC 0916997) [Fuchs]

   4.5 Discussion and Possible Action Regarding a Preliminary Plat for the Purpose of Creating 52 Lots for Property Located at W220 N2475 Springdale Road as Requested by Cornerstone Development (PWC 0916997) [Fuchs]

5. New Business

   5.1 Discussion and Possible Action to Permanently Establish Future Trick-or-Treat Hours [Wamser]

   5.2 Discussion and Possible Action Regarding the Accounts Payable Listing Dated November 3, 2025 [Tarczewski]

6. Engineering

   6.1 Discussion and Possible Action Regarding Changing Fees Charged for City-Owned Boat Launches [Wagner]

7. Highway

   7.1 Discussion and Possible Action Regarding the Highway Department Purchasing #202 Rubber Tire Excavator in 2025 and the Re-Allocation of Funds [Wagner]

8. Bike and Pedestrian

   8.1 Discussion and Possible Action to Adopt Ordinance 25-XX Establishing a Sidewalk Policy (First Reading) [Wagner]

9. 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.

10. Closed Session – You are hereby notified that the Common Council and staff of the City of Pewaukee will convene into closed session after all regular scheduled business has been concluded and upon motion duly made and seconded and acted upon by roll-call vote as required under 19.85(1)(a), Stats. The purpose of the closed session is for the following:

    - §19.85(1)(e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Specifically related to the lease agreement with Trinity Academy located at W225N3131 Duplainville Road.

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

11. Adjournment

Ami Hurd
Deputy Clerk/Community Development Coordinator
10/30/2025

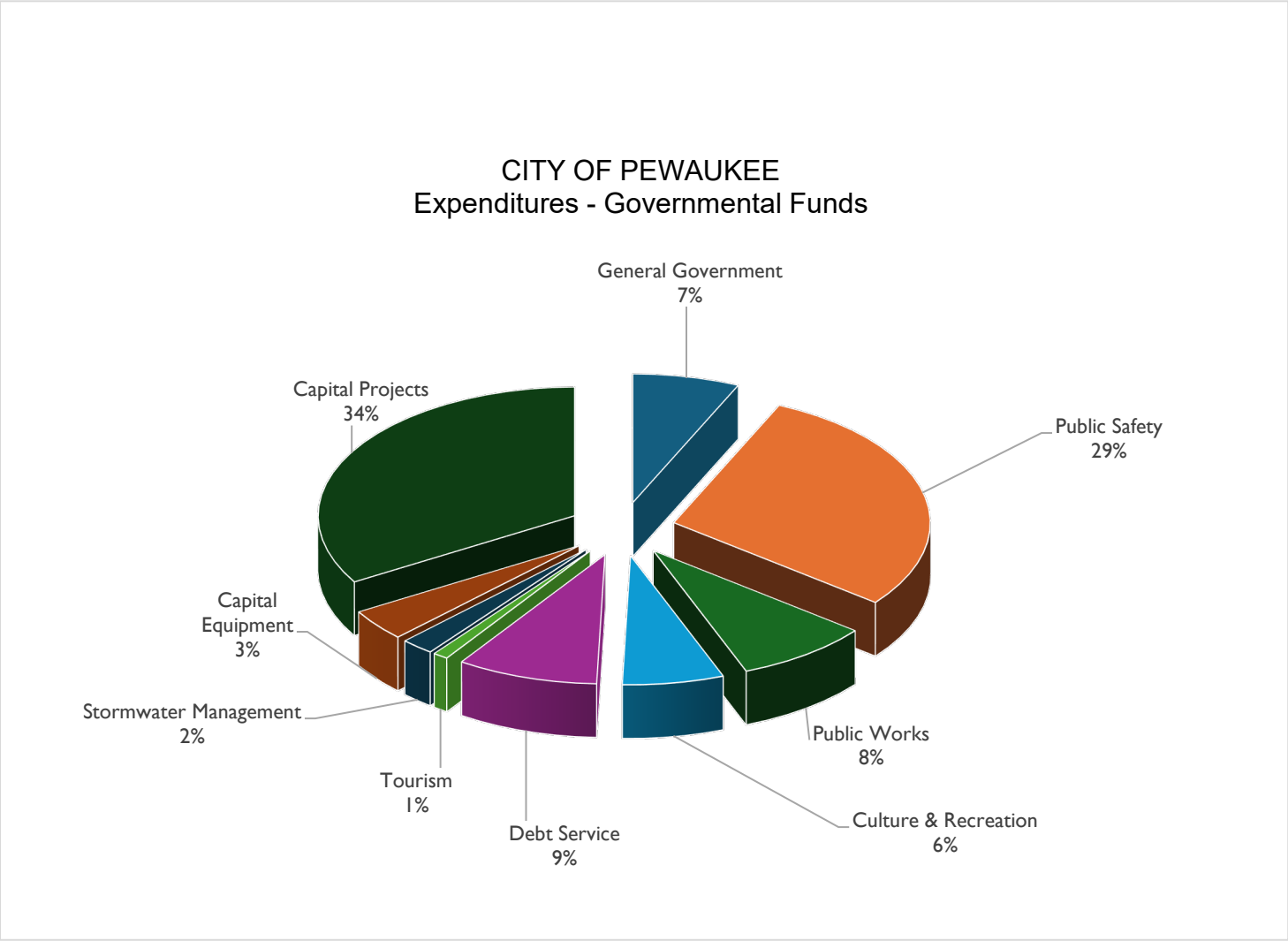
NOTICE

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

2026 Recommended Budget



CITY OF PEWAUKEE RECOMMENDED BUDGET

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City of Pewaukee
Historical Tax Rate Comparison

		2026 Budget	Budget Years 2025	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Assessed Value (in millions)	**From Rhette**	**4,842.735**	3,824.021	3,824.093	3,746.252	3,668.733	2,959.251	2,921.125	2,882.927	2,849.308	2,788.058	2,714.451	2,668.253
Tax Levy	$ 12,688,202	**12,688,202**	12,171,799	11,584,272	11,287,472	10,331,629	9,928,842	9,788,617	9,445,830	9,085,486	8,620,305	8,294,351	8,159,363
Tax Rate per $1,000 of Assessed Value	-21.5%	$2.620	$3.183	$3.029	$3.013	$2.816	$3.355	$3.351	$3.276	$3.189	$3.092	$3.056	$3.058
Dollar Increase (Decrease) over Prior Year		($0.563)	$0.154	$0.016	$0.197	($0.539)	$0.004	$0.075	$0.088	$0.097	$0.034	($0.002)	$0.045
Increase (Decrease) on $250k Assessment		$ (140.75)	$ 38.50	$ 4.00	$ 49.25	$ (134.75)	$ 1.00	$ 18.74	$ 21.95	$ 24.17	$ 8.47	$ (0.59)	$ 11.19
	4.24% levy increase												

Property Tax Components	2026 Budget	Historical Tax Levys 2025	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
General Operations	**9,174,000**	8,637,224	9,651,890	9,411,152	8,492,105	9,207,573	7,897,815	7,585,830	6,972,986	6,123,597	6,069,073	5,704,363
Debt Service	**2,979,202**	3,084,575	1,447,382	1,791,320	1,754,524	636,269	930,802	1,000,000	1,100,000	1,081,708	1,200,000	1,100,000
Road Projects	**0**	0					400,000	400,000	300,000	200,000	200,000	200,000
Capital Equipment	**500,000**	450,000	450,000	50,000	50,000	50,000	525,000	425,000	677,500	1,200,000	810,278	1,140,000
Cemetery	**35,000**	0	35,000	35,000	35,000	35,000	35,000	35,000	35,000	15,000	15,000	15,000
Tax Levy	**12,688,202**	12,171,799	11,584,272	11,287,472	10,331,629	9,928,842	9,788,617	9,445,830	9,085,486	8,620,305	8,294,351	8,159,363

CITY OF PEWAUKEE
2026 Consolidated Budget
All Govenmental Fund Types

	2024 Actual	2025 6 Month Actual	2025 Year End Forecast	2025 Budget	2026 Budget	Change Over 2025 Budget Amount	Change Over 2025 Budget %
REVENUES							
Property Taxes	$ 11,823,517	$ 12,171,799	$ 12,171,799	$ 12,171,799	$ 12,688,202	516,403	4%
Non-Property Taxes	1,554,400	445,710	1,526,120	1,539,120	1,536,120	(3,000)	0%
Special Assessments	1,330,516	1,209,449	1,468,984	1,462,310	1,500,000	37,690	3%
Intergovernmental	2,796,310	1,018,063	3,861,036	3,410,198	2,760,178	(650,020)	-19%
Licenses and Permits	1,010,298	568,993	1,307,837	1,045,875	1,121,750	75,875	7%
Fines, Forfeitures and Penalties	295,123	483,095	534,000	539,000	500,000	(39,000)	-7%
Public Charges for Services	1,527,815	1,463,070	1,723,631	1,536,220	1,692,681	156,461	10%
Intergov'l Charges for Services	4,891,368	2,730,571	7,210,783	7,364,911	7,250,363	(114,548)	-2%
Impact Fees	164,533	71,155	120,000	80,000	93,000	13,000	16%
Interest	2,147,075	713,592	1,344,179	1,325,100	1,283,100	(42,000)	-3%
Miscellaneous	309,395	424,941	503,779	114,500	386,700	272,200	238%
Total Revenues	27,850,351	21,300,437	31,772,148	30,589,033	30,812,094	223,061	1%
EXPENDITURES							
General Government	2,679,925	1,498,991	2,818,971	2,963,385	3,182,598	219,213	7%
Public Safety	11,402,194	6,734,683	13,023,736	13,107,623	13,648,539	540,916	4%
Public Works	3,471,632	1,845,403	3,738,476	3,773,980	4,011,260	237,280	6%
Culture and Recreation	2,610,845	1,255,411	2,779,774	2,814,317	3,018,354	204,037	7%
Tourism	310,692	66,250	351,250	319,800	450,760	130,960	41%
Storm Water Management	734,500	292,849	812,001	971,115	983,450	12,335	1%
Capital Projects	7,816,618	1,362,701	6,332,160	10,474,294	15,866,000	5,391,706	51%
Capital Equipment	1,077,783	1,542,839	4,869,849	3,411,564	1,867,687	(1,543,877)	-45%
Debt Service	3,794,568	2,679,151	3,829,202	3,859,202	4,209,502	350,300	9%
Total Expenditures	33,898,758	17,278,279	38,555,419	41,695,280	47,238,150	5,542,870	13%
Excess of revenues over (under) expenditures	(6,048,407)	4,022,158	(6,783,271)	(11,106,247)	(16,426,056)	(5,319,809)	
OTHER FIN. SOURCES (USES)							
Proceeds of Long-Term Debt	-	-	-	4,000,000	16,514,000	12,514,000	
Interfund Transfers	-	-	-	-	-	-	
Change in Fund Balance	(6,048,407)	4,022,158	(6,783,271)	(7,106,247)	87,944	7,194,191	
FUND BALANCES							
Beginning of Period	22,655,440	16,849,982	20,711,170	19,523,682	13,837,899		
End of Period	16,607,033	20,872,140	13,927,899	12,417,435	13,925,843		
TAXES LEVIED FOR CITY	$ 11,823,517	12,171,799	$ 12,171,799	$ 12,171,799	$ 12,688,202	$ 516,403	4%

CITY OF PEWAUKEE
2026 BUDGET
GENERAL FUND SUMMARY

	2024 Actual	2025 6 Month Actual	2025 Year End Forecast	2025 Budget	2026 Budget	Change Over 2025 Budget Amount	Change Over 2025 Budget %	% OF TOTAL CHANGE
REVENUES								
Taxes	10,481,564	8,770,986	9,533,344	9,546,344	10,080,120	533,776	6%	49.7%
Special Charges	1,102,848	1,145,058	1,146,984	1,139,970	1,200,000	60,030	5%	5.6%
Intergovernmental	2,089,911	946,900	2,455,351	2,360,792	2,471,988	111,196	5%	10.4%
Licenses and Permits	1,010,198	568,993	1,307,837	1,045,775	1,121,650	75,875	7%	7.1%
Fines, Forfeitures and Penalites	295,123	483,095	534,000	539,000	500,000	(39,000)	-7%	-3.6%
Public Charges for Services	1,422,830	1,364,856	1,599,969	1,457,700	1,614,519	156,819	11%	14.6%
Intergovernmental Charges for Services	3,227,430	1,024,367	5,504,580	5,407,080	5,587,363	180,283	3%	16.8%
Interest	2,052,653	642,890	1,250,202	1,275,000	1,250,000	(25,000)	-2%	-2.3%
Miscellaneous	222,029	103,976	182,814	114,500	134,700	20,200	18%	1.9%
Total revenues and other sources	21,904,585	15,051,121	23,515,081	22,886,161	23,960,340	1,074,179	4.69%	100.0%
EXPENDITURES								
GENERAL GOVERNMENT								
Mayor	13,317	6,378	12,792	12,655	12,792	137	1%	0.0%
Common Council	60,255	34,129	57,704	57,918	58,634	716	1%	0.1%
Boards, Commissions, Committies	4,728	419	11,994	9,134	8,242	(892)	-10%	-0.1%
Administration	163,629	73,972	148,885	149,014	149,294	280	0%	0.0%
Insurance	202,454	189,461	187,000	213,100	211,600	(1,500)	-1%	-0.1%
Professional Services	138,530	69,876	165,500	150,500	169,500	19,000	13%	1.6%
Unclassified	8,890	-	-	105,000	100,000	(5,000)	-5%	-0.4%
Court	147,810	72,703	144,255	147,905	157,429	9,524	6%	0.8%
Finance	492,431	250,318	468,958	440,819	560,247	119,428	27%	9.9%
Elections	57,371	21,782	24,344	61,610	86,511	24,901	40%	2.1%
Facilities	239,956	182,455	368,169	345,964	311,059	(34,905)	-10%	-2.9%
Human Resources	322,608	127,227	272,740	299,920	336,280	36,360	12%	3.0%
Property Assessment	331,616	212,552	403,676	416,142	374,953	(41,189)	-10%	-3.4%
Information Technology	496,330	257,718	552,954	553,704	646,057	92,353	17%	7.7%
								0.0%
Total	2,679,925	1,498,991	2,818,971	2,963,385	3,182,598	219,213	7%	18.3%
PUBLIC SAFETY								
Law Enforcement	3,540,557	2,182,238	3,780,358	3,782,928	3,951,562	168,634	4%	14.0%
Fire Services	7,346,432	4,342,220	8,844,700	8,835,283	9,265,864	430,581	5%	35.9%
Community Services	512,602	195,325	398,678	489,412	431,113	(58,299)	-12%	-4.9%
Total	11,399,591	6,719,783	13,023,736	13,107,623	13,648,539	540,916	4%	45.0%
PUBLIC WORKS								
Engineering	331,596	175,275	438,387	406,260	558,425	152,165	37%	12.7%
Highways	1,711,904	917,488	1,681,288	1,723,042	1,829,335	106,293	6%	8.9%
Solid Waste & Recycling	1,126,493	464,776	1,152,156	1,152,072	1,233,100	81,028	7%	6.7%
Weed, Lake & Wetlands Control	256,445	270,000	256,445	275,107	284,000	8,893	3%	0.7%
Animal & Deer Control	27,699	14,085	26,900	33,699	32,400	(1,299)	-4%	-0.1%
Forestry	17,495	3,780	183,300	183,800	74,000	(109,800)	-60%	-9.1%
Total	3,471,632	1,845,403	3,738,476	3,773,980	4,011,260	237,280	6%	19.8%

CITY OF PEWAUKEE
2026 BUDGET
GENERAL FUND SUMMARY

	2024 Actual	2025 6 Month Actual	2025 Year End Forecast	2025 Budget	2026 Budget	Change Over 2025 Budget Amount	Change Over 2025 Budget %	% OF TOTAL CHANGE
CULTURE & RECREATION								
Boat Ramp	1,700	56	1,300	5,600	6,200	600	11%	0.0%
Fireworks	10,000	10,000	10,000	10,000	10,000	-	0%	0.0%
Library	896,675	434,933	869,867	869,867	890,466	20,599	2%	1.7%
Parks	667,785	350,428	751,700	750,684	808,870	58,186	8%	4.8%
Recreation Programs	844,590	370,968	960,530	945,967	1,038,271	92,304	10%	7.7%
Planning	169,428	83,972	176,477	217,599	249,497	31,898	15%	2.7%
Total	2,590,179	1,250,357	2,769,874	2,799,717	3,003,304	203,587	7.0%	17.0%
Total Expenditures	20,141,327	11,314,535	22,351,057	22,644,705	23,845,701	1,200,996	5.30%	100.0%
Excess of revenues and other sources over (under) expenditures	1,763,258	3,736,586	1,164,024	241,456	114,639			
OTHER FINANCING SOURCES (USES)								
Proceeds of Long-Term Debt								
Transfer From Tourism - RNC Security/Sa	-	-	-	-	-			
Transfer From Tourism - Director	-	40,000	40,000	40,000	40,000			
Proceeds of LT Debt	-	-	-	-	-			
State EMS Grant Fund	-	-	-	-	-			
Transfer From Storm Water Management	-	-	-	-	-			
Transfer from Impact Fees	-	-	-	-	-			
Transfer (To) ARPA Fund			-					
Transfer (To) Storm Water Projects Fund	-	-	-	(19,152)	-			
Transfer (To) Road Projects Funds		-		-	-			
Transfer (To) DPW			-					
Transfer (To) Sports Complex	-	-		-	-			
Transfer (To) Bike & Pedestrian	-	-	-	-	-			
Transfer to Capital Equipment Fund	(700,000)	-	(1,127,000)	(1,127,000)	(2,491,000)			
Change in Fund Balance	1,063,258	3,776,586.06	77,024	(864,696)	(2,336,361)			
FUND BALANCE								
Beginning of Year	7,674,066	8,737,324.13	8,737,324	7,231,252	8,814,348			
End of Year	8,737,324	12,513,910.19	8,814,348	6,366,556	6,477,987			
Fund Balance as % of Revenues	39.9%		37.5%	27.8%	27.2%			

CITY OF PEWAUKEE
GENERAL FUND REVENUES

CONSOLIDATED

	2024 Actual	2025 6 Month Actual	2025 Year End Forecast	2025 Budget	2026 Budget	COMMENTS
Taxes						
General Tax Levy	9,651,890	8,637,224	8,637,224	8,637,224	9,174,000	
Omitted Taxes	-	-	-	3,000	-	
Other	87,547	70	120	120	120	
Public Accomodation Tax	310,597	133,692	260,000	270,000	270,000	Tourism Tax
Tax Equivalent on Water Utility	431,530	-	500,000	500,000	500,000	
Taxes from Exempt Organization	-	-	136,000	136,000	136,000	
Ag Use Conv Penalties	-	-	-	-	-	
Total Taxes	10,481,564	8,770,986	9,533,344	9,546,344	10,080,120	
Special Charges						
Garbage Collection	1,102,848	1,145,058	1,146,984	1,139,970	1,200,000	
Total Special	1,102,848	1,145,058	1,146,984	1,139,970	1,200,000	
Intergovernmental						
State Shared Revenues	1,169,147	-	1,157,371	1,157,371	1,192,092	3% INCREASE, From DOR website $34,721
MFG PP Tax Aid	150,106	-	244,042	244,042	244,174	
State Video	43,992	-	43,992	43,992	43,992	
Exempt Computer Aids	64,400	-	64,400	64,400	64,400	
State Fire Dues	178,411	184,424	184,424	140,000	184,000	
State Transportation Aids	483,847	749,642	749,642	710,987	732,330	
Other State Grants and Aids	8	1,354	-	-	-	
County Recycling Aids	-	-	-	-	-	
Lake Patrol DNR Water Safety Aids	-	11,480	11,480	-	11,000	
Total Intergovernmental	2,089,911	946,900	2,455,351	2,360,792	2,471,988	
Licenses and Permits						
Alcohol, Enterainment, & Dog Licenses	34,200	29,761	34,337	29,075	33,150	
Cable TV & Video	80,333	38,314	75,000	75,000	60,000	
Building/Elec/Plumb/Erosion/Sign/Fire Insp	888,465	493,418	1,188,500	931,700	1,018,500	
Plan/Zone/Appeals Hearings	7,200	7,500	10,000	10,000	10,000	
Total Licenses and Permits	1,010,198	568,993	1,307,837	1,045,775	1,121,650	
Fines, Forfeitures and Penalties						
Court Penalties & Lake Patrol Fines	295,123	483,095	534,000	534,000	500,000	
Deposits Forfeited	-	-	-	5,000	-	
Total Fines, Forfeitures and Penalties	295,123	483,095	534,000	539,000	500,000	

CITY OF PEWAUKEE
GENERAL FUND REVENUES

CONSOLIDATED

	2024 Actual	2025 6 Month Actual	2025 Year End Forecast	2025 Budget	2026 Budget	COMMENTS
Charges for Services						
Administrative Charges	12,791	11,135	20,610	11,200	19,410	-
Plat and CSM Review Fees	9,470	5,080	8,000	7,500	7,600	
Outside Eng/Legal Fees Reimbursed	56,306	86,090	90,750	49,500	63,750	
Boat Launch Fees	4,611	2,371	4,300	6,500	5,000	
Ambulance Runs	712,657	613,424	720,000	720,000	712,000	
Private Fire Prot. Plan Review Fees	14,450	10,400	11,650	8,000	11,600	
Recycling Revenues	4,571	13,361	14,000	4,000	4,000	
Park Reservation Fees	72,074	89,422	112,000	82,000	130,000	Pavilion rentals, tournament rentals, LCFC Fees
Recreation Programs/Field Trips	509,239	533,572	597,000	539,000	639,500	Instrl programs; added day camp site for 2026
Park Field Usage & Concession-Not Shared	26,659	-	21,659	30,000	21,659	-
Total Public Charges for Service	1,422,830	1,364,856	1,599,969	1,457,700	1,614,519	
Intergovernmental Charges for Services						
Contracted Fire Services	2,714,433	901,159	4,960,580	4,960,580	5,118,363	Lisbon/ Town of Pewaukee Fire Contracts Est.
Shared Park & Recreation Programs	274,151	-	319,000	321,500	319,000	
Contracted Building Inspection	238,846	123,208	225,000	125,000	150,000	
Total Intgv'tl Charges for Service	3,227,430	1,024,367	5,504,580	5,407,080	5,587,363	
Interest Revenue						
Interest on Investments	2,049,704	642,730	1,250,000	1,275,000	1,250,000	
Interest on A/R & Delq PP Taxes	2,948	160	202	-	-	
Total Interest	2,052,653	642,890	1,250,202	1,275,000	1,250,000	
Miscellaneous						
Rent - Utility Division	36,000	-	36,000	36,000	36,000	
Rent - US Cellular	14,835	9,629	15,700	15,700	15,700	
Rent - Trinity Academy	48,000	28,000	48,000	48,000	48,000	
Insurance Recovery	2,527	8,957	8,957	-	-	
Gifts & Donations	650	1,000	2,000	450	1,000	
Miscellaneous Revenues	120,016	56,390	72,157	14,350	34,000	
Total Miscellaneous	222,029	103,976	182,814	114,500	134,700	
Total Revenues	21,904,585	15,051,121	23,515,081	22,886,161	23,960,340	

CITY OF PEWAUKEE
GENERAL FUND EXPENDITURES

	2024 Actual	2025 6 Month Actual	2025 Year End Forecast	2025 Budget	2026 Request	% Change	Comments
ADMINISTRATION							
Mayor							
Wages	10,962	5,250	10,500	10,500	10,500		
Benefits	2,356	1,128	2,292	2,155	2,292		
Total Mayor	13,317	6,378	12,792	12,655	12,792	1%	
Common Council							
Wages	41,464	19,500	39,000	39,000	39,000		
Benefits	8,566	4,075	8,151	7,790	8,151		
Training/Conferences/Memberships	10,161	10,527	10,527	11,128	11,483		
Total Common Council	60,255	34,129	57,704	57,918	58,634	1%	
Boards, Commissions, and Committies							
Fire Commission	-	43	108	931	1,131		
Public Works Committee	237	172	301	775	775		
Board of Appeals	541	(331)	680	1,344	1,819		
Board of Review	3,950	535	10,905	6,084	4,517		
Total Boards and Commissions	4,728	419	11,994	9,134	8,242	-10%	
Administrator							
Wages	125,877	63,744	127,903	127,903	127,903		
Benefits	37,334	9,722	19,632	19,661	20,131		
Training/Conferences/Memberships	100	165	650	650	650		
Supplies & Equipment	318	340	700	800	610		
Total Administrator	163,629	73,972	148,885	149,014	149,294	0%	
Insurance							
Insurance Consultant	9,444	2,793	6,000	17,100	15,000		
Officials Bond	-	-	-	5,000	-		
Workers Compensation	86,009	35,485	71,000	71,000	74,000		
Property and Liability	107,001	151,184	110,000	120,000	122,600		
Total Insurance	202,454	189,461	187,000	213,100	211,600	-1%	
Outside Services							
General Affairs Attorney	40,945	22,904	60,000	60,000	60,000		
Audit and Accounting	58,139	26,120	70,000	60,000	70,000		
Investment Expense	29,586	14,176	28,000	23,000	30,000		
Other Professional Services	8,360	5,177	6,000	6,000	8,000		
Weights Measures	1,500	1,500	1,500	1,500	1,500		
Total Outside Services	138,530	69,876	165,500	150,500	169,500	13%	
Unclassified							
Delinq PP & Rescinded Taxes	8,890	-	-	5,000	-		
Contingency Appropriation	-	-	-	100,000	100,000		

CITY OF PEWAUKEE
GENERAL FUND EXPENDITURES

	2024 Actual	2025 6 Month Actual	2025 Year End Forecast	2025 Budget	2026 Request	% Change	Comments
Total Unclassified	8,890	-	-	105,000	100,000	-5%	
Total Administration	591,803	374,236	583,875	697,321	710,062	2%	
Municipal Court							
Wages	113,451	56,277	114,000	113,980	122,589		
Benefits	30,040	13,917	25,655	27,735	29,540		
Training/Conferences/Memberships	2,341	2,056	2,800	2,690	2,800		
Supplies & Equipment	1,827	453	1,800	2,500	2,500		
Prisoner Housing	151	-	-	1,000	-		
Total Municipal Court	147,810	72,703	144,255	147,905	157,429	6%	
Clerk/Treasurer							
Wages	214,508	81,590	186,600	174,687	236,162		Add 1 Position - Admin Assistant
Benefits	119,280	54,939	98,250	79,748	124,351		
Other Professional Services	142,400	103,348	156,000	147,084	161,000		Acctng Chgs Allocagted Between GF & Utilites
Conferences/Memberships/Dues	855	1,051	5,500	7,500	7,000		
Supplies & Equipment	13,597	7,672	17,608	25,800	25,734	0%	
Notices & Publications	1,790	1,719	5,000	6,000	6,000		
Total Clerk/Treasurer	492,431	250,318	468,958	440,819	560,247	27%	
Elections							
Wages	38,872	16,227	16,500	51,100	65,500		
Benefits	2,416	1,010	1,100	3,710	5,011		
Attorney Fees	877	369	400	500	1,000		
Supplies & Equipment	14,595	4,176	6,094	6,000	14,500		
Notices & Publications	462	-	250	300	500		
Total Elections	57,371	21,782	24,344	61,610	86,511	40%	
City Hall Operations							
Wages	23,020	9,897	20,000	38,640	17,000		
Benefits	1,254	542	1,200	7,414	2,300		
Data Processing	32,752	53,264	100,000	50,000	53,000		
Utilities	70,006	43,525	86,517	101,910	89,407		Phone and Cell 3% INCREASE $23,690
Bldg & Grounds Maint	95,990	65,018	142,852	125,000	118,852		
Supplies & Equipment	16,934	10,209	17,600	23,000	30,500		
Total City Hall Operations	239,956	182,455	368,169	345,964	311,059	-10%	
People & Culture (HR)							
Wages	186,353	69,953	142,230	144,870	175,500		
Benefits	60,487	22,970	38,510	55,300	60,580		
Attorney Fees	4,277	3,143	12,000	15,000	15,000		
Employee Wellness Program	9,850	3,391	12,000	15,000	15,000		
Training/Conferences/Memberships	45,331	18,175	46,500	45,500	47,000		
Supplies & Equipment	16,309	9,595	21,500	24,250	23,200		Employment Adv. Rolled into Operating
Total Human Resources	322,608	127,227	272,740	299,920	336,280	12%	

CITY OF PEWAUKEE
GENERAL FUND EXPENDITURES

	2024 Actual	2025 6 Month Actual	2025 Year End Forecast	2025 Budget	2026 Request	% Change	Comments
	-						
Assessor							
Wages	245,643	126,431	254,841	253,841	263,586		
Benefits	63,082	38,036	73,435	74,001	77,067		
Attorney Fees	5,883	4,067	8,000	12,000	7,000		
WI Mfg Chgs	9,557	-	10,000	10,000	10,000		
Contract for Services	5,652	37,500	37,500	37,500	-		
Training/Conferences/Memberships	571	5,714	7,000	8,500	8,500		
Supplies & Equipment	1,228	804	12,900	20,300	8,800		TWO (2) LAPTOPS FOR STAFF
Total Assessor	331,616	212,552	403,676	416,142	374,953	-10%	
		-					
Information Technology							
Wages	107,070	54,983	110,250	110,250	115,201		
Benefits	32,778	14,756	28,954	28,954	30,356		
Other Professional Services	22,293	13,955	55,000	55,000	55,000		
Training/Conferences/Memberships	2,398	-	250	1,000	1,000		
Supplies & Equipment	331,792	174,024	358,500	358,500	444,500		Elevity IT Increase $52,300, Includes: $15K Netwrk Backup Switched to monthly vs annual, & $5K for M365 backup, Combined Support and Monitoring, New Anti-Virus, Cybersecurity training, Email Filtering, BS&A Cloud annual maintenance increased $23,000 , General Increases $5,700
Total Information Technology	496,330	257,718	552,954	553,704	646,057	17%	
Law Enforcement							
Police Services							
Wages	17,525	16,571	34,000	15,636	8,700		
Benefits	(9,129)	2,559	8,982	8,101	1,904		
Attorney Fees	30,925	20,887	40,000	40,000	42,000		
Contract for Services	3,466,978	2,122,027	3,649,376	3,659,376	3,837,710		
Community Service Program	7,631	3,011	7,000	18,000	18,000		
Contract for Lake Patrol	19,144	6,381	28,700	28,665	30,098		Estimated 5% Increase
Training/Conferences/Memberships	-	-	100	500	500		
Supplies & Equipment	7,483	10,801	12,200	12,650	12,650		Equipment Rental: expect increase in 2027
Total Police Services	3,540,557	2,182,238	3,780,358	3,782,928	3,951,562	4%	
Fire & Ambulance Services							
Fire Administration							
Wages	369,451	155,723	441,000	535,257	841,400		
Benefits	407,253	64,751	215,600	226,184	330,889		
Attorney	12,463	5,295	10,000	9,263	10,000		
Contract for Services	128,144	80,362	157,000	161,500	190,000		
Utilities	66,782	52,239	115,500	119,500	133,000		
Training/Conferences/Memberships	3,646	2,810	7,200	11,100	12,000		
Supplies, Equipment, Grounds Maint	131,642	70,488	123,600	152,000	175,500		
Total Fire Administration	1,119,381	431,670	1,069,900	1,214,804	1,692,789	39%	

CITY OF PEWAUKEE
GENERAL FUND EXPENDITURES

	2024 Actual	2025 6 Month Actual	2025 Year End Forecast	2025 Budget	2026 Request	% Change	Comments
	-						
Fire Protective Services							
Wages	3,901,768	2,527,456	5,047,000	4,831,449	4,782,486		
Benefits	1,758,474	1,054,233	2,016,800	1,914,030	1,888,165		
Conferences/Memberships/Dues	10,373	32,806	76,000	76,000	75,000		
Supplies & Equipment	450,777	235,782	460,000	618,400	640,000		
Liability & Workers Comp	105,660	60,274	175,000	180,600	187,424		
Total Fire Ambo/Suppression/In	6,227,052	3,910,550	7,774,800	7,620,479	7,573,075	-1%	
Total Fire Services	7,346,432	4,342,220	8,844,700	8,835,283	9,265,864	5%	
Community Services (Bldg Insp)							
Wages	281,712	125,093	253,000	270,856	256,613		
Benefits	193,748	35,876	77,928	134,856	98,850		
Attorney Fees	-	-	1,000	5,000	3,000		
Contract for Services	21,266	25,114	45,000	45,000	35,000		Municipal Code Enforcement (Property Maintenance) $25,000,Potential Contracted Building Inspector or other services $10,000
Training/Conferences/Memberships	1,017	2,450	4,750	6,900	6,700		
Supplies & Equipment	14,859	6,792	17,000	26,800	30,950		
Total Community Services	512,602	195,325	398,678	489,412	431,113	-12%	
Public Works							
Engineering							
Wages	232,173	126,861	262,520	262,520	346,660		Add 1 Position - GIS Specialist
Benefits	8,636	(22,736)	71,967	75,540	117,965		
Outside Engineering	66,131	60,242	75,000	35,000	60,000		Offset by Outside Engineering Revenue
Training/Conferences/Memberships	1,967	2,296	4,300	5,500	5,500		
Supplies & Equipment	22,689	8,611	24,600	27,700	28,300		
Total Engineering Services	331,596	175,275	438,387	406,260	558,425	37%	
Highway Administration							
Wages	678,965	375,646	687,170	693,385	743,320		
Benefits	405,335	286,175	317,618	320,006	349,565		
Training/Conferences/Memberships	226	1,735	2,800	3,500	3,500		
Utilities	30,118	18,940	42,200	45,967	46,100		
Building & Ground Maint	21,664	14,306	23,500	10,334	25,400		Split between Stormwater
Sand & Salt	173,503	99,239	175,000	225,000	225,000		
Road Signs & Repairs	139,292	5,237	132,400	132,400	132,400		
Supplies & Equipment	262,802	116,210	300,600	292,450	304,050		
Total Highway Administration	1,711,904	917,488	1,681,288	1,723,042	1,829,335	6%	
Refuse Collection and Recycling							
Wages	9,048	3,918	10,656	10,656	11,000		
Benefits	692	300	400	816	900		
Garbage Collection	1,041,745	450,112	1,070,000	1,070,000	1,150,000		

CITY OF PEWAUKEE
GENERAL FUND EXPENDITURES

	2024 Actual	2025 6 Month Actual	2025 Year End Forecast	2025 Budget	2026 Request	% Change	Comments
Hauling Recyclables	73,955	9,753	70,000	70,000	70,000		
Supplies & Equipment	1,053	694	1,100	600	1,200		
Total Garbage Collection and R	1,126,493	464,776	1,152,156	1,152,072	1,233,100	7%	
Environmental Management							
Lake Management	256,445	270,000	256,445	275,107	284,000		
HAWS Contracted Services	6,699	6,900	6,900	6,699	6,900		
Deer Control	21,000	7,185	20,000	27,000	25,500		
Forestry	17,495	3,780	183,300	183,800	74,000		Training: $3KHighway/ $500 Parks; Tree Removal: $9K Parks /$41K Highway: Tree Replanting: 50% - PARKS/50% Highway $15K Consultant Service for Tree Replanting & Maintenance
Total Environmental	301,639	287,865	466,645	492,606	390,400	-21%	
Boat Ramp							
Boat Ramp	1,700	56	1,300	5,600	6,200	11%	
Joint Library							
Joint Library	896,675	434,933	869,867	869,867	890,466	2%	
Culture & Recreation							
Fireworks	10,000	10,000	10,000	10,000	10,000	0%	
Parks							
Wages	322,107	168,890	346,500	345,575	370,450		Part-Time staff assist with misc. City Grounds maintenance
Benefits	130,325	74,143	142,250	145,259	151,320		
Attorney	4,754	4,733	6,000	500	500		
Utilities	49,468	42,986	78,000	76,500	99,300		
Training/Conferences/Memberships	1,155	1,237	1,250	1,250	1,500		
Supplies & Equipment	159,977	58,439	177,700	181,600	185,800		Water Cost: Splash Pad online
Total Parks	667,785	350,428	751,700	750,684	808,870	8%	
Recreation Programs							
Wages	466,822	204,937	513,800	509,886	599,221		Added 5th summer day camp site
Benefits	142,878	66,387	140,880	140,820	136,750		
Contracted Services	67,026	19,620	84,000	84,000	85,000		
Training/Conferences/Memberships	3,010	4,810	7,750	7,750	9,500		
Supplies & Equipment	148,513	63,464	181,000	170,000	182,500		Program Printing, moved guide design in-house 26% saving; Program Expenses: Fifth Daycam site added
Liability & Workers Comp	16,342	11,751	33,100	33,511	25,300		
Shared Recreation Programs	844,590	370,968	960,530	945,967	1,038,271	10%	
Total Parks & Recreation	1,512,376	721,396	1,712,230	1,696,651	1,847,141	9%	

CITY OF PEWAUKEE
GENERAL FUND EXPENDITURES

	2024 Actual	2025 6 Month Actual	2025 Year End Forecast	2025 Budget	2026 Request	% Change	Comments
Planning							
Wages	97,626	49,191	98,960	99,089	104,095		
Benefits	47,157	22,548	43,917	44,510	47,402		
Attorney	6,582	2,694	9,000	10,000	10,000		
Other Professional Services	12,701	6,192	15,000	50,000	75,000		Consultant for zoning code rewrite project $50k
Training/Conferences/Memberships	782	866	3,300	6,000	6,000		
Supplies & Equipment	1,178	424	800	1,000	1,000		
Notices & Publications	3,403	2,057	5,500	7,000	6,000		
Total Planning	169,428	83,972	176,477	217,599	249,497	15%	
Total General Fund	20,141,327	11,314,535	22,351,057	22,644,705	23,845,701	5%	

CITY OF PEWAUKEE
2026 BUDGET
SPECIAL REVENUE - IMPACT FEE FUND

		2024 Actual	2025 6 Month Actual	2025 Year End Forecast	2025 Budget	2026 Budget	Note
Revenues							
220-00000-46900	Impact Fees -	-	-	-	-	-	-
220-00000-46901	Impact Fees - Parks	46,217	25,833	50,000	50,000	45,000	-
220-00000-46902	Impact Fees - Fire	14,942	5,980	10,000	5,000	8,000	-
220-00000-46903	Impact Fees - Bike-Ped	103,373	39,342	60,000	25,000	40,000	-
220-00000-48100	Interest on Investments	30,715	14,802	20,000	5,000	8,000	-
	Total Revenues	**195,248**	**85,957**	**140,000**	**85,000**	**101,000**	
Transfers to Other Funds							
220-59244-59000	Transfer to Bike & Pedestrian	-	-	-	-	150,000	To Bike & Ped
220-59249-59000	Transfer to Capital	-	-	-	-	345,000	To Capital Equip Fund
	Total Transfers to Other Funds	**-**	**-**	**-**	**-**	**495,000**	
Change in Fund Balance		195,248	85,957	140,000	85,000	(394,000)	
Fund Balance:							
Beginning of Period		454,783	650,030	650,030	332,804	790,030	
End of Period		650,030	735,987	790,030	417,804	396,030	

2025 BUDGET
SPECIAL REVENUE - STORM WATER MANAGEMENT

Revenues and Other Sources	2024 Actual	2025 6 Month Actual	2025 Year End Forecast	2025 Budget	2026 Budget	COMMENTS
Permits	100	-	-	100	100	
Administrative Charges	898	-	-	2,000	500	
Outside Engineering Fees Reimbursed	47,282	47,294	60,000	50,000	50,000	
Inhouse Engineering Fees Reimbursed	47,075	45,230	55,000	20,000	20,000	
Storm Water Management Fee	1,663,938	1,706,203	1,706,203	1,650,000	1,700,000	
Credits and Rebates	-	-	-	(37,000)	(37,000)	
Interest on Accounts Receivable	4	589	589	100	100	
Miscellaneous/Erosion Control Insp	5,866	2,000	2,000	-	2,000	
Proceeds of Long-term Debt	-	-	-	1,400,000	2,864,000	
Transfer from General Fund	-	-	-	19,152	-	
Transfer from Cemetery Fund	-	-	420	420	420	
Total Revenues and Other Sources	**1,765,163**	**1,801,316**	**1,824,212**	**3,104,772**	**4,600,120**	
ADMINISTRATION						
WAGES & BENEFITS						
Wages Charged To/From Other Depts	114,710	49,267	110,591	110,591	115,500	
Wages Charged From Highway	19,000	2,038	7,000	10,000	7,350	
Hwy Benefits Charged Out	5,377	1,096	4,500	4,500	4,700	
Benefits Charged To/From Other Dept	65,176	28,192	57,769	57,769	60,400	
TOTAL	**204,264**	**80,591**	**179,860**	**182,860**	**187,950**	
GENERAL						
Attorney	476	-	1,000	2,500	2,500	
Audit and Accounting Expenses	-	-	8,500	8,500	8,500	
Outside Engineering	62,096	39,519	60,000	60,000	60,000	
Electricity-Street Lighting/DPW Bldg	7,436	3,219	12,500	12,500	12,500	
Heat	2,709	2,284	5,000	5,500	5,500	
Water	297	262	750	500	900	
Sewer	358	305	1,000	500	1,250	
Phone & Cell	1,241	1,178	2,000	1,850	2,300	
Contracted Janitorial services & Suppl	8,290	4,135	8,300	9,000	9,000	
Bldg Repairs & Maintenance	3,343	6,777	10,000	2,500	7,500	1/2 Highway
Grounds Maintenance	452	122	500	2,700	1,500	
Equipment Repair & Maintenance	21,559	17,965	30,000	20,000	35,000	
Vehicle Repair & Maintenance	3,366	1,123	3,000	2,500	3,500	
Computer/Program Maintenance	4,644	820	5,000	9,000	18,000	ICM (XPSWMM Replacement)/ WINSLAMM/ Hydrocad/ Open Gov
Training & Seminars	235	1,564	3,000	4,200	4,200	
Postage	2,100	914	2,200	3,000	2,500	
Dues, Memberships & Subscriptions	1,432	680	900	900	900	
Public Fire Protection Charge	223	293	850	650	900	
Meetings & Conventions	455	191	1,000	1,500	1,500	
Mileage	448	501	700	500	600	
Operating Supplies	8,535	6,501	18,000	18,000	18,000	$9K HIGHWAY; $9K ENGINEERING
Uniforms & Protective Equipment	1,470	366	2,500	2,500	2,500	$2K HIGHWAY; $500 ENGINEERING
Fuel	8,331	4,542	10,000	10,000	10,000	
New Equipment	5,598	791	12,000	12,000	12,000	
Worker's Compensation	6,479	3,249	6,500	6,500	6,500	
Property & Liability Insurance	8,025	-	8,500	7,500	8,500	
Equipment Rental	-	290	2,000	2,500	2,500	
TOTAL	**159,598**	**97,591**	**215,700**	**207,300**	**238,550**	
STORM SEWER MAINTENANCE						
Wages Charged From Other Departme	26,780	14,331	28,662	28,662	29,952	
Wages Charged From Highway	-	-	500	1,000	1,045	

2025 BUDGET
SPECIAL REVENUE - STORM WATER MANAGEMENT

Revenues and Other Sources	2024 Actual	2025 6 Month Actual	2025 Year End Forecast	2025 Budget	2026 Budget	COMMENTS
Hwy Benefits Charged Out	-	-	250	500	513	
Benefits Charged To/From Other Dept	16,986	6,117	14,497	14,497	15,675	
Digger's Hotline	23,556	9,508	25,000	25,000	25,000	
Televising	7,801	-	30,000	40,000	40,000	
Storm Sewer Maintenance	-	1,950	15,000	20,000	20,000	
As Builts & Mapping	-	-	1,000	5,000	5,000	
Curb and Gutter Repair	5,488	-	10,000	20,000	20,000	
TOTAL	**80,610**	**31,906**	**124,909**	**154,659**	**157,185**	
DITCH & CULVERT MAINTENANCE						
Wages Charged To/From Other Depts	21,273	14,005	22,732	22,732	22,900	
Wages Charged From Highway	30,043	4,099	8,000	38,000	38,000	
Hwy Benefits Charged Out	15,772	2,224	4,400	16,500	17,200	
Benefits Charged To/From Other Dept	13,806	5,118	11,000	22,732	11,500	
Culvert Replacement	6,180	1,707	20,000	75,000	50,000	
Ditch Maintenance	18,393	2,560	10,000	18,000	18,000	
Brush Removal	-	-	5,000	10,000	10,000	
TOTAL	**105,467**	**29,713**	**81,132**	**202,964**	**167,600**	
STREET SWEEPING						
Wages Charged From Highway	5,871	1,078	11,200	11,000	11,500	
Hwy Benefits Charged Out	2,890	527	5,600	5,500	6,200	
Sediment Diposal/Sweeping	3,577	2,613	6,000	6,000	7,000	
TOTAL	**12,338**	**4,218**	**22,800**	**22,500**	**24,700**	
CATCH BASIN CLEANING & MAINTENANCE						
Wages Charged From Highway	35,565	1,912	40,000	40,000	41,800	
Hwy Benefits Charged Out	19,162	1,152	23,000	23,000	24,035	
Catch Basin Cleaning/Maintenance/Re	17,703	122	25,000	30,000	30,000	
TOTAL	**72,430**	**3,187**	**88,000**	**93,000**	**95,835**	
PERMIT COMPLIANCE						
Wages Charged To/From Other Depts	59,565	27,349	54,000	53,125	56,430	
Benefits Charged To/From Other Dept	35,298	13,246	27,000	29,507	29,500	
Maintenance Agreement-TSS Complia	-	-	1,500	5,000	5,000	
Pond Inspections/Field Inventory	-	-	2,000	5,000	5,000	
Yard Maintenance	-	-	10,000	10,000	10,000	
Information & Education	2,931	3,048	3,100	3,000	3,500	
Permit Fees	2,000	2,000	2,000	2,200	2,200	
Annual Report	-	-		-	-	
TOTAL	**99,793**	**45,643**	**99,600**	**107,832**	**111,630**	
PROJECTS						
Capital Projects (Budget Only)	-	-	-	-	50,000	
Hill 'n Dale Subdivision	130,366	6,564	40,000	-	-	
Tacoma Storm Sewer	-	-	-	9,000	-	
Woodside Drive Ditch Enclosure	-	-	-	-	10,000	
Shady Lane/Shady Nook	-	-	-	150,000	-	
Shady Lane	131,859	-	-	-	-	
Hillside Grove Storm Sewer	-	-	-	10,000	10,000	
TMDL Reduction Projects	-	-	-	2,500	2,500	
Storm Inlets & Catch Basins	-	-	-	75,000	75,000	
City Storm Water Study	85,738	8,895	30,000	100,000	50,000	
Duplainville Bridge (50R/50S)	-	-	-	500	500	

2025 BUDGET
SPECIAL REVENUE - STORM WATER MANAGEMENT

Revenues and Other Sources	2024 Actual	2025 6 Month Actual	2025 Year End Forecast	2025 Budget	2026 Budget	COMMENTS
Busse Rd. Bridge Culvert Repl. (50R/5	171,449	81	500	30,000	10,000	
Roundys Park II	10,271	-	(1,300)	-	-	
Valley Brook Sub. Ditch enclosure	2,937	1,749	8,000	-	1,000	
Yench Road Culvert Replacement	13,049	-	-	-	-	
Foxwood/Kathrine Court	227	-	-	-	-	
Joseph Rd New Contract	65,409	-	6,200	-	-	
Joseph Rd Reconstruction	127,300	-	-	7,500	-	
Hickory Grove Estates	-	-	30,000	400,000	510,000	Per Bid
Fox View Court	700	-	-	-	-	
Westwood/Corporate Court	24,804	-	700,000	500,000	-	
Wagner Park Pond Dredge/Rehab	7,470	279	4,500	-	-	
Springdale Drainage	411,000	355	8,500	8,500	-	
Stoneridge Pond Outlet Replacement	-	75	75,000	75,000	-	
Spice Creek/Meadowbrook #2	54,698	-	-	-	-	
Spice Creek/Meadowbrook #3	21,097	-	15,000	-	-	
Spice Creek/Meadowbrook #4	863,868	-	30,000	40,000	-	
Watertown Road	-	-	25,000	30,000	120,000	
Rolling Ridge Ph 1	-	-	25,000	30,000	100,000	
Sherwood Forest	-	-	25,000	30,000	100,000	
Apple Tree/Pear Tree	219,630	-	-	-	-	
LEXINGTON/TACOMA PH 1	325,066	-	20,000	-	-	
Lexington/Takoma Phase 2	9,667	-	50,000	1,000,000	1,000,000	
Greenhill/Yench	-	-	25,000	40,000	500,000	
Duplainville (south) Ditching	-	9,612	25,000	40,000	-	
DUPLAINVILLE TRACKS TO WEYER	1,264	-	160,000	-	-	
Wethersfield Phase 1	-	-	25,000	25,000	200,000	
Springdale Estates - Glenwood	-	-	30,000	30,000	1,000,000	
Valley Brook Sub. Ditch (west end)	-	2,040	50,000	60,000	750,000	
Oak St Lake Bank Stabilization	93,139	-	5,000	5,000	-	
Shady Lane New Contract	-	-	5,000	-	-	
TOTAL	**2,771,485**	**29,650**	**1,416,400**	**2,698,000**	**4,489,000**	
CAPITAL EXPENDITURES						
Capital Equipment Expenditures	39,811	172,809	200,000	200,000	200,000	From Cap Equipment Detail
TOTAL	**39,811**	**172,809**	**200,000**	**200,000**	**200,000**	
OTHER EXPENDITURES						
Debt Issue Costs	-	-	-	30,000	30,000	
Transfer to Debt Service Fund	426,101	18,126	319,627	319,627	440,000	
TOTAL	**426,101**	**18,126**	**319,627**	**349,627**	**470,000**	
TOTAL EXPENDITURES	**3,971,897**	**513,435**	**2,748,028**	**4,218,742**	**6,142,450**	
Change in Fund Balance	(2,206,734)	1,287,881	(923,816)	(1,113,970)	(1,542,330)	
Fund Balance:						
Beginning of Period	4,673,821	2,467,087	2,467,087	5,912,000	1,543,271	
End of Period	2,467,087	3,754,968	1,543,271	4,798,030	941	

CITY OF PEWAUKEE
2026 BUDGET
SPECIAL REVENUE - AMERICAN RESCUE PLAN (ARPA)

		2024 Actual	2025 6 Month Actual	2025 Year End Forecast	2025 Budget	2026 Budget
Revenues						
240-00000-43350	American Rescue Plan	698,396	-	601,216	834,406	233,190
240-00000-48100	Interest - ARPA Fund	62,658	21,924	40,000	25,000	-
240-00000-49210	Transfers In	65,357	-	-	-	-
240-00000-43271	IRS Solar Panel Rebate		-	209,100	188,000	-
240-00000-43700	Focus on Energy Grant		27,108	27,108	27,000	-
	Total Revenues	**826,411**	**49,032**	**877,424**	**1,074,406**	**233,190**
240-00000-58100	ARPA PROJECTS	-	-	-	-	-
240-00000-58100-25.1	ALL INCLUSIVE PLAYGROUND	-	311,593	600,000	600,000	-
240-00000-57101	City Hall Solar Panels	698,396	1,216	1,216	615,250	-
240-00000-57102	DPW Solar Panels 2026					450,000
						-
	Total Expenditures and Other Uses	**698,396**	**312,809**	**601,216**	**1,215,250**	**450,000**
	Change in Fund Balance	**128,015**	**(263,777)**	**276,208**	**(140,844)**	**(216,810)**
Fund Balance:						
	Beginning of Period	-	128,015	128,015	128,015	404,223
	End of Period	128,015	(135,762)	404,223	(12,829)	187,413

CITY OF PEWAUKEE
2026 BUDGET
SPECIAL REVENUE - TOURISM & CONVENTION

Tourism & Convention Operations

Waukesha Pewaukee Convention and Visitor Bureau

		2024 Actual	2025 6 Month Actual	2025 Year End Forecast	2025 Budget	2026 Budget
Revenues						
250-00000-41210	Public Accommodation Tax (70% Tourism)	724,726	311,948	630,000	630,000	630,000
	Transfer to City For Turf					
	Total Revenues	724,726	311,948	630,000	630,000	630,000
Expenditures						
250-56700-53920	MARKETING PROMOTION & ADVERTISING	46,784	66,250	66,250	34,800	84,500
250-56700-59000	W&P Convention Bureau	263,908	-	285,000	285,000	366,260
	Sports Complex Turf (Transfer to Below)	400,000	-	200,000	200,000	200,000
250-59210-59000	Transfer to General Fund for Tourism Director	-	40,000	40,000	40,000	40,000
	Total Expenditures and Other Uses	710,692	106,250	591,250	559,800	690,760
	Change in Fund Balance	**14,034**	**205,698**	**38,750**	**70,200**	**(60,760)**
Fund Balance Regular Operations:						
	Beginning of Period	**955,086**	**969,120**	**969,120**	**556,636**	**1,007,870**
	End of Period	**969,120**	**1,174,818**	**1,007,870**	**626,836**	**947,110**

Sports Complex Turf

Revenues						
	Revenue (Transfer from Tourism to Sports Comple	400,000	-	200,000	200,000	200,000
	Total Revenues	**400,000**	**-**	**200,000**	**200,000**	**200,000**
Expenditures						
250-56700-58210	Sports Complex Field Turf	1,594,642	108,741	110,000	200,000	-
	Total Expenditures and Other Uses	**1,594,642**	**108,741**	**110,000**	**200,000**	**-**
	Change in Sports Complex Turf Balance	**(1,194,642)**	**(108,741)**	**90,000**	**-**	**200,000**
	Beginning of Period	**0**	**(1,194,642)**	**(1,303,383)**	**(1,194,642)**	**(1,213,383)**
	End of Period	**(1,194,642)**	**(1,303,383)**	**(1,213,383)**	**(1,194,642)**	**(1,013,383)**

Summary of Overall Tourism & Convention Fund balance

Change in Fund Balance	**(1,180,608)**	**96,957**	**128,750**	**70,200**	**139,240**
Beginning of Period	**955,086**	**(225,522)**	**(334,264)**	**(638,006)**	**(205,514)**
End of Period	**(225,522)**	**(128,566)**	**(205,514)**	**(567,806)**	**(66,274)**

Supplementary Information on the following page

CITY OF PEWAUKEE
2026 BUDGET
SPECIAL REVENUE - TOURISM & CONVENTION

Supplementary Information

MARKETING PROMOTION & ADVERTISING Detail for above

Positively Pewaukee - General Marketing				5,000	23,000
Positively Pewaukee - Taste on the Lake				15,000	22,100
Positively Pewaukee - Taste on the Lake Merch					1,000
Positively Pewaukee - Discover Pewaukee					16,000
Positively Pewaukee - Brewers Marketing					5,000
Positively Pewaukee - Pay It Forward Store					3,000
Positively Pewaukee - Signage					2,400
Positively Pewaukee - Website				4,000	2,000
Kiwanis Club - Beach Party				10,000	9,000
Kiwanis Club - River Run				800	1,000
Total Marketing Promotional and Advertising Expenditures				**34,800**	**84,500**

W&P Convention Bureau		-		265,000	289,260
W&P Convention Bureau - Contingency (Major League Baseball)		-	-	20,000	
Village Event Advertising					5,000
Village Fire Works					15,000
Village Drone Show					40,000
Village Tent / Bleacher Rental and Music		-			17,000
W&P Convention Bureau / Village Expenditures		2025 Budgeted to Mktg & Prom		**285,000**	**366,260**

CITY OF PEWAUKEE
2026 BUDGET
DEBT SERVICE FUND

			2024 Actual	2025 6 Month Actual	2025 Year End Forecast	2025 Budget	2026 Budget
Revenues and Other Sources							
300-00000-41110		General Tax Levy	1,686,627	3,084,575	3,084,575	3,084,575	2,979,202
300-00000-42200		Prepaid Contemplated Assessments	39,156	40,258	-	-	-
300-00000-42300		Special Assessments	188,512	24,132	322,000	322,340	300,000
300-00000-43271		Federal Grant - BAB (not guaranteed from IR	-	-	-	-	-
300-00000-48100		Interest on Investments	-	-	-	-	-
300-00000-48102		Interest on Special Assessments	1,046	33,388	33,388	20,000	25,000
300-00000-49223		Transfer from Storm Water Management	426,101	18,126	319,627	319,627	440,000
		Transfer from DPW Building					
		Transfer from City Hall Remodel					
		Total Revenues & Other Sources	2,341,443	3,200,480	3,759,590	3,746,542	3,744,202
300-58100-56100		Principal Retirement	2,338,980	1,975,000	2,460,000	2,460,000	2,545,000
300-58200-56200		Interest Expense	1,455,588	704,151	1,369,202	1,369,202	1,579,502
300-58200-56990		Debt Issue Costs/Discount	-	-	-	-	-
300-59210-59000		Transfer to General Fund	-	-	-	-	-
300-59249-59000		Transfer to Capital Equip Fund	-	-	-	-	-
300-59242-59000		Transfer to Road Project Fund	-	-	-	-	-
		Total Expenditures	3,794,568	2,679,151	3,829,202	3,829,202	4,124,502
		Change in Fund Balance	(1,453,126)	521,329	(69,612)	(82,660)	(380,300)
Fund Balance:							
		Beginning of Period	2,698,414	1,245,289	1,245,289	3,489,670	1,175,677
		End of Period	1,245,289	1,766,617	1,175,677	3,407,010	795,377

CITY OF PEWAUKEE
2026 BUDGET
CAPITAL PROJECT FUND - ROAD PROJECTS

		2024 Actual	2025 6 Month Actual	2025 Year End Forecast	2025 Budget	2026 Budget	Comments
Revenues and Other Sources							
420-00000-43534	Grants	-	-	25,261	-	-	-
420-00000-49110	Proceeds of Long-Term Debt	-	-	-	2,600,000	12,050,000	-
	Total Revenue and Other Sources	-	-	**25,261**	-	**12,050,000**	
Expenditures and Other Uses							
420-57XXX--58210	Street Reconstruction	2,544,732	762,153	2,668,500	4,108,000	8,270,000	See Below for Detail
420-56000-58200	Street Paving Maintenance	-	-	-	100,000	250,000	-
420-58200-56990	Debt Issue Costs	-	-	-	-	50,000	-
420-56700-58200	Quiet Zone - Weyer Road	1,253	-	5,000	150,000	150,000	-
420-56720-58200	Quiet Zone - Duplainville Road	755	418	15,000	50,000	2,000	-
420-56730-58200	Quiet Zone - Watertown Road	1,478	-	15,000	250,000	250,000	-
420-56711-58200	Quiet Zone - Springdale Road	-	-	50,000	50,000	-	
420-56712-58200	Quiet Zone - Parkside Road	-	-	30,000	30,000	15,000	-
420-56710-58200	Quiet Zone - Green Road	1,091	-	5,000	50,000	75,000	-
	Total Expenditures	2,549,308	762,570	2,788,500	4,788,000	9,062,000	
	Change in Fund Balance	(2,549,308)	(762,570)	(2,763,239)	(4,788,000)	2,988,000	
Fund Balance:							
	Beginning of Period	2,332,669	(216,640)	(216,640)	(216,640)	(2,979,879)	
	End of Period	(216,640)	(979,210)	(2,979,879)	(5,004,640)	8,121	

CITY OF PEWAUKEE
2026 BUDGET
CAPITAL PROJECT FUND - ROAD PROJECTS

Continued

	Projects	2024 Actual	2025 6 Month Actual	2025 Year End Forecast	2025 Budget	2026 Project Budget	Comments
	City Hall Parking Lot Exp/Replace /Retaing Wall					1,400,000	
	City Hall Stair Replace/Landing					250,000	
	Lindsay/Pewaukee Intersection Signals					500,000	
	Wethersfield Ph. 2					50,000	
420-57420-58210	DUPLAINVILLE TRACKS TO WEYER	61,090	-	-	-	-	-
420-57553-58210	JOSEPH ROAD	180,899	-	-	-	-	SEE ACCOUNT 420-57566-58210
420-57407-58210	SHADY LANE	358,897	-	-	20,000	-	SEE ACCOUNT 420-57567-58210
420-57552-58210	SPICE CREEK/MEADOWBROOK FARMS #2	(79,049)	309	10,000	-	-	-
420-57419-58210	BUSSE RD BRIDGE	57,150	81	500	30,000	10,000	-
420-57426-58210	LEXINGTON/TACOMA PH 1	931,552	13,530	35,000	35,000	-	-
420-57430-58210	LINDSAY/REDFORD INTERSECTION STUDY	47	-	-	-	-	-
420-57556-58210	SPICE CREEK/MEADOWBROOK FARMS #3	26,884	32,775	65,000	-	-	-
420-57557-58210	SPICE CREEK/MEADOWBROOK FARMS PH 4	668,275	500,274	530,000	30,000	-	-
420-57558-58210	WATERTOWN	-	-	75,000	250,000	250,000	-
420-57559-58210	ROLLING RIDGE	187	-	50,000	75,000	100,000	-
420-57560-58210	SHERWOOD FOREST/BUSSE	1,198	-	25,000	150,000	150,000	-
420-57561-58210	APPLE TREE/PEAR TREE	(186,402)	-	-	-	-	-
420-57562-58210	WESTWOOD/CORPORATE CT	41,340	44,435	1,350,000	1,350,000	60,000	-
420-57563-58210	GREENHILL/YENCH	2,352	5,252	83,000	83,000	1,050,000	-
420-57564-58210	HICKORY GROVE ESTATES	45,507	97,263	145,000	945,000	1,300,000	-
420-57566-58210	JOSEPH ROAD NEW CONTRACT	96,095	8,807	25,000	20,000	-	-
420-57568-58210	Lexington/Takoma Ph. 2	37,711	46,663	75,000	1,000,000	1,400,000	-
420-57422-58210	ROUNDY'S INDUSTRIAL PARK #2	74,534	-	-	-	-	-
420-57427-58210	FOX VIEW COURT	2,449	-	-	-	-	-
420-57554-58210	SPICE CREEK/MEADOWBROOK FARMS #1	-	-	60,000	-	-	-
420-57567-58210	SHADY LANE NEW CONTRACT	224,015	12,764	20,000	-	-	-
420-57569-58210	WETHERSFIELD PH. 1	-	-	50,000	50,000	750,000	-
420-57570-58210	SPRIGDALE ESTATES - GLENWOOD	-	-	70,000	70,000	1,000,000	-
	TOTALS	2,544,732	762,153	2,668,500	4,108,000	8,270,000	

CITY OF PEWAUKEE
2024 BUDGET
CAPITAL PROJECTS FUND - BIKE & PEDESTRIAN

			2024 Actual	2025 6 Month Actual	2025 Year End Forecast	2025 Budget	2026 Budget
Revenues							
440-00000-49222		Transfer from Impact Fees	-	-	-	-	150,000
440-00000-43700		Bike & Ped State Grant	-	44,055	55,000	-	55,000
440-00000-49110		Proceeds of Long-Term Debt	-	-	-	-	1,600,000
		Total Revenues	-	44,055	55,000	-	1,805,000
Projects							
440-57600-58210		BIKE & PED CAPITAL PROJECTS BUDGET ONLY	-	-	-	-	1,000,000
440-53550-53430		Maintenance of Trails	-	-	5,000	10,000	10,000
440-53550-58200		Watertown Road (North Ave to Springdale Rd)	-	-	50,000	97,000	100,000
440-53550-58220		Fieldhack/ Meadowbrook Trail	42,737	44,892	170,000	170,000	370,000
440-53550-58230		Northview Road Sidewalk	4,407	-	-	-	-
440-53550-58240		Duplainville Road	-	-	-	-	-
440-53550-58250		Watertown Road/CTH M North Ave to Creeks	13,201	49,648	100,000	120,000	150,000
440-53550-58235		Pewaukee Road (Riverwood to Tower)	-	36,115	75,000	-	25,000
440-57420-58210		Duplainville Tracks to Weyer	5,561	-	-	-	-
440-57634-58210		Pedestrian Crossing@STH 164 & Ridgeview	3,026	366	50,000	60,000	200,000
440-57635-58210		Pedestrian Crossing@Nettesheim Park & Prospect	10,380	-	30,000	30,000	60,000
440-57636-58210		Pedestrian Crossing @Crestview & Prospect	-	-	-	150,000	-
440-58200-56990		Debt Issue Costs	-	-	-	-	5,000
					-		-
		Total Expenditures and Other Uses	79,312	131,021	480,000	637,000	1,920,000
		Change in Fund Balance	(79,312)	(86,966)	(425,000)	(637,000)	(115,000)
Fund Balance:							
		Beginning of Period	651,098	571,786	571,786	530,203	146,786
		End of Period	571,786	484,821	146,786	(106,797)	31,786

CITY OF PEWAUKEE
2026 BUDGET
CAPITAL PROJECTS - CITY HALL REMODEL

		2024 Actual	2025 6 Month Actual	2025 Year End Forecast	2025 Budget	2026 Budget
Revenues						
450-00000-49110	Proceeds of Long-Term Debt	-	-	-	-	-
450-00000-49210	Transfer from General Fund			-	-	-
	Total Revenues	-	-	-	-	-
Projects						
450-57700-58100	City Hall Remodel	47,848	17,909	936,044	936,044	-
450-58200-56990	Debt Issue Costs	-	-	-	-	-
GL	Transfer to Debt Service			-		
	Total Expenditures and Other Uses	47,848	17,909	936,044	936,044	-
	Change in Fund Balance	(47,848)	(17,909)	(936,044)	(936,044)	-
Fund Balance:						
	Beginning of Period	983,892	936,044	936,044	991,454	-
	End of Period	936,044	918,134	-	55,410	-

CITY OF PEWAUKEE
2026 BUDGET
CAPITAL EQUIPMENT & FACILITIES FUND

		2024 Actual	2025 6 Month Actual	2025 Year End Forecast	2025 Budget	2026 Budget	Comments
Revenues and Other Sources							
490-00000-41110	General Tax Levy	450,000	450,000	450,000	450,000	500,000	-
490-00000-43525	State Grants Received	-	-	488,000	-	-	DNR Grant
490-00000-49110	Proceeds of Long-Term Debt	-	-	-	-	-	-
490-00000-43217	Federal Grant	-	-	-	-	-	-
490-00000-47323	Contracted Fire Services		-	-	344,831	-	-
490-00000-48100	Interest on Investments	-	-	-	-	-	-
490-00000-48505	Donations & Miscellaneous	-	-	-	-	-	-
490-00000-48900	MISCELLANEOUS REVENUES	-	-	-	-	-	-
490-00000-48302	Sale of Fire Assets	-	222	222	-	250,000	-
490-00000-48303	Sale of Highway Assets	19,825	132,650	132,650	-	-	-
490-00000-48304	SALE/TRADE OF PARK EQUIPMENT	50,000	-	-	-	-	-
490-00000-48903	NAMING RIGHTS REVENUE	-	-	-	-	-	-
490-00000-48906	DONATIONS FOR SPLASH PAD/ADA - CON	11,675	184,593	184,593	-	-	-
490-00000-48907	DONATIONS FOR DOG PARK	-	1,500	1,500	-	-	-
490-00000-49210	Transfer from General Fund	700,000	-	1,127,000	1,127,000	2,491,000	-
490-00000-49222	Transfer from Impact Fees	-	-	-	-	345,000	To Fund Playground and Splash Pad
	Total Revenue and Other Sources	1,231,575	768,965	2,383,965	1,921,831	3,586,000	
Expenditures and Other Uses							
490-57100-58100	CITY HALL - CAPITAL EQUIPMENT	-	-	-	30,000	-	-
490-57110-58100	CLERK/TREASURER - CAPITAL EQUIPMEN	-	-	-	-	-	-
490-57140-58100	ELECTIONS - CAPITAL EQUIPMENT	-	-	-	-	10,000	-
490-57160-58100	IT - CAPITAL EQUIPMENT	41,436	9,449	9,449	35,000	-	-
490-57200-58100	FIRE ADMINISTRATION - BAY ADDITION	-	-	-	-	-	-
490-57220-58100	FIRE ADMINISTRATION - CAPITAL EQUIPM	216,907	30,443	2,540,516	2,459,066	346,702	-
490-57240-58100	BUILDING INSPECTION - CAPITAL EQUIPM	-	-	-	-	-	-
490-57311-58100	ENGINEERING - CAPITAL EQUIPMENT	39,811	-	-	-	275,000	FISHING PIER 1 $55,000,FISHING PIER 2 $55,000,REHAB BOAT LAUNCH $165,000,PARKSS $19,000,SHARED EQUIP $169,840
490-57331-58100	HIGHWAY - CAPITAL EQUIPMENT	471,328	316,379	440,720	440,702	894,500	-
490-57620-58100	PARKS - CAPITAL EQUIPMENT	150,295	133,787	246,796	246,796	103,485	SHARED EQUIP $99,000, Parks $4,485

		2024 Actual	2025 6 Month Actual	2025 Year End Forecast	2025 Budget	2026 Budget	Comments
490-57621-58100	CAPITAL EQUIPMENT/BUILDING	118,194	879,972	879,972	-	-	-
490-57621-58100-25.2	SPLASH PAD	-	-	19,329		-	
490-57621-58100-25.2	INCLUSIVE PLAYGROUND	-	-	533,067	-		
490-55110-58100	Capital Library	-	-	-		38,000	Roof, HVAC Controls 20%
490-58200-56980	DEBT ISSUE DISCOUNT	-	-	-	-	-	-
490-58200-56990	DEBT ISSUE COSTS	-	-	-	-	-	-
Current Year Expenditu	Capital Equipment Expenditures	1,037,972	1,370,030	4,669,849	3,211,564	1,667,687	-
	Total Expenditures	1,037,972	1,370,030	4,669,849	3,211,564	1,667,687	
	Change in Fund Balance	193,603	(601,065)	(2,285,884)	(1,289,733)	1,918,313	
Fund Balance:							
	Beginning of Period	6,198,640	6,392,242	6,392,242	4,106,358	4,106,358	
	End of Period	6,392,242	5,791,178	4,106,358	5,443,900	6,024,671	
	Less Assignments for Future Purchases	6,402,556				6,023,908	
	Unassigned Fund Balance	(10,313)	5,791,178	4,106,358	5,443,900	764	

CITY OF PEWAUKEE
2026 BUDGET
CEMETERY FUND

		2024 Actual	2025 6 Month Actual	2025 Year End Forecast	2025 Budget	2026 Budget
Revenues						
800-00000-41110	Property Tax Levy	35,000	-	-	-	35,000
800-00000-46542	Internment Fees	5,650	1,850	4,000	2,550	4,000
800-00000-46546	Lot Sales	1,452	2,178	3,000	1,050	2,000
800-00000-46547	Columbarium Nitches	2,628	1,662	1,662	2,920	1,662
800-00000-49210	Transfer from General Fund		-	-	-	-
800-00000-49110	Proceeds of Long Term Debt	-	-	-	-	-
	Total Revenues	44,730	5,690	8,662	6,520	42,662
Expenditures						
800-54910-52420	Grounds Maintenance & Projects	7,697	3,753	7,000	10,000	10,300
800-54910-58200	Columbarium			-		-
800-54910-52480	Software/Maintenance/Updates	450	450	900	1,200	1,250
800-54910-53400	Operating Supplies	7,937	850	2,000	3,400	3,500
800-54910-58200	Capital Equip Purchases/Road	4,583	-	-	-	-
800-59223-59000	Storm Water Utility Charge (Transfer)	-	-	420	420	420
						-
Debt Issue GL	Debt Issue Costs				-	-
	Total Expenditures and Other Uses	20,667	5,054	10,320	15,020	15,470
	Change in Fund Balance	24,063	636	(1,658)	(8,500)	27,192
Fund Balance:						
	Beginning of Period	96,908.45	120,971	120,971	120,971	119,313
	End of Period	120,971	121,607	119,313	112,471	146,505

CITY OF PEWAUKEE
TEN YEAR CAPITAL BUDGET
2026 BUDGET
CAPITAL ASSETS COSTING $5,000 OR MORE

Purchase Replacement in Highlighted Year

ITEM DESCRIPTION					2024	2025			2026									
Equipment Description	Dept	Est Li	Scheduled Replacement Year	Estimated Cost	Estimated Ending Assigned Balance	Proposed Adds	Estimated Budgeted Purchases	Estimated Ending Balance	Proposed Adds	Budget Purchases	Estimated Ending Balance	2027	2028	2029	2030	2031	2032	2033	2034
Assessor Vehicle	ASR	10	2025	30,000	20,000	10,000	30,000	-	4,000		4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
TOTAL CAPITAL OUTLAYS				**30,000**	**20,000**	**10,000**	**30,000**	**-**	**4,000**	**-**	**4,000**	**4,000**	**4,000**	**4,000**	**4,000**	**4,000**	**4,000**	**4,000**	**4,000**
Voting Machines	CLK	10	2028	30,000					10,000		10,000	10,000	10,000						
Cashering, GL, AP Software/BSA	IT	10	2030	95,000	30,000	10,000		40,000	11,000		51,000	11,000	11,000	11,000	11,000	11,000	10,000	10,000	10,000
Building Software/BSA	IT	10	2031	85,000	23,000	9,000		32,000	9,000		41,000	9,000	9,000	9,000	9,000	8,500	8,500	9,000	9,000
Common Council AV Upgrade	IT	15	2032	50,000	30,000	2,500		32,500	2,500		35,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Firewalls -Replace Internet Appliance (Sophos,etc	IT	5	2027	15,000	2,400	2,400		4,800	2,400		7,200	2,400	1,697	2,000	2,000	2,000	2,000	2,000	2,000
Replace Backup System	IT	4	2025	35,000	34,200	800	35,000	-	9,000		9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	8,750
Security Cameras	IT	15	2031	102,500	43,343	8,440		51,783	8,440		60,223	8,440	8,440	8,440	8,440	8,440	8,517	3,333	3,333
Door Locks	IT	15	2032	92,000	10,222	10,222		20,444	10,222		30,666	10,222	10,222	10,222	10,222	10,222	10,222	10,224	
Server Replacements	IT	5	2029	48,000	-	9,600		9,600	9,600		19,200	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600
Special Assessment Software	IT	10	2028	35,000	17,500	4,000		21,500	4,500		26,000	4,500	4,500	4,500	4,000	4,000	4,000	4,000	4,000
Upgrade Computer Infrastructure-switches	IT	10	2032	37,000	12,973	3,000		15,973	3,000		18,973	3,000	3,000	3,000	3,000	3,000	3,000	3,027	3,000
TOTAL CAPITAL OUTLAYS				**624,500**	**203,638**	**59,962**	**35,000**	**228,600**	**79,662**	**-**	**308,262**	**79,662**	**78,959**	**69,262**	**68,762**	**68,262**	**67,339**	**62,684**	**52,183**
#1 Staff Car	FIRE	5	2026	81,250	65,000			65,000	16,250	81,250	-	16,250	16,250	16,250	16,250	15,000	15,000	15,000	15,000
#2 Staff Car	FIRE	5	2028	75,000	15,000	15,000		30,000	15,000		45,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
#3 Staff Car	FIRE	5	2026	81,250	26,000	19,500		45,500	35,750	81,250	-	35,750	15,000	15,000	15,000	15,000	15,000	15,000	15,000
#4 Staff Car-new	FIRE	5	2028	65,000	-	13,000		13,000	13,000		26,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000
#5 Inspector Staff Car	FIRE	5	2029	52,000	-	10,400		10,400	10,400		20,800	10,400	10,400	10,400	10,400	10,400	10,400	10,400	10,400
#2851 Ambulance	FIRE	7	2031	375,000	53,571	53,571		107,142	53,571		160,713	53,571	53,571	53,571	53,571	53,571	53,571	53,571	
#2852 Ambulance	FIRE	6	2025	375,450	375,450		375,450	-			-								
#2852 Ambulance new	FIRE	6	2031	375,000	-	62,500		62,500	62,500		125,000	62,500	62,500	62,500	62,500	62,500	62,500	62,500	62,500
#2853 Ambulance new	FIRE	6	2029	380,100	63,350	63,350		126,700	63,350		190,050	63,350	63,350	63,350	63,350	63,350	63,350	63,350	63,350
#2861 Front Line Engine	FIRE	10	2029	1,005,000	465,000	90,000		555,000	90,000		645,000	90,000	90,000	90,000	90,000	90,000	69,500	69,500	69,500
#2862 Front Line Engine	FIRE	10	2025	980,808	664,854	315,954	980,808	-	125,000		125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
#2862 Front Line Engine -new	FIRE	10	2035	1,200,000	-			-	120,000		120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000
#2863 Front Line Engine	FIRE	10	2025	980,808	940,808	40,000	980,808	-	125,000		125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
#2863 Front Line Engine new	FIRE	10	2035	1,200,000	-			-	120,000		120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000
#2871 Ladder Truck	FIRE	15	2031	1,200,000	618,475	83,075		701,550	83,075		784,625	83,075	83,075	83,075	83,075	83,075	83,075	83,075	83,075
#2883 Grass Truck	FIRE	15	2027	75,400	58,000	5,800		63,800	5,800		69,600	5,800	5,800	6,000	6,000	6,000	6,000	6,000	6,000
#2899 Hovercraft	FIRE	15	2027	87,500	77,500	5,000		82,500			82,500	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Hand held radios	FIRE	7	2026	143,802	83,082	30,000		113,082	30,720	143,802	-	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Replace Fitness Equipment	FIRE	10	2028	19,356	7,356	3,000		10,356	3,000		13,356	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Advanced Airways	FIRE	5	2025	67,950	57,950	10,000	67,950	-	10,000		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Defib 12 lead wires	FIRE	8	2028	275,000	-	25,000		25,000	25,000		50,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Mobile Data Communication Systems (9)	FIRE	3	2027	108,313	98,313	20,000		118,313	20,000		138,313	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Replacement Hose/Large Diameter	FIRE	3	2025	10,000	-	17,000	10,000	7,000	3,333		10,333								
SCBA Upgrades	FIRE	10	2030	370,000	148,000	37,000		185,000	37,000		222,000	37,000	37,000	37,000	37,000	37,000	40,000	40,000	40,000
Thermal Imaging Cameras #1	FIRE	10	2026	40,400	22,700			22,700	17,700	40,400	-	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
2 Palo Alto Firewall Appliances	FIRE	10	2027	10,000	2,500	2,500		5,000	2,500		7,500	2,500	2,500	3,000	3,000	3,000	3,000	3,500	3,500
TOTAL CAPITAL OUTLAYS				**9,634,387**	**3,842,909**	**921,650**	**2,415,016**	**2,349,543**	**1,087,949**	**346,702**	**3,090,790**	1,081,196	**1,060,446**	**1,061,146**	**1,061,146**	**1,059,896**	**1,042,396**	**1,042,896**	**989,325**
Inspection Vehicle #1	Bldg Ins	10	2030	30,000	12,000	3,000		15,000	3,000		18,000	3,000	3,000	3,000	3,000	3,000	3,000		
Inspection Vehicle #2	Bldg Ins	10	2030	30,000	12,000	3,000		15,000	3,000		18,000	3,000	3,000	3,000	3,000	3,000	3,000		
TOTAL CAPITAL OUTLAYS					**24,000**	**6,000**	**-**	**30,000**	**6,000**	**-**	**36,000**	6,000	**6,000**	**6,000**	**6,000**	**6,000**	**6,000**	**-**	**-**

CITY OF PEWAUKEE
TEN YEAR CAPITAL BUDGET
2026 BUDGET
CAPITAL ASSETS COSTING $5,000 OR MORE

Purchase Replacement in Highlighted Year

ITEM DESCRIPTION					2024	2025			2026										
Equipment Description	Dept	Est Li	Scheduled Replacement Year	Estimated Cost	Estimated Ending Assigned Balance	Proposed Adds	Estimated Budgeted Purchases	Estimated Ending Balance	Proposed Adds	Budget Purchases	Estimated Ending Balance	2027	2028	2029	2030	2031	2032	2033	2034
#1 One-Ton Dump Truck	HWY	8	2026	95,000	51,000	36,000		87,000	14,500	87,000	14,500	36,000	14,500	14,500	14,500	14,500	14,500	14,500	14,500
#3 Boom Mower	HWY	12	2026	265,000	100,200	137,800		238,000	8,900	238,000	8,900	8,900	11,500	11,500	11,500	11,500	11,500	11,500	11,500
#4 Road Grader	HWY	20	2039	200,000	44,700	8,236		52,936	7,687		60,622	8,236	7,687	8,236	8,236	8,236	8,236	8,236	8,236
#5 Backhoe	HWY	10	2027	165,000	71,499	31,751		103,250	15,500		118,750	31,751	31,751	13,500	13,500	13,500	13,500	13,500	13,500
#6 Plow Truck	HWY	12	2028	300,000	184,750	-		184,750			184,750	115,250	18,333	18,333	18,333	18,333	18,333	18,333	18,333
#7 Plow Truck	HWY	12	2026	295,000	143,333	91,667		235,000	28,333	235,000	28,333	91,667	24,500	24,500	24,500	24,500	24,500	24,500	24,500
#8 Plow Truck	HWY	12	2030	300,000	137,120	14,576		151,696	8,220		159,916	14,576	14,576	14,576	14,576	14,576	14,576	14,576	14,576
#09 Plow Truck	HWY	12	2035	320,000	-	32,000		32,000	25,000		57,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000
#10 Plow Truck	HWY	12	2027	310,000	199,286	15,357		214,643	3,571		218,214	15,357	15,357	19,167	19,167	19,167	19,167	19,167	19,167
#11 Plow Truck (received cab and chassis still nee	HWY	10	2025	280,000	200,000	-	200,000	-			-								
#11 Plow Truck New	HWY	12	2036	320,000															
#12 Plow Truck	HWY	12	2032	310,000	96,050	19,136		115,186	16,492		131,677	19,136	19,136	19,136	19,136	19,136	19,167	19,167	19,167
#13 Pavement Roller	HWY	10	2028	22,000	9,960	2,013		11,973	1,510		13,483	2,013	2,013	2,013	2,300	2,300	2,300	2,300	2,200
#14 Broom	HWY	10	2028	15,500	-	4,333		4,333	984		5,317	4,333	4,333	4,333	4,333	1,550	1,550	1,550	1,550
#15 Plow Truck	HWY	12	2033	320,000	76,243	19,220		95,463	15,537		110,999	19,220	19,220	19,220	19,220	19,220	19,220	30,000	30,000
#16 Plow Truck	HWY	12	2029	260,000	159,500	5,125		164,625	6,833		171,458	5,125	5,125	26,500	26,500	26,500	26,500	26,500	26,500
#17 Tandem Plow Truck	HWY	12	2031	320,000	123,750	17,708		141,458	14,250		155,708	17,708	17,708	17,708	17,708	30,000	30,000	30,000	30,000
#18 Front End Loader	HWY	8	2026	315,000	120,915	104,085		225,000	14,543	225,000	14,543	104,085	28,125	28,125	28,125	28,125	28,125	28,125	28,125
#19 Plow Truck	HWY	12	2036	330,000	-	21,818		21,818	23,333		45,152	21,818	21,818	21,818	21,818	21,818	21,818	21,818	21,818
#20 Asphalt Hot Box	HWY	10	2033	44,000	4,400	4,450		8,850	3,956		12,806	4,450	4,450	4,450	4,450	4,450	4,450	4,450	4,450
#24 Air Compressor	HWY	20	2041	TBD	17,977	-		17,977	-		17,977	-	-	-	-	-	-	-	-
#25 4x4 Pickup Truck	HWY	8	2028	65,000	28,600	9,467		38,067	7,100		45,167	9,467	9,467	9,467	7,125	7,125	7,125	7,125	7,125
#27 Pre-storm Pre-Wet Unit 2035 (14k)	HWY	15	2040	16,000	14,600	-		14,600	427		15,027	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)
#28 Highway Mower	HWY	12	2030	125,000	49,015	11,197		60,212	9,331		69,543	11,197	11,197	11,197	11,197	11,197	10,416	10,416	10,416
#29 Chipper (Purchased)	HWY	10	2025	67,000	41,034	-	47,000	-	4,700		4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700
#29 Chipper 2035	HWY	10	2035	85,000															
#305 Walk Behind Saw1/2 HWY -1/2 Storm	HWY	10	2026	6,500	-	4,240		4,240	2,260	6,500	-	-	-	-	-	770	770	770	770
#53 One-Ton Dump Truck	HWY	8	2029	88,000	38,000	10,000		48,000	8,000		56,000	10,000	10,000	10,000	10,000	11,000	11,000	11,000	11,000
#54 Fork Lift	HWY	15	2035	35,000	-	-	-	-	1,567		1,567	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900
#56 Sign Truck	HWY	8	2026	103,000	87,490	3,510	-	91,000	12,000	103,000	-	11,375	11,375	11,375	11,375	11,375	11,375	11,375	11,375
#56 Sign Truck New	HWY	8	2034	150,000	-	15,333	138,000	-	11,375		11,375	11,375	11,375	11,375	11,375	11,375	11,375	11,375	11,375
#58 Skidsteer	HWY	10	2029	70,000	23,620	7,595		31,215	6,076		37,291	7,595	7,595	7,595	7,595	7,000	7,000	7,000	7,000
#301- Compact Tractor/Multi-Unit (1/2 with SWM)	HWY	10	2029	31,000	14,350	3,413		17,763	2,730		20,493	3,413	3,413	3,413	3,413	3,400	3,400	3,400	3,400
#302- Spider Lift (1/2 Storm)	HWY	15	2036	94,000	27,034	5,179		32,213	4,747		36,960	5,179	5,179	5,179	5,179	5,179	5,179	5,179	5,179
#303 Trailer for Spider Lift (1/2 Storm)	HWY	10	2031	9,000	2,623	813		3,436	697		4,133	813	813	813	813	813	813	900	900
#304 1-Ton Dump Truck-was #02	HWY	8	2028	44,000	21,000	5,000		26,000	3,750		29,750	5,000	5,000	5,000	6,125	6,125	6,125	6,125	6,125
New Pedestrian Trail/Sidwalk Snow Removal Equ	HWY	15	2027	13,000					6,500		6,500	6,500							
TOTAL CAPITAL OUTLAYS				**5,788,000**	**2,088,049**	**641,021**	**385,000**	**2,472,702**	**290,407**	**894,500**	**1,868,609**	**640,131**	**374,138**	**381,621**	**380,691**	**391,362**	**390,612**	**401,480**	**401,380**
Rehabilitation of Boat Launch	Launch	10	2026	165,000	30,000	67,500		97,500	67,500	165,000	-	67,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500
Fishing Pier 1	Launch	10	2026	55,000	-	27,500		27,500	27,500	55,000	-	27,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Fishing Pier 2	Launch	10	2026	55,000	-	27,500		27,500	27,500	55,000	-	27,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500
TOTAL CAPITAL OUTLAYS				**220,000**	**30,000**	**122,500**	**-**	**152,500**	**122,500**	**275,000**	**-**	**122,500**	**27,500**	**27,500**	**16,500**	**16,500**	**16,500**	**16,500**	**16,500**
Total Station Survey-split eng,storm,w/s	ENG	10	2027	13,000	6,600	2,200		8,800	2,200		11,000	2,200	2,000						
Vehicle (1/2 Storm Water)	ENG	10	2027	30,000	7,500	7,500		15,000	7,500		22,500	7,500	7,500	1,500	1,500	1,500	1,500	1,500	1,500
Pickup/SUV (1/2 Storm Water)	ENG	5	2034	26,000	-	5,200		5,200	5,200		10,400	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200
TOTAL CAPITAL OUTLAYS				**564,000**	**14,100**	**14,900**	**-**	**29,000**	**12,700**	**-**	**32,900**	**12,700**	**14,700**	**6,700**	**6,700**	**6,700**	**6,700**	**6,700**	**6,700**
Tennis Court/BB Court Resurfacing *	PRCOP			20k per park/ye	10,210		20,000	-	20,000		20,000	20,000	20,000	20,000	20,000				
Nettesheim Tennis Court Replacement	PRCOP		2027	125,000	50,000	25,000		75,000	25,000		100,000	25,000	25,000						
Dog park (4,750 K9 Carnival Sponsorships)	PRCOP		2030	16,000	19,086			19,086			19,086								
Kitchen Update at Wagner Park-to be reallocated	PRCOP			6,000	6,000			6,000			6,000								
Wagner Playground Resurface (2,400 sq ft)	PRCOP		2037	70,000	32,250	21,750	54,000	-	5,833		5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833
Nettesheim Parking Lot Improvements	PRCOP		2027	82,500	-	27,500		27,500	27,500		55,000	27,500	27,500						
Wagner Diamond Improvements	PRCOP		2025	25,000	12,500	12,500	25,000	-			-								
#153 2016 Kifco Sprinkler	PRCOP	12	2028	10,500	6,133	1,800		7,933	1,567		9,500	333	333	334	1,000	1,000	1,000	1,000	1,000
#155 2016 Kifco Sprinkler-was #152	PRCOP	12	2028	10,500	6,332	1,583		7,915	1,585		9,500	333	333	334	1,000	1,000	1,000	1,000	1,000
Sports Complex - League Donation	PRCOP				-			-			-								
Splash Pad	PRCOP				3,866			3,866			3,866								
All-inclusive playground	PRCOP				7,849			7,849			7,849								
Splash Pad/ADA Donations	PRCOP							-	2,450		2,450	2,450							
TOTAL CAPITAL OUTLAYS				**345,500**	**154,226**	**90,133**	**99,000**	**155,149**	**83,935**	**-**	**239,084**	**81,449**	**78,999**	**26,501**	**27,833**	**7,833**	**7,833**	**7,833**	**7,833**

CITY OF PEWAUKEE
TEN YEAR CAPITAL BUDGET
2026 BUDGET
CAPITAL ASSETS COSTING $5,000 OR MORE

Purchase Replacement in Highlighted Year

ITEM DESCRIPTION					2024	2025			2026										
Equipment Description	Dept	Est Li	Scheduled Replacement Year	Estimated Cost	Estimated Ending Assigned Balance	Proposed Adds	Estimated Budgeted Purchases	Estimated Ending Balance	Proposed Adds	Budget Purchases	Estimated Ending Balance	2027	2028	2029	2030	2031	2032	2033	2034
					z				145,359										
PLAYGROUND EQUIPMENT	PRPLAY							-											
Add to Assigned Balance	PRPLAY				-	21,374		21,374	22,475		43,849	22,960	22,960	23,460	23,510	23,610	23,810	23,835	23,835
Current Year to be Expensed	PRPLAY				-		37,985	(37,985)		4,485	(42,470)	(4,485)	(18,500)	(3,350)	(6,000)	(11,500)		(3,500)	(12,000)
Parks Playground Equip Assigned Bal	PRPLAY				111,836			111,836			111,836	111,836	153,296	180,106	209,616	244,726	268,536	295,871	331,706
TOTAL CAPITAL OUTLAYS				-	**111,836**	**21,374**	**37,985**	**95,225**	**22,475**	**4,485**	**113,215**	**130,311**	**157,756**	**200,216**	**227,126**	**256,836**	**292,346**	**316,206**	**343,541**
#72 GMC Truck	PRSHA	10	2030	37,000	9,400	4,000		13,400	4,000		17,400	4,000	4,500	4,500	5,300	5,300	4,000	4,000	4,000
#73 GMC Truck	PRSHA	10	2029	45,000	15,000	6,000		21,000	6,000		27,000	6,000	6,000	6,000	6,000	4,700	4,700	4,700	4,700
#74 GMC 1/2 ton 4x4	PRSHA	10	2028	33,000	16,500	3,375		19,875	4,375		24,250	4,375	4,375	4,375	3,600	3,600	3,600	3,600	3,600
#75 2024 4X4 Pickup	PRSHA	10	2033	50,000	-	5,111		5,111	5,111		10,222	5,111	5,111	5,111	5,111	5,111	5,111	5,111	5,111
#76 2024 4x4 Pickup Extended Cab	PRSHA	10	2033	52,000	-	5,278		5,278	5,278		10,556	5,278	5,278	5,278	5,278	5,278	5,278	5,278	5,278
#77 2014 1-Ton Dump	PRSHA	10	2034	51,000	-	5,100		5,100	5,100		10,200	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100
#78 2024 Pickup	PRSHA	10	2034	50,000	-	5,200		5,200	5,000		10,200	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
#78A 2024 SALTER & PLOW	PRSHA	10	2034	22,000	-				2,450		2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450
#79 2016 Utility Van	PRSHA	13	2029	41,500	19,836	4,333		24,169	4,333		28,502	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333
#80 2018 One Ton Pickup	PRSHA	10	2028	50,000	22,000	7,000		29,000	7,000		36,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
#81 2020 4x4 Pick-Up and Plow	PRSHA	10	2030	45,000	15,000	5,000		20,000	5,000		25,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
#82 2016 1-Ton Dump	PRSHA	10	2026	59,500	37,166	11,166		48,332	11,168	59,500	-	11,168	6,500	6,500	6,500	6,500	6,500	6,500	6,500
#83 2024 Wing Mower	PRSHA	4	2028	76,000	-	18,750		18,750	19,100		37,850	19,100	19,100	20,000	20,000	20,000	20,000	20,000	2,000
#85 2023 Utility Dump	PRSHA	10	2033	18,000	1,600	1,823		3,423	1,823		5,246	1,823	1,823	1,823	1,823	1,823	1,823	1,823	1,823
#86 2023 Wing Mower	PRSHA	4	2027	72,000	42,000	15,000		57,000	15,000		72,000	19,000	19,000	19,000	19,000	19,000	21,000	21,000	21,000
#87 2023 Tractor/Loader	PRSHA	10	2033	55,000	5,500	5,500		11,000	5,500		16,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500
#88 2024 60" 2-Turn Mower	PRSHA	4	2029	11,000	-		11,000	-	2,750		2,750	2,750	2,750	2,750	3,250	3,500	3,500	3,500	3,500
#89 2022 Gooseneck Trailer	PRSHA	10	2032	16,500	3,300	1,650		4,950	1,650		6,600	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650
#91 2025 Sand pro	PRSHA	3	2028	25,000	-			-	8,334		8,334	8,334	8,334	9,000	9,000	9,000	9,500	9,500	9,500
#96 2020 Wing Mower	PRSHA	6	2026	61,000	35,600	12,550		48,150	12,850	61,000	-	12,850	11,000	11,000	11,000	11,000	11,000	11,000	11,000
#99 2025 Zero Turn Mower	PRSHA	4	2029	11,000	-		-	-	3,250		2,750	2,750	2,750	2,750	3,500	3,500	3,500	3,500	3,500
#100 2016 Trailer	PRSHA	10	2026	17,000	7,368	4,800		12,168	4,800	17,000	(32)	4,800	2,100	2,100	2,100	2,100	2,100	2,100	2,100
#101 2014 Trailer	PRSHA	10	2032	8,000	-	1,000		1,000	1,000		2,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
#110 Preseeder 2017	PRSHA	10	2027	10,500	6,750	1,250		8,000	1,250		9,250	1,250	1,250	1,200	1,200	1,200	1,200	1,200	1,200
#114 2017 Trailer	PRSHA	10	2027	17,000	6,564	3,500		10,064	3,500		13,564	3,500	3,500	2,100	2,100	2,100	2,100	2,100	2,100
#130 2025 Top Dresser (smaller)	PRSHA	10	2035	22,000	16,060	1,784	17,844	-	2,200		2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200
#133 2018 Trailer Mounted Water Tank	PRSHA	10	2028	7,000	3,388	903		4,291	903		5,194	903	903	903	825	825	825	825	825
#149 2025 Aerator 687	PRSHA	10	2035	11,000	-		9,650	-	1,100		1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100
#151 2022 5900 Wing Mower	PRSHA	6	2028	75,000	25,444	12,388		37,832	12,388		50,220	12,388	12,392	12,392	13,500	13,500	13,500	13,500	13,500
#154 2017 Slit Seeder	PRSHA	10	2027	8,200	4,684	1,171		5,855	1,171		7,026	1,174	1,174	850	850	850	850	850	850
#156 Toro Dingo	PRSHA	10	2033	50,000	-	5,000		5,000	5,000		10,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
#157 Diamond Trailer	PRSHA	10	2033	12,000	-	1,228		1,228	1,228		2,456	1,228	1,228	1,228	1,228	1,228	1,228	1,228	1,228
#97 Forklift	PRSHA	15	2030	15,000	-	900	7,000	-	3,000		3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
TOTAL CAPITAL OUTLAYS				**1,134,200**	**293,160**	**150,760**	**45,494**	**425,176**	**172,612**	**137,500**	**459,788**	**176,115**	**167,401**	**167,193**	**169,498**	**168,448**	**169,648**	**169,648**	**151,648**
Village	28%				(82,085)	(42,213)	(12,738)	(119,049)	(48,331)	(38,500)	(128,741)	(49,312)	(46,872)	(46,814)	(47,459)	(47,165)	(47,501)	(47,501)	(42,461)
City	72%				211,075	108,547	32,756	306,127	124,281	99,000	331,047	126,803	120,529	120,379	122,039	121,283	122,147	122,147	109,187
TOTAL PARK OUTLAYS					**477,137**	**220,054**	**169,741**	**556,501**	**230,691**	**103,485**	**683,346**	**315,603**	**334,324**	**166,990**	**167,382**	**141,226**	**153,790**	**150,315**	**128,855**
Library	PRSHA	15	2030	38,000	-			-	38,000	38,000	-								
TOTAL CITY CAPITAL OUTLAYS (ALL DEPTS)					**$ 6,699,833**	**$ 1,996,087**	**$ 3,034,757**	**$ 5,818,846**	**$ 1,833,909**	**$ 1,619,687**	**$ 6,023,908**	**$ 2,261,792**	**$ 1,900,067**	**$ 1,723,219**	**$1,711,181**	**$1,693,946**	**$ 1,687,337**	**$ 1,684,575**	**$ 1,598,943**

CITY OF PEWAUKEE
TEN YEAR CAPITAL BUDGET
2026 BUDGET
CAPITAL ASSETS COSTING $5,000 OR MORE

Purchase Replacement in Highlighted Year

ITEM DESCRIPTION					2024	2025			2026										
Equipment Description	Dept	Est Li	Scheduled Replacement Year	Estimated Cost	Estimated Ending Assigned Balance	Proposed Adds	Estimated Budgeted Purchases	Estimated Ending Balance	Proposed Adds	Budget Purchases	Estimated Ending Balance	2027	2028	2029	2030	2031	2032	2033	2034
STORM WATER FUND																			
#201 Sweeper	SWM	10	2031	302,000	85,875	31,021		116,896	26,589		143,485	31,021	31,021	31,021	31,021	31,021	31,021	27,200	27,200
#202 Rubber Tire Excavator	SWM	15	2026	380,000	145,550	184,450		330,000	72,225	380,000	22,225	184,450	22,000	22,000	22,000	22,000	22,000	22,000	22,000
#204 Hydro Seeder (Storm Water)	SWM	15	2029	20,000	9,668	1,958		11,626	1,566		13,192	1,958	1,958	1,958	1,958	1,167	1,167	1,167	1,167
#205 Tandem Truck (Storm Water) Cab and Chas	SWM	12	2025	285,000	193,981	6,019	200,000	-	20,000		20,000	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667
#205 Tandem Truck (Storm Water) New	SWM	12	2037	340,000	-	21,250		21,250	20,000		41,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250
#207 Mini Excavator	SWM	10	2029	110,000	48,892	10,777		59,669	8,622		68,291	10,777	10,777	10,777	10,777	9,200	9,200	9,200	9,200
#208 Excavator Trailer	SWM	10	2029	22,000	10,755	2,061		12,816	1,649		14,465	2,061	2,061	2,061	2,061	1,900	1,900	1,900	1,900
#209 Portable Traffic Control Devices - 2	SWM	15	2035	63,000	15,532	3,547		19,079	3,224		22,303	3,547	3,547	3,547	3,547	3,547	3,547	3,547	3,547
#211-Equip. Trailer	SWM	10	2031	24,000	7,080	2,320		9,400	1,989		11,389	2,320	2,320	2,320	2,320	2,320	2,320	2,100	2,100
#212 - Catch Basin Trailer	SWM	10	2031	14,000	3,966	1,172		5,138	1,005		6,143	1,172	1,172	1,172	1,172	1,172	1,172	1,100	1,100
#213 - 1-Ton Dump Truck	SWM	10	2033	95,000	10,625	9,297		19,922	8,264		28,186	9,297	9,297	9,297	9,297	9,297	9,297	9,297	9,297
#301- Compact Tractor/Multi-Unit (1/2 with HWY)	SWM	10	2029	31,000	14,350	3,413		17,763	2,730		20,493	3,413	3,413	3,413	3,330	2,800	2,800	2,800	2,800
#302- Spider Lift (1/2 Storm 1/2 Hwy)	SWM	15	2036	94,000	26,235	5,251		31,486	4,814		36,300	5,251	5,251	5,251	5,251	5,251	5,251	5,251	5,251
#303 Trailer for Spider Lift (1/2 Storm 1/2 Hwy)	SWM	10	2031	9,000	2,624	813		3,437	697		4,133	813	813	813	813	813	813	750	750
#304 1-Ton Dump Truck-was #2	SWM	8	2028	44,000	21,000	5,000		26,000	3,750		29,750	5,000	5,000	5,000	4,500	4,500	4,500	4,500	4,500
Pickup/SUV (1/2 Engineering)	SWM	10	2034	22,000	-	1,889		1,889	1,700		3,589	1,889	1,889	1,889	1,889	1,889	1,889	1,889	1,889
Vehicle (1/2 Engineering)	SWM	10	2027	30,000	7,500	9,250		16,750	6,167		22,917	9,250	9,250	2,600	2,600	2,600	2,600	2,600	2,600
Televising Equipment - share with Sewer	SWM	10	2028	25,000	15,000	1,667		16,667	1,250		17,917	1,667	1,667	1,667	2,000	2,000	2,000	2,000	2,000
Total Station Survey-split eng, storm, & w/s	SWM	10	2027	13,000	13,000			13,000	-		13,000	-	-	1,050	1,050	1,050	1,050	1,050	1,050
#401 Sewer Jetter (1/2 Sewer) #401	SWM	15	2037	270,000	36,000	16,167		52,167	14,923		67,090	16,167	16,167	16,167	16,167	16,167	16,167	16,167	16,167
#305 Walk Behind Concrete Saw 1/2 Storm 1/2 HWY		10	2026	6,500															
					-			-	-		-	-	-	-					
TOTAL CAPITAL OUTLAYS				**2,199,500**	**667,633**	**317,321**	**200,000**	**784,954**	**201,163**	**380,000**	**606,117**	**327,969**	**165,519**	**159,919**	**159,669**	**156,610**	**156,610**	**152,434**	**152,434**

Note	Description	2023 Balance	2024 Proposed Adds	2024 Expenditures	2024 Est Balance	2025 Proposed Adds	2025 Proposed Expenditures	2025 Est Balance
IT								
	Cashering, GL, AP Software/BSA	20,000	10,000		30,000	10,000		40,000
	Building Software/BSA	14,000	9,000		23,000	9,000		32,000
	Common Council AV Upgrade	27,500	2,500		30,000	2,500		32,500
	Firewalls -Replace Internet Appliance (Sophos,etc)		2,400	-	2,400	2,400	-	4,800
	Replace Backup System	33,400	800		34,200	800	(35,000)	-
	Security Cameras	34,903	8,440		43,343	8,440		51,783
	Door Locks		10,222		10,222	10,222		20,444
	Server Replacements	42,874	5,126	(48,000)	-	9,600		9,600
	Special Assessment Software	13,500	4,000		17,500	4,000		21,500
	Upgrade Computer Infrastructure-swit	9,973	3,000	-	12,973	3,000	-	15,973
		196,150	55,488	(48,000)	203,638	59,962	(35,000)	228,600
Fire Dept								
	#1 Staff Car	52,000	13,000		65,000	-	-	65,000
	#2 Staff Car		15,000		15,000	15,000	-	30,000
	#3 Staff Car	13,000	13,000		26,000	19,500	-	45,500
	#4 Staff Car-new	-	-		-	13,000	-	13,000
	#5 Inspector Staff Car				-	10,400	-	10,400
	#2851 Ambulance	-	53,571		53,571	53,571	-	107,142
	#2852 Ambulance	320,449	55,001		375,450	-	(375,450)	-
	#2852 Ambulance new	-	-		-	62,500	-	62,500
	#2853 Ambulance new	-	63,350		63,350	63,350	-	126,700
	#2861 Front Line Engine	375,000	90,000		465,000	90,000	-	555,000
	#2862 Front Line Engine	348,900	315,954		664,854	315,954	(980,808)	-
	#2862 Front Line Engine -new				-	-	-	-
	#2863 Front Line Engine	900,808	40,000		940,808	40,000	(980,808)	-
	#2863 Front Line Engine new	-			-	-	-	-
	#2871 Ladder Truck	535,400	83,075		618,475	83,075	-	701,550
	#2883 Grass Truck	52,200	5,800		58,000	5,800	-	63,800
	#2899 Hovercraft	67,500	10,000		77,500	5,000	-	82,500
	Hand Held Radios	53,082	30,000		83,082	30,000	-	113,082
	Replace Fitness Equipment	4,356	3,000		7,356	3,000	-	10,356
	Advanced Airways	47,950	10,000		57,950	10,000	(67,950)	-
	Defib 12 lead wires	250,000	25,000	(275,000)	-	25,000	-	25,000
	Mobile Data Communication Systems	88,313	10,000		98,313	20,000	-	118,313
	Replacement Hose/Large Diameter	-			-	17,000	(10,000)	7,000
	SCBA Upgrades	111,000	37,000		148,000	37,000		185,000
	Thermal Imaging Cameras #1	17,700	5,000		22,700	-		22,700
	2 Palo Alto Firewall Appliances	-	2,500		2,500	2,500		5,000
		3,334,783	900,376	(275,000)	3,842,909	921,650	(2,415,016)	2,349,543
BLDG INSP								
	Inspection Vehicle #1	9,000	3,000		12,000	3,000	-	15,000
	Inspection Vehicle #2	9,000	3,000		12,000	3,000	-	15,000
		18,000	6,000	-	24,000	6,000	-	30,000
HWY								
	#1 One-Ton Dump Truck	32,000	19,000		51,000	36,000	-	87,000
	#3 Boom Mower	81,300	18,900		100,200	137,800	-	238,000
	#4 Road Grader	34,350	10,350		44,700	8,236	-	52,936
	#5 Backhoe	48,666	22,833		71,499	31,751	-	103,250
	#6 Plow Truck	147,000	37,750		184,750	-	-	184,750
	#7 Plow Truck	85,000	58,333		143,333	91,667	-	235,000
	#8 Plow Truck	106,400	30,720		137,120	14,576	-	151,696
	#09 Plow Truck	250,000	30,000	(280,000)	-	32,000	-	32,000
	#10 Plow Truck	169,286	30,000		199,286	15,357	-	214,643
	#11 Plow Truck (received cab and chas	170,000	30,000		200,000	-	(200,000)	-
	#11 Plow Truck New				-	-	-	
	#12 Plow Truck	66,225	29,825		96,050	19,136	-	115,186
	#13 Pavement Roller	6,950	3,010		9,960	2,013	-	11,973
	#14 Broom				-	4,333	-	4,333
	#15 Plow Truck	47,843	28,400		76,243	19,220	-	95,463
	#16 Plow Truck	126,000	33,500		159,500	5,125	-	164,625
	#17 Tandem Plow Truck	91,500	32,250		123,750	17,708	-	141,458
	#18 Front End Loader	76,375	44,540		120,915	104,085	-	225,000
	#19 Plow Truck 2024	220,438	28,400	(248,838)	-	-	-	-
	#19 Plow Truck	-			-	21,818	-	21,818
	#20 Asphalt Hot Box	-	4,400		4,400	4,450	-	8,850
	#24 Air Compressor	16,877	1,100		17,977	-	-	17,977
	#25 4x4 Pickup Truck	19,500	9,100		28,600	9,467	-	38,067
	#27 Pre-storm Pre-Wet Unit 2035 (14	7,200	7,400		14,600	-	-	14,600
	#28 Highway Mower	36,350	12,665		49,015	11,197	-	60,212
	#29 Chipper (Purchased)	31,034	10,000		41,034	-	(47,000)	-

#29 Chipper 2035	-			-	-	-	-
#305 Walk Behind Saw1/2 HWY -1/2 Storm				-	4,240	-	4,240
#53 One-Ton Dump Truck	28,000	10,000		38,000	10,000	-	48,000
#54 Fork Lift	21,546	4,227	(25,773)	-	-	-	-
#56 Sign Truck	71,975	15,515		87,490	3,510	-	91,000
#56 Sign Truck New				-	15,333	(138,000)	
#58 Skidsteer	14,340	9,280		23,620	7,595	-	31,215
#301- Compact Tractor/Multi-Unit (1/	11,020	3,330		14,350	3,413	-	17,763
#302- Spider Lift (1/2 Storm)	21,460	5,574		27,034	5,179	-	32,213
#303 Trailer for Spider Lift (1/2 Storm)	1,712	911		2,623	813	-	3,436
#304 1-Ton Dump Truck-was #02	15,000	6,000		21,000	5,000	-	26,000
New Pedestrian Trail/Sidwalk Snow Removal Equip							
	2,055,347	587,313	(554,611)	2,088,049	641,021	(385,000)	2,472,702
Boat Launch							
Rehabilitation of Boat Launch		30,000		30,000	67,500	-	97,500
Fishing Pier 1				-	27,500	-	27,500
Fishing Pier 2				-	27,500	-	27,500
	-	30,000	-	30,000	122,500	-	152,500
Eng							
Total Station Survey-split eng,storm,w,	4,400	2,200		6,600	2,200	-	8,800
Vehicle (1/2 Storm Water)		7,500		7,500	7,500	-	15,000
Pickup/SUV (1/2 Storm Water)	17,500	4,200	(21,700)	-	5,200	-	5,200
	21,900	13,900	(21,700)	14,100	14,900	-	29,000
Parks **City Only**							
Tennis Court/BB Court Resurfacing *	41,531	-	(31,321)	10,210	-	(20,000)	-
Nettesheim Tennis Court Replacement	50,000			50,000	25,000	-	75,000
Dog park (4,750 K9 Carnival Sponsorsh	19,086			19,086	-	-	19,086
Kitchen Update at Wagner Park-to be	6,000			6,000	-	-	6,000
Wagner Playground Resurface (2,400 s	19,500	12,750		32,250	21,750	(54,000)	-
Nettesheim Parking Lot Improvements				-	27,500	-	27,500
Wagner Diamond Improvements		12,500		12,500	12,500	(25,000)	-
#153 2016 Kifco Sprinkler	4,333	1,800		6,133	1,800	-	7,933
#155 2016 Kifco Sprinkler-was #152	4,749	1,583		6,332	1,583	-	7,915
Sports Complex - League Donation	-			-	-	-	-
Splash Pad	3,866			3,866	-	-	3,866
All-inclusive playground	7,849			7,849	-	-	7,849
Splash Pad/ADA Donations				-	-	-	-
Parks Playground Equip Assigned Bal	161,841	18,649	(68,654)	111,836	21,374	(37,985)	95,225
Total City only Parks	436,068	55,882	(99,975)	266,062	111,507	(136,985)	250,374
Parks Shared Equipment							
#72 GMC Truck	5,400	4,000		9,400	4,000	-	13,400
#73 GMC Truck	10,000	5,000		15,000	6,000	-	21,000
#74 GMC 1/2 ton 4x4	13,125	3,375		16,500	3,375	-	19,875
#75 2024 4X4 Pickup				-	5,111	-	5,111
#76 2024 4x4 Pickup Extended Cab				-	5,278	-	5,278
#77 2014 1-Ton Dump	41,000	10,000	(51,000)	-	5,100	-	5,100
#78 2024 Pickup	39,094	9,406	(48,500)	-	5,200	-	5,200
#78A 2024 SALTER & PLOW				-	-	-	
#79 2016 Utility Van	13,752	6,084		19,836	4,333	-	24,169
#80 2018 One Ton Pickup	15,000	7,000		22,000	7,000	-	29,000
#81 2020 4x4 Pick-Up and Plow	10,500	4,500		15,000	5,000	-	20,000
#82 2016 1-Ton Dump	26,000	11,166		37,166	11,166	-	48,332
#83 2024 Wing Mower	46,500	18,500	(65,000)	-	18,750	-	18,750
#85 2023 Utility Dump		1,600		1,600	1,823	-	3,423
#86 2023 Wing Mower	28,000	14,000	-	42,000	15,000	-	57,000
#87 2023 Tractor/Loader		5,500		5,500	5,500	-	11,000
#88 2024 60" 2-Turn Mower				-	-	(11,000)	-
#89 2022 Gooseneck Trailer	1,650	1,650		3,300	1,650	-	4,950
#91 2025 Sand pro				-	-	-	-
#96 2020 Wing Mower	23,050	12,550		35,600	12,550	-	48,150
#99 2025 Zero Turn Mower				-	-	-	-
#100 2016 Trailer	6,051	1,317		7,368	4,800	-	12,168
#101 2014 Trailer	7,100	900	(8,000)	-	1,000	-	1,000
#110 Preseeder 2017	5,500	1,250		6,750	1,250	-	8,000
#114 2017 Trailer	5,418	1,146		6,564	3,500	-	10,064
#130 2025 Top Dresser (smaller)	11,899	4,161		16,060	1,784	(17,844)	-
#133 2018 Trailer Mounted Water Tan	2,484	904		3,388	903	-	4,291
#149 2025 Aerator 687				-	-	(9,650)	
#151 2022 5900 Wing Mower	13,056	12,388		25,444	12,388	-	37,832
#154 2017 Slit Seeder	3,513	1,171		4,684	1,171	-	5,855

#156 Toro Dingo	-			-	5,000	-	5,000
#157 Diamond Trailer	-	-		-	1,228	-	1,228
#97 Forklift		7,000	(7,000)	-	900	(7,000)	-
Total Shared	367,176	172,418	(179,500)	293,160	150,760	(45,494)	425,176
Less Village Share of Commitments	(102,809)	(48,277)	50,260	(82,085)	(42,213)	12,738	(119,049)
Net Shared Parks	264,367	124,141	(129,240)	211,075	108,547	(32,756)	306,127
Total Parks	700,435	180,023	(229,215)	477,137	220,054	(169,741)	556,501
28%							
grand total assignments	6,366,737	1,785,856	(1,128,526)	6,699,833	1,996,087	(3,034,757)	5,818,846

**** Parks split with Village is 28% in 2024 & 2025

Storm

#201 Sweeper	55,000	30875		85,875	31,021	-	116,896
#202 Rubber Tire Excavator	127,550	18000		145,550	184,450	-	330,000
#204 Hydro Seeder (Storm Water)	7,602	2066		9,668	1,958	-	11,626
#205 Tandem Truck (Storm Water) Cal	168,981	25000		193,981	6,019	(200,000)	-
#205 Tandem Truck (Storm Water) New				-	21,250		21,250
#207 Mini Excavator	36,671	12221		48,892	10,777	-	59,669
#208 Excavator Trailer	8,500	2255		10,755	2,061	-	12,816
#209 Portable Traffic Control Devices -	11,636	3896		15,532	3,547	-	19,079
#211-Equip. Trailer	4,640	2440		7,080	2,320	-	9,400
#212 - Catch Basin Trailer	2,533	1433		3,966	1,172	-	5,138
#213 - 1-Ton Dump Truck		10625		10,625	9,297	-	19,922
#301- Compact Tractor/Multi-Unit (1/	11,020	3330		14,350	3,413	-	17,763
#302- Spider Lift (1/2 Storm 1/2 Hwy)	20,588	5,647		26,235	5,251	-	31,486
#303 Trailer for Spider Lift (1/2 Storm	1,712	912		2,624	813	-	3,437
#304 1-Ton Dump Truck-was #2	15,000	6,000		21,000	5,000	-	26,000
Pickup/SUV (1/2 Engineering)	17,500	5,000	(22,500)	-	1,889	-	1,889
Vehicle (1/2 Engineering)		7,500		7,500	9,250	-	16,750
Televising Equipment - share with Sew	12,500	2500		15,000	1,667	-	16,667
Total Station Survey-split eng, storm, &	13,000	-		13,000	-	-	13,000
#401 Sewer Jetter (1/2 Sewer) #401	18,000	18,000		36,000	16,167	-	52,167
	532,433	157,700	(22,500)	667,633	317,321	(200,000)	784,954

CITY OF PEWAUKEE
2026 BUDGET
SCHEDULE OF LONG-TERM OBLIGATIONS

	Date of Issue	Final Maturity	Interest Rates	Original Indebtedness	Balance 12/31/2024	2025 Principal Repayment	2025 Ending Balance	2025 Interest
Governmental Long-Term Obligations:								
2013 G.O. Note	5/30/13	9/1/32	2.0-3.0%	3,060,000	1,405,000	160,000	1,245,000	36,253
2016 G.O. Note [1]	10/12/16	9/1/36	2.0-2.25%	2,995,000	980,000	325,000	655,000	19,600
2021 G.O. Note	12/1/21	3/1/31	2.0%	7,730,000	4,730,000	685,000	4,045,000	101,450
2022A G.O. Note	9/1/22	3/1/30	2.7%	11,090,000	9,140,000	920,000	8,220,000	401,950
2022B G.O. Bond	9/1/22	3/1/32	3.6%	19,620,000	18,405,000	370,000	18,035,000	809,950
					34,660,000	2,460,000	32,200,000	1,369,203
Water and Sewer Utility Long- Term Obligations:								
2010 G.O. Note	5/1/10	5/1/29	2.91%	222,618	57,742	13,430	44,313	1,876
2011 G.O. Note	7/13/11	5/1/31	2.4%	167,712	58,969	9,038	49,931	1,524
2013 G.O. Note	5/30/13	9/1/32	2.0-3.0%	5,915,000	2,730,000	315,000	2,415,000	70,433
2016 G.O. Note [1]	10/12/16	9/1/36	2.0-2.25%	2,550,000	1,620,000	120,000	1,500,000	33,780
2018 G.O. Note	11/1/18	9/1/38	3-4%	1,425,000	1,065,000	65,000	1,000,000	37,550
2021 Clean Water Loan				1,398,666	1,135,981	67,171	1,068,809	17,368
2022B G.O. Bond	9/1/22	3/1/32		7,785,000	6,935,000	295,000	6,640,000	316,075
					13,602,692	884,639	12,718,053	478,606
Total Long-Term Obligations					48,262,692	3,344,639	44,918,053	1,847,809

[1] Interest costs to be offset by reoffering premium.

City of Pewaukee - New Agenda Item

Agenda Language:
Hickory Grove Subdivision Area Road Reconstruction [Wagner] 6:30 PM Start

2.2.1. Discussion and Possible Action to Accept the Preliminary Engineers Reports and Special Assessments

2.2.2. Discussion and Possible Action to Award the Contract to the Lowest Qualified Bidder, Vinton Construction Company, in the Amount of $1,151,487.80

Sub Item Agenda Language:

Background Provided By:
Magdelene Wagner

Background:
In 2024 and as part of the 2025 budget, the Common Council authorized the road reconstruction and sanitary sewer extension project for the area referred to as the Hickory Grove Estates Area. Municipal water is not currently available in our northwest quadrant of the City and therefore is not part of this project. However, the Council rejected the project and requested staff rebid the project without municipal sanitary sewer.

This road reconstruction included Hickory Grove Drive, Patricia Lane, Roger Road, and Shari Drive. The PASER rating of all these roads is a 2. Recall that PASER ratings are rated from 1 to 10 with 10 being a newly paved road. Included in the packet are a few pictures of the roadway.

The project consists of removing all the existing asphalt, roadway base, undercut any unstable subgrade, place new base stone, and place new asphalt. A 1-foot gravel shoulder will be placed along the road edge to protect the edge of the asphalt. In addition, the culverts (driveway and roadway) will be replaced and minor ditching work will occur to ensure positive drainage throughout the project area. A draintile will be installed at a known location of a spring to preserve the pavement structure for the long term which will outlet to the existing ditches. The east end of Patricia Lane will have a tee-turn around installed as this is currently a dead-end with no turn-around accommodations for vehicles or snow plows.

The project was publicly bid in accordance with all State regulations. The project had 5 bids ranging from a low bid of $1,151,487.80 to a high bid of $1,332,427.00. Vinton Construction Company was the low bid. We have worked with them in the past and have no objections to awarding this contract to the low bidder.

Since 1984, the City has assessed road projects to the benefited properties with their address or driveway on the roadway being paved. The road assessment is capped for all residential properties at the rate of $3,411 (2026). The assessment with the cap to each property is approximately 13% of the total cost of the project to each property.

Assessments are allowed to be calculated one of three ways: front footage, acreage, or unit. The analysis was completed using all three methods and it was determined the unit was the most fair and equitable for the assessment district. With the cul-de-sacs and corner lots, the differences in the front footage do not equitably distribute the cost. There are several properties that have significant acreages with only one residential home so it also did not equitably distribute the cost. The unit appeared to be the most fair and equitable since all properties within the assessment district have one home, are expected to have the same use on the system, and are zoned the same. This method was selected for the assessing method.

The Preliminary Engineers Report was compiled using the bids and assessment notices were mailed to the affected properties. The road assessment is $25,510.99 per unit which is capped at $3,411 per unit (13% of the cost).

The City of Pewaukee allows assessments to be paid over 10 years with any unpaid balance accruing simple, annual interest. The assessments will be finalized after the project is complete and closed out. At which time the final resolution would be passed by the Council levying the final assessment values. Properties will have the option to pay the assessment in full (avoiding all interest charges) by October 31st of the year the final resolution is sent to the affected parcels or it will automatically begin a 10-year payment plan which is a special charge on the annual tax bill and interest accrues on any unpaid balance.

Access will be maintained but residents should expect delays during the construction. Driveways will be ramped for access.

Fiscal Impact:
The 2026 Budget included $1,300,000 for the road and $510,000 for the Storm Water Utility.

The road cost is $1,045,950.51. This is under the budgeted amount so no further action is needed.

The Storm Water Utility cost is $506,234.08. This is under the budgeted amount so no further action is needed.

Recommended Motion:
Council accept the Preliminary Engineers Reports, adopt the Special Assessments, and award the contract to Vinton Construction Company in the amount of $1,151,487.80.

Hickory Grove Dr
Google

Shari Dr
Google

Patricia Ln
Google

Patricia Ln
Google

Hickory Grove Dr
Roger
Google

Hickory Grove

Roger Rd
Google

Roger Rd
Google

STRAND ASSOCIATES®
Excellence in Engineering℠

Strand Associates, Inc.®
126 North Jefferson Street, Suite 350
Milwaukee, WI 53202
(P) 414.271.0771
www.strand.com

October 10, 2025

Ms. Magdelene Wagner, P.E., Public Works Director/City Engineer
City of Pewaukee
W240N3065 Pewaukee Road
Pewaukee, WI 53072

Re: Hickory Grove Reconstruction
Contract 6-2025
City of Pewaukee, Wisconsin

Dear Ms. Wagner:

Bids for the above-referenced Project were opened on October 9, 2025. Five Bids were received with the resulting Bid tabulation enclosed. The low Bid of $1,151,487.80 was less than ENGINEER's opinion of probable construction cost.

Vinton Construction Company of Two Rivers, Wisconsin, was the apparent low Bidder at $1,151,487.80. The Bid included a Bid Bond for 5 percent and Addendums No. 1 and No. 2 were acknowledged. The Bid is deemed to be responsive.

Strand Associates, Inc.® has previously worked with Vinton Construction Company on projects for the Villages of Lannon and Shorewood, Wisconsin. For those projects, the owners determined Vinton Construction Company to be responsible.

If you determine that Vinton Construction Company is a responsible Bidder after your evaluation of their qualifications, we recommend proceeding with award of the Contract in accordance with Article 18 of the Instructions to Bidders.

Sincerely,

STRAND ASSOCIATES, INC.®

Nicole Wellenstein

Nicole L. Wellenstein, P.E.

Enclosure

Bids Received: 10 A.M.
October 9, 2025

STRAND ASSOCIATES, INC.®
126 North Jefferson Street,
Suite 350
Milwaukee, WI 53202

CITY OF PEWAUKEE
PEWAUKEE, WISCONSIN
HICKORY GROVE ROAD RECONSTRUCTION
CONTRACT 6-2025

BID TABULATION SUMMARY

Bidder and Address	**Bid Bond or Guarantee**	**Addenda Acknowledged**	**Computed Total Bid**
Vinton Construction Company 1322 33rd Street Two Rivers, WI 54241	5%	Yes	$1,151,487.80
Willkomm Excavating & Grading, Inc. 17108 County Line Road Union Grove, WI 53182	5%	Yes	$1,197,524.94
Super Western, Inc. N59 W14601 Bobolink Avenue Menomonee Falls, WI 53051	5%	Yes	$1,227,853.05
C.W. Purpero, Inc. 7030 South 13th Street Oak Creek, WI 53154	5%	Yes	$1,270,802.00
All-Ways Contractors, Inc. P.O. Box 798 Elm Grove, WI 53122	5%	Yes	$1,332,427.00

Reviewed by: Nicole Wellnstein

Bids Received: 10 A.M., October 9, 2025

STRAND ASSOCIATES, INC.®
126 North Jefferson Street, Suite 350
Milwaukee, WI 53202

CITY OF PEWAUKEE
PEWAUKEE, WISCONSIN
HICKORY GROVE ROAD RECONSTRUCTION
CONTRACT 6-2025

BID TABULATION BREAKDOWN

				Vinton Construction Company 1322 33rd Street Two Rivers, WI 54241		Willkomm Excavating & Grading, Inc. 17108 County Line Road Union Grove, WI 53182		Super Western, Inc. N59 W14601 Bobolink Avenue Menomonee Falls, WI 53051		C.W. Purpero, Inc. 7030 South 13th Street Oak Creek, WI 53154		All-Ways Contractors, Inc. P.O. Box 798 Elm Grove, WI 53122	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Roadway													
1.	Common Excavation	1	LS	$ 200,000.00	$ 200,000.00	$ 164,603.00	$ 164,603.00	$ 144,519.33	$ 144,519.33	$ 124,000.00	$ 124,000.00	$ 243,195.00	$ 243,195.00
2.	Excavation Below Subgrade (EBS) Backfill	2,500	T	$ 0.01	$ 25.00	$ 20.54	$ 51,350.00	$ 20.63	$ 51,575.00	$ 24.00	$ 60,000.00	$ 21.60	$ 54,000.00
3.	EBS	1,000	CY	$ 74.97	$ 74,970.00	$ 22.48	$ 22,480.00	$ 28.26	$ 28,260.00	$ 33.00	$ 33,000.00	$ 23.70	$ 23,700.00
4.	Geogrid	3,100	SY	$ 6.91	$ 21,421.00	$ 5.51	$ 17,081.00	$ 5.71	$ 17,701.00	$ 7.25	$ 22,475.00	$ 6.40	$ 19,840.00
5.	Saw Cut	680	LF	$ 4.00	$ 2,720.00	$ 2.36	$ 1,604.80	$ 5.29	$ 3,597.20	$ 2.00	$ 1,360.00	$ 2.00	$ 1,360.00
6.	1 1/4-IN Dense-Graded Base	7,900	T	$ 17.75	$ 140,225.00	$ 17.27	$ 136,433.00	$ 16.63	$ 131,377.00	$ 19.35	$ 152,865.00	$ 23.45	$ 185,255.00
7.	HMA Pavement–Binder Course	2,600	T	$ 75.95	$ 197,470.00	$ 81.21	$ 211,146.00	$ 64.75	$ 168,350.00	$ 77.50	$ 201,500.00	$ 69.00	$ 179,400.00
8.	HMA Pavement–Surface Course	1,400	T	$ 75.95	$ 106,330.00	$ 81.21	$ 113,694.00	$ 78.50	$ 109,900.00	$ 77.50	$ 108,500.00	$ 79.00	$ 110,600.00
9.	Asphaltic Millings Shoulder	8,200	LF	$ 2.05	$ 16,810.00	$ 2.19	$ 17,958.00	$ 2.20	$ 18,040.00	$ 2.15	$ 17,630.00	$ 2.30	$ 18,860.00
10.	Remove and Replace Gravel Driveway	60	SY	$ 10.60	$ 636.00	$ 16.50	$ 990.00	$ 27.79	$ 1,667.40	$ 34.00	$ 2,040.00	$ 33.00	$ 1,980.00
11.	Remove and Replace Asphalt Driveway	800	SY	$ 50.00	$ 40,000.00	$ 57.96	$ 46,368.00	$ 40.94	$ 32,752.00	$ 59.30	$ 47,440.00	$ 75.00	$ 60,000.00
12.	Remove and Replace 6-IN Concrete Driveway	370	SY	$ 91.00	$ 33,670.00	$ 91.96	$ 34,025.20	$ 100.39	$ 37,144.30	$ 126.00	$ 46,620.00	$ 130.00	$ 48,100.00
13.	Concrete Flume	1	EA	$ 2,000.00	$ 2,000.00	$ 2,028.00	$ 2,028.00	$ 790.00	$ 790.00	$ 805.00	$ 805.00	$ 1,464.00	$ 1,464.00

				Vinton Construction Company 1322 33rd Street Two Rivers, WI 54241		Willkomm Excavating & Grading, Inc. 17108 County Line Road Union Grove, WI 53182		Super Western, Inc. N59 W14601 Bobolink Avenue Menomonee Falls, WI 53051		C.W. Purpero, Inc. 7030 South 13th Street Oak Creek, WI 53154		All-Ways Contractors, Inc. P.O. Box 798 Elm Grove, WI 53122	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Roadway													
14.	Concrete Curb and Gutter	55	LF	$ 85.00	$ 4,675.00	$ 97.13	$ 5,342.15	$ 72.00	$ 3,960.00	$ 73.00	$ 4,015.00	$ 99.00	$ 5,445.00
15.	Remove Culvert	840	LF	$ 12.65	$ 10,626.00	$ 7.50	$ 6,300.00	$ 12.78	$ 10,735.20	$ 20.00	$ 16,800.00	$ 12.40	$ 10,416.00
16.	19-IN by 30-IN HERCP Culvert	224	LF	$ 151.00	$ 33,824.00	$ 130.45	$ 29,220.80	$ 194.00	$ 43,456.00	$ 187.00	$ 41,888.00	$ 198.00	$ 44,352.00
17.	18-IN RCP Culvert	96	LF	$ 89.00	$ 8,544.00	$ 75.92	$ 7,288.32	$ 144.00	$ 13,824.00	$ 113.00	$ 10,848.00	$ 116.00	$ 11,136.00
18.	19-IN by 30-IN HERCP Apron End Wall	12	EA	$ 1,850.00	$ 22,200.00	$ 1,518.41	$ 18,220.92	$ 1,333.00	$ 15,996.00	$ 1,537.00	$ 18,444.00	$ 2,850.00	$ 34,200.00
19.	18-IN RCP Apron Endwall	4	EA	$ 1,655.00	$ 6,620.00	$ 1,286.37	$ 5,145.48	$ 1,196.00	$ 4,784.00	$ 1,327.00	$ 5,308.00	$ 1,940.00	$ 7,760.00
20.	15-IN Corrugated Metal Culvert Pipe	25	LF	$ 71.00	$ 1,775.00	$ 108.00	$ 2,700.00	$ 87.00	$ 2,175.00	$ 75.00	$ 1,875.00	$ 84.00	$ 2,100.00
21.	15-IN Corrugated Metal Culvert Pipe Apron Endwall	2	EA	$ 421.00	$ 842.00	$ 161.00	$ 322.00	$ 199.00	$ 398.00	$ 305.00	$ 610.00	$ 225.00	$ 450.00
22.	17-IN by 13-IN Corrugated Metal Culvert Pipe	452	LF	$ 75.00	$ 33,900.00	$ 119.76	$ 54,131.52	$ 90.00	$ 40,680.00	$ 84.00	$ 37,968.00	$ 74.00	$ 33,448.00
23.	17-IN by 13-IN Corrugated Metal Culvert Pipe Apron Endwall	36	EA	$ 415.00	$ 14,940.00	$ 141.15	$ 5,081.40	$ 263.00	$ 9,468.00	$ 292.00	$ 10,512.00	$ 185.00	$ 6,660.00
24.	21-IN by 15-IN Corrugated Metal Culvert Pipe	119	LF	$ 76.00	$ 9,044.00	$ 141.15	$ 16,796.85	$ 96.00	$ 11,424.00	$ 94.00	$ 11,186.00	$ 80.00	$ 9,520.00
25.	21-IN by15-IN Corrugated Metal Culvert Pipe Apron Endwall	10	EA	$ 451.00	$ 4,510.00	$ 178.57	$ 1,785.70	$ 320.00	$ 3,200.00	$ 342.00	$ 3,420.00	$ 250.00	$ 2,500.00
26.	24-IN by 18-IN Corrugated Metal Culvert Pipe	51	LF	$ 90.00	$ 4,590.00	$ 125.11	$ 6,380.61	$ 102.00	$ 5,202.00	$ 100.00	$ 5,100.00	$ 89.00	$ 4,539.00
27.	24-IN by18-IN Corrugated Metal Culvert Pipe Apron Endwall	4	EA	$ 578.00	$ 2,312.00	$ 227.76	$ 911.04	$ 350.00	$ 1,400.00	$ 400.00	$ 1,600.00	$ 310.00	$ 1,240.00
28.	Riprap, Medium	30	CY	$ 150.00	$ 4,500.00	$ 131.52	$ 3,945.60	$ 147.09	$ 4,412.70	$ 154.00	$ 4,620.00	$ 128.00	$ 3,840.00
29.	Drain Tile	40	LF	$ 80.00	$ 3,200.00	$ 84.47	$ 3,378.80	$ 56.00	$ 2,240.00	$ 45.00	$ 1,800.00	$ 35.00	$ 1,400.00

No.	Description	Quantity	Unit	Vinton Construction Company 1322 33rd Street Two Rivers, WI 54241 Unit Price	Vinton Construction Company Total Price	Willkomm Excavating & Grading, Inc. 17108 County Line Road Union Grove, WI 53182 Unit Price	Willkomm Excavating & Grading, Inc. Total Price	Super Western, Inc. N59 W14601 Bobolink Avenue Menomonee Falls, WI 53051 Unit Price	Super Western, Inc. Total Price	C.W. Purpero, Inc. 7030 South 13th Street Oak Creek, WI 53154 Unit Price	C.W. Purpero, Inc. Total Price	All-Ways Contractors, Inc. P.O. Box 798 Elm Grove, WI 53122 Unit Price	All-Ways Contractors, Inc. Total Price
Roadway													
30.	Ditching	1,400	LF	$ 5.00	$ 7,000.00	$ 13.53	$ 18,942.00	$ 4.28	$ 5,992.00	$ 14.00	$ 19,600.00	$ 18.00	$ 25,200.00
Miscellaneous													
31.	Clearing and Grubbing	1	LS	$ 4,000.00	$ 4,000.00	$ 1,497.00	$ 1,497.00	$ 4,000.00	$ 4,000.00	$ 3,900.00	$ 3,900.00	$ 6,800.00	$ 6,800.00
32.	Tree and Removal	36	ID	$ 100.00	$ 3,600.00	$ 106.93	$ 3,849.48	$ 100.00	$ 3,600.00	$ 107.00	$ 3,852.00	$ 65.00	$ 2,340.00
33.	Erosion Control and Maintenance	1	LS	$ 17,500.00	$ 17,500.00	$ 23,651.29	$ 23,651.29	$ 25,600.00	$ 25,600.00	$ 24,000.00	$ 24,000.00	$ 11,982.00	$ 11,982.00
34.	6-IN Topsoil, Seed, Erosion Mat W/ Biodegradable Stakes and Watering	8,500	SY	$ 5.75	$ 48,875.00	$ 12.69	$ 107,865.00	$ 15.20	$ 129,200.00	$ 17.45	$ 148,325.00	$ 9.98	$ 84,830.00
35.	Remove and Reset Existing Signs	1	LS	$ 300.00	$ 300.00	$ 2,138.60	$ 2,138.60	$ 1,995.00	$ 1,995.00	$ 2,200.00	$ 2,200.00	$ 2,500.00	$ 2,500.00
36.	Remove Miscellaneous Landscaping Items	1	LS	$ 300.00	$ 300.00	$ 0.01	$ 0.01	$ 5,624.49	$ 5,624.49	$ 4,000.00	$ 4,000.00	$ 1,500.00	$ 1,500.00
37.	Salvage and Reinstall Mailboxes	32	EA	$ 100.00	$ 3,200.00	$ 213.86	$ 6,843.52	$ 230.00	$ 7,360.00	$ 292.00	$ 9,344.00	$ 225.00	$ 7,200.00
38.	Temporary Mailboxes	32	EA	$ 15.90	$ 508.80	$ 117.62	$ 3,763.84	$ 144.28	$ 4,616.96	$ 106.00	$ 3,392.00	$ 225.00	$ 7,200.00
39.	Install Sign and Sign Support	1	LS	$ 325.00	$ 325.00	$ 535.00	$ 535.00	$ 770.00	$ 770.00	$ 760.00	$ 760.00	$ 1,280.00	$ 1,280.00
40.	Mobilization	1	LS	$ 56,500.00	$ 56,500.00	$ 36,725.00	$ 36,725.00	$ 108,888.85	$ 108,888.85	$ 45,000.00	$ 45,000.00	$ 47,835.00	$ 47,835.00
41.	Traffic Control	1	LS	$ 6,000.00	$ 6,000.00	$ 5,002.00	$ 5,002.00	$ 4,700.00	$ 4,700.00	$ 9,000.00	$ 9,000.00	$ 6,500.00	$ 6,500.00
42.	Dust Control	1	LS	$ 1,000.00	$ 1,000.00	$ 0.01	$ 0.01	$ 6,477.62	$ 6,477.62	$ 3,200.00	$ 3,200.00	$ 500.00	$ 500.00
ENGINEER'S COMPUTED TOTAL ITEMS NO. 1 THROUGH 42					$ 1,151,487.80		$ 1,197,524.94		$ 1,227,853.05		$ 1,270,802.00		$ 1,332,427.00
CONTRACTOR'S COMPUTED TOTAL ITEMS NO. 1 THROUGH 42					$ 1,151,487.80		$ 1,197,524.94		$ 1,227,853.05		$ 1,270,802.00		$ 1,332,427.00

Reviewed by Nicole Wellnitz

Preliminary Report of the Engineer

On the Proposed Hickory Grove Estates

Pavement Rehabilitation Assessments

In the City of Pewaukee

In accordance with the resolution passed by the Common Council of the City of Pewaukee, we herewith submit our report on the assessments for the rehabilitation of Hickory Grove Drive, Roger Road, Patricia Lane, and Shari Drive, drainage improvements along Glacier Road, Hickory Grove Drive, Roger Road, Patricia Lane, and Shari Drive to be made in the City of Pewaukee. All data shown here is based on bid prices.

The report consists of the following Schedules:

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

Schedule “B”: Legal description and map, dated September 2025, of all parcels within the assessment district.

Schedule “C”: Estimated assessment for each parcel affected.

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

Magdelene J. Wagner, P.E.
Director of Public Works/City Engineer
City of Pewaukee
W240N3065 Pewaukee Road
Pewaukee, WI 53072
November 3, 2025

Prepared by:
Brian G. Leightner, P.E.
Civil Engineer
October 10, 2025

Schedule “A” – Hickory Grove Estates

The City of Pewaukee is considering the pavement rehabilitation of Hickory Grove Drive, Roger Road, Patricia Lane, and Shari Drive. The improvements include road rehabilitation, drainage repair, and related facilities.

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

Drainage improvements will be paid for by the Storm Water Management Utility.

It is recommended that the costs for the improvements in Hickory Grove Estates be determined on a unit basis.

UNIT RATE COMPUTATIONS

Road Rehabilitation Unit Rate – Hickory Grove Estates

Estimated Assessable Road Construction Costs (see attached breakdown)	$ 772,702.05
Previous Engineering	$ 41,437.84
Engineering, Administration, & Contingencies	$ 231,810.62
Total Estimated Assessable Road Construction Costs	$ 1,045,950.51

$$\frac{\$\ 1,045,950.51}{41\ \text{units}^{1}} = \$\ 25,510.99/\text{unit}$$

Use $ 25,510.99/unit as the Road Rehabilitation Unit Rate[2].

Storm Water Management – Hickory Grove Estates

Estimated Storm Water Utility Costs (see attached breakdown)	$ 378,785.75
Previous Engineering	$ 13,812.61
Engineering, Administration, & Contingencies	$ 113,635.72
Total Estimated Storm Water Utility Costs	$ 506,234.08

COST SUMMARY

Cost Summary

Total Project Costs	$ 1,552,184.59
Total Road Assessable Costs (Deduct)	$ (138,073.99)
Total Deferred Road Assessable Costs (Deduct)	$ (178,576.93)
Total Storm Water Utility Costs (Deduct)	$ (506,234.08)
Net Non-Assessable & City Costs	$ 729,299.59

[1] The unit count includes deferred units. The number of deferred units is based on the zoning requirements of the Hickory Grove Estates Subdivision (RS-4).
[2] A maximum assessment of $ 3,411.00 (2026 Pavement Cap) will be assessed to single-family, duplex residential, and residential condominium properties.

Computation of Costs

Total Estimated Rehabilitation Project Costs

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
1	Common Excavation	1	LS	$200,000.00	$ 200,000.00
2	Excavation Below Subgrade (EBS) Backfill	2500	T	$ 0.01	$ 25.00
3	EBS	1000	CY	$ 74.97	$ 74,970.00
4	Geogrid	3100	SY	$ 6.91	$ 21,421.00
5	Saw Cut	680	LF	$ 4.00	$ 2,720.00
6	1 ¼-IN Dense-Graded Base	7900	T	$ 17.75	$ 140,225.00
7	HMA Pavement-Binder Course	2600	T	$ 75.95	$ 197,470.00
8	HMA Pavement-Surface Course	1400	T	$ 75.95	$ 106,330.00
9	Asphaltic Millings Shoulder	8200	LF	$ 2.05	$ 16,810.00
10	Remove and Replace Gravel Driveway	60	SY	$ 10.60	$ 636.00
11	Remove and Replace Asphalt Driveway	800	SY	$ 50.00	$ 40,000.00
12	Remove and Replace 6-IN Concrete Driveway	370	SY	$ 91.00	$ 33,670.00
13	Concrete Flume	1	EA	$ 2,000.00	$ 2,000.00
14	Concrete Curb and Gutter	55	LF	$ 85.00	$ 4,675.00
15	Remove Culvert	840	LF	$ 12.65	$ 10,626.00
16	19-IN by 30-IN HERCP Culvert	224	LF	$ 151.00	$ 33,824.00
17	18-IN RCP Culvert	96	LF	$ 89.00	$ 8,544.00
18	19-IN by 30-IN HERCP Apron End Wall	12	EA	$ 1,850.00	$ 22,200.00
19	18-IN RCP Apron Endwall	4	EA	$ 1,655.00	$ 6,620.00
20	15-IN Corrugated Metal Culvert Pipe	25	LF	$ 71.00	$ 1,775.00
21	15-IN Corrugated Metal Culvert Pipe Apron Endwall	2	EA	$ 421.00	$ 842.00
22	17-IN by 13-IN Corrugated Metal Culvert Pipe	452	LF	$ 75.00	$ 33,900.00
23	17-IN by 13-IN Corrugated Metal Culvert Pipe Apron Endwall	36	EA	$ 415.00	$ 14,940.00
24	21-IN by 15-IN Corrugated Metal Culvert Pipe	119	LF	$ 76.00	$ 9,044.00
25	21-IN by 15-IN Corrugated Metal Culvert Pipe Apron Endwall	10	EA	$ 451.00	$ 4,510.00
26	24-IN by 18-IN Corrugated Metal Culvert Pipe	51	LF	$ 90.00	$ 4,590.00
27	24-IN by 18-IN Corrugated Metal Culvert Pipe Apron Endwall	4	EA	$ 578.00	$ 2,312.00
28	Riprap, Medium	30	CY	$ 150.00	$ 4,500.00

Total Estimated Rehabilitation Project Costs – Continued

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
29	Drain Tile	40	LF	$ 80.00	$ 3,200.00
30	Ditching	1400	LF	$ 5.00	$ 7,000.00
31	Clearing and Grubbing	1	LS	$ 4,000.00	$ 4,000.00
32	Tree Removal	36	ID	$ 100.00	$ 3,600.00
33	Erosion Control and Maintenance	1	LS	$ 17,500.00	$ 17,500.00
34	6-IN Topsoil, Seed, Erosion Mat W/Biodegradable Stakes and Watering	8500	SY	$ 5.75	$ 48,875.00
35	Remove and Reset Existing Signs	1	LS	$ 300.00	$ 300.00
36	Remove Miscellaneous Landscaping Items	1	LS	$ 300.00	$ 300.00
37	Salvage and Reinstall Mailboxes	32	EA	$ 100.00	$ 3,200.00
38	Temporary Mailboxes	32	EA	$ 15.90	$ 508.80
39	Install Sign and Sign Support	1	LS	$ 325.00	$ 325.00
40	Mobilization	1	LS	$ 56,500.00	$ 56,500.00
41	Traffic Control	1	LS	$ 6,000.00	$ 6,000.00
42	Dust Control	1	LS	$ 1,000.00	$ 1,000.00
	Subtotal of Contract				$1,151,487.80
	Previous Engineering				$ 55,250.45
	Engineering, Administration, & Contingencies				$ 345,446.34
	Total Project Costs				$1,552,184.59

Total Estimated Project Costs = $ 1,552,184.59

Total Estimated Road Rehabilitation & Assessable Costs

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
1	Common Excavation	0.4	LS	$200,000.00	$ 80,000.00
2	Excavation Below Subgrade (EBS) Backfill	2500	T	$ 0.01	$ 25.00
3	EBS	1000	CY	$ 74.97	$ 74,970.00
4	Geogrid	3100	SY	$ 6.91	$ 21,421.00
5	Saw Cut	680	LF	$ 4.00	$ 2,720.00
6	1 ¼-IN Dense-Graded Base	7900	T	$ 17.75	$ 140,225.00
7	HMA Pavement-Binder Course	2600	T	$ 75.95	$ 197,470.00
8	HMA Pavement-Surface Course	1400	T	$ 75.95	$ 106,330.00
9	Asphaltic Millings Shoulder	8200	LF	$ 2.05	$ 16,810.00
10	Remove and Replace Gravel Driveway	60	SY	$ 10.60	$ 636.00
11	Remove and Replace Asphalt Driveway	800	SY	$ 50.00	$ 40,000.00
12	Remove and Replace 6-IN Concrete Driveway	370	SY	$ 91.00	$ 33,670.00
33	Erosion Control and Maintenance	0.34	LS	$ 17,500.00	$ 5,950.00
34	6-IN Topsoil, Seed, Erosion Mat W/Biodegradable Stakes and Watering	935	SY	$ 5.75	$ 5,376.25
35	Remove and Reset Existing Signs	1	LS	$ 300.00	$ 300.00
37	Salvage and Reinstall Mailboxes	32	EA	$ 100.00	$ 3,200.00
38	Temporary Mailboxes	32	EA	$ 15.90	$ 508.80
39	Install Sign and Sign Support	1	LS	$ 325.00	$ 325.00
40	Mobilization	0.67	LS	$ 56,500.00	$ 37,855.00
41	Traffic Control	0.67	LS	$ 6,000.00	$ 4,020.00
42	Dust Control	0.89	LS	$ 1,000.00	$ 890.00
	Subtotal of Contract				$ 772,702.05
	Previous Engineering				$ 41,437.84
	Engineering, Administration, & Contingencies				$ 231,810.62
	Total Project Costs				$1,045,950.51

Total Estimated Road Construction Costs = $ 1,045,950.51

Total Units abutting the Road = 41 units[1]

Computation of Unit Cost: $\frac{\$\ 1,045,950.51}{41\ \text{units}}$ = $ 25,510.99/unit

[1] The unit count includes deferred units. The number of deferred units is based on the zoning requirements of the Hickory Grove Estates Subdivision (RS-4).

Total Estimated Road Rehabilitation & Assessable Costs – Continued

Use $ 25,510.99/unit as the Road Rehabilitation Unit Rate[1].

[1] A maximum assessment of $ 3,411.00 (2026 Pavement Cap) will be assessed to single-family, duplex residential, and condominium residential properties.

Total Estimated Storm Water Utility Costs

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
1	Common Excavation	0.6	LS	$200,000.00	$120,000.00
13	Concrete Flume	1	EA	$ 2,000.00	$ 2,000.00
14	Concrete Curb and Gutter	55	LF	$ 85.00	$ 4,675.00
15	Remove Culvert	840	LF	$ 12.65	$ 10,626.00
16	19-IN by 30-IN HERCP Culvert	224	LF	$ 151.00	$ 33,824.00
17	18-IN RCP Culvert	96	LF	$ 89.00	$ 8,544.00
18	19-IN by 30-IN HERCP Apron End Wall	12	EA	$ 1,850.00	$ 22,200.00
19	18-IN RCP Apron Endwall	4	EA	$ 1,655.00	$ 6,620.00
20	15-IN Corrugated Metal Culvert Pipe	25	LF	$ 71.00	$ 1,775.00
21	15-IN Corrugated Metal Culvert Pipe Apron Endwall	2	EA	$ 421.00	$ 842.00
22	17-IN by 13-IN Corrugated Metal Culvert Pipe	452	LF	$ 75.00	$ 33,900.00
23	17-IN by 13-IN Corrugated Metal Culvert Pipe Apron Endwall	36	EA	$ 415.00	$ 14,940.00
24	21-IN by 15-IN Corrugated Metal Culvert Pipe	119	LF	$ 76.00	$ 9,044.00
25	21-IN by 15-IN Corrugated Metal Culvert Pipe Apron Endwall	10	EA	$ 451.00	$ 4,510.00
26	24-IN by 18-IN Corrugated Metal Culvert Pipe	51	LF	$ 90.00	$ 4,590.00
27	24-IN by 18-IN Corrugated Metal Culvert Pipe Apron Endwall	4	EA	$ 578.00	$ 2,312.00
28	Riprap, Medium	30	CY	$ 150.00	$ 4,500.00
29	Drain Tile	40	LF	$ 80.00	$ 3,200.00
30	Ditching	1400	LF	$ 5.00	$ 7,000.00
31	Clearing and Grubbing	1	LS	$ 4,000.00	$ 4,000.00
32	Tree Removal	36	ID	$ 100.00	$ 3,600.00
33	Erosion Control and Maintenance	0.66	LS	$ 17,500.00	$ 11,550.00
34	6-IN Topsoil, Seed, Erosion Mat W/Biodegradable Stakes and Watering	7565	SY	$ 5.75	$ 43,498.75
36	Remove Miscellaneous Landscaping Items	1	LS	$ 300.00	$ 300.00
40	Mobilization	0.33	LS	$ 56,500.00	$ 18,645.00
41	Traffic Control	0.33	LS	$ 6,000.00	$ 1,980.00

Total Estimated Storm Water Utility Costs – Continued

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
42	Dust Control	0.11	LS	$ 1,000.00	$ 110.00
	Subtotal of Contract				$378,785.75
	Previous Engineering				$ 13,812.61
	Engineering, Administration, & Contingencies				$113,635.72
	Total Project Costs				$506,234.08

Total Estimated Storm Water Utility Costs = $ 506,234.08

September 5th, 2025

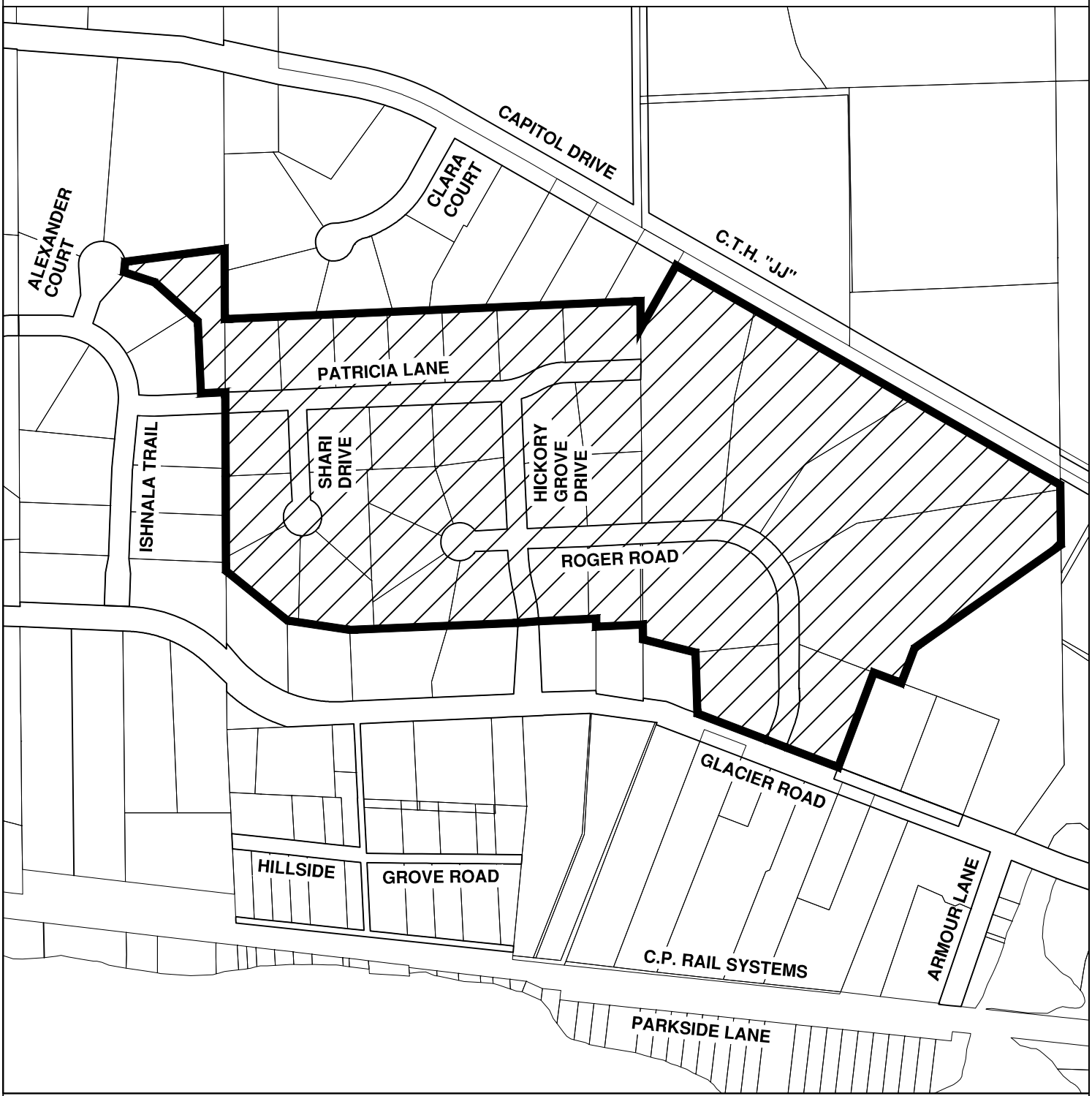
An Area of Assessment in Parts of the SE and SW ¼ Section of Section 6, T7N, R19E and The NE ¼ of Section 7, T7N, R19E, In the City of Pewaukee, Waukesha County, Wisconsin. Bound and Described as Follows.

Commencing at the SW Corner of the SE ¼ of Section 6, T7N, R19 E; Thence N2°18'00"E, Along the West Line of Said SE ¼ Section, 506.71 Feet, to the Point of Beginning of lands to be Described; Thence Continuing Along Said West Line, N2°18'00"E, 571.49 Feet, to a Point on the North R/W Line of Patricia Lane, Also being the SE Corner of Outlot 1 of Glacier Ridge Subdivision; Thence N89°54'00"W, along Said North R/W Line, 77.83 Feet, to the SW Corner of Said Outlot 1; Thence N0°06'00"E, Along a Westerly Line of Said Outlot 1, 231.87 Feet; Thence N45°24'48"W, Along a Westerly Line of Said Outlot 1, 185.53 Feet; Thence N69°02'51"W, Along a Westerly Line of Said Outlot 1, 103.23 Feet, To a point on the Easterly R/W of Alexander Court; Thence Along the Easterly R/W of Alexander Court, Along an Arc of a Curve, Whose Center is to the West, Whose Radius is 75.00 Feet, and Whose Chord Bears N08°03'27"E 33.49 Feet, 33.77 Feet, to the NW Corner of Said Outlot 1; Thence N85°09'02"E, Along the North Line of Said Outlot 1, 320.87 Feet; Thence S2°18'00"W, Along the East Line of Said Outlot 1, 230.81 feet to the NW Corner of Hickory Grove Estates Subdivision; Thence S89°54'00"E, Along the North Line of Said Subdivision, 1330.15 Feet, to the NE Corner of Said Subdivision; Thence S2°08'00"W, Along the East Line of Said Subdivision, 80.89 Feet, to a Point of Intersection with a Line of CSM #2189; Thence N32°18'00"E, Along said Line, 232.52 Feet, to a Point on the South R/W Line of C.T.H. "JJ"; Thence S57°42'00"E, Along Said R/W Line, 1417.06 Feet, to the NE Corner of CSM #2188; Thence S1°56'00"W, Along the East line of CSM #2188 and the East Line of CSM # 3218, 192.61 Feet, to a Corne of CSM #3218; Thence S57°22'04"W, Along CSM #3218, 569.92 Feet, to a point; Thence S23°25'00"W, Along CSM #3218, 120.00 Feet; Thence N66°35'00"W, Along CSM #3218, 96.84 Feet; Thence S23°25'00"W, Along an Easterly line of CSM # 3218 and CSM #1584, 325.48 Feet, to a Point on the North R/W Line of Glacier Road; Thence N66°35'00"W and Along said N. R/W Line, 480.41 Feet, to the SW Corner of CSM #1532; Thence N2°08'00"E Along the West Line of CSM #1532, 196.55 Feet; Thence N73°21'00"W Along a southerly Line of a Parcel Whose Tax Key is PWC0888996, 180.66 Feet, to a Point on the East Line of CSM #310; Thence N2°08'00"E Along Said East Line, 43.57 Feet; Thence N90°00'00"W Along the North Line of CSM #310, 150.00 Feet, to a Point on the East Line of CSM #1390; Thence N2°08'00"E Along Said East Line, 26.79 Feet; Thence N90°00'00"W, 789.52 Feet, to the NE Corner of CSM #1385; Thence N78°45'40"W, Along Said CSM #1385, 198.62 Feet; Thence N48°56'55"W, Along the North line of Lot 11, Hickory Grove Estates Subdivision, 252.76 Feet, to the Point of Beginning.

Dave Geis
Senior Engineering Technician
City of Pewaukee

Revised 9/5/2025

HICKORY GROVE ESTATES ROAD 2026
ROAD ASSESSMENT AREA RD-25-57564
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



CITY OF PEWAUKEE

LEGEND

HICKORY GROVE ROAD ASSESSMENT AREA

N W E S

0 100 200 300 400 500 1000

SCALE IN FEET

DATE: SEPTEMBER 2, 2025

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
2026 HICKORY GROVE ESTATES RECONSTRUCTION
RD-25-57564

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT	COST/UNIT	ASSESSMENT	ASSESSMENT CAP	TOTAL ASSESSMENT
1	CITY OF PEWAUKEE SEWER UTILITY C/O JANE MUELLER W240N3065 PEWAUKEE RD PEWAUKEE WI 53072	PWC SW0887063	Road Reconstruction	1	$ 25,510.99	$ 25,510.99		$ 25,510.99
2	CRAIG G HALPERT REVOCABLE TRUST N41W27292 PATRICIA LN PEWAUKEE WI 53072-2224	PWC 0888001	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
3	SHAWN LINGLE KAREN J LONG N41W27330 PATRICIA LN PEWAUKEE WI 53072-2227	PWC 0888002	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
4	JASON FELDMEIER DANA M FELDMEIER N41W27350 PATRICIA LN PEWAUKEE WI 53072-2227	PWC 0888003	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
5	MARGO A GOODWIN 2873 DEER CREEK RUN SUN PRAIRIE WI 53590-9229	PWC 0888004	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
6	VIRENDER K MAKHIJA LOUISE T MAKHIJA N41W27424 PATRICIA LN PEWAUKEE WI 53072	PWC 0888005	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
7	DONALD J CZECH DIANE M CZECH N41W27458 PATRICIA LN PEWAUKEE WI 53072-2230	PWC 0888006	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
8	SARAH KENNEDY CRAIG MURRAY N41W27476 PATRICIA LN PEWAUKEE WI 53072-2230	PWC 0888007	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
9	CHRISTOPHER J GILLING DEEANNE M GILLING N41W27475 PATRICIA LN PEWAUKEE WI 53072	PWC 0888008	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
10	JAMES R AND KAYE L MEKA REVOCABLE TRUST W274N4117 SHARI DR PEWAUKEE WI 53072-2245	PWC 0888009	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
2026 HICKORY GROVE ESTATES RECONSTRUCTION
RD-25-57564

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT	COST/UNIT	ASSESSMENT	ASSESSMENT CAP	TOTAL ASSESSMENT
11	SAMUEL M VALLONE ANN K VALLONE W274N4105 SHARI DR PEWAUKEE WI 53072	PWC 0888010	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
12	SAMUEL M VALLONE ANN K VALLONE W274N4105 SHARI DR PEWAUKEE WI 53072	PWC 0888012	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
13	JOHN SMUKOWSKI LISA SMUKOWSKI W274N4118 SHARI DR PEWAUKEE WI 53072-2231	PWC 0888013	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
14	BRENT R WALTZ KAREN M WALTZ N41W27469 PATRICIA LN PEWAUKEE WI 53072	PWC 0888014	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
15	ANNA MARIE SODERBERG WILLIAM STEPHEN SODERBERG N41W27363 PATRICIA LN PEWAUKEE WI 53072-2226	PWC 0888015	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
16	PAUL AND NANCY HARRISON REVOCABLE TRUST N41W27361 HICKORY GROVE DR PEWAUKEE WI 53072-2253	PWC 0888016	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
17	MARK L ISABELL TERESE W ISABELL N41W27360 ROGER RD PEWAUKEE WI 53072-2239	PWC 0888017	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
18	THOMAS GARVIN DELORES GARVIN N41W27370 ROGER RD PEWAUKEE WI 53072	PWC 0888018	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
19	DONALD D STEILER JOLYNN M STEILER N41W27378 ROGER RD PEWAUKEE WI 53072	PWC 0888019	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
20	SAMUEL J VALLONE ANGELA K VALLONE N41W27373 ROGER RD PEWAUKEE WI 53072	PWC 0888020	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
2026 HICKORY GROVE ESTATES RECONSTRUCTION
RD-25-57564

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT	COST/UNIT	ASSESSMENT	ASSESSMENT CAP	TOTAL ASSESSMENT
21	DAVID J KNEBES TRACI J KNEBES N41W27357 ROGER RD PEWAUKEE WI 53072-2237	PWC 0888023	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
22	SUSAN A RUF REVOCABLE TRUST W273N4066 HICKORY GROVE DR PEWAUKEE WI 53072	PWC 0888024	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
23	JOSEPH W MONFRE JANICE J MONFRE N40W27287 ROGER RD PEWAUKEE WI 53072-2256	PWC 0888025	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
24	THOMAS A GRANDLICH TERRI L GRANDLICH N41W27280 ROGER RD PEWAUKEE WI 53072-2235	PWC 0888026	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
25	ALEXANDRIA M HAMM JORDAN L HAMM W273N4182 HICKORY GROVE DR PEWAUKEE WI 53072-2242	PWC 0888027	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
26	TIMOTHY R HARDIN W273N4190 HICKORY GROVE DR PEWAUKEE WI 53072-2242	PWC 0888028	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
27	DELWIN P KAATZ ELIZABETH L KAATZ N41W27271 PATRICIA LN PEWAUKEE WI 53072-2223	PWC 0888029	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
2026 HICKORY GROVE ESTATES RECONSTRUCTION
RD-25-57564

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT	COST/UNIT	ASSESSMENT	ASSESSMENT CAP	TOTAL ASSESSMENT
28	BRIAN L STEINGRABER ALISSA D STEINGRABER N41W27225 ROGER RD PEWAUKEE WI 53072-2235	PWC 0888996	Road Reconstruction Road Reconstruction - Deferred	1 3	$ 25,510.99 $ 25,510.99	$ 25,510.99 $ 76,532.97	$ 3,411.00	$ 3,411.00 $ 76,532.97 D
29	MICHAEL DANNING JENNIFER DANNING N40W27202 GLACIER RD PEWAUKEE WI 53072	PWC 0888996001	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
30	GREGORY D COX LENETTE A COX N40W27178 GLACIER RD PEWAUKEE WI 53072	PWC 0888996005	Road Reconstruction Road Reconstruction - Deferred	1 1	$ 25,510.99 $ 25,510.99	$ 25,510.99 $ 25,510.99	$ 3,411.00	$ 3,411.00 $ 25,510.99 D
31	THOMAS BEDNAR JUDITH BEDNAR N41W27220 ROGER RD PEWAUKEE WI 53072	PWC 0888996012	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
32	PAUL T EALES JOHNELL L EALES N40W27196 ROGER RD PEWAUKEE WI 53072	PWC 0888996013	Road Reconstruction Road Reconstruction - Deferred	1 1	$ 25,510.99 $ 25,510.99	$ 25,510.99 $ 25,510.99	$ 3,411.00	$ 3,411.00 $ 25,510.99 D
33	ROBERT C OPIE LINDA OPIE N41W27256 ROGER RD PEWAUKEE WI 53072-2235	PWC 0888996026	Road Reconstruction Road Reconstruction - Deferred	1 2	$ 25,510.99 $ 25,510.99	$ 25,510.99 $ 51,021.98	$ 3,411.00	$ 3,411.00 $ 51,021.98 D
34	GRIBBLE LUMB REVOCABLE TRUST N41W27244 ROGER RD PEWAUKEE WI 53072-2235	PWC 0888996027	Road Reconstruction	1	$ 25,510.99	$ 25,510.99	$ 3,411.00	$ 3,411.00
			TOTAL IN AID OF ROAD RECONSTRUCTION	34	units			$ 138,073.99
			TOTAL IN AID OF ROAD RECONSTRUCTION - DEFERRED	7	units			$ 178,576.93

D - Deferred Assessment. Assessment is activated by further development (CSM, plat, rezoning, etc.). Actual assessment will be based on development.

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

City of Pewaukee - New Agenda Item

Agenda Language:

Sub Item Agenda Language:

Background Provided By:
Nick Fuchs

Background:
At their October 16th meeting, the Plan Commission unanimously recommended approval of a Preliminary Plat for Land by Label to create twenty-five lots and one outlot upon properties bearing Tax Key Nos. 0941988104 and 0944994, subject to staff recommended conditions of approval. These conditions can be found in the staff report.

The applicant has agreed to all conditions except for the condition stating, "[n]atural resource features and their respective setbacks shall be located within outlots and shall not extend onto any individual lots." The applicant is agreeing to natural resources being within outlots, but is requesting that the setback areas be placed within easements.

Staff prefers natural resources and protected setback areas to be contained within outlots; however, staff does acknowledge that the City's Land Division Ordinance specifically allows for the Plan Commission to require restrictive easements to protect natural resources and/or the aesthetic value of land, as opposed to requiring outlots.

Staff has discussed this further with the applicant, and the applicant is willing to place signage along the border of these natural resources and include a reference to the respective setbacks. As such, staff does not object to the revision of this condition to require setbacks in easements rather than outlots. Again, the natural resource itself will be within an outlot.

Fiscal Impact:

Recommended Motion:
A motion to approve a twenty-five lot Preliminary Plat for Land By Label, subject to staff recommendations of approval and natural resource setbacks being contained within easements.

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

REPORT TO THE PLAN COMMISSION

Meeting of September 18, 2025

Date: September 11, 2025

Project Name: Land By Label Preliminary Plat

Project Address/Tax Key No.: PWC 0941988104 and a portion of PWC 0944994

Applicant: LAND BY LABEL

Property Owner: Meadowbrook Village LLC

Current Zoning: Rs-6 Single-Family Residential District and LC Lowland Conservancy District

2050 Land Use Map Designation: Medium Density Residential (6,500 Sq. Ft. - 1/2 Ac. / D.U.) and Floodplains, Lowland, & Upland Conservancy and Other Natural Areas

Use of Surrounding Properties: The P.aD.D.S. Prairie Grass Luxury Apartments to the north, Pewaukee Golf Club to the south and east, and Meadowbrook Village to the west.

Project Description:

This submission is following the City's approval of a Comprehensive Master Plan Amendment, rezoning, and Conditional Use Permit to allow for a single-family residential development under the Rs-6 District residential planned unit development standards.

Conditional Use Permit No. CUP-25-5-2 (attached) approved a planned unit development (PUD) to allow for up to 160 single-family units on Lots 2 and 3 of a concurrently submitted CSM and up to 27 single-family units on Lot 1 and 2 of a second concurrently submitted CSM.

At that time, the applicant anticipated completing a Condominium Plat for the 27 single family units for the residential development primarily on the 19-acre parcel bearing Tax Key No. 0941988104; however, the applicant has now decided to submit a Preliminary Plat to create 27 individual lots, opposed to condominium ownership. This does not change the use or require an amendment to the CUP.

The Preliminary Plat includes 25 lots. The proposed lots range in size from 9,048 square feet to 23,193 square feet, with a mean lot size of 11,236 square feet.

According to the applicant, the site area is 11.34 acres and approximately 8.155 net acres (excluding rights-of-way and wetlands). This results in a net density of approximately 3.06 dwelling units per acre, which is in compliance with the Rs-6 District.

Wetlands that are not anticipated to be filled are protected within outlots on the plat. *All wetland impacts shall be subject to approval by the Wisconsin Department of Natural Resources*.

Rs-6 District requirements are summarized below. All homes must comply with these standards.

	Max Density (DU/ac)	Min Lot Area (SF)	Min Lot Width (feet at bldg. setback)	Max Bldg. Height (feet)	Min First/Total Floor Area (3 bedrms) (SF)	Min FY & CSY Setback (feet)	Min SY Setback (feet)	Min RY Setback (feet)
Rs-6	3.49	12,500 9,000 (PUD)	90 70 (PUD)	35	900 First Floor 1,300 Total	30 20.1 (PUD)	12	35 23.45 (PUD)

Recommendation

Staff recommends approval of the Preliminary Plat of Willow Run Single Family Rentals, subject to the following conditions:

1. Wisconsin Department of Natural Resources approval of wetland impacts shall be granted prior to any land disturbance.
2. SEWPRC Environmental Corridor delineations shall be completed prior to land disturbance activities.
3. All improvements shall be located outside of remaining natural resources onsite including wetland boundaries and the 25-foot wetland setback.
4. Signs shall be subject to Section 17.0700 of the Zoning Code and staff review of sign permits.
5. Final grading, erosion control, and storm water management plans will require Engineering Department approval prior to any land disturbance.
6. Engineering Department approval of detailed utility plans.

PRELIMINARY PLAT OF
WILLOW RUN SINGLE FAMILY RENTALS

LOTS 1, 2 & 3 & OUTLOT 1, CSM NO. _____,
BEING PART OF THE SE 1/4 & SW 1/4 OF THE NE 1/4,
SECTION 20, TOWNSHIP 7 NORTH, RANGE 19 EAST,
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify that this preliminary plat is a true and correct representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 239 of the City of Pewaukee Subdivision Ordinance in surveying, dividing and mapping of the same.

Ryan Wilgreen, P.L.S. S-2647
ryan.wilgreen@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project No. 240299700

NOTES:

FLOODPLAIN
-Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 55133C0192H with an effective date of October 19, 2023, the property falls within Zone "X" (areas determined to be outside the 0.2% annual chance flood hazard).

WETLANDS
-Wetlands shown on this plat were delineated by Evergreen Consultants, LLC on October 29, 2024.

OUTLOTS
-Outlot 1 is to be used for stormwater management purposes. All owners of the plat of Willow Run Single Family Rentals have an equal and undivided fractional ownership of all of the stormwater facilities. Waukesha County shall not be liable for any fees or special charges in the event they become the owner of a lot or outlot in the subdivision by reason of tax delinquency. The City of Pewaukee is authorized to access Outlot 1 to conduct necessary stormwater inspections and maintenance. The Meadowbrook Village Condominiums will have continued use of Outlot 1 for stormwater management purposes per Storm Water Drainage Easement Agreement recorded as Document No. 4365062.

SCHOOL DISTRICT:
- The plat of Willow Run Single Family Rentals lies within the Waukesha School District.

EXISTING UTILITIES
-Surface indications of utilities along with Digger's Hotline markings per ticket no. 20244221277 have been shown. Sizes and elevation of underground utilities shown hereon are based on field measurements of visible structures in combination with available data provided to Excel Engineering. Excel Engineering makes no guarantee that all the existing utilities in the surveyed area have been shown nor that they are in the exact location indicated. Contractor shall be responsible for verifying the location of all utilities prior to construction. This plan is in no way a substitute for utility locating at the time of excavation.

DATUMS
-Elevations shown on this survey are based on North American Vertical Datum 1988 (NAVD88). Horizontal coordinates are based on the Wisconsin State Plane Coordinate System, South Zone. (North American Datum 1983).

TOTAL AREA
11.293 ACRES
491,940 SQ. FT.

BENCHMARK
BURY TAG BOLT ON HYDRANT
ELEV=874.13
(NAVD88)

E. FIELDHACK DRIVE
(60' WIDE PUBLIC R.O.W.)

MILKWEED LANE
(60' WIDE PUBLIC R.O.W.)

MEADOWGRASS CIRCLE
(PRIVATE ROAD)

ROAD A
ROAD B
ROAD C

PROPOSED EMERGENCY ACCESS GATE

STORM WATER DRAINAGE EASEMENT OVER LOT PER DOC. NO. 4365062

AREA DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES

INGRESS/EGRESS EASEMENT PER DOC. NO. 4165062

PUBLIC SANITARY SEWER EASEMENT

VISION CORNER EASEMENT

PROPOSED CURB & GUTTER (TYP)

PROPOSED SIDEWALK

25' WETLAND SETBACK

WETLAND

UNPLATTED LANDS
OWNER: VARIN/WILLOW RUN LLC

UNPLATTED LANDS
OWNER: UNIT OWNERS OF MEADOWBROOK VILLAGE CONDOMINIUMS

MEADOWBROOK VILLAGE CONDOMINIUMS PHASE IV
OWNER: DONNA JILL BOROWSKI ET AL

PARCEL 2
CSM NO. 9757

PART OF OUTLOT 2
CSM NO. 9757

LOT 1 CSM NO. 11252
OWNER: THE P.A.D.D.S. PEWAUKEE LLC

OUTLOT 1 CSM NO. 10993

LOT 1	10,919 SF 0.251 AC
LOT 2	9,048 SF 0.208 AC
LOT 3	9,048 SF 0.208 AC
LOT 4	9,052 SF 0.208 AC
LOT 5	18,064 SF 0.415 AC
LOT 6	23,193 SF 0.532 AC
LOT 7	10,176 SF 0.234 AC
LOT 8	9,794 SF 0.225 AC
LOT 9	11,962 SF 0.275 AC
LOT 10	16,168 SF 0.371 AC
LOT 11	10,155 SF 0.233 AC
LOT 12	9,082 SF 0.208 AC
LOT 13	9,119 SF 0.209 AC
LOT 14	9,367 SF 0.215 AC
LOT 15	9,348 SF 0.215 AC
LOT 16	9,171 SF 0.211 AC
LOT 17	10,975 SF 0.252 AC
LOT 18	12,512 SF 0.287 AC
LOT 19	9,165 SF 0.210 AC
LOT 20	9,339 SF 0.214 AC
LOT 21	11,987 SF 0.275 AC
LOT 22	14,908 SF 0.342 AC
LOT 23	9,094 SF 0.209 AC
LOT 24	9,048 SF 0.208 AC
LOT 25	10,199 SF 0.234 AC
OUTLOT 1	74,354 SF 1.707 AC
OUTLOT 2	13,033 SF 0.299 AC

CURRENT ZONING:

RS-6 Single-Family Residential District
Building Setbacks:
Front: 30 feet
Side: 12 feet
Rear: 35 feet

Condition Use PUD setback reduction
Front & Rear setbacks allowed to be reduced by 33%

TYPICAL VISION CORNER EASEMENT

TYPICAL RS-6 CORNER LOT BUILDING SETBACKS

TYPICAL RS-6 BUILDING SETBACKS

VICINITY MAP
NE 1/4 OF SECTION 20-7-19
SCALE 1"=1000'
= WILLOW RUN SINGLE FAMILY RENTALS SUBDIVISION

LEGEND:

- WATER VALVE IN BOX
- WATER SERVICE VALVE
- CURB INLET
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- CABLE TV PEDESTAL
- LIGHT POLE
- SIGN
- IRRIGATION CONTROL VALVE
- ELECTRIC TRANSFORMER
- SOIL BORING
- 3/4" REBAR SET
- MAG NAIL SET
- 3/4" REBAR FOUND
- 2" IRON PIPE FOUND
- STORM SEWER AND MANHOLE
- SANITARY SEWER AND MANHOLE
- WATER LINE AND HYDRANT
- UNDERGROUND GAS LINE
- CURB AND GUTTER
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING GROUND CONTOUR
- PROPOSED GROUND CONTOUR

1"= 60' SCALE 60' 0 60' 120' FEET

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 20 HAS A BEARING OF SOUTH 00°-16'-36" EAST.

OWNER/SUBDIVIDER:
LXL PEWAUKEE LLC
638 MILWAUKEE STREET
DELAFIELD, WI 53018

ENGINEER & SURVEYOR:
EXCEL ENGINEERING, INC.
100 CAMELOT DRIVE
FOND DU LAC, WI 54935

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PRELIMINARY PLAT
WILLOW RUN SINGLE FAMILY RENTALS
E. FIELDHACK DRIVE • PEWAUKEE, WI 53072

PROFESSIONAL SEAL

SHEET DATES
ISSUE DATE AUG. 14, 2025
REVISIONS
SEPT. 5, 2025

JOB NUMBER
240299700

SHEET NUMBER
PP

2024 © EXCEL ENGINEERING, INC.

August 15, 2025

Preliminary Plat Narrative

Project: Willow Run Single Family Rentals
Northeast corner of Milkweed Lane and E Fieldhack Drive
Pewaukee, WI 53072

Land By Label is requesting preliminary plat review and approval for a project located on the east side of E Fieldhack Drive in the City of Pewaukee Wisconsin (parcel 0941988104). The property is north of the Meadowbrook Village Condominiums and Milkweed Lane. The subject property contains 11.340 acres of mainly undeveloped land. The project will consist of a new residential subdivision consisting of 25 single-family residential lots that will be owned and maintained by Land By Label and an outlot with an expanded stormwater management pond. The property was rezoned to RS-6 PUD. The proposed zoning is shown on the preliminary plat. The proposed preliminary plat is consistent with the RS-6 PUD zoning district standards with respect to lot size (width and area) as well as specified yard setbacks.

The proposed subdivision will be served by municipal sewer and water. A sanitary lift station is currently proposed on the outlot to the west of the subdivision, but discussions with the city are ongoing to determine a final location. Post-construction stormwater management facilities will be constructed to treat all stormwater run-off from the development in compliance with State and local code requirements. The majority of the public streets constructed for the subdivision and the residential lots will drain to the west into a wet pond along E Fieldhack Drive. The backyards of the residential lots on the south side of the subdivision will drain to the existing stormwater pond south of the site. This subdivision is anticipated to be built in conjunction with a multi-family residential development located to the northeast of the subdivision.

All proposed roads are designed to meet city of Pewaukee standards and will provide sole access to the subdivision lots. A new public road will be extended to the north from Golf Road to provide access to a single family for sale subdivision, the multi-family residential property, and the subject single family for rent subdivision. A second access point off E Fieldhack Drive will be gated to allow access for emergency vehicles but will prohibit use by everyday traffic. No adverse congestion or traffic problems are expected with the proposed layout. Fire hydrants are proposed in accordance with state and local requirements and no significant fire hazards are expected.

Street cross sections are proposed to follow city of Pewaukee standard road sections.
Mountable curb and gutter will be installed along the edge of the street to convey stormwater to inlets and storm sewer.

September 5, 2025

City of Pewaukee
Attn: Nick Fuchs
W240 N3065 Pewaukee Rd
Pewaukee, WI 53072

Re: Willow Run Single Family for Rent Preliminary Plat

Dear Mr. Fuchs,

This letter is in response to the review comments dated August 28, 2025.

1. Lots 6, 10, 12, and 14 all have wetland areas that extend onto the lot. It is indicated that the area on Lot 10 is planned to be filled. Will the small portion of wetland on Lot 12 be filled as well?
   Excel Response: Lots 5&6 have been adjusted to create an Outlot containing the wetland. Lot 10 & Lot 14 ponds will be filled as the ponds have been exempted as artificial wetlands by the DNR & USACE. South line of the Plat has been adjusted to remove the wetland from Lot 12.

2. Is the area extending onto Lot 14 part of Wetland EE? The creation of Lot 14 will be contingent upon approval to impact that area.
   Excel Response: Lot 14 existing pond portion will be filled as the pond has been exempted as an artificial wetland by the DNR & USACE.

3. Natural resources and storm water management areas must be placed within outlots. Also see Section 239-8F.(8).
   Excel Response: Outlot has been created for wetland that was previously part of Lots 5&6. Wetland previously as part of Lot 12 has been removed from plat area.

4. What is the net acreage of the site? This would not include roads or wetland areas that will not be impacted.
   Excel Response: 355,249 sf (8.155 acres)

5. It is recommended to indicate the Conditional Use residential planned unit development (PUD) designation along with the Rs-6 zoning note. The setback reduction option should be noted as well.
   Excel Response: Setback reductions are noted on the plat.

6. Please show the 25-foot setback from wetlands.
   Excel Response: Wetland setback lines are depicted and labeled.

7. Please show vision corner easements in compliance with Section 340-8.3 of the Zoning Code.
   Excel Response: vision corner easements are depicted on the plat.

8. Note Section 239-8A.(9) related to street naming.

Excel Response: Developer will determine street naming in accordance with code.

9. Note that corner lots are required to meet the minimum street yard setback abutting both streets and any other yard must meet the side yard setback. See Section 340-11.5.
   Excel Response: Corner lot building setbacks have been adjusted to depict 2 street and 2 side setbacks.

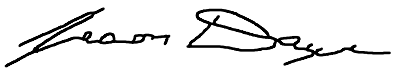
10. Are there any changes to the architectural plans previously shown for these homes? Will covenants or bylaws include architectural design standards?
    Excel Response: Minimal design changes to architectural plans. Design will conform to City of Pewaukee code standards (EC to check). Land By Label will be developer and sole reviewer of architectural and will confirm design is cohesive with overall development

11. Below are anticipated staff recommended conditions of approval.
    a. Wisconsin Department of Natural Resources approval of wetland exemptions shall be granted prior to any land disturbance and impacts to wetlands onsite.
       Excel Response: Wetland approvals received to date have been included with the resubmittal.
    b. SEWPRC Environmental Corridor delineations shall be completed prior to land disturbance activities.
       Excel Response: SEWPRC Environmental Corridor report completed by Evergreen Consultants has also been provided.
    c. All improvements shall be located outside of remaining natural resources onsite including wetland boundaries and the 25-foot wetland setback.
       Excel Response: Noted. All improvements will be constructed outside of the 25' wetland setback.
    d. Signs shall be subject to Section 17.0700 of the Zoning Code and staff review of sign permits.
       Excel Response: Noted.
    e. Final grading, erosion control and storm water management plans will require Engineering Department approval prior to any land disturbance.
       Excel Response: Noted.
    f. Engineering Department approval of detailed utility plans.
       Excel Response: Noted.

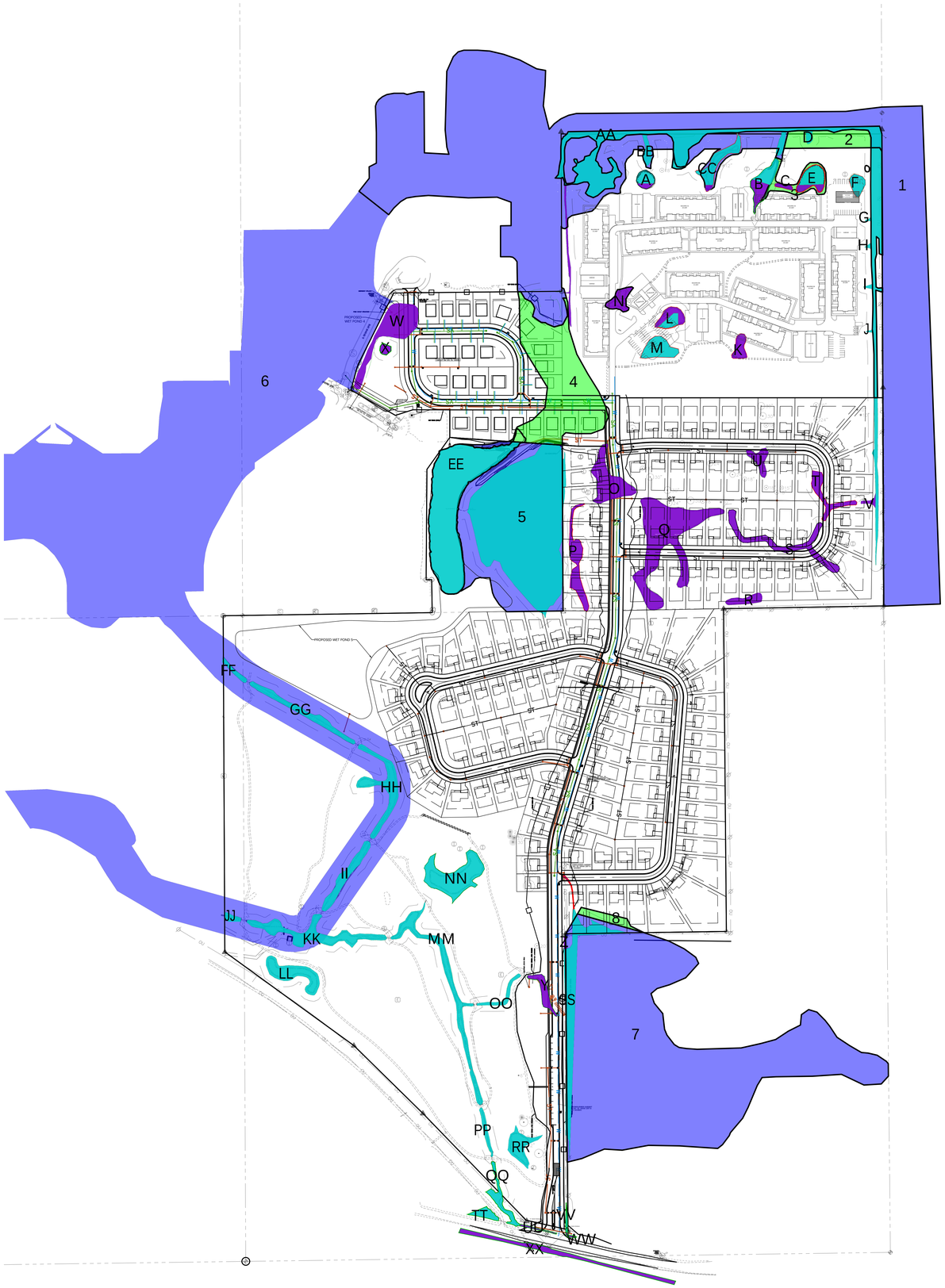
The submittal documents have been revised per the comments above. Please accept for review and approval. Please let me know if you have any comments, questions, or need additional information.

Sincerely,

Excel Engineering, Inc.



Jason Daye, P.E.
Principal, Civil



LEGEND:

	WETLAND/ POND PROPOSED TO BE FILLED/ DISTURBED - 4.02 AC FILLED/ DISTURBED.
	WETLAND/ POND TO BE PROTECTED
	ENVIRONMENTAL COORIDOR TO BE FILLED/ DISTURBED - 3.94 AC DISTURBED
	ENVIRONMENTAL COORIDOR TO BE PROTECTED

WETLAND AREAS	
WETLAND	AREA (SF)
A	4307
B	10301
C	1018
D	1353
E	9135
F	3996
G	197
H	345
I	414
J	196
K	3807
L	7402
M	9155
N	3083
O	18426
P	11884
Q	56825
R	4110
S	1422
T	7306
U	4890
V	1060
W	24248
X	1619
Y	4899
Z	500
AA	91817
BB	3014
CC	9788
DD	9707
EE	92107
FF	2194
GG	11518
HH	16589
II	10564
JJ	1683
KK	22426
LL	14067
MM	23466
NN	24225
OO	3386
PP	3058
QQ	6053
RR	9300
SS	36796
TT	3334
UU	909
VV	645
WW	368
XX	13695

CORRIDOR AREAS	
CORRIDOR	AREA (SF)
1	1131899
2	24962
3	18192
4	121209
5	253476
6	1778721
7	618321
8	7392

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:
WILLOW RUN
PEWAUKEE • WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES
MAR. 28, 2025
MAY 2, 2025
AUG. 15, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
240299700

SHEET NUMBER
WF

SCALE: 1"= 200'
200' 0 200' 400'
NORTH

WETLAND/ POND FILL EXHIBIT

evergreen consultants LLC
PO Box 680 • Pulaski, WI 54162
Phone: 920.615.0019 • Website: www.evergreenwis.com

Pewaukee Golf Club- Willow Run

Environmental Corridor Delineation Report

Project Number: WKS25-028-27
Property Address: N12W26506, City of Pewaukee, Waukesha County, Wisconsin
Parcel IDs: PWC 0944994 and Part of PWC 0941988104

August 22, 2025

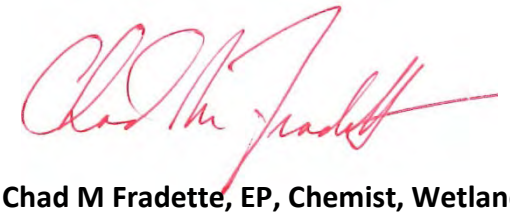
Report Request by

EXCEL ENGINEERING
Always a better plan

100 Camelot Drive
Fond du Lac, Wisconsin 54935

evergreen consultants LLC
PO Box 680 • Pulaski, WI 54162
Phone: 920.615.0019 • Website: www.evergreenwis.com

Field Work Certification:



Chad M Fradette, EP, Chemist, Wetland Scientist
Wisconsin DNR Professional Assured Wetland Delineator
Lead Wetland Delineator
(920) 615-0019 *chad@evergreenwis.com*

Shyann P Banker, Environmental Scientist
Wisconsin DNR Professional Assured Wetland Delineator
shyann@evergreenwis.com

Ashley Poehls, Biologist
ashley@evergreenwis.com

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Appendix E – NRCS County Soil Survey Report

Introduction

Evergreen was retained by Excel Engineering and Land By Label to perform an environmental corridor delineation. The property is located at N12W26506 Golf Road, City of Pewaukee, Wisconsin. The study area is approximately 164.3 acres in size and is in part of the East ½ of Section 20, Township 07 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin. Site Maps can be found in Appendix A.

The environmental corridor delineation was conducted on June 26th, July 18th and 25th and August 13th, by Chad Fradette, with assistance from Shyann Banker, Ashley Poehls, and Sara Marcinkus. A site visit to review stream navigability determinations was conducted on July 25th with Ms. Francesca Sanchez, Wisconsin Department of Natural Resources Water Management Specialist.

The environmental corridor delineation was conducted for development planning purposes. The study area consists of a golf course with many excavated landscape ponds and ditches, roadside areas and buckthorn infested forest remnants and tree lines. Historically, much of the area was wetlands. Beginning in the 1930s, the area was ditched and tiled to drain the area for cropping. Streams were rerouted, straightened and ditched. Tile outlets were visible in the ditch network. By 1963 construction of a golf course began and ponds and ditches were constructed throughout the course until 1995. In 1990 there were some areas of wet signatures that were avoided and remain wetlands today.

In southeastern Wisconsin the preservation, protection, and wise use of the natural resource base is particularly important because increasing numbers of urban residents are becoming year-round residents of outlying areas of southeastern Wisconsin, seeking both the varied outdoor recreational opportunities offered by the natural resource amenities present in these outlying areas and the open space that these areas provide for residential development. The need to protect valuable natural resource amenities, therefore, has become increasingly important to the maintenance of the general well-being and environmental quality of the Southeastern Wisconsin Region.

In an effort to identify those natural resources that should be protected and preserved in southeastern Wisconsin, the Southeastern Wisconsin Regional Planning Commission (SEWRPC) has identified environmental corridors, which are linear areas in the landscape containing concentrations of natural resource amenities, as well as scenic, recreational, and historic resource amenities. These corridors generally lie along the major stream valleys, around major lakes, and in the Kettle Moraine area of southeastern Wisconsin. Almost all of the remaining high-value woodlands, wetlands, wildlife habitat areas, major bodies of surface water, and delineated floodlands and shorelands are contained within these corridors. In addition, significant groundwater recharge and discharge areas, many of the important recreational and scenic areas, and the best remaining potential park sites are located within the environmental corridors. Such environmental corridors are, in effect, a composite of the most important individual elements of the natural resource base in south- eastern Wisconsin and have immeasurable environmental and recreational value.

Failure to provide for the protection and preservation of the natural resources found in southeastern Wisconsin, and primarily within the environmental corridors, could result in serious environmental degradation and the creation of difficult and costly problems, such as flooding and water pollution.

Personnel

Mr. Fradette is an Environmental Professional, Analytical Chemist, WDNR Professionally Assured Wetland Delineator and has over twenty years of experience working on infrastructure, community development, and industrial projects throughout the entire Midwest and Northeast, including Wisconsin. His expertise is in completing wetland delineations, stream assessments, reports, permit applications, exemptions, compliance cases, compensatory wetland mitigation plans, endangered species assessments, and floristic habitat assessments. Mr. Fradette is professionally trained and experienced in the practice of wetland delineation, stream assessment, and habitat assessment.

Mrs. Shyann Banker, Environmental Scientist and WDNR Professionally Assured Wetland Delineator and has nine years of experience conducting wetland delineations for utility, municipal, residential, and industrial projects in Wisconsin. Her expertise is in completing wetland delineations, reports, and exemption applications.

Ms. Ashley Poehls, Biologist, has two years of professional experience in working on utility, municipal, residential, and industrial projects in Wisconsin.

Ms. Sara Marcinkus, Environmental Technician, is in her first year of professional experience.

Methodology

Identification and Delineation of Environmental Corridors and Other High-Value Resource Areas

The delineation of the detailed natural resource base and resource base-related inventory data, and the assignment of point values to each of the resource base and related elements encompasses the identification and delineation of environmental corridor and other high-value resource areas. A hierarchy of natural resource areas was identified-namely, primary environmental corridors, secondary environmental corridors, isolated high-value resource areas, and other natural resource or resource-related areas. These areas were identified through the application of criteria related to the point values assigned to the individual resource com- ponents, as well as of criteria established with respect to the acreage, width, and length of the resource components. These criteria are listed below.[1]

Natural Resource Feature	Minimum Point Value	Minimum Area (acres)	Minimum Length (miles)	Minimum Width (feet)
Primary Environmental Corridor	10	400	2	200
Secondary Environmental Corridor.	10	100	1	--
Isolated High-Value Natural Area	10	5	--	200
Other Natural Resource or Related Feature.	1	--	--	--

A point value of 10 or more established an area as having "significant" natural resource value. As further shown in Table 3, areas with "significant" natural resource values include primary environmental corridors, secondary environmental corridors, and isolated high-value natural areas.

Assignment of Numerical Point Values to Each Natural Resource Base and Resource Base-Related Element

To facilitate the identification of those areas having the most significant concentrations of natural resource values, each natural resource base and natural resource base-related element was assigned a numeric value rating. The numeric value rating assigned was intended to reflect the "natural" characteristic of each resource component.

Those features of the landscape having "inherent natural resource values" were assigned a higher point value than features having "implied natural resource values." Thus, features such as surface water, woodlands, wetlands, high-value wildlife habitat, prairies, and scientific areas were assigned high point value ratings, while features like existing park sites, potential park sites, historic sites, and scenic viewpoints were assigned relatively low point value ratings.

Within each area delineated, the total composite point value was recorded and the natural resource base and related elements within that area were identified through the use of

[1] Refining the Delineation of Environmental Corridors in Southeastern Wisconsin, SEWRPC

code letters. The code letters, together with the point values assigned to each of the natural resource base and resource base-related elements, are presented below[2]:

Element	Code	Point Value
Natural Resource Base		
Lake		
Major (50 acres or larger)	LA	20
Minor (5-49 acres)	LM	20
River or Stream (perennial)	PS	10
Shoreland		
Perennial (lake, river, or stream)	SP	10
Intermittent Stream	SO	5
100-Year Floodland	FP	3
Wetland	WT	10
Wet, Poorly Drained, and Organic Soils	--[a]	--[a]
Woodland	WO	10
Wildlife Habitat		
High Value	WH	10
Medium Value	WM	7
Low Value	WL	5
Steep Slope		
20 Percent or Greater	SS	7
12 Percent to 19 Percent	SL	5
Prairie	PR	10
Natural Resource Base-Related		
Existing Park or Other Open Space Site		
Rural Open Space Site	OS	5
Other Park or Recreation Site	PK	2
Potential Park		
High Value	PH	3
Medium Value	PM	2
Low Value	PL	1
Historic Site		
Structural	HS	1
Other Cultural	HC	1
Archeological	HA	2
Scenic Viewpoint (combined with area of steep slope)	SV	5
Natural and Scientific Area		
State Scientific Area	SA	15
Natural Area of Statewide or Greater Significance	NS	15
Natural Area of Countywide or Regional Significance	NC	10
Natural Area of Local Significance	NL	5

[a] *Code letters and point values for wet, poorly drained, and organic soils were not assigned. The consideration of wet, poorly drained, and organic soils in the determination of environmental corridors is discussed in the section of this article on the identification and delineation of environmental corridors and other high-value resource areas.*

In the identification and delineation of secondary environmental corridors, there were no minimum width considerations. However, the termination points of such corridors must contain a natural resource area at least five acres in size and 200 feet in width. *A* primary environmental corridor may serve as the termination point of a secondary

[2] Refining the Delineation of Environmental Corridors in Southeastern Wisconsin, SEWRPC

environmental corridor.

Elongated, narrow-less than 200 feet wide-areas that had significant natural resource values and that "connected" two segments of primary environmental corridor lands were identified and delineated as secondary environmental corridors. This is the only situation where the minimum length and area requirements for secondary environmental corridors were not strictly applied. It should also be noted that such areas were generally located along intermittent or perennial streams that flowed from one primary environmental corridor to another.

Areas less than five acres in size-regardless of the resource point values assigned to them-that were surrounded by significant natural resource features-namely, primary environmental corridors, secondary environmental corridors, or isolated natural areas-were included in the delineation of those corridors or isolated natural resource features. Areas greater than five acres in size and surrounded by significant natural resource features but having less than 10 points were not included in the delineation of the primary or secondary environmental corridors or isolated natural areas.

Results

Off Site Analysis

Land Use

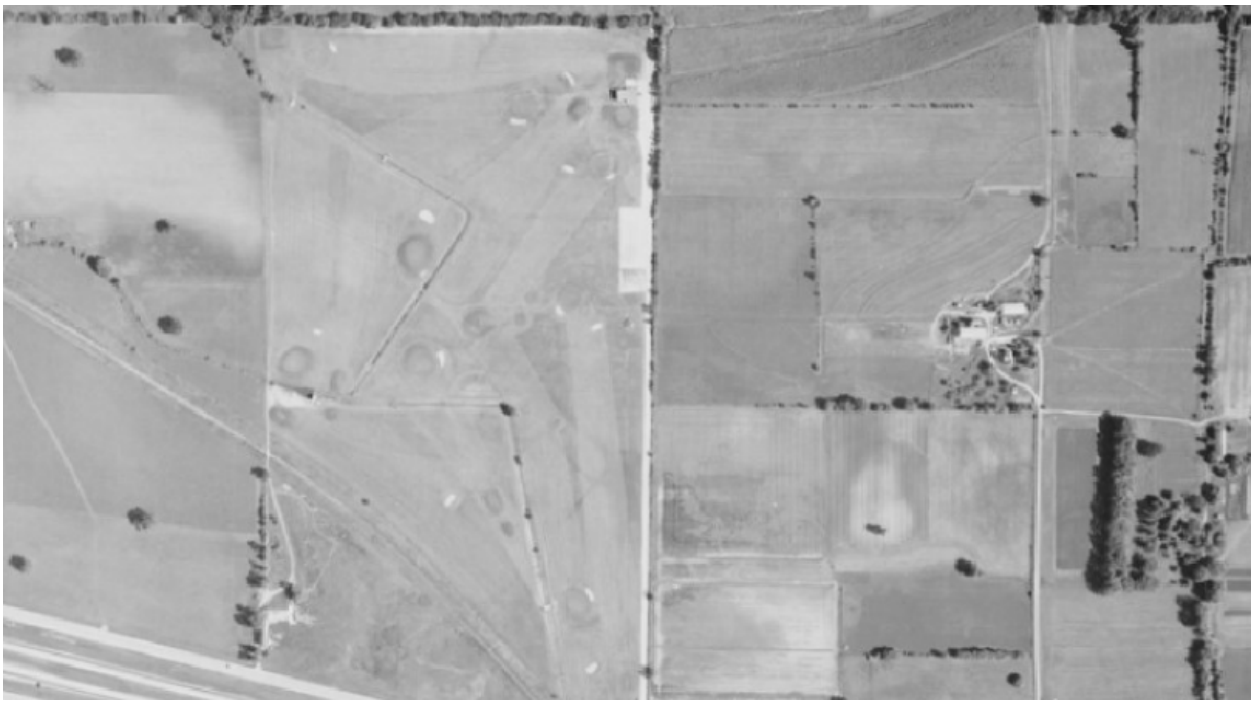
Aerial photographs from 1937 through 2024 were reviewed. Beginning in the 1930s, the area was ditched and tiled to drain the area for cropping. Streams were rerouted, straightened and ditched. Tile outlets were visible in the ditch network. By 1963 construction of a golf course began and ponds and ditches were constructed throughout the course until 1995. In 1990 there were some areas of wet signatures that were avoided and remain wetlands today. The Historic Aerial Photographs are in Appendix D. [3] [4] [5]

1937 Aerial photograph

[3] Waukesha County, GIS, *aerial photographs*, *topography*, Waukesha County, WI

[4] USDA, FSA, Service Center, *FSA Slides for years 1981 through 2002*. Waukesha County, WI

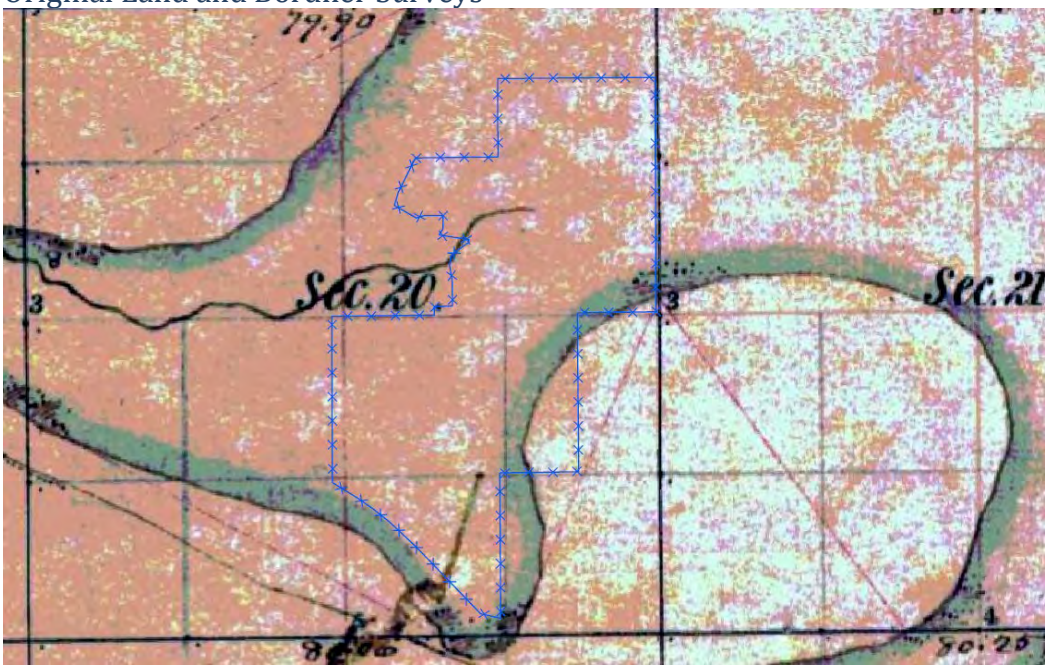
[5] University of Wisconsin, *Wisconsin Historic Aerial Image Finder,* 2024



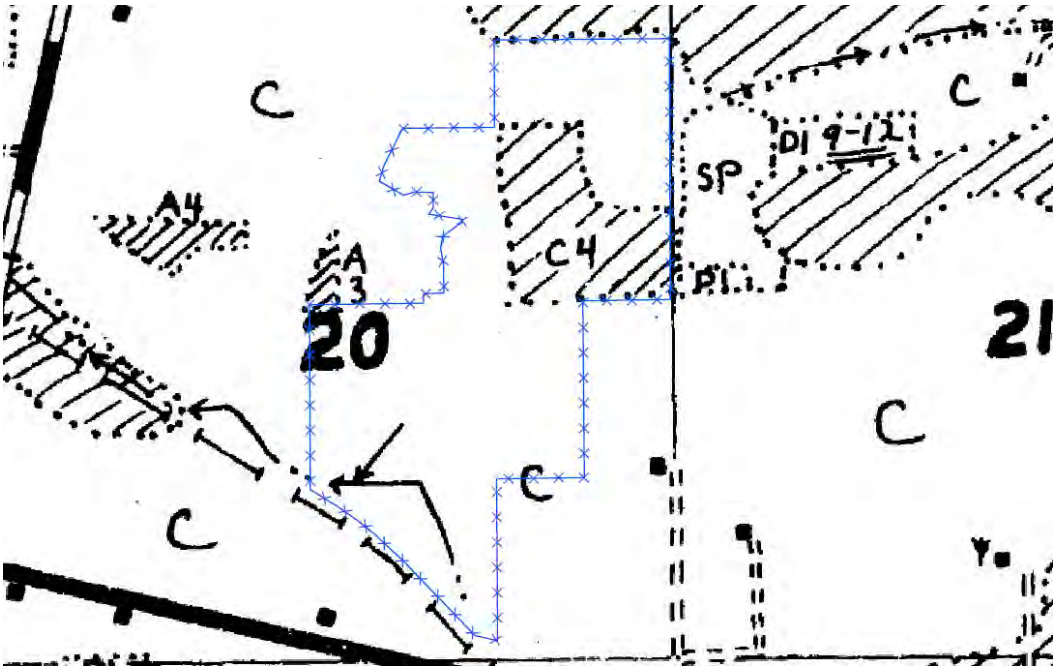
1963 Aerial Photograph, new golf course

Wet signatures visible in 1990 (blue)

Original Land and Bordner Surveys



The Original Survey shows the Site within a marsh or bog. The Original Survey Notes describe the vegetation in this area as black oak, white oak, burr oak, and tall grass.[6]

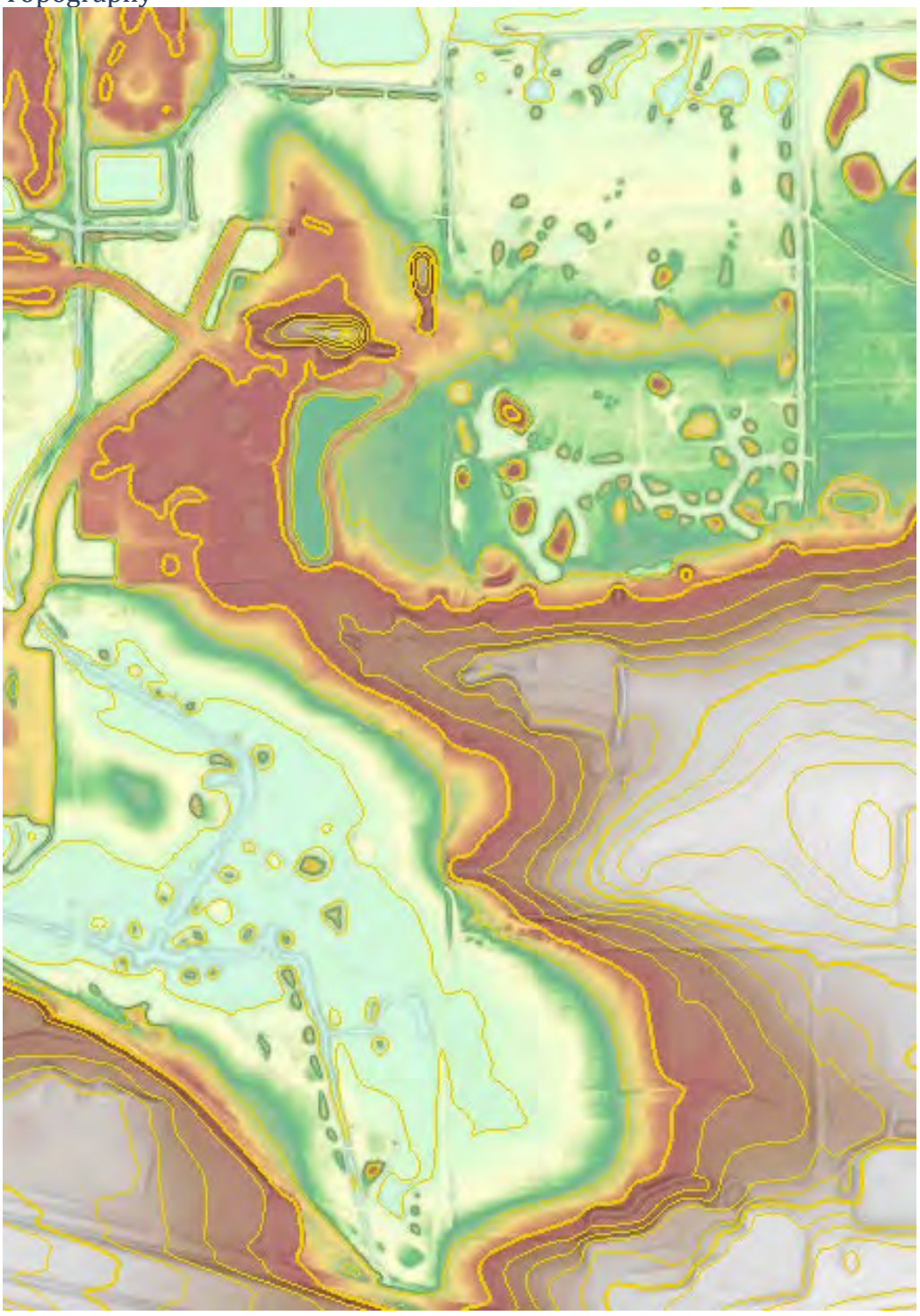


The Bordner Survey shows the Site as cleared cropland with grass marsh in part of the north half of the Site[7]. The Original Survey, Survey Notes and Bordner Survey are in Appendix C.

[6] Board of Commissioners of Public Lands, *Wisconsin Public Land Survey Records: Original Field Notes and Plat Maps*, Madison, Wisconsin, 2024

[7] University of Wisconsin Digital Collections Center, *Wisconsin Land Economic Inventory Maps (Bordner Survey)*, Madison, WI, 2024

Topography



WI DNR LiDAR, colorized elevation

The topography at the Site ranges from an elevation of 912 feet down to 861 feet. The topography of the Site slopes down from the center of the Site towards the southwest and north boundary of the study area.[8] The Topographic Map is in Appendix A.

[8] Waukesha County GIS

Wetland Mapping

The WDNR Wisconsin Wetland Inventory (WWI) Map was reviewed and indicates the presence of small open water wetlands dispersed throughout the study area, emergent wetlands in the south half of the study area, forested and emergent wetlands in the north half of the study area, and scrub/shrub and emergent wetlands along the boundaries of the Site. Flats/unvegetated wet soil is present immediately north of the Site.[9] The WWI wetland indicator soils layer was also reviewed and indicates the presence of indicator soils within the south corner and middle of the east boundary in the south half of the Site and in a portion of the west side of the north half of the study area. The study area is mapped as having Non-Hydric, Hydric, Predominantly Hydric, and Predominantly Non-Hydric soils. Indicator soils are soils which are commonly found in wetlands or have inclusions of soils that are commonly found in wetlands. The WDNR Surface Water Data Viewer (SWDV) was also reviewed and indicates the presence of an unnamed order 3 stream located in the southeast corner of the study area and unnamed order 2 stream located along the north boundary of the study area and in the center of the south half of the study area. An unnamed order 1 stream joins the order 2 stream at the northeast corner of the Site.

The NWI Map was reviewed and indicates the presence of small unconsolidated bottom wetlands throughout the study area, scrub/shrub and emergent wetlands along the boundaries of the north half of the Site and along the southeast boundary, riverine wetlands within the south half of the Site, and forested and forested/emergent wetlands within the north half of the Site. Littoral wetlands are immediately to the north of the Site. [10] The WWI, SWDV, and NWI Maps are in Appendix A.

[9] WDNR, *Surface Water Data LiDAR Viewer*, 2024

[10] U.S. Fish and Wildlife Service, National Wetlands Inventory, Wetlands Mapper, 2024

Mapped Soils

The NRCS Web Soil Survey indicates the presence of the following soil types[11]:

Report—Hydric Rating by Map Unit (WI)

Hydric Rating by Map Unit (WI)–Waukesha County, Wisconsin				
Map Unit Symbol	**Map Unit Name**	**Hydric Percent of Map Unit**	**Hydric Category**	**Landform Hydric Minor Components**
BsA	Brookston silt loam, 0 to 2 percent slopes	95	WI Predominantly Hydric	Drainageways
HmB	Hochheim loam, 2 to 6 percent slopes	0	WI Nonhydric	—
HmB2	Hochheim loam, 2 to 6 percent slopes, eroded	0	WI Nonhydric	—
HmC2	Hochheim loam, 6 to 12 percent slopes, eroded	0	WI Nonhydric	—
HmD2	Hochheim loam, 12 to 20 percent slopes, eroded	0	WI Nonhydric	—
HoD3	Hochheim soils, 12 to 20 percent slopes, severely eroded	0	WI Nonhydric	—
HtA	Houghton muck, 0 to 2 percent slopes	100	WI Hydric	Lakebeds (relict)
LmB	Lamartine silt loam, 0 to 3 percent slopes	15	WI Predominantly Nonhydric	Depressions
Lu	Loamy land	10	WI Predominantly Nonhydric	—
MoB	Mayville silt loam, 2 to 6 percent slopes	0	WI Nonhydric	—
Pa	Palms muck, 0 to 2 percent slopes	100	WI Hydric	Interdrumlins
Ph	Pella silt loam, 0 to 2 percent slopes	87	WI Predominantly Hydric	Depressions
ScB	St. Charles silt loam, 2 to 6 percent slopes	3	WI Predominantly Nonhydric	Drainageways
ThB	Theresa silt loam, 2 to 6 percent slopes	0	WI Nonhydric	—
W	Water	0	WI Nonhydric	—

NRCS County Soil Survey Report is in Appendix E.

[11] USDA, NRCS, *Web Soil Survey,* 2024

Field Investigation

Primary Environmental Corridors

Primary environmental corridors (PEC) occupy an area of at least 400 acres and have a minimum length of two miles and a minimum width of 200 feet. Such corridors generally include a wide variety of natural resource base and related elements.

One PEC was identified within the study area.

Secondary environmental corridors

Secondary environmental corridors (SEC) occupy an area of at least 100 acres and have a minimum length of one mile. Such corridors also include a variety of natural resource base and related elements but are generally less diverse and are smaller in size, length, and width than primary environmental corridors.

Two SECs were identified within the study area and were adjacent to perennial and intermittent streams and connect to and SEC and PEC located outside the study area.

Isolated Natural Resource Areas

Isolated high-value natural areas (INRA) are at least five acres in size. Such areas generally consist of those natural resource base elements that have "inherent natural" value such as wetlands, woodlands, wildlife habitat areas, and surface water areas but that are separated physically from the environmental corridors by intensive urban and agricultural land uses. Other natural resources and related features have no minimum area, length, or width requirements. These features generally include those natural resource base-related elements that have "implied natural" value, such as an existing park, a potential park site, or an historic site.

In the classification and delineation of natural resource features, areas with significant natural resource values-areas with a point value of 10 or more points-that were located in proximity to other areas with significant natural resource values were often linked with such areas as a single natural resource feature.

One INRA was identified within the study area. An INRA located outside the study area to the east was changed to an SEC by connection to an intermittent stream and discussion with WDNR.

Lakes

Lakes have been classified by the Commission as either major or minor. Major lakes have 50 acres or more of surface water area, while minor lakes have less than 50 acres of surface water area. All major lakes in southeastern Wisconsin are listed in Appendix C of *"SEWRPC Planning Guide No. 5, Floodland and Shoreland Development Guide"*.

No lakes are present within the study area.

Minor Lakes

Minor lakes were identified under the corridor refinement process using aerial photographs. Only those minor lakes with a surface area more than five acres were identified. Minor lakes less than five acres in size were generally located within another natural resource base element, primarily wetlands, and were included within the delineation of such a related natural resource base element. It is also important to note that certain small surface water bodies such as sewage treatment lagoons, water-filled quarries, and irrigation ponds were not identified as minor lakes.

No minor lakes are present within the study area.

Rivers and Streams

Rivers and streams have been classified by the Commission as perennial and intermittent. The identification of perennial and intermittent rivers and streams was made on the basis of the classifications shown on 7.5-minute quadrangle topographic maps published by the U. S. Geological Survey and through field investigation and site visit with the local DNR Water Management Specialist. Only rivers and streams having a width of 50 feet or more were delineated as separate natural resource base elements. Rivers and streams less than 50 feet in width were included within the delineation of shorelands described below.

Two streams were located within the study area. Both streams are navigable and are narrower than 50 feet. One is intermittent and one is perennial.

Shorelands

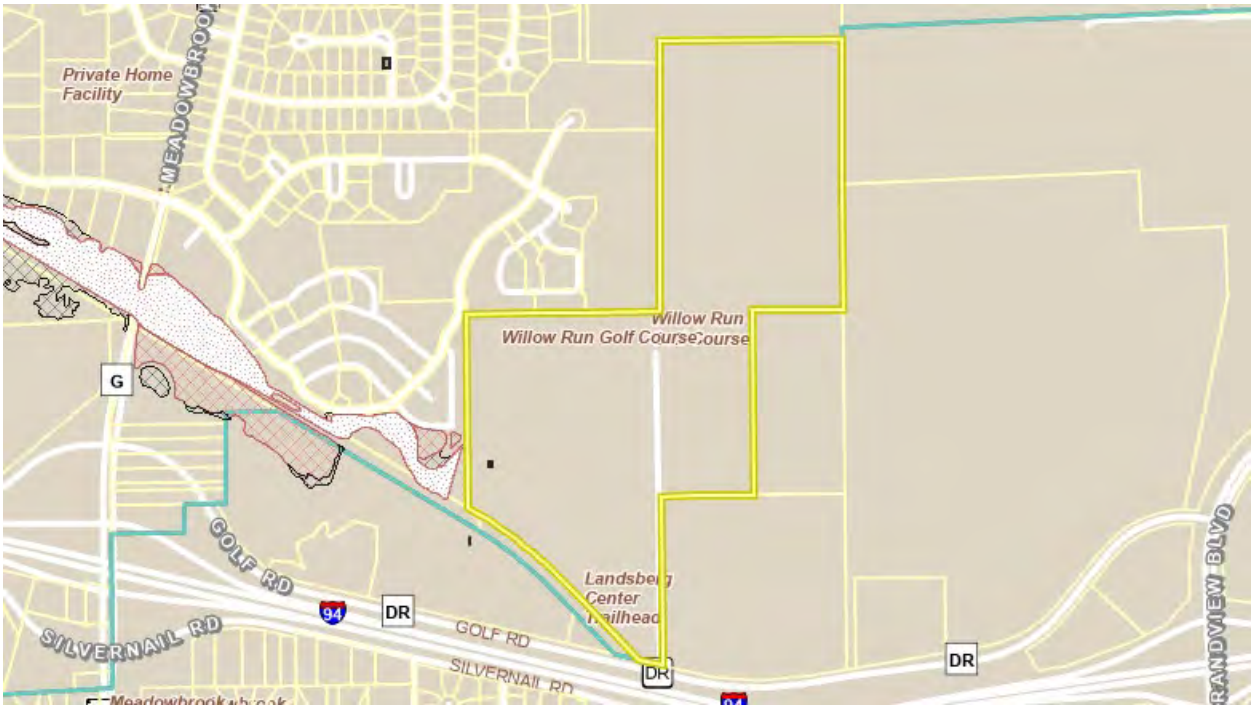
Shorelands associated with the identified major and minor lakes and with the identified perennial and intermittent rivers and streams were located and delineated. Because it is often difficult to identify the precise lateral extent of a shoreland area, a band of 50 feet in depth lying along both sides of and including all intermittent streams was delineated as the shoreland area; while a band 75 feet in depth lying along both sides of and including all perennial streams less than 50 feet in width was delineated as the shoreland area. For those perennial streams and rivers having a width of 50 feet or greater and for all major and minor lake shorelines, a band 75 feet in depth was delineated as the shoreland area. The shoreland area associated with Lake Michigan was delineated as a band 200 feet from the inland edge of the bluff when that bluff is within 200 feet of the lake itself. If the bluff is at a distance greater than 200 feet from the lake, the shoreland area was delineated as a band 200 feet in depth from the inland edge of the beach.

Two streams were located within the study area. Both streams are navigable and are narrower than 50 feet. One is intermittent and one is perennial. The intermittent stream was included as an SEC and the perennial stream was included as a SEC and a PEC.

Floodlands

The floodlands of a river or ·stream are the wide, gently sloping areas contiguous with, and usually lying on both sides of, a river or stream channel that are subject to inundation during a flood. For purposes of the environmental corridor refinement process, the areas inundated by the 100-year recurrence interval flood event were considered to comprise the floodlands of the Region.

There were no floodlands identified on the latest flood maps.



Floodplain as viewed on the Waukesha County GIS

Wetlands

Wetlands are defined by the Commission as areas in which the water table is at, near, or above the land surface, and which are characterized by both hydric soils, such as peats or mucks or other organic soils, and by the growth of hydrophytes.

A wetland delineation was conducted in 2024 by Evergreen Consultants Assured Wetland Delineators. An artificial wetland exemption request was submitted to the DNR and approved for many wetlands and landscape ponds located within the study area. Additionally, an Approved Jurisdictional Determination was received from the US Army Corps of Engineers, and a non-federal exemption request was submitted to the WDNR with wetland mitigation. Exempt wetlands were not included in the environmental corridors.

Many wetlands within the study area remain under state, federal, and/or local jurisdiction. Large, isolated wetlands were included as INRAs and wetlands connected to streams were included as part of PECs and SECs.

The wetland map is included in Appendix A.

Wet, Poorly Drained, and Organic Soils

Certain soils tend to be well suited for supporting certain plant communities and wildlife habitat. These soils are generally wet, poorly drained, and organic, and when devoted to natural open space uses contribute significantly to the ecology of an area.

Palms muck and Pella silt loam soils were observed within the study area. Most of these soils were historically drained for farming by ditching and installation of drain tile lines. Further draining of the study area occurred in the 1960s for construction of the golf course. Areas of

these soil types that were not sufficiently drained were determined to be wetlands. Some of these areas are included within environmental corridors and Isolated Natural Resource Areas.

Woodlands

Woodlands are defined by the Commission as those upland areas one acre or more in size having 17 or more deciduous trees per acre each measuring at least four inches in diameter at breast height and having at least a 50 percent canopy cover. In addition, coniferous tree plantations and reforestation projects were identified as woodlands by the Commission. Woodlands that are lowland woodland areas are delineated as wetlands rather than woodlands because the water table in such areas is located at, near, or above the land surface and because such areas are generally characterized by hydric soils which support hydrophytic trees and shrubs.

There were two woodland areas found within the study area, a northern area and southern area. The northern woodland area is located between a large wetland and a stream and within the golf course. Wide mowed areas bisect this woodland into two sections (east and west). Portions of the western part of this woodland are included within a PEC and an INRA. This woodland was dominated by box elder (*Acer negunda*), hickory (*Carya ovata*), cottonwood (*Populus deltoides*), red oak (*Quercus rubra*), burr oak (*Quercus macrocarpa*), and common buckthorn (*Rhamnus cathartica*). Common buckthorn was a dominant plant in all three strata (trees, shrubs, and herbaceous) and areal coverage percentages ranged from 30 to 70 percent with most areas having 50 percent coverage. The buckthorn infestation is so dominant that the woodland lacks any other species in the herbaceous and shrub layer rendering it virtually useless as wildlife habitat. It appeared that wildlife was avoiding the area and not using it as a corridor. The golf course maintenance crew has begun clearing some areas of the woodland of buckthorn in the eastern section. The west section is located between wetlands connected to a stream and a large wetland in an INRA. The west section of woodland ranges in width from 108 to 126 feet. Due to the narrow width and the degraded habitat of the woodland points were deducted and it was not included as part of an EC. The west section of this woodland is smaller than five acres. The area could greatly benefit from buckthorn control.

The southern woodland area reviewed is adjacent to a large wetland complex located mostly outside the study area. Wetland portions of woodland were included in the INRA. This area was not determined to woodland due to an areal coverage percentage of less than 40 percent of the tree stratum. Dominant tree species included box elder and weeping willow (*Salix babylonica*). The herbaceous layer in the woodland was dominated by invasive non-native species.

Wildlife Habitat

Wildlife habitat is defined by the Commission as an area devoted to natural open uses of a size and with a vegetative cover capable of supporting a high and balanced diversity of wildlife. Such areas generally have vegetation that provides nesting opportunities, travel routes, concealment, and weather impact modification for a variety of wildlife species. The wildlife habitat areas were rated in the inventories as being of high, medium, or low value.

High-value wildlife habitat areas contain a wide diversity of wildlife; are adequate in size to meet all of the habitat requirements of the species concerned-including territorial and

vegetative composition requirements; and are generally located in proximity to other wildlife habitat areas. Medium-value wildlife habitat areas generally lack one of the three aforementioned criteria for a high-value wildlife habitat; however, such habitat areas do retain a good plant and animal diversity. Low-value wildlife habitats are remnant in nature in that they generally lack two or more of the three aforementioned criteria for a high-value wildlife habitat but may, nevertheless, be important if they are located close to medium- or high-value wildlife habitat areas, if they provide corridors linking higher value wildlife habitat areas, or if they provide the only available range in the area.

Low and medium quality wildlife habitat areas were encountered and are included in the point scores.

Steep Slopes

Under Commission standards, a slope of 12 percent or greater is considered unsuitable for all types of urban development as well as for most types of agricultural uses. Steep slopes are divided by the Commission into two categories: slopes 12 to 19 percent and slopes 20 percent or greater.

Some steep slopes in the 12 to 19 percent range were observed.

Prairies

Prairies are defined by the Commission as open, generally treeless areas which are dominated by native grasses. There are three general types of prairies within the Region-wet prairies, mesic prairies, and dry prairies. The types correspond to soil moisture conditions. In addition, it is important to note that oak openings, which are savannahs-that is, park-like areas dominated by dry prairie grasses and forbs but having between one and 17 oak trees, usually burr oaks, per acre-are included in prairie inventories. Only those prairies and oak openings identified by the Wisconsin Scientific Areas Preservation Council and those known to *local* naturalists were included.

No prairies were encountered.

Existing Park and Open Space Sites

A detailed classification of park and open space sites may be found in "*SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000*". For purposes of the corridor refinement process, park and open space sites were classified into one of two groups-the first group consisting of general-use outdoor recreation sites, special-use outdoor recreation sites, and urban open space sites, and the second group consisting of rural open space sites. The first group of sites generally provides developed outdoor recreation facilities for relatively intensive use, while the second group consists primarily of natural areas that are generally used only for extensive outdoor recreation and natural resource preservation purposes.

No existing parks are present other that the golf course. The golf course was not previously identified by SEWRPC.

Potential Parks

A potential park site is a site which has been identified by the Commission as having the potential to provide opportunities for a variety of resource-oriented outdoor recreation activities. The sites evaluated for their recreation potential were assigned a high, medium, or low value rating. Sites rated as high value are those which possess the most favorable development potential for resource-oriented outdoor recreation facilities, and which appear to have no serious development limitations. Sites rated as medium value possess certain minor development limitations, while sites rated as low value possess some major development limitations and, therefore, have relatively poor potential for development without major modification. A potential park site inventory was conducted by the Commission in 1963 and updated in 1968 and 1975.

The entire area is a low value potential park, but the property owners wish to develop the site as residential and therefore a point value was not given to the area.

Historic Sites

Historic sites have been classified by the Commission into one of three categories-structures, archaeological features, and other cultural features. In general, historic structures include architecturally or historically significant homes, churches, inns, government buildings, mills, schools, and museums. Archaeological sites consist of areas occupied or utilized by man for a sufficient length of time to be marked by certain features-such as mounds-or to contain a number of artifacts. Such sites are generally associated with early American Indian settlements. Other cultural features include sites of early European settlements or are closely related to such settlements and include, for example, old plank roads and cemeteries.

This property is not shown on the Wisconsin Archaeological Site Index as having any sites present and no listing on the state or national historic register is present. Golf courses are not typically eligible for listing unless a famous architect has designed the course. This course is not known to have been designed by a famous course designer.

Scenic Viewpoints

A scenic viewpoint is defined by the Commission as a vantage point from which a diversity of natural features can be observed. A special inventory of scenic viewpoints was conducted by the Commission in 1979 and 1980 for use in the identification and delineation of natural resource base and related elements. Three basic criteria were applied in identifying such viewpoints: 1) the variety of features viewed should exist harmoniously in a natural or rural landscape, 2) there should be one dominant or interesting feature, such as a river or lake, which serves as a focal point of the scenic area, and 3) the view- point should permit an observation area from which the variety of natural features can be seen.

This property has not previously been identified as having a scenic viewpoint and no areas meeting the basic criteria were identified within the study area.

Natural and Scientific Areas

Natural areas, as defined by the Wisconsin Scientific Areas Preservation Council, are tracts of land or water so little modified by man's activity or sufficiently recovered from the effects of such activity that they contain intact native plant and animal communities believed to be

representative of the pre-settlement landscape. State Scientific Areas are those natural areas, geological sites, or archaeological sites identified as being of at least statewide significance and which have been designated by the Wisconsin Department of Natural Resources, Scientific Areas Preservation Council. Natural areas which have not been designated as State Scientific Areas by the Scientific Areas Preservation Council have been divided into three basic categories. They are:

1. Natural Areas of Statewide or Greater Significance-Natural areas of statewide or greater significance are those natural areas which have not been significantly modified by man's activity, or have sufficiently recovered from the effects of such activity so as to contain nearly intact native plant and animal communities which are believed to be representative of the pre-settlement landscape. These are areas which have not as yet been classified as State Scientific Areas.

2. Natural Areas of Countywide or Regional Significance-Natural areas of countywide or regional significance are defined as those natural areas which have been slightly modified by man's activities or which have insufficiently recovered from the effects of such activity, but which still contain good examples of native plant and animal communities representative of the pre-settlement landscape. These natural areas are of lesser significance because their quality is less than ecologically ideal, and because there is evidence of past or present disturbances such as logging, grazing, water level changes as a result of ditching or filling, or pollution. These areas may contain plant or animal community types common to the Region, in which case only the best examples would qualify for State Scientific Area recognition. These natural areas may also be of insufficient size to be of statewide significance. Such areas could serve local communities as educational sites, passive recreational areas, and ecological zones. In addition, such areas, if protected in an undisturbed condition, may be expected to increase in value over time. Therefore, some of these areas may eventually become natural or scientific areas of statewide significance.

3. Natural Areas of Local Significance-Natural areas of local significance are defined as those natural areas which have been significantly modified by man's activities but have, nevertheless, retained a modest amount of natural cover. Such natural areas are suitable for local educational use and should not be excluded from a natural area survey. Natural areas of local significance may reflect patterns of former vegetation or serve as examples of the influence of human settlement on vegetation. These natural areas may also be expected to increase in value if protected.

Classification of an area into one of the foregoing categories is based upon consideration of the diversity of plant and animal species and community types present; the structure and integrity of the native plant or animal community; the extent of disturbance from man's activities such as logging, grazing, water level changes, and pollution; the commonness of the plant and animal communities present; any unique natural features within the area; the size of the area; and the area's educational value.

This property was not identified by the Wisconsin Scientific Areas Preservation Council, the Wisconsin Department of Natural Resources, or SEWRPC. No areas meeting natural area criteria were identified within the study area.

Appendix A:

Figures and Site Maps

Willow Run- Pewaukee Golf Club
Site Location Map
N12W26506 Golf Road
City of Pewaukee
Waukesha County, WI

Legend

Site Boundary

N

W E

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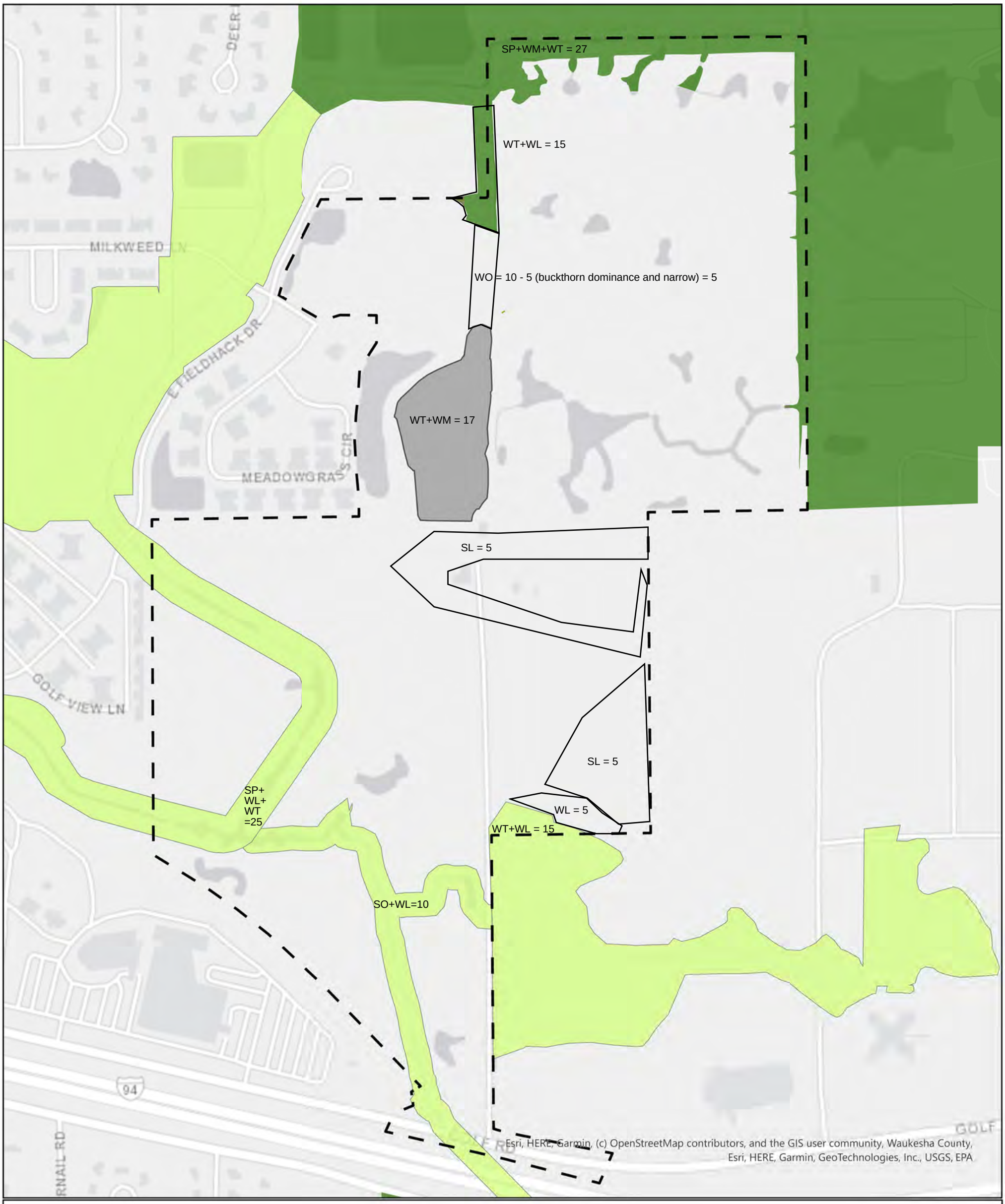
Project: WKS25-028-27

0 400 800 1,600

Feet

evergreen consultants LLC
PO Box 680 Pulaski, WI 54162
Phone: 920.615.0019 • Website: www.evergreenwis.com

U.S. Department of Agriculture, Natural Resources Conservation Service, Waukesha County, Esri, HERE, Garmin, INCREMENT P, NGA, USGS



Willow Run
Environmental Corridor Delineation
N12W26506 Golf Road
City of Pewaukee
Waukesha County, WI

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Legend

- Site Boundary
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated High-Value Natural Area

Project: WKS25-028-27

0 200 400 800
Feet

evergreen consultants LLC
PO Box 680 Pulaski, WI 54162
Phone: 920.615.0019 • Website: www.evergreenwis.com

Willow Run
Environmental Corridor Delineation
N12W26506 Golf Road
City of Pewaukee
Waukesha County, WI

Project: WKS25-028-27

Legend

- Site Boundary
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated High-Value Natural Area

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SE Wisc Reg Planning Comm, SEWRPC, Maxar, Microsoft

evergreen consultants LLC
PO Box 680 Pulaski, WI 54162
Phone: 920.615.0019 • Website: www.evergreenwis.com

Willow Run
Environmental Corridor Delineation
N12W26506 Golf Road
City of Pewaukee
Waukesha County, WI

Legend

- Site Boundary
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated High-Value Natural Area

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Project: WKS25-028-27

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PO Box 680 Pulaski, WI 54162
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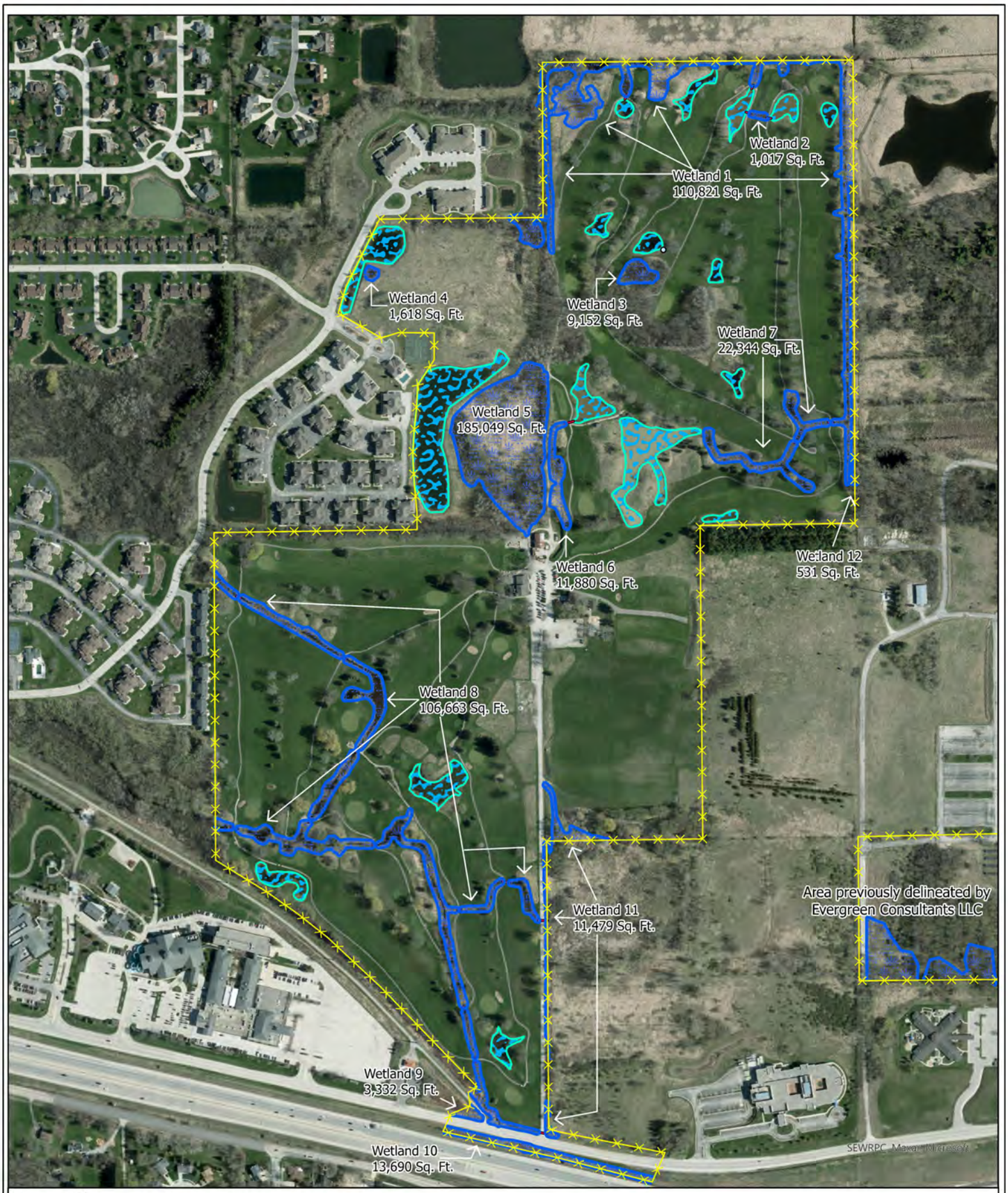

Legend

- Site Boundary
- Wetland Line
- Wetland
- Catch Basin
- Culvert
- Landscape Pond with Developing Wetlands

Willow Run- Pewaukee Golf Club
Wetland Delineation Map
N12W26506 Golf Road
City of Pewaukee
Waukesha County, WI
- Overall Map -

N
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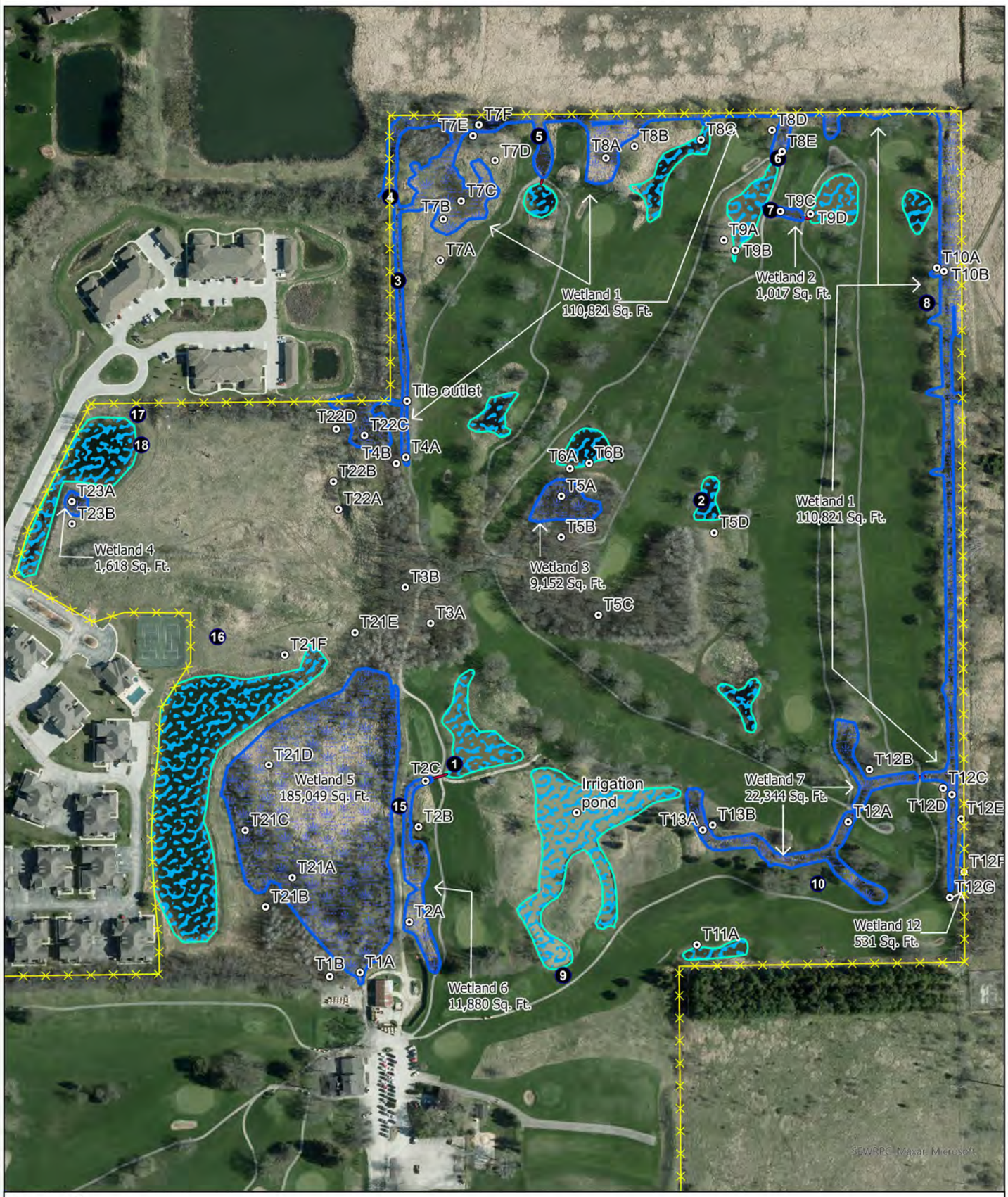
Project: WKS24-028-01

0 200 400 800 Feet

Wetland Delineation was conducted by
Chad Fradette, EP, Chem,
WDNR Professionally Assured Wetland Delineator
with assistance from
Shyann Banker, Environmental Scientist,
WDNR Professionally Assured Wetland Delineator

evergreen consultants LLC
PO Box 680 Pulaski, WI 54162
Phone: 920.615.0019 • Website: www.evergreenwis.com



Legend

- Site Boundary
- Sample Point
- Picture Location
- Wetland Line
- Wetland
- Catch Basin
- Culvert
- Landscape Pond with Developing Wetlands

Willow Run- Pewaukee Golf Club
Wetland Delineation Map
N12W26506 Golf Road
City of Pewaukee
Waukesha County, WI
- North Half Map -

N
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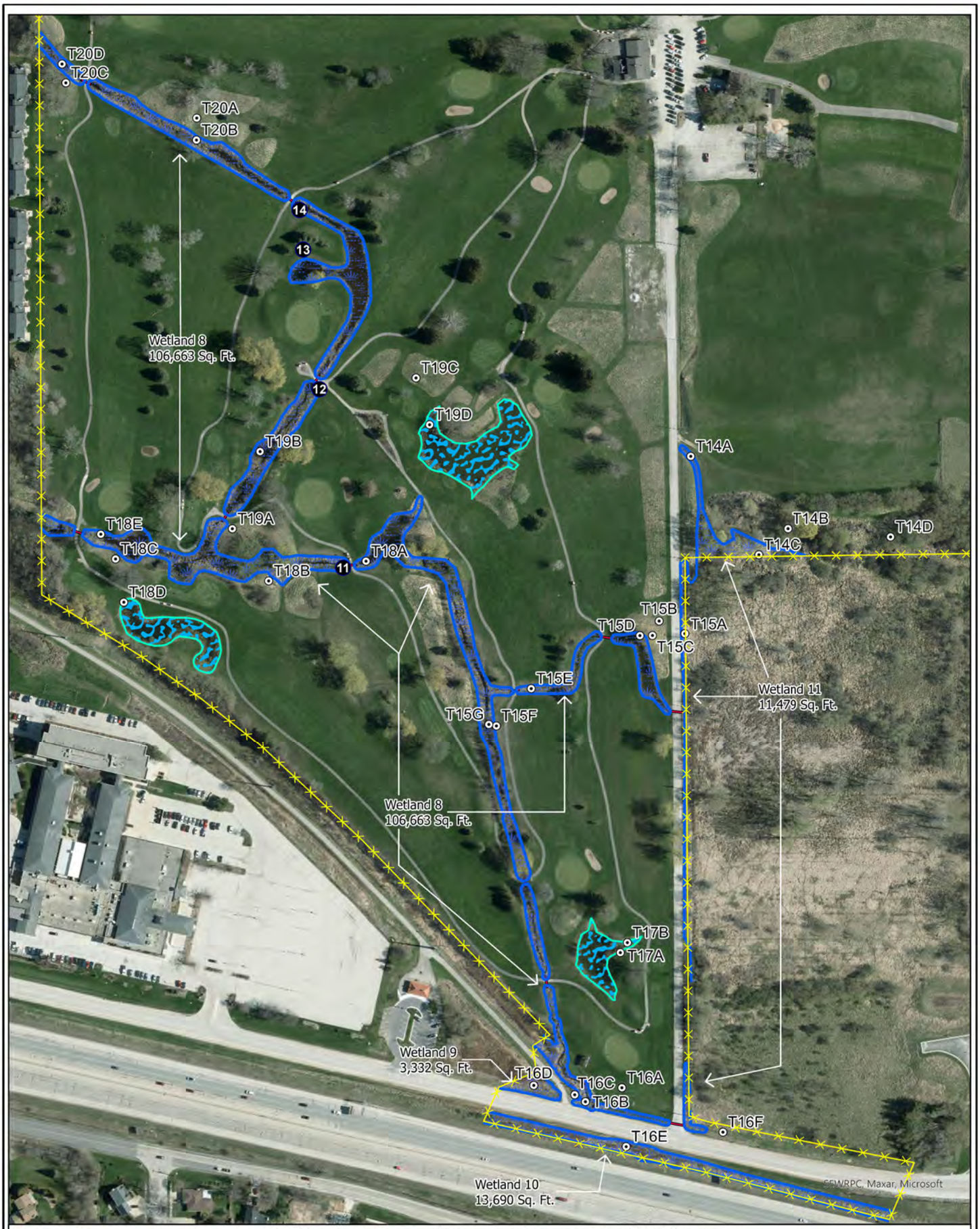
Project: WKS24-028-01

0 110 220 440 Feet

Wetland Delineation was conducted by
Chad Fradette, EP, Chem,
WDNR Professionally Assured Wetland Delineator
with assistance from
Shyann Banker, Environmental Scientist,
WDNR Professionally Assured Wetland Delineator

evergreen consultants LLC
PO Box 680 Pulaski, WI 54162
Phone: 920.615.0019 • Website: www.evergreenwis.com



Legend

- Site Boundary
- Sample Point
- Picture Location
- Wetland Line
- Wetland
- Culvert
- Landscape Pond with Developing Wetlands

Wetland Delineation was conducted by
Chad Fradette, EP, Chem,
WDNR Professionally Assured Wetland Delineator
with assistance from
Shyann Banker, Environmental Scientist,
WDNR Professionally Assured Wetland Delineator

Willow Run- Pewaukee Golf Club
Wetland Delineation Map
N12W26506 Golf Road
City of Pewaukee
Waukesha County, WI
- South Half Map -

Project: WKS24-028-01

0 100 200 400 Feet

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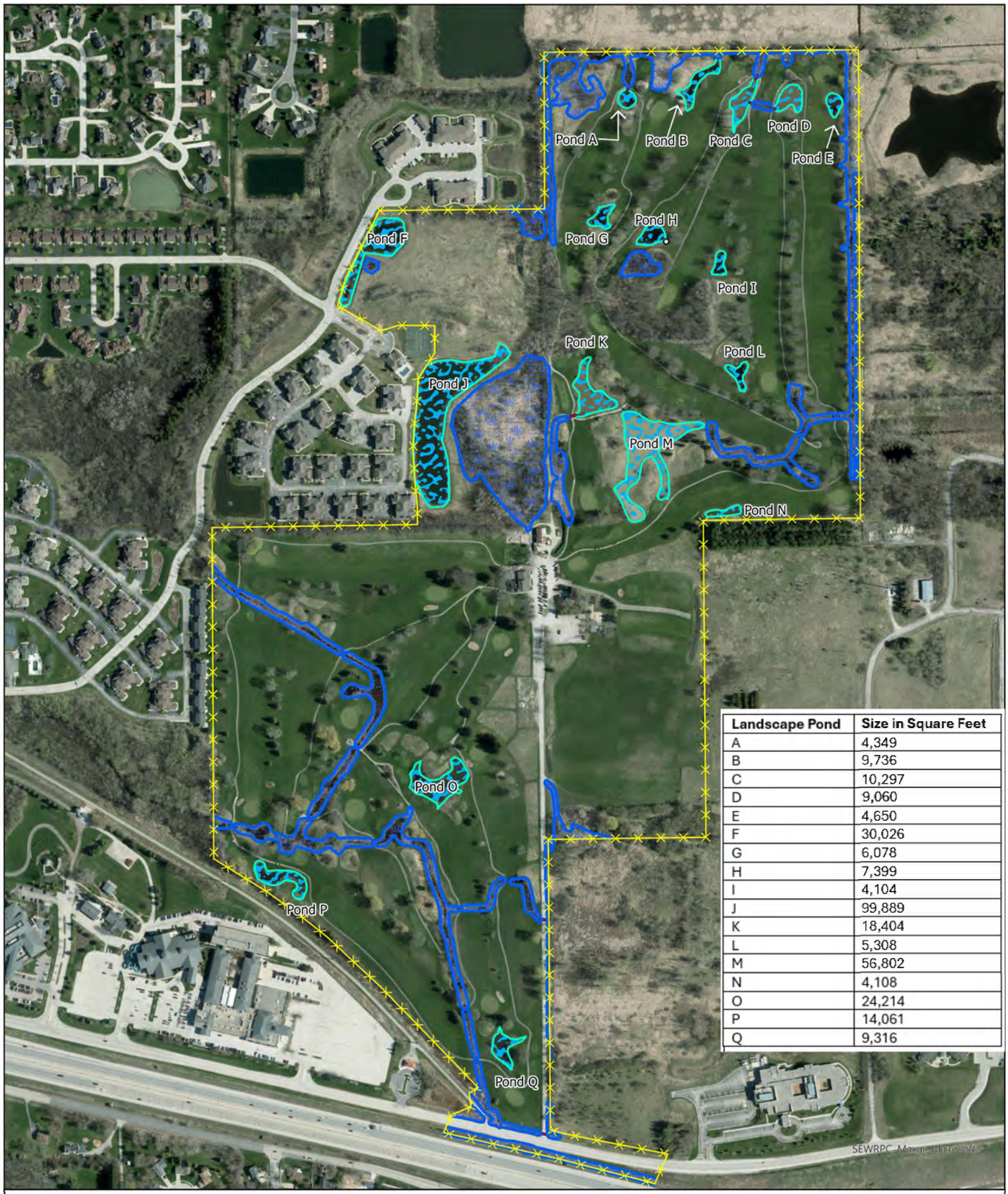

Landscape Pond	Size in Square Feet
A	4,349
B	9,736
C	10,297
D	9,060
E	4,650
F	30,026
G	6,078
H	7,399
I	4,104
J	99,889
K	18,404
L	5,308
M	56,802
N	4,108
O	24,214
P	14,061
Q	9,316

Legend

- Site Boundary
- Wetland Line
- Wetland
- Catch Basin
- Culvert
- Landscape Pond with Developing Wetlands

Willow Run- Pewaukee Golf Club
Wetland Delineation Map with Landscape Pond Labeling
N12W26506 Golf Road
City of Pewaukee
Waukesha County, WI

N
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Project: WKS24-028-01

Wetland Delineation was conducted by
Chad Fradette, EP, Chem,
WDNR Professionally Assured Wetland Delineator
with assistance from
Shyann Banker, Environmental Scientist,
WDNR Professionally Assured Wetland Delineator

0 200 400 800
Feet

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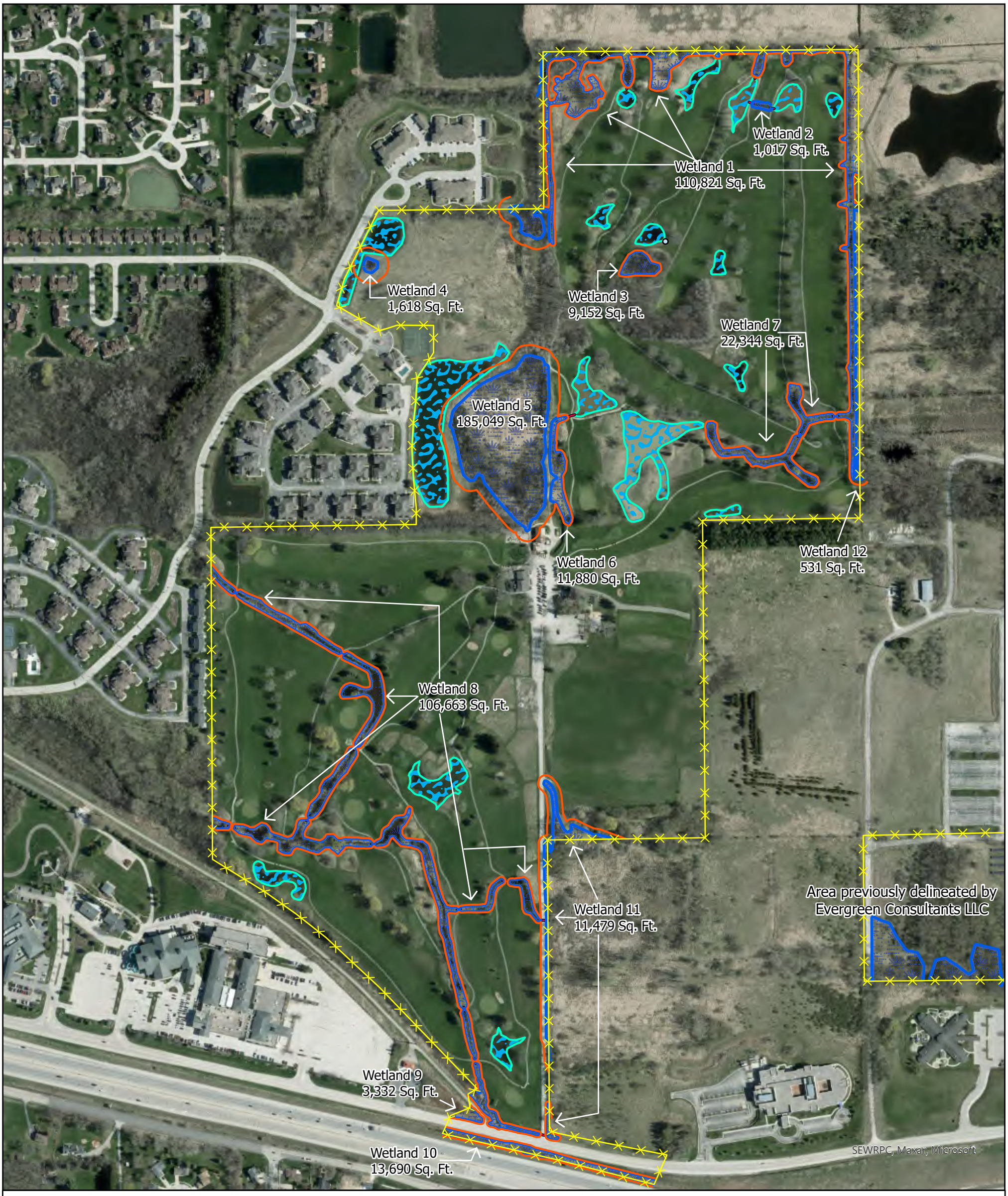

Legend

- Site Boundary
- WDNR Protective Area
- Wetland Line
- Wetland
- Catch Basin
- Culvert
- Landscape Pond with Developing Wetlands

Willow Run- Pewaukee Golf Club
Wetland Delineation Map with WDNR Protective Areas
N12W26506 Golf Road
City of Pewaukee
Waukesha County, WI

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Project: WKS24-028-01

0 200 400 800
Feet

Wetland Delineation was conducted by
Chad Fradette, EP, Chem,
WDNR Professionally Assured Wetland Delineator
with assistance from
Shyann Banker, Environmental Scientist,
WDNR Professionally Assured Wetland Delineator

evergreen consultants LLC
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Willow Run- Pewaukee Golf Club
Topographic Map
N12W26506 Golf Road
City of Pewaukee
Waukesha County, WI

N
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Legend

- Site Boundary
- Contours

Project: WKS25-028-27

0 200 400 800
Feet

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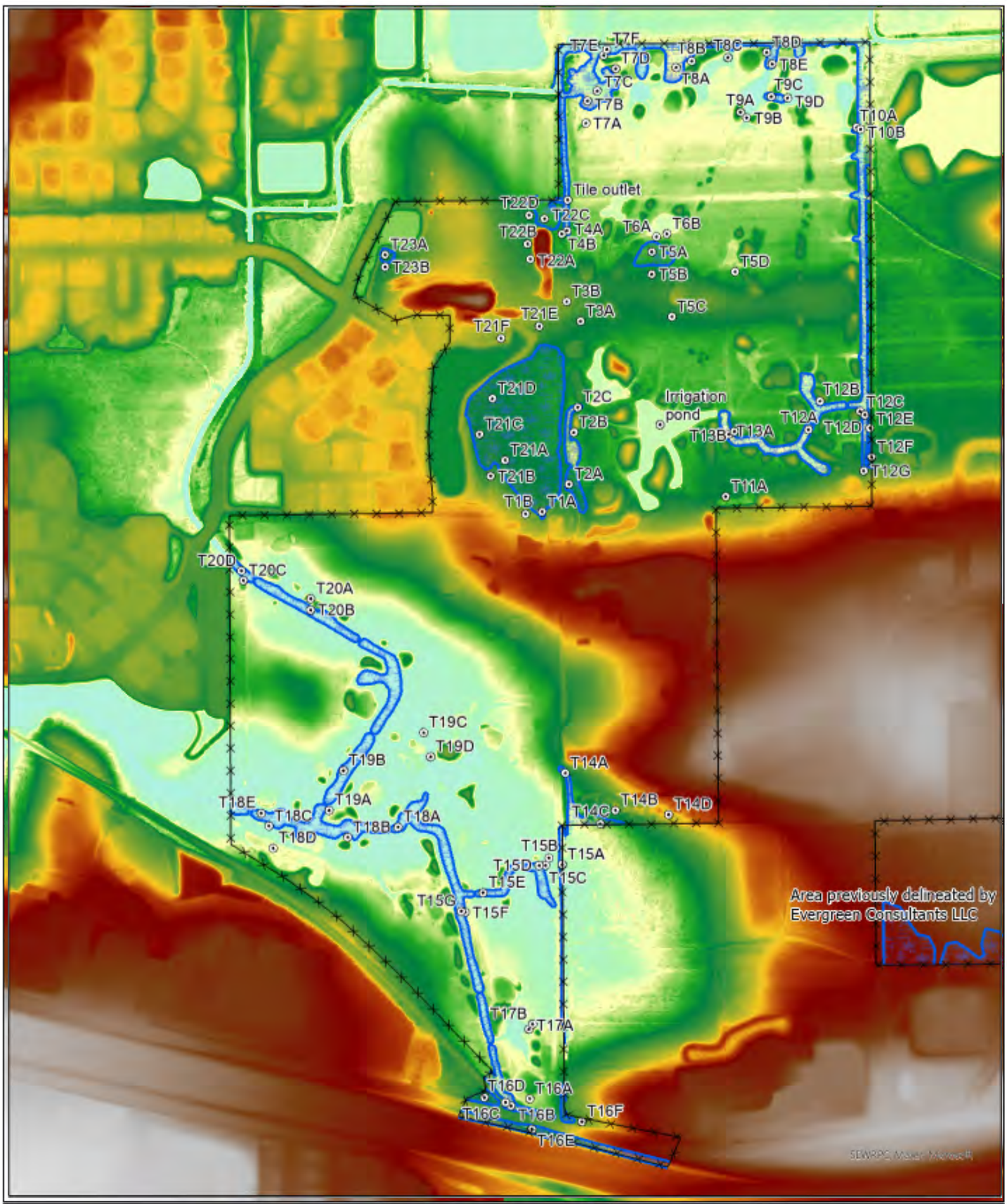

Willow Run- Pewaukee Golf Club
WDNR LiDAR Viewer Map
N12W26506 Golf Road
City of Pewaukee
Waukesha County, WI

Legend

- Site Boundary
- Wetland Line
- Wetland
- Sample Point

N
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Project: WKS25-028-27

0 200 400 800 Feet

Wetland Delineation was conducted by
Chad Fradette, EP, Chem,
WDNR Professionally Assured Wetland Delineator
with assistance from
Shyann Banker, Environmental Specialist

evergreen consultants LLC
PO Box 680 Pulaski, WI 54162
Phone: 920.615.0019 • Website: www.evergreenwis.com

Willow Run- Pewaukee Golf Club
Wisconsin Wetland Inventory Map
N12W26506 Golf Road
City of Pewaukee
Waukesha County, WI

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Legend

- Site Boundary
- USDA Wetspots
- Maximum Extent Wetland Indicators
- Wisconsin Wetland Inventory
- Wetland Points

Project: WKS25-028-27

0 200 400 800
Feet

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Willow Run- Pewaukee Golf Club
National Wetland Inventory Map
N12W26506 Golf Road
City of Pewaukee
Waukesha County, WI

N
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Legend

- Site Boundary
- NWI Wetlands

Project: WKS25-028-27

0 200 400 800
Feet

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PO Box 680 Pulaski, WI 54162
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Willow Run- Pewaukee Golf Club
NRCS Soil Survey Map
N12W26506 Golf Road
City of Pewaukee
Waukesha County, WI

N
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Legend

- Site Boundary
- USA Soils Map Units

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0 200 400 800 Feet

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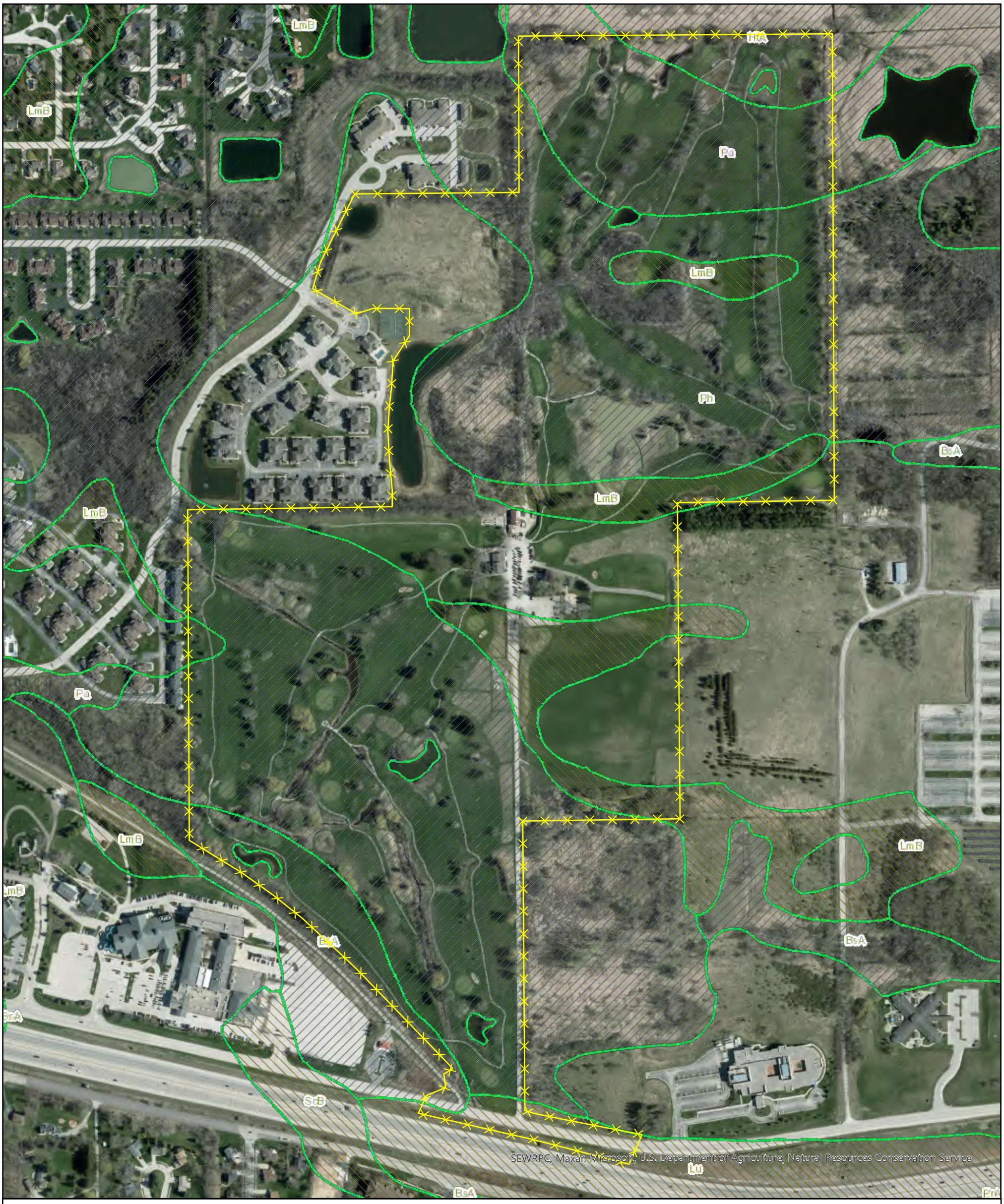

Willow Run- Pewaukee Golf Club
NRCS Soil Hydric Ratings Map
N12W26506 Golf Road
City of Pewaukee
Waukesha County, WI

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Legend

- Site Boundary
- Hydric
- Predominantly Hydric
- Partially Hydric
- Predominantly Non-Hydric

Project: WKS25-028-27

0 200 400 800
Feet

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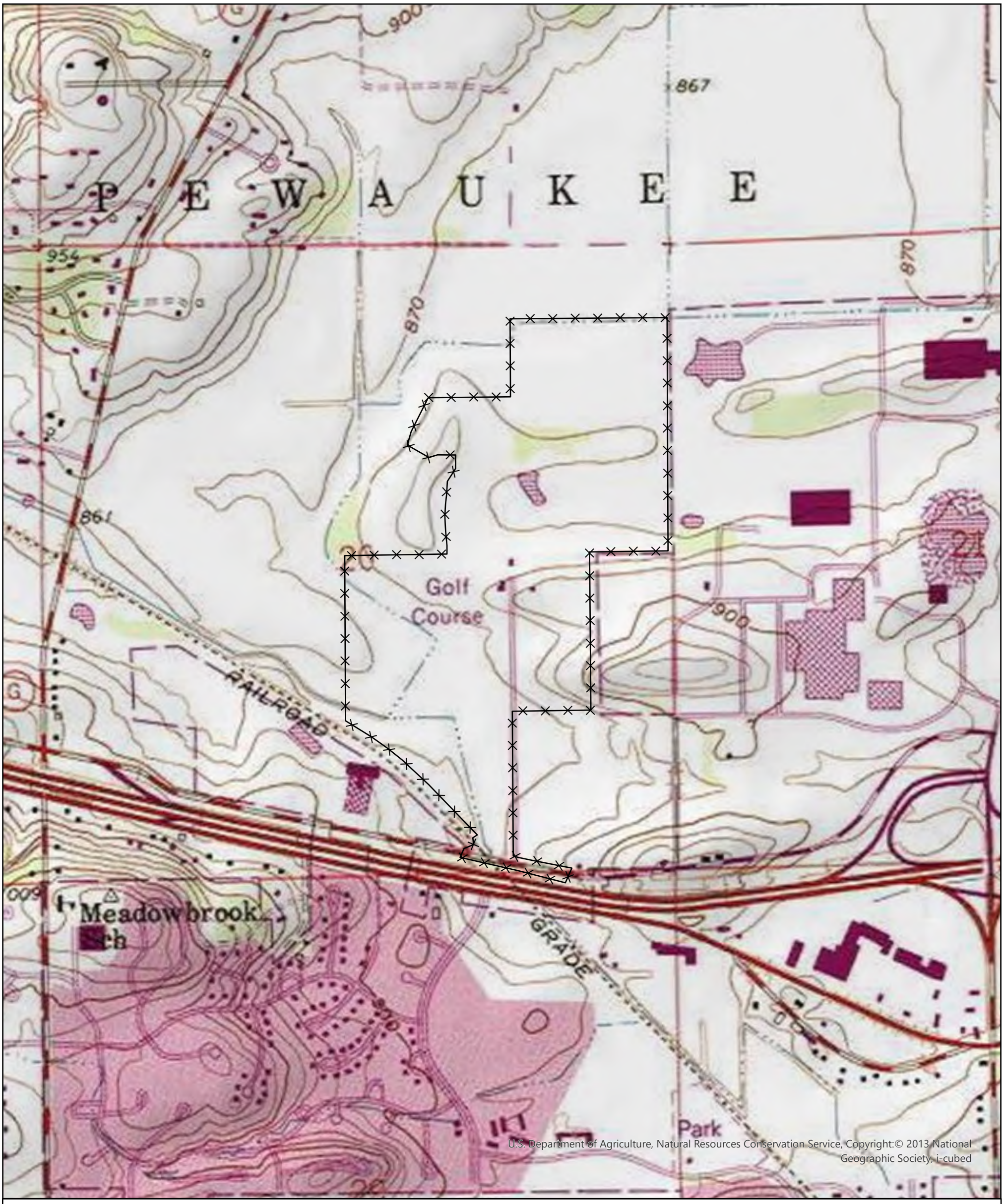

Willow Run- Pewaukee Golf Club
USGS Topographic Map
N12W26506 Golf Road
City of Pewaukee
Waukesha County, WI

Legend

Site Boundary

N
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S

Project: WKS25-028-27

0 400 800 1,600
Feet

evergreen consultants LLC
PO Box 680 Pulaski, WI 54162
Phone: 920.615.0019 • Website: www.evergreenwis.com

Appendix B:

Site Pictures

Standing at photo location 1 facing east, irrigation pond.

Standing at photo location 2 facing east.

Standing at photo location 3 Wetland 1.

Standing at photo location 3 within Wetland 1 and PEC.

Standing at photo location 4 within Wetland 1 and PEC

Standing at photo location 5 facing northeast within Wetland 1 within PEC.

Standing at photo location 5 facing south within Wetland 1 within PEC.

Standing at photo location 6 facing southwest facing a pond, PEC.

Standing at photo location 6 facing west adjacent to a pond.

Standing at photo location 7 facing east towards Wetland 14.

Standing at photo location 7 facing west towards a pond.

Standing at photo location 8 facing north adjacent to Wetland 1.

Standing at photo location 8 facing south adjacent to Wetland 1.

Standing at photo location 9 facing north.

Standing at photo location 10.

Standing at photo location 10.

Standing at photo location 11 facing east within Wetland 8, intermittent stream, SEC.

Standing at photo location 12 facing northwest adjacent to Wetland 8, SEC.

Standing at photo location 13 facing south towards Wetland 8, SEC.

Standing at photo location 14 facing west within Wetland 8, SEC.

Standing at photo location 14 facing southeast within Wetland 8, stream, SEC.

Standing at photo location 15 facing south between Wetland 5 and Wetland 6.

Standing at photo location 16 facing south, stormwater pond.

Standing at photo location 18 facing north.

Standing at photo location 18 facing west, stormwater pond.

Standing near T1A facing southeast within Wetland 5, INRA.

Standing near T1A facing southwest within Wetland 5, INRA.

Standing near T1B facing west, INRA.

Standing near T1B.

Standing near T3A, buckthorn.

Standing near T3B facing northeast, buckthorn and oak.

Standing near T3B facing southwest, oak and buckthorn.

Standing near T4A facing north within Wetland 1, PEC.

Standing near T4A facing south within Wetland 1, PEC.

Standing near T4A facing west within Wetland 1, PEC.

Standing near T5A within Wetland 3, buckthorn.

Standing near T5B facing east, beginning of buckthorn control, east part of northern woodland.

Standing near T5B, buckthorn.

Standing near T5C, buckthorn infestation.

Standing near T6B facing east within Wetland 2.

Standing near T7A facing north towards Wetland 1, PEC.

Standing near T7A facing east.

Standing near T7B facing northeast within Wetland 1, within PEC.

Standing near T7B facing north within Wetland 1, PEC.

Standing near T7B facing south within Wetland 1, PEC.

Standing near T7C facing southeast within Wetland 1, PEC.

Standing near T7C facing south within Wetland 1, PEC.

Standing near T7D facing south adjacent to Wetland 1.

Standing near T7D facing east adjacent to Wetland 1, reed canary grass infestation.

Standing near T7E facing north towards Wetland 1, PEC, stream to right.

Standing near T7F facing northeast within Wetland 1, PEC, stream.

Standing near T8A facing north within Wetland 1, PEC.

Standing near T8A facing south within Wetland 1, PEC.

Standing near T8B facing north towards Wetland 1, PEC.

Standing near T8B facing west towards Wetland 1, PEC.

Standing near T8C within Wetland 1, PEC.

Standing near T8D facing west adjacent to Wetland 1.

Standing near T8D facing east adjacent to Wetland 1.

Standing near T8E facing south within Wetland 1, PEC.

Standing near T9A facing north adjacent to pond.

Standing near T10A facing south adjacent to Wetland 1.

Standing near T10A facing east towards Wetland 1, PEC.

Standing near T10B within Wetland 1, PEC.

Standing near T10B within Wetland 1, PEC.

Standing near T11A facing east, pond.

Standing near T11A facing west.

Standing near T12A facing north within Wetland 7.

Standing near T12C facing north towards Wetland 1, PEC.

Standing near T12C facing south adjacent to Wetland 1, PEC.

Standing near T12D within Wetland 1, PEC.

Standing near T12E facing south adjacent to Wetland 1, PEC.

Standing near T12F facing north within Wetland 13, PEC.

Standing near T12F facing south within Wetland 13, PEC.

Standing near T12G facing west.

Standing near T12G facing south.

Standing near T14B facing north.

Standing near T14B facing east, southern woodland review area, determined to be meadow with some trees.

Standing near T14C facing northwest within Wetland 11, SEC.

Standing near T14C facing southwest within Wetland 11, SEC.

Standing near T14D facing west, upland meadow, infested with invasive species.

Standing near T15A facing south within Wetland 11, SEC.

Standing near T15A facing east within Wetland 11, SEC.

Standing near T15A facing north within Wetland 11, SEC.

Standing near T15B facing north, upland meadow infested with invasive species.

Standing near T15B facing south towards SEC.

Standing near T15C facing south adjacent to Wetland 11, SEC.

Standing near T15D facing west within Wetland 11, intermittent stream, SEC.

Standing near T15D facing south within Wetland 11, SEC.

Standing near T15E facing west within Wetland 8, SEC.

Standing near T15F facing south adjacent to Wetland 8, SEC.

Standing near T15G within Wetland 8, SEC.

Standing near T15G within Wetland 8, SEC.

Standing near T16A facing northwest.

Standing near T16A facing southeast.

Standing near T17A facing southwest adjacent to pond.

Standing near T18A facing south within Wetland 8, SEC.

Standing near T18B facing southwest adjacent to Wetland 8, SEC.

Standing near T18E facing southeast within Wetland 8, perennial stream, SEC.

Standing near T18E facing south within Wetland 8, SEC.

Standing near T19A facing west adjacent to Wetland 8, SEC.

Standing near T19A facing east adjacent to Wetland 8, SEC.

Standing near T19B facing south within Wetland 8, SEC.

Standing near T19B facing northeast within Wetland 8.

Standing near T19C facing northwest

Standing near T20A facing north.

Standing near T20A facing east.

Standing near T20B within Wetland 8, SEC.

Standing near T20C facing east adjacent to Wetland 8, SEC.

Standing near T20C facing southwest.

Standing near T20D facing northwest within Wetland 8, SEC.

Standing near T20D facing southeast within Wetland 8, SEC.

Standing near T21A within Wetland 5, INRA.

Standing near T21B facing south.

Standing near T21B facing northwest.

Standing near T21C facing northwest within Wetland 5, INRA.

Standing near T21C facing north within Wetland 5, INRA.

Standing near T21D within Wetland 5, INRA.

Standing near T21E facing south, upland meadow with a mix of native forbs and non-native grasses.

Standing near T21E facing north.

Standing near T22A facing southwest, reed canary grass and non-native upland grasses.

Standing near T22A facing north.

Standing near T22A facing south.

Standing near T22B facing north.

Standing near T22B facing west.

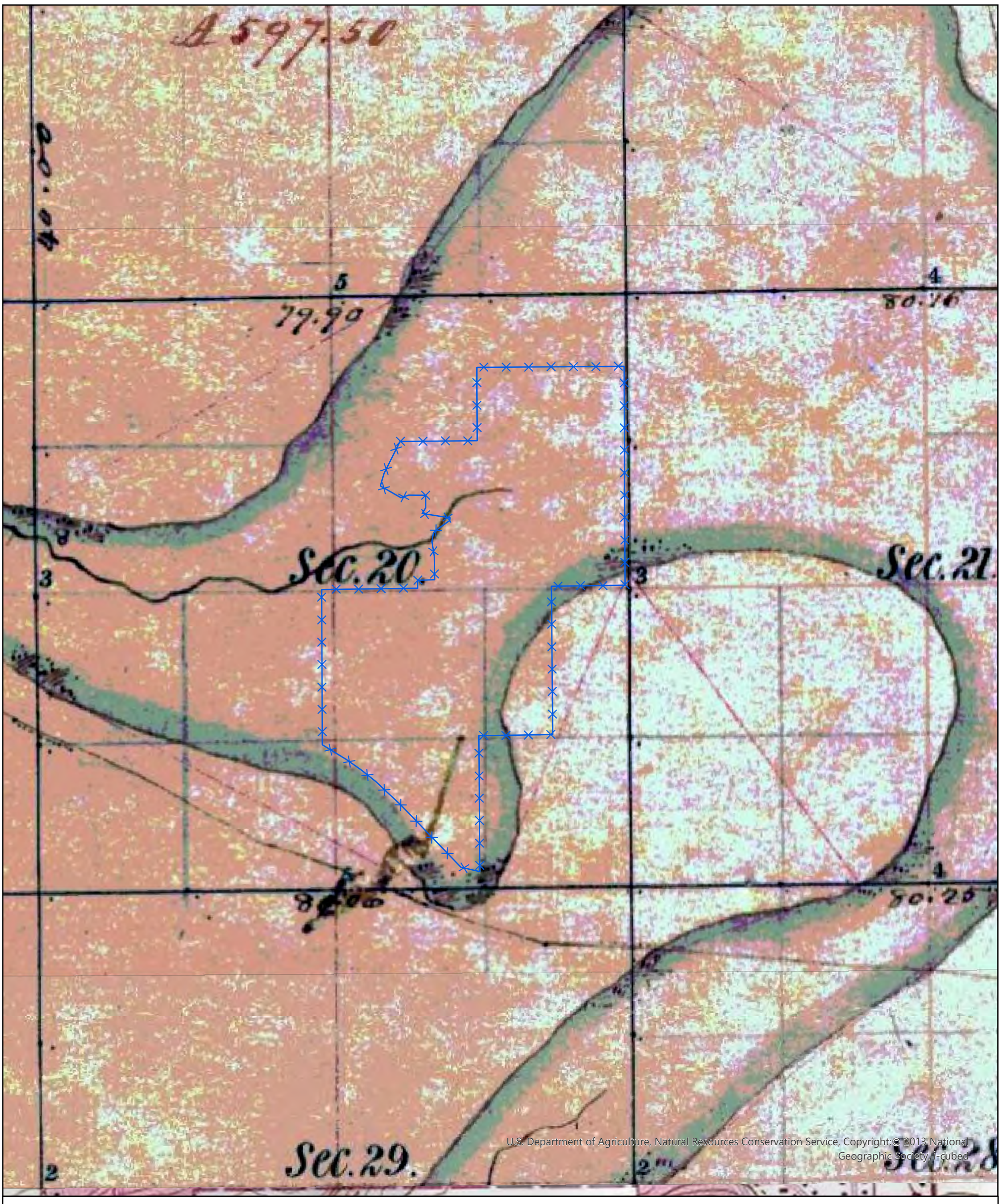
Standing near T22C within Wetland 1, PEC.

Standing near T22D adjacent to Wetland 1, PEC.

Mowed areas between segments of northern woodland.

Appendix C:

Original Survey, Notes, and Bordner Map



Willow Run- Pewaukee Golf Club
Original Survey Map
N12W26506 Golf Road
City of Pewaukee
Waukesha County, WI

Legend

Site Boundary

N
W
E
S

Project: WKS25-028-27

0 425 850 1,700
Feet

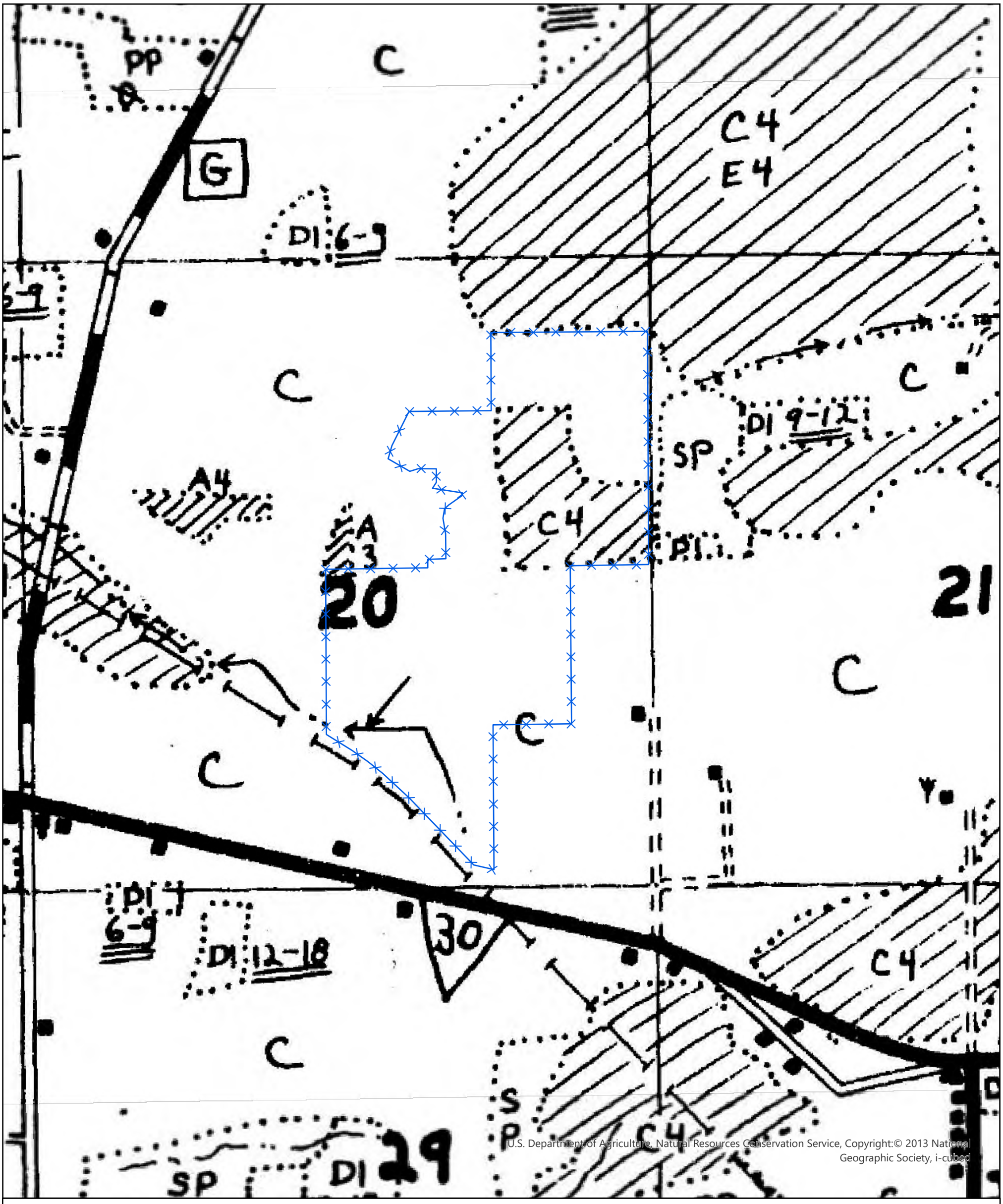
evergreen consultants LLC
PO Box 680 Pulaski, WI 54162
Phone: 920.615.0019 • Website: www.evergreenwis.com

38

T. 7, R. 19 E. 4th Mer.

North Between Sections 20 & 21
15.94 Black oak 4 in
36.25 Whiteoak 20 in
40.00 Set Qr Sec post
Whiteoak 30 in S 46° E 22 links
Burr oak 14 in N 38½ E 18
43.00 Entered Marsh or Bog
Meadows with Tall grass and
Read very wet
80.00 Set post Cor of Secs 16. 17. 20. 21
no Bearing trees to be had
Land Except Marsh Second rate
Timber as the last line oak
openings

Original Survey Notes



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Willow Run- Pewaukee Golf Club
Bordner Survey Map
N12W26506 Golf Road
City of Pewaukee
Waukesha County, WI

Legend

Site Boundary

N
W E
S

Project: WKS25-028-27

0 400 800 1,600
Feet

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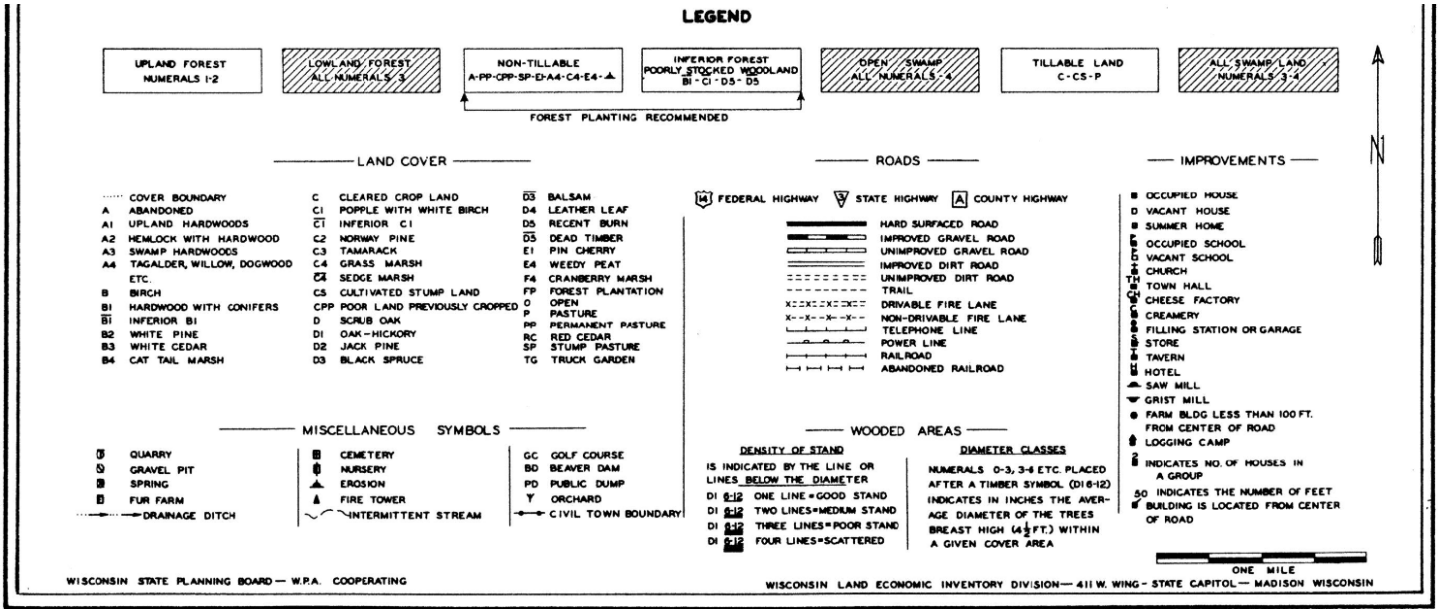
Phone: 920.615.0019 • Website: www.evergreenwis.com


LEGEND
UPLAND FOREST
NUMERALS 1-2
LOWLAND FOREST
ALL NUMERALS 3
NON-TILLABLE
A-PP-CPP-SP-E-A4-C4-E4-▲
INFERIOR FOREST
POORLY STOCKED WOODLAND
B1-C1-D5-D5
OPEN SWAMP
ALL NUMERALS 4
TILLABLE LAND
C-C5-P
ALL SWAMP LAND
NUMERALS 3-4
FOREST PLANTING RECOMMENDED
LAND COVER
COVER BOUNDARY
A ABANDONED
A1 UPLAND HARDWOODS
A2 HEMLOCK WITH HARDWOOD
A3 SWAMP HARDWOODS
A4 TAGALDER, WILLOW, DOGWOOD ETC.
B BIRCH
B1 HARDWOOD WITH CONIFERS
B1 INFERIOR B1
B2 WHITE PINE
B3 WHITE CEDAR
B4 CAT TAIL MARSH
C CLEARED CROP LAND
C1 POPPLE WITH WHITE BIRCH
C1 INFERIOR C1
C2 NORWAY PINE
C3 TAMARACK
C4 GRASS MARSH
C4 SEDGE MARSH
C5 CULTIVATED STUMP LAND
CPP POOR LAND PREVIOUSLY CROPPED
D SCRUB OAK
D1 OAK-HICKORY
D2 JACK PINE
D3 BLACK SPRUCE
D3 BALSAM
D4 LEATHER LEAF
D5 RECENT BURN
D5 DEAD TIMBER
E1 PIN CHERRY
E4 WEEDY PEAT
F4 CRANBERRY MARSH
FP FOREST PLANTATION
O OPEN
P PASTURE
PP PERMANENT PASTURE
RC RED CEDAR
SP STUMP PASTURE
TG TRUCK GARDEN
ROADS
FEDERAL HIGHWAY
STATE HIGHWAY
COUNTY HIGHWAY
HARD SURFACED ROAD
IMPROVED GRAVEL ROAD
UNIMPROVED GRAVEL ROAD
IMPROVED DIRT ROAD
UNIMPROVED DIRT ROAD
TRAIL
DRIVABLE FIRE LANE
NON-DRIVABLE FIRE LANE
TELEPHONE LINE
POWER LINE
RAILROAD
ABANDONED RAILROAD
IMPROVEMENTS
OCCUPIED HOUSE
VACANT HOUSE
SUMMER HOME
OCCUPIED SCHOOL
VACANT SCHOOL
CHURCH
TOWN HALL
CHEESE FACTORY
CREAMERY
FILLING STATION OR GARAGE
STORE
TAVERN
HOTEL
SAW MILL
GRIST MILL
FARM BLDG LESS THAN 100 FT. FROM CENTER OF ROAD
LOGGING CAMP
INDICATES NO. OF HOUSES IN A GROUP
50 INDICATES THE NUMBER OF FEET BUILDING IS LOCATED FROM CENTER OF ROAD
MISCELLANEOUS SYMBOLS
QUARRY
GRAVEL PIT
SPRING
FUR FARM
DRAINAGE DITCH
CEMETERY
NURSERY
EROSION
FIRE TOWER
INTERMITTENT STREAM
GC GOLF COURSE
BD BEAVER DAM
PD PUBLIC DUMP
ORCHARD
CIVIL TOWN BOUNDARY
WOODED AREAS
DENSITY OF STAND
IS INDICATED BY THE LINE OR LINES BELOW THE DIAMETER
D1 6-12 ONE LINE=GOOD STAND
D1 6-12 TWO LINES=MEDIUM STAND
D1 6-12 THREE LINES=POOR STAND
D1 6-12 FOUR LINES=SCATTERED
DIAMETER CLASSES
NUMERALS 0-3, 3-6 ETC. PLACED AFTER A TIMBER SYMBOL (D1 6-12) INDICATES IN INCHES THE AVERAGE DIAMETER OF THE TREES BREAST HIGH (4½ FT.) WITHIN A GIVEN COVER AREA
ONE MILE
WISCONSIN STATE PLANNING BOARD — W.P.A. COOPERATING
WISCONSIN LAND ECONOMIC INVENTORY DIVISION — 411 W. WING - STATE CAPITOL — MADISON WISCONSIN

Appendix D:

Historic Aerial Photographs

1937 WHAI

1937 north

1937 South

1941 Waukesha County

1941 North

1941 south

1950 Waukesha County

1950 North

1950 South

1956

1956 North

1956 South

1963 Waukesha County

1963 north

150
300ft
Waukesha County Department of Parks and Land Use - Planning and Zor

1963 south

1970 Waukesha County

Waukesha County Department of Parks and Land Use - Planning ar

1970 north

1970 south

1979 FSA

1980 FSA

1980 north

1980 south

1981 FSA

1982 FSA

1983 FSA

1984 FSA

1985 FSA

1986 FSA

1987 FSA

1988 FSA

1989 FSA

1990 FSA

1990 north

1990 south

1991 FSA

1992 FSA

1994 FSA

1995 FSA

1996 FSA

1997 FSA

1998 FSA

1999 FSA

2000 FSA

2001 FSA

2002 FSA

2003 FSA

2005 Google Earth

2006 Maxar Technologies

2007 Google Earth

2008 USDA

2010 Google Earth

2011 Google Earth

2013 Waukesha County

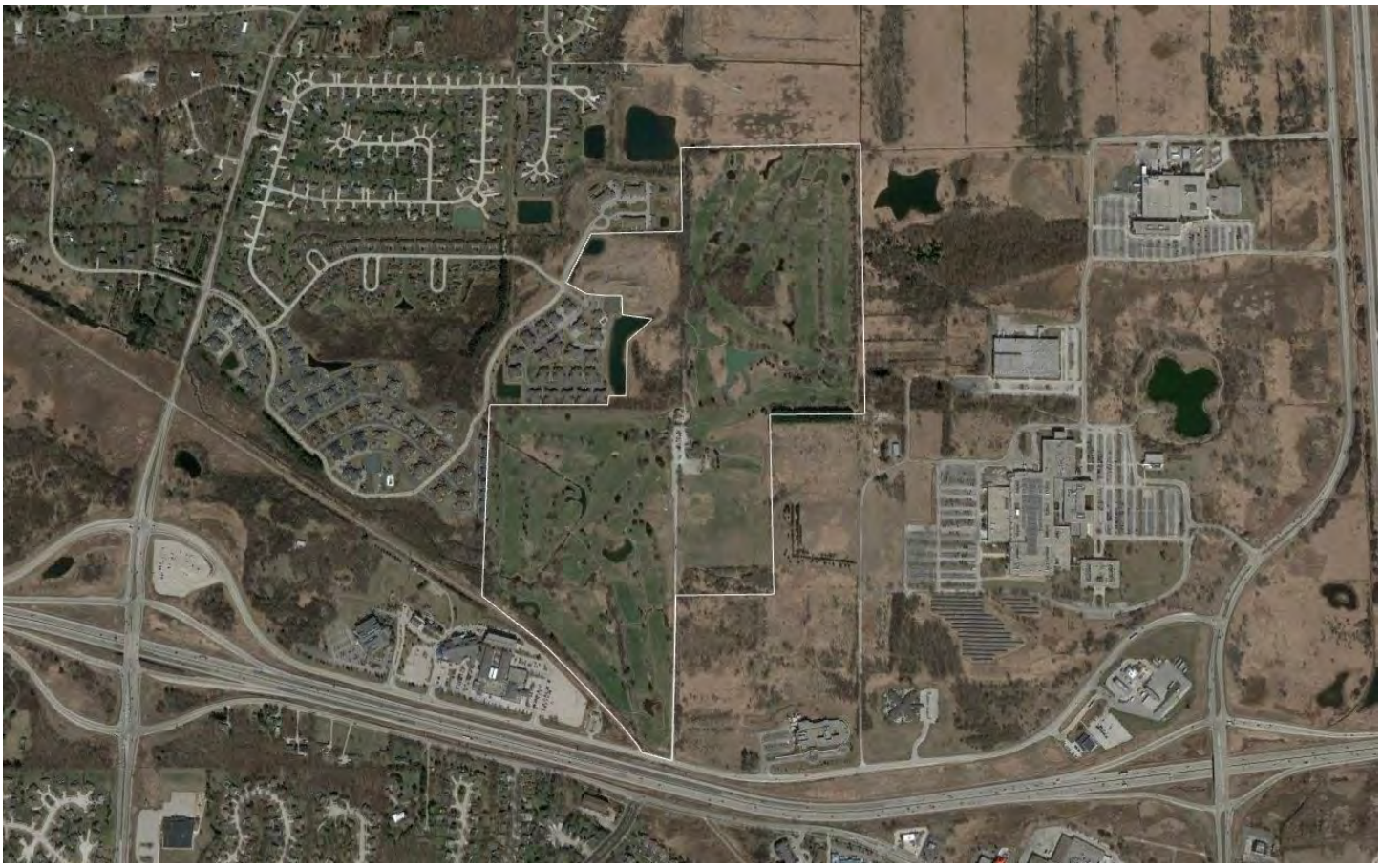
2014 Google Earth

2015 Google Earth

2017 Waukesha County

2018 Google Earth

2020 Maxar Technologies



2021 Google Earth

2022 Maxar Technologies

2023 Airbus

2024 Airbus

Appendix E:

NRCS County Soil Survey Report

Soil Map

88° 16' 46" W
88° 15' 42" W
43° 3' 42" N
43° 2' 39" N
395800
396000
396200
396400
396600
396800
397000
397200
4768400
4768200
4768000
4767800
4767600
4767400
4767200
4767000
4766800
4766600
Sawgrass Ln
Silvernail
94
Ph
W
HtA
Pa
MoB
ThB
HmB2
LmB
BsA
HmC2
HmD2
HmB
HoD3
ScB
Lu
Map Scale: 1:9,440 if printed on A portrait (8.5" x 11") sheet.
N
Meters
0 100 200 400 600
Feet
0 450 900 1800 2700
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Waukesha County, Wisconsin
Survey Area Data: Version 1, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 4, 2022—Sep 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BsA	Brookston silt loam, 0 to 2 percent slopes	16.3	5.7%
HmB	Hochheim loam, 2 to 6 percent slopes	0.9	0.3%
HmB2	Hochheim loam, 2 to 6 percent slopes, eroded	13.1	4.5%
HmC2	Hochheim loam, 6 to 12 percent slopes, eroded	10.6	3.7%
HmD2	Hochheim loam, 12 to 20 percent slopes, eroded	4.8	1.7%
HoD3	Hochheim soils, 12 to 20 percent slopes, severely eroded	1.2	0.4%
HtA	Houghton muck, 0 to 2 percent slopes	17.4	6.0%
LmB	Lamartine silt loam, 0 to 3 percent slopes	20.8	7.2%
Lu	Loamy land	7.8	2.7%
MoB	Mayville silt loam, 2 to 6 percent slopes	4.9	1.7%
Pa	Palms muck, 0 to 2 percent slopes	21.7	7.5%
Ph	Pella silt loam, 0 to 2 percent slopes	125.8	43.7%
ScB	St. Charles silt loam, 2 to 6 percent slopes	0.6	0.2%
ThB	Theresa silt loam, 2 to 6 percent slopes	35.7	12.4%
W	Water	6.3	2.2%
Totals for Area of Interest		**288.0**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some

observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The

pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Waukesha County, Wisconsin

BsA—Brookston silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tjx5
Elevation: 590 to 1,120 feet
Mean annual precipitation: 29 to 37 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 133 to 178 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Brookston and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Brookston

Setting

Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Loess over loamy till

Typical profile

Ap - 0 to 12 inches: silt loam
Btg1 - 12 to 20 inches: silty clay loam
2Btg2 - 20 to 30 inches: clay loam
2Cg - 30 to 79 inches: sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 0 to 20 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Ecological site: F095XB004WI - Wet Loamy or Clayey Lowland
Forage suitability group: High AWC, high water table (G095BY007WI)
Other vegetative classification: High AWC, high water table (G095BY007WI)
Hydric soil rating: Yes

Minor Components

Lamartine

Percent of map unit: 5 percent
Landform: Draws
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F095XB005WI - Moist Loamy or Clayey Lowland
Hydric soil rating: No

Pella

Percent of map unit: 5 percent
Landform: Drainageways
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F095XB004WI - Wet Loamy or Clayey Lowland
Hydric soil rating: Yes

HmB—Hochheim loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2t03x
Elevation: 820 to 1,330 feet
Mean annual precipitation: 29 to 31 inches
Mean annual air temperature: 43 to 46 degrees F
Frost-free period: 135 to 155 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Hochheim and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hochheim

Setting

Landform: Drumlins
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Crest, side slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loamy till and/or calcareous, dense loamy till

Typical profile

Ap - 0 to 9 inches: loam
Bt - 9 to 17 inches: clay loam

C - 17 to 33 inches: gravelly loam
Cd - 33 to 79 inches: gravelly loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: 20 to 40 inches to densic material
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 60 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: D
Ecological site: F095XB007WI - Loamy Upland with Carbonates
Forage suitability group: Mod AWC, adequately drained (G095BY005WI)
Other vegetative classification: Mod AWC, adequately drained (G095BY005WI)
Hydric soil rating: No

Minor Components

Theresa

Percent of map unit: 7 percent
Landform: Drumlins
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F095XB007WI - Loamy Upland with Carbonates
Hydric soil rating: No

Lamartine

Percent of map unit: 3 percent
Landform: Drumlins
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F095XB005WI - Moist Loamy or Clayey Lowland
Hydric soil rating: No

HmB2—Hochheim loam, 2 to 6 percent slopes, eroded

Map Unit Setting

National map unit symbol: 2t03w

Elevation: 820 to 1,330 feet
Mean annual precipitation: 29 to 36 inches
Mean annual air temperature: 43 to 46 degrees F
Frost-free period: 135 to 175 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Hochheim, eroded, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hochheim, Eroded

Setting

Landform: Drumlins
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Crest, side slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loamy till and/or calcareous, dense loamy till

Typical profile

Ap - 0 to 7 inches: loam
Bt - 7 to 16 inches: loam
C - 16 to 33 inches: gravelly sandy loam
Cd - 33 to 79 inches: gravelly sandy loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: 20 to 40 inches to densic material
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 60 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: D
Ecological site: F095XB007WI - Loamy Upland with Carbonates
Forage suitability group: Mod AWC, adequately drained (G095BY005WI)
Other vegetative classification: Mod AWC, adequately drained (G095BY005WI)
Hydric soil rating: No

Minor Components

Theresa, eroded

Percent of map unit: 10 percent
Landform: Till plains
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Side slope

Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F095XB007WI - Loamy Upland with Carbonates
Hydric soil rating: No

Lamartine

Percent of map unit: 5 percent
Landform: Drumlins
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F095XB005WI - Moist Loamy or Clayey Lowland
Hydric soil rating: No

HmC2—Hochheim loam, 6 to 12 percent slopes, eroded

Map Unit Setting

National map unit symbol: 2t03r
Elevation: 900 to 1,340 feet
Mean annual precipitation: 31 to 33 inches
Mean annual air temperature: 43 to 46 degrees F
Frost-free period: 135 to 175 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Hochheim, eroded, and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hochheim, Eroded

Setting

Landform: Drumlins
Landform position (two-dimensional): Shoulder, summit
Landform position (three-dimensional): Crest, side slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loamy till and/or calcareous, dense loamy till

Typical profile

Ap - 0 to 7 inches: loam
Bt - 7 to 16 inches: clay loam
C - 16 to 33 inches: gravelly sandy loam
Cd - 33 to 79 inches: gravelly sandy loam

Properties and qualities

Slope: 6 to 12 percent
Depth to restrictive feature: 20 to 40 inches to densic material
Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 60 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: D
Ecological site: F095XB007WI - Loamy Upland with Carbonates
Forage suitability group: Mod AWC, adequately drained (G095BY005WI)
Other vegetative classification: Mod AWC, adequately drained (G095BY005WI)
Hydric soil rating: No

Minor Components

Theresa

Percent of map unit: 5 percent
Landform: Drumlins
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F095XB007WI - Loamy Upland with Carbonates
Hydric soil rating: No

Hochheim

Percent of map unit: 5 percent
Landform: Drumlins
Landform position (two-dimensional): Backslope, shoulder
Landform position (three-dimensional): Side slope, head slope
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F095XB006WI - Shallow Upland
Hydric soil rating: No

HmD2—Hochheim loam, 12 to 20 percent slopes, eroded

Map Unit Setting

National map unit symbol: 2t72w
Elevation: 820 to 1,330 feet
Mean annual precipitation: 28 to 36 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 130 to 175 days
Farmland classification: Not prime farmland

Map Unit Composition

Hochheim, eroded, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hochheim, Eroded

Setting

Landform: Drumlins
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loamy till and/or calcareous, dense loamy till

Typical profile

Ap - 0 to 6 inches: loam
Bt - 6 to 16 inches: clay loam
C - 16 to 30 inches: gravelly loam
Cd - 30 to 79 inches: gravelly loam

Properties and qualities

Slope: 12 to 20 percent
Depth to restrictive feature: 20 to 36 inches to densic material
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 60 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: D
Ecological site: F095XB007WI - Loamy Upland with Carbonates
Forage suitability group: Mod AWC, adequately drained with limitations (G095BY006WI)
Other vegetative classification: Mod AWC, adequately drained with limitations (G095BY006WI)
Hydric soil rating: No

Minor Components

Theresa

Percent of map unit: 10 percent
Landform: Drumlins
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F095XB007WI - Loamy Upland with Carbonates
Hydric soil rating: No

Hochheim

Percent of map unit: 5 percent
Landform: Drumlins
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F095XB006WI - Shallow Upland
Hydric soil rating: No

HoD3—Hochheim soils, 12 to 20 percent slopes, severely eroded

Map Unit Setting

National map unit symbol: g949
Elevation: 670 to 1,100 feet
Mean annual precipitation: 28 to 36 inches
Mean annual air temperature: 37 to 55 degrees F
Frost-free period: 135 to 170 days
Farmland classification: Not prime farmland

Map Unit Composition

Hochheim and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hochheim

Setting

Landform: Ground moraines, drumlins
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Calcareous, dense loamy till

Typical profile

A,E - 0 to 6 inches: clay loam
Bt1,Bt2,BC - 6 to 17 inches: clay loam
C - 17 to 60 inches: gravelly loam

Properties and qualities

Slope: 12 to 20 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 60 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 7.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: F095XB007WI - Loamy Upland with Carbonates
Forage suitability group: Mod AWC, adequately drained with limitations (G095BY006WI)
Other vegetative classification: Mod AWC, adequately drained with limitations (G095BY006WI)
Hydric soil rating: No

HtA—Houghton muck, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2szff
Elevation: 600 to 1,090 feet
Mean annual precipitation: 31 to 35 inches
Mean annual air temperature: 43 to 48 degrees F
Frost-free period: 124 to 192 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Houghton, muck, and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Houghton, Muck

Setting

Landform: Depressions
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Herbaceous organic material

Typical profile

Oap - 0 to 6 inches: muck
Oa - 6 to 79 inches: muck

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 5.95 in/hr)
Depth to water table: About 0 to 4 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Very high (about 23.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Ecological site: F095XB001WI - Mucky Swamp
Forage suitability group: Not suited, flooded or organics (G095BY010WI)
Other vegetative classification: Not suited, flooded or organics (G095BY010WI)
Hydric soil rating: Yes

Minor Components

Houghton, ponded

Percent of map unit: 4 percent
Landform: Depressions
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F095XB001WI - Mucky Swamp
Other vegetative classification: Not suited, flooded or organics (G095BY010WI)
Hydric soil rating: Yes

Palms

Percent of map unit: 2 percent
Landform: Lakebeds (relict)
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F095XB001WI - Mucky Swamp
Other vegetative classification: Not suited, flooded or organics (G095AY010WI)
Hydric soil rating: Yes

Adrian

Percent of map unit: 2 percent
Landform: Lakebeds (relict)
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F095XB001WI - Mucky Swamp
Hydric soil rating: Yes

Willette, muck

Percent of map unit: 1 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F095XA001WI - Mucky Swamp
Hydric soil rating: Yes

Edwards

Percent of map unit: 1 percent
Landform: Depressions

Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F095XB001WI - Mucky Swamp
Hydric soil rating: Yes

LmB—Lamartine silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2t043
Elevation: 590 to 1,140 feet
Mean annual precipitation: 29 to 35 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 135 to 170 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Lamartine and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lamartine

Setting

Landform: Interdrumlins
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Loess over loamy till

Typical profile

Ap - 0 to 8 inches: silt loam
Bt1 - 8 to 20 inches: silty clay loam
2Bt2 - 20 to 28 inches: clay loam
2C - 28 to 79 inches: gravelly sandy loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: B/D
Ecological site: F095XB005WI - Moist Loamy or Clayey Lowland
Forage suitability group: High AWC, high water table (G095BY007WI)
Other vegetative classification: High AWC, high water table (G095BY007WI)
Hydric soil rating: No

Minor Components

Pella

Percent of map unit: 8 percent
Landform: Drainageways
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F095XB004WI - Wet Loamy or Clayey Lowland
Hydric soil rating: Yes

Ossian

Percent of map unit: 7 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F095XB004WI - Wet Loamy or Clayey Lowland
Hydric soil rating: Yes

Lu—Loamy land

Map Unit Setting

National map unit symbol: g94q
Elevation: 670 to 1,100 feet
Mean annual precipitation: 28 to 36 inches
Mean annual air temperature: 37 to 55 degrees F
Frost-free period: 135 to 170 days
Farmland classification: Not prime farmland

Map Unit Composition

Loamy land and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Loamy Land

Setting

Parent material: Loamy mine spoil or earthy fill

Typical profile

H1 - 0 to 10 inches: loam

Properties and qualities

Slope: 1 to 12 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 12 to 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Hydric soil rating: No

Minor Components

Pella

Percent of map unit: 10 percent
Landform: Depressions
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow
Hydric soil rating: Yes

MoB—Mayville silt loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2szfv
Elevation: 830 to 1,120 feet
Mean annual precipitation: 31 to 35 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 130 to 180 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Mayville and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mayville

Setting

Landform: Drumlins

Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loess over loamy till

Typical profile

Ap - 0 to 6 inches: silt loam
BE - 6 to 12 inches: silt loam
Bt1 - 12 to 28 inches: silty clay loam
2Bt2 - 28 to 32 inches: clay loam
2C - 32 to 79 inches: gravelly sandy loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 12 to 40 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 40 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F095XB010WI - Loamy and Clayey Upland
Forage suitability group: High AWC, adequately drained (G095AY008WI)
Other vegetative classification: High AWC, adequately drained (G095AY008WI)
Hydric soil rating: No

Minor Components

Dodge

Percent of map unit: 8 percent
Landform: Drumlins
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F095XB007WI - Loamy Upland with Carbonates
Hydric soil rating: No

Lamartine

Percent of map unit: 2 percent
Landform: Drumlins
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F095XB005WI - Moist Loamy or Clayey Lowland
Hydric soil rating: No

Pa—Palms muck, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2szdc
Elevation: 780 to 1,240 feet
Mean annual precipitation: 31 to 35 inches
Mean annual air temperature: 43 to 49 degrees F
Frost-free period: 124 to 178 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Palms, muck, and similar soils: 87 percent
Minor components: 13 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Palms, Muck

Setting

Landform: Interdrumlins
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Herbaceous organic material over loamy drift

Typical profile

Oap - 0 to 13 inches: muck
Oa - 13 to 30 inches: muck
2Cg - 30 to 79 inches: silty clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 1.98 in/hr)
Depth to water table: About 0 to 4 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 20 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very high (about 15.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Ecological site: F095XB001WI - Mucky Swamp
Forage suitability group: Not suited, flooded or organics (G095BY010WI)
Other vegetative classification: Not suited, flooded or organics (G095BY010WI)

Hydric soil rating: Yes

Minor Components

Houghton, muck

Percent of map unit: 8 percent
Landform: Depressions
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F095XB001WI - Mucky Swamp
Other vegetative classification: Not suited, flooded or organics (G095BY010WI)
Hydric soil rating: Yes

Adrian

Percent of map unit: 5 percent
Landform: Interdrumlins
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F095XB001WI - Mucky Swamp
Hydric soil rating: Yes

Ph—Pella silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2t044
Elevation: 590 to 1,100 feet
Mean annual precipitation: 29 to 37 inches
Mean annual air temperature: 43 to 55 degrees F
Frost-free period: 124 to 178 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Pella and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pella

Setting

Landform: Drainageways
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Silty glaciofluvial deposits over calcareous lacustrine deposits and/or calcareous loamy till

Typical profile

Ap - 0 to 11 inches: silt loam
Bg - 11 to 38 inches: silty clay loam
2Cg - 38 to 79 inches: stratified loamy sand to silty clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 40 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very high (about 12.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: B/D
Ecological site: F095XB004WI - Wet Loamy or Clayey Lowland
Forage suitability group: High AWC, high water table (G095BY007WI)
Other vegetative classification: High AWC, high water table (G095BY007WI)
Hydric soil rating: Yes

Minor Components

Kendall

Percent of map unit: 7 percent
Landform: Drainageways
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F095XB005WI - Moist Loamy or Clayey Lowland
Hydric soil rating: No

Lamartine

Percent of map unit: 6 percent
Landform: Drainageways
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F095XB005WI - Moist Loamy or Clayey Lowland
Hydric soil rating: No

Palms, muck

Percent of map unit: 2 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave

Ecological site: F095XB001WI - Mucky Swamp
Hydric soil rating: Yes

ScB—St. Charles silt loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2szdy
Elevation: 630 to 1,240 feet
Mean annual precipitation: 29 to 37 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 127 to 178 days
Farmland classification: All areas are prime farmland

Map Unit Composition

St. charles and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of St. Charles

Setting

Landform: Till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loess over glacial loamy till

Typical profile

Ap - 0 to 9 inches: silt loam
Bt1 - 9 to 48 inches: silt loam
2Bt2 - 48 to 54 inches: sandy loam
2C - 54 to 79 inches: gravelly sandy loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 40 to 60 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 20 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 11.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B
Ecological site: F095XB010WI - Loamy and Clayey Upland
Forage suitability group: High AWC, adequately drained (G095BY008WI)
Other vegetative classification: High AWC, adequately drained (G095BY008WI)
Hydric soil rating: No

Minor Components

St. charles, moderately well drained
Percent of map unit: 8 percent
Landform: Till plains
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F095XB010WI - Loamy and Clayey Upland
Other vegetative classification: High AWC, adequately drained (G095BY008WI)
Hydric soil rating: No

Virgil
Percent of map unit: 4 percent
Landform: Till plains
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F095XB005WI - Moist Loamy or Clayey Lowland
Hydric soil rating: No

Pella
Percent of map unit: 3 percent
Landform: Drainageways
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F095XB004WI - Wet Loamy or Clayey Lowland
Hydric soil rating: Yes

ThB—Theresa silt loam, 2 to 6 percent slopes

Map Unit Setting
National map unit symbol: 2szd9
Elevation: 700 to 1,240 feet
Mean annual precipitation: 31 to 35 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 140 to 180 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Theresa and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Theresa

Setting

Landform: Drumlins
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loess over loamy till and/or calcareous, dense loamy till

Typical profile

Ap - 0 to 8 inches: silt loam
BE - 8 to 14 inches: silt loam
Bt1 - 14 to 18 inches: silty clay loam
2Bt2 - 18 to 34 inches: clay loam
2Cd - 34 to 79 inches: loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: 32 to 35 inches to densic material
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 60 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F095XB007WI - Loamy Upland with Carbonates
Forage suitability group: Mod AWC, adequately drained with limitations (G095BY006WI)
Other vegetative classification: Mod AWC, adequately drained with limitations (G095BY006WI)
Hydric soil rating: No

Minor Components

Hochheim

Percent of map unit: 10 percent
Landform: Drumlins
Landform position (two-dimensional): Shoulder, summit
Landform position (three-dimensional): Crest, side slope
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F095XB006WI - Shallow Upland

Hydric soil rating: No

Lamartine

Percent of map unit: 5 percent
Landform: Drumlins
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F095XB005WI - Moist Loamy or Clayey Lowland
Hydric soil rating: No

W—Water

Map Unit Setting

National map unit symbol: g96s
Elevation: 660 to 980 feet
Mean annual precipitation: 30 to 34 inches
Mean annual air temperature: 39 to 43 degrees F
Frost-free period: 100 to 140 days
Farmland classification: Not prime farmland

Map Unit Composition

Water: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Soil Information for All Uses

Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

Land Classifications

This folder contains a collection of tabular reports that present a variety of soil groupings. The reports (tables) include all selected map units and components for each map unit. Land classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Hydric Rating by Map Unit (WI)

This Hydric Soil Category rating indicates the components of map units that meet the criteria for hydric soils. Map units are composed of one or more major soil components or soil types that generally make up 20 percent or more of the map unit and are listed in the map unit name, and they may also have one or more minor contrasting soil components that generally make up less than 20 percent of the map unit. Each major and minor map unit component that meets the hydric criteria is rated **hydric.** The map unit class ratings based on the hydric components present are: WI Hydric, WI Predominantly Hydric, WI Partially Hydric, WI Predominantly Nonhydric, and WI Nonhydric. The report also shows the total representative percentage of each map unit that the hydric components comprise.

"WI Hydric" means that all major and minor components listed for a given map unit are rated as being hydric. *"WI Predominantly Hydric"* means that all major components listed for a given map unit are rated as hydric, and at least one contrasting minor component is not rated hydric.*"WI Partially Hydric"* means that at least one major component listed for a given map unit is rated as hydric, and at

least one other major component is not rated hydric. *"WI Predominantly Nonhydric"* means that no major component listed for a given map unit is rated as hydric, and at least one contrasting minor component is rated hydric. *"WI Nonhydric"* means no major or minor components for the map unit are rated hydric. The assumption is that the map unit is nonhydric even if none of the components within the map unit have been rated.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

If soils are wet enough for a long enough period of time to be considered hydric, they typically exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Vasilas, Hurt, and Noble, 2010).

The NTCHS has developed criteria to identify those soil properties unique to hydric soils (Federal Register, 2012). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria use selected soil properties that are described in “Field Indicators of Hydric Soils in the United States” (Vasilas, Hurt, and Noble, 2010), "Soil Taxonomy" (Soil Survey Staff, 1999), "Keys to Soil Taxonomy" (Soil Survey Staff, 2010), and the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

The criteria for hydric soils are represented by codes, for example, 2 or 3. Definitions for the codes are as follows:

1. All Histels except for Folistels, and Histosols except for Folists.
2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that:
    A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
    B. Show evidence that the soil meets the definition of a hydric soil;
3. Soils that are frequently ponded for long or very long duration during the growing season.
    A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
    B. Show evidence that the soil meets the definition of a hydric soil;
4. Map unit components that are frequently flooded for long duration or very long duration during the growing season that:
    A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
    B. Show evidence that the soil meets the definition of a hydric soil;

Hydric Condition: Food Security Act information regarding the ability to grow a commodity crop without removing woody vegetation or manipulating hydrology.

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. February, 28, 2012. Hydric soils of the United States.
Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.
Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.
Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.
Vasilas, L.M., G.W. Hurt, and C.V. Noble, editors. Version 7.0, 2010. Field indicators of hydric soils in the United States.

Report—Hydric Rating by Map Unit (WI)

Hydric Rating by Map Unit (WI)–Waukesha County, Wisconsin				
Map Unit Symbol	**Map Unit Name**	**Hydric Percent of Map Unit**	**Hydric Category**	**Landform Hydric Minor Components**
BsA	Brookston silt loam, 0 to 2 percent slopes	95	WI Predominantly Hydric	Drainageways
HmB	Hochheim loam, 2 to 6 percent slopes	0	WI Nonhydric	—
HmB2	Hochheim loam, 2 to 6 percent slopes, eroded	0	WI Nonhydric	—
HmC2	Hochheim loam, 6 to 12 percent slopes, eroded	0	WI Nonhydric	—
HmD2	Hochheim loam, 12 to 20 percent slopes, eroded	0	WI Nonhydric	—
HoD3	Hochheim soils, 12 to 20 percent slopes, severely eroded	0	WI Nonhydric	—
HtA	Houghton muck, 0 to 2 percent slopes	100	WI Hydric	Lakebeds (relict)
LmB	Lamartine silt loam, 0 to 3 percent slopes	15	WI Predominantly Nonhydric	Depressions
Lu	Loamy land	10	WI Predominantly Nonhydric	—
MoB	Mayville silt loam, 2 to 6 percent slopes	0	WI Nonhydric	—
Pa	Palms muck, 0 to 2 percent slopes	100	WI Hydric	Interdrumlins
Ph	Pella silt loam, 0 to 2 percent slopes	87	WI Predominantly Hydric	Depressions
ScB	St. Charles silt loam, 2 to 6 percent slopes	3	WI Predominantly Nonhydric	Drainageways
ThB	Theresa silt loam, 2 to 6 percent slopes	0	WI Nonhydric	—
W	Water	0	WI Nonhydric	—

Hydric Soil List - All Components

This table lists the map unit components and their hydric status in the survey area. This list can help in planning land uses; however, onsite investigation is recommended to determine the hydric soils on a specific site (National Research Council, 1995; Hurt and others, 2002).

The three essential characteristics of wetlands are hydrophytic vegetation, hydric soils, and wetland hydrology (Cowardin and others, 1979; U.S. Army Corps of Engineers, 1987; National Research Council, 1995; Tiner, 1985). Criteria for all of the characteristics must be met for areas to be identified as wetlands. Undrained hydric soils that have natural vegetation should support a dominant population of ecological wetland plant species. Hydric soils that have been converted to other uses should be capable of being restored to wetlands.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). These soils, under natural conditions, are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

Hydric soils are identified by examining and describing the soil to a depth of about 20 inches. This depth may be greater if determination of an appropriate indicator so requires. It is always recommended that soils be excavated and described to the depth necessary for an understanding of the redoximorphic processes. Then, using the completed soil descriptions, soil scientists can compare the soil features required by each indicator and specify which indicators have been matched with the conditions observed in the soil. The soil can be identified as a hydric soil if at least one of the approved indicators is present.

Map units that are dominantly made up of hydric soils may have small areas, or inclusions, of nonhydric soils in the higher positions on the landform, and map units dominantly made up of nonhydric soils may have inclusions of hydric soils in the lower positions on the landform.

The criteria for hydric soils are represented by codes in the table (for example, 2). Definitions for the codes are as follows:

1. All Histels except for Folistels, and Histosols except for Folists.
2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that:
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;
3. Soils that are frequently ponded for long or very long duration during the growing season.
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;
4. Map unit components that are frequently flooded for long duration or very long duration during the growing season that:
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;

Hydric Condition: Food Security Act information regarding the ability to grow a commodity crop without removing woody vegetation or manipulating hydrology.

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. Doc. 2012-4733 Filed 2-28-12. February, 28, 2012. Hydric soils of the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Vasilas, L.M., G.W. Hurt, and C.V. Noble, editors. Version 7.0, 2010. Field indicators of hydric soils in the United States.

Report—Hydric Soil List - All Components

Hydric Soil List - All Components–WI133-Waukesha County, Wisconsin					
Map symbol and map unit name	**Component/Local Phase**	**Comp. pct.**	**Landform**	**Hydric status**	**Hydric criteria met (code)**
BsA: Brookston silt loam, 0 to 2 percent slopes	Brookston	85-95	Depressions	Yes	2
	Lamartine	2-6	Draws	No	—
	Pella	3-9	Drainageways	Yes	2,3
HmB: Hochheim loam, 2 to 6 percent slopes	Hochheim	85-92	Drumlins	No	—
	Theresa	5-8	Drumlins	No	—
	Lamartine	3-7	Drumlins	No	—
HmB2: Hochheim loam, 2 to 6 percent slopes, eroded	Hochheim-Eroded	80-91	Drumlins	No	—
	Theresa-Eroded	6-12	Till plains	No	—
	Lamartine	3-8	Drumlins	No	—
HmC2: Hochheim loam, 6 to 12 percent slopes, eroded	Hochheim-Eroded	85-92	Drumlins	No	—
	Theresa	4-8	Drumlins	No	—
	Hochheim	4-7	Drumlins	No	—
HmD2: Hochheim loam, 12 to 20 percent slopes, eroded	Hochheim-Eroded	80-91	Drumlins	No	—
	Theresa	6-12	Drumlins	No	—
	Hochheim	3-8	Drumlins	No	—
HoD3: Hochheim soils, 12 to 20 percent slopes, severely eroded	Hochheim	100	Ground moraines,drumlins	No	—
HtA: Houghton muck, 0 to 2 percent slopes	Houghton-Muck	84-95	Depressions	Yes	1,2,3
	Houghton-Ponded	2-5	Depressions	Yes	1,3
	Palms	1-3	Lakebeds (relict)	Yes	1,3
	Adrian	1-3	Lakebeds (relict)	Yes	1,3
	Willette-Muck	0-3	Depressions	Yes	1,3
	Edwards	1-2	Depressions	Yes	1,3
LmB: Lamartine silt loam, 0 to 3 percent slopes	Lamartine	80-91	Interdrumlins	No	—
	Pella	6-11	Drainageways	Yes	2,3
	Ossian	3-9	Depressions	Yes	2,3
Lu: Loamy land	Loamy land	90	—	No	—
	Pella	10	Depressions	Yes	2
MoB: Mayville silt loam, 2 to 6 percent slopes	Mayville	80-95	Drumlins	No	—
	Dodge	5-17	Drumlins	No	—
	Lamartine	0-3	Drumlins	No	—

Hydric Soil List - All Components–WI133-Waukesha County, Wisconsin					
Map symbol and map unit name	**Component/Local Phase**	**Comp. pct.**	**Landform**	**Hydric status**	**Hydric criteria met (code)**
Pa: Palms muck, 0 to 2 percent slopes	Palms-Muck	75-95	Interdrumlins	Yes	1,3
	Houghton-Muck	3-15	Depressions	Yes	1,2,3
	Adrian	2-10	Interdrumlins	Yes	1,3
Ph: Pella silt loam, 0 to 2 percent slopes	Pella	80-91	Drainageways	Yes	2,3
	Kendall	5-9	Drainageways	No	—
	Lamartine	4-8	Drainageways	No	—
	Palms-Muck	1-3	Depressions	Yes	1,3
ScB: St. Charles silt loam, 2 to 6 percent slopes	St. Charles	80-90	Till plains	No	—
	St. Charles-Moderately well drained	5-10	Till plains	No	—
	Virgil	3-5	Till plains	No	—
	Pella	2-5	Drainageways	Yes	2,3
ThB: Theresa silt loam, 2 to 6 percent slopes	Theresa	80-92	Drumlins	No	—
	Hochheim	5-14	Drumlins	No	—
	Lamartine	3-6	Drumlins	No	—
W: Water	Water	100	—	No	—

Hydric Soils

This table lists the map unit components that are rated as hydric soils in the survey area. This list can help in planning land uses; however, onsite investigation is recommended to determine the hydric soils on a specific site (National Research Council, 1995; Hurt and others, 2002).

The three essential characteristics of wetlands are hydrophytic vegetation, hydric soils, and wetland hydrology (Cowardin and others, 1979; U.S. Army Corps of Engineers, 1987; National Research Council, 1995; Tiner, 1985). Criteria for all of the characteristics must be met for areas to be identified as wetlands. Undrained hydric soils that have natural vegetation should support a dominant population of ecological wetland plant species. Hydric soils that have been converted to other uses should be capable of being restored to wetlands.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). These soils, under natural conditions, are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and

duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

Hydric soils are identified by examining and describing the soil to a depth of about 20 inches. This depth may be greater if determination of an appropriate indicator so requires. It is always recommended that soils be excavated and described to the depth necessary for an understanding of the redoximorphic processes. Then, using the completed soil descriptions, soil scientists can compare the soil features required by each indicator and specify which indicators have been matched with the conditions observed in the soil. The soil can be identified as a hydric soil if at least one of the approved indicators is present.

Map units that are dominantly made up of hydric soils may have small areas, or inclusions, of nonhydric soils in the higher positions on the landform, and map units dominantly made up of nonhydric soils may have inclusions of hydric soils in the lower positions on the landform.

The criteria for hydric soils are represented by codes in the table (for example, 2). Definitions for the codes are as follows:

1. All Histels except for Folistels, and Histosols except for Folists.
2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that:
    A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
    B. Show evidence that the soil meets the definition of a hydric soil;
3. Soils that are frequently ponded for long or very long duration during the growing season.
    A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
    B. Show evidence that the soil meets the definition of a hydric soil;
4. Map unit components that are frequently flooded for long duration or very long duration during the growing season that:
    A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
    B. Show evidence that the soil meets the definition of a hydric soil;

Hydric Condition: Food Security Act information regarding the ability to grow a commodity crop without removing woody vegetation or manipulating hydrology.

References:

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.
Federal Register. September 18, 2002. Hydric soils of the United States.
Federal Register. July 13, 1994. Changes in hydric soils of the United States.
Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.
National Research Council. 1995. Wetlands: Characteristics and boundaries.
Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.
Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.
Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.
Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.
United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

Report—Hydric Soils

Hydric Soils–Waukesha County, Wisconsin				
Map symbol and map unit name	**Component**	**Percent of map unit**	**Landform**	**Hydric criteria**
BsA—Brookston silt loam, 0 to 2 percent slopes				
	Brookston	90	Depressions	2
	Pella	5	Drainageways	2, 3
HtA—Houghton muck, 0 to 2 percent slopes				
	Houghton, muck	90	Depressions	1, 2, 3
	Houghton, ponded	4	Depressions	1, 3
	Palms	2	Lakebeds (relict)	1, 3
	Adrian	2	Lakebeds (relict)	1, 3
	Willette, muck	1	Depressions	1, 3
	Edwards	1	Depressions	1, 3
LmB—Lamartine silt loam, 0 to 3 percent slopes				
	Pella	8	Drainageways	2, 3
	Ossian	7	Depressions	2, 3
Lu—Loamy land				
	Pella	10	Depressions	2

Hydric Soils–Waukesha County, Wisconsin				
Map symbol and map unit name	**Component**	**Percent of map unit**	**Landform**	**Hydric criteria**
Pa—Palms muck, 0 to 2 percent slopes				
	Palms, muck	87	Interdrumlins	1, 3
	Houghton, muck	8	Depressions	1, 2, 3
	Adrian	5	Interdrumlins	1, 3
Ph—Pella silt loam, 0 to 2 percent slopes				
	Pella	85	Drainageways	2, 3
	Palms, muck	2	Depressions	1, 3
ScB—St. Charles silt loam, 2 to 6 percent slopes				
	Pella	3	Drainageways	2, 3

Taxonomic Classification of the Soils

The system of soil classification used by the National Cooperative Soil Survey has six categories (Soil Survey Staff, 1999 and 2003). Beginning with the broadest, these categories are the order, suborder, great group, subgroup, family, and series. Classification is based on soil properties observed in the field or inferred from those observations or from laboratory measurements. This table shows the classification of the soils in the survey area. The categories are defined in the following paragraphs.

ORDER. Twelve soil orders are recognized. The differences among orders reflect the dominant soil-forming processes and the degree of soil formation. Each order is identified by a word ending in *sol.* An example is Alfisols.

SUBORDER. Each order is divided into suborders primarily on the basis of properties that influence soil genesis and are important to plant growth or properties that reflect the most important variables within the orders. The last syllable in the name of a suborder indicates the order. An example is Udalfs (*Ud*, meaning humid, plus *alfs*, from Alfisols).

GREAT GROUP. Each suborder is divided into great groups on the basis of close similarities in kind, arrangement, and degree of development of pedogenic horizons; soil moisture and temperature regimes; type of saturation; and base status. Each great group is identified by the name of a suborder and by a prefix that indicates a property of the soil. An example is Hapludalfs (*Hapl*, meaning minimal horizonation, plus *udalfs*, the suborder of the Alfisols that has a udic moisture regime).

SUBGROUP. Each great group has a typic subgroup. Other subgroups are intergrades or extragrades. The typic subgroup is the central concept of the great group; it is not necessarily the most extensive. Intergrades are transitions to other orders, suborders, or great groups. Extragrades have some properties that are not representative of the great group but do not indicate transitions to any other taxonomic class. Each subgroup is identified by one or more adjectives preceding the name of the great group. The adjective *Typic* identifies the subgroup that typifies the great group. An example is Typic Hapludalfs.

FAMILY. Families are established within a subgroup on the basis of physical and chemical properties and other characteristics that affect management. Generally, the properties are those of horizons below plow depth where there is much biological activity. Among the properties and characteristics considered are particle-size class, mineralogy class, cation-exchange activity class, soil temperature regime, soil depth, and reaction class. A family name consists of the name of a subgroup preceded by terms that indicate soil properties. An example is fine-loamy, mixed, active, mesic Typic Hapludalfs.

SERIES. The series consists of soils within a family that have horizons similar in color, texture, structure, reaction, consistence, mineral and chemical composition, and arrangement in the profile.

References:
Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.
Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. (The soils in a given survey area may have been classified according to earlier editions of this publication.)

Report—Taxonomic Classification of the Soils

[An asterisk by the soil name indicates a taxadjunct to the series]

Taxonomic Classification of the Soils–Waukesha County, Wisconsin	
Soil name	**Family or higher taxonomic classification**
Adrian	
Adrian	Sandy or sandy-skeletal, mixed, euic, mesic Terric Haplosaprists
Brookston	Fine-loamy, mixed, superactive, mesic Typic Argiaquolls
Dodge	Fine-silty, mixed, superactive, mesic Typic Hapludalfs
Edwards	Marly, euic, mesic Limnic Haplosaprists
Hochheim	Fine-loamy, mixed, active, mesic Typic Argiudolls
Hochheim	Fine-loamy, mixed, active, mesic Typic Argiudolls
Houghton	Euic, mesic Typic Haplosaprists
Kendall	
Lamartine	Fine-silty, mixed, superactive, mesic Aquollic Hapludalfs
Loamy land	
Mayville	Fine-silty, mixed, superactive, mesic Oxyaquic Hapludalfs
Ossian	
Palms	Loamy, mixed, euic, mesic Terric Haplosaprists
Pella	
Pella	Fine-silty, mixed, superactive, mesic Typic Endoaquolls
St. Charles	
St. Charles	Fine-silty, mixed, superactive, mesic Typic Hapludalfs
Theresa	Fine-loamy, mixed, superactive, mesic Typic Hapludalfs
Virgil	

Taxonomic Classification of the Soils–Waukesha County, Wisconsin	
Soil name	**Family or higher taxonomic classification**
Water	Not used over mixed
Willette	Clayey, illitic, euic, mesic Terric Haplosaprists

Jeremy Wagner

From: Jeremy Wagner
Sent: Wednesday, September 3, 2025 5:02 PM
To: Jason Daye; Matt Mrochinski
Subject: FW: Wagner Willow Run Nonfederal Wetland Mitigation Requirement

Follow Up Flag: Follow up
Flag Status: Flagged

Jason- See below about the nonfederal exemptions. Emily was not on the email. I will let you forward to her/ talk to her about it.

Jeremy Wagner, PE
Engineer 2

From: Sanchez, Francesca M - DNR <francesca.sanchez@wisconsin.gov>
Sent: Wednesday, September 3, 2025 4:58 PM
To: Jeremy Wagner <jeremy.wagner@excelengineer.com>
Cc: Shyann Banker <shyann@evergreenwis.com>; Chad Fradette <chad@evergreenwis.com>; Lundeen, Chelsey A - DNR <chelsey.lundeen@wisconsin.gov>
Subject: Wagner Willow Run Nonfederal Wetland Mitigation Requirement

{EXTERNAL EMAIL}

Dear Mr. Wagner,

DNR has completed its review of your Non-Federal Wetland Exemption Request (EXE-SE-2025-68-02559) located in an urban area in the SE Q of Section 20, Township 07 North, Range 19 East, City of Pewaukee, Waukesha County. The project will result in permanent impacts to 1,017 square feet (SF) of fresh (wet) meadow wetlands and 42,061 square feet of historically disturbed wetlands that are now utilized as landscape or stormwater ponds within the Upper Fox HUC 8, Upper Illinois service area.

According to state statute, wetland impacts in urban areas between 10,000 square feet and 1 acre per parcel that qualify for the non-federal wetland exemption require the purchase of wetland mitigation credits to compensate for the wetland losses. Based upon the facts outlined above, the DNR has determined the project has the following wetland mitigation requirements:

Permanent Fresh (Wet) Meadow and Shallow Marsh Impacts (lumped due to only having wet mesic prairie and sedge meadow credits available for purchase in the service area):

- 43,078 square feet – 10,000 square feet (non-federal reduction) = 33,078 square feet
- 33,078 square feet X 1.20: 1 ratio = 39,693.6
- 39,693.6/43,560 = **0.91 mitigation credits required**

DNR has determined that mitigation for the above-mentioned wetland impacts will be accomplished through the purchase of Wetland Mitigation Bank Credits as there are private wetland mitigation bank credits available in the Upper Illinois service area. As wetland credits are available, please contact the following mitigation bank sponsor and **purchase 0.91 wet to wet mesic prairie OR sedge meadow credits**.

- RFD II Wetland Mitigation Bank
  Contact: Gregory Reesman (jr@reesmans.com or 262-539-2124)

Once you receive an affidavit of purchase from the Mitigation Bank, please forward that information to Chelsey Lundeen (copied above) and me. Please note that DNR cannot issue our non-federal exemption approval until we receive the affidavit of credit purchase. Therefore, our review of your application will be placed on **HOLD**, until these requirements have been satisfied. Please let me know if you have any questions or concerns regarding this email.

Please let me know if you have any questions.

Thank you,

Francesca Sanchez
Water Management Specialist
Wisconsin Department of Natural Resources
N7725 Hwy 28
Horicon, WI 53032
Phone: (414) 531-0305
francesca.sanchez@wisconsin.gov

dnr.wi.gov
Our core values include professionalism, integrity, and customer service.
Please visit our survey to provide feedback on your experience interacting with any DNR employee.

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, ST. PAUL DISTRICT
ST. PAUL DISTRICT OFFICE
332 MINNESOTA STREET SUITE E1500
ST. PAUL MINNESOTA 55101

March 31, 2025

Regulatory File No. MVP-2014-02803-RJH

Shyann Banker
Evergreen Consultants LLC
PO Box 680
Pulaski, Wisconsin 541662
shyann@evergreenwis.com

Dear Shyann Banker,

This letter contains an Approved Jurisdictional Determination (AJD) for the area(s) identified below, located on the N12W26506 Golf Road property in Section 20, Township 007N, Range 019E, Waukesha County, Wisconsin. The review area for this determination is identified on the enclosed figure labeled: MVP-2014-02803-RJH.

Non-Jurisdictional Area(s):

We have determined that the following area(s) are not waters of the United States subject to Corps of Engineers (Corps) jurisdiction under Section 404 of the Clean Water Act or Sections 9 or 10 of the Rivers and Harbors Act:

- Wetland 2, (1,017 sqft)
- Wetland 3, (9,152 sqft)
- Wetland 4, (1,618 sqft)
- Wetland 5, (185,049 sqft)
- Wetland 6, (11,880 sqft)
- Wetland 7, (22,344 sqft)
- Landscape Pond A, (4,349 sqft)
- Landscape Pond B, (4,349 sqft)
- Landscape Pond C, (4,349 sqft)
- Landscape Pond D, (4,349 sqft)
- Landscape Pond E, (4,349 sqft)
- Landscape Pond F, (4,349 sqft)
- Landscape Pond G, (4,349 sqft)
- Landscape Pond H (4,349 sqft)
- Landscape Pond I, (4,349 sqft)
- Landscape Pond J, (4,349 sqft)
- Landscape Pond K, (4,349 sqft)
- Landscape Pond L, (4,349 sqft)
- Landscape Pond M, (4,349 sqft)
- Landscape Pond N, (4,349 sqft)
- Landscape Pond O, (4,349 sqft)
- Landscape Pond P, (4,349 sqft)
- Landscape Pond Q, (4,349 sqft)

You are not required to obtain Corps authorization within the area(s) listed above. This determination only applies to the area(s) identified above and is based on a reasonable approximation of their location and boundaries. The basis for this determination is provided in the enclosed Memorandum for Record.

Agricultural Lands Information:

This determination has been conducted to identify the location and extent of the aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This determination may not be valid for the Wetland Conservation Provisions of the Food

Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of an NRCS Certified Wetland Determination with the local USDA service center, prior to starting work.

Appeal Process:

If you object to this approved jurisdictional determination, you may request an administrative appeal under Corps regulations at 33 CFR 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination, you must submit a completed RFA form to the Mississippi Valley Division Office at the address shown on the form. In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR 331.5, and that it has been received by the Division Office within 60 days of the date of the enclosed NAP.

It is not necessary to submit an RFA form to the division office if you do not object to the determination in this letter.

AJD Expiration:

This AJD may be relied upon for five years from the date of this letter. However, the Corps reserves the right to review and revise the determination in response to information that was not considered during our initial review.

Contact Information:

If you have any questions, please contact me in our Green Bay office at 651-290-5859 or Ryan.J.Huber@usace.army.mil. In any correspondence or inquiries, please refer to the Regulatory file number shown above.

Sincerely,

Ryan Huber
Project Manager

Enclosures
AJD MFR, Appeals Form

U.S. Army Corps of Engineers (USACE)

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

For use of this form, see Section 404 of the Clean Water Act, Section 10 of the Rivers and Harbors Act of 1899, and Section 103 of the Marine Protection, Research, and Sanctuaries Act; the proponent agency is CECW-COR.

Form Approved –
OMB No. 0710-0003
Expires 2027-10-31

DATA REQUIRED BY THE PRIVACY ACT OF 1974

Authority	The authorities for requesting this information are Sections 9, 10, 13, and 14, Rivers and Harbors Act of March 3, 1899; Section 404, Clean Water Act; and Section 103 Marine Protection Research and Sanctuaries Act of 1972.
Principal Purpose	This information serves as notification to affected parties regarding the USACE administrative appeal options and process, as well as to facilitate requests for appeal of USACE decisions with which they disagree.
Routine Uses	Routine uses will include: (a) To serve as notification to affected parties of the Corps administrative appeal options and process and to facilitate requests for appeal of Corps decisions with which they disagree. (b) Records may be referred to the Department of Justice for possible criminal prosecution. (c) Records may be referred to other Federal, State, and local agencies for evaluation and enforcement purposes.
Disclosure	Disclosure of this information is voluntary on your part. However, failure of individual to provide requested information could result in inability to determine all pertinent information regarding a Department of the Army permit matter.

The Agency Disclosure Notice (ADN)

The Public reporting burden for this collection of information, 0710-0003, is estimated to average 1 hour per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

PURPOSE: This form is used to facilitate the initiation of the administrative appeals process. The appeals process allows an affected party to pursue an administrative appeal of certain Corps of Engineers decisions with which they disagree.

Upon release, this form will also be available on the Corps website https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/

Applicant: Shyann Banker	File Number: MVP-2014-02803-RJH	Date: Letter Date 3/31/2025

Documents Attached (*select all that apply*):		Form Reference Section:
☐	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
☐	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
☐	PERMIT DENIAL WITHOUT PREJUDICE	C
☐	PERMIT DENIAL WITH PREJUDICE	D
☒	APPROVED JURISDICTIONAL DETERMINATION	E
☐	PRELIMINARY JURISDICTIONAL DETERMINATION	F

SECTION I

The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/appeals/ or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C. PERMIT DENIAL WITHOUT PREJUDICE: Not appealable

You received a permit denial without prejudice because a required Federal, state, and/or local authorization and/or certification has been denied for activities which also require a Department of the Army permit before final action has been taken on the Army permit application. The permit denial without prejudice is not appealable. There is no prejudice to the right of the applicant to reinstate processing of the Army permit application if subsequent approval is received from the appropriate Federal, state, and/or local agency on a previously denied authorization and/or certification.

D: PERMIT DENIAL WITH PREJUDICE: You may appeal the permit denial

You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information for reconsideration

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety and waive all rights to appeal the approved JD.

- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

- RECONSIDERATION: You may request that the district engineer reconsider the approved JD by submitting new information or data to the district engineer within 60 days of the date of this notice. The district will determine whether the information submitted qualifies as new information or data that justifies reconsideration of the approved JD. A reconsideration request does not initiate the appeal process. You may submit a request for appeal to the division engineer to preserve your appeal rights while the district is determining whether the submitted information qualifies for a reconsideration.

F: PRELIMINARY JURISDICTIONAL DETERMINATION: Not appealable

You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also, you may provide new information for further consideration by the Corps to reevaluate the JD.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision you may contact:	If you have questions regarding the appeal process, or to submit your request for appeal, you may contact:
Name: Ryan Huber	Name: Brian Oberlies, Regulatory Appeals Review Officer
Street Address, City, State: 320 North Broadway Suite 200 Green Bay, Wisconsin 54303	Street Address, City, State: 1400 Walnut Street Vicksburg, Mississippi 39180
Phone: 651-290-5859	Phone: 601-634-5820
Email: Ryan.J.Huber@usace.army.mil	Email: brian.m.oberlies@usace.army.mil

SECTION II – REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. Use additional pages as necessary. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation and will have the opportunity to participate in all site investigations.

Email address of appellant and/or agent	Telephone number
Signature of appellant or agent	Date

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, ST. PAUL DISTRICT
ST. PAUL DISTRICT OFFICE
332 MINNESOTA STREET SUITE E1500
ST. PAUL MINNESOTA 55101

MVP-R March 31, 2025

MEMORANDUM FOR RECORD

SUBJECT: US Army Corps of Engineers (Corps) Approved Jurisdictional Determination in accordance with the "Revised Definition of 'Waters of the United States'"; (88 FR 3004 (January 18, 2023) as amended by the "Revised Definition of 'Waters of the United States'; Conforming" (8 September 2023) ,[1] MVP-2014-02803-RJH [MFR 1 of 1][2]

BACKGROUND. An Approved Jurisdictional Determination (AJD) is a Corps document stating the presence or absence of waters of the United States on a parcel or a written statement and map identifying the limits of waters of the United States on a parcel. AJDs are clearly designated appealable actions and will include a basis of JD with the document.[3] AJDs are case-specific and are typically made in response to a request. AJDs are valid for a period of five years unless new information warrants revision of the determination before the expiration date or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.[4]

On January 18, 2023, the Environmental Protection Agency (EPA) and the Department of the Army ("the agencies") published the "Revised Definition of 'Waters of the United States,'" 88 FR 3004 (January 18, 2023) ("2023 Rule"). On September 8, 2023, the agencies published the "Revised Definition of 'Waters of the United States'; Conforming", which amended the 2023 Rule to conform to the 2023 Supreme Court decision in *Sackett v. EPA*, 598 U.S., 143 S. Ct. 1322 (2023) ("*Sackett*").

This Memorandum for Record (MFR) constitutes the basis of jurisdiction for a Corps AJD as defined in 33 CFR §331.2. For the purposes of this AJD, we have relied on Section 10 of the Rivers and Harbors Act of 1899 (RHA),[5] the 2023 Rule as amended,

[1] While the Revised Definition of "Waters of the United States"; Conforming had no effect on some categories of waters covered under the CWA, and no effect on any waters covered under RHA, all categories are included in this Memorandum for Record for efficiency.
[2] When documenting aquatic resources within the review area that are jurisdictional under the Clean Water Act (CWA), use an additional MFR and group the aquatic resources on each MFR based on the TNW, the territorial seas, or interstate water that they are connected to. Be sure to provide an identifier to indicate when there are multiple MFRs associated with a single AJD request (i.e., number them 1, 2, 3, etc.).
[3] 33 CFR 331.2.
[4] Regulatory Guidance Letter 05-02.
[5] USACE has authority under both Section 9 and Section 10 of the Rivers and Harbors Act of 1899 but for convenience, in this MFR, jurisdiction under RHA will be referred to as Section 10.

as well as other applicable guidance, relevant case law, and longstanding practice in evaluating jurisdiction.

1. SUMMARY OF CONCLUSIONS.

   a. Provide a list of each individual feature within the review area and the jurisdictional status of each one (i.e., identify whether each feature is/is not a water of the United States and/or a navigable water of the United States).

- Wetland 2, (1,017 sqft)
- Wetland 3, (9,152 sqft)
- Wetland 4, (1,618 sqft)
- Wetland 5, (185,049 sqft)
- Wetland 6, (11,880 sqft)
- Wetland 7, (22,344 sqft)
- Landscape Pond A, (4,349 sqft)
- Landscape Pond B, (4,349 sqft)
- Landscape Pond C, (4,349 sqft)
- Landscape Pond D, (4,349 sqft)
- Landscape Pond E, (4,349 sqft)
- Landscape Pond F, (4,349 sqft)
- Landscape Pond G, (4,349 sqft)
- Landscape Pond H (4,349 sqft)
- Landscape Pond I, (4,349 sqft)
- Landscape Pond J, (4,349 sqft)
- Landscape Pond K, (4,349 sqft)
- Landscape Pond L, (4,349 sqft)
- Landscape Pond M, (4,349 sqft)
- Landscape Pond N, (4,349 sqft)
- Landscape Pond O, (4,349 sqft)
- Landscape Pond P, (4,349 sqft)
- Landscape Pond Q, (4,349 sqft)

2. REFERENCES.

   a. "Revised Definition of 'Waters of the United States,'" 88 FR 3004 (January 18, 2023) ("2023 Rule")

   b. "Revised Definition of 'Waters of the United States'; Conforming" 88 FR 61964 (September 8, 2023))

   c. *Sackett v. EPA*, 598 U.S. 651, 143 S. Ct. 1322 (2023)

3. REVIEW AREA.
   a. Project Area Size (in acres): 164.3
   b. Location Description: The project/review area is located in Section 20, Township 007N, Range 019E, Waukesha County, Wisconsin.
   c. Center Coordinates of the Project Site (in decimal degrees) Latitude: 43.053620 Longitude: -88.270670
   d. Nearest City or Town: Pewaukee
   e. County: Waukesha
   f. State: Wisconsin

g. Other associated Jurisdictional Determinations (including outcomes):

4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), THE TERRITORIAL SEAS, OR INTERSTATE WATER TO WHICH THE AQUATIC RESOURCE IS CONNECTED. [NA.][6]

5. FLOWPATH FROM THE SUBJECT AQUATIC RESOURCES TO A TNW, THE TERRITORIAL SEAS, OR INTERSTATE WATER. [NA]

6. SECTION 10 JURISDICTIONAL WATERS[7]: Describe aquatic resources or other features within the review area determined to be jurisdictional in accordance with Section 10 of the Rivers and Harbors Act of 1899. Include the size of each aquatic resource or other feature within the review area and how it was determined to be jurisdictional in accordance with Section 10.[8]
   N/A

7. SECTION 404 JURISDICTIONAL WATERS: Describe the aquatic resources within the review area that were found to meet the definition of waters of the United States in accordance with the 2023 Rule as amended, consistent with the Supreme Court's decision in *Sackett*. List each aquatic resource separately, by name, consistent with the naming convention used in section 1, above. Include a rationale for each aquatic resource, supporting that the aquatic resource meets the relevant category of "waters of the United States" in the 2023 Rule as amended. The rationale should also include a written description of, or reference to a map in the administrative record that shows, the lateral limits of jurisdiction for each aquatic resource, including how that limit was determined, and incorporate relevant references used. Include the size of each aquatic resource in acres or linear feet and attach and reference related figures as needed.

   a. Traditional Navigable Waters (TNWs) (a)(1)(i): N/A

[6] This MFR should not be used to complete a new stand-alone TNW determination. A stand-alone TNW determination for a water that is not subject to Section 9 or 10 of the Rivers and Harbors Act of 1899 (RHA) is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where upstream or downstream limits or lake borders are established.
[7] 33 CFR 329.9(a) A waterbody which was navigable in its natural or improved state, or which was susceptible of reasonable improvement (as discussed in § 329.8(b) of this part) retains its character as "navigable in law" even though it is not presently used for commerce, or is presently incapable of such use because of changed conditions or the presence of obstructions.
[8] This MFR is not to be used to make a report of findings to support a determination that the water is a navigable water of the United States. The district must follow the procedures outlined in 33 CFR part 329.14 to make a determination that water is a navigable water of the United States subject to Section 10 of the RHA.

b. The Territorial Seas (a)(1)(ii): N/A

c. Interstate Waters (a)(1)(iii): N/A

d. Impoundments (a)(2): N/A

e. Tributaries (a)(3): N/A

f. Adjacent Wetlands (a)(4): N/A

g. Additional Waters (a)(5): N/A

8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

a. Describe aquatic resources and other features within the review area identified in the 2023 Rule as amended as not "waters of the United States" even where they otherwise meet the terms of paragraphs (a)(2) through (5). Include the type of excluded aquatic resource or feature, the size of the aquatic resource or feature within the review area and describe how it was determined to meet one of the exclusions listed in 33 CFR 328.3(b).[9]

We have reviewed and evaluated the historical photography (1938-present), Google Earth photography, soil mapping, and the Wetland Delineation report submitted by the applicant for the following wetlands:

Landscape Pond F, (30,026 sqft)- b(5) exclusion
Landscape Pond H (7,399 sqft)- b(5) exclusion
Landscape Pond J, (99,889 sqft)- b(5) exclusion
Landscape Pond M, (56,802 sqft)- b(5) exclusion
Landscape Pond N, (4,108 sqft)- b(5) exclusion
Landscape Pond P, (14,061 sqft)- b(5) exclusion

Based on evaluation of the available data, lack of wetland signatures in historical aerials, and the lack of hydric soils surrounding the above listed wetland areas, we have determined that the above resources have been identified as artificial lakes or ponds created by excavating dry land to collect and retain water and which are used exclusively for such purposes as irrigation and settling basins to serve the operation and maintenance of a golf course. These ponds were likely excavated between 1963 and 2004.

[9] 88 FR 3004 (January 18, 2023)

Landscape Pond A, (4,349 sqft)- b(6) exclusion
Landscape Pond B, (9,736 sqft) - b(6) exclusion
Landscape Pond C, (10,297 sqft) - b(6) exclusion
Landscape Pond D, (9,060 sqft) - b(6) exclusion
Landscape Pond E, (4,650 sqft) - b(6) exclusion
Landscape Pond G, (6,078 sqft) - b(6) exclusion
Landscape Pond I, (4,104 sqft) - b(6) exclusion
Landscape Pond K, (18,404 sqft) - b(6) exclusion
Landscape Pond L, (5,308 sqft) - b(6) exclusion
Landscape Pond O, (4,349 sqft) - b(6) exclusion
Landscape Pond Q, (9,316 sqft) - b(6) exclusion

Based on evaluation of the available data, lack of wetland signatures in historical aerials, and the lack of hydric soils surrounding the above listed wetland areas, we have determined that the above resources have been identified as artificial reflecting or swimming pools or other small ornamental bodies of water created by excavating and/or diking dry land to retain water for primarily aesthetic reasons. These ponds were used as golf course obstacles and were excavated between 1963 and 2004.

Wetland 7, (22,344 sqft)-b(3) exclusion

Based on evaluation of the available data, lack of wetland signatures in historical aerials, and the lack of hydric soils surrounding the above listed wetland areas, we have determined that this wetland is a ditch that was excavated wholly in and draining only dry land and do not carry a relatively permanent flow of water. The area walk excavated some time between 1986 to 1989. Wetland 7 is a ditch that was excavated in uplands to provide surface drainage from Landscape Pond M offsite to a wetland complex east of the AJD review area.

The resources listed above are not jurisdictional under the 2023 Revised Definition of ‘Waters of the United States’: Conforming” 88 FR 61964 Final Rule.

b. Describe aquatic resources and features within the review area that were determined to be non-jurisdictional because they do not meet one or more categories of waters of the United States under the 2023 Rule as amended (e.g., tributaries that are non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water).

- Wetland 2, (1,017 sqft)
- Wetland 3, (9,152 sqft)

- Wetland 4, (1,618 sqft)
- Wetland 5, (185,049 sqft)
- Wetland 6, (11,880 sqft)

The resources listed above are depressional wetlands surrounded by uplands in an active golf course. The site consists of stands of upland hardwood forest, upland meadows, golf course obstacles, and wetlands. The immediately surrounding land is currently under residential development and agricultural lands. The area surrounding the wooded portion of the site is generally level. The Digital Elevation Model and aerial photography show that the wetlands are not abutting or physically touching a relatively permanent water (RPW). Wetland 5, Wetland 6, Landscape Pond K and Landscape Pond M are connected via tile lines and culverts into the Wetland 7. The nearest RPW is an unnamed tributary to Pewaukee Lake. The tributary is approximately 225 linear feet west of Pond O.

These wetlands are not TNWs, territorial seas, or interstate waters and therefore are not (a)(1) waters. The wetlands do not physically abut a relatively permanent water, paragraph (a)(2) impoundment or a jurisdictional (a)(3) tributary. Wetlands 2 through 6 are non-tidal wetlands that do not meet the definition of adjacent and cannot be evaluated as (a)(4) adjacent wetlands; therefore, the wetlands are not jurisdictional under the 2023 Revised Definition of 'Waters of the United States'; Conforming" 88 FR 61964 Final Rule.

9. DATA SOURCES. List sources of data/information used in making determination. Include titles and dates of sources used and ensure that information referenced is available in the administrative record.

   a. [Office evaluation conducted 26 March 2025]

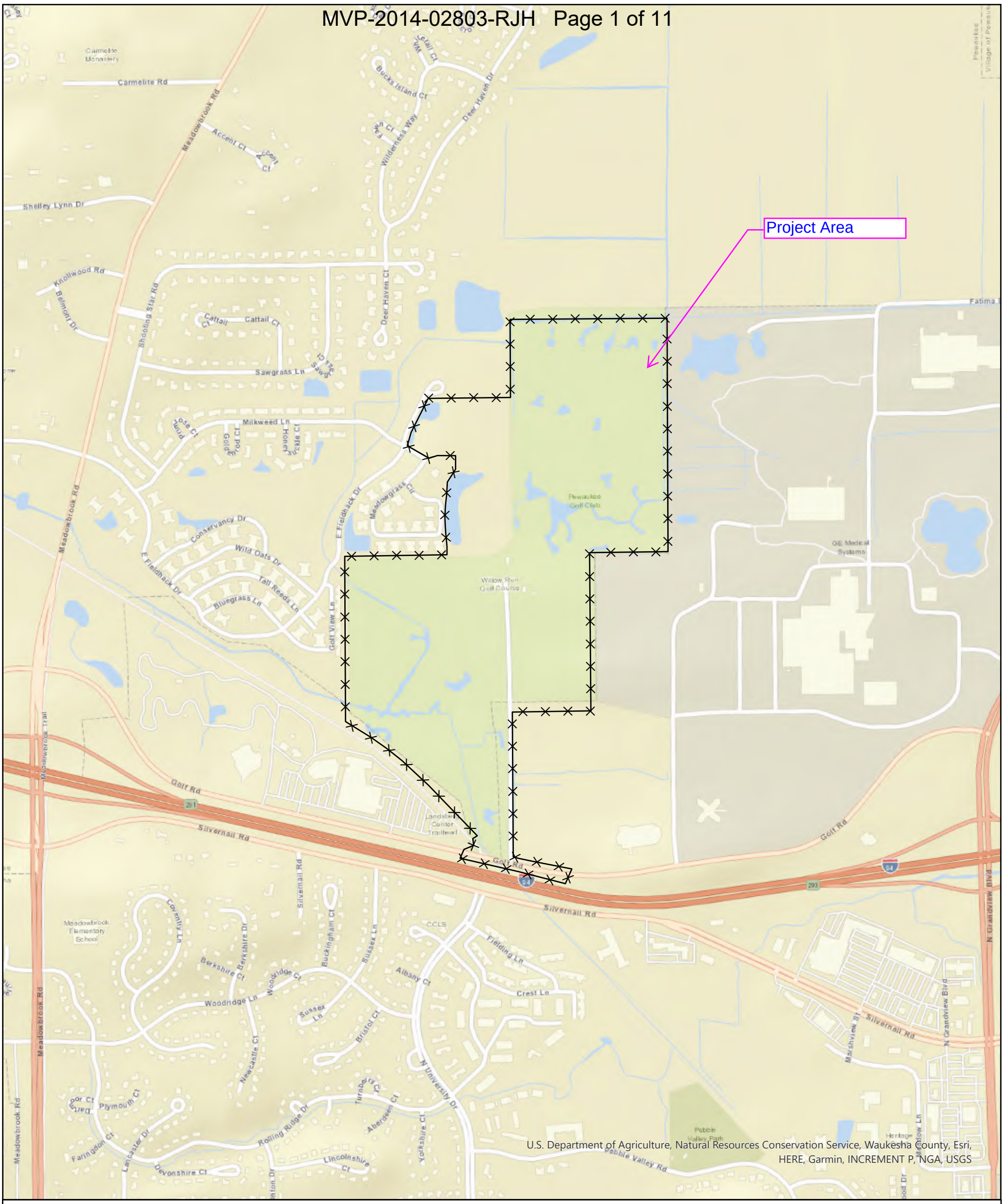
   b. [National Regulatory Viewer – USA Soils Hydric Class layer, National Wetland Inventory layer, Hillshade layer and DEM layer accessed on 26 March 2025]

   c. [Wetland Delineation Report, submitted by Evergreen Consulting LLC dated October 2024]

10. OTHER SUPPORTING INFORMATION. [N/A]

11. NOTE: The structure and format of this MFR were developed in coordination with the EPA and Department of the Army. The MFR's structure and format may be subject to future modification or may be rescinded as needed to implement additional guidance from the agencies; however, the approved jurisdictional determination described herein is a final agency action.

MVP-R
SUBJECT: 2023 Rule, as amended, Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), MVP-2014-02803-RJH



U.S. Department of Agriculture, Natural Resources Conservation Service, Waukesha County, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Willow Run- Pewaukee Golf Club
Site Location Map
N12W26506 Golf Road
City of Pewaukee
Waukesha County, WI

N
W E
S

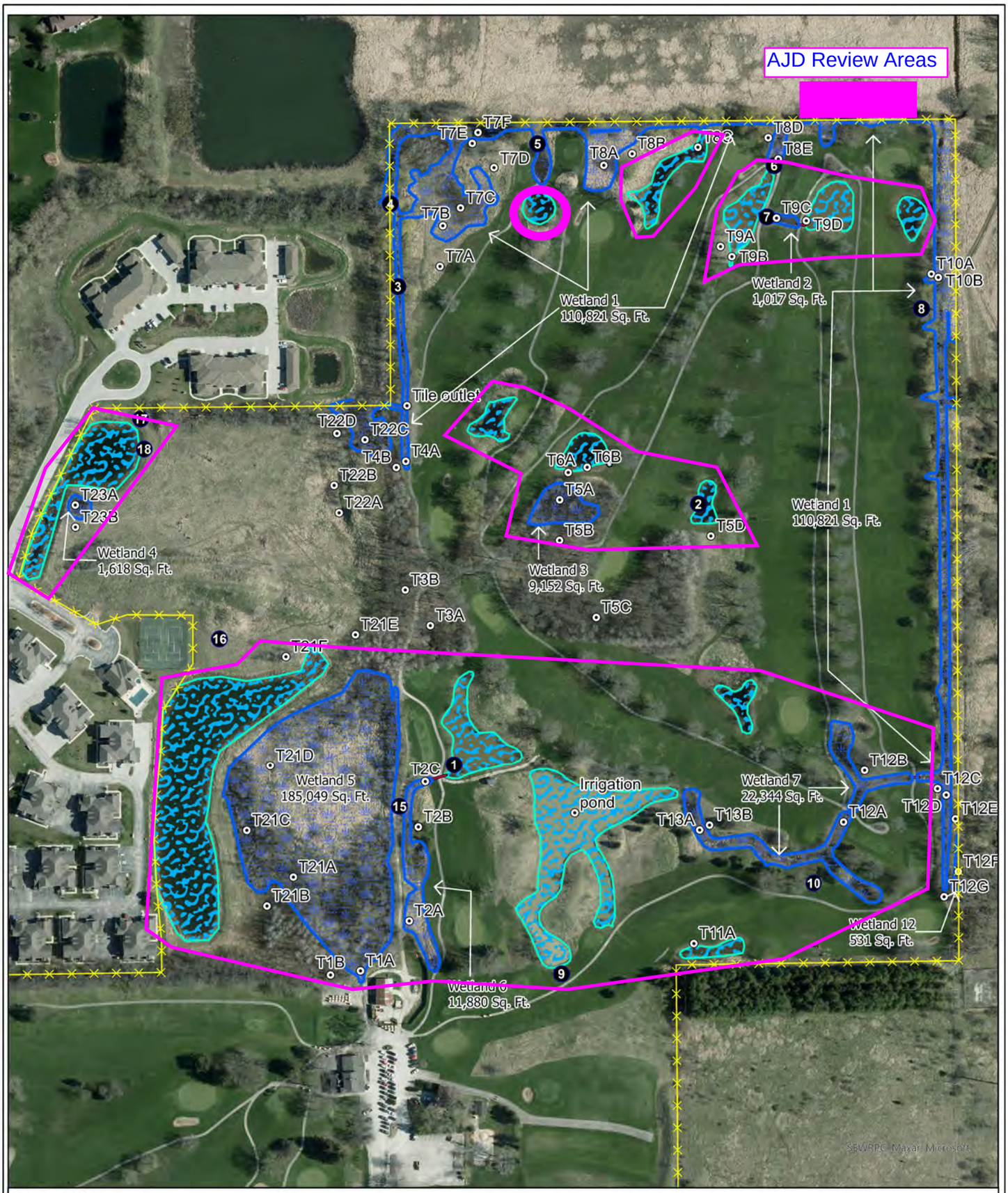
Legend

Site Boundary

Project: WKS24-028-01

0 400 800 1,600
Feet

evergreen consultants LLC
PO Box 680 Pulaski, WI 54162
Phone: 920.615.0019 • Website: www.evergreenwis.com



Legend

- Site Boundary
- Sample Point
- Picture Location
- Wetland Line
- Wetland
- Catch Basin
- Culvert
- Landscape Pond with Developing Wetlands

Willow Run- Pewaukee Golf Club
Wetland Delineation Map
N12W26506 Golf Road
City of Pewaukee
Waukesha County, WI
- North Half Map -

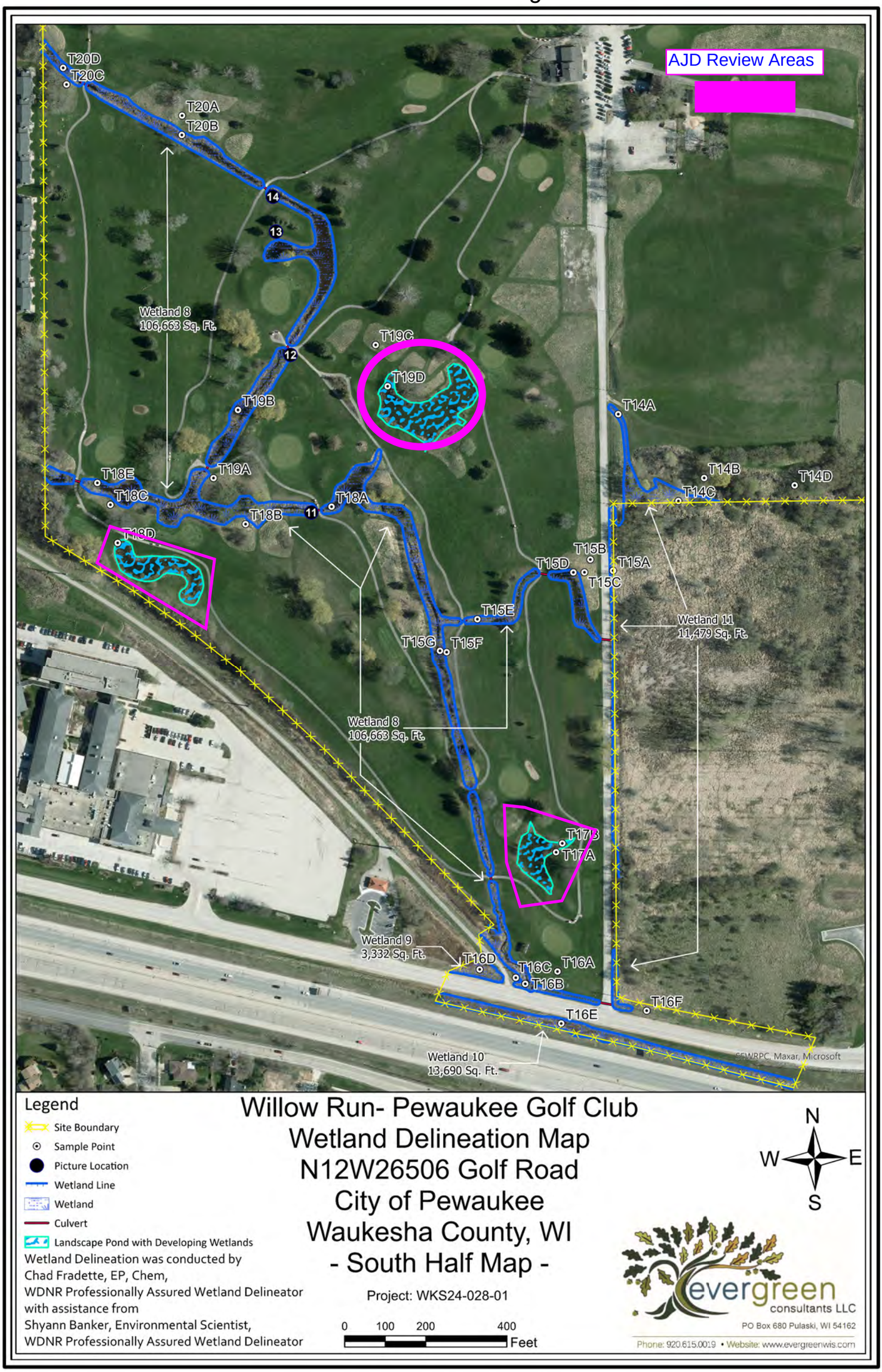
N
W E
S

Wetland Delineation was conducted by
Chad Fradette, EP, Chem,
WDNR Professionally Assured Wetland Delineator
with assistance from
Shyann Banker, Environmental Scientist,
WDNR Professionally Assured Wetland Delineator

Project: WKS24-028-01

0 110 220 440 Feet

evergreen consultants LLC
PO Box 680 Pulaski, WI 54162
Phone: 920.615.0019 • Website: www.evergreenwis.com



Legend

- Site Boundary
- Sample Point
- Picture Location
- Wetland Line
- Wetland
- Culvert
- Landscape Pond with Developing Wetlands

Wetland Delineation was conducted by
Chad Fradette, EP, Chem,
WDNR Professionally Assured Wetland Delineator
with assistance from
Shyann Banker, Environmental Scientist,
WDNR Professionally Assured Wetland Delineator

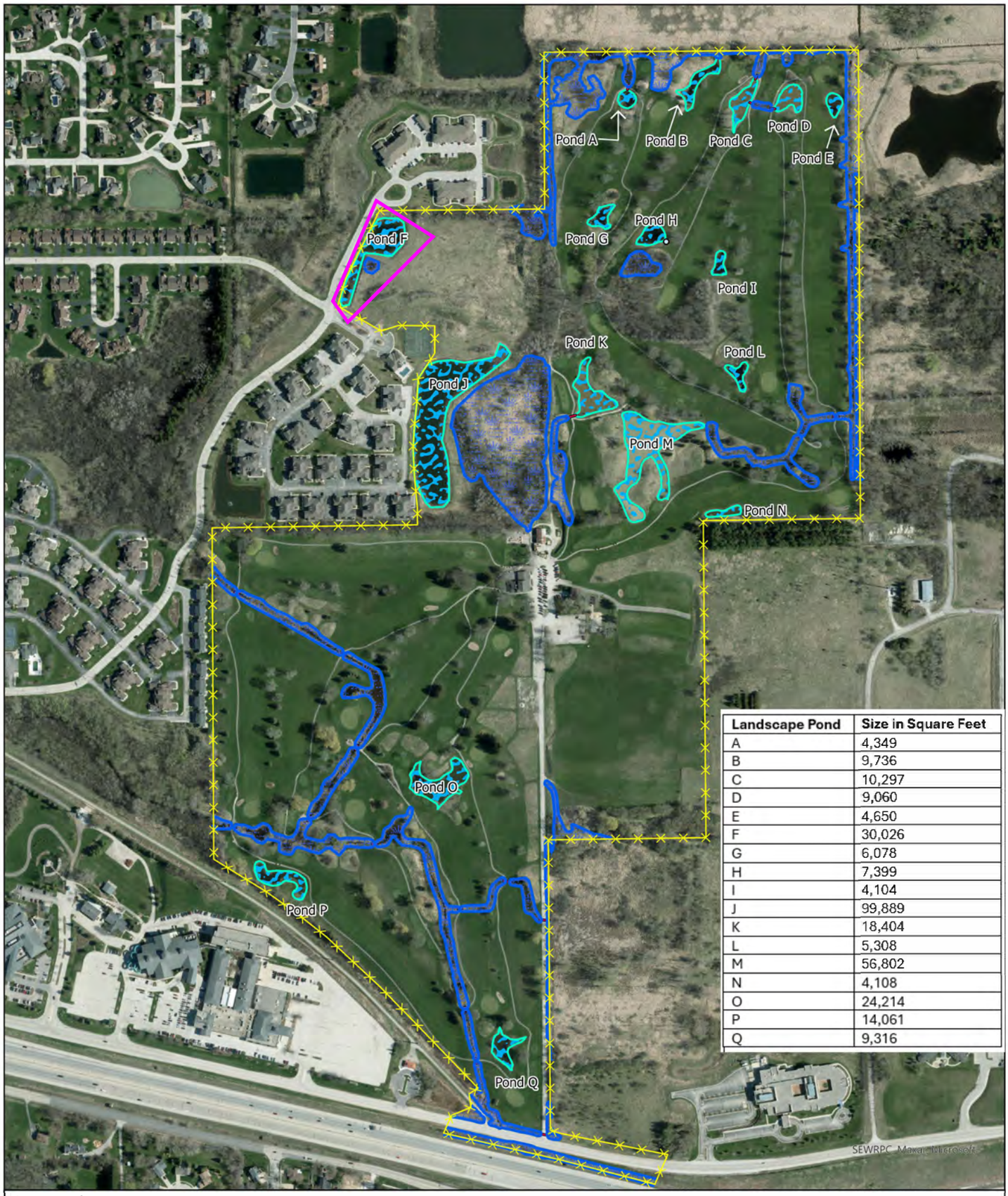
Willow Run- Pewaukee Golf Club
Wetland Delineation Map
N12W26506 Golf Road
City of Pewaukee
Waukesha County, WI
- South Half Map -

Project: WKS24-028-01

0 100 200 400 Feet

N W E S

evergreen consultants LLC
PO Box 680 Pulaski, WI 54162
Phone: 920.615.0019 • Website: www.evergreenwis.com



Landscape Pond	Size in Square Feet
A	4,349
B	9,736
C	10,297
D	9,060
E	4,650
F	30,026
G	6,078
H	7,399
I	4,104
J	99,889
K	18,404
L	5,308
M	56,802
N	4,108
O	24,214
P	14,061
Q	9,316

Legend

- Site Boundary
- Wetland Line
- Wetland
- Catch Basin
- Culvert
- Landscape Pond with Developing Wetlands

Willow Run- Pewaukee Golf Club
Wetland Delineation Map with Landscape Pond Labeling
N12W26506 Golf Road
City of Pewaukee
Waukesha County, WI

N
W E
S

Project: WKS24-028-01

Wetland Delineation was conducted by
Chad Fradette, EP, Chem,
WDNR Professionally Assured Wetland Delineator
with assistance from
Shyann Banker, Environmental Scientist,
WDNR Professionally Assured Wetland Delineator

0 200 400 800
Feet

evergreen consultants LLC
PO Box 680 Pulaski, WI 54162
Phone: 920.615.0019 • Website: www.evergreenwis.com

TOTAL WETLAND IMPACTS:

(ALL IMPACTED AREAS HATCHED IN RED)

- MULTIFAMILY - 21,834 SF (0.5 AC)
- SINGLE FAMILY FOR RENT - 1,618 SF (0.04 AC)
- SINGLE FAMILY FOR SALE - 220,342 SF (5.06 AC)
- SOUTHERN AREA (ROAD/PATHS/R.O.W.) - 7,451 SF (0.17 AC)

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:
WILLOW RUN
PEWAUKEE • WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES
DEC. 6, 2024
FEB. 05, 2025

NOT FOR CONSTRUCTION

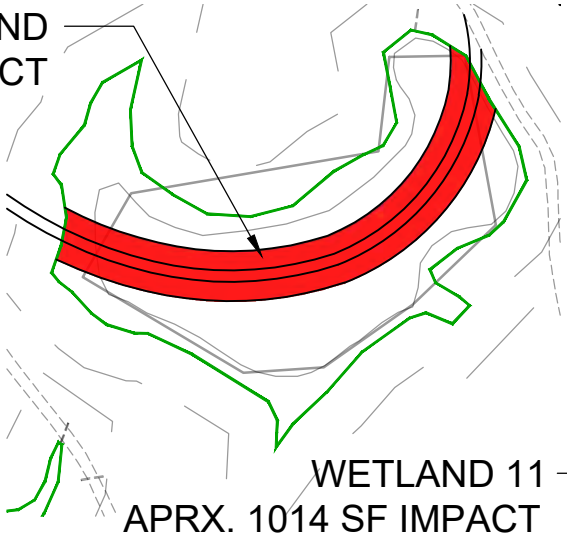
JOB NUMBER
240299700

SHEET NUMBER
C5.0

SCALE: 1" = 200'
200' 0 200' 400'
NORTH

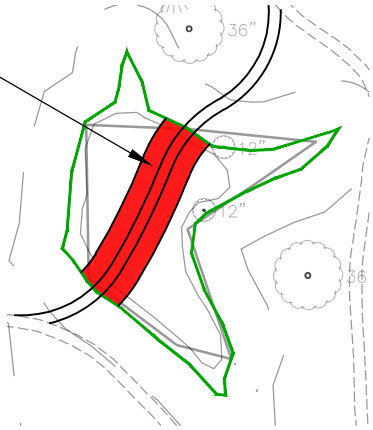
WETLAND IMPACT EXHIBIT

LANDSCAPE POND
APRX. 7112 SF IMPACT

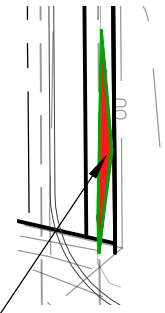


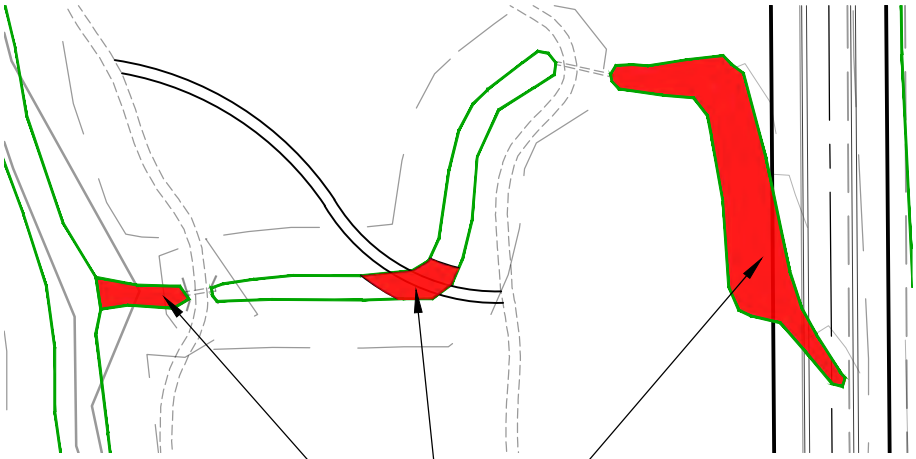
WETLAND 11
APRX. 1014 SF IMPACT

LANDSCAPE POND
APRX. 2505 SF IMPACT

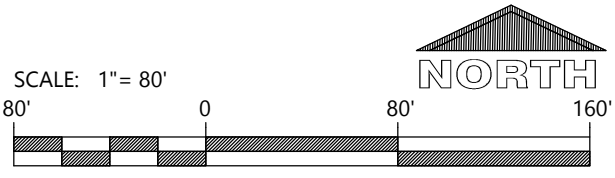


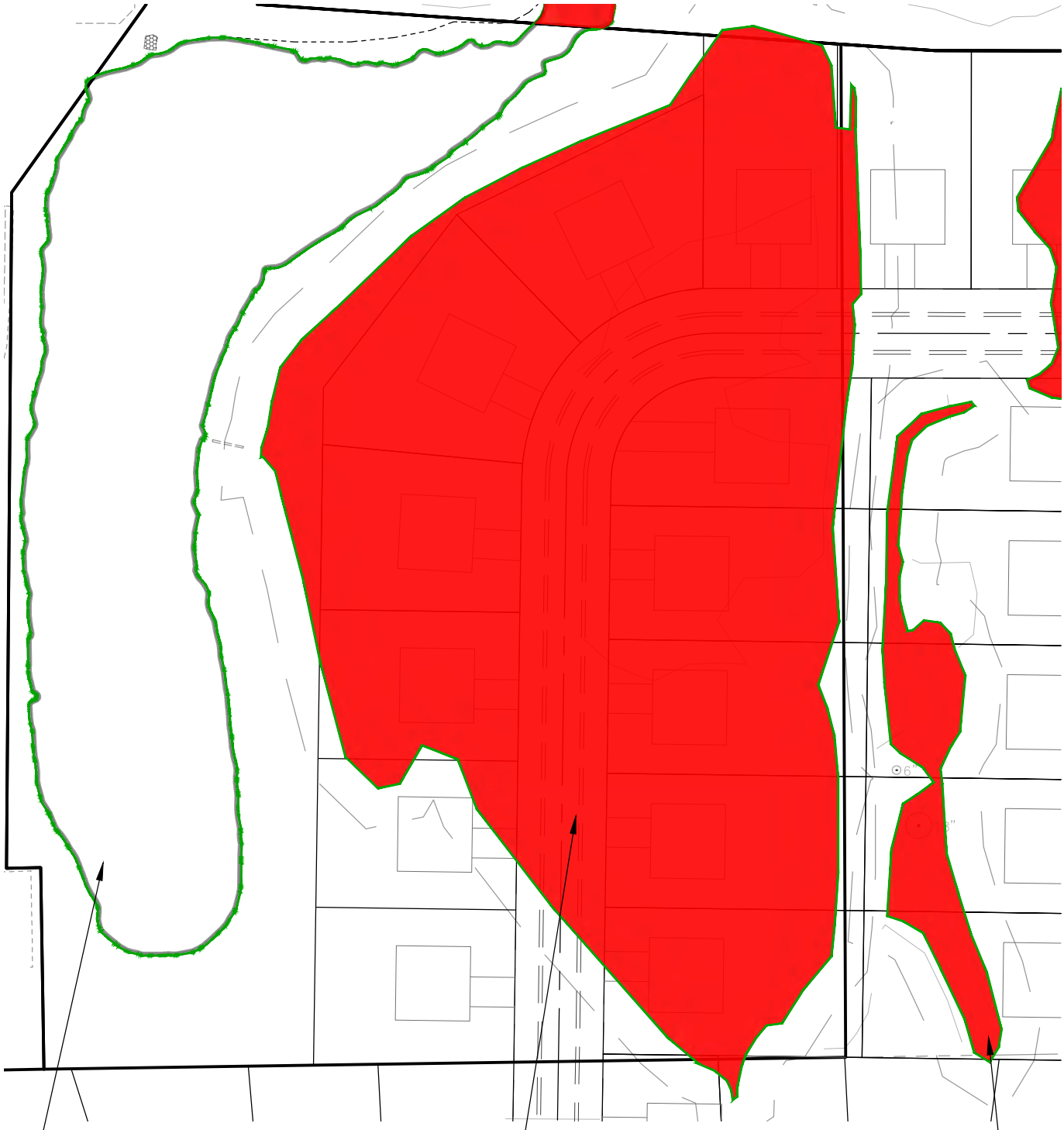
WETLAND 11
APRX. 401 SF IMPACT





WETLAND 8
APRX. 6036 SF IMPACT




WETLAND 5
APRX. 185049 SF IMPACT
WETLAND 6
APRX. 11880 SF IMPACT
STORMWATER
MANAGEMENT POND
SCALE: 1"= 80'
80' 0 80' 160'
NORTH

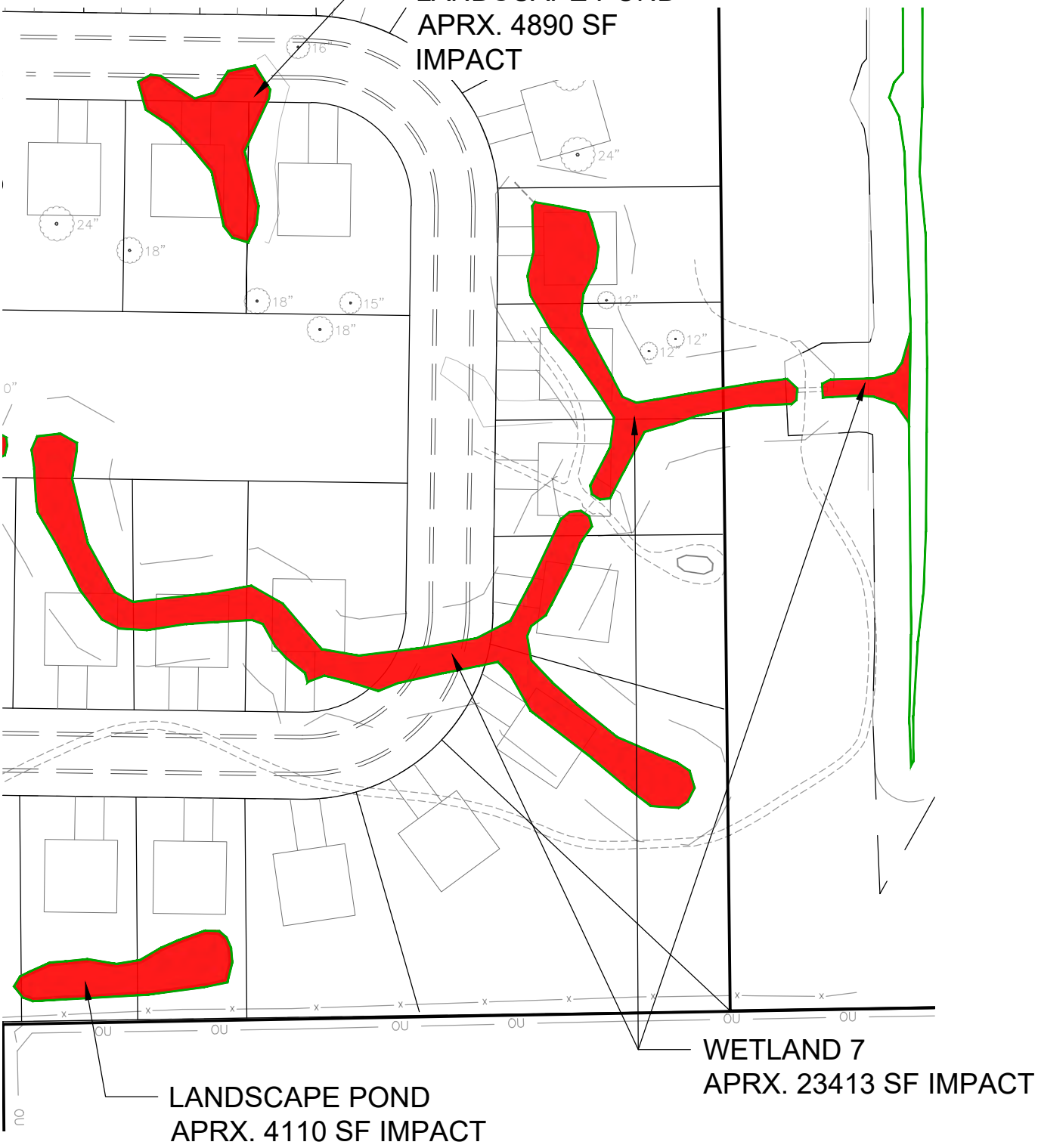
LANDSCAPE POND
APRX. 18426 SF
IMPACT

LANDSCAPE POND
APRX. 56825 SF IMPACT

SCALE: 1"= 80'

NORTH

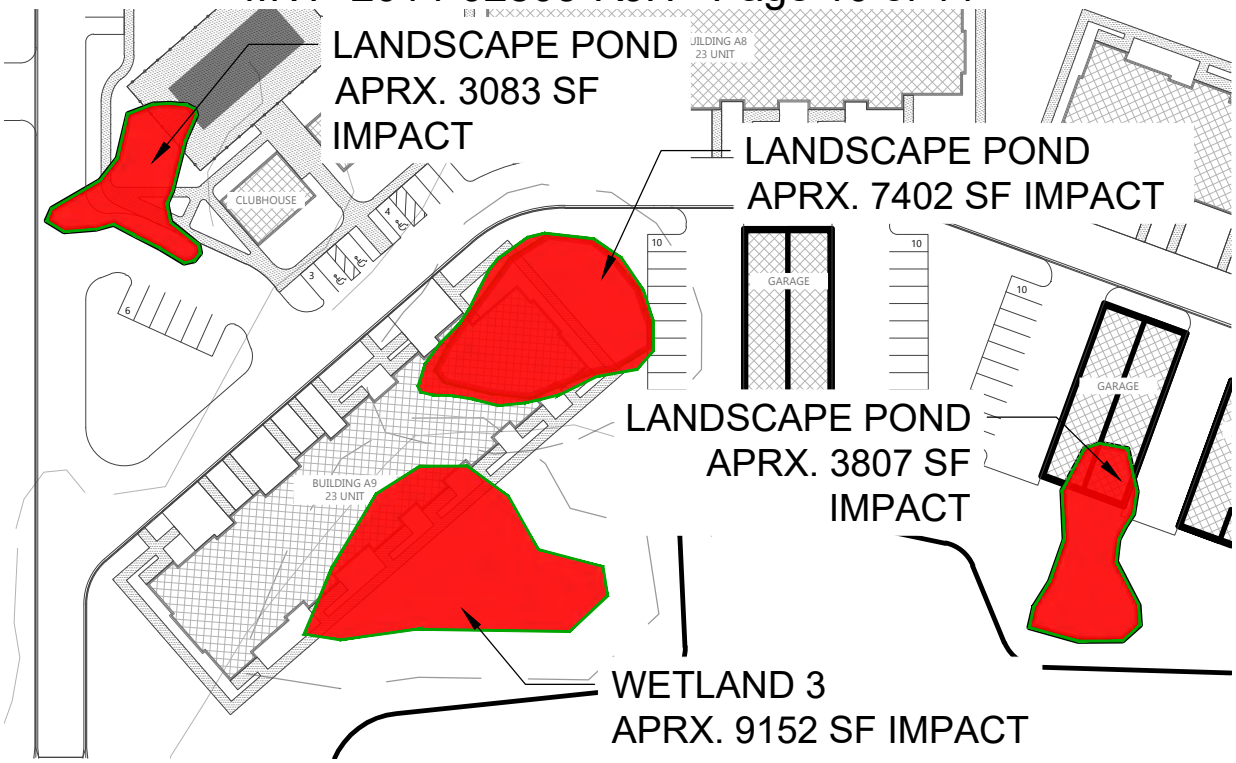
80' 0 80' 160'

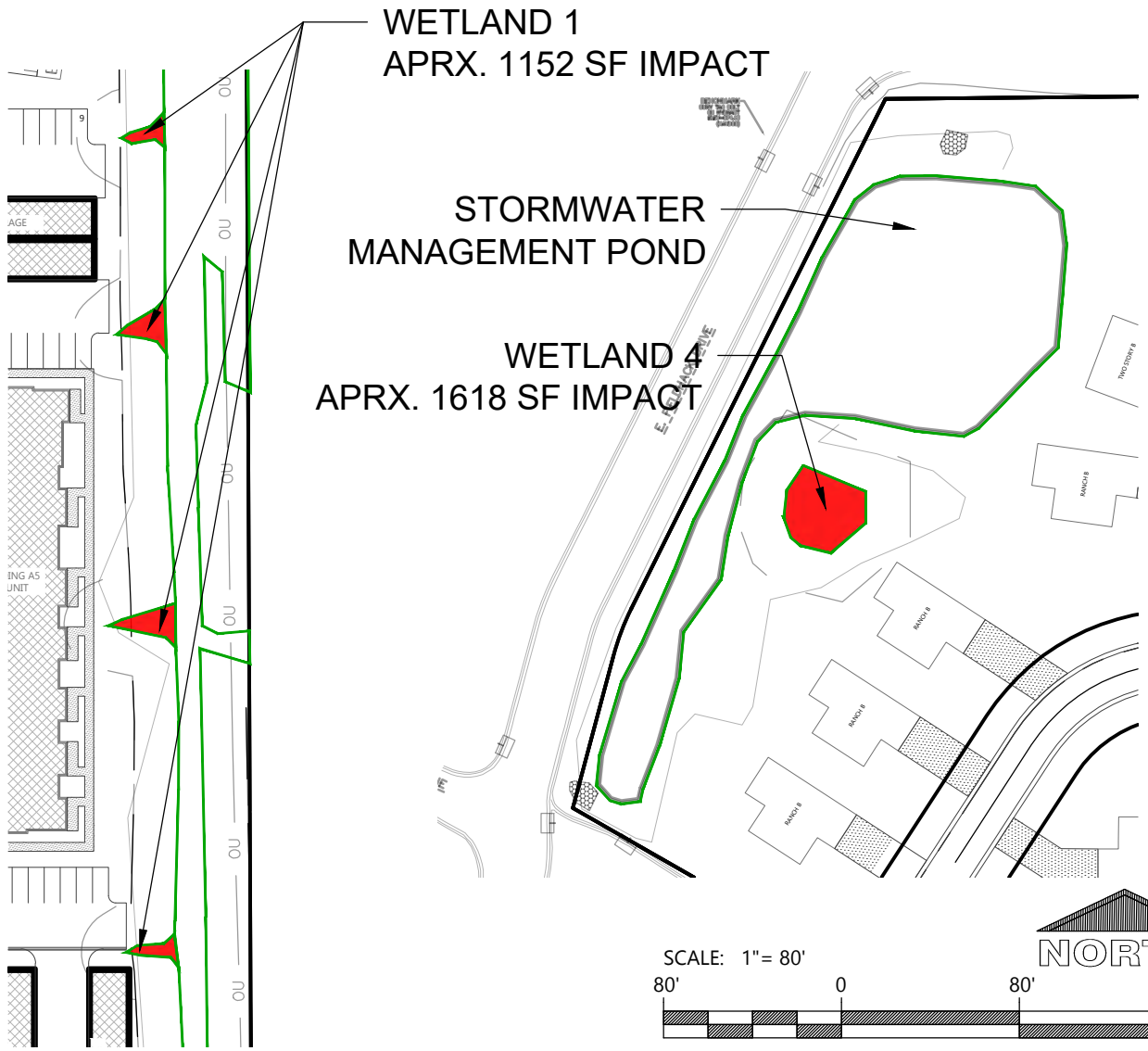


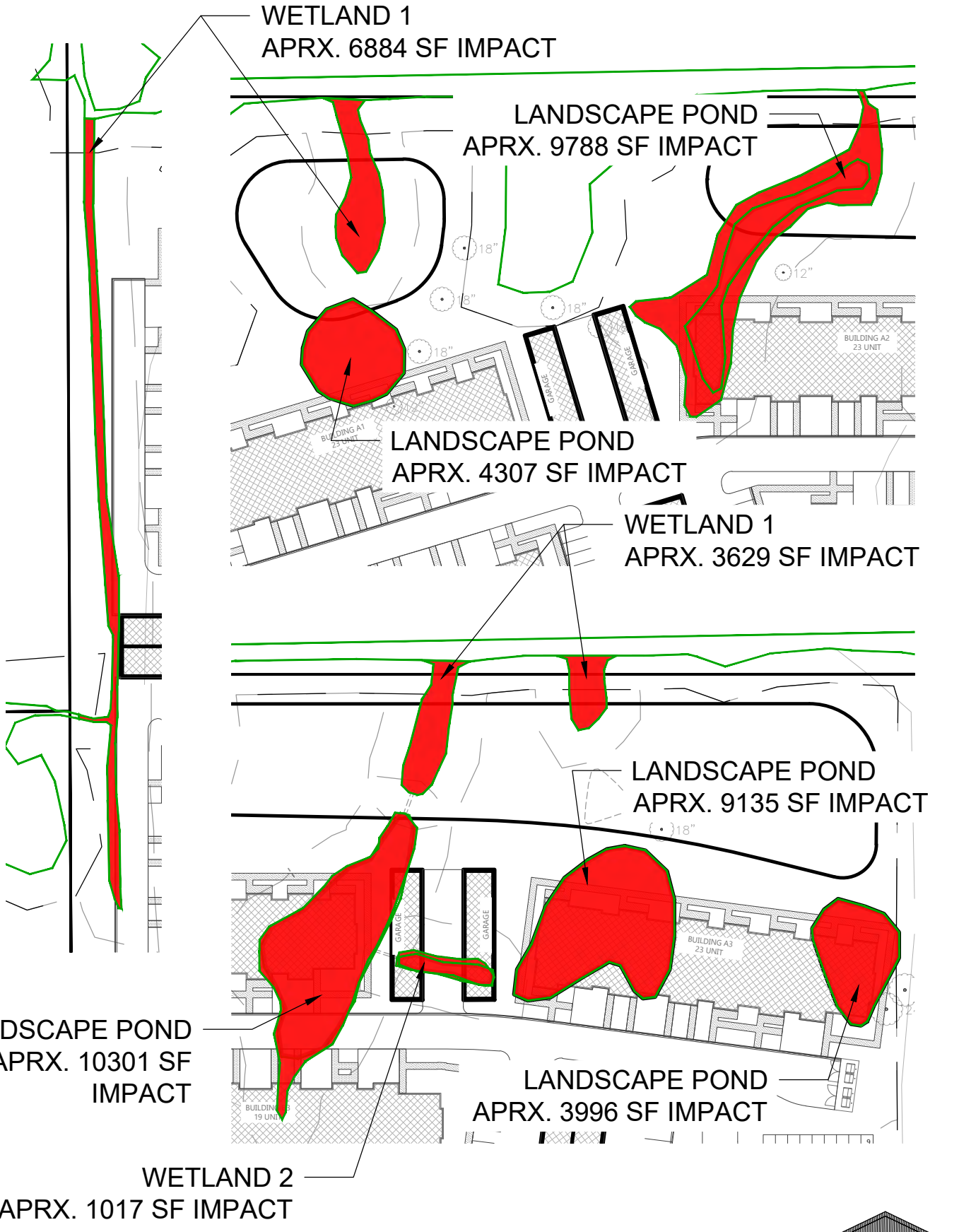
SCALE: 1"= 80'

NORTH

80' 0 80' 160'


LANDSCAPE POND
APRX. 3083 SF
IMPACT
LANDSCAPE POND
APRX. 7402 SF IMPACT
LANDSCAPE POND
APRX. 3807 SF
IMPACT
WETLAND 3
APRX. 9152 SF IMPACT
CLUBHOUSE
GARAGE
BUILDING A9
23 UNIT


WETLAND 1
APRX. 1152 SF IMPACT
STORMWATER
MANAGEMENT POND
WETLAND 4
APRX. 1618 SF IMPACT
SCALE: 1"= 80'
80' 0 80' 160'
NORTH


WETLAND 1
APRX. 6884 SF IMPACT
LANDSCAPE POND
APRX. 9788 SF IMPACT
LANDSCAPE POND
APRX. 4307 SF IMPACT
WETLAND 1
APRX. 3629 SF IMPACT
LANDSCAPE POND
APRX. 9135 SF IMPACT
LANDSCAPE POND
APRX. 10301 SF
IMPACT
LANDSCAPE POND
APRX. 3996 SF IMPACT
WETLAND 2
APRX. 1017 SF IMPACT
SCALE: 1"= 80'
80'
0
80'
160'
NORTH

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
N7725 Hwy 28
Horicon, WI, 53032

Tony Evers, Governor
Karen Hyun, Ph.D., Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

July 3, 2025

Jeremy Wagner
1949 St Johns Ave, Suite 202
Highland Park, IL 60035
[sent electronically]

EXE-SE-2025-68-01359

RE: Artificial Wetland Exemption Determination for areas described as **Wetlands 1, 2, 4, 6, 7, 9, 10, and 11 and Ponds A, B, C, D, E, G, H, I, J, K, L, M, N, O, and Q** located in the City of Pewaukee, Waukesha County

Dear Mr. Wagner,

This letter is in response to your request for an artificial wetland exemption determination for the above mentioned wetlands.

According to 281.36 (4n), State Statutes, a landscape feature where hydrophytic vegetation may be present as a result of human modification to the landscape or hydrology and for which no definitive evidence exists showing a prior wetland or stream history before August 1, 1991, may be exempt from state wetland regulations. The following types of artificial wetlands cannot be exempted from state wetland regulation: 1) a wetland that serves as a fish spawning area or that is passage to a fish spawning area and 2) a wetland created as a result of a wetland mitigation requirement. In addition, DNR must also consider whether the artificial wetland is providing significant flood protection to adjacent or downstream properties and infrastructure, and/or significant water quality functions to adjacent or downstream water bodies.

The Department reviewed the following materials to aid in our exemption determination:

- The request narrative
- Historic Maps, including the Original Land Survey Plat, Bordner Survey, the USGS topographic Quad map from 1892, and soil mapping.
- Aerial photographs, including the 1937/8 era photograph, a pre-construction photograph, and a post-construction photograph.
- Site photographs that show different angles and views of the wetland

Below is a summary of our findings:

Request Narrative
According to the request narrative, the applicant is requesting an artificial wetland determination on **Wetlands 1, 2, 4, 6, 7, 9, 10, and 11 and Ponds A, B, C, D, E, G, H, I, J, K, L, M, N, O, and Q.** According to the narrative, "The Site is to be developed into a subdivision with single family and multifamily housing. Beginning in the 1930s, the area was ditched and tiled to drain the area for cropping. Streams were rerouted, straightened and ditched. Tile outlets were visible in the ditch network. By 1963 construction of a golf course began and ponds and ditches were constructed throughout the course until 1995. In 1990 there were some areas of wet signatures that were avoided and remain wetlands today."

Historic Map Review

- Original Land Survey Plat. The original land survey indicates that wetlands were present in the areas of **Wetlands 1, 2, 4, 6, 7, 9, 10, and 11 and Ponds A, B, C, D, E, G, H, I, J, K, L, M, N, O, and Q**
- Bordner Survey. The Bordner survey maps **Wetland 6 and 7, a portion of Wetland 1, and Ponds G, H, K, L, and M** as a grass marsh and **Wetlands 1, 2, 4, 7, 9, 10, and 11 and Ponds A, B, C, D, E, I, J, M, N, O, and Q** as cleared crop land
- USGS Topographic Quad map: The 1892 USGS Quad map indicates wetland history for **Wetlands 1, 2, 4, 6, 7, 9, 10, and 11 and Ponds A, B, C, D, E, G, H, I, J, K, L, M, N, O, and Q**. The 1959 USGS Quad map indicates that a portion of **Wetland 1** has a mapped intermittent stream.

- Soil Maps: The soil maps indicate that **Wetland 1 and Ponds A, B, C, G, and H** have Palms muck (hydric), **Wetlands 1 and 2 and Ponds B, C, D, and E** have Houghton muck (hydric), **Wetlands 1, 4, 6, 7, and 11 and Ponds G, H, I, L, M, O, and Q** have Pella silt loam (hydric), **Wetlands 9 and 10** have Brookston silt loam (hydric), and **Wetlands 6 and 7 and Ponds I, M, and N** have Lamartine silt loam (not hydric) soils.

Aerial Photograph Review

- 1937/38 era aerial photograph. The 1937/38 aerial photograph shows cropped fields, soil wetness signatures, and isolated tree stands in the areas of **Wetlands 1, 2, 4, 6, 7, 9, 10, and 11 and Ponds A, B, C, D, E, G, H, I, J, K, L, M, N, O, and Q.**
- Pre-construction aerial photographs
    - 1941-1971 shows a ditch in the area of **Wetland 1** and the northern portion of **Wetland 11**, soil wetness in the areas of **Wetlands 1, 2, and 7 and Ponds A, B, C, D, E, G, and H,** evidence of drain tile in the areas of **Wetlands 1, 2, and 7 and Ponds A, B, C, D, E, G, and H,** an isolated tree stand in the areas of **Wetland 3 and Ponds G and H.** In 1941, there were signs of soil wetness in the areas of **Ponds K and M**, soil wetness in the area of **Pond O** in 1955, and a change in vegetation pattern in the areas of **Ponds K and M** in 1955. Several of the requested ponds were started to be created in 1971, but were more prominent starting in 1976.
- Post-construction aerial photograph: The 1990 aerial photograph shows what appears to be a golf course with several ponds and two waterways.

Site Photographs

The site photographs show ponds, a treed area with a waterway in **Wetland 1,** a waterway with vegetation growing adjacent in **Wetland 2,** a waterway with vegetation in **Wetland 7,** a vegetated, treed area in **Wetland 6,** a vegetated area with a waterway in **Wetland 11,**

Conclusion

Based upon the information provided above, the wetlands identified as **Wetlands 4, 9, 10, and** the western portion of **Wetland 11** (see image below) **and Ponds J, N, O, and Q** lacked a wetland history prior to August 1, 1991, fulfills all artificial wetland exemption standards, and are exempt from state wetland regulations.

The wetlands identified as **Wetlands 1, 2, 6, 7 and** the northern portion of **Wetland 11** (see image below) **and Ponds A, B, C, D, E, G, H, I, K, L, and M** had a wetland history prior to August 1, 1991, and are not exempt from state wetland regulations.

This letter describes DNR's decision regarding the jurisdictional status of **Wetlands 1, 2, 4, 6, 7, 9, 10, and 11 and Ponds A, B, C, D, E, G, H, I, J, K, L, M, N, O, and Q**, and is only valid for state jurisdictional purposes. For decisions regarding the federal jurisdictional status of **Wetlands 1, 2, 4, 6, 7, 9, 10, and 11 and Ponds A, B, C, D, E, G, H, I, J, K, L, M, N, O, and Q**, you will need to contact the U.S. Army Corps of Engineers.

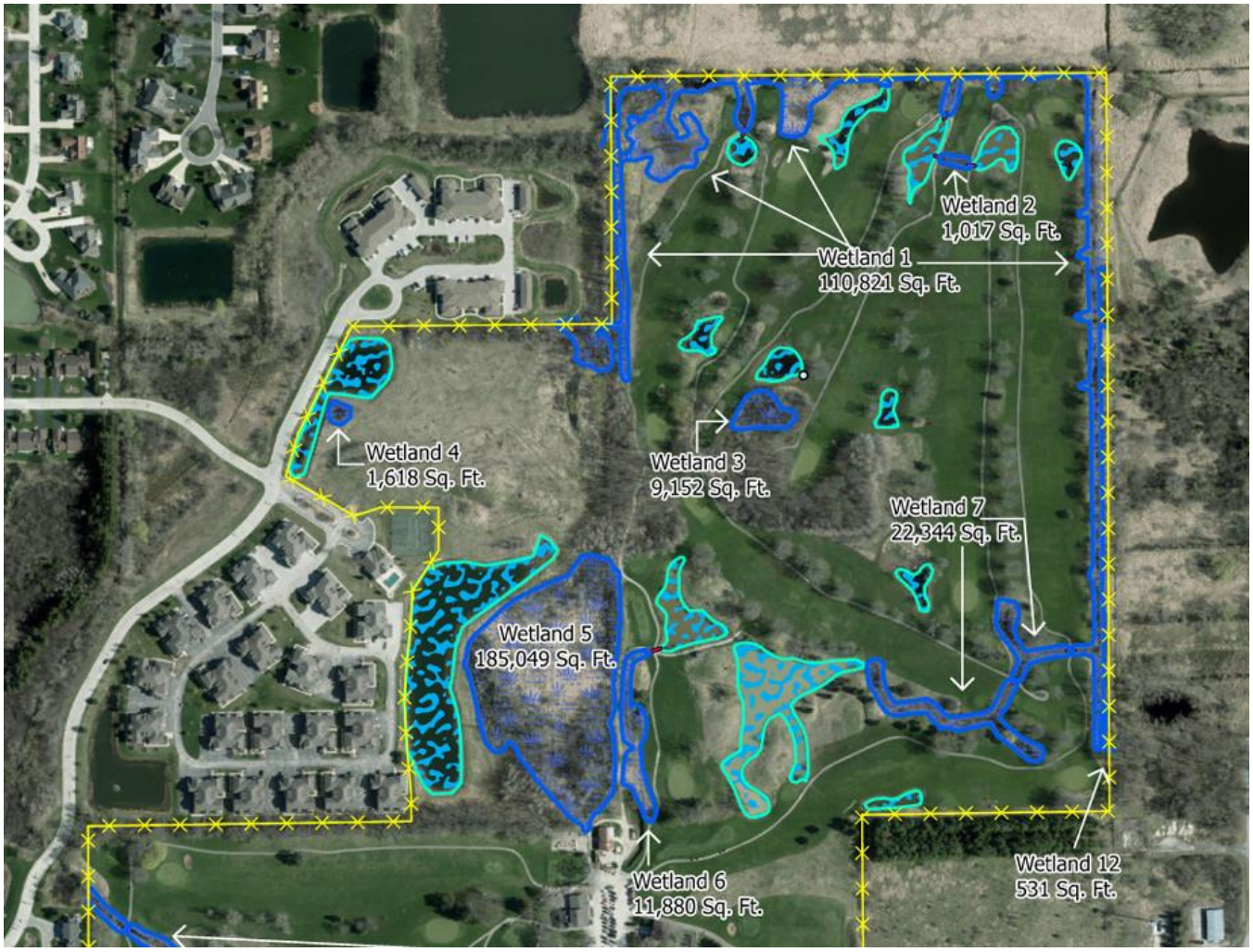
If you have any questions, please call me at (414) 531-0305 or email francesca.sanchez@wisconsin.gov.

Sincerely,

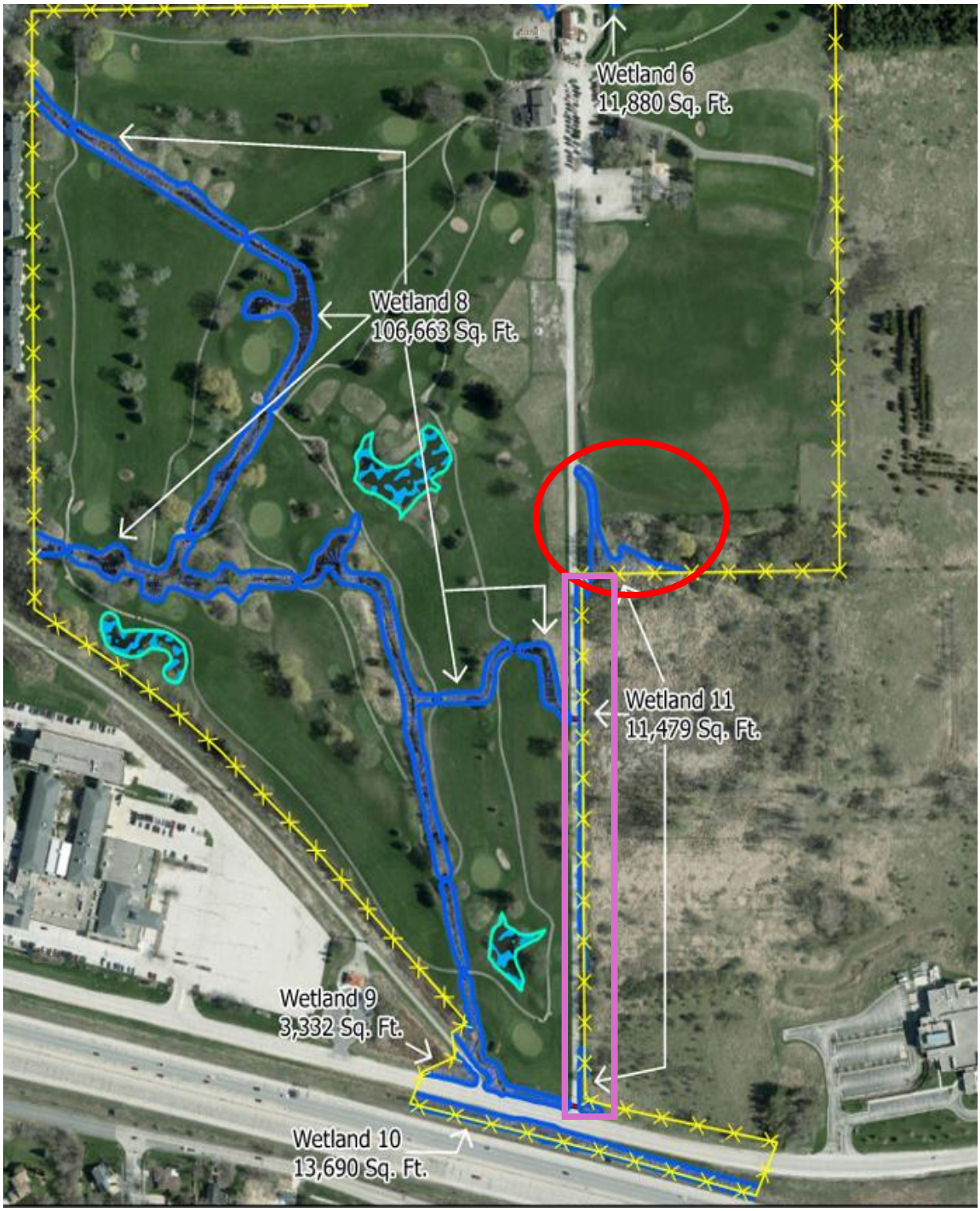
Francesca Sanchez
Water Management Specialist

Email CC:
Jennifer Hubert, USACE Project Manager
Shyann Banker, Evergreen Consultants LLC
Chad Fradette, Evergreen Consultants LLC
Matt Mrochinski, Excel Engineering
Nick Fuchs, City of Pewaukee Planner/Zoning Administrator
Travis Schroeder, WDNR Waterway Field Supervisor
Allison Willman, WDNR Wetland Exemption Expert

Northern half of property showing **Wetlands 1, 2, 3, 4, 6, and 7**

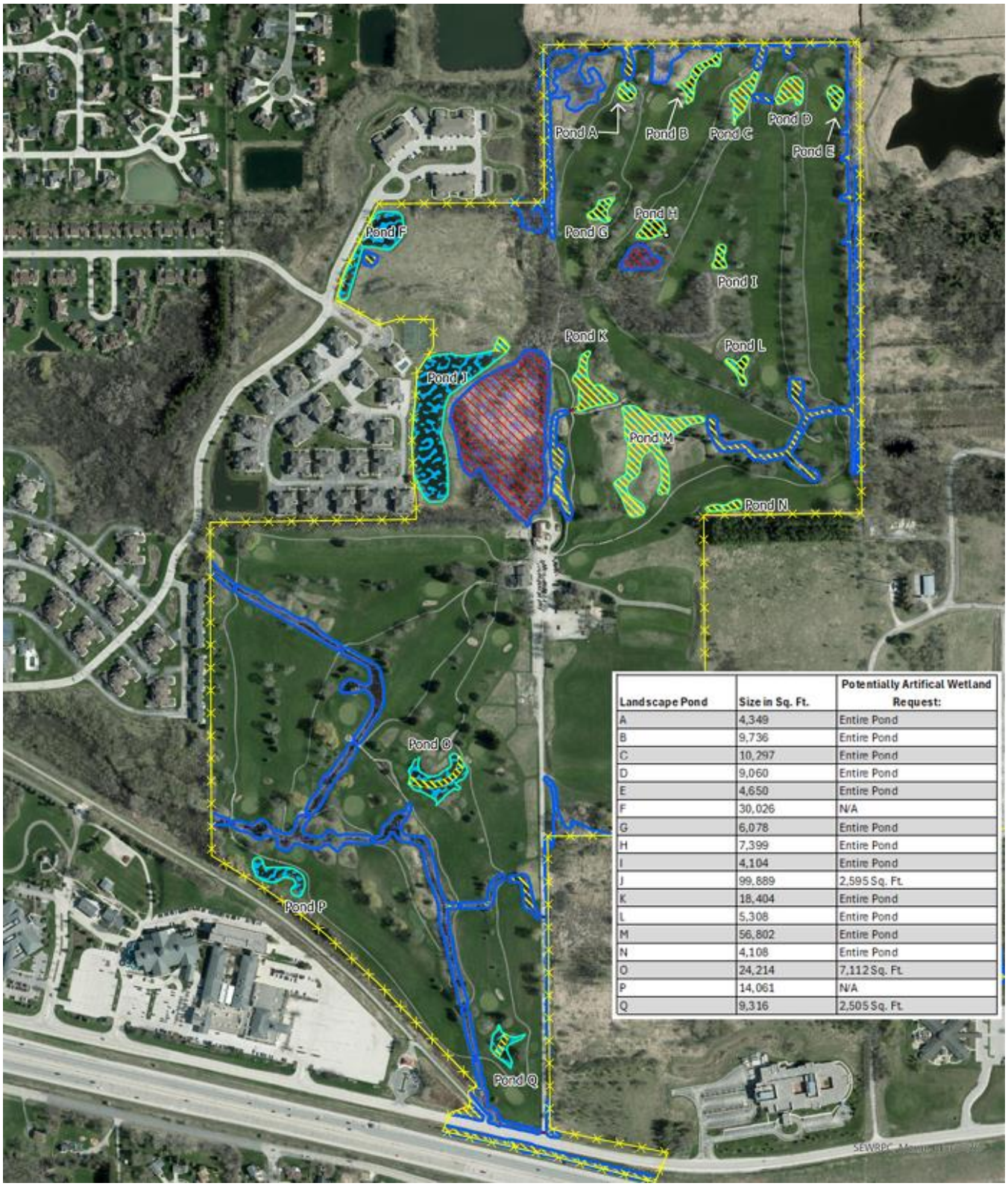


Southern half of property showing **Wetlands 9, 10, and 11**



Northern part of **Wetland 11** within red circle, western part in pink rectangle, as mentioned in decision.

Requested ponds in green outline with yellow hatched stripes



Landscape Pond	Size in Sq. Ft.	Potentially Artifical Wetland Request:
A	4,349	Entire Pond
B	9,736	Entire Pond
C	10,297	Entire Pond
D	9,060	Entire Pond
E	4,650	Entire Pond
F	30,026	N/A
G	6,078	Entire Pond
H	7,399	Entire Pond
I	4,104	Entire Pond
J	99,889	2,595 Sq. Ft.
K	18,404	Entire Pond
L	5,308	Entire Pond
M	56,802	Entire Pond
N	4,108	Entire Pond
O	24,214	7,112 Sq. Ft.
P	14,061	N/A
Q	9,316	2,505 Sq. Ft.

Paul Farrow
County Executive

Dale R. Shaver
Director

Waukesha County

Department of Parks and Land Use

TO:	State of Wisconsin–Department of Administration (Plat Review)
NOTICE OF:	Conditional Certification of No Objection to Preliminary Plat
DATE OF REVIEW:	September 9, 2025
RE:	Subdivision Plat known as: **Willow Run Single Family Rentals** **File No: 2103**
LOCATION:	Part of the SE ¼ & SW ¼ of the NE ¼, Section 20, Township 7 North, Range 19 East, City of Pewaukee.
SUBMITTED BY:	State of Wisconsin-Department of Administration (Plat Review)
SURVEYOR:	Ryan Wilgreen Excel Engineering, Inc. 100 Camelot Dr. Fond du Lac, WI 54935
DATE RECEIVED:	August 21, 2025
DATE OF PLAT:	August 14, 2025
SUBDIVIDER:	LXL PEWAUKEE LLC 638 Milwaukee Street Delafield, WI 53018

REMARKS: Conditional Certification of No Objection to this Preliminary Plat is based on the following conditions being satisfied prior to submittal of a revised Preliminary Plat or a Final Plat:

1. The surveyor's seal, signature, and date must appear on all sheets of the Preliminary Plat.

2. All easements, such as proposed or existing drainage ways, access, sanitary sewer and utilities shall be shown on the final plat. Any related recorded documents numbers for existing easements shall also be noted on the plat.

3. Documentation must be presented to Waukesha County Planning and Zoning Division staff confirming that, as required by Section NR 110.08(4) of the Wisconsin Administrative Code, the Southeastern Wisconsin Regional Planning Commission has reviewed and commented on the proposed sanitary sewer extension which will be needed to serve this development.

4. A letter from the city indicating that they are willing to extend sewer to the subdivision must be furnished to the Waukesha County Planning & Zoning Division.

5. In accordance with Chapter 236 of the Wisconsin Statues, signature certificates must be added to the Final Plat. Please ensure that signature certificates for the County Treasurer and the mortgage holder are added to the Final Plat.

In addition, we recommend the following:

6. The Location Map on Sheet 1 should be revised to show more detail. At a minimum, it should include existing nearby roads and names.

7. Please provide Waukesha County Planning and Zoning Division with the wetland delineation report completed by Evergreen Consultants, LLC on October 29, 2024. This ensures the Waukesha County GIS map is kept up to date.

8. We recommend constructing sidewalks on at least one side of the streets in accordance with "SEWRPC's Recommendations for Provision of Sidewalks in Areas of Existing or Planned Urban Development".

9. According to the soil survey of Milwaukee and Waukesha Counties, lots in this subdivision contain soils that may be indicative of seasonal high groundwater conditions. Some of the lots contain particularly severe conditions with hydric soils, meaning that groundwater is estimated to be less than one foot from the ground surface. Therefore, unless significant fill is proposed, we recommend that the City require a soil analysis for all lots within the development and ensure that basement floor elevations will be above seasonal high groundwater conditions. Waukesha County recommends that basements be placed at least one (1) ft. above the estimated seasonal high groundwater elevation. Minimum basement floor elevations should be identified on a Master Grading Plan or Final Plat for any lots with limiting factors. At a minimum, it is recommended the City of

Pewaukee require a note, similar to the enclosed, be placed on the face of the Final Plat, indicating these lots may contain soils that are unsuitable for conventional basement construction due to the presence of seasonal high groundwater and special construction methods may be required.

BASEMENT RESTRICTION – GROUNDWATER

Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Wis. Stat. Ch. 236, some lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

10. We recommend that vision corner easements be added to all internal intersections, specifically at Lots 1, 9, 10, 21, and 25. Please consult with City staff regarding the dimensions of the corners and the required vision restriction language that should be placed on the plat.

11. We recommend that the City require that a Master Grading Plan be prepared, to provide grades that will ensure protection from high groundwater and continuity of yard grades from one lot to another.

12. We recommend that the developer consult with the property owner regarding the location and function of any drain tile that may be present on the property and how it may impact the development.

13. We recommend that a temporary cul de sac easement be provided at the north and south termini of Road A unless the construction of Road A extending into the Willow Run Subdivision to the south will be constructed at the same time.

14. The Wisconsin Wetland Inventory indicates a wetland is located on Outlot 1. It appears this may be an artificial wetland. If you have obtained a permit from the DNR to fill this wetland, please provide the permit to Waukesha County.

15. It appears wetlands are located on Lot 6 and Lot 12. We recommend consideration be given to redesign the lots to place wetlands on commonly held outlots rather than lots owned by private parties. Wetlands are vulnerable to fill if they remain on private lots. If the wetlands are to remain on the private lots, please ensure the City of Pewaukee's wetland setback is met. At minimum, we recommend split rail fencing or signage by placed to indicate the extent of the wetland if wetlands will remain on private lots.

16. It appears part of a stormwater facility or wetland extends on to the south part of Lot 14. Is there intent to reshape the facility? The location of the existing stormwater facility appears to interfere with the planned building envelope on this lot.

17. We recommend the storm water maintenance responsibilities be clarified in the maintenance agreement between the Willow Run Single Family Rentals and the Meadow Brook Village Condominiums for Outlot 1.

SIGNED:

Jason Fruth
Planning and Zoning Manager

For information regarding this review, please contact Emily Goodman at Egoodman@waukeshacounty.gov or 262.896.8300.

Cc via email: City of Pewaukee Clerk, hurd@pewaukee.wi.us (*e-mail*)
City of Pewaukee Planner, fuchs@pwaukee.wi.us (*e-mail*)
Ryan Wilgreen, Surveyor, ryan.wilgreen@excelengineer.com (*e-mail*)
VH Acquisitions LLC, Developer, mcudney@veridianhomes.com (*e-mail*)
We Energies – Plat Review, co-subdivisionsgroup@we-energies.com, Nicole.warwick@we-energies.com, travis.kluewer@we-energies.com (*e-mail*)
AT&T – Plat Review, jo2376@att.com (*e-mail*)
CenturyLink Plat Review, james.winter@Brightspeed.com (*e-mail*)
Joel Dietl, SEWRPC, joel.dietl@sewrpc.org (*e-mail*)
File

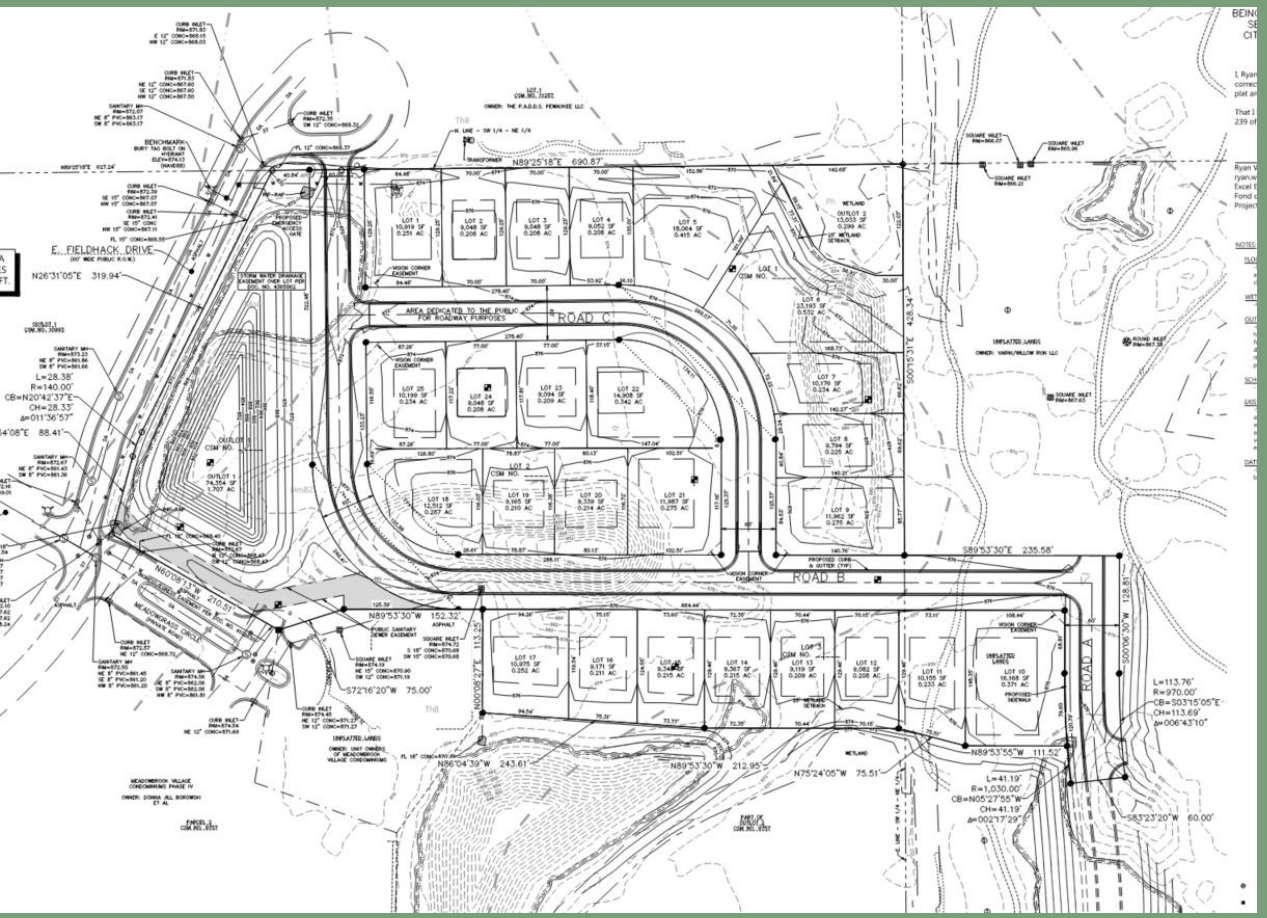
\\wcg.waukeshacounty.gov\files\Depts\PRKANDLU\Subdivision Files\PLATS\Cities\Pewaukee\2103 Willow Run Single Family Rentals

Willow Run

Plan Commission

Single-Family Rental Preliminary Plat

October 16, 2025


E. FIELDHACK DRIVE
ROAD C
ROAD B
ROAD A
AREA DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES
N89°25'18"E 690.87'
N26°31'05"E 319.94'
S89°53'30"E 235.58'
N89°53'30"W 152.32'
S72°16'20"W 75.00'
N66°04'39"W 243.61'
N89°53'30"W 212.95'
N75°24'05"W 75.51'
N89°53'55"W 111.52'
S83°23'20"W 60.00'

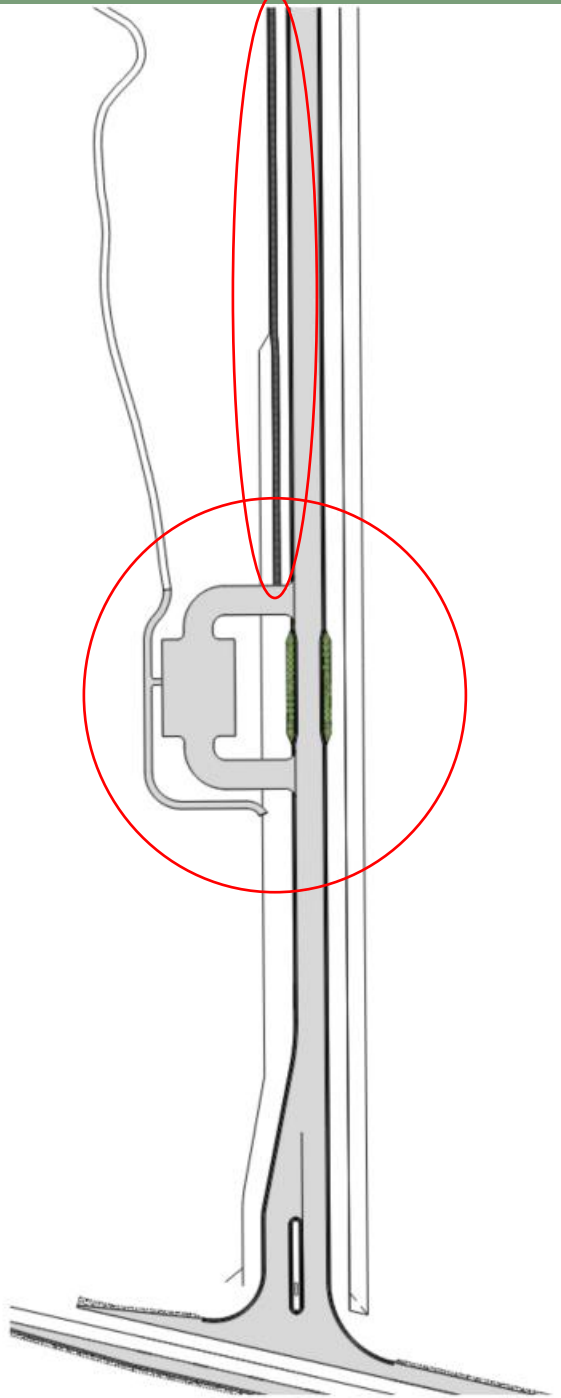
E. FIELDHACK DRIVE
G1-A
B1
21 UNIT
SINGLE FAMILY HOMES
STORMWATER FACILITY
STORMWATER FACILITY
MONUMENT SIGNAGE

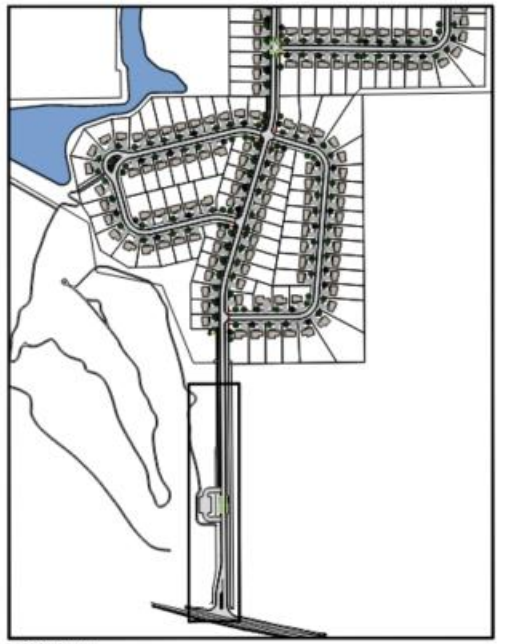
DECIDUOUS SHRUB PLANTING DETAIL
LIMITS OF DISTURBANCE
PROPOSED
WET POND 3

©2025 RINKA+

Spine Road: What we heard….

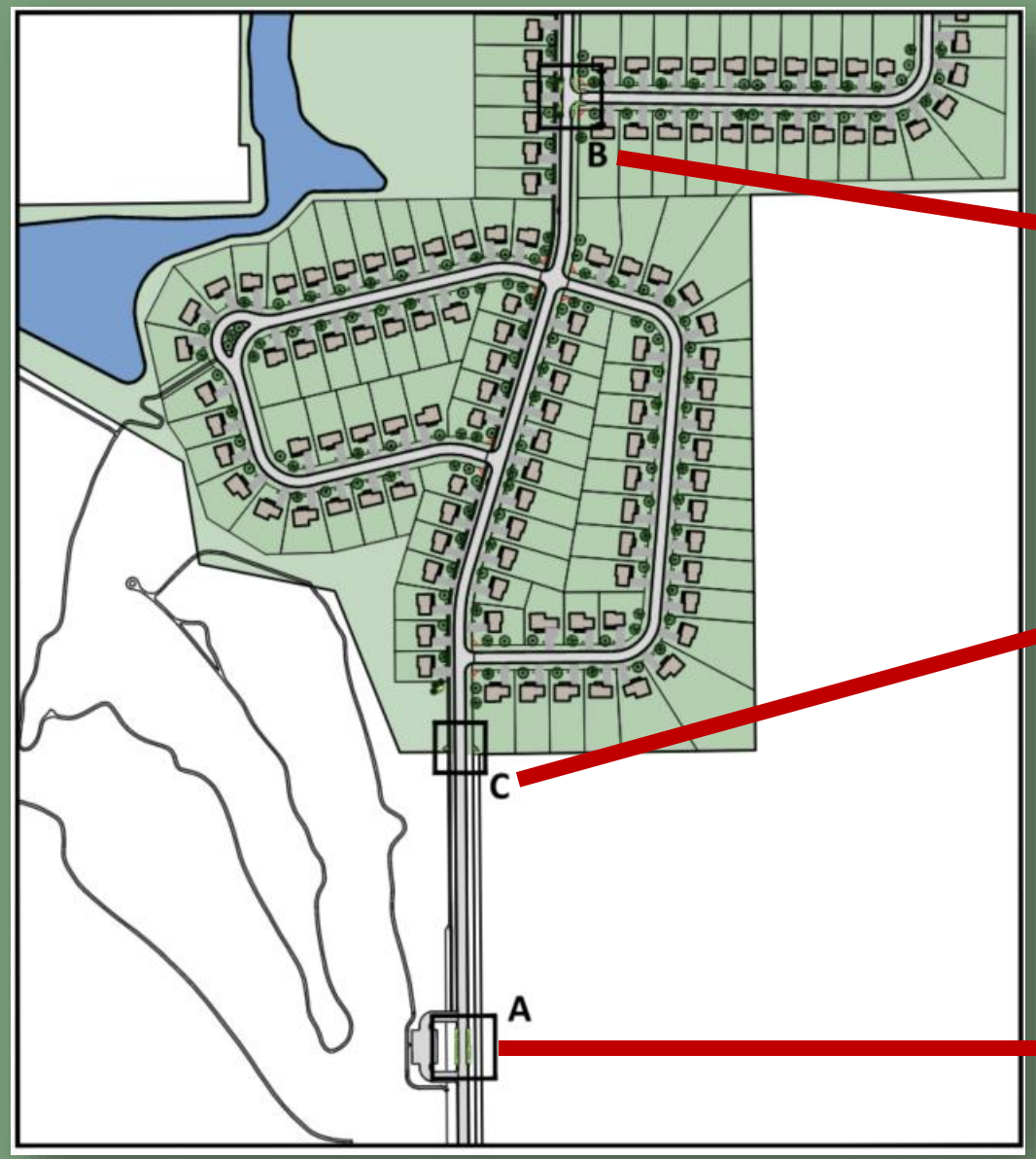
1. Aesthetic concern about long, unattractive roadway
2. Safety concern about speed
3. Pedestrian connectivity with sidewalks
4. Concern about on-street parking

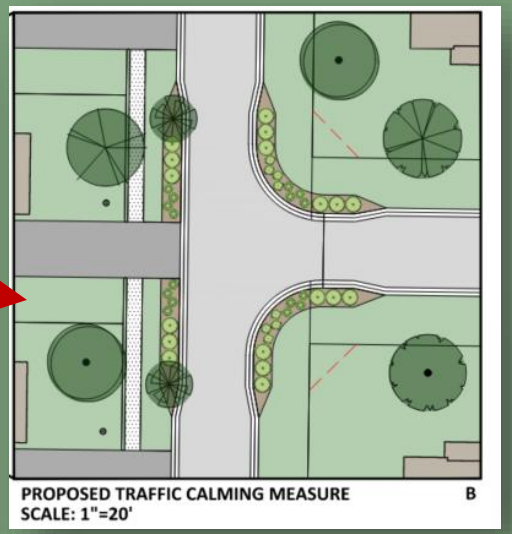




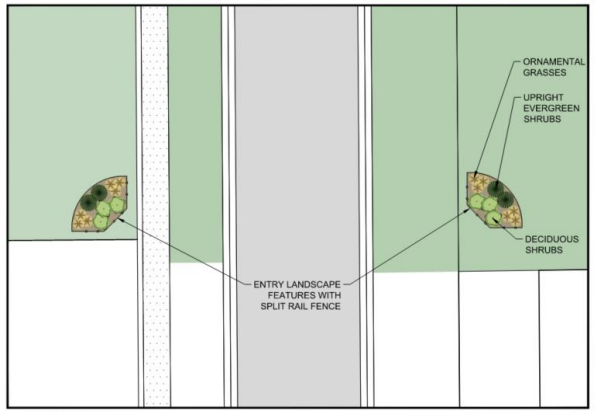
KEY PLAN
SCALE: 1"=300'

PARKING PLAN



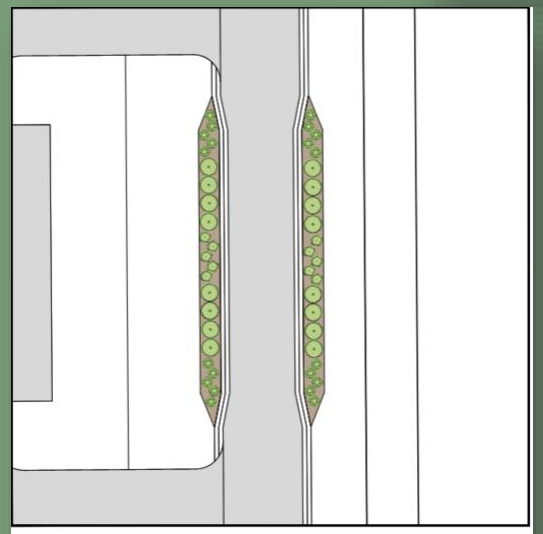


PROPOSED TRAFFIC CALMING MEASURE
SCALE: 1"=20'
B



ENTRY FEATURE
SCALE: 1"=10'
C

ENTRY FEATURE RELATED IMAGERY

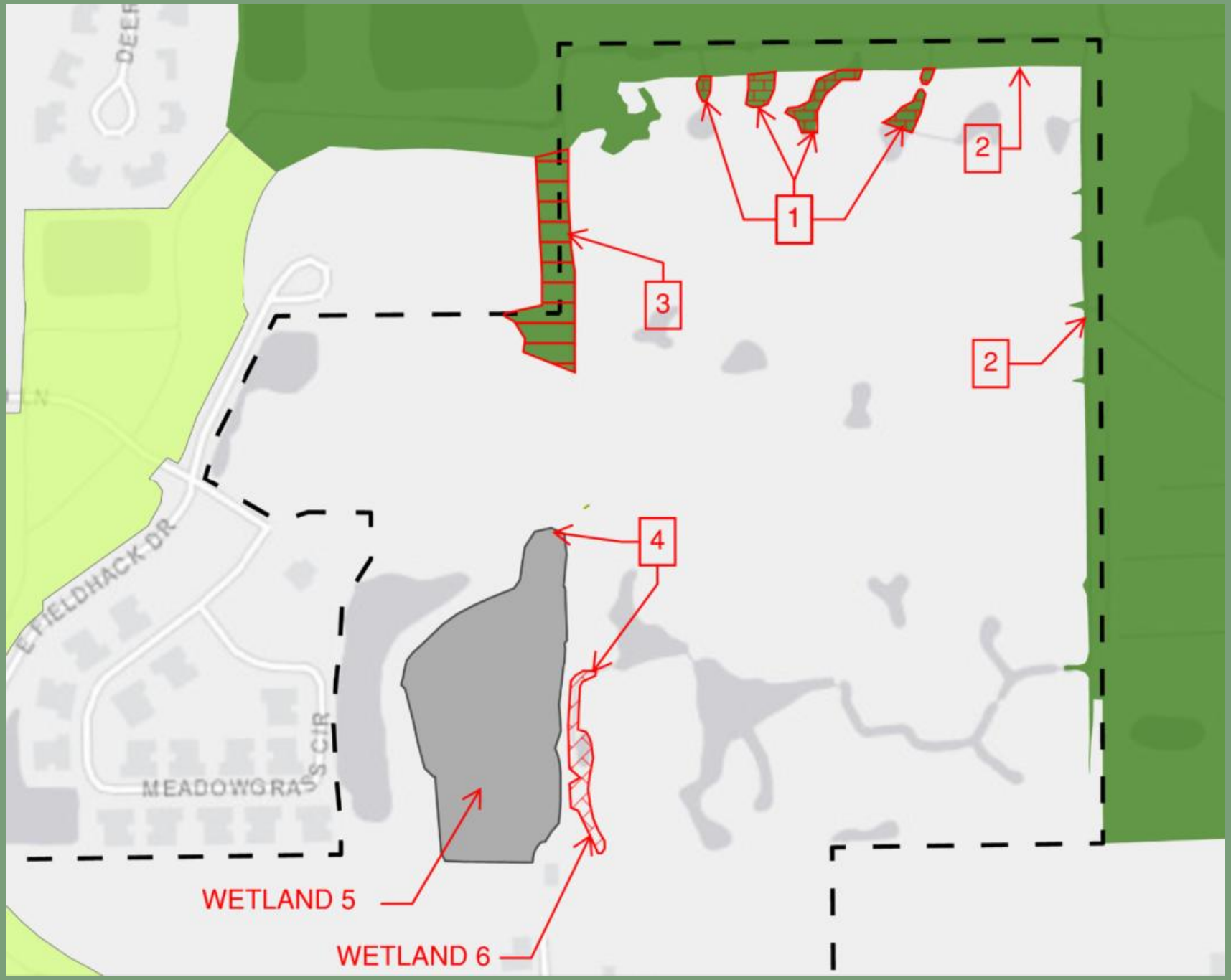


PROPOSED TRAFFIC CALMING MEASURE
SCALE: 1"=20'
A

Thank you

LAND By LABEL

DEVELOPMENT CO.


1
2
2
3
4
WETLAND 5
WETLAND 6
FIELDHACK DR
MEADOWGRASS CIR

City of Pewaukee - New Agenda Item

Agenda Language:

Sub Item Agenda Language:

Background Provided By:
Nick Fuchs

Background:
At their October 16th meeting, the Plan Commission, with a vote of four ayes and two noes, recommended approval of a Preliminary Plat for Veridian Homes to create one hundred forty-seven lots upon properties bearing Tax Key No. 0944994, subject to the sidewalk along the main road being located within the right-of-way and staff recommended conditions of approval. These conditions can be found in the staff report.

The applicant has agreed to all conditions except for the condition stating, "[n]atural resource features and their respective setbacks shall be located within outlots and shall not extend onto any individual lots." The applicant is agreeing to natural resources being within outlots, but is requesting that the setback areas be placed within easements.

Staff prefers natural resources and protected setback areas to be contained within outlots; however, staff does acknowledge that the City's Land Division Ordinance specifically allows for the Plan Commission to require restrictive easements to protect natural resources and/or the aesthetic value of land, as opposed to requiring outlots.

Staff has discussed this further with the applicant, and the applicant is willing to place signage along the border of these natural resources and include a reference to the respective setbacks. As such, staff does not object to the revision of this condition to require setbacks in easements rather than outlots. Again, the natural resource itself will be within an outlot.

Fiscal Impact:

Recommended Motion:
A motion to approve a one hundred forty-seven lot Preliminary Plat for Land By Label, subject to staff recommendations of approval and natural resource setbacks being contained within easements.

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

REPORT TO THE PLAN COMMISSION

Meeting of October 16, 2025

Date: October 7, 2025

Project Name: Veridian Homes Preliminary Plat

Project Address/Tax Key No.: N12W26506 Golf Road / PWC 0944994

Applicant: Veridian Homes LLC

Property Owner: VARIN-WILLOW RUN LLC

Current Zoning: Rs-6 Single-Family Residential District

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

Use of Surrounding Properties: Prairie Grass Living Apartments and vacant land to the north, Meadowbrook Village condominiums and City of Waukesha and I-94 to the south, City of Waukesha to the east and Meadowbrook Village and Spice Creek condominiums to the west

Introduction

The applicant, Veridian Homes, filed a Preliminary Plat Application for approval of a single-family residential subdivision development upon property located at N12W26506 Golf Road.

This submission is following the City's approval of a Comprehensive Master Plan Amendment, Rezoning, and Conditional Use Permit to allow for a single-family residential development under the Rs-6 District residential planned unit development standards.

The Plan Commission also reviewed a conceptual pre-preliminary plat at their August 21, 2025 meeting. At that meeting, there was extensive discussion regarding different types and options of residential subdivision developments. Staff found the items with the most consensus to be requiring a sidewalk along the main north/south road and to include cul-de-sacs or other features along this main road to help slow traffic and make the road more aesthetically pleasing.

The plat submitted is substantially similar to the pre-preliminary plat.

Project Description

The Preliminary Plat includes 147 lots. The gross site area is approximately 75.44 acres. The site has a net area of about 48.51 acres, which is a net density of 3.03 dwelling units per acre. This is in compliance with the Rs-6 District maximum net density of 3.49 dwelling units per net acre.

The proposed lots range in size from 9,125 square feet to 42,297 square feet, with a mean lot size of 14,376 square feet.

Rs-6 District requirements are summarized below. These must be met for all homes constructed within the development and will be reviewed at time of building permit.

- Maximum Building Height: 35 feet
- Minimum First Floor Area: 900 square feet
- Minimum Total Area: 1,000 square feet, plus 100 square feet for each bedroom
- Maximum Building Lot Coverage: 30%
- Minimum Setbacks:
    - Front/Street Yard: 30-feet/20.1-feet PUD
    - Side Yard: 12 feet
    - Rear Yard: 35-feet/23.45-feet PUD

The applicant is not providing cul-de-sacs as recommended during the pre-preliminary plat review; however, the applicant is proposing other traffic calming measures.

The proposed revisions to the main road include narrowing the street and adding landscaping adjacent to the proposed parking lot for the park area and at one other intersection as shown on the landscape plans, Sheets L1.0 and L1.1. Landscaping within the vision triangle must conform to the noted provision on the plat, which states, "[w]ithin the area of the vision corner easement, the height of all plantings, berms, fencing, signs or any other structure shall be limited to 24 inches above the intersection elevation. No roadway access is permitted over the vision corners from the adjacent lots."

Below are staff recommended conditions of approval related to this development.

1. *Wisconsin Department of Natural Resources approval of any wetland impacts or exemptions shall be granted and provided to the City prior to any land disturbance*.
2. *SEWRPC Environmental Corridor delineations shall be completed prior to land disturbance activities*.
3. *All improvements shall be located outside of remaining and undisturbed natural resources onsite including wetland boundaries and the 25-foot wetland setback*.
4. *Natural resource features and their respective setbacks shall be located within outlots and shall not extend onto any individual lots*.

Conditions No. 3 and 4 above also relate to the Waukesha County recommendations below. Note the applicant is requesting the wetland areas described on these lots to be filled. If not approved to be impacted or exempted by the WDNR, the plat and lots will need to be reconfigured.

> It appears wetlands are located on Lots 47 – 50 and in the vicinity of lots 110 – 98. We recommend consideration be given to redesign the lots to place wetlands on commonly held outlots rather than lots owned by private parties. Wetlands are vulnerable to fill if they remain on private lots. If the wetlands are to remain on the private lots, please ensure the City of Pewaukee's wetland setback is met. At minimum, we recommend split rail fencing or signage by placed to indicate the extent of the wetland if wetlands will remain on private lots.
> 15.
>
> In the vicinity of Lots 85 – 88, it appears that the city's required seventy-five foot shore setback encroaches upon the building envelope depicted upon several lots. It appears as though all lots remain buildable. However, we recommend that the affected building

envelopes be revised to exclude the shore setback area so that future lot buyers and builders understand the limitations of the setback requirements.

5. *Signs shall be subject to Article 9 of the Zoning Code and staff review of Sign Permit Applications*.
6. *Final grading, erosion control, utilities, and storm water management plans shall be reviewed and approved by the Engineering Department prior to any land disturbance*.
7. *A note shall be added to the plat stating, "Sump pumps shall be directed to a suitable location on the property and shall not discharge onto neighboring properties or directly into the City's storm sewers, sanitary sewers, or roadways.*"

Attached is a review letter from Waukesha County comments. Based on this review, staff recommends including the following conditions of approval.

1. *Applicant shall revise all technical corrections as requested by Waukesha County, prior to recording*.
2. *Applicant shall provide documentation to the City and Waukesha County Planning and Zoning Division staff confirming that, as required by Section NR 110.08(4) of the Wisconsin Administrative Code, the Southeastern Wisconsin Regional Planning Commission has reviewed and commented on the proposed sanitary sewer extension which will be needed to serve this development*.
3. *The developer shall consult with the property owner regarding the location and function of any drain tile that may be present on the property and how it may impact the development*.
4. *If any of the waterways are deemed navigable, the following note shall be added to the face of the plat, "Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.*"

Waukesha County also commented on the soils within this development area and that these soils may be indicative of seasonal high groundwater conditions. Waukesha County notes that some lots contain severe conditions with hydric soils and groundwater estimated to be less than one foot from the ground surface.

Related to this, Waukesha County recommended the note below be placed on the plat, which the applicant added.

> BASEMENT RESTRICTION – GROUNDWATER
> - Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Wis. Stat. Ch. 236, some lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

Waukesha County also recommended constructing sidewalks on at least one side of the streets in accordance with "SEWRPC's Recommendations for Provision of Sidewalks in Areas of Existing or Planned Urban Development."

The applicant is providing a sidewalk along the main road of the development, which is consistent with the recommendation from the Conceptual Review, but not along all streets within the development.

Recommendation

Staff recommends approval of the Preliminary Plat for Willow Run, subject to the conditions within this staff report.

VERIDIAN
HOMES
Dream. Build. Live.

PRELIMINARY PLAT NARRATIVE: WILLOW RUN SINGLE-FAMILY

Veridian Homes is pleased to present the proposed Preliminary Plat for the City's consideration. The subject property of Veridian's focus includes the two future parcels known as Lots 2 and 3 of the CSM which was approved on June 2nd, 2025. The Comprehensive Plan was amended to support the zoning designation of RS-6 PUD at the same meeting, and the property is designated as an undeveloped property suitable for residential development in the City's latest housing report.

The proposed Preliminary Plat is consistent with the RS-6 PUD standards – a summary of pertinent proposal data is included in the "General Site Data" table below:

GENERAL SITE DATA

Category	**Value**
Total Acreage	75.44
Total Homes	147
Gross Density	1.94 du/gross acre
Net Density	3.03 du/net acre**
Required Net Density	*3.49 du/net acre max*
Min Proposed Lot	9,125 sf
Avg. Proposed Lot	14,414 sf
Required Lot Area	*9,000 sf min.*
Required Lot Width	*70 ft*
Required Street Setback	*25 ft**
Required Rear Setback	*25 ft**
Required Side Setback	*12 ft*

*Indicates "Base" RS-6 Yard/Setback requirements reduced by (up to) 33% as indicated in ord. 17.0410.c.(4)
**As defined in ord. 17.1402.(g)-61

DEVELOPMENT CHARACTER

Veridian Homes plans each of its neighborhoods with three major principles in mind: neighborhood vibrancy, housing variety, and sustainability with respect to the land. Each of these components works hand in hand to create a sense of place within the neighborhood that is desirable for years to come.

Vibrancy is created through thoughtful planning to create a visually interesting and engaging neighborhood. In the case of the proposal, the property features natural topographic undulations and a contiguous wetland in the northwestern corner which are planned around to drive the character of the plan. In addition, the existing Meadowbrook Village detention basin is proposed to be expanded upon, to allow for additional buffer and view opportunities for homes along the western boundary. The proposed neighborhood will take access from Land by Label's proposed spine road, which connects Golf Road to the proposed multifamily site. The plan has been designed with smaller blocks radiating from the spine road, allowing convenient access to and from the overall development, as well as the the shared amenity spaces planned by Land by Label.

Architectural interest is created using detailed design guidelines, which will be enforced by an Architectural Control Committee upon establishment of the neighborhood HOA. Examples of standards include anti-monotony regulations, requirements of human-scale entry features such as covered entries and patios, and implementation of landscape design and maintenance standards.

Housing Variety is created through the utilization of varying lot sizes and formats. The inclusion of an array of lot sizes, and different degrees of basement exposure will assist in the goals of anti-monotony by allowing for the use of a variety of home types and styles throughout the neighborhood, ranging from 1,500 sf 1-story ranch homes, to 3,000+ sf estate style homes with walk-out basements.

Sustainability revolves around respecting the natural features of the land. As described in the section on vibrancy, the subject property features natural amenities (contiguous wetland feature and topography) which Veridian, and its consultants are taking care to protect. Veridian's engineer is developing a grading plan which respects the natural topography where possible - working with the topography to allow homes to be sited at the high point of the property providing scenic views for those homes. It also includes the way we build - Veridian Homes is the only private developer who is a member of the WDNR's green tier program, which focuses on effectively controlling construction stormwater discharges to protect sensitive ecosystems.

ECONOMIC AND MARKET ANALYSIS

The build out of 147 homes will generate Impact fees of about $250k ($1,744/home not including sewer RCA) based on the 2024 Impact Fee Schedule. The City will receive additional payments for building permit fees and the various other plumbing, electrical and associated building and inspection fees. Building the infrastructure and homes in the City will also create (and maintain) a considerable number of jobs for the life of the neighborhood construction.

In addition to the one-time payment of impact fees, the neighborhood will continue to generate tax dollars annually. At full build out it is estimated that the project will generate ~$304k in yearly City tax revenue. This is based on the mill rates of the 2024 tax bill and will fluctuate over time.

TAX BILL		*Annual Amount*
Number of Homes	147	
Average Assessed Value	$650,000	
City of Pewaukee Rate	3.1829844	$304,134.16

The neighborhood will include a variety of ranch and 2-story detached single family homes ranging in size from ~1,500sf to >3,000sf. The current estimated average sales price of homes in the neighborhood is about $650k (with starting prices in the mid $500k's) which will generate an estimated $90-100 million in assessed value in the City.

Veridian Homes has developed, built, and sold over 250 homes in Waukesha County since 2015, providing about 10-years of operating experience in the area. Additionally, a recent private market study of Waukesha County found that Veridian is currently building two of the top three most in-demand (based on absorption rate) neighborhoods within Waukesha County in 2024 - Arrowood in Oconomowoc, and Evergreen Fields in Menomonee Falls. The realized absorption of homes within those neighborhoods has been, and continues to be, strong as we move into the second half of 2025. It is expected that the same or even greater level of demand for quality new-build homes exists in the City of Pewaukee due to the general desirability and demographic make-up of the city.

ORGANIZATIONAL STRUCTURE OF THE PROPERTY OWNER'S ASSOCIATION

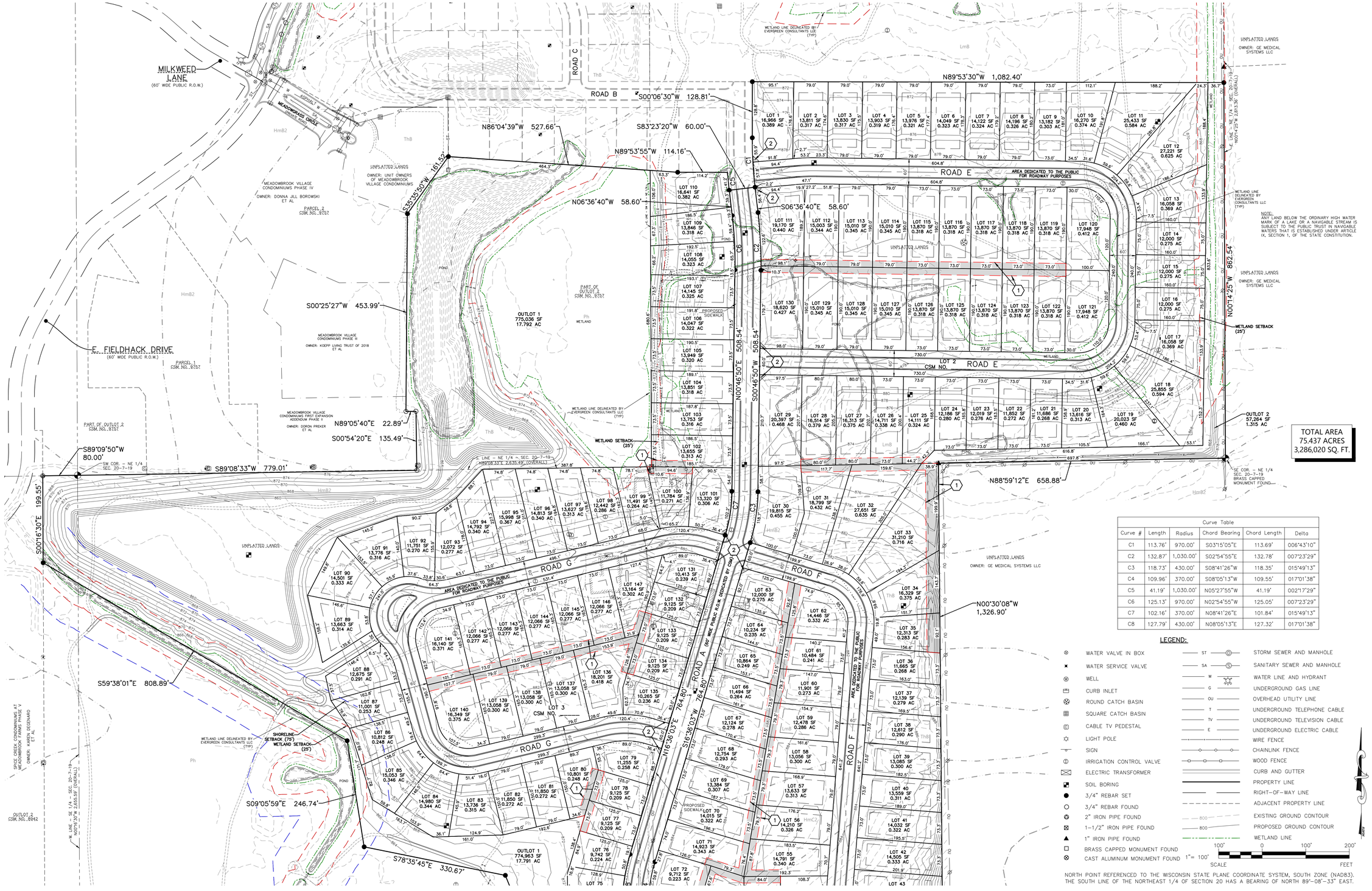
A Homeowners Association will be created to enforce the by-laws of the organization. The HOA will be required to hire a professional manager to ensure long-term maintenance obligations for out lots and common spaces are met. Architecture plans will have to adhere to the guidelines established by the detailed Conditions, Covenants and Restrictions and enforced by an Architectural Control Committee which will be created for the neighborhood. The general Architecture and Character of the proposed neighborhood will be similar to our existing Arrowood, Evergreen Fields, or Silver Springs Estates neighborhoods within the County.

PRELIMINARY PLAT OF
WILLOW RUN

LOTS 2 & 3, CSM NO. _____, BEING PART OF THE SE 1/4 & SW 1/4 OF THE NE 1/4, PART OF THE NE 1/4, NW 1/4, SE 1/4 & SW 1/4 OF THE SE 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4 SECTION 20, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

EASEMENT KEYNOTES

1. PROPOSED STORM SEWER & DRAINAGE EASEMENT
2. PROPOSED VISION TRIANGLE EASEMENT



TOTAL AREA
75.437 ACRES
3,286,020 SQ. FT.

Curve Table					
Curve #	Length	Radius	Chord Bearing	Chord Length	Delta
C1	113.76'	970.00'	S03°15'05"E	113.69'	006°43'10"
C2	132.87'	1,030.00'	S02°54'55"E	132.78'	007°23'29"
C3	118.73'	430.00'	S08°41'26"W	118.35'	015°49'13"
C4	109.96'	370.00'	S08°05'13"W	109.55'	017°01'38"
C5	41.19'	1,030.00'	N05°27'55"W	41.19'	002°17'29"
C6	125.13'	970.00'	N02°54'55"W	125.05'	007°23'29"
C7	102.16'	370.00'	N08°41'26"E	101.84'	015°49'13"
C8	127.79'	430.00'	N08°05'13"E	127.32'	017°01'38"

LEGEND:

- WATER VALVE IN BOX
- WATER SERVICE VALVE
- WELL
- CURB INLET
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- CABLE TV PEDESTAL
- LIGHT POLE
- SIGN
- IRRIGATION CONTROL VALVE
- ELECTRIC TRANSFORMER
- SOIL BORING
- 3/4" REBAR SET
- 3/4" REBAR FOUND
- 2" IRON PIPE FOUND
- 1-1/2" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- BRASS CAPPED MONUMENT FOUND
- CAST ALUMINUM MONUMENT FOUND
- STORM SEWER AND MANHOLE
- SANITARY SEWER AND MANHOLE
- WATER LINE AND HYDRANT
- UNDERGROUND GAS LINE
- OVERHEAD UTILITY LINE
- UNDERGROUND TELEPHONE CABLE
- UNDERGROUND TELEVISION CABLE
- UNDERGROUND ELECTRIC CABLE
- WIRE FENCE
- CHAINLINK FENCE
- WOOD FENCE
- CURB AND GUTTER
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING GROUND CONTOUR
- PROPOSED GROUND CONTOUR
- WETLAND LINE

1" = 100'
100' 0 100' 200'
SCALE FEET

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 20 HAS A BEARING OF NORTH 89°-08'-33" EAST.

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PRELIMINARY PLAT
WILLOW RUN
GOLF ROAD • PEWAUKEE, WI 53072

PROFESSIONAL SEAL

SHEET DATES
ISSUE DATE AUG. 28, 2025
REVISIONS
OCT. 3, 2025

JOB NUMBER
230312700

SHEET NUMBER
PP-N

2024 © EXCEL ENGINEERING, INC.

PRELIMINARY PLAT OF
WILLOW RUN

LOTS 2 & 3, CSM NO. _____, BEING PART OF THE SE 1/4 & SW 1/4 OF THE NE 1/4, PART OF THE NE 1/4, NW 1/4, SE 1/4 & SW 1/4 OF THE SE 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4 SECTION 20, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify that this preliminary plat is a true and correct representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 239 of the City of Pewaukee Subdivision Ordinance in surveying, dividing and mapping of the same.

Ryan Wilgreen, P.L.S. S-2647
ryan.wilgreen@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project No. 230312700

NOTES:

FLOODPLAIN
-Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 55133C0192H with an effective date of October 19, 2023, the property falls within Zone "X" (areas determined to be outside the 0.2% annual chance flood hazard).

WETLANDS
-Wetlands shown on this plat were delineated by Evergreen Consultants, LLC on October 29, 2024.

OUTLOTS
-Outlots 1 and 2 are to be used for stormwater management purposes. Outlot 3 is to be used for open space. All owners of the plat of Willow Run have an equal and undivided fractional ownership of all of the outlots. Waukesha County shall not be liable for any fees or special charges in the event they become the owner of a lot or outlot in the subdivision by reason of tax delinquency. The City of Pewaukee is authorized to access Outlots 1 and 2 to conduct necessary stormwater inspections and maintenance.

SCHOOL DISTRICT:
- The plat of Willow Run lies within the Waukesha School District.

EXISTING UTILITIES
-Surface indications of utilities along with Digger's Hotline markings per ticket no. 20244221277 have been shown. Sizes and elevation of underground utilities shown hereon are based on field measurements of visible structures in combination with available data provided to Excel Engineering. Excel Engineering makes no guarantee that all the existing utilities in the surveyed area have been shown nor that they are in the exact location indicated. Contractor shall be responsible for verifying the location of all utilities prior to construction. This plan is in no way a substitute for utility locating at the time of excavation.

DATUMS
-Elevations shown on this survey are based on North American Vertical Datum 1988 (NAVD88). Horizontal coordinates are based on the Wisconsin State Plane Coordinate System, South Zone. (North American Datum 1983).

VISION CORNER EASEMENT RESTRICTIONS
-Within the area of the vision corner easement, the height of all plantings, berms, fencing, signs or any other structure shall be limited to 24 inches above the intersection elevation. No roadway access is permitted over the vision corners from the adjacent lots.

BASEMENT RESTRICTION – GROUNDWATER
- Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Wis. Stat. Ch. 236, some lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

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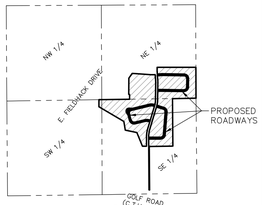


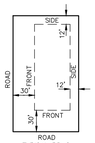
= WILLOW RUN SUBDIVISION

VICINITY MAP
SECTION 20-7-19
SCALE 1"=2000'

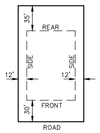
CURRENT ZONING:

RS-6 Single-Family Residential District
Building Setbacks:
Front: 30 feet
Side: 12 feet
Rear: 35 feet

Condition Use PUD setback reduction
Front & Rear setbacks allowed to be reduced by 33%



TYPICAL RS-6 CORNER LOT BUILDING SETBACKS



TYPICAL RS-6 BUILDING SETBACKS

TYPICAL VISION CORNER EASEMENT

EASEMENT KEYNOTES

1. PROPOSED STORM SEWER & DRAINAGE EASEMENT
2. PROPOSED VISION TRIANGLE EASEMENT

Curve Table					
Curve #	Length	Radius	Chord Bearing	Chord Length	Delta
C1	113.76'	970.00'	S03°15'05"E	113.69'	006°43'10"
C2	132.87'	1,030.00'	S02°54'55"E	132.78'	007°23'29"
C3	118.73'	430.00'	S08°41'26"W	118.35'	015°49'13"
C4	109.96'	370.00'	S08°05'13"W	109.55'	017°01'38"
C5	41.19'	1,030.00'	N05°27'55"W	41.19'	002°17'29"
C6	125.13'	970.00'	N02°54'55"W	125.05'	007°23'29"
C7	102.16'	370.00'	N08°41'26"E	101.84'	015°49'13"
C8	127.79'	430.00'	N08°05'13"E	127.32'	017°01'38"

LEGEND:

WATER VALVE IN BOX	ST		STORM SEWER AND MANHOLE
WATER SERVICE VALVE	SA		SANITARY SEWER AND MANHOLE
WELL	W		WATER LINE AND HYDRANT
CURB INLET	G		UNDERGROUND GAS LINE
ROUND CATCH BASIN	OU		OVERHEAD UTILITY LINE
SQUARE CATCH BASIN	T		UNDERGROUND TELEPHONE CABLE
CABLE TV PEDESTAL	TV		UNDERGROUND TELEVISION CABLE
LIGHT POLE	E		UNDERGROUND ELECTRIC CABLE
SIGN			WIRE FENCE
IRRIGATION CONTROL VALVE			CHAINLINK FENCE
ELECTRIC TRANSFORMER			WOOD FENCE
SOIL BORING			CURB AND GUTTER
3/4" REBAR SET			PROPERTY LINE
3/4" REBAR FOUND			RIGHT-OF-WAY LINE
2" IRON PIPE FOUND			ADJACENT PROPERTY LINE
1-1/2" IRON PIPE FOUND	800		EXISTING GROUND CONTOUR
1" IRON PIPE FOUND	800		PROPOSED GROUND CONTOUR
BRASS CAPPED MONUMENT FOUND			WETLAND LINE
CAST ALUMINUM MONUMENT FOUND			

1"= 100'
100' 0 100' 200'
SCALE FEET

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 20 HAS A BEARING OF NORTH 89°-08'-33" EAST.

OWNER:
VARIN/WILLOW RUN LLC
1949 ST JOHNS AVE. STE 202
HIGHLAND PARK, IL 60035

ENGINEER & SURVEYOR:
EXCEL ENGINEERING, INC.
100 CAMELOT DRIVE
FOND DU LAC, WI 54935

NOTE:
THERE SHALL BE NO DIRECT ACCESS TO C.T.H. "DR" FROM OUTLOT 3.

BENCHMARK:
ARROW ON HYDRANT
ELEV=887.71
(NAVD88)

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Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PRELIMINARY PLAT
WILLOW RUN
GOLF ROAD • PEWAUKEE, WI 53072

PROFESSIONAL SEAL

SHEET DATES
ISSUE DATE AUG. 28, 2025
REVISIONS
OCT. 3, 2025

JOB NUMBER
230312700

SHEET NUMBER
PP-S

2024 © EXCEL ENGINEERING, INC.

Legal Description

Lot 2 and Lot 3 of Certified Survey Map No. _____, recorded in Volume __ of Certified Survey Maps on Page _____ in the Waukesha County Register of Deeds Office as Document No. _____, being part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4, part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 and part of the Northeast 1/4 of the Southwest 1/4 of Section 20, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin

October 3, 2025

City of Pewaukee
Attn: Nick Fuchs
W240 N3065 Pewaukee Rd
Pewaukee, WI 53072

Re: Willow Run Preliminary Plat

Dear Mr. Fuchs,

This letter is in response to the review comments dated September 22nd.

1. Staff recommends removing the on-street parking and providing a separate parking lot for the recreational area. This was discussed with Land By Label and these plans should reflect that revision. Plans for the road and what is shown on the plat should be consistent regardless of developer responsibilities.
   Excel Response: This will be coordinated; plans will reflect the updated parking lot.

2. A sidewalk is recommended along the main road. Again, this was discussed with Land By Label.
   Excel Response: This has been added and is coordinated with Land By Label.

3. It is recommended to provide cul-de-sacs at intersections along the main road or other traffic calming features. Landscape features should also be considered. The goal is to slow traffic as well as make the road more aesthetically pleasing. Again, it is understood that coordination is needed with Land By Label.
   Excel Response: Traffic calming measures have been proposed and coordinated.

4. Staff recommends addressing Waukesha County comments/recommendations. Are these comments acceptable?
   Excel Response: The technical comments are acceptable. The environmental recommendations will defer to the applicable DNR & state statue platting requirements.

5. Note signs require separate review and approval. See Section 340-905 for residential sign standards.
   Excel Response: Understood, these will be provided under a separate submittal.

6. Is any permanent fencing proposed within the subdivision?
   Excel Response: Mass fencing is not proposed at the Veridian site level. It is possible that a small section of split rail fencing is included with landscaping for an entrance feature. If individual homeowners pursue fences, it will be permitted at the time of single-family home construction per local ordinances.

7. As noted previously, there is a navigable stream and wetland area to the west of some lots. It is understood that a navigability determination is pending. Please be aware that staff anticipates

recommending that no natural resources or their setbacks, such as the 75-foot setback from the ordinary high-water mark and 25-foot wetland setback, extend onto any of the lots.
Excel Response: The 75-foot & 25-foot setbacks are shown on the plans/plat and do not impact the proposed building footprint. The buildable area will be clearly shown on all official plat documents.

8. Please revise the Current Zoning information and the typical setback illustrations to match that of the Willow Run Single Family Rentals Plat also being prepared by Excel. This includes corner lot setback provisions as well as noting that it is a Conditional Use planned unit development zoning. It is also preferred to just note the allowed percentage for the setback reduction.
   Excel Response: Plat has been updated.

9. Please show the 25-foot setback from wetlands.
   Excel Response: 25' setback from wetlands is shown on wetlands that are not proposed to be exempt or filled. Permit and construction documents will reflect the final wetland boundary and applicable setbacks.

10. Below are anticipated staff recommended conditions of approval.
    a. Wisconsin Department of Natural Resources approval of wetland exemptions shall be granted prior to any land disturbance and impacts to wetlands onsite.
       Excel Response: Understood.
    b. SEWPRC Environmental Corridor delineations shall be completed prior to land disturbance activities.
       Excel Response: Understood.
    c. All improvements shall be located outside of remaining natural resources onsite including wetland boundaries and the 25-foot wetland setback.
       Excel Response: The DNR wetland buffer/setback requirements will be followed pending final wetland permitting and applicability.
    d. Signs shall be subject to Article 9 of the Zoning Code and staff review of sign permits.
       Excel Response: Understood.
    e. Final grading, erosion control and storm water management plans will require Engineering Department approval prior to any land disturbance.
       Excel Response: Understood.
    f. Engineering Department approval of detailed utility plans.
       Excel Response: Understood.

The submittal documents have been revised per the comments above. Please accept for review and approval. Please let me know if you have any comments, questions, or need additional information.

Sincerely,

Excel Engineering, Inc.

Grant Duchac, P.E.
Senior Project Manager

PROPOSED RESIDENTIAL SUBDIVISION

WILLOW RUN

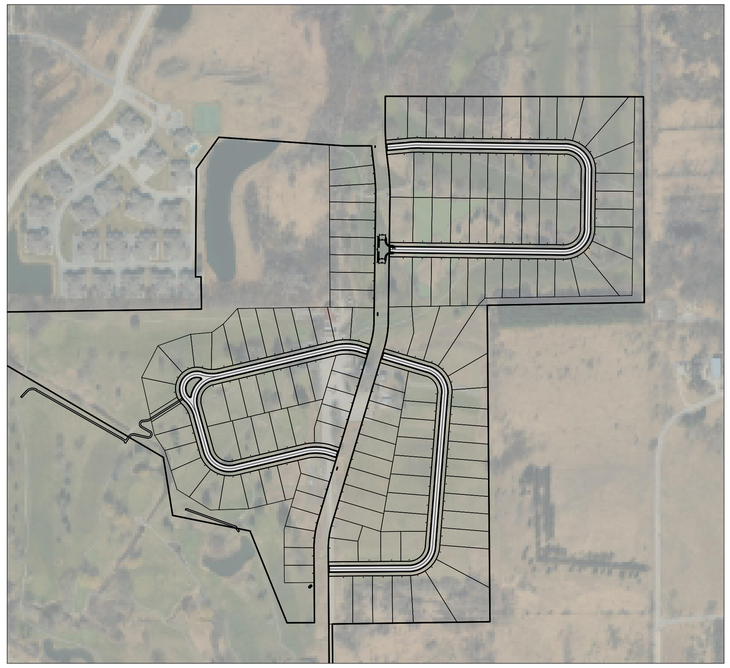
PEWAUKEE, WI

SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN: COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

NUMBER	SHEET NAME/DESCRIPTION	PRELIMINARY	PRELIMINARY	SHEET ISSUE BID & PERMITTING
	DATE:	8/28/2025	10/3/2025	
TITLE SHEET, SPECIFICATIONS, AND DETAILS				
C1.0	CIVIL COVER SHEET	PRELIM	PRELIM	
EXISTING CONDITIONS PLAN				
C3.0	EXISTING SITE PLAN	PRELIM	PRELIM	
MASS GRADING PLANS				
C4.0	OVERALL MASTER GRADING PLAN	PRELIM	PRELIM	
C4.1	MASTER GRADING PLAN	PRELIM	PRELIM	
C4.2	MASTER GRADING PLAN	PRELIM	PRELIM	
C4.3	MASTER GRADING PLAN	PRELIM	PRELIM	
C4.4	MASTER GRADING PLAN	PRELIM	PRELIM	
C4.5	MASTER GRADING PLAN	PRELIM	PRELIM	
UTILITY SYSTEM PLAN				
C5.0	SYSTEM PLAN	PRELIM	PRELIM	
PLAN AND PROFILE				
C6.0	ROAD A	PRELIM	PRELIM	
C6.1	ROAD A	PRELIM	PRELIM	
C6.2	ROAD D	PRELIM	PRELIM	
C6.3	ROAD D	PRELIM	PRELIM	
C6.4	ROAD D	PRELIM	PRELIM	
C6.5	ROAD E	PRELIM	PRELIM	
C6.6	ROAD E	PRELIM	PRELIM	
C6.7	ROAD E	PRELIM	PRELIM	
C6.8	ROAD F	PRELIM	PRELIM	
C6.9	ROAD F	PRELIM	PRELIM	
C6.10	STORM	PRELIM	PRELIM	
C6.11	STORM	PRELIM	PRELIM	
C6.12	STORM	PRELIM	PRELIM	

SHEET INDEX LEGEND:
PRELIMINARY SHEET = PRELIM
ISSUED SHEET = ●



NORTH

SUBDIVISION LAYOUT OVERVIEW

SCALE: 1" = 300'

300' 0 300' 600'

PROJECT CONTACTS

OWNER INFORMATION:

WERIDIAN HOMES, LLC
MATT CUDNEY
6801 S. TOWNE DRIVE
MADISON, WI 53713
Phone: (608) 226-3016
Email: mcudney@veidianhomes.com

CIVIL:

EXCEL ENGINEERING
GRANT DUDUCHAC, P.E.
100 CAMELOT DRIVE
FOND DU LAC WI 54935
Phone: (920)322-1681
E-mail: grant.d@excelengineer.com

CITY PLANNER:

NICK FUCHS
Phone: (262) 691-6007
E-mail: fuchs@pewaukee.wi.us

CITY ENGINEER:

MAGGIE WAGNER
Phone: (262) 691-0804
E-mail: wagner@pewaukee.wi.us

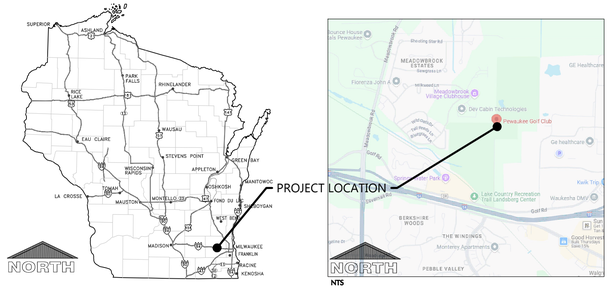
CITY CHIEF ENGINEER STREETS & DEVELOPMENT:

MICHAELIS GABBEY
Phone: (262) 691-0804
E-mail: gabbey@pewaukee.wi.us

CITY FIRE CHIEF:

KEVIN I. BIERCE
Phone: (262) 691-5607
E-mail: bierce@pewaukee.wi.us

LOCATION MAP



NTS

PROJECT NOTES

GENERAL PROJECT NOTES

1. CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE DEVELOPER'S EXPENSE. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
3. CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AS-BUILT SURVEY OF STORMWATER POND FOLLOWING COMPLETION OF THE POND.
4. CONTRACTOR SHALL REFER TO THE CITY OF PEWAUKEE TECHNICAL STANDARDS FOR LAND DEVELOPMENT, STORM, SANITARY, AND WATER SPECIFICATIONS. SEWER AND WATER SHALL BE INSTALLED PER THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN. ALL WORK IN COUNTY ROW SHALL BE COMPLETED PER WAUKESHA COUNTY STANDARDS.
5. IF DEWATERING IS REQUIRED DURING CONSTRUCTION, ALL WATER SHALL BE TREATED PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL WDNR PROCEDURES FOUND IN CONSERVATION PRACTICE STANDARD 1061. CONTRACTOR SHALL SUBMIT AND OBTAIN THE NECESSARY WISCONSIN DISCHARGE ELIMINATION SYSTEM (WPDES) PERMITS AND/OR HIGH CAPACITY WELL APPROVALS FOR ANY DEWATERING DISCHARGE TO ANY WATER OF THE STATE.

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETE BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE. CONTRACTOR TO CONTACT RAN WILGREEN AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE DUE TO INCLUDED THE BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511

TOLL FREE TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED)
1-800 542-2289

WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

BENCHMARK INFORMATION

BENCHMARK NUMBER	BENCHMARK (NAVD88)	ELEVATION
BM1	ARROW ON HYDRANT ON THE NORTH SIDE OF GOLF ROAD APPROXIMATELY 415' EAST OF GOLF ROAD & GOLF COURSE ROAD INTERSECTION	887.71
BM2	BURY TAG BOLT OF HYDRANT ON THE WEST SIDE OF E. FIELDHACK DRIVE 415' NORTH OF THE INTERSECTION OF E. FIELDHACK DRIVE & MILKWEED LANE APPROXIMATELY 3,600' NORTH OF GOLF ROAD & GOLF COURSE ROAD INTERSECTION.	874.13

LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
SPOT ELEVATIONS			
888.30	PROPOSED SPOT ELEVATIONS	877.37	PROPOSED SPOT ELEVATIONS - INTERSECTION PLANS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
893.0 EG	EXISTING GRADE SPOT ELEVATIONS	876.3	INTERMEDIATE GRADE SPOT ELEVATIONS
EXISTING SITE SYMBOLS			
	EXISTING SIGN		EXISTING UTILITY POLE
	EXISTING WATER VALVE IN BOX		EXISTING UTILITY POLE WITH GUY WIRE
	EXISTING WATER VALVE IN MANHOLE		EXISTING STREET LIGHT
	EXISTING WATER SERVICE VALVE	T	EXISTING TELEPHONE PEDESTAL
	EXISTING WELL	E	EXISTING ELECTRIC PEDESTAL
	EXISTING STORM CATCH BASIN		EXISTING ELECTRIC BOX
	EXISTING STORM CURB INLET		EXISTING FLOOD LIGHT
	EXISTING SQUARE CATCH BASIN	T	EXISTING TELEPHONE MANHOLE
	EXISTING END SECTION	C	EXISTING CABLE TV PEDESTAL
	EXISTING LIGHT POLE		EXISTING GAS VALVE
	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.		EXISTING HEDGE
	3/4" REBAR SET WEIGHING 1.50 LB/FT.		EXISTING WOODED AREA
	1-1/4" REBAR FOUND		EXISTING MARSH AREA
	3/4" REBAR FOUND		EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
	2" IRON PIPE FOUND		EXISTING CONIFEROUS TREE
	1" IRON PIPE FOUND		EXISTING SHRUB
	SECTION CORNER		EXISTING STUMP
PROPOSED SITE SYMBOLS			
	PROPOSED SIGN		PROPOSED DRAINAGE FLOW
	PROPOSED WATER VALVE IN BOX		INTERMEDIATE DRAINAGE FLOW
	PROPOSED WATER SERVICE VALVE (CURB STOP)		SOIL BORING
	PROPOSED STORM FIELD INLET - ST FI	CO	PROPOSED CLEANOUT
	PROPOSED STORM CURB INLET - ST CI		PROPOSED BALE DITCH CHECK
	PROPOSED STORM END SECTION		PROPOSED SILT LOG
		IP	PROPOSED TYPE B INLET PROTECTION
EXISTING LINETYPES			
	EXISTING CHAINLINK FENCE	800	EXISTING GROUND CONTOUR
	EXISTING WOOD FENCE	FO	EXISTING UNDERGROUND FIBER OPTIC LINE
	EXISTING BARBED WIRE FENCE	E	EXISTING UNDERGROUND ELECTRIC CABLE
	EXISTING CURB AND GUTTER	T	EXISTING UNDERGROUND TELEPHONE CABLE
	EXISTING GUARD RAIL	G	EXISTING UNDERGROUND GAS LINE
ST	EXISTING STORM SEWER AND MANHOLE	OU	EXISTING OVERHEAD UTILITY LINE
SA	EXISTING SANITARY SEWER AND MANHOLE		EXISTING RAILROAD TRACKS
	EXISTING WATER LINE AND HYDRANT		EXISTING RIGHT-OF-WAY LINE
PROPOSED LINETYPES			
	PROPOSED SILT FENCE		PROPOSED STORM SEWER AND MANHOLE - ST MH
	PROPOSED CURB AND GUTTER	SA	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH
800	PROPOSED GROUND CONTOUR		PROPOSED WATER LINE AND HYDRANT
760	INTERMEDIATE GROUND CONTOUR		PHASE LIMITS
	PROPOSED PROPERTY LINE		

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COLLABORATION

VERIDIAN HOMES

PROJECT INFORMATION

PROPOSED RESIDENTIAL SUBDIVISION
WILLOW RUN
PEWAUKEE, WI

PROFESSIONAL SEAL

PRELIMINARY DATES
AUG. 28, 2025
OCT. 3, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
230312700

SHEET NUMBER
C1.0

CIVIL COVER SHEET

SCALE: 1"= 100'

100' 0 100' 200'

NORTH

EXISTING SITE PLAN

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COLLABORATION

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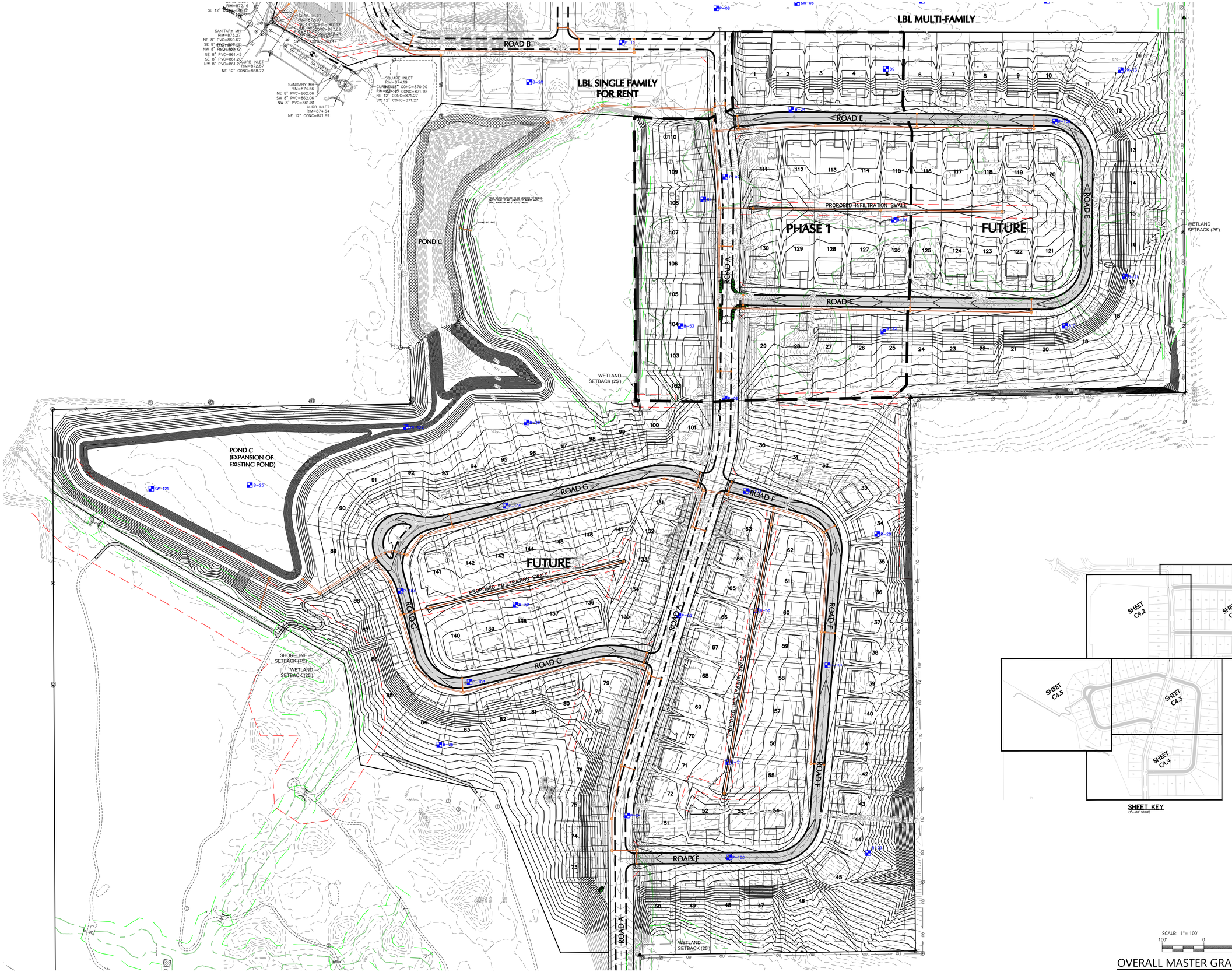
JOB NUMBER

230312700

SHEET NUMBER

C3.0



OVERALL MASTER GRADING PLAN

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COLLABORATION

VERIDIAN HOMES

PROJECT INFORMATION

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WILLOW RUN

PEWAUKEE, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

AUG. 28, 2025
OCT. 3, 2025

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JOB NUMBER

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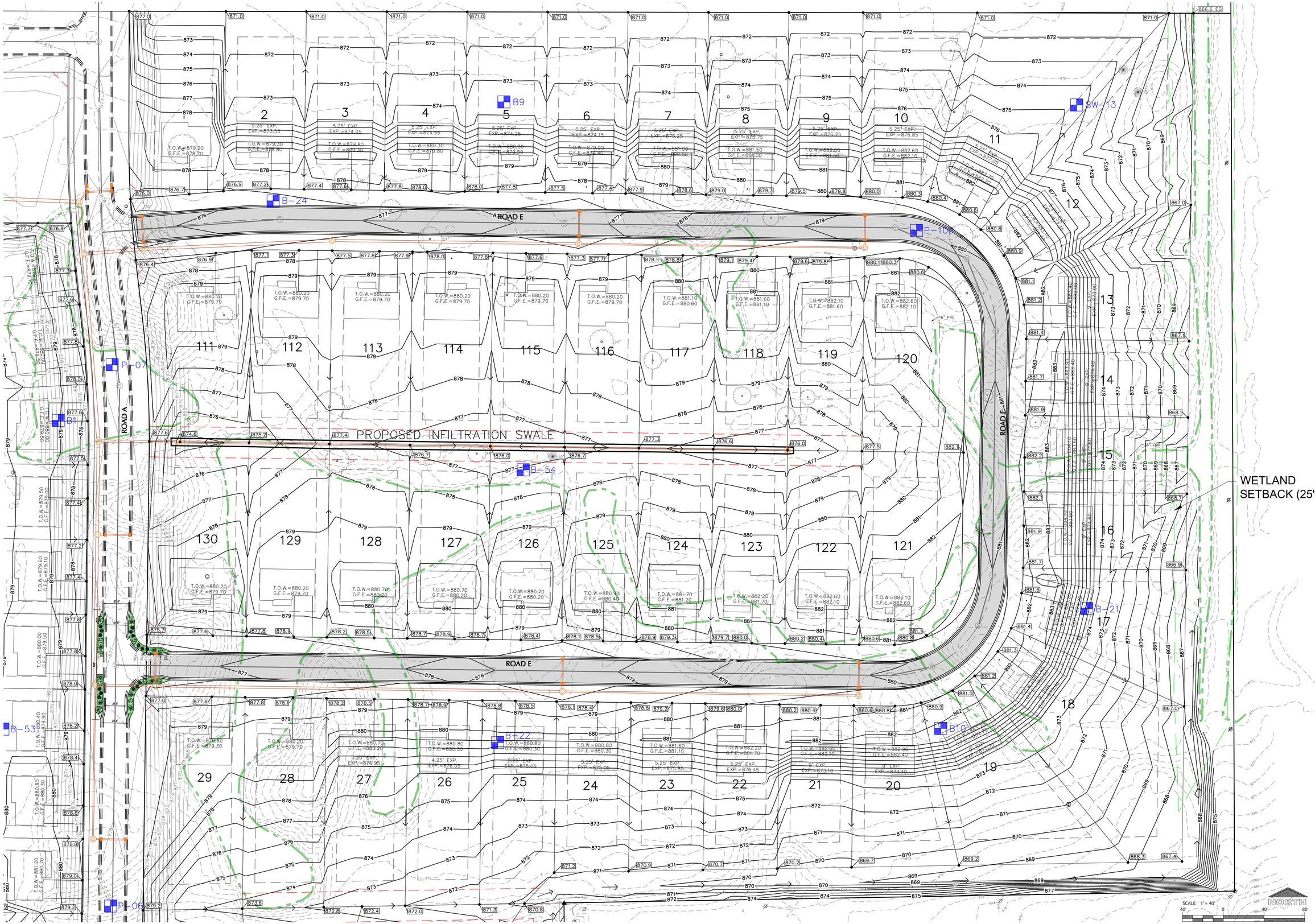
SHEET NUMBER

C4.0



MASTER GRADING PLAN

SCALE: 1" = 40'

NORTH

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COLLABORATION
VERIDIAN HOMES

PROJECT INFORMATION

PROPOSED RESIDENTIAL SUBDIVISION
WILLOW RUN
PEWAUKEE, WI

PROFESSIONAL SEAL

PRELIMINARY DATES
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OCT. 3, 2025

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JOB NUMBER
230312700

SHEET NUMBER
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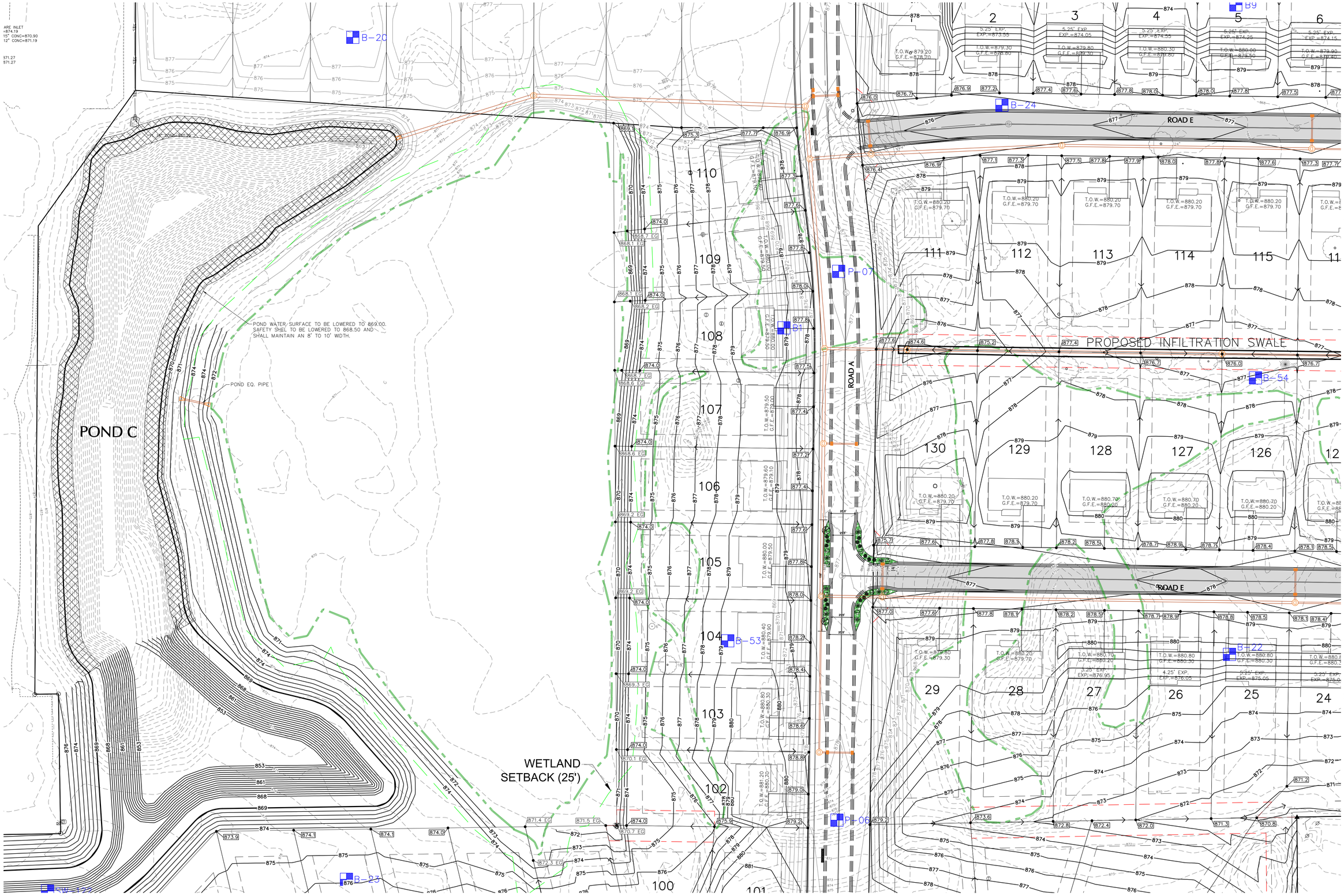

SCALE: 1"= 40'

NORTH

40' 0 40' 80'

MASTER GRADING PLAN

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COLLABORATION

VERIDIAN HOMES

PROJECT INFORMATION

PROPOSED RESIDENTIAL SUBDIVISION

WILLOW RUN

PEWAUKEE, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

AUG. 28, 2025
OCT. 3, 2025

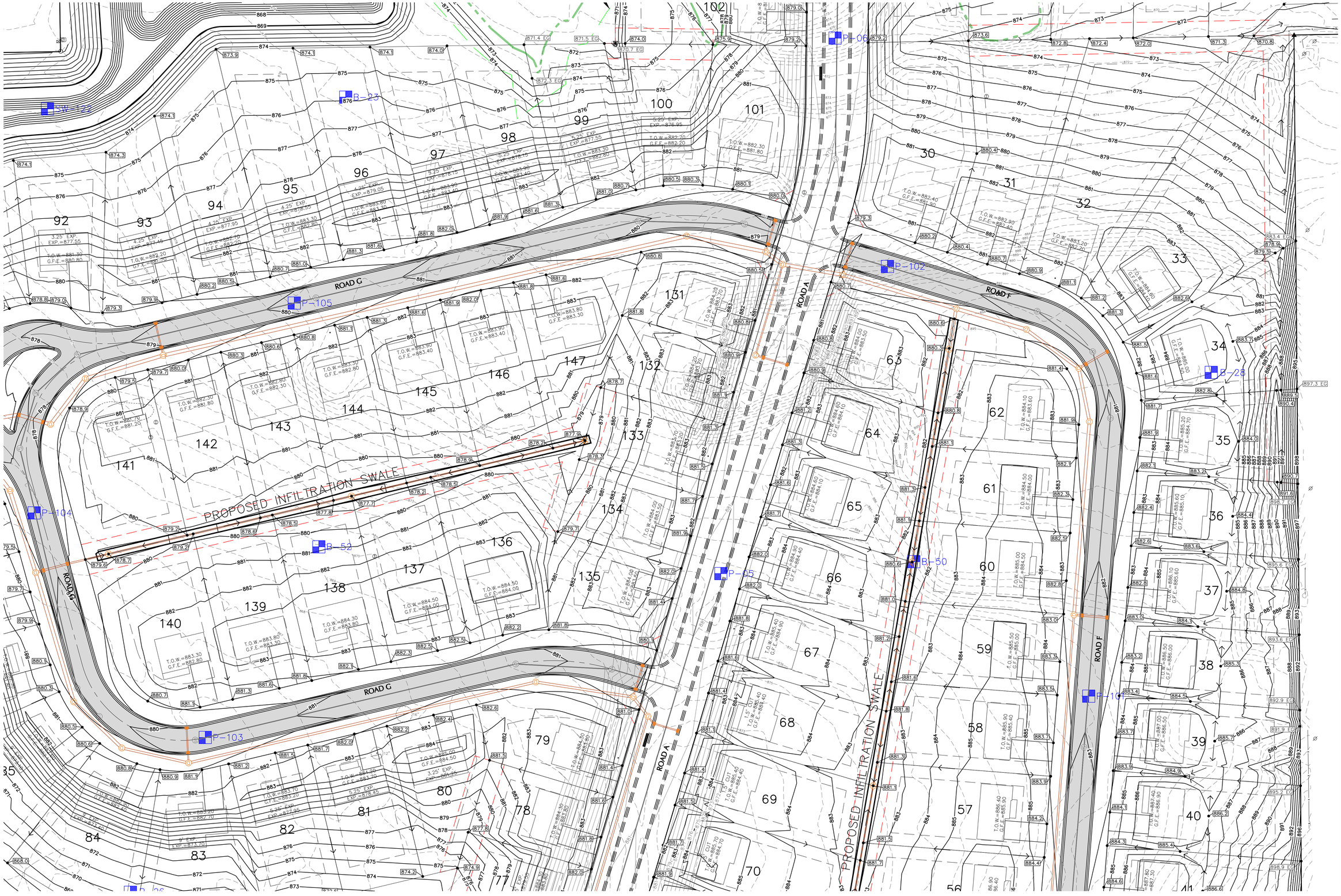
NOT FOR CONSTRUCTION

JOB NUMBER

230312700

SHEET NUMBER

C4.2



SCALE: 1"= 40'
40' 0 40' 80'

NORTH

MASTER GRADING PLAN

EXCEL

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excelengineer.com

COLLABORATION

VERIDIAN HOMES

PROJECT INFORMATION

PROPOSED RESIDENTIAL SUBDIVISION

WILLOW RUN

PEWAUKEE, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

AUG. 28, 2025
OCT. 3, 2025

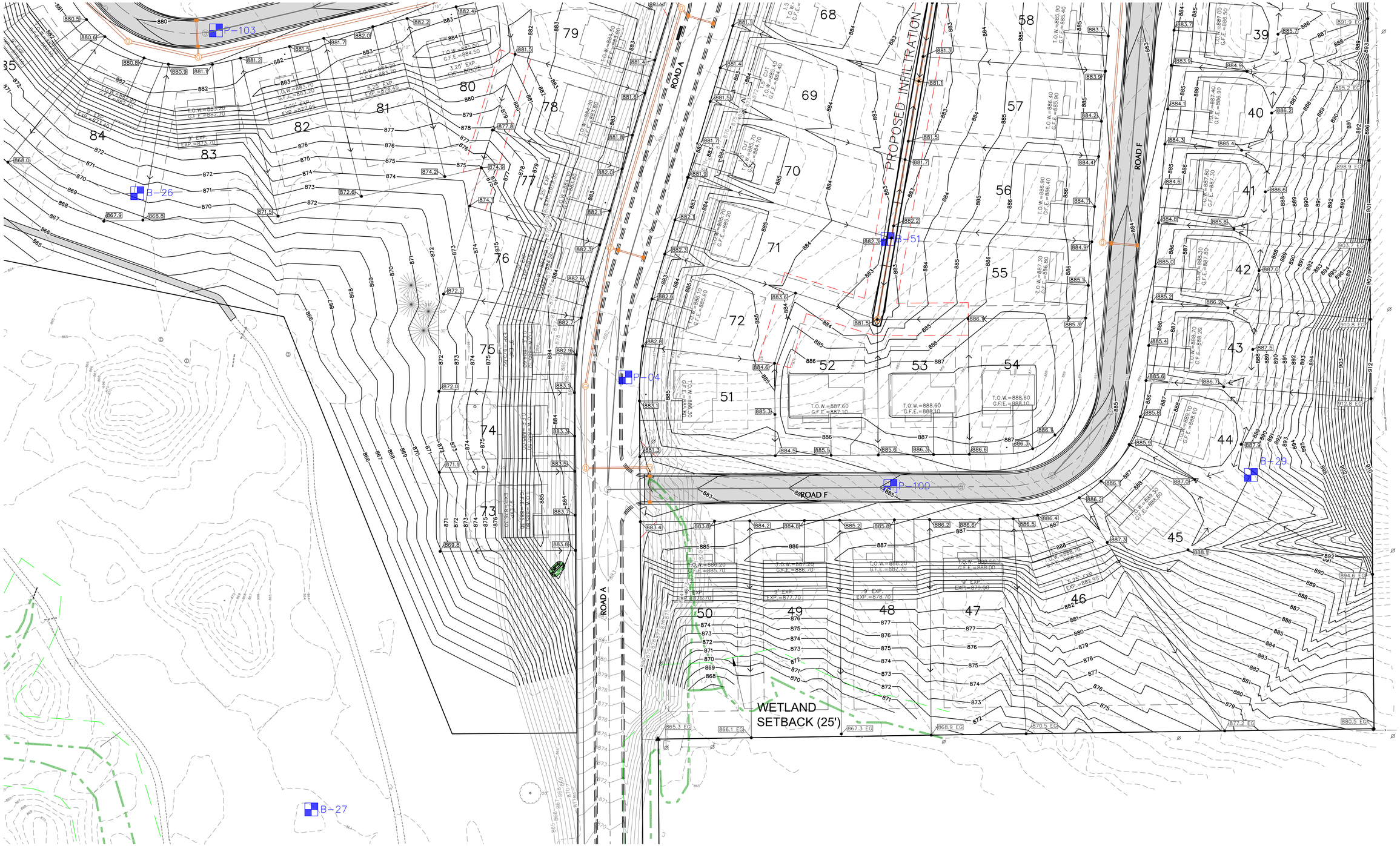
NOT FOR CONSTRUCTION

JOB NUMBER

230312700

SHEET NUMBER

C4.3



SCALE: 1"= 40'
40' 0 40' 80'
NORTH

MASTER GRADING PLAN

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Fond du Lac, WI 54935
920-926-9800
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COLLABORATION

VERIDIAN HOMES

PROJECT INFORMATION

PROPOSED RESIDENTIAL SUBDIVISION
WILLOW RUN
PEWAUKEE, WI

PROFESSIONAL SEAL

PRELIMINARY DATES
AUG. 28, 2025
OCT. 3, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
230312700

SHEET NUMBER
C4.4

POND C
(EXPANSION OF
EXISTING POND)

SW-121

SW-122

B-25

B-23

P-105

P-104

P-103

B-52

B-26

ROAD G

ROAD G

PROPOSED INFILTRATION SWALE

SHORELINE
SETBACK (75')

WETLAND
SETBACK (25')

SCALE: 1" = 40'

NORTH

MASTER GRADING PLAN

EXCEL

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excelengineer.com

COLLABORATION

VERIDIAN HOMES

PROJECT INFORMATION

PROPOSED RESIDENTIAL SUBDIVISION

WILLOW RUN

PEWAUKEE, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

AUG. 28, 2025
OCT. 3, 2025

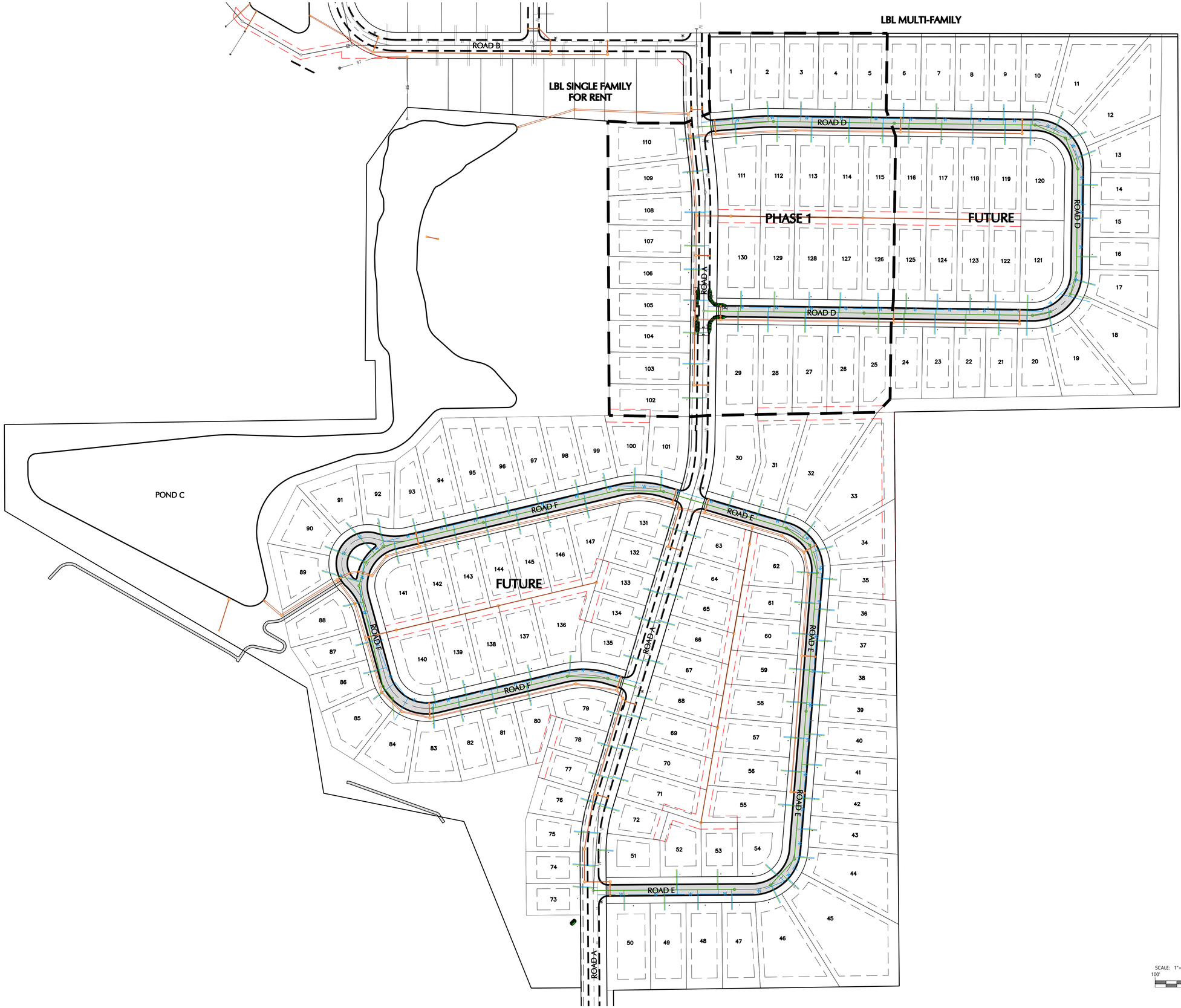
NOT FOR CONSTRUCTION

JOB NUMBER

230312700

SHEET NUMBER

C4.5



SCALE: 1"= 100'
100' 0 100' 200'
NORTH

SYSTEM PLAN

EXCEL
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Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION

VERIDIAN HOMES

PROJECT INFORMATION

PROPOSED RESIDENTIAL SUBDIVISION
WILLOW RUN
PEWAUKEE, WI

PROFESSIONAL SEAL

PRELIMINARY DATES
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OCT. 3, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
230312700

SHEET NUMBER
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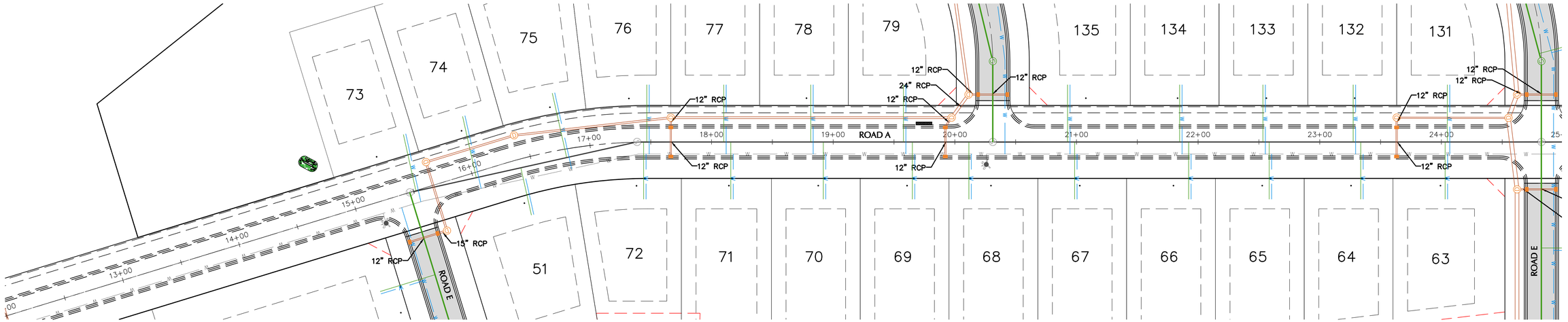

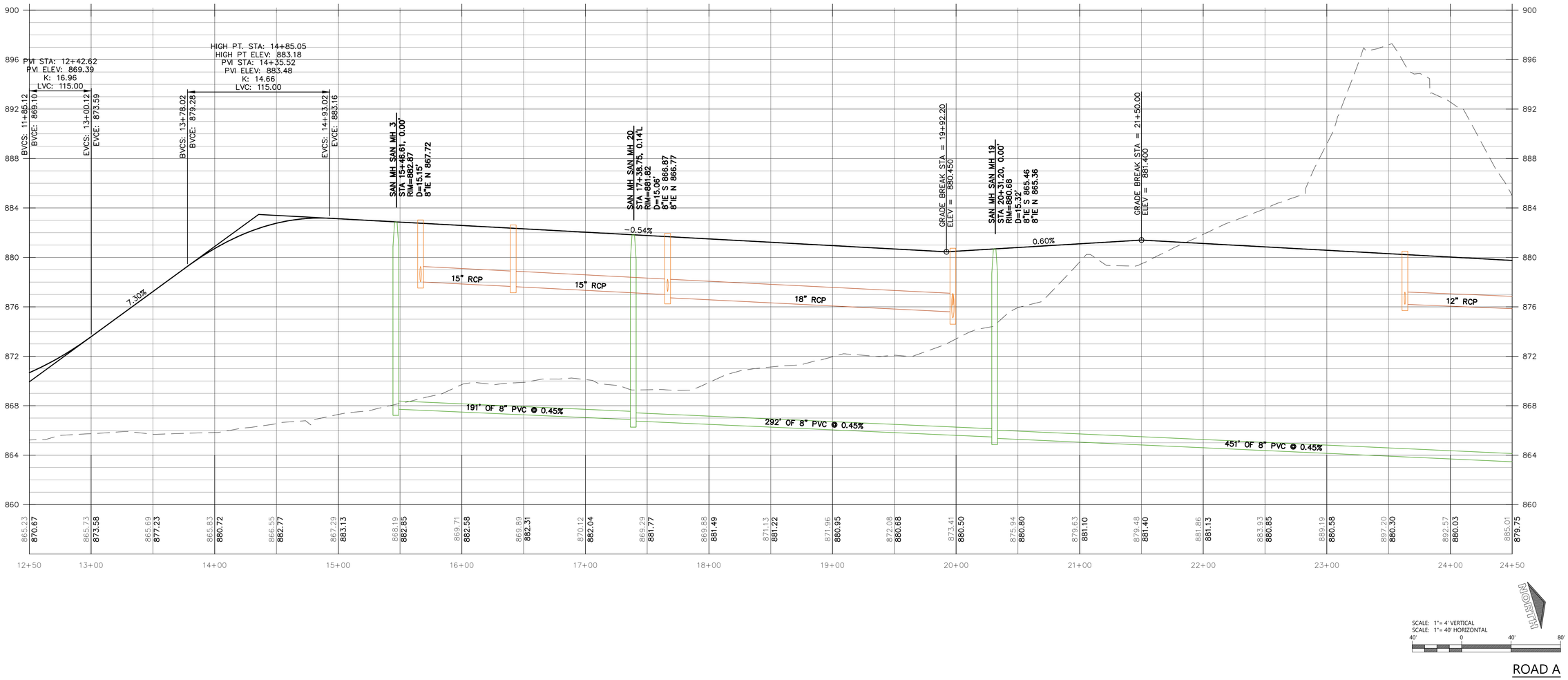

ROAD A

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40' 0 40' 80'

NORTH

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OCT. 3, 2025

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SHEET NUMBER
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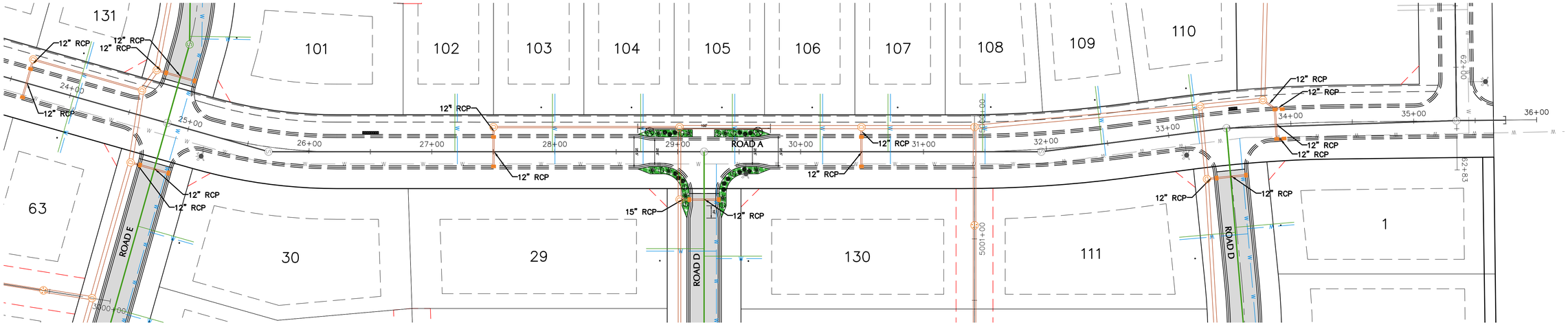

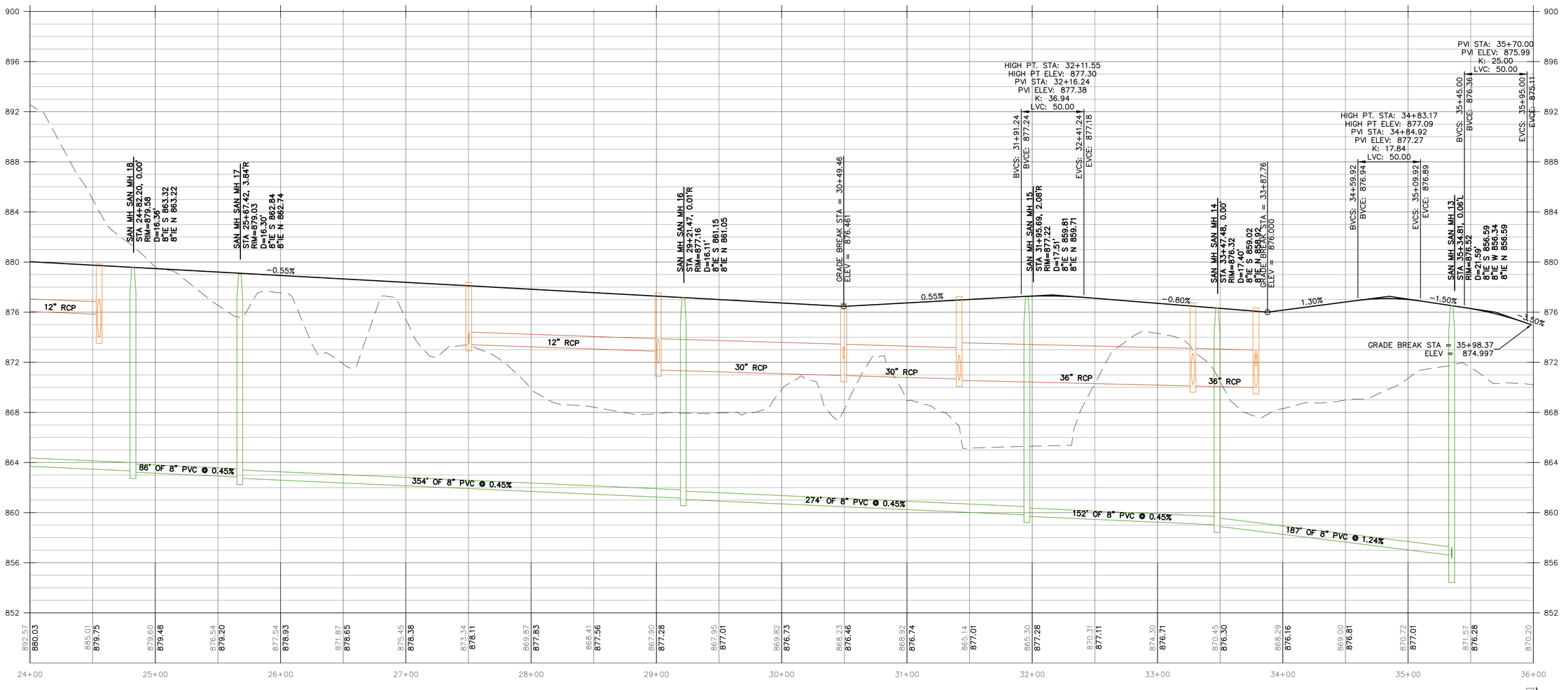

NORTH

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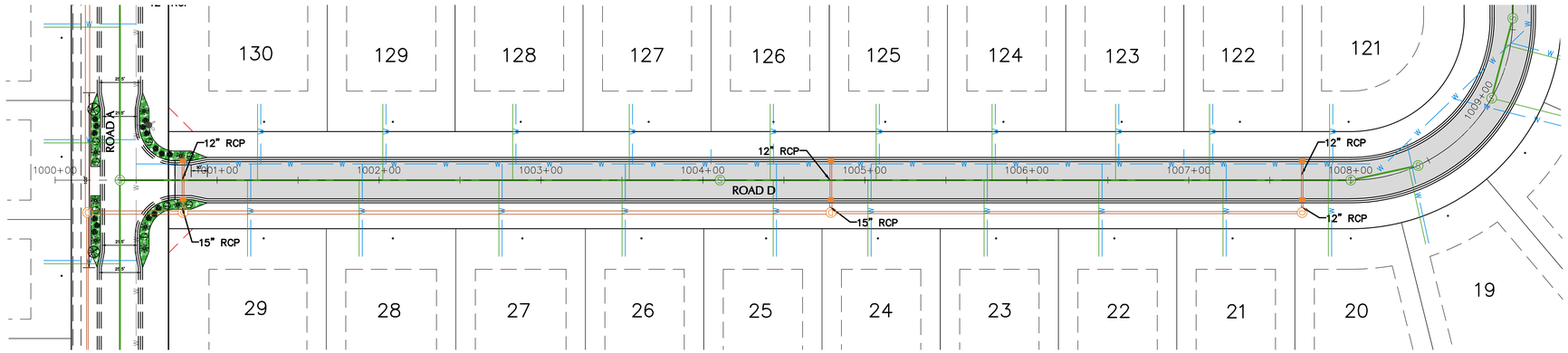

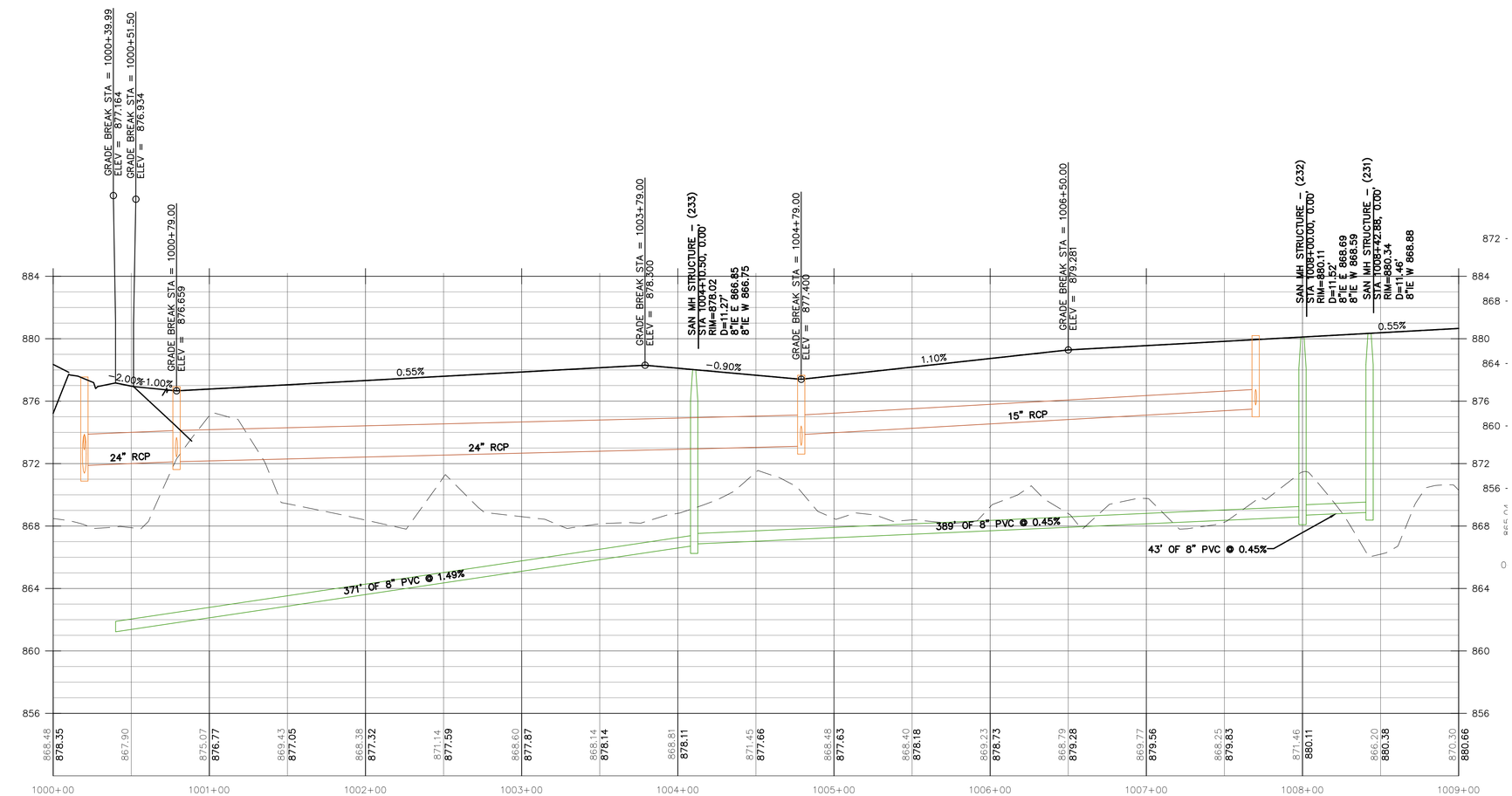

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NORTH

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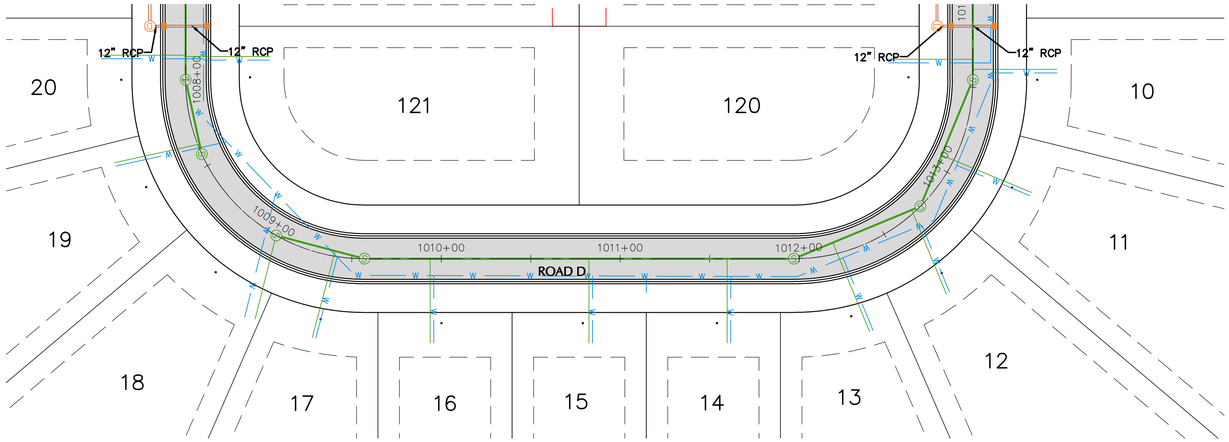

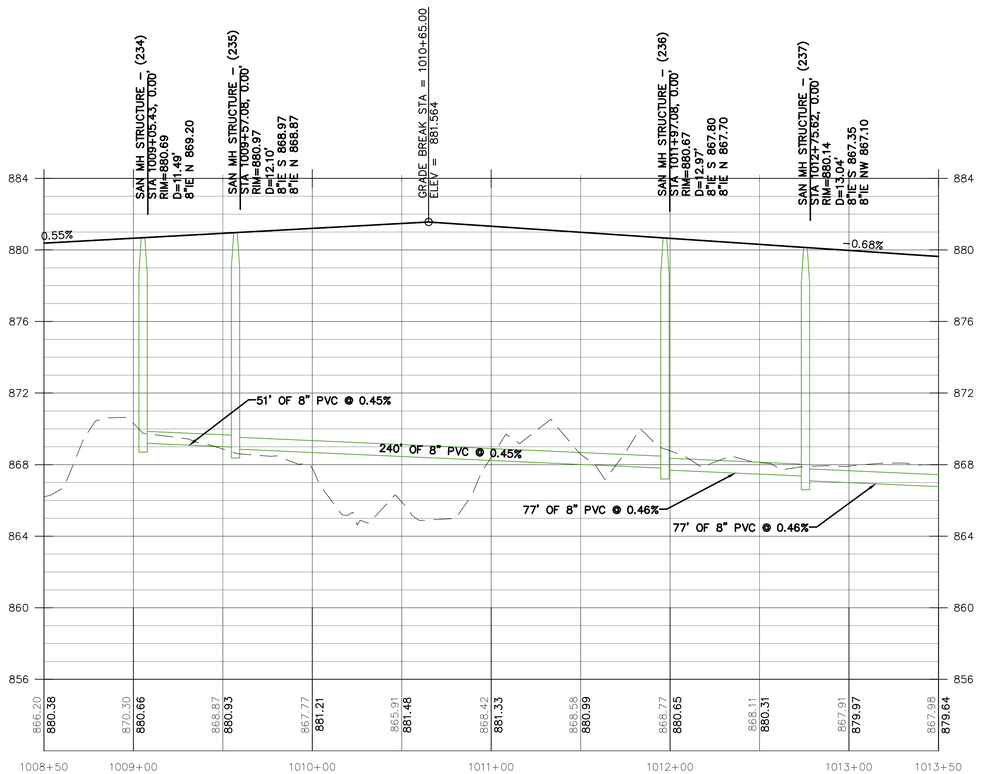

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NORTH

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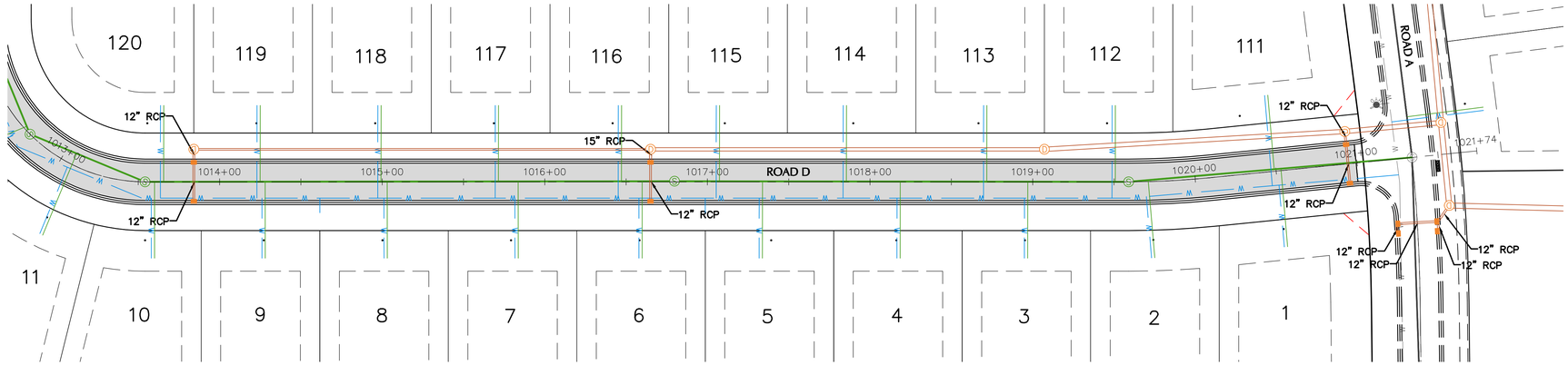

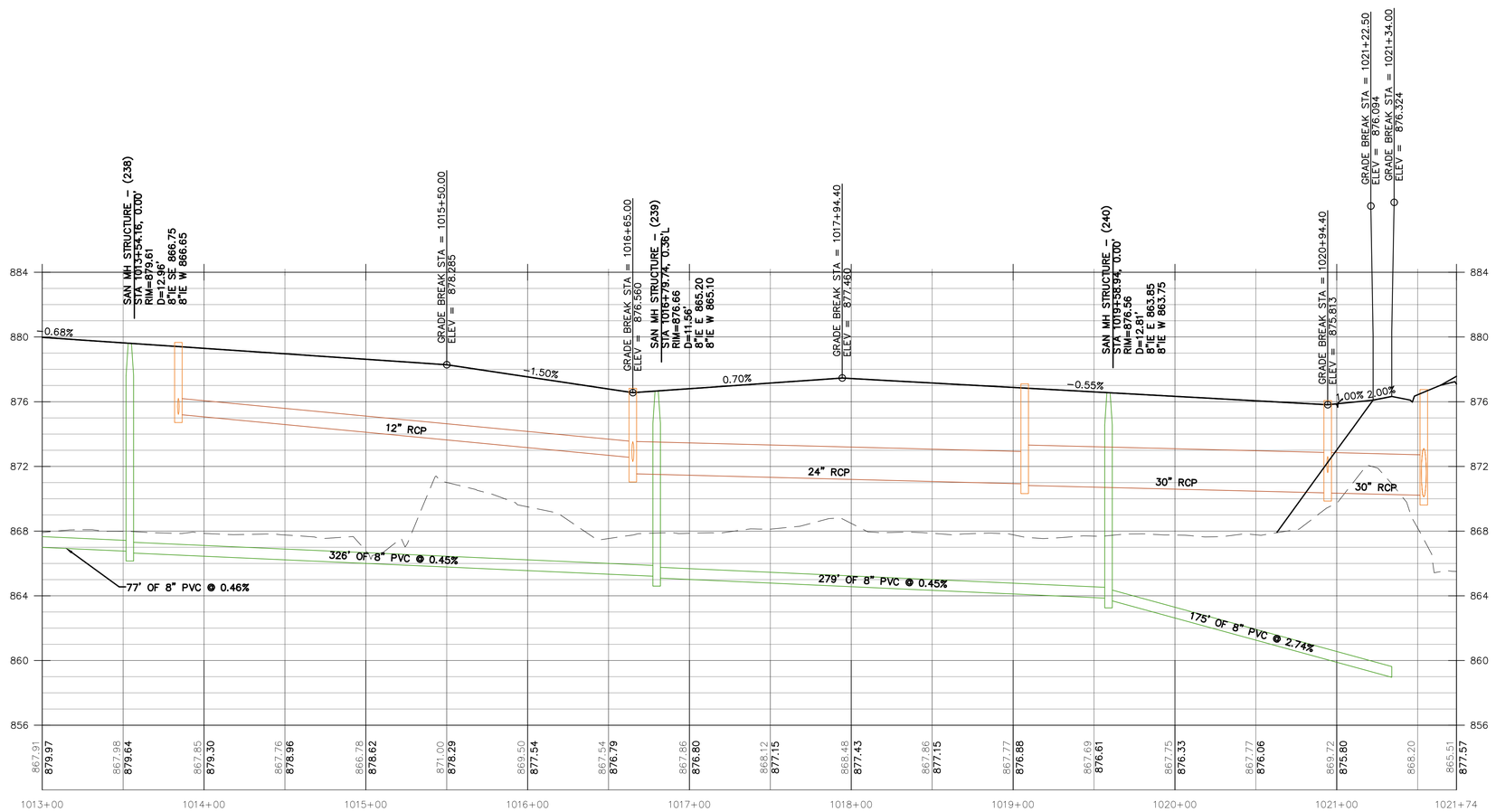

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NORTH

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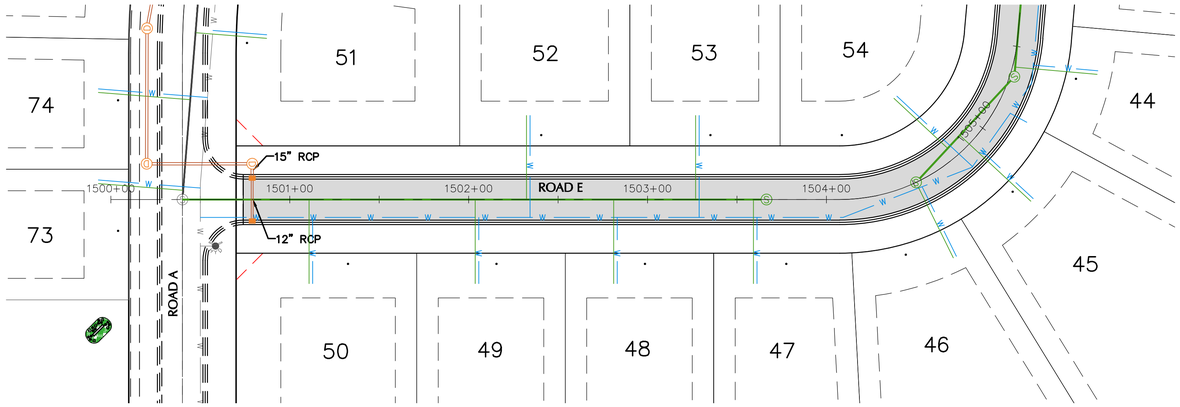

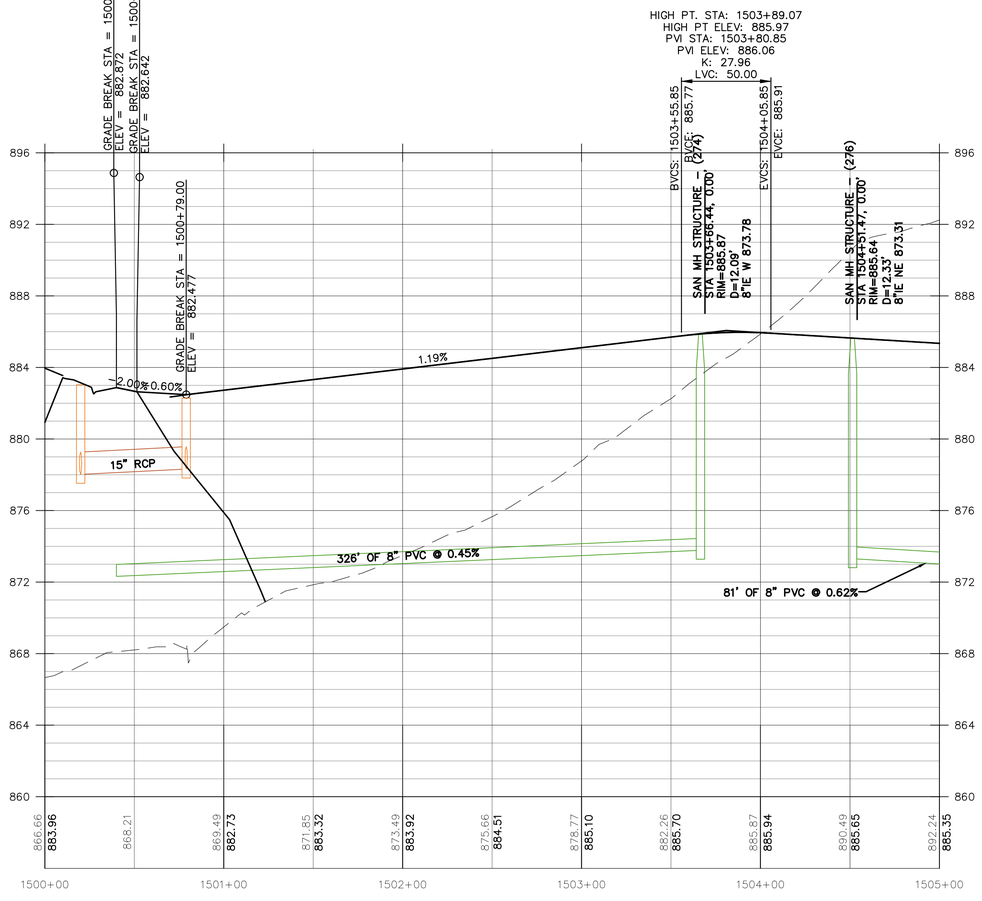

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40' 0 40' 80'

NORTH

ROAD E

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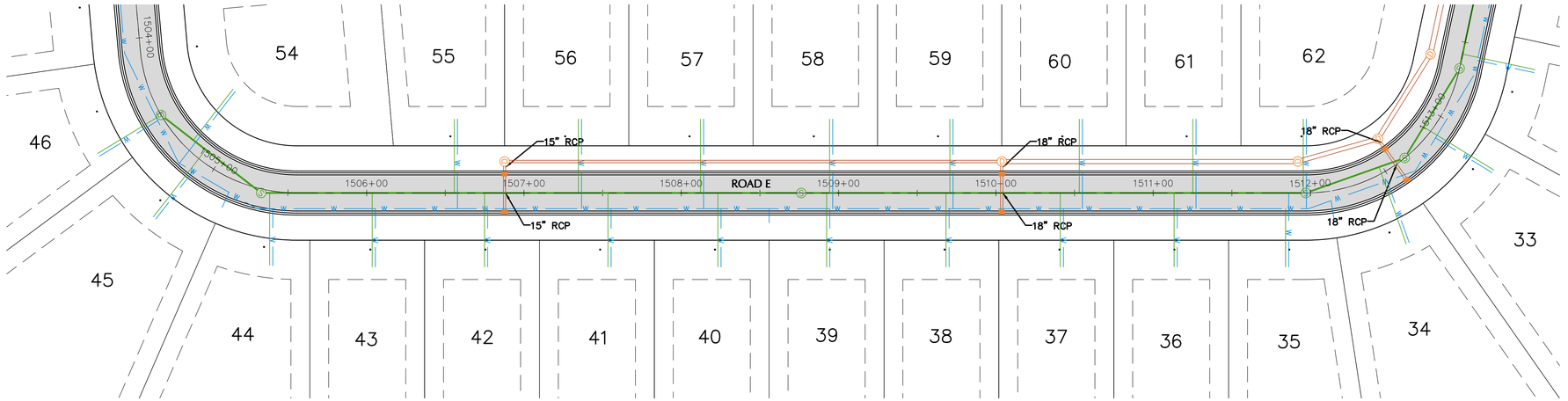

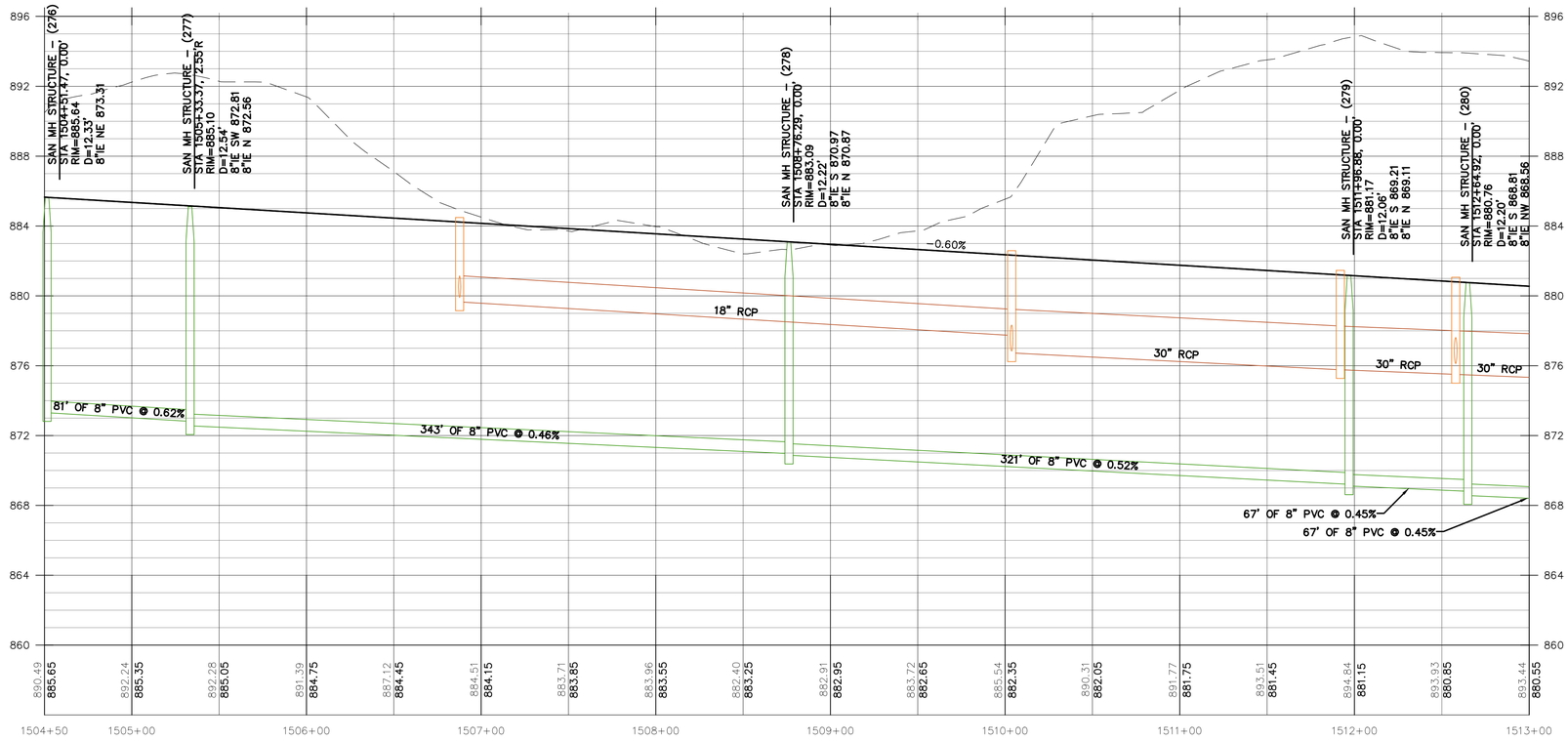

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40' 0 40' 80'

NORTH

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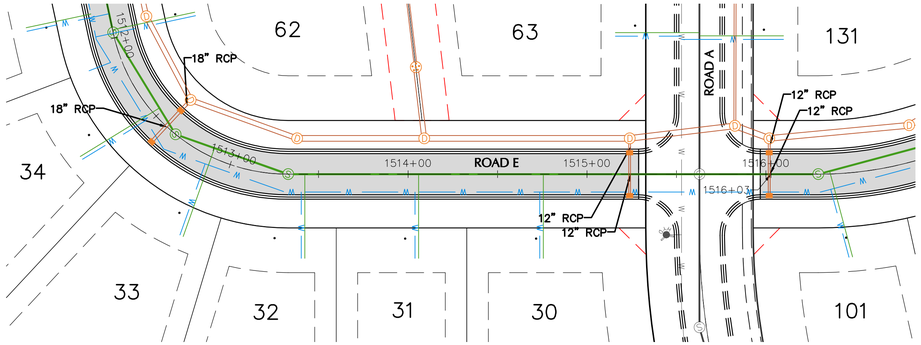

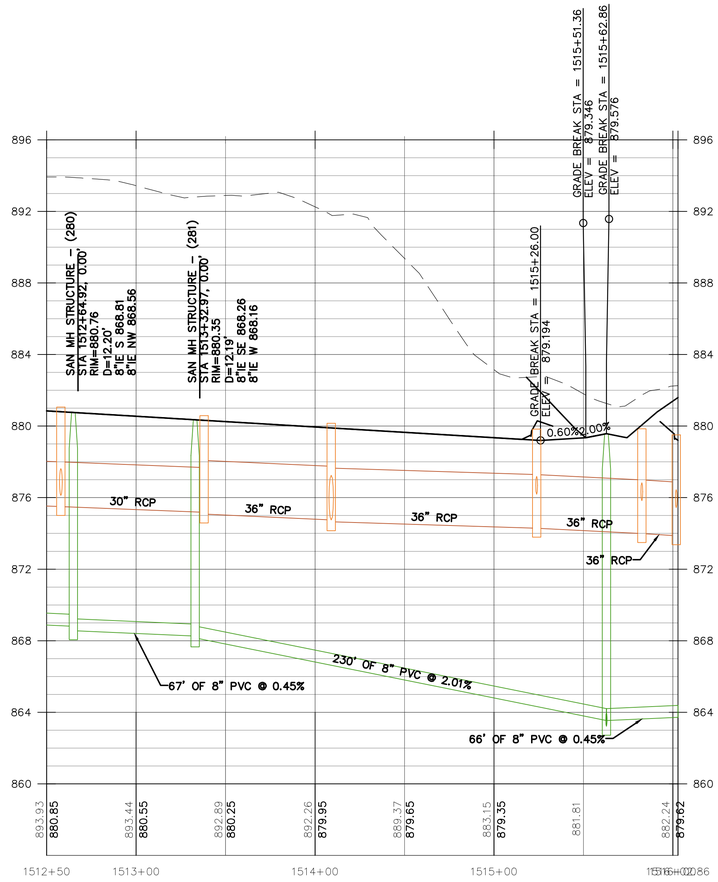

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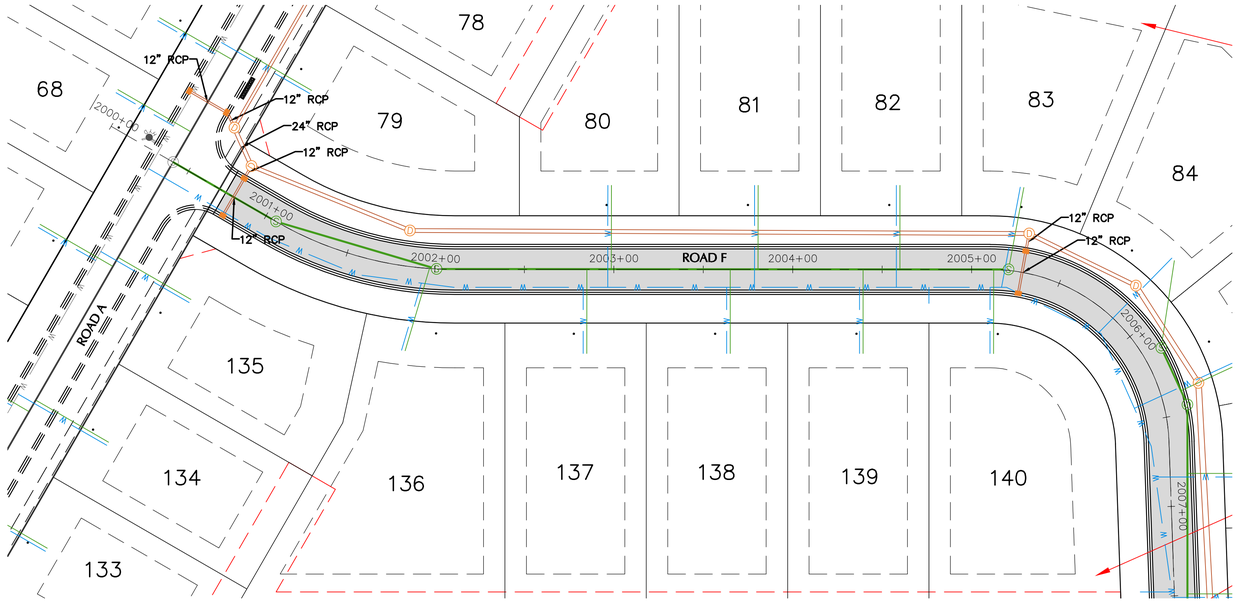

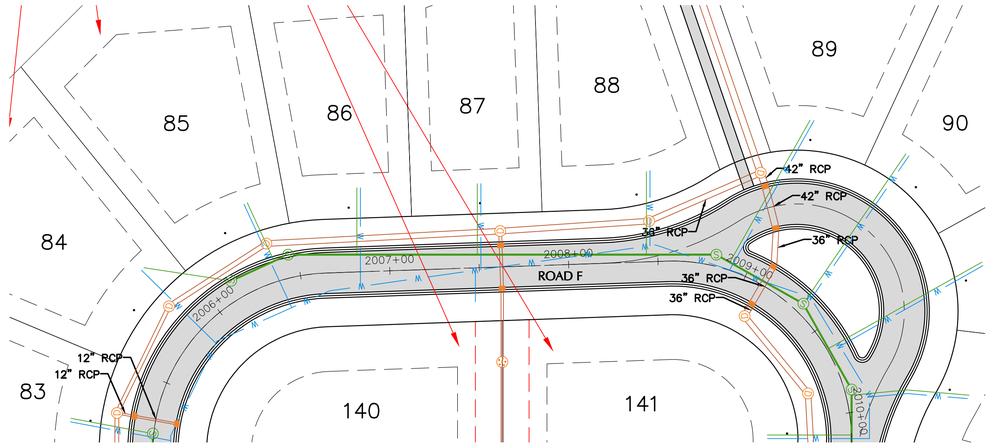

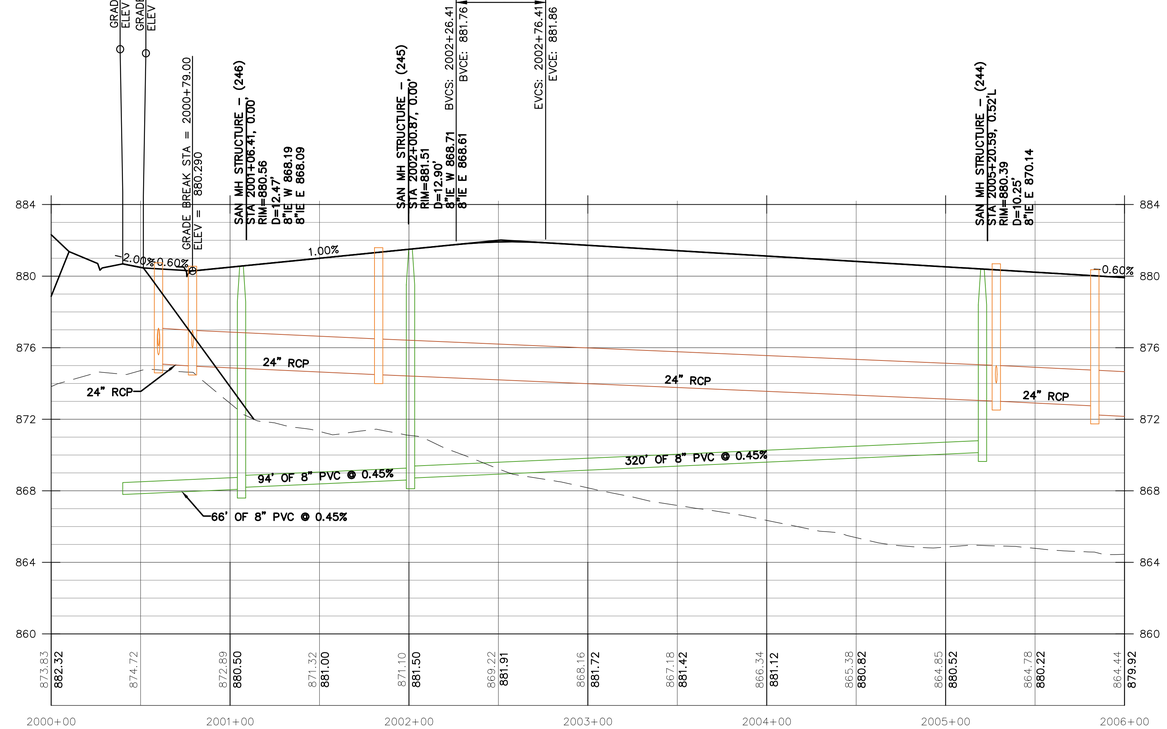

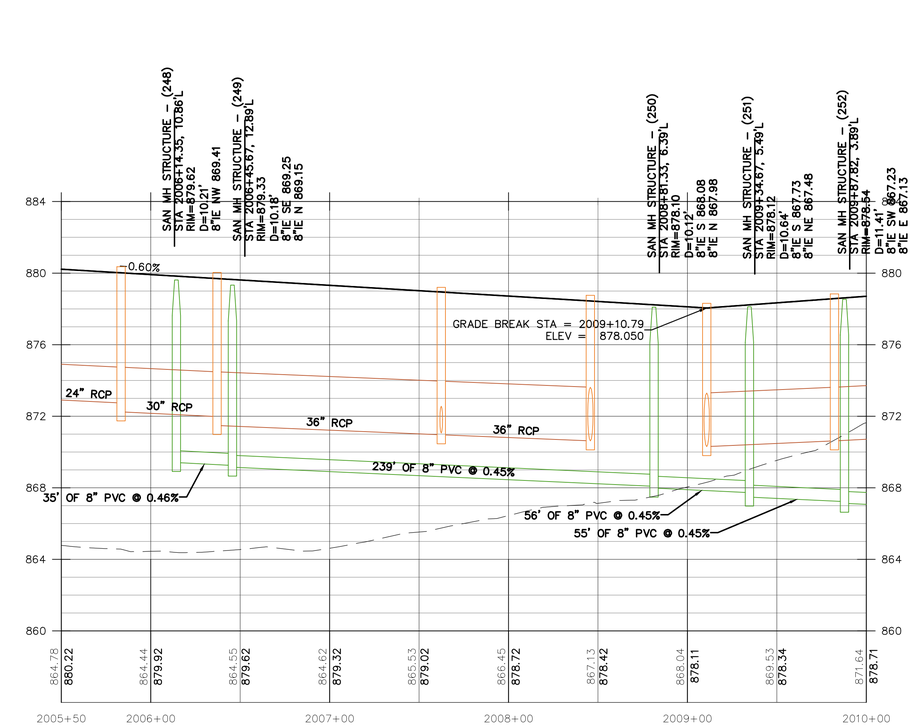

ROAD F

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SCALE: 1"= 40' HORIZONTAL
40' 0 40' 80'
NORTH

SCALE: 1"= 4' VERTICAL
SCALE: 1"= 40' HORIZONTAL
40' 0 40' 80'
NORTH

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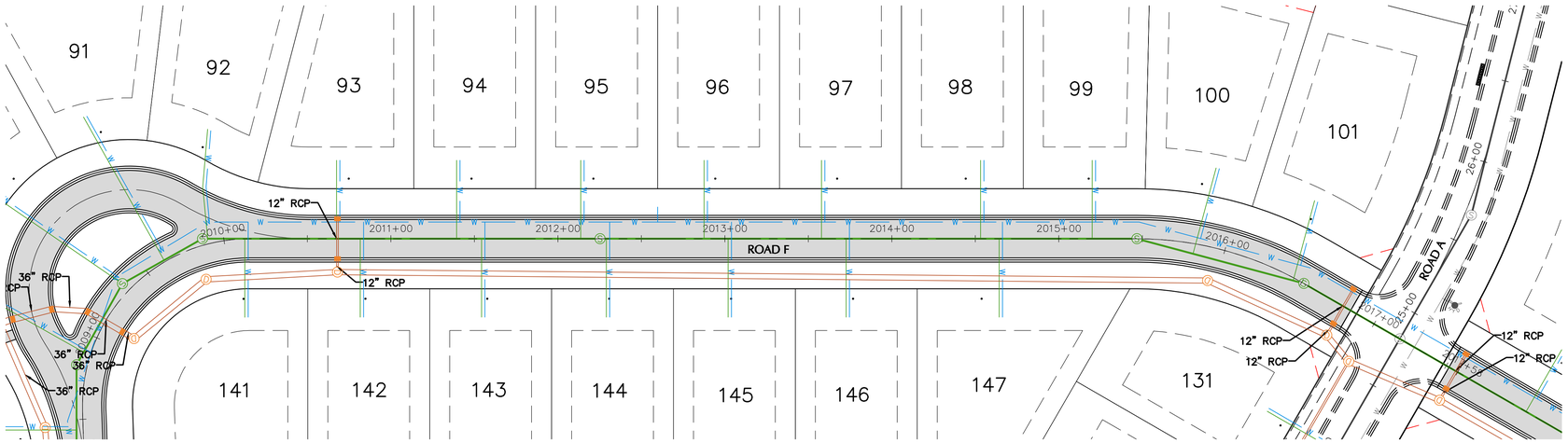

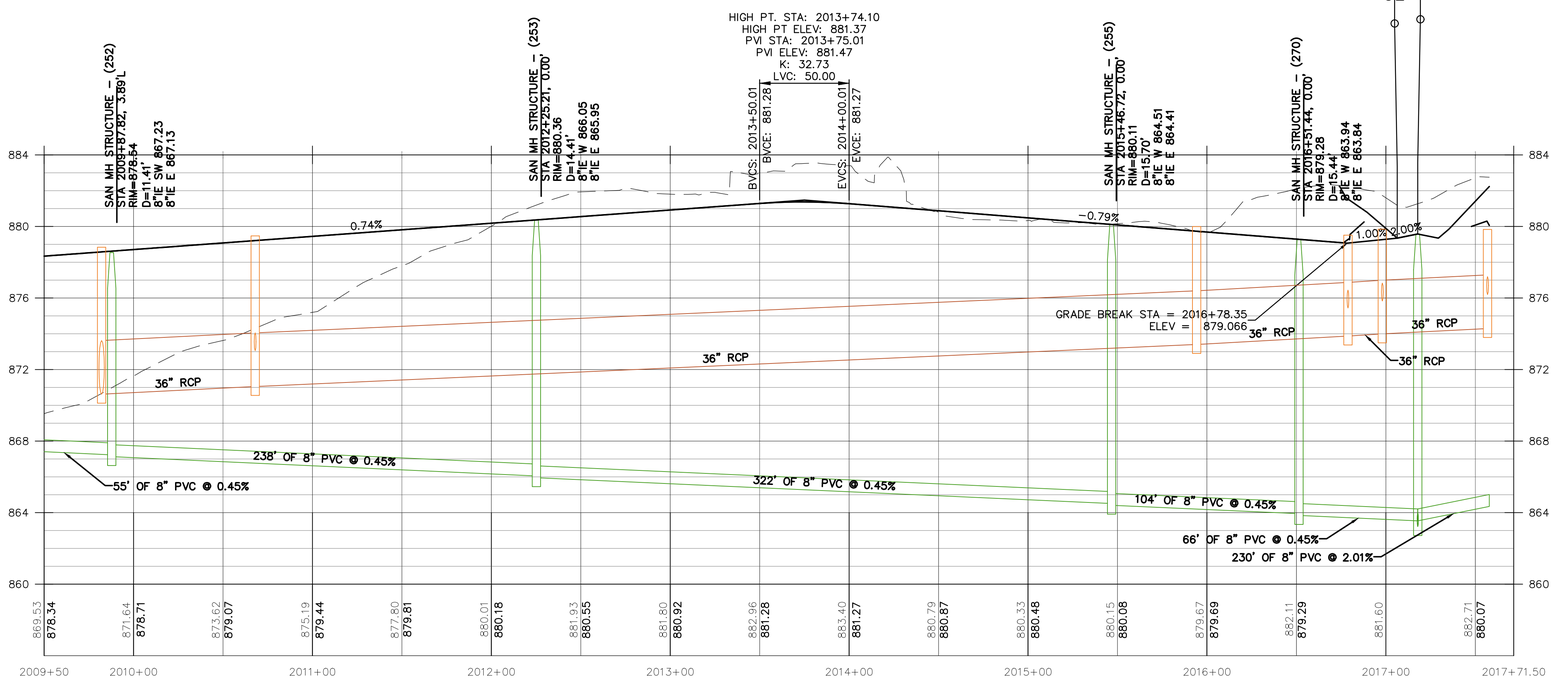

SCALE: 1"= 4' VERTICAL
SCALE: 1"= 40' HORIZONTAL
40' 0 40' 80'

NORTH

ROAD F

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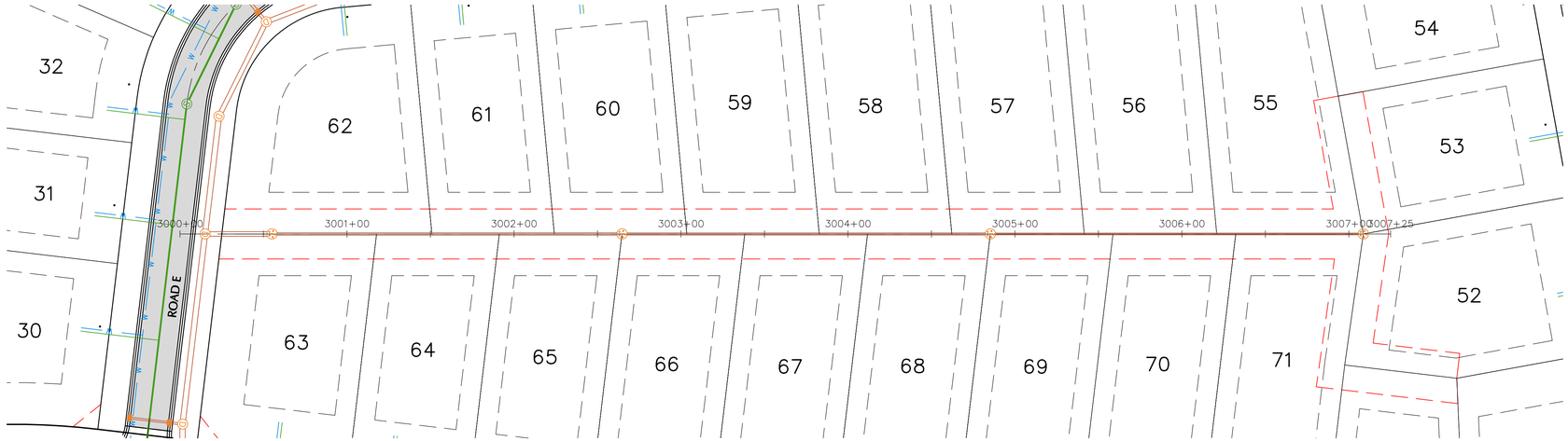

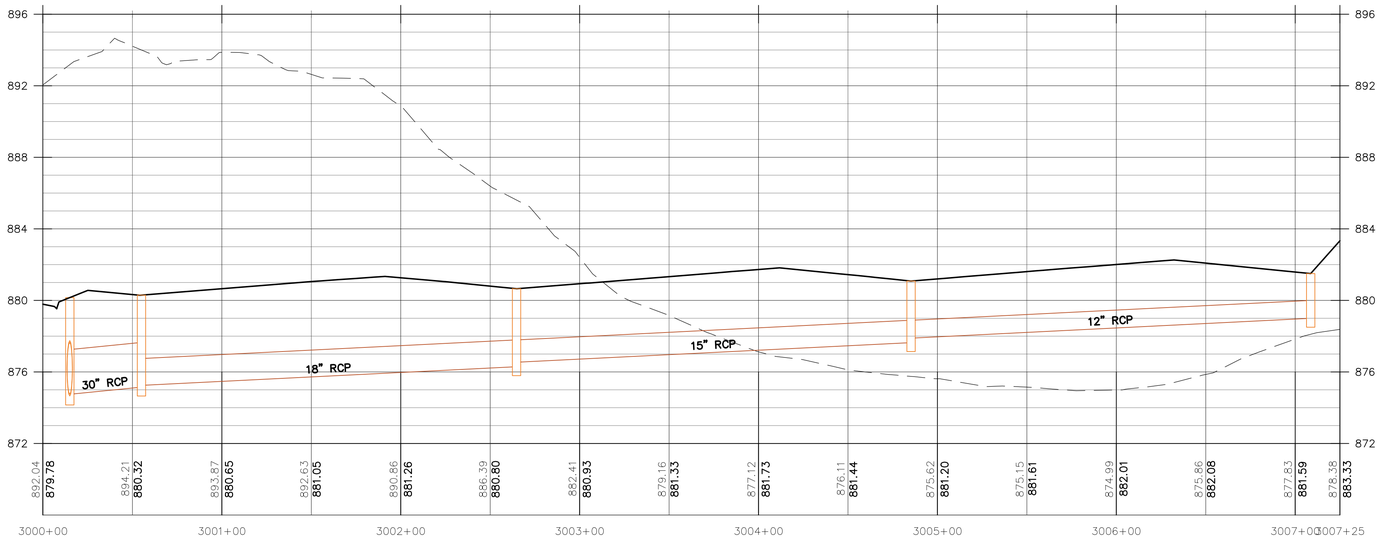

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C6.10

NORTH

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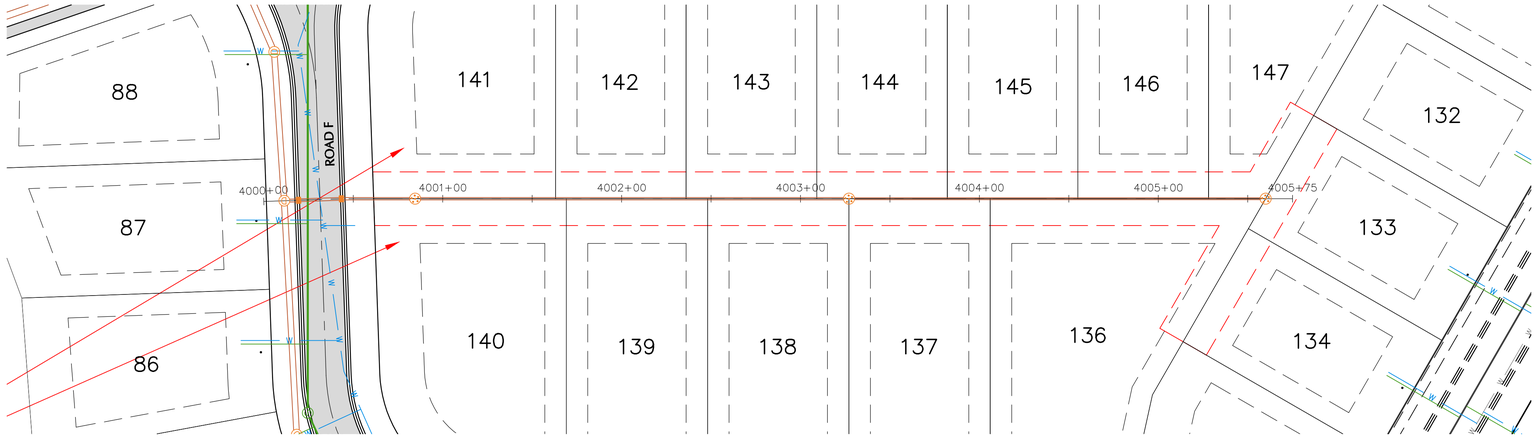
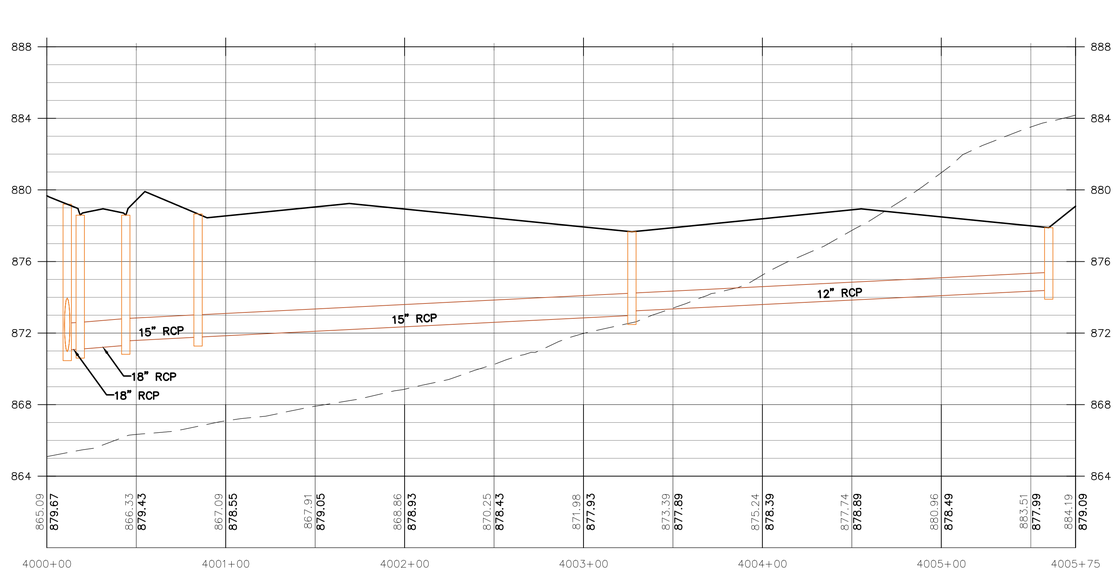
REAR YARDS 52-71





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NORTH

REAR YARDS 133-147

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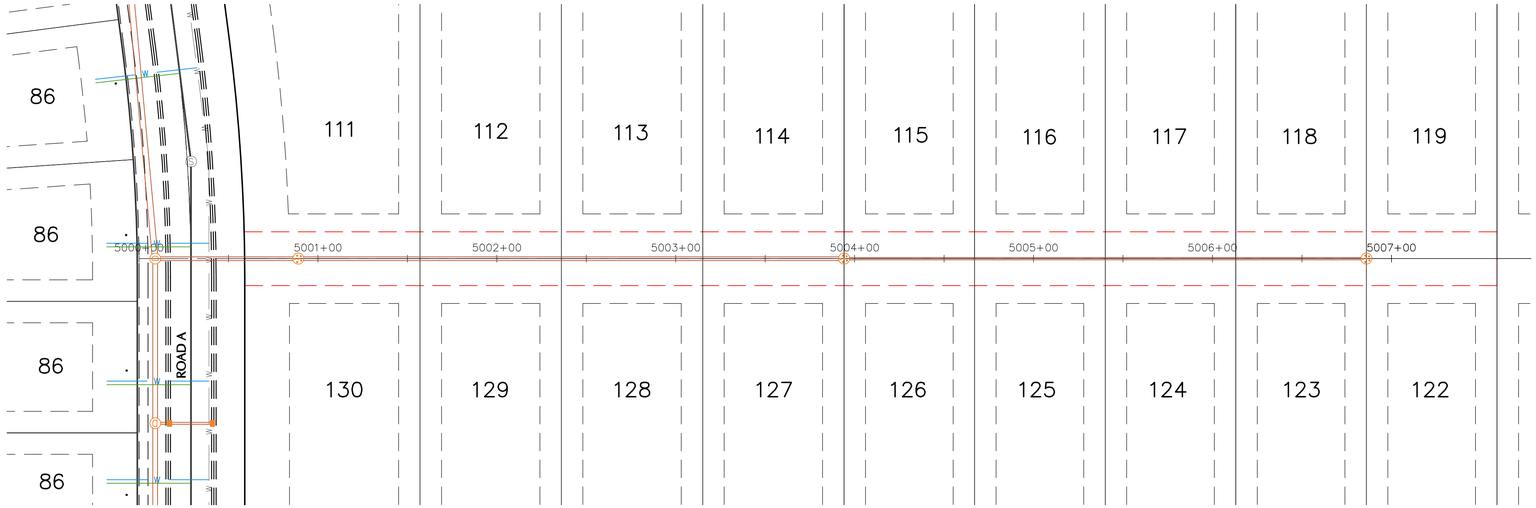

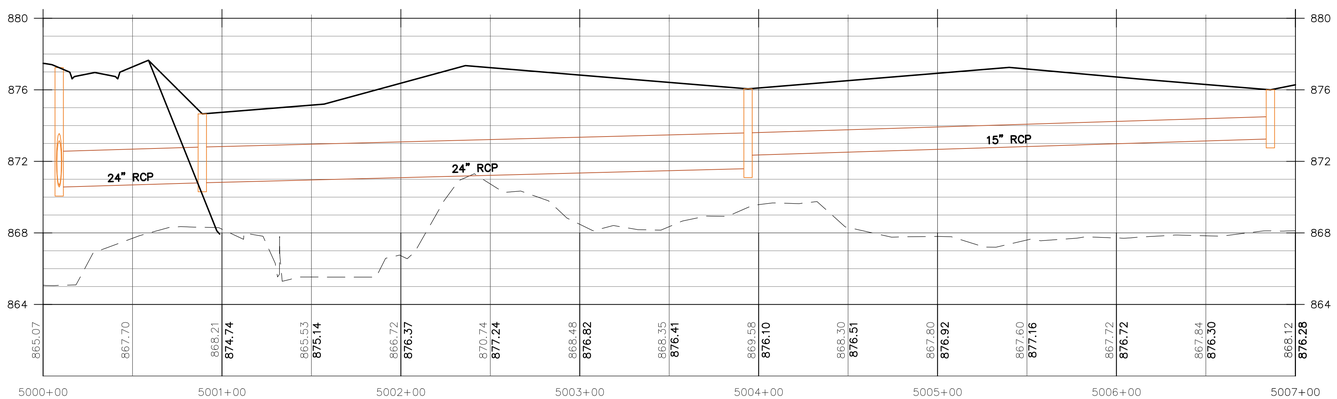

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SCALE: 1"= 40' HORIZONTAL
40' 0 40' 80'

NORTH

REAR YARDS 111-130

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VERIDIAN HOMES

Character Imagery and Architectural Specifications

PART D
DESIGN GUIDELINES

D-1) Single Family Dwelling Units.

A) Architectural Character. Architecture within the development will be developed with a unified architectural theme of mid-century modern as well as contemporary interpretations of regional vernacular styles. The overall character of the development will be created to establish a cohesive appearance throughout the community. Examples of these styles include:

Cottage	Craftsman	Four Square	Farmhouse	Mid-Century Modern
Prairie	Shingle	Traditional	Victorian	Southern Traditional
Classical				

B) Front Porch. Front porches are encouraged as both visual and functional design elements with a style consistent with the overall architectural style of the home and provide a visually appealing entry point. Minimum standard porch design details include the following: porch posts or alternate per plan, porch balustrades, when provided, of nominal 2" x 2" square wood at a maximum of six inches (6") on center; and newel posts that are compatible with the design of the column posts. Porch columns and railings shall be painted to match the trim color of the house.

C) Garage.

1. Garages shall be provided in accordance with PDD documents and specific unit plans.

2. The maximum garage width exposed on the front elevation shall be no greater than fifty percent (50%) of the overall building width.

3. On homes with a front-entry garage the front garage facade shall be a minimum of 2' behind house façade adjacent to garage exclusive of any porch element. Side entry garages may project beyond front façade of the home.

4. Tandem, split or side entry garages are encouraged for three (3) or four (4) car garages. For three (3) car front entry garages, the third stall must have a minimum setback of the greater of 2' from the two-car garage line or as required by compatible roof design. Garage width must comply with zoning and the design guideline standards of 50% of overall building width.

5. The garage door shall be a raised panel design painted to match the siding on the home. The use of windows in the door, appropriate to the architectural style, is encouraged. The maximum single garage door size is 8' x 18".

D) Ornamental Design Elements.

1) Ornamental design elements, such as dormers, shutters, window wrap window grids, gable vents, pilasters, pediments, etc., shall be used in a manner consistent with the overall architectural style of the home and with emphasis on elevations exposed to public space.

2) Window wrap or shutters and window grids are required on front and other primary elevations facing a public space. Gable ornamentation, 5" horizontal vinyl trim, and/or eyebrow roofs are required on front elevation gables greater than 10'-0" in width and are encouraged on other gables as deemed appropriate by the Architectural Control Committee.

3) The shutters shall be wood or polystyrene with colors as approved by the Committee or of other material or color as deemed acceptable by the Committee. Panel or louver design shutters shall be used as appropriate to home materials & style.

4) The window wrap and corner trim shall be minimum 3½" vinyl or composite material as approved by the Committee and used with box outs or when part of the standard plan.

5) Gable ornamentation when required for the front elevation and side elevations facing a public street shall be appropriate to architectural style per standard detail.

E) Roof/Facias/Soffits/Eaves.

1) Roof Standards:

a) Roof design must be consistent with the overall architectural style of the home. Roof forms and pitches as established on individual styles may not be altered without approval by the Committee.

b) Roof material shall be Owens Corning Oakridge 30 architectural shingle or equal and in colors as approved by the Committee. Rubber roofing is allowed on flat roof areas and metal roofing is allowed on feature elements.

c) Hip roof design, porches or other elements deemed appropriate by the Committee may be used in lieu of specific gable requirements.

2) Fascia, Soffit and Eave Standards:

a) Facia shall be 6" minimum aluminum with colors as approved by the Committee, wood or composite material may be used when appropriate to the architectural style.

b) Aluminum soffit and eave color shall match facia.

c) A minimum 12" overhang is required at typical eaves and gable ends. However, 6" is allowable with projections less than 6'-0" in width, such as the fireplace chase, dormers and small bay windows. Larger overhangs may be required as appropriate to the architectural style.

F) Exterior Wall Surfaces.

1) Siding material shall be premium vinyl or composite material as approved by the Committee. Vertical board and batten siding or shake siding is encouraged for accent areas appropriate to the style of the home. Colors shall be approved by the Committee.

2) Windows may be vinyl; vinyl clad, aluminum clad or wood with colors as approved by the Committee.

3) Variation of wall planes on primary elevations is encouraged as appropriate to architectural style and building scale. A front porch per Section B may also be used to provide front elevation articulation as appropriate.

4) Any elevations facing public streets or spaces shall have a minimum of three (3) windows with wrap trim or shutters and window grills as appropriate and gable ornamentation at all gable ends, street or public space exposure walls shall have a minimum of one (1) additional window in the exposure wall. Further wall treatment may be required per specific home design or requirements.

5) The use of brick or stone is encouraged as appropriate to architectural style. Brick or stone facing must return a minimum of 2'-4" when terminated at an outside corner. Brick or stone material and color selections shall be as approved by the Committee and harmonious with overall neighborhood palette, as well as with the specific home design and be used consistently on all elevations.

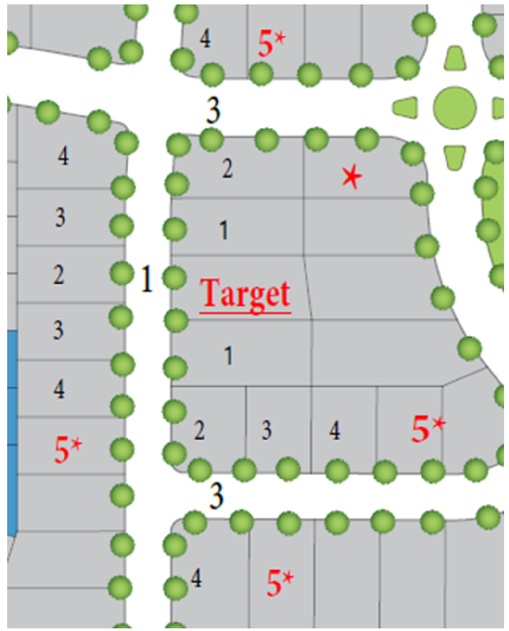
6) **Colors**. The Declarant or the Committee, whichever is then applicable shall approve the trim, siding and roofing colors to assure the most aesthetic combination for a particular house as well as for the other Lots in the Plat. Any subsequent changes in such colors shall be approved by the Declarant or Committee, whichever is then applicable.

7) **Chimneys, facia and soffits.** All chimneys and exterior flues shall be enclosed using brick, stone, stucco or siding material.

Anti-Monotony Standards

OBJECTIVE: To provide a variety of home elevations within a neighborhood while keeping single street integrity.
BENCHMARK: The same home and elevation may not be repeated without 4 full sites/streets between them, allowing the same elevation on the 5th site.

Example:



APPLICATION: The proposed preliminary plat features a total of (48) unique floor plans available to future homeowners. Each floor plan features 2 to 7 elevation variations for a total of 171 unique floor plan/elevation combinations. Homeowners will not be forced to select unique elevations beyond the anti-monotony benchmark defined above. Examples of elevation variations are contained here in - each variation may include changes to; cladding material/color/orientation, porch geometry, roof geometry, window placement, and/or articulation through the use of bay windows or other bump outs.

VERIDIAN HOMES

Character Imagery

Maybeck - Cottage Elevation

Atwood - Craftsman Elevation

Margot - Prairie Elevation

Conrad - Prairie Elevation

Conrad - Cottage Elevation

Lexington - Farmhouse Elevation

VERIDIAN HOMES

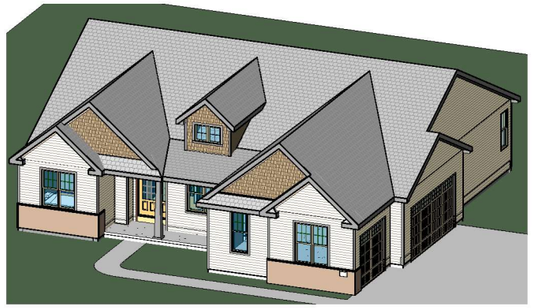
Character Imagery

Samples of Elevation Variation by Floorplan

VERIDIAN HOMES

Cottage 2 Car Front Load

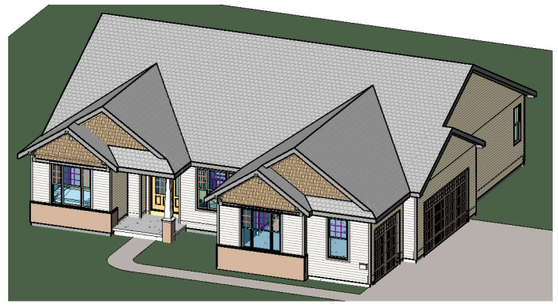
Cottage 3 Car Front Load



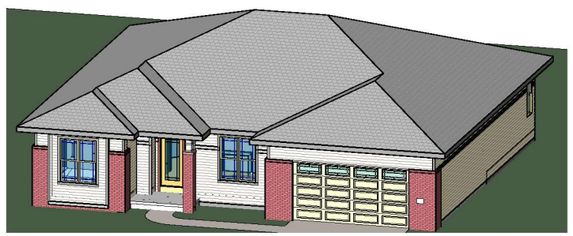
Cottage 3 Car Side Entry

Craftsman 2 Car Front Load

Craftsman 3 Car Front Load

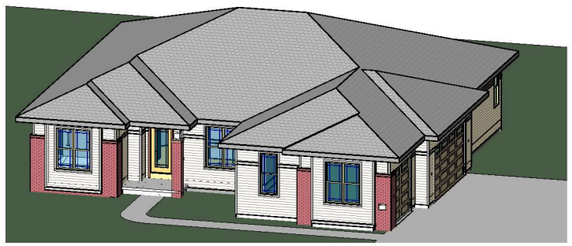


Craftsman 3 Car Side Entry

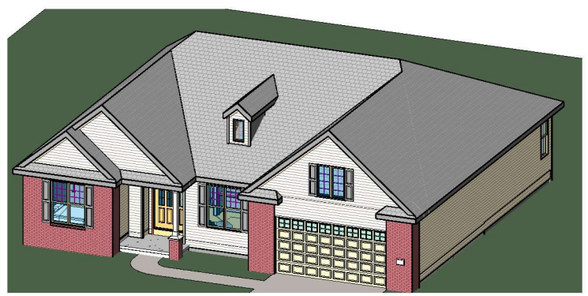


Prairie 2 Car Front Load

Prairie 3 Car Front Load



Prairie 3 Car Side Entry



Traditional 2 Car Front Load

Traditional 3 Car Front Load

Traditional 3 Car Side Entry

Custom Designed For: Owner
Homesite / Neighborhood: Project Number
Address: Enter address here

Customer Approval:

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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

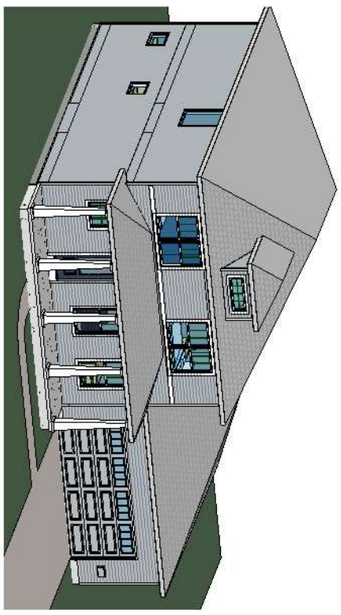
Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options

Model: Conrad
Elevation:
Drawn By: Author Date: Issue Date

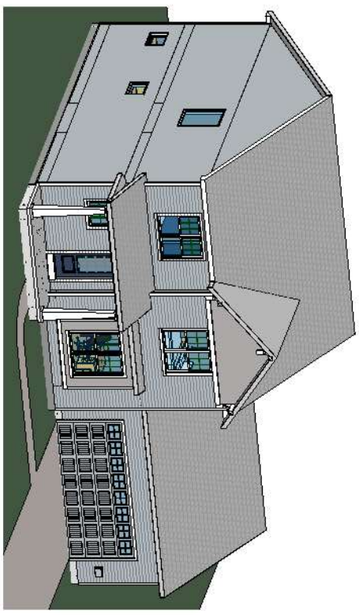
Print Date:
2/4/2025
11:05:13 PM

Drawing No.:
0.0

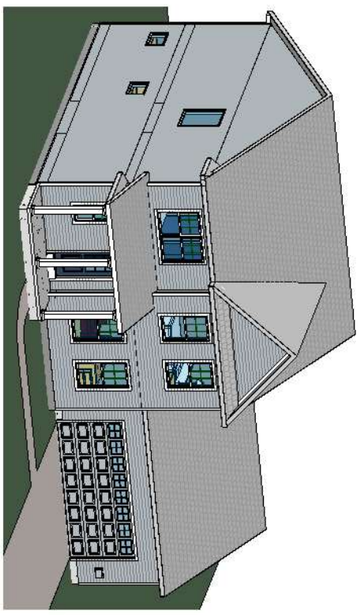
Four Square



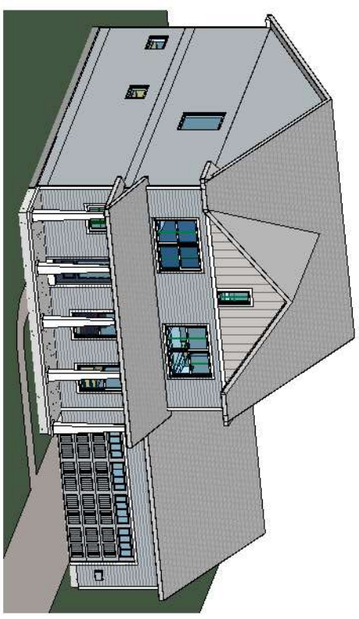
Craftsman



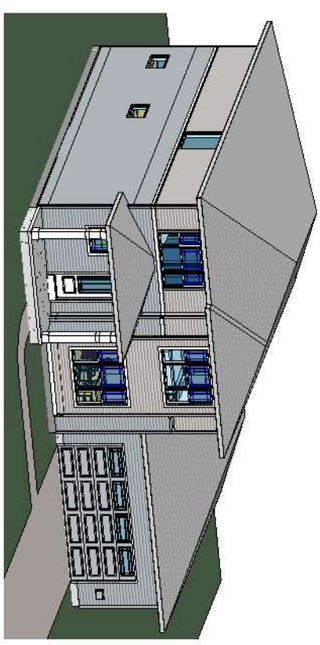
Classical



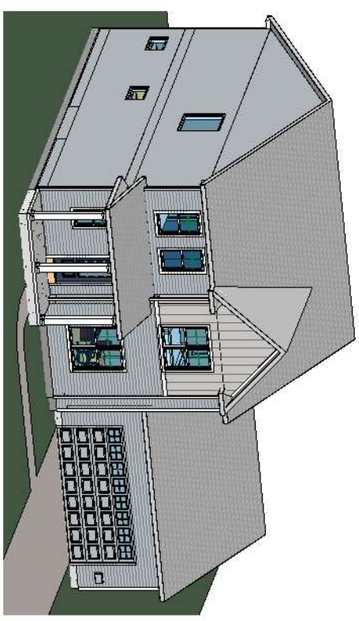
Farmhouse



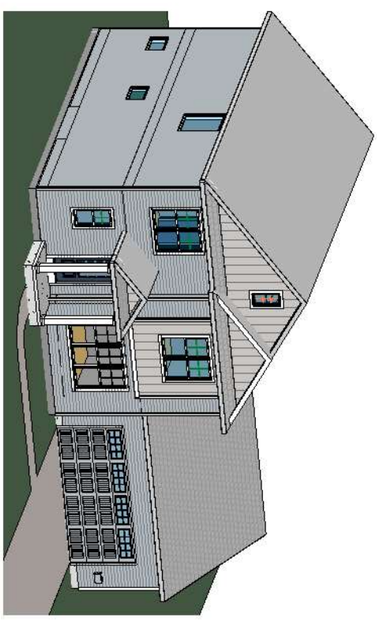
Prairie



Farmhouse B



Cottage



Do Not Scale

Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Drawing No.: 0

Print Date: 4/2/2025 10:13:20 AM

Model: Everest

Elevation:

Drawn By: Author Date: Issue Date

VERIDIAN HOMES

6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Custom Designed For: BASE PLAN

Homesite / Neighborhood: Project Number

Address: Enter address here

Customer Approval:

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Craftsman 2 Car Front Load

Craftsman 3 Car Front Load

Craftsman 3 Car Side Entry

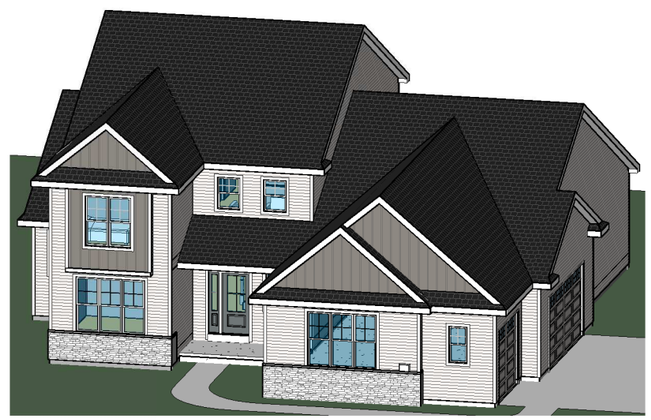
Cottage Farmhouse 2 Car Front Load

Cottage Farmhouse 3 Car Front Load

Cottage Farmhouse 3 Car Side Entry

Farmhouse 2 Car Front Load

Farmhouse 3 Car Front Load



Farmhouse 3 Car Side Entry

Do Not Scale Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options

Custom Designed For: Owner
Homesite / Neighborhood: Project Number
Address: Enter address here

Customer Approval:

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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Model: COLLINS
Elevation:
Drawn By: Author Date: Issue Date

Print Date: 2/18/2025 12:41:56 PM

Drawing No.: 00

Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Notes
◯	PT1	3		CL3S	120V 3.5W	1	1000	0.9	3.4	PHOTOCELL CONTROLLED

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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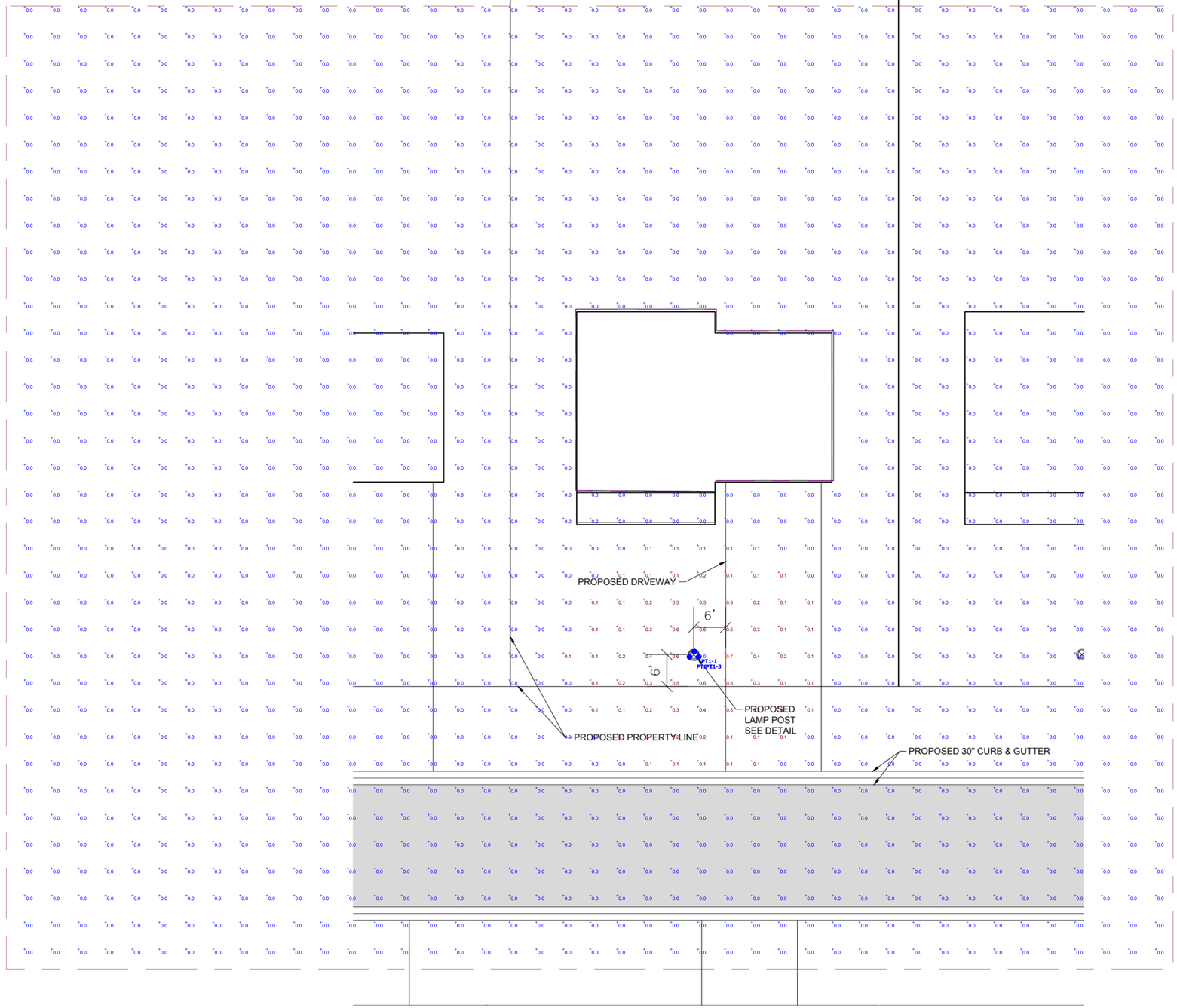

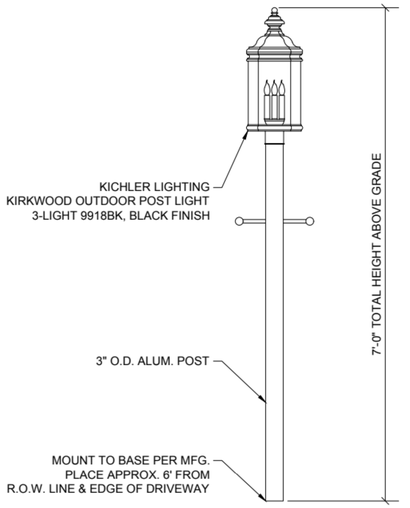

LAMP POST DETAIL
SCALE: 1" = 1'-0"

PHOTO-CELL
CONTROLLED LAMP POST
CIVIL PHOTOMETRIC PLAN - TYPICAL SINGLE FAMILY LOT

NORTH
SCALE: 1"= 10'
10' 0 10' 20'

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Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION
VERIDIAN HOMES

PROJECT INFORMATION

PROPOSED RESIDENTIAL SUBDIVISION
WILLOW RUN
PEWAUKEE, WI

PROFESSIONAL SEAL

PRELIMINARY DATES
OCT. 3, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
230312700

SHEET NUMBER
PXP1

Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Notes
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○	WS1	3	Satco S21363			1	865	0.9	7.741	MANUAL ON/OFF
○	W1	3	WF4 ALO19 SWW5 90CRI MVOLT 40K	4" Ultra Thin Flat Wafer Downlight, Selectable Lumens and Selectable CCT , MVOLT- 90CRI,40K ,High Lumen,Matte White		1	1170	0.9	13.5	MANUAL ON/OFF

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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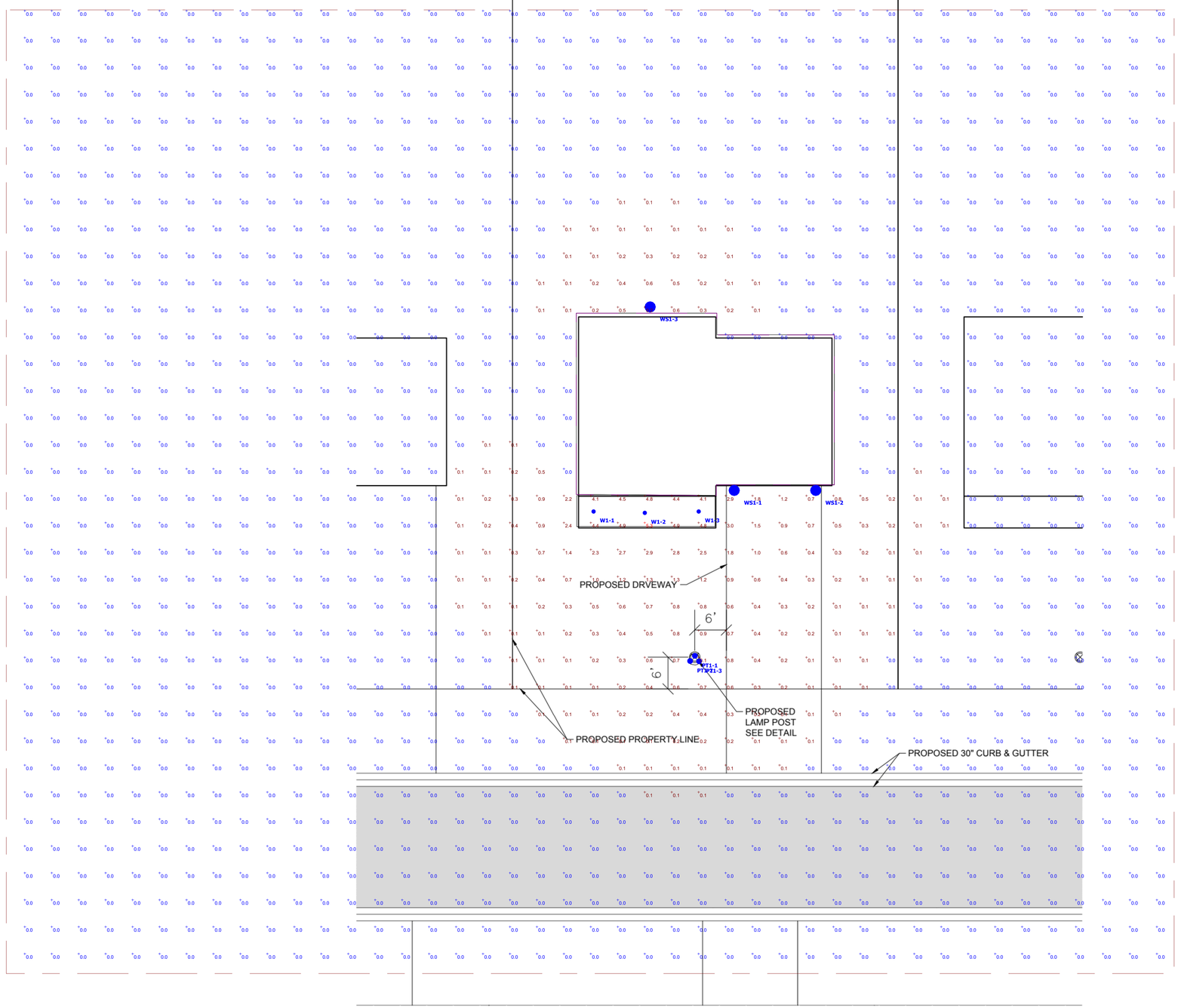

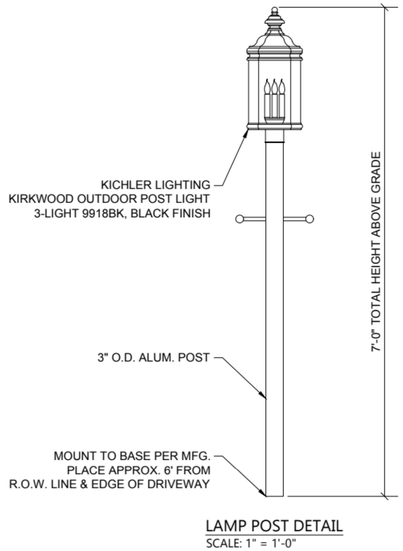

LAMP POST DETAIL
SCALE: 1" = 1'-0"

SCALE: 1"= 10'
10' 0 10' 20'

NORTH

ALL EXTERIOR LIGHTS ON
CIVIL PHOTOMETRIC PLAN - TYPICAL SINGLE FAMILY LOT

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PROJECT INFORMATION

PROPOSED RESIDENTIAL SUBDIVISION
WILLOW RUN
PEWAUKEE, WI

PROFESSIONAL SEAL

PRELIMINARY DATES
OCT. 3, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
230312700

SHEET NUMBER
PXP2

VERIDIAN HOMES

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Willow Run – Pewaukee – Landscaping Specifications

1. Each lot will feature plantings consistent in design character with the "Sample Landscape Plan" to include at a minimum: one (1) ornamental or shade tree in front yard, one (1) light post in front yard, and other plantings or features consistent with the following specifications.

2. Each lot shall be subject to the following point system:

    a. Foundation Beds Minimum Points: 400
    b. Total Minimum Points: 550

3. The point schedule attached hereto as Exhibit "A" shall be utilized in lot specific landscaping which shall be reviewed and approved by the HOA Architectural Control Board.

4. Other Minimum Specifications which will be installed at time of construction:

    a. Standard shredded 3" wood mulch – not dyed.
    b. Plastic Edging at foundation beds
    c. Tree rings will not include edging
    d. Any required retaining walls to be constructed of Fieldstone / Granite Boulders.
    e. Grass – seeded and mulched

5. Optional upgrades are available for build-contract customers, no minimum specification shall be construed to restrict additional upgrades which may include but are not limited to; additional plantings, additional hardscaping, or enhanced planting beds.

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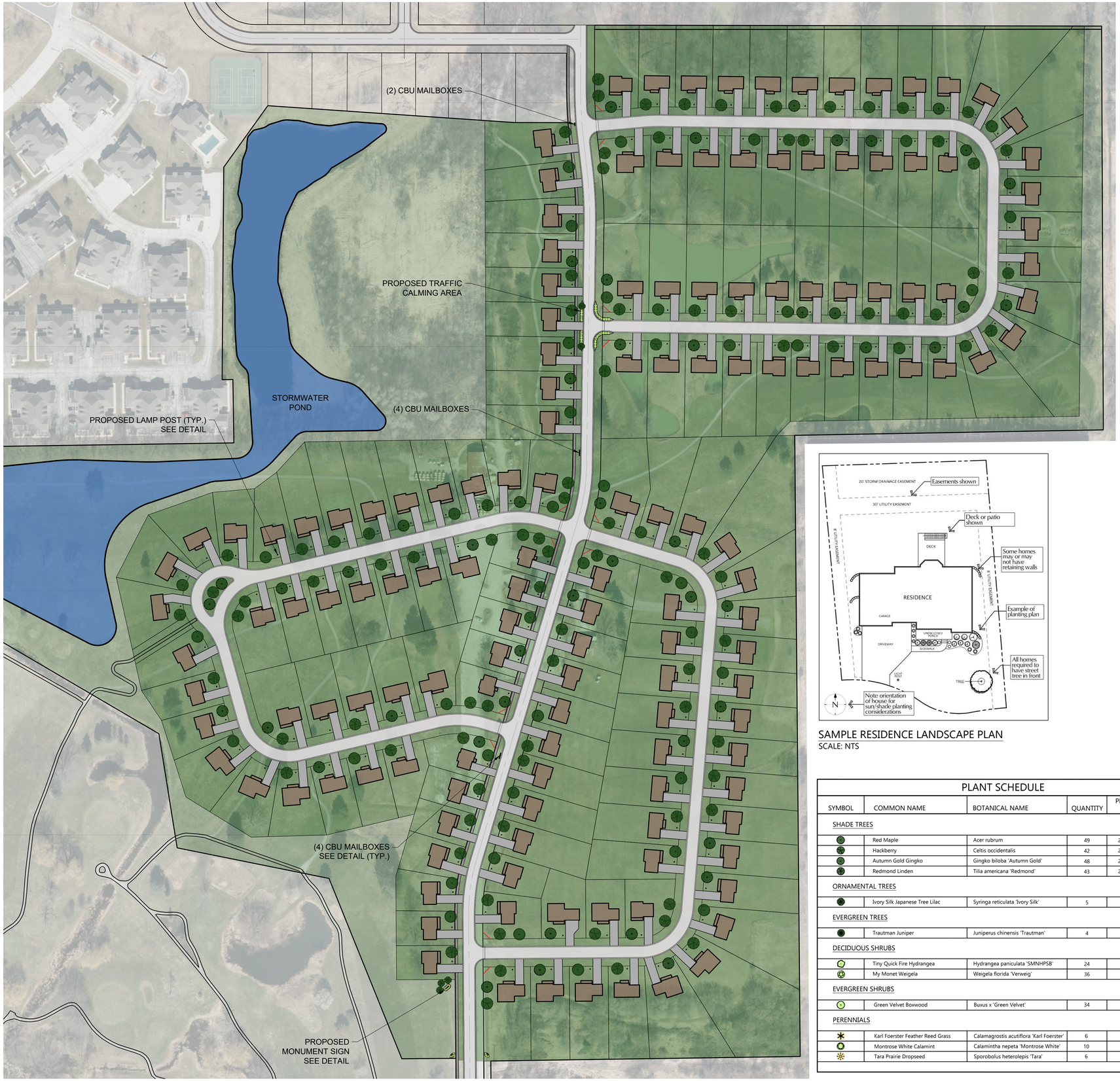
"Exhibit A – Landscape Point Schedule"

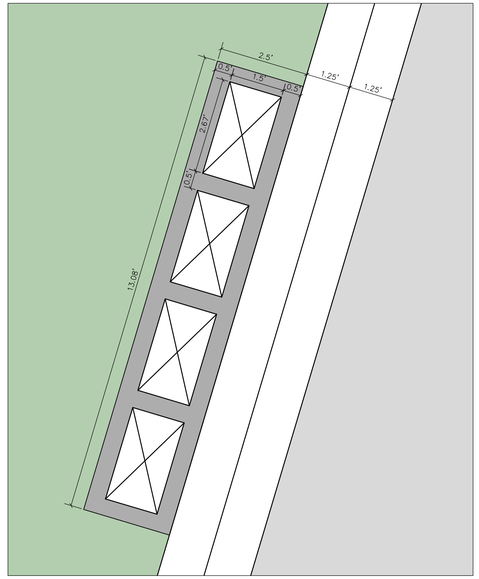
Landscaping Elements

Elements		Point Schedule
A)	*Small Shade Trees (balled and burlaped)* (1.5"-2" caliper at 6" from the roots)	50
B)	*Medium Shade Trees (balled and burlaped)* (2"-3" caliper at 6" from the roots)	100
C)	*Large Shade Trees (balled and burlaped)* (3"-4" caliper at 6" from the roots)	150
D)	*Extra-Large Shade Trees (balled and burlaped)* (4" + caliper at 6" from the roots)	200
E)	*Ornamental Trees (balled and burlaped)* (1.5"-2" caliper at 6" from the roots)	50
F)	*Small Evergreen Trees* (3' to 4.5' when planted)	25
G)	*Medium Evergreen Trees* (5' to 6.5' when planted)	50
H)	*Large Evergreen Trees* (7' + when planted)	100
I)	*Evergreen Shrubs* (18" minimum diameter)	20
J)	*Small Deciduous Shrubs* (18" to 35" in diameter)	10
K)	*Medium Deciduous Shrubs* (35" to 60" in diameter)	15
L)	*Large Deciduous Shrubs (balled and burlaped)* (60" or greater in diameter)	25
M)	*Decorative Retaining Walls* (Points are per face foot. Boulders, timbers, and stones only – no concrete walls included.)	10
N)	*Paver Stone Walks, Paths or Patios* (Points per square foot – no driveways included.)	1
O)	*Planting Beds* (Points per square foot – must be decorative stone or mulch.)	1

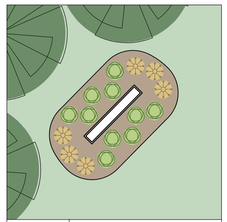


SAMPLE RESIDENCE LANDSCAPE PLAN
SCALE: NTS

PLANT SCHEDULE					
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROOT
SHADE TREES					
	Red Maple	Acer rubrum	49	2 1/2" CAL.	B&B
	Hackberry	Celtis occidentalis	42	2 1/2" CAL.	B&B
	Autumn Gold Gingko	Gingko biloba 'Autumn Gold'	48	2 1/2" CAL.	B&B
	Redmond Linden	Tilia americana 'Redmond'	43	2 1/2" CAL.	B&B
ORNAMENTAL TREES					
	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	5	2" CAL.	B&B
EVERGREEN TREES					
	Trautman Juniper	Juniperus chinensis 'Trautman'	4	4' HT.	B&B
DECIDUOUS SHRUBS					
	Tiny Quick Fire Hydrangea	Hydrangea paniculata 'SMNHPSB'	24	18" HT.	CONT.
	My Monet Weigela	Weigela florida 'Verweig'	36	18" HT.	CONT.
EVERGREEN SHRUBS					
	Green Velvet Boxwood	Buxus x 'Green Velvet'	34	18" HT.	CONT.
PERENNIALS					
	Karl Foerster Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	6	1 GAL.	CONT.
	Montrose White Calamint	Calamintha nepeta 'Montrose White'	10	1 GAL.	CONT.
	Tara Prairie Dropseed	Sporobolus heterolepis 'Tara'	6	1 GAL.	CONT.



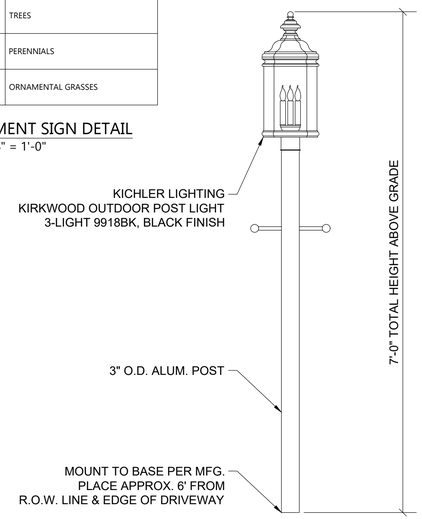
CBU MAILBOX PLACEMENT DETAIL
SCALE: 1/2" = 1'-0"



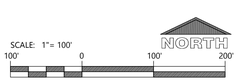
HATCH	LANDSCAPE MATERIAL
	ORGANIC MULCH
	LAWN
	TREES
	PERENNIALS
	ORNAMENTAL GRASSES

MONUMENT SIGN DETAIL
SCALE: 1/8" = 1'-0"

CBU EXAMPLE



LAMP POST DETAIL
SCALE: 1" = 1'-0"



CIVIL LANDSCAPE PLAN

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Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION

VERIDIAN HOMES

PROJECT INFORMATION

PROPOSED RESIDENTIAL SUBDIVISION
WILLOW RUN
PEWAUKEE, WI

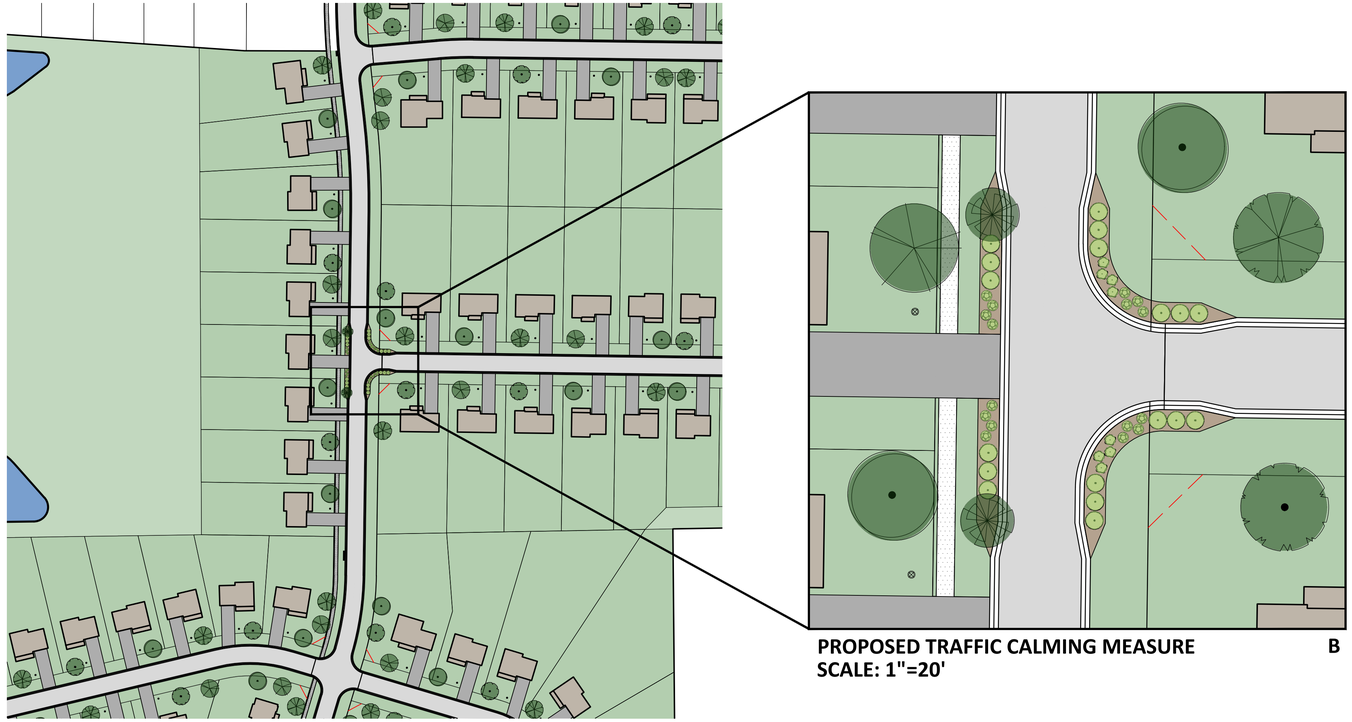
PROFESSIONAL SEAL

PRELIMINARY DATES
OCT. 3, 2025

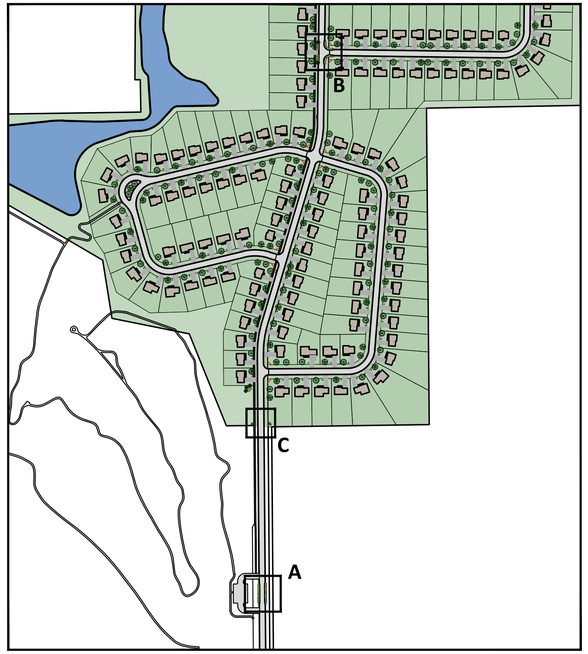
NOT FOR CONSTRUCTION

JOB NUMBER
230312700

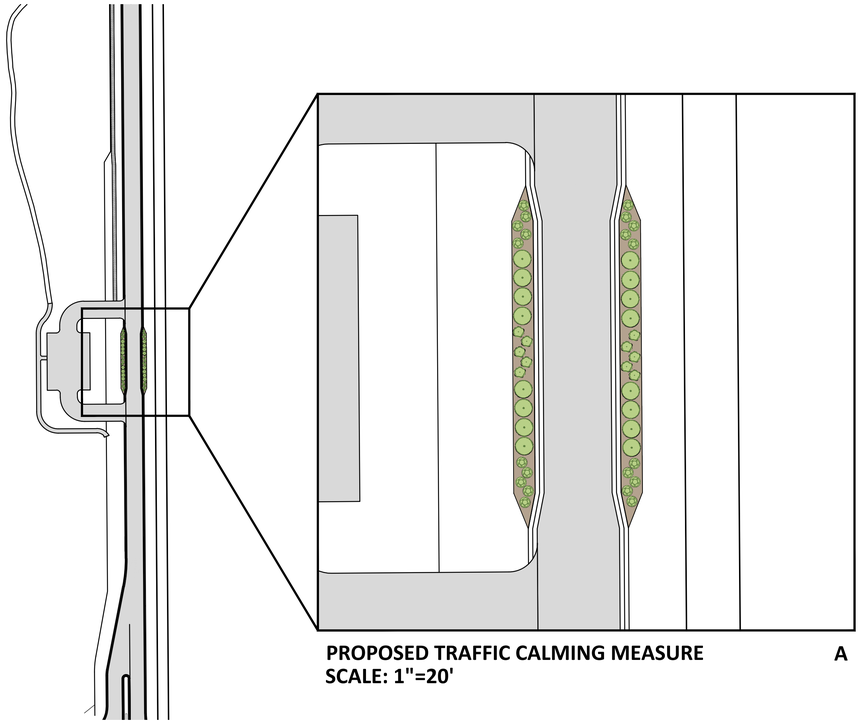
SHEET NUMBER
L1.0



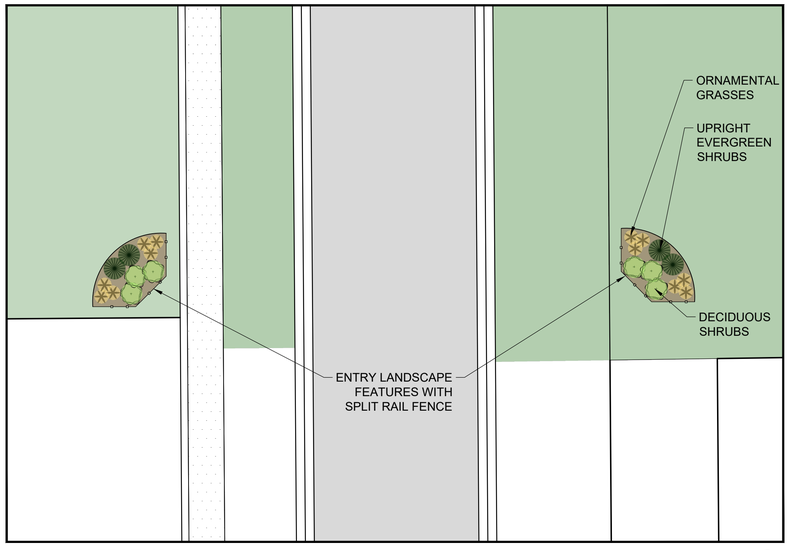
PROPOSED TRAFFIC CALMING MEASURE **B**
SCALE: 1"=20'



KEY PLAN
SCALE: 1"=300'



PROPOSED TRAFFIC CALMING MEASURE **A**
SCALE: 1"=20'



ENTRY FEATURE **C**
SCALE: 1"=10'

ENTRY FEATURE RELATED IMAGERY

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION

VERIDIAN HOMES

PROJECT INFORMATION

PROPOSED RESIDENTIAL SUBDIVISION
WILLOW RUN
PEWAUKEE, WI

PROFESSIONAL SEAL

PRELIMINARY DATES
OCT. 3, 2025

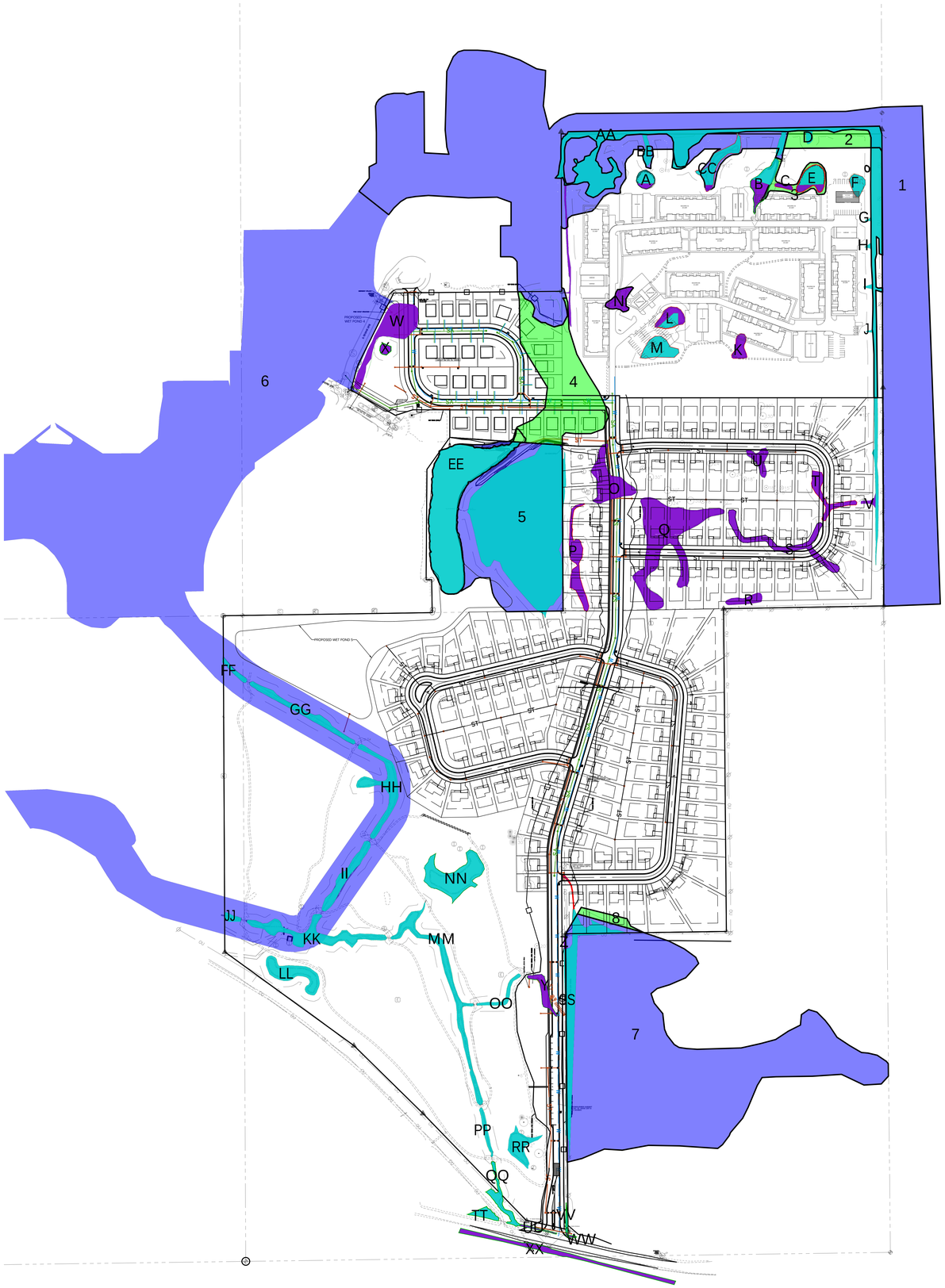
NOT FOR CONSTRUCTION

JOB NUMBER
230312700

SHEET NUMBER
L1.1

NORTH

TRAFFIC CALMING LANDSCAPE DETAIL PLAN



LEGEND:

	WETLAND/ POND PROPOSED TO BE FILLED/ DISTURBED - 4.02 AC FILLED/ DISTURBED.
	WETLAND/ POND TO BE PROTECTED
	ENVIRONMENTAL COORIDOR TO BE FILLED/ DISTURBED - 3.94 AC DISTURBED
	ENVIRONMENTAL COORIDOR TO BE PROTECTED

WETLAND AREAS	
WETLAND	AREA (SF)
A	4307
B	10301
C	1018
D	1353
E	9135
F	3996
G	197
H	345
I	414
J	196
K	3807
L	7402
M	9155
N	3083
O	18426
P	11884
Q	56825
R	4110
S	1422
T	7306
U	4890
V	1060
W	24248
X	1619
Y	4899
Z	500
AA	91817
BB	3014
CC	9788
DD	9707
EE	92107
FF	2194
GG	11518
HH	16589
II	10564
JJ	1683
KK	22426
LL	14067
MM	23466
NN	24225
OO	3386
PP	3058
QQ	6053
RR	9300
SS	36796
TT	3334
UU	909
VV	645
WW	368
XX	13695

CORRIDOR AREAS	
CORRIDOR	AREA (SF)
1	1131899
2	24962
3	18192
4	121209
5	253476
6	1778721
7	618321
8	7392

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:
WILLOW RUN
PEWAUKEE • WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES
MAR. 28, 2025
MAY 2, 2025
AUG. 15, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
240299700

SHEET NUMBER
WF

SCALE: 1"= 200'
200' 0 200' 400'
NORTH

WETLAND/ POND FILL EXHIBIT

DRAFT of Veridian Homes DCCR's. Will be updated and modified for project specifics for recordation following the final plat.

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS

_____ OF _____, _____ COUNTY, WI.

Return to:
Angie Christensen
Veridian Homes
6801 South Towne Drive
Madison, WI53713

See Exhibit "A"
(Parcel Identification Numbers)

PREAMBLE

This Declaration of Protective Covenants, Conditions and Restrictions (the "**Declaration**") is made this ___ day of _____, 20__ by [ADD VERIDIAN ENTITY], LLC, a Wisconsin Limited Liability Company (hereinafter referred to as the **"Declarant"**) and/or its successors and assigns.

WHEREAS, Declarant is the owner of certain Lots located in the plat of _____ (the "Plat") located in the ____ of _____, _____ County, Wisconsin. The Lots are more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, and the Plat is shown in Exhibit "B", attached hereto and incorporated herein by reference; and

WHEREAS, Declarant has the right to acquire the remaining lots in the Plat (the **"Remaining Lots"**) as that term is further defined below; and

WHEREAS, by this Declaration Declarant desires to subject the Lots and Outlots to the terms hereof, and by future amendment intends to subject the Remaining Lots, to the terms hereof, such that the Lots and the Remaining Lots will be constructed as a planned development with housing units and shared common property (the "**Development**"); and

WHEREAS, Declarant desires to provide for the maintenance and enhancement of property values and amenities in said Development, and for the preservation of the properties and improvements thereon, as well as, for the preservation of said Development's distinctive style, and to prevent the erection, or maintenance of poorly designed or constructed improvements; and

WHEREAS, the Development is subject to and existing set of Declarations Covenants and Restrictions ("**The Existing Declaration**") established by the previous property owner, which require the Development to participate in costs of maintenance for common open spaces.

WHEREAS, to the above end, Declarant desires to subject the Development to the covenants, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of said Lots and each Owner thereof, as that term is defined below, and

WHEREAS, Declarant has thought it desirable for the efficient maintenance and preservation of the values of said Development to create an Association to which should be delegated and assigned the powers of owning, maintaining and administering the Common Property and facilities, as set forth below, and administering and enforcing the covenants and restrictions, and collecting and disbursing the Assessments and charges as hereinafter or in the future created or established, and promoting the health, welfare and recreation of the Development's residents, and to that end Declarant has incorporated or will incorporate the _____ Homeowners Association, Inc. a non-profit, non-stock corporation, under the laws of the State of Wisconsin (the **"Association")**; and

NOW, THEREFORE, the Declarant declares that the real property constituting the Development will and shall be sold, transferred and conveyed subject to the easements, covenants, restrictions, assessments, charges and liens hereinafter set forth.

PART A
ASSOCIATION MATTERS

A-1) Definitions.

A) "Association" shall mean and refer to the _____ Homeowners Association, Inc., and its successors and assigns.

B) "Common Property" includes all those areas located in the Development which are not contained within a Lot and which are intended for common use or are necessary or convenient to the existence, maintenance or safety of the Development. Common Property may also include any additions thereto designated by the Declarant or the Association in any subsequent amendment to this Declaration, and all improvements located on said property, which are intended to be devoted to the common use and enjoyment of members, Owners and Occupants. Common Property shall further include plantings, landscaping islands or boulevards, Development entry signs with or without landscaping features which the [ADD THE WORD CITY, VILLAGE, TOWN] of [ADD NAME OF CITY, VILAGE, TOWN] is not obligated to maintain. Declarant may, by subsequent amendment or easement, designate parts of certain private lands within the Development as Common Property, rendering the Association responsible for maintenance thereof, without subjecting the same to the ownership provisions contained in Section A-3, below.

C) "Declarant" shall mean and refer to [ADD VERIDIAN ENTITY] LLC, a Wisconsin Limited Liability Company, and/or its successors and assigns.

D) "Lot" shall mean and refer to the lands described as [ADD PLAT NAME] as described in Exhibit "A", or as may be subjected to the terms of this Declaration in the future. The Lots described herein are now owned by Declarant, but which Declarant in the future intends to convey to purchasers who shall thereupon become members of the Association. The term "Property" or "Properties" shall be synonymous with the term Lot.

E) "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any of the Properties described in Exhibit "A". A purchaser of any of said Properties by land contract shall be referred to as "Owner" instead of the land contract vendor.

F) "Occupant" shall mean and refer to the occupant of any of the Properties who shall either be an Owner or a lessee who holds a written lease having an initial term of twelve months or more.

G) "Remaining Lots" shall mean all of the lots contained in the Preliminary Plat which are not described in Exhibit "A", but are depicted in the Preliminary Plat or Plat Additions. Declarant reserves the right to subject the Remaining Lots to the terms hereof by future amendment to this Declaration.

H) "Subdivision" shall refer to the lands described in Exhibit "A". The term "Subdivision" is synonymous with the term "Development".

I) "_____" shall refer to the ___ of _____, a Wisconsin Municipal Corporation.

A-2) Membership and Voting Rights.

A) Members. Declarant has incorporated the Association. The Association shall have two classes of membership. Each Owner of a Lot shall automatically become a Class A Member of the Association. The Declarant, or its successors or assigns, is the Class B Member of the Association. Declarant shall not be considered a Class A Member in the Association notwithstanding its ownership of Lots in the Subdivision. By acceptance of the Deed or other instrument of conveyance, the Owner(s) of each Lot consent to such Owner's membership in the Association whether or not specified on the deed to the Owner. A Class A membership in the Association is appurtenant to each Lot. Each Owner of a Lot shall automatically be entitled to the benefits and subject to the burdens relating to such Class A membership in the Association. The Association shall have authority to manage the Common Property. Persons or entities, including a land contract vendor, who hold an interest merely as security for the performance of an obligation, shall not be members of the Association. Tenants of Properties who are not Owners shall not be members of the Association. The rights, duties and obligations of the Class A and the Class B Members are specified in this Declaration and in the By-Laws of the Association.

B) Articles of Incorporation and By-Laws. The purposes and powers of the Association and the rights and obligations with respect to the members thereof, shall be governed by the Articles of Incorporation and By-Laws of the Association; provided, however, that such Articles of Incorporation and By-Laws shall be subject to, and shall not contravene, the terms, conditions, benefits and burdens set forth in this Declaration.

C) Class B Member Obligation for Assessments. Declarant has no responsibility to pay for operating expenses of the Association by virtue of its ownership of the Class B membership interest in the Association. Declarant's liability for operating expenses is limited by and subject to the provisions of this Declaration.

D) Calculation of Assessments. Each Owner, other than Declarant, whose responsibility is governed by Section A-3(D), below, shall be responsible for assessments as described in this Declaration. The Association shall calculate an Owner's responsibility for assessments based on the following formula:

> Total Subdivision Expenses/Total Number of Assessment Units X Assessment Unit(s) of Lot in question.

As used above, the term "Total Subdivision Expenses" shall mean (i) all Common Area Expenses which the Association estimates actually incurring during the budget year in question, plus (ii)

all Common Area Expenses which the Association estimates it would incur during the budget year in question if all phases of the Subdivision were completed at the time said calculation is made. Declarant shall not be responsible for assessments on Declarant owned Lots. Declarant shall be responsible for paying to the Association the amount by which the Assessments collected by the Association are less than the amount necessary to pay for all actual Common Area Expenses incurred by the Association for the budget year in question until such time as Declarant owns 5% or less of the lots in the subdivision or control of the Association is turned over to the Owners, whichever occurs first.

A-3) Description.

A) Responsibility for Assessments. The following table describes the number of assessment units (an "A**ssessment Unit"**), which are assigned to various Lots in the Development based upon their intended use at the present time. For the purposes of the following table, a single family residence shall be deemed a Dwelling Unit.

	Use	Number of Assessment Units
1)	Single Family:	One (1) per Dwelling Unit.

B) Association Management. The Association is required to retain a professional property management company with the experience necessary to perform the duties of the Association (the **"Management Company"**). The Association shall enter into a management contract (the **"Management Contract"**) with the Management Company on such terms and conditions as the Association and the Management Company shall agree. The initial Management Company is DSI Real Estate Group, Inc., a Wisconsin Corporation, which is affiliated with the Declarant by reason of common ownership. The Management Contract between DSI Real Estate Group, Inc. and the Association has not been negotiated on an arm's length basis.

C) General Fund. As used herein, the term **"Surplus"** shall mean the amount by which assessments collected by the Management Company on behalf of the Association to pay for common expenses relating to the Property exceed the common expenses for the fiscal year in question. The Management Company shall deposit and hold any Surplus in the Association's operating account maintained by the Management Company. The Surplus, in the discretion of the Association working in conjunction with the Management Company, may be applied to future Association expenses as they become due, but there shall be no obligation on either the Association's or the Management Company's part to return the Surplus to lot owners.

D) Declarant's Responsibility for Assessments. Declarant shall not be responsible for assessments on Declarant owned Lots. Declarant shall be responsible for paying to the Association the amount by which the Assessments collected by the Association are less than the amount necessary to pay for all actual Common Area Expenses incurred by the Association for the budget year in question.

E) Percentage Interest. For the purposes of establishing an Owner's percentage of assessments hereunder, insurance proceeds or condemnation awards in the event any portion of the Common Property is completely destroyed or taken by eminent domain and is not reconstructed, each Owner shall have a percentage interest in the insurance or condemnation proceeds equal to the Percentage Interest of such Owner in the Common Property. "Percentage Interest" shall be calculated as follows: the number of Assessment Units for a particular Lot will be divided by the total number of Assessment Units in the Development to arrive at a particular Lot's percentage share (the **"Percentage Interest")** of assessments for common area maintenance and other expenses, which the Association is permitted to assess to Class A Members under the Declaration.

F) **Conveyance, Lease or Encumbrance of Percentage Interest.** Any deed, mortgage, lease or other instrument purporting to convey, encumber or lease for a period of time in excess of one (1) year (a **"Lease"**) any Lot shall be deemed to include the Owner's Percentage Interest in the Common Property and in the insurance proceeds or condemnation awards even though such interest is not expressly described or referred to therein. The conveyance, encumbrance or Lease of an Owner's Percentage Interest in the Common Property independent of the appurtenant Lot and the conveyance, encumbrance or Lease of an appurtenant Lot independent of the Owner's Percentage Interest in the Common Property shall be prohibited.

G) **Ownership.**

1) The Common Property shall be initially owned by the Declarant until conveyed as provided below.

2) At the time of purchase, legal title to a percentage interest in the Common Property shall be deemed conveyed with each lot to an Owner, whether or not specified on the deed to the Owner. Legal title to the percentage interest in the Common Property shall be deemed conveyed with any subsequence conveyance of a Lot whether or not specifically stated. Taxes, assessments or other charges on the Common Property may be divided according to each Owner's Percentage Interest by the taxing authority or may be an assessment by the Association against each of the Lots in an amount equal to the Percentage Interest attributable to such Lot.

3) The Common Property shall be conveyed to the Association by the Declarant at such time as determined by the Declarant. The Association shall be responsible for the payment of any and all present and future general taxes, assessments or other charges against any portion of the Common Property owned by the Association. General property taxes, assessments and other charges shall be prorated between the Declarant and the Association based on the date of conveyance by the Declarant to the Association.

4) Declarant, the Association and all Owners of a percentage interest in the Common Property hereby waive notice and protest of any tax or assessments levied by the [ADD THE WORD CITY, VILLAGE, TOWN] against such Owners or any part of the Property attributable to the Common Property in which such Owners, the Association or the Declarant may have an interest.

H) **Damage or Destruction of Common Property by Owner.** In the event any Common Property is damaged or destroyed by an Owner or any of his guests, lessees, tenants, licensees, agents or member(s) of his family, including pets, said Owner does hereby irrevocably authorize the Association to repair said damage. The Association shall repair and restore any damaged area to its former condition. The amount necessary for said repair shall become a special assessment upon the Property of said Owner.

A-4) Maintenance of Common Property

A) Maintenance Requirements.

1) Responsible Party. Declarant shall initially provide for the care, operation, management, maintenance and repair of the Common Property, until the Common Property is conveyed as provided herein. After such time, the Association shall provide for the care, operation, management, maintenance and repair of the Common Property and shall keep the Common Property maintained in neat, good and safe condition.

2) General Responsibilities. Maintenance shall include, but not be limited to, responsibility for landscaping and lawn care, trash removal in the alleyways, ice and snow removal including shoveling with particular attention being paid to cross walk ramps and islands, improvements to common areas, upkeep of stormwater management facilities which may include detention basins and drainage swales, common property lighting and/or other common property utility charges and any special street design features or traffic calming features.

3) Specific Responsibilities. Certain streets within the Property may include special traffic islands and traffic calming measures within the public right-of-way. The Association shall be responsible, at the Association's sole cost and expense, for the maintenance and upkeep of such physical traffic measures. Such maintenance and upkeep shall be performed at the discretion of the Association except to the extent required by the [ADD THE WORD CITY, VILLAGE, TOWN], and shall include landscaping, snow and ice removal. If the special street design features or landscaping are not maintained, the [ADD THE WORD CITY, VILLAGE, TOWN] will give notice to the Association that it is not being maintained. If the Association does not respond to the notice within sixty (60) days, the [ADD THE WORD CITY, VILLAGE, TOWN] may modify the physical traffic measures to minimize maintenance needs; including replacing landscaped surfaces with asphalt. The Association and persons involved with the maintenance and upkeep of the special traffic measures shall indemnify and hold harmless the [ADD THE WORD CITY, VILLAGE, TOWN] and its boards and commissions, and their officers, agents and employees from and against all claims, demands, loss or liability of any kind, type or description, related to the maintenance and upkeep of the special traffic measures.

4) Responsibilities related to the Existing Declaration. The Existing Declaration require the Development to participate in the cost of maintenance of drainage facilities constructed on the neighboring multifamily property which benefit the Development. [FUTURE PROVISION FOR SHARED MAINTENANCE COSTS WITH MASTER DEVELOPER]

5) In order to carry out its maintenance obligations, the Association may enter into a long-term contract (i.e., no less than ten (10) years) with a reputable property management company (**"Management Company"**), pursuant to which contract the Management Company shall assume the maintenance obligations of the Association as provided herein.

5) Any and all expenses incurred by the Declarant, or by the Management Company, on behalf of and pursuant to its contract with the Association, in connection with the management and maintenance of the Common Property and administration of the Association shall be deemed to be common expenses (**"Common Expenses"**), including, without limitation, expenses incurred for: landscaping and lawn care; removal of ice; snow shoveling and plowing; trash removal in alleyways; improvements to the Common Property; common grounds security lighting; neighborhood entry signs; municipal utility services for Common Property enforcement of this Declaration (including attorneys' fees); and maintenance and management salaries and wages.

C) <u>Assessments</u>.

1) The Association, or the Management Company, on its behalf, shall levy annual general assessments (**"General Assessments"**) against each Lot beginning January 1 of every year for the purpose of maintaining a fund from which Common Expenses may be paid. The General Assessments against each Lot shall be assessed according to their Percentage Interests in the Common Property. General Assessments shall be due in advance on the first day of each year, or in such other manner as the Association

may set forth in the Bylaws. Any General Assessment not paid when due shall bear annual interest at a rate of ten percent (10%) until paid and, together with interest, collection costs, and reasonable attorneys' fees, shall constitute a lien on the Lot on which it is assessed.

2) The Association, or the Management Company, on behalf of and pursuant to its contract with the Association, may, whenever necessary or appropriate, levy special assessments (**"Special Assessments"**) against the Lots for deficiencies in the case of destruction or condemnation, for defraying the cost of improvements to the Common Property or for any other purpose for which the Association and/or the Management Company may determine a Special Assessment is necessary or appropriate for the improvement or benefit of the Subdivision. In addition, the Association shall have the authority to levy Special Assessments against one or more of the Lots, but less than all, in cases where the Association incurs expenses that are attributable to the act or failure to act by one or more Lot Owners in violation of this Declaration, the Articles of Incorporation, By-laws or rules of the Association in effect from time to time. Special Assessments may also be imposed by the Association for failure to pay any Fines levied against an Owner pursuant to the provisions of this Declaration. Special Assessments shall be paid at such time and in such manner as the Association or the Management Company may determine. Any Special Assessment or installment not paid when due shall bear annual interest at a rate of ten percent (10%) until paid and, together with the interest, collection costs and reasonable attorneys' fees, shall constitute a lien on the Lot on which it is assessed.

3) The Association, or the Management Company, on behalf of and pursuant to its contract with the Association, shall have the right to collect all General and Special Assessments and such sums shall constitute a lien on the Lot or Lots against which the Assessment is made. The Owner of a Lot, or any portion thereof, shall be personally obligated to pay such charges which were assessed or accrued upon the land owned during the period of Ownership. The Association or the Management Company, on behalf of and pursuant to its contract with the Association, may commence an action against any Owner personally obligated to pay the charges or to foreclose the lien for such charge against any Lots. Any such foreclosure action may be brought at the Association's election, either in the same manner as an action to foreclose a real estate mortgage, or as a proceeding to enforce a statutory maintenance lien as provided in Section 779.70, Wis. Stats., to the extent said Section is applicable. Any lien in favor of the Association/Management Company securing unpaid charges arising by virtue of this Declaration shall be subject and subordinate to the lien of any mortgage whether the mortgage is executed or recorded prior to or after the creation of such lien.

D) **Subordination of the Lien to Mortgages.** The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Property shall not release the assessment lien. However, the sale or transfer of any Property pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessment(s) as to payments which become due prior to such sale or transfer. No sale or transfer pursuant to foreclosure or proceedings in lieu thereof shall relieve such Property from liability from any assessments thereafter becoming due or from the lien thereof.

E) **Joint and Several Liabilities of Grantor and Grantee.** Upon a voluntary conveyance, the grantee of a Property shall be jointly and severally liable with the grantor for all unpaid assessments against the grantor as provided in this Declaration up to the time of conveyance, without prejudice to the grantee's right to recover from the grantor the amount paid by the grantee therefore. However, any such grantee shall be entitled to a statement from the Association setting forth the amount of such unpaid assessment and any such grantee shall not be liable for, nor shall the Property conveyed be subject to a lien for, any unpaid assessments against the grantor pursuant to this Declaration in excess of the amount therein set forth.

PART B
CONDITIONS, COVENANTS AND RESTRICTIONS

B-1) Applicability. The following provisions in this Part B shall apply to all Lots and Outlots as described in Exhibit "A" and such other Lots and Outlots as may, in the future, be acquired by Declarant and subjected to this Declaration, as the same may be amended from time to time, by Declarant in the sole exercise of Declarant's discretion. Uses, other than the uses set forth in this Part B, shall not be permitted on the Lots or Outlots, as applicable, without the prior written approval of the Declarant and Committee (defined in Section C-2 below), as appropriate. After Declarant control of the Association has terminated, approval from the Association and the Committee shall be required.

B-2) Land Use And Building Type. Only the following designated uses for Lots and Outlots shall be permitted:

A) Lots _____ shall be used for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any Lot other than one detached single family dwelling unit not to exceed two and one-half stories in height. Each dwelling unit shall have an attached or detached garage of a size to be approved by the Committee, as that term is defined below. The size of a dwelling unit to be constructed on specific Lots shall not be less than the minimum size to be established hereinafter.

B) As stated on the Plat, the Owners of Lots within the Subdivision shall each own an equal undivided fractional interest in Outlots ___, ____, ____ of the Subdivision. Waukesha County shall not be liable for fees or special charges in the event Waukesha County becomes the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.

C) Outlot ___ shall be used as Stormwater Management Facilities and shall be maintained by the Association. Outlot 1 will be owned jointly by all the lot owners within all phases of the _____ Development.

D) Outlot ___ shall be used for a temporary turnaround until it extends through in the second phase of the development and shall be maintained by the Association.

Uses, other than the uses set forth in this Section B-2, shall not be permitted on the Lots, as applicable, without the prior written approval of the Declarant and Committee (defined in Section B-3 below), as appropriate. After Declarant control of the Association has terminated, approval from the Association and the Committee shall be required.

Except as otherwise provided herein, no buildings, signs or other structures incidental to the use of any Outlot, which have not been approved in advance by the Committee, may be constructed on any Outlot.

The Plat shows the streets and rights of ways which are to be dedicated as permanent public streets and rights-of-way and which shall be improved in accordance with agreements entered into between the Declarant and the municipality in which the Development is located.

B-3) Architectural Control. No building shall be erected, placed or altered on any Lot until the construction plans and specifications and a plan showing the location of the structure have been approved by a majority of the Architectural Control Committee (the **"Committee"**) as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with

respect to topography and finish grade elevation. There shall be a variation in building elevations on adjacent Lots. Approval shall be as provided below.

B-4) Dwellings and Landscaping. The landscaping to be installed on all Lots must meet or exceed the minimum number of points for foundation planting and cumulative total landscaping points, including foundation planting points as set forth hereafter as described in Exhibit "C", attached hereto and incorporated herein by reference. The number of points attributable to various elements of the landscaping to be installed shall be determined by reference to Exhibit "D", attached hereto and incorporated herein by reference. The structure and the minimum landscaping requirements shall be completed within nine (9) months after issuance of a building permit. **Please Note:** Landscaping installed by the Declarant may or may not meet the minimum number of required points. All driveways shall be of concrete and shall be installed within nine (9) months after substantial completion of the structure. No outbuilding or accessory building of any nature shall be erected on any Lot with the exception of detached garages approved by the Committee in advance of construction. No above-ground swimming pools shall be permitted. All Lot areas not used as a building site, or under cultivation as a family garden, shall be planted with grass seed or shall be sodded, and shall be maintained on a regular seasonal basis, including mowing of a frequency of not less than once every fourteen (14) days during the lawn growing season. Maintenance of all improvements on a Lot shall be performed by the Owner. Maintenance shall include, but not be limited to, watering, pruning and routine fertilizing and mulching of all plantings and plant beds, replacement of dead, dying and/or diseased trees and shrubs, prompt removal of weeds, trash and debris from plant beds and areas adjacent to shrubs and trees so as to keep said landscaping in a healthy, attractive, neat condition and contained within the Property.

If the Owner of any Lot, after reasonable notice, fails or refuses to install landscaping as described herein, or maintain it as required above, the Committee, through its duly authorized agents or employees, shall have the right to enter upon said Lot at reasonable hours to perform said landscaping and/or maintenance. The costs of the materials and labor to perform such landscaping and/or maintenance shall be assessed against said Lot in accordance with the terms of Section A-4 (C)(2) above, which assessment may be foreclosed or collected in accordance with the terms hereof or collected as provided herein.

B-5) Vehicle and/or Equipment Storage. No inoperable, dilapidated or junk vehicles of any nature may be kept upon any Lot except in a fully enclosed garage. The exterior storage of boats, trailers, travel trailers, campers, motorcycles, recreational vehicles, automobiles or trucks, portable moving and storage containers, mini storage or on-site storage containers (collectively, without limitation by reason of enumeration **"Equipment"**), of any nature is prohibited whether or not screened from public view. No Equipment shall be parked or stored on lawns. The temporary storage of vehicles in a drive area for the purpose of loading or unloading for a period not to exceed forty-eight (48) hours is permitted. No commercial vehicles, including trucks, vans, semi-trailers, trailers, may be stored or parked overnight on or in front of said Lots except in an enclosed garage.

B-6) Construction On Adjoining Lots. Nothing contained herein shall be construed to prohibit the construction of a residential dwelling or private garage partially on one Lot and partially on an adjoining Lot without regard to side yards between adjoining Lots, provided that all such Lots are owned by the same person or persons.

B-7) Easements.

A) No structure, planting, or other materials shall be placed or permitted to remain within any easement of record (an **"Easement"**) if any, which may damage or interfere with the installation and maintenance of utilities, or which may change, obstruct or retard the flow of water or the

direction of such flow through the Easement or through such other drainage channels or swales that may have been created by the Plat or otherwise. The Easements located on each Lot and all improvements therein shall be maintained continuously by the owner of the Lot, except for those improvements for which a public authority or utility company is responsible.

B) The Intra-block drainage Easement shall be graded with the construction of each principal structure in accordance with the approved Stormwater Drainage Plan on file with the [ADD THE WORD CITY, VILLAGE, TOWN] Engineer and the Zoning Administration, as amended in accordance with the [ADD THE WORD CITY, VILLAGE, TOWN] General Ordinances.

C) Public utility easements as set forth on the Plat are for the use of public and private utilities having the right-of-way to serve the area.

D) All lots within this plat are subject to a non-exclusive easement for drainage purposes which shall be a minimum of five feet (5') in width measured from the property line to the interior of each lot except that the easement shall be twelve feet (12) in width on the perimeter of the Plat. The drainage easement shall not be required on the property lines shared with greenways or public streets.

E) **Public Storm Sewer and Drainage Easement.** The Storm Sewer and Drainage Easements shall be graded with the construction of each principal structure in accordance with the approved Stormwater Drainage Plan on file with the [ADD THE WORD CITY, VILLAGE, TOWN] Engineer, as amended in accordance with [ADD THE WORD CITY, VILLAGE, TOWN] General Ordinances.

Several Lots will have a variation in width of a storm sewer/drainage easement located either along or near the rear property line. These easements may be noted on the recorded plat or by a separate recorded document.

No change in grade will be permitted. Fences cannot be constructed in easements where public watermain, sanitary sewer, and storm sewer exist, nor in access routes to stormwater management facilities (outlots). Fences will not be permitted within this easement.

F) **Sign Easement Areas:** Easements for entry monumentation signage and plantings shall be established by Declarant at each corner, as well as, center islands. Maintenance of the Easement shall be deemed a part of the Common Property which the Association is obligated to maintain under Section (A) of the Declaration, the cost of maintenance of said Common Property shall be an assessment against all the Property in the Subdivision in accordance with the Declaration, for so long as such maintenance is necessary or required. Refer to Section B-19)B) for notices regarding plantings.

G) **Temporary Construction Easement.** Each Lot which has been made subject to this Declaration (for the purposes of this paragraph each Lot described herein shall be referred to as the **"Primary Lot"**) is hereby made subject to a temporary, non-exclusive easement over, under, upon, across and through so much of the side yards of the Primary Lot as may be necessary for the safe and code compliant construction of a basement, including but not limited to footings, foundation and basement walls, on the adjoining Lot (the **"Adjoining Lot"**). The purpose of this Temporary Construction Easement is to permit Declarant to adequately slope and provide lateral support to the walls of the basement excavation in question so as to protect against cave-ins and loss of lateral support, and it shall be broadly construed to effectuate such purpose. This Temporary Construction Easement shall remain in effect for so long as it is needed to permit construction of the basement on the Adjoining Lot in a safe and code compliant manner. After completion, Declarant shall backfill the excavated area, compact such

backfill in accordance with good construction practices, and restore the area affected by this easement to the condition existing immediately preceding the excavation, including replacement of sod, trees, shrubs and other landscaping, at no expense to the Owner of the Adjoining Lot (collectively **"Restoration"**). This Temporary Construction Easement shall, without further notice, terminate upon completion of said Restoration." This Temporary Construction Easement shall, without further notice, terminate upon completion of said Restoration.

H) Multi-User Mailbox Easement. Based on new, recently adopted requirements of the United States Postal Service, this neighborhood will receive mail by using CBU's (cluster box units) instead of curb side mailboxes on newly constructed homesites. Certain Lots or Outlots will feature CBU's and will be determined by phase as constructed and will be noted in the Neighborhood Disclosure Addendum A to be received by Buyer at the time a Sales Contract is signed. There will be a separate recorded Multi-User Mailbox Easement for such Lots. All maintenance (concrete pad repair and replacement, CBU and snow removal around the CBU) shall be the sole responsibility of the Association.

I) Landscaping Easement. Lots ___ and ___ shall contain a private landscaping easement. Each of the Lot ___ and ___ Owners are responsible for maintenance to the easement located in their respective lots. Costs attributable to repair or restore the landscaping within said landscape easement shall be included in Assessments to Owners under the terms of this Declaration as Common Expenses.

No additional trees, plantings, buildings, fences, berms, or retaining walls shall be placed in any landscape easement areas or right-of-way's with the exception of the landscape trees and planting in any landscape easement areas.

B-8) Slope and Swale Areas.

A) The graded slopes and swales as established by Declarant shall remain as permanent. Within these slopes and swales, no structure, planting or other material shall be placed or permitted to remain, or other activities undertaken which may damage or interfere with established slope and swale ratios, create erosion or sliding problems or which may change the direction of flow of drainage channels or obstruct or retard the flow of water through drainage channels. The slopes and swales of each Lot and all improvements in them shall be maintained continuously by the Owner of a Lot, at the Owner's sole expense, except for those improvements for which a public authority or utility company is responsible.

B) In order to control run off, all down spouts and down spout extenders are to drain into a permeable area such as grass or a planting bed.

C) Declarant and the [ADD THE WORD CITY, VILLAGE, TOWN] have agreed to a certain Storm Water Management Plan. In the event of conflict between any plans and such Storm Water Management Plan, the Storm Water Management Plan shall control. Declarant and the Association shall each have the right to enter upon any Lot at any time for the purpose of inspection, maintenance or correction of any drainage condition and the Lot Owner shall be responsible for the cost thereof.

D) Any disputes relating to drainage swales, drainage or other surface water issues, shall be resolved by the Board of Directors of the Association, which may seek the advice of the [ADD THE WORD CITY, VILLAGE, TOWN] Engineer of the [ADD THE WORD CITY, VILLAGE, TOWN]. The Association shall establish procedures by which such decisions can be heard by the Board of Directors and decided by said Board.

B-9) Lot Grading Declaration. The [ADD THE WORD CITY, VILLAGE, TOWN] approves a master grading plan for each new subdivision within [ADD THE WORD CITY, VILLAGE, TOWN] limits which takes into consideration engineering principles such as stormwater management and erosion mitigation. For the benefit of all lot owners and the [ADD THE WORD CITY, VILLAGE, TOWN], it is required that all lots be graded in substantial conformance with the master grading plan in perpetuity. The Declarant shall be initially responsible for certifying grading is performed in compliance with the master grading plan. If lot owners desire to change grade on their property at any time, it is required that the lot owner consult with the [ADD THE WORD CITY, VILLAGE, TOWN] to determine any required documentation and approvals which may be required PRIOR to making any grading modifications.

B-10) Nuisances. No noxious or offensive activity, as determined by the Committee, shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or which may have a detrimental effect on the value of other Lots and/or improvements.

B-11) Temporary Structures. No structure of a temporary character, trailer, basement, tent, shack, garage, storage container, barn or other outbuilding shall be used on any Lot at any time as a residence, either temporarily or permanently.

B-12) Signs. No sign of any kind shall be displayed to the public view on any Lot except, one professional sign of not more than one square foot, one sign of not more than six square feet advertising the property for sale or rent or signs without regard to size used by the Declarant, a builder or licensed real estate broker to advertise the property during the construction and sales period or to identify the subdivision and/or its Declarant. No signs will be located in the Outlots.

B-13) Entrance Sign. It is contemplated there will be an entrance monument sign located in Outlot 1. The entrance sign will be owned by the Association. The Association will be responsible for the maintenance of said sign to include watering, mowing and basic landscape requirements. The Association is responsible for determining whether said signs shall remain in place and assess all owners in the neighborhood of any future replacement cost after Declarant turns over control of the Association to the Owners.

B-14) Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose. No animal enclosure, house, pen or fences or similar device shall be placed on any Lot without the prior written approval of the Committee which may require special landscaping and screening.

B-15) Garbage and Refuse Disposal. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. No incinerators shall be permitted. Other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No trash, building materials, debris, leaves, lawn clippings, rocks or earth shall be placed in any Outlot. Garbage cans, garbage bags or recycle bins must be kept in enclosed garage and not stored outside. **Note**: Please check with the municipality as to the length of time garbage cans, garbage bags or recycle bins may remain at curb side prior to and after collection.

B-16) Sight Distance at Intersections. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 30" and 72" above the roadways shall be placed or permitted to remain

on any corner Lot within the triangular area formed by the street property lines and a line connecting them at points twenty five (25) feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight-line limitations shall apply on any Lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

B-17) Telephone (Land Line Service). Due to updated FCC government regulations, telephone communication providers are no longer required to provide land line service to new phases. As a result, Declarant cannot guarantee that all new phases will have access to traditional land line phones. However, most of the cable company service providers have the ability to bundle in those services.

B-18) Exterior Lighting.

A) Driveway Lamps specific to Lots _____. It is required that all of Lots _____ include a post-mounted lamp in each front yard adjacent to each driveway. Installation and maintenance obligations are set forth in paragraph B-18) C.

B) Exterior Lighting. Exterior lighting installed on any Lot shall either be indirect or of such controlled focus and intensity that such lighting will not disturb the residents of adjacent Lots. Uniform post lights and wall mounted fixtures required by Sections B-18)A and B-18)B shall be installed on the Lot or structure by the Declarant. Each required post light or wall mounted fixture shall be connected to an electrical power source at the time of installation and shall be maintained in a clean and operating condition at all times thereafter, provided, however, that fixtures shall weather naturally and therefore shall not be painted or stained. Any replacement of such lights shall be accomplished by the Lot Owner, and only with a bulb or fixture of the same specifications, height and appearance and in the same location as the original fixture. The post light and wall mounted fixtures specified by the Declarant are equipped with a photoelectric sensor for automatic use from dusk to dawn, therefore, no Lot Owner may install a turn-off switch for the required post light or wall mounted fixture. It is the Owner's responsibility to maintain the lights so that they are always operational.

B-19) Notices to Owners. The following information is being put of record in order to give record notice to all Owners, mortgagees and other persons and entities having an interest in the Property:

A) Plantings, flower beds, and entry signs (including utility installations connected therewith) constructed and installed by Declarant, if any, shall be deemed a part of the Common Area. The Association is obligated to maintain any entry feature; maintenance shall include electrical charges (if any), sign repair and maintenance of the landscaping including mowing of all lawns and grass areas. The cost of maintenance of said Common Property shall be an assessment against all of the Property in the subdivision in accordance with the Declaration, for so long as such maintenance is necessary or required adversely affects the natural flow of surface or underground waters within the area permitted.

B-20) Improvements Within Easements and Right-of-Way. Any improvements within easements or right-of-way (for example, fences, landscaping or invisible pet fence wire) located within any part of a Lot which is subject to a utility easement is subject to removal at the Owner's expense for utility maintenance and other reasons as determined by the party benefitted by the easement. Reinstallation of any improvement would be at the Owner's cost and would also be subject to the discretion of the party benefitted by the easement and is subject to terms and conditions as set forth on

the final plat. A portion of the right-of-way may also be located on the side of sidewalk adjacent to the home. Lot Owner should check with the [ADD THE WORD CITY, VILLAGE, TOWN] or [ADD THE WORD CITY, VILLAGE, TOWN] ordinances prior to installation of fences, landscaping or invisible pet fence wire, etc within the right-of-way's.

B-21) *Lease Requirements.* An Owner may rent its dwelling by written Lease (a "Lease"), provided that

a) The term of any such Lease shall not be less than six (6) months;

b) The Owner has obtained the prior written approval of the Association to the proposed tenant and the terms of the proposed Lease, and the written approval for any proposed extension of the Lease; and

c) The Lease contains a statement obligating all tenants to abide by this Declaration, the Articles, the Bylaws, and the Rules and Regulations, providing that the Lease is subject and subordinate to those instruments; and

d) The Lease provides that any default arising out of the tenant's failure to abide by the Declaration, the Articles, the Bylaws, and the Rules and Regulations shall be enforceable by the Association as a third-party beneficiary to the Lease and that the Association shall have, in addition to all rights and remedies provided under the Declaration, the Articles, the Bylaws and the Rules and Regulations, the right to evict the tenant and/or terminate the Lease should any such violation continue for a period of ten (10) days following delivery of written notice to the Owner and the tenant specifying the violation.

2) *Standard for Approval of Lease and Tenant*. The Association may withhold approval on any reasonable basis, including, but not limited to: the failure of the Lease terms to comply with all provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations; the past failure of the Owner, the tenant or tenant's guests to abide by all provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations; and the past use by Owner, the tenant or its invitees or guests of any part of the Lot in a manner offensive or objectionable to the Association or other occupants of the Property by reason of noise, odors, vibrations, or nuisance.

3) *Violations / Remedies*.

a) During the term of any Lease of all or any part of a Lot, each Owner of such Lot shall remain liable for the compliance of the Lot, such Owner and all tenants of the Lot with all provisions of this Declaration, the Bylaws, and the Rules and Regulations of the Association, and shall be responsible for securing such compliance from the tenants of the Lot. The Association may require that a copy of each Lease of all or any part of a Lot be filed with the Association.

b) In the event that an Owner leases out its dwelling or any portion of its Lot in violation of this provision, the Association may impose a daily fine up to the greater of (i) an amount equal to the daily rental amount being charged by Owner to its tenant and (ii) $100 (this daily fine shall be adjusted up every five years by 5%).

In addition to any fines imposed under this Section, the Owner shall reimburse the Association for all costs incurred by the Association, including attorneys' fees, incurred to enforce this

Section, any action the Association takes under this Section B-21 against Owner or Owner's tenant, and to collect any outstanding amounts owed by Owner to the Association.

PART C
ARCHITECTURAL CONTROL COMMITTEE

C-1) Membership. Declarant shall establish an Architectural Control Committee (the **"Committee"**) consisting of three (3) members. So long as Declarant has title to any Lot subject to this Declaration, the Committee shall be appointed by Declarant. After Declarant no longer has title to any Lot within the Development or at such earlier time as determined by the Declarant, the initial members of the Committee shall resign and the Association shall elect three (3) Owners to serve on the Committee. At any time, Declarant may elect to surrender the selection of the members of the Committee to the Association by election or appointment.

A majority of the Committee may designate a representative to act for it. In the event of the death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor.

The Committee appointed hereunder shall serve for the time period specified in paragraph C-10, below. Any Committee member may resign prior to said date. Such resignation shall be effective upon receipt. If a resignation shall occur, prior to turning over control of the Committee, then the remaining members of the Committee may appoint a replacement.

C-2) Architectural Control. No exterior improvements, including but not limited to, structure, whether residence, accessory building, tennis or sport court, swimming pool, basketball hoop, deck, patio, antenna (whether located on a structure or on a Lot), flag pole, wall, fence, landscaping, recreational equipment or other improvements, including exterior colors and materials to be applied to said improvements, shall be constructed, maintained or performed upon any Lot and no alteration or painting/repainting of the exterior of a structure shall be made unless complete Architectural Review Application (**"Application"**) to the Committee. The Application, as well as plans, specification and plot plans therefore shall have been submitted to and approved in writing by a majority of the Committee. Approval shall also be required for location of improvements with respect to topography and finish grade elevation. Said Application, plans, specifications and plot plans shall show the exterior design, height, building materials and color scheme thereof, the location of the structure plotted horizontally and vertically, the location and size of driveways, the plans for required landscaping, and the grading plan. A copy of such Application, plan specifications and plot plans as finally approved shall be deposited with the Committee. The Application can be found on the DSI Real Estate website www.dsirealestate.com. Select Condo & HOA, then Architectural Control (ACC) – Project Approval and select the appropriate application for your request.

C-3) Plan Review. The Committee shall review said Application, plans and specifications as to quality of workmanship and materials, harmony of external design with existing or proposed structures and as to location with respect to topography and finish grade elevation. The Committee shall use the guidelines set forth in this Declaration as an aid in exercising its architectural control responsibilities hereunder, but nothing contained herein or therein shall limit the Committee's discretion to grant variances from or make changes to, the guidelines, as they shall determine in the sole exercise of their discretion.

C-4) Procedure.

A) Neither the members of the Committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant for the initial approval of a residential structure. Thereafter, said Committee may charge a "request for action" or "approval" fee not to exceed Fifty and no/100 Dollars ($50.00) for each such request or approval. The Committee's approval or disapproval, as required in these Covenants, shall be in writing. In the event the Committee fails to provide, in writing, approval or disapproval within thirty (30) days after application, plans and specifications or any other matters requiring approval have been submitted to it, the request shall be deemed denied.

B) A submission will not be complete, and the thirty (30)-day approval time, as applicable, set forth above shall not commence until all documents required herein have been submitted. All such submissions shall be made to the Committee at the address set forth in this Declaration or to such other address that the Committee may designate.

C) The Committee shall have the sole right to reject any Application and plans which, in the judgment and sole opinion of a majority of its members are not in conformity with this Declaration; or are not desirable for aesthetic reasons; or are not in harmony with buildings located on the surrounding Lots; or are not in conformity with the general purposes of this Declaration.

D) The Committee shall exercise its sole approval authority and discretion in good faith and each Owner, by acceptance of a deed to, or any other interest in, a Lot, agrees to hold the Committee harmless from any perceived discrepancies in the Committee's good-faith performance of its duties. Refusal of approval of plans by the Committee may be based on any grounds, including purely aesthetic grounds, which in the sole discretion of the Committee shall be deemed sufficient.

E) The Committee may set its own operating procedures consistent with this Declaration and any limitations hereafter imposed by the Association. The costs of operating the Committee shall be assessed by the Association as Common Property expenses, except as permitted below. The Committee may engage consultants (e.g., architects, engineers or attorneys) either on a general or on a case-by-case basis, and the costs thereof may be charged to an applicant. The members of the Committee shall not draw any compensation for serving thereon but may be reimbursed for expenses incurred in performing their duties. All funds relating to the Committee shall be handled by the Association.

C-5) Separate [ADD THE WORD CITY, VILLAGE, TOWN] **Approval**. Matters which require approval of the Committee may also require approval of the [ADD THE WORD CITY, VILLAGE, TOWN]. Obtaining approval from the Committee and the [ADD THE WORD CITY, VILLAGE, TOWN] is solely the responsibility of the Owner desiring approval. Approval of Plans by the Committee shall not be deemed approval by the [ADD THE WORD CITY, VILLAGE, TOWN] and approval by the [ADD THE WORD CITY, VILLAGE, TOWN] shall not be deemed approval by the Committee.

C-6) Records. Until such time as a replacement Committee is designated, all plans, applications and requests shall be submitted to said Committee at the following address:

_____ Homeowners Association, Inc.
Architectural Control Committee
708 River Place
Madison, Wisconsin 53713
acc@dsirealestate.com

C-7) Committee Liability. Neither the Committee nor any member thereof shall be liable for damages to any person submitting request for approval or to any Owner of any Lot by reason of any action, failure to act, approval, disapproval or failure to approve or disapprove with regard to such requests. The Committee is not responsible for ensuring that the application and plans submitted by an Owner are in compliance with applicable laws, rules, regulations, ordinances or customary and typical building practices. The Committee does not review plans for structural design.

C-8) Indemnification. Each member or former member of the Committee, together with the personal representatives and heirs of each such person, shall be indemnified by the Association against all loss, costs, damages and expenses, including reasonable attorney's fees, asserted against, incurred by or imposed in connection with or resulting from any claim, action, suit or proceeding, including criminal proceedings, to which such person is made or threatened to be made a party by reason of service as a member thereof, except as to matters resulting in a final determination of gross negligence or willful misconduct on the part of such member. In the event of settlement of such proceeding, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified has not been guilty of gross negligence or willful misconduct in the performance of such person as a member in the matter involved. This right of indemnification shall be in addition to all other rights and defenses. All liabilities, losses, damages, costs and expenses incurred or suffered by the Association in connection with this indemnification shall be a Common Property expense. Nothing in this Section C-8 shall be deemed an indemnification of such person with respect to such person's status as an Owner, occupant or otherwise.

C-9) Variance. The Committee shall have the power and absolute discretion to authorize a variance from any of the requirements of this Declaration if it finds that the strict application thereof would, in its sole discretion and opinion, result in difficulties or undue hardship to the Lot owner or in the event the architecture of the proposed Lot improvement is such as to present, in its opinion, a particularly pleasing appearance compatible with other houses in the development.

C-10) Successor to Committee. Declarant may turn over control of the Committee to the Members of the Association at any time, and shall turn over control when Declarant no longer has any ownership interest in the Property. At such time as Declarant turns over Committee control, the Association's Board of Directors shall designate not less than three (3) or more than five (5) Members of the Association to serve and act as the Committee for all purposes hereunder.

PART D
DESIGN GUIDELINES

D-1) Single Family Dwelling Units.

A) Architectural Character. Architecture within the development will be developed with a unified architectural theme of mid-century modern as well as contemporary interpretations of regional vernacular styles. The overall character of the development will be created to establish a cohesive appearance throughout the community. Examples of these styles include:

Cottage	Craftsman	Four Square	Farmhouse	Mid-Century Modern
Prairie	Shingle	Traditional	Victorian	Southern Traditional
Classical				

The requirements as itemized in the following section will be used as applicable to the context of the specific architectural style. Declarant reserves the right to grant variances in its sole discretion. Where [ADD THE WORD CITY, VILLAGE, TOWN] zoning is more restrictive, such requirements will govern.

B) Front Porch. Front porches are encouraged as both visual and functional design elements with a style consistent with the overall architectural style of the home and provide a visually appealing entry point. Minimum standard porch design details include the following; porch posts or alternate per plan, porch balustrades, when provided, of nominal 2" x 2" square wood at a maximum of six inches (6") on center; and newel posts that are compatible with the design of the column posts. Porch columns and railings shall be painted to match the trim color of the house.

C) Garage.

1. Garages shall be provided in accordance with PDD documents and specific unit plans.

2. The maximum garage width exposed on the front elevation shall be no greater than fifty percent (50%) of the overall building width.

3. On homes with a front-entry garage the front garage facade shall be a minimum of 2' behind house façade adjacent to garage exclusive of any porch element. Side entry garages may project beyond front façade of the home.

4. Tandem, split or side entry garages are encouraged for three (3) or four (4) car garages. For three (3) car front entry garages, the third stall must have a minimum setback of the greater of 2' from the two-car garage line or as required by compatible roof design. Garage width must comply with zoning and the design guideline standards of 50% of overall building width.

5. The garage door shall be a raised panel design painted to match the siding on the home. The use of windows in the door, appropriate to the architectural style, is encouraged. The maximum single garage door size is 8' x 18".

D) Ornamental Design Elements.

1) Ornamental design elements, such as dormers, shutters, window wrap window grids, gable vents, pilasters, pediments, etc., shall be used in a manner consistent with the overall architectural style of the home and with emphasis on elevations exposed to public space.

2) Window wrap or shutters and window grids are required on front and other primary elevations facing a public space. Gable ornamentation, 5" horizontal vinyl trim, and/or eyebrow roofs are required on front elevation gables greater than 10'-0" in width and are encouraged on other gables as deemed appropriate by the Architectural Control Committee.

3) The shutters shall be wood or polystyrene with colors as approved by the Committee or of other material or color as deemed acceptable by the Committee. Panel or louver design shutters shall be used as appropriate to home materials & style.

4) The window wrap and corner trim shall be minimum 3½" vinyl or composite material as approved by the Committee and used with box outs or when part of the standard plan.

5) Gable ornamentation when required for the front elevation and side elevations facing a public street shall be appropriate to architectural style per standard detail.

E) Roof/Facias/Soffits/Eaves.

1) Roof Standards:

a) Roof design must be consistent with the overall architectural style of the home. Roof forms and pitches as established on individual styles may not be altered without approval by the Committee.

b) Roof material shall be Owens Corning Oakridge 30 architectural shingle or equal and in colors as approved by the Committee. Rubber roofing is allowed on flat roof areas and metal roofing is allowed on feature elements.

c) Hip roof design, porches or other elements deemed appropriate by the Committee may be used in lieu of specific gable requirements.

2) Fascia, Soffit and Eave Standards:

a) Facia shall be 6" minimum aluminum with colors as approved by the Committee, wood or composite material may be used when appropriate to the architectural style.

b) Aluminum soffit and eave color shall match facia.

c) A minimum 12" overhang is required at typical eaves and gable ends. However, 6" is allowable with projections less than 6'-0" in width, such as the fireplace chase, dormers and small bay windows. Larger overhangs may be required as appropriate to the architectural style.

F) Exterior Wall Surfaces.

1) Siding material shall be premium vinyl or composite material as approved by the Committee. Vertical board and batten siding or shake siding is encouraged for accent areas appropriate to the style of the home. Colors shall be approved by the Committee.

2) Windows may be vinyl; vinyl clad, aluminum clad or wood with colors as approved by the Committee.

3) Variation of wall planes on primary elevations is encouraged as appropriate to architectural style and building scale. A front porch per Section B may also be used to provide front elevation articulation as appropriate.

4) Any elevations facing public streets or spaces shall have a minimum of three (3) windows with wrap trim or shutters and window grills as appropriate and gable ornamentation at all gable ends, street or public space exposure walls shall have a minimum of one (1) additional window in the exposure wall. Further wall treatment may be required per specific home design or requirements.

5) The use of brick or stone is encouraged as appropriate to architectural style. Brick or stone facing must return a minimum of 2'-4" when terminated at an outside corner. Brick or stone material and color selections shall be as approved by the Committee and harmonious with overall neighborhood palette, as well as with the specific home design and be used consistently on all elevations.

6) **Colors**. The Declarant or the Committee, whichever is then applicable shall approve the trim, siding and roofing colors to assure the most aesthetic combination for a particular house as well as for the other Lots in the Plat. Any subsequent changes in such colors shall be approved by the Declarant or Committee, whichever is then applicable.

7) **Chimneys, facia and soffits.** All chimneys and exterior flues shall be enclosed using brick, stone, stucco or siding material.

D-2) Other Improvements.

A) **Fences** All fencing must receive prior written approval of the Committee and shall comply with any requirements set out below. The Committee may also require the installation and maintenance of landscape materials for screening and aesthetic purposes. All fence material shall be constructed of vinyl. Zoning approval and/or building permit from the [ADD THE WORD CITY, VILLAGE, TOWN] may be required to construct fencing. Committee approval does not supersede the need for any municipal approvals or permits.

1) The fence style required is the PlyGem Stratford Vinyl, Exhibit "E".

a) All fencing shall be erected finish side out (i.e. pickets on the outside of the rail facing the street or neighboring lot).

b) Posts shall be spaced a minimum of 72" and a maximum of 96" on center. Rails shall be discontinuous and abut into the posts.

c) Gates are permitted and shall be consistent with the fencing style. All gates shall open into the lot. Gates may be required for access to utility easements and any other access easements that are dedicated on the plat.

d) Fencing color by PlyGem Fence/Railing of White is the only color allowed for vinyl material.

2) Appropriate uses of fencing:

a) Fencing shall be limited to rear and side yards only.

b) Fencing shall meet up with the corners of the home or garage and may not project past the front face of home or garage.

c) Only one fence is permitted along adjoining properties. Corners of adjoining properties fencing shall intersect at common corners.

d) Owner to contact [ADD THE WORD CITY, VILLAGE, TOWN] for current [ADD THE WORD CITY, VILLAGE, TOWN] zoning requirements for fence placement on corner lots prior to submitting to Committee.

3) Inappropriate use of fencing:

a) Fencing in front yards shall not be permitted.

b) Fencing shall not occur in freestanding segments or be placed arbitrarily.

c) Fencing shall not meet porch or deck corners.

d) Fencing shall not interfere with utility equipment. Your utility companies shall be consulted for current requirements and the most restrictive shall apply.

B) Decks. All decks must receive prior written approval of the Committee and shall comply with any requirements set out below. The Committee may also require the installation and maintenance of landscape materials for screening and aesthetic purposes. A zoning approval or building permit from the [ADD THE WORD CITY, VILLAGE, TOWN] may be required to construct a deck. Committee approval does not supersede the need for any municipal approvals or permits.

1) Appropriate deck design shall incorporate the following criteria:

a) Deck(s) shall be proportionate in size to the footprint of the dwelling

b) Deck(s) shall be proportionate in length and width

c) Deck(s) shall not project past the rear or side yard setbacks

d) Deck(s) at side yards of corner lots may not project past the corner of the home or garage for that side facing the street.

e) Deck(s) must be stained or painted

2) Inappropriate deck design:

a) Deck(s) in front yards shall not be permitted.

b) Deck(s) shall not occur in freestanding segments or be placed arbitrarily on the lot.

c) Deck(s) shall not interfere with utility equipment. Your utility companies shall be consulted for current requirements and the most restrictive shall apply.

C) Outbuildings. No outbuilding, shed or accessory building of any nature shall be erected on any Lot, with the exception of a detached garage that is the only garage on the lot and is approved by the Committee prior to construction. Secondary units (ADU – accessory dwelling unit) above detached garages may be allowed subject to municipal ordinance and with prior written approval from the Committee.

D) Antennae/Wind Powered Electric Generators. No wind powered electric generators, exterior television, radio receiving or transmission antennae, satellite signal receiving station or dish shall be placed or maintained upon any portion of a Lot without prior written approval of the Committee.

1) Appropriate antennae or satellite dish placement:

a) Only one antennae or satellite dish shall be allowed per lot.

b) The location of the satellite dish can be any of the following and shall not be visible from the curb directly in front of the home:

i. On a pole in the backyard and located close to the home.

ii. Attached to the deck.

iii. On the rear roof line of the home.

1. A satellite dish shall not project past the uppermost roof ridgeline. This method is not recommended by the Committee as you may have water infiltration issues if the dish is not property installed and roof repairs may not be covered under the applicable roof warranty.

2) Inappropriate antennae or satellite dish placement:

a) Antennae or satellite dish in front or side yards shall not be permitted.

b) Antennae or satellite dish shall not interfere with utility equipment.

E) Firewood Storage. No firewood or woodpile shall be kept on any lot unless it is neatly stacked, placed in the rear yard and screened from street view by plantings or a fence first approved in writing by the Committee.

F) Solar Collectors. No active solar collector or apparatus may be installed on any Lot unless such installation is first approved in writing by the Committee, which shall consider the aesthetic and sun reflection effects on neighboring structures. Solar collectors or apparatus installed flat against or parallel to the plane of the roof shall be preferred.

G) Lighting. Exterior lighting installed on any Lot shall either by indirect or of such controlled focus and intensity that such lighting will not disturb the residents of adjacent Lots.

H) Landscaping Requirements. Pursuant to Section B-4 of the Declaration of Conditions, Covenants and Restrictions, Developer hereby imposes upon all Lots described in Exhibit "A", attached hereto and incorporated herein by reference, the requirement that the Owners thereof install landscaping on such Lots which meets or exceeds the minimum number of points for landscaping set forth in Exhibit "C". The number of points attributable to various elements of the landscaping to be installed shall be determined by reference to Exhibit "D", attached hereto and incorporated herein by reference. All terms, covenants and conditions of Section B-4 of the Declaration of Conditions, Covenants and Restrictions, as amended herein, shall be applicable to the landscaping to be installed pursuant to the terms of this paragraph. Landscape installed by the Declarant may or may not meet the minimum number required.

PART E
GENERAL PROVISIONS

E-1) Term. This Declaration shall run with the Property and Common Property, and shall be binding on Declarant, the Association and all of its Members and/or its successors and assigns, and all persons claiming under them for a period of twenty-five (25) years from the date this Original Declaration

was recorded, after which time said Declaration shall be extended automatically for successive periods of five (5) years each unless an instrument signed by a majority of the Class A Members and all of the Class B Members agreeing to change said Covenants in whole or in part or to terminate the same.

E-2) Enforcement. The Declarant, the Association or Management Company on behalf of the Association, or any Owner shall have the right to enforce by any proceedings at law or in equity all restrictions, conditions and covenants created or imposed herein, against any person or persons violating or attempting to violate any covenant, by any action to either restrain violation or to recover damages, or both including reasonable attorney fees. The Architectural Control Committee may refer any violation which shall come to its attention to the Declarant or Association for action under the terms of this paragraph and this Declaration. Failure to enforce any covenant, condition or restriction herein shall in no event be deemed a waiver of the right to do so thereafter. In the event of a violation of this Declaration the Association shall have the right to assess and collect from the violating party a fine (the "**Fine**") for such violation equal to the greater of (i) the actual damages suffered on account of the violation, or (ii) the sum of $100.00 per day for each day the violation remains outstanding plus (iii) all costs of collection and enforcement, including actual attorney fees. Any Fine imposed by the Association or the Management Company acting on its behalf, may be assessed against the Owner(s) by means of a Special Assessment against the Lot or Lots owned by the Owner in violation. In such event, the Association, or the Management Company acting on its behalf, shall have all rights provided in Section A-4 (C) (3), above, regarding collection of Special Assessments and foreclosure of the lien thereof.

E-3) Severability. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

E-4) Model Homes. So long as Declarant shall own any Lot in the Development, Declarant shall be permitted to maintain model homes in the Development, including therein a sales office for the purpose of sales and marketing of its homes.

E-5) Parade of Homes and/or Condominiums. So long as Developer shall own any Lots in the Development, or condominium units in any condominium located within the Development (collectively a "Lot/Unit"). Developer reserves the right to submit some or all of said Lots/Units as a site for the Parade of Home and/or the Parade of Condominiums of the Madison Area Builders Association (the "Parade"). In the event that some or all of said Lots/Units are selected as a site for a Parade, this Declaration of Protective Covenants, Conditions and Restrictions shall, as to the Lots/Units enrolled in the Parade, for a limited period of time ending 48 hours after the conclusion of the Parade, be deemed temporarily altered and modified, to the extent necessary, to permit the Madison Area Builders Association to hold its Parade in this Development pursuant to the then current Parade Rules and Checklist of the Madison Area Builders Association. All purchasers of Lots/Units, and/or their successors and assigns, shall take title subject to this specific reservation by the Developer and shall waive all rights to object to violations of this Declaration of Protective Covenants, Conditions and Restrictions by the Developer, the Madison Area Builders Association, or any of the builders or participants in the Parade for the period of the Parade as set forth above, including the closing of any public or private streets in the Parade area. All Lot/Unit owners appoint the Developer their attorney-in-fact to execute all necessary petitions; applications and consents to facilitate said street closings for the Parade.

E-6) Governing Law. This Declaration shall be construed and enforced in accordance with the terms of the laws of the State of Wisconsin. The terms of this Declaration are not intended to replace or affect any applicable laws, ordinances, rules or regulations of the [ADD THE WORD CITY, VILLAGE, TOWN].

E-7) Notices.

A) Notices to Declarant shall be given to Declarant at the following address: 6801 South Towne Drive, Madison, WI 53713.

B) Notices to an Owner of any Lot within the Development shall be given in care of the street address of the Lot.

C) Any party may change its address by written notice given to the other parties. Party, its successors and/or assigns, may change said addresses by notice properly given hereunder.

E-8) Amendment and Release. At any time until Declarant conveys all of the Lots which comprise the entire Property, or turns control of the Association over to the Class A Members, whichever occurs first, Declarant may modify, amend, alter and grant variances to this Declaration without the consent of any Member, Owner or Occupant, their Mortgagees or any other party, including the Association and its Board of Directors. These restrictions or any part thereof may be cancelled, released or amended in writing as to the entire Plat or any part thereof by the Declarant at any time until Declarant conveys all of the Lots or until the Declarant turns over control to the Committee, whichever comes first. After the Declarant has sold all of the Lots or otherwise released or assigned its right to enforce this Declaration, then this Declaration or any part thereof may be released, cancelled, amended or waived by an instrument approved and signed by a majority of the Class A Members and all of the Class B Members.

E-9) No Waiver. Whenever a waiver, consent or approval is required or permitted herein, it must be express and in writing; no waiver, consent or approval shall be implied. Failure to enforce any provision of this Declaration shall not operate as a waiver of any such provision or any other provision of this Declaration.

E-10) Number and Gender. Whenever used herein, unless the context shall otherwise provide, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

E-11) Including. Whenever used herein, the term "including" preceding a list of one or more items shall indicate that the list contains examples of a general principle and is not intended as an exhaustive listing.

E-12) Captions. The captions and article and section headings in this Declaration are intended for convenience and reference only and in no way define or limit the scope or intent of the various provisions hereof.

E-13) Remedies. All remedies herein are cumulative.

[See attached signature page.]

IN WITNESS WHEREOF, the said [ADD VERIDIAN ENTITY], LLC, a Wisconsin Limited Liability Company has caused these presents to be signed and sealed this ____ day of _____, 20__.

[ADD VERIDIAN ENTITY] LLC
By: Forgewell Building Group, LLC, Its Sole Member

By: _____
Chris Ehlers, Authorized Signatory

STATE OF WISCONSIN)
) ss
COUNTY OF DANE)

Personally came before me this _____ day of _____, 20__, Chris Ehlers the Authorized Representative of [ADD VERIDIAN ENTITY], LLC a Wisconsin Limited Liability Company, to me know to be such persons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers, by its authority for the purposes therein contained.

_____
Notary Public
Dane County, Wisconsin
My Commission Expires: _____, 20__

This document was drafted by:

Gregory J. Paradise
Mohs Widder Paradise LLC
725 Heartland Trail, Suite 300
Madison, WI 53717

CONSENT TO DECLARATION OF
COVENANTS AND RESTRICTIONS

The undersigned, [ADD BANK NAME], consents to the forgoing Declaration of Conditions and Restrictions for the plat of _____.

Dated at _____, Wisconsin this _____ day of _____, 20__.

[ADD BANK NAME]

By: _____

Print Name:_____

Title:_____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this _____ day of _____, 20__, the above named _____ _____, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

_____
Notary Public
County of _____, State of Wisconsin
My Commission Expires: _____

Exhibit "A"

Description of [ADD PLAT NAME]

Lots ___ and Outlots ___, [ADD PLAT NAME], ___ of _____, _____ County, Wisconsin

Exhibit "B"

Please be advised that the Declarant hereby directs viewers to ignore the printed text material on the maps attached to this Exhibit "B." Only the spacial relationships of the illustrators on the maps are being presented for your information.

DECLARANT

[ADD VERIDIAN ENTITY], LLC

BY: FORGEWELL BUILDING GROUP, LLC, ITS SOLE MEMBER

By: _____

Print Name: Chris Ehlers

Print Title: Authorized Representative

Exhibit "B"

[ADD IMAGES OF EACH PAGE OF RECORDED PLAT]

Viewers are advised to ignore the illegible text on this map. It is presented to show spatial relationships only.

EXHIBIT "C"

Total Minimum Points for Landscaping

Lot(s)	Minimum Points for Foundation Plantings	Total Minimum Points for Landscaping
[ADD LOT NUMBERS]	400	550

EXHIBIT "D"

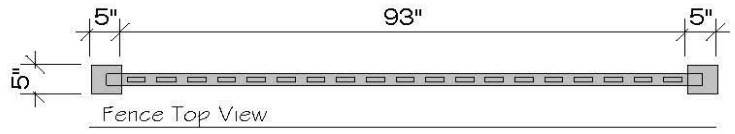
Landscaping Elements

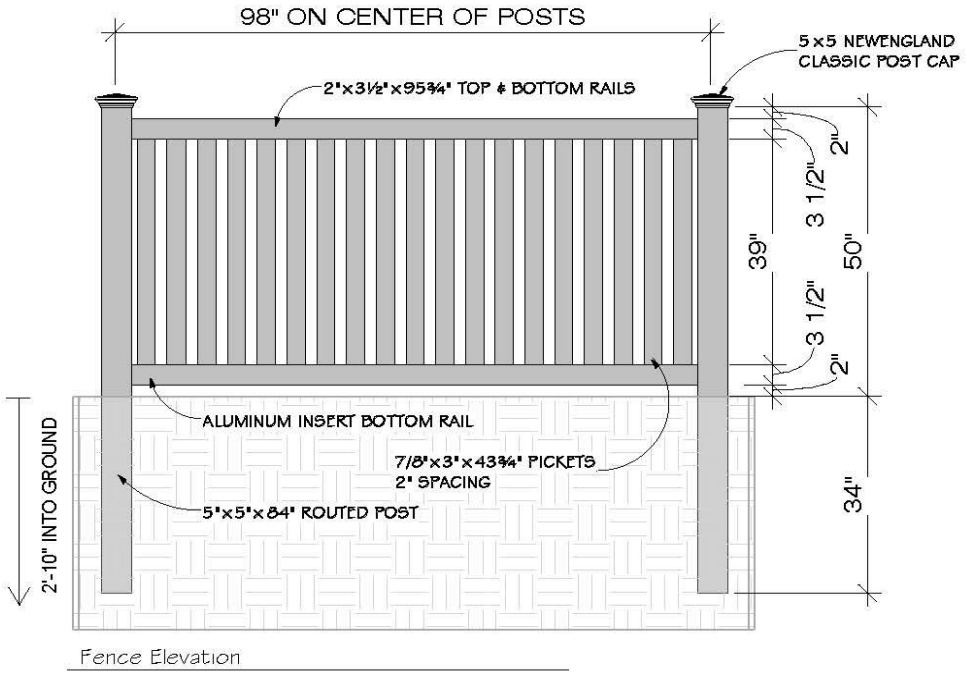
Elements	Point Schedule
A) Small Shade Trees (balled and burlaped) (1.5"-2" caliper at 6" from the roots)	*50*
B) Medium Shade Trees (balled and burlaped) (2"-3" caliper at 6" from the roots)	*100*
C) Large Shade Trees (balled and burlaped) (3"-4" caliper at 6" from the roots)	*150*
D) Extra-Large Shade Trees (balled and burlaped) (4" + caliper at 6" from the roots)	*200*
E) Ornamental Trees (balled and burlaped) (1.5"-2" caliper at 6" from the roots)	*50*
F) Small Evergreen Trees (3' to 4.5' when planted)	*25*
G) Medium Evergreen Trees (5' to 6.5' when planted)	*50*
H) Large Evergreen Trees (7' + when planted)	*100*
I) Evergreen Shrubs (18" minimum diameter)	*20*
J) Small Deciduous Shrubs (18" to 35" in diameter)	*10*
K) Medium Deciduous Shrubs (35" to 60" in diameter)	*15*
L) Large Deciduous Shrubs (balled and burlaped) (60" or greater in diameter)	*25*
M) Decorative Retaining Walls (Points are per face foot. Boulders, timbers, and stones only – no concrete walls included.)	*10*
N) Paver Stone Walks, Paths or Patios (Points per square foot – no driveways included.)	*1*
O) Planting Beds (Points per square foot – must be decorative stone or mulch.)	*1*

The final point totals must consist of a balanced variety of the listed elements acceptable to the Architectural Control Committee. Existing vegetation, trees and shrubs may be included in the point totals if they are properly protected and maintained during the construction process and located as such on the landscape plans submitted to the Architectural Control Committee for approval.

Exhibit “E”

STRATFORD





NOTE:

MANDATORY REQUIREMENTS (NO VARIANCE WILL BE ALLOWED)

- FENCE MUST BE VINYL
- VINYL COLOR: WHITE
- FENCE STYLE IS A PLYGEM PRODUCT (STRATFORD)

- CUSTOM BUILT ON THE JOBSITE
- INSTALLED WITH METAL BRACKETS THAT ATTACH TO POST AND SCREW INTO STRINGERS

VERIDIAN HOMES

6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Viewers are advised to ignore the illegible text on this map. It is presented to show spatial relationships only.

Paul Farrow
County Executive

Dale R. Shaver
Director

Waukesha County

Department of Parks and Land Use

TO:	State of Wisconsin–Department of Administration (Plat Review)
NOTICE OF:	Conditional Certification of No Objection to Preliminary Plat
DATE OF REVIEW:	September 22, 2025
RE:	Subdivision Plat known as: **Willow Run** **File No: 2104**
LOCATION:	Part of the SE ¼ & SW ¼ of the NE ¼, Part of the NE ¼, NW ¼, SE 1/4, & SW ¼ of the SE ¼ and Part of the NE ¼ of the SW ¼ Section 20, Township 7 North, Range 19 East, City of Pewaukee.
SUBMITTED BY:	State of Wisconsin-Department of Administration (Plat Review)
SURVEYOR:	Ryan Wilgreen Excel Engineering, Inc. 100 Camelot Dr. Fond du Lac, WI 54935
DATE RECEIVED:	September 3, 2025
DATE OF PLAT:	August 28, 2025
SUBDIVIDER:	Varin/Willow Run LLC 1949 ST Johns Ave Suite 202 Highland Park, IL 60025

REMARKS: Conditional Certification of No Objection to this Preliminary Plat is based on the following conditions being satisfied prior to submittal of a revised Preliminary Plat or a Final Plat:

1. The Waukesha County Department of Public Works (DPW) requires the following

   - There shall be only one access to CTH DR.
   - The plat shall state that there shall be no direct access from Outlot 3 to CTH DR.
   - Vision corner easements and restrictions shall be placed on the plat as follows: "Within the area of the vision corner easement, the height of all plantings, berms, fencing, signs or any other structure shall be limited to 24 inches above the intersection elevation. No roadway access is permitted over the vision corners from the adjacent lots."
   - CTH DR right of way dedication shall be subject to DPW's requirements established as part of the access permitting process.

2. The surveyor's seal, signature, and date must appear on all sheets of the Preliminary Plat.

3. The Wisconsin Wetlands Inventory shows areas of wetlands mapped on this property. It appears as though some of those wetlands were artificially created; if the intent is to seek DNR water quality certification for wetland fill, please provide DNR authorization for the fill areas.

   Additionally, please provide the Waukesha County Planning and Zoning Division with the wetland delineation report completed by Evergreen Consultants, LLC on October 29, 2024. This ensures the Waukesha County GIS map is kept up to date.

4. All easements, such as proposed or existing drainage ways, access, sanitary sewer and utilities shall be shown on the final plat. Any related recorded documents numbers for existing easements shall also be noted on the plat.

5. Documentation must be presented to Waukesha County Planning and Zoning Division staff confirming that, as required by Section NR 110.08(4) of the Wisconsin Administrative Code, the Southeastern Wisconsin Regional Planning Commission has reviewed and commented on the proposed sanitary sewer extension which will be needed to serve this development.

6. A letter from the city indicating that they are willing to extend sewer to the subdivision must be furnished to the Waukesha County Planning & Zoning Division.

7. In accordance with Chapter 236 of the Wisconsin Statues, signature certificates must be added to the Final Plat. Please ensure that signature certificates for the County Treasurer and the mortgage holder are added to the Final Plat.

In addition, we recommend the following:

8. The Location Map on Sheet 1 should be revised to show more detail. At a minimum, it

should include existing nearby roads and names.

9. We recommend constructing sidewalks on at least one side of the streets in accordance with "SEWRPC's Recommendations for Provision of Sidewalks in Areas of Existing or Planned Urban Development".

10. According to the soil survey of Milwaukee and Waukesha Counties, lots in this subdivision contain soils that may be indicative of seasonal high groundwater conditions. Some of the lots contain particularly severe conditions with hydric soils, meaning that groundwater is estimated to be less than one foot from the ground surface. It appears as though significant fill is proposed to mitigate this condition. We recommend that the City requires a soil analysis for all lots within the development and ensure that basement floor elevations will be above seasonal high groundwater conditions. Waukesha County recommends that basements be placed at least one (1) ft. above the estimated seasonal high groundwater elevation. Minimum basement floor elevations should be identified on a Master Grading Plan or Final Plat for any lots with limiting factors. Unless minimum basement floor elevations are provided on the Final Plat, it is recommended the City of Pewaukee require a note, similar to the enclosed, be placed on the face of the Final Plat, indicating these lots may contain soils that are unsuitable for conventional basement construction due to the presence of seasonal high groundwater and special construction methods may be required.

BASEMENT RESTRICTION – GROUNDWATER

Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Wis. Stat. Ch. 236, some lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner’s special investigation prior to construction and no specific representation is made herein.

11. We recommend that the City requires that a Master Grading Plan be prepared, to provide grades that will ensure protection from high groundwater and continuity of yard grades from one lot to another.

12. We recommend that the developer consult with the property owner regarding the location and function of any drain tile that may be present on the property and how it may impact the development.

13. The Water feature layer on the Waukesha County GIS shows multiple ditches on the property. If navigability status has been determined, please share the report with Waukesha County. If navigability has not been determined, we recommend consultation with the Department of Natural Resources. Per Ch. 236 WI State Statues, if any of the waterways

are deemed navigable, the following note shall be added to the face of the plat, "Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution."

14. It appears wetlands are located on Lots 47 – 50 and in the vicinity of lots 110 – 98. We recommend consideration be given to redesign the lots to place wetlands on commonly held outlots rather than lots owned by private parties. Wetlands are vulnerable to fill if they remain on private lots. If the wetlands are to remain on the private lots, please ensure the City of Pewaukee's wetland setback is met. At minimum, we recommend split rail fencing or signage by placed to indicate the extent of the wetland if wetlands will remain on private lots.

15. In the vicinity of Lots 85 – 88, it appears that the city's required seventy-five foot shore setback encroaches upon the building envelope depicted upon several lots. It appears as though all lots remain buildable. However, we recommend that the affected building envelopes be revised to exclude the shore setback area so that future lot buyers and builders understand the limitations of the setback requirements.

16. It is recommended different line weights or symbology are used to differentiate the wetland boundaries from the existing and proposed ground contours.

17. Please amend the 2nd line of the outlot notes referencing equal and undivided fractional ownership "of all of the stormwater facilities" to ownership "of all of the outlots".

SIGNED: _____

Jason Fruth
Planning and Zoning Manager

For information regarding this review, please contact Emily Goodman at Egoodman@waukeshacounty.gov or 262.896.8300.

Cc via email: City of Pewaukee Clerk, hurd@pewaukee.wi.us (*e-mail*)
City of Pewaukee Planner, fuchs@pewaukee.wi.us (*e-mail*)
Ryan Wilgreen, Surveyor, ryan.wilgreen@excelengineer.com (*e-mail*)
VH Acquisitions LLC, Developer, mcudney@veridianhomes.com (*e-mail*)
We Energies – Plat Review, co-subdivisionsgroup@we-energies.com, Nicole.warwick@we-energies.com, travis.kluewer@we-energies.com (*e-mail*)
AT&T – Plat Review, jo2376@att.com (*e-mail*)
CenturyLink Plat Review, james.winter@Brightspeed.com (*e-mail*)

Joel Dietl, SEWRPC, joel.dietl@sewrpc.org (*e-mail*)
File

\\wcg.waukeshacounty.gov\files\Depts\PRKANDLU\Subdivision Files\PLATS\Cities\Pewaukee\2104 Willow Run

City of Pewaukee - New Agenda Item

Agenda Language:

Sub Item Agenda Language:

Background Provided By:
Nick Fuchs

Background:
At their October 16th meeting, the Plan Commission unanimously recommended approval of a rezoning request to rezone property located at W220N2475 Springdale Road from A-2 District, Rs-6 District and LC District to Rs-6 District, Rm-1 District, LC District, UC District and F-1 District to accommodate a mixed use residential development.

Fiscal Impact:

Recommended Motion:
A motion to rezone property located at W220N2475 Springdale Road from A-2 District, Rs-6 District and LC District to Rs-6 District, Rm-1 District, LC District, UC District and F-1 District.

STATE OF WISCONSIN CITY OF PEWAUKEE WAUKESHA COUNTY

ORDINANCE 25-15

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

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

FROM: **RS-6 Single-Family Residential, A-2 Agricultural and LC Lowland Conservancy**

TO**:** **RS-6 Single-Family Residential, RM-1 Multi-Family PUD and LC Lowland Conservancy**

SECTION 1 - DESCRIPTION

Common Description:

LEGAL DESCRIPTION LANDS REZONED TO "RS-6":

All that part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 13, Town 7 North, Range 19 East, In the City of Pewaukee, Waukesha County, Wisconsin, now being more particularly bounded and described as follows: Commencing at the Southeast Corner of said Section 13; Thence North 89°35'29" West and along the South line of the said Southeast 1/4 Section, 991.39 feet to the place of beginning of lands hereinafter described: Thence North 03°57'35" West, 237.30 feet to a point; Thence North 78°44'20" East, 39.99 feet to a point; Thence North 01°59'38" West, 491.69 feet to a point; Thence North 62°46'37" East, 10.43 feet to a point; Thence North 45°33'42" East, 62.91 feet to a point; Thence North 45°39'27" East, 68.78 feet to a point; Thence North 70°40'17" East, 136.49 feet to a point; Thence Northwesterly 44.20 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 305.00 feet, whose central angle is 08°18'10", and whose chord bears North 11°49'21" West, 44.16 feet to a point; Thence North 75°51'00" East, 175.21 feet to a point; Thence North 03°31'59" West, 81.34 feet to a point; Thence North 02°41'57" West, 107.45 feet to a point; Thence North 07°16'38" West, 91.41 feet to a point; Thence North 03°54'00" West, 85.73 feet to a point; Thence North 03°19'07" East, 85.59 feet to a point; Thence North 10°32'08" East, 85.59 feet to a point; Thence North 17°42'18" East, 86.19 feet to a point; Thence North 20°23'08" East, 91.00 feet to a point; Thence North 16°23'23" East, 71.75 feet to a point; Thence North 33°02'43" West, 134.34 feet to a point; Thence North 41°30'33" West, 60.31 feet to a point; Thence North 18°30'10" West, 69.96 feet to a point on the South line of "Springdale Estates" (A Subdivision Plat of Record); Thence South 89°07'13" West and along the said South line, 711.80 feet to a point; Thence South 01°19'21" East and along the East line of said "Springdale Estates" and the East line of "Springdale Estates Addition No. 1" (A Subdivision Plat of Record), 1945.96 feet to a point on the said South line of the said Southeast 1/4 Section; Thence South 89°35'29" East and along the said South line, 332.20 feet to the point of beginning of this description. Said Parcel contains 1,128,599 Square Feet (or 25.9091 Acres) of land, more or less.

LEGAL DESCRIPTION LANDS REZONED TO "RM-1" "PUD":

All that part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 13, Town 7 North, Range 19 East, In the City of Pewaukee, Waukesha County, Wisconsin, now being more particularly bounded and described as follows: Commencing at the Southeast Corner of said Section 13; Thence North 89°35'29" West and along the South line of the said Southeast 1/4 Section, 287.54 feet to the place of beginning of lands hereinafter described: Continuing thence North 89°35'29" West and along the said

South line, 703.85 feet to a point; Thence North 03°57’35” West, 237.30 feet to a point; Thence North 78°44’20” East, 39.99 feet to a point; Thence North 01°59’38” West, 491.69 feet to a point; Thence North 62°46’37” East, 10.43 feet to a point; Thence North 45°33’42” East, 62.91 feet to a point; Thence North 45°39’27” East, 68.78 feet to a point; Thence North 70°40’17” East, 136.49 feet to a point; Thence Northwesterly 44.20 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 305.00 feet, whose central angle is 08°18’10”, and whose chord bears North 11°49’21” West, 44.16 feet to a point; Thence North 75°51’00” East, 175.21 feet to a point; Thence North 03°31’59” West, 81.34 feet to a point; Thence North 02°41’57” West, 107.45 feet to a point; Thence North 07°16’38” West, 91.41 feet to a point; Thence North 03°54’00” West, 85.73 feet to a point; Thence North 03°19’07” East, 85.59 feet to a point; Thence North 10°32’08” East, 85.59 feet to a point; Thence North 17°42’18” East, 86.19 feet to a point; Thence North 20°23’08” East, 91.00 feet to a point; Thence North 16°23’23” East, 71.75 feet to a point; Thence North 33°02’43” West, 134.34 feet to a point; Thence North 41°30’33” West, 60.31 feet to a point; Thence North 18°30’10” West, 69.96 feet to a point on the South line of “Springdale Estates” (A Subdivision Plat of Record); Thence North 89°07’13” East and along the said South line, 612.97 feet to a point on the East line of the said Southeast 1/4 Section; Thence South 01°16’19” East and along the said East line, 1282.35 feet to a point; Thence North 49°09’02” West, 59.21 feet to a point; Thence South 84°46’38” West, 31.32 feet to a point; Thence North 75°40’03” West, 10.91 feet to a point; Thence North 49°29’30” West, 24.23 feet to a point; Thence North 73°16’54” West, 37.74 feet to a point; Thence North 87°44’23” West, 14.07 feet to a point; Thence South 20°0125” West, 17.28 feet to a point; Thence South 02°32’30” West, 13.75 feet to a point; Thence South 43°50’20” East, 9.03 feet to a point; Thence South 33°40’55” East, 27.59 feet to a point; Thence South 14°31’29” West, 25.14 feet to a point; Thence South 49°16’32” West, 28.01 feet to a point; Thence South 42°03’09” West, 33.74 feet to a point; Thence South 35°20’49” East, 20.70 feet to a point; Thence South 07°11’54” East, 65.48 feet to a point; Thence South 08°11’13” West, 36.64 feet to a point; Thence South 08°45’31” East, 27.61 feet to a point; Thence South 03°50’32” West, 45.86 feet to a point; Thence South 10°10’12” East, 15.93 feet to a point; Thence South 01°19’29” West, 31.87 feet to a point; Thence South 00°53’38” West, 30.35 feet to a point; Thence South 04°47’15” East, 24.25 feet to a point; Thence South 31°13’22” East, 23.83 feet to a point; Thence South 29°32’59” West, 49.50 feet to a point; Thence South 39°11’34” West, 29.96 feet to a point; Thence South 13°51’29” West, 22.13 feet to a point; Thence South 17°01’28” West, 51.87 feet to a point; Thence South 07°51’08” West, 28.38 feet to a point; Thence South 46°19’39” West, 29.72 feet to a point; Thence South 07°46’56” West, 31.67 feet to a point; Thence South 17°13’20” West, 20.54 feet to a point; Thence South 08°02’56” West, 34.79 feet to a point; Thence South 15°03’16” West, 22.28 feet to a point; Thence South 09°05’17” West, 23.50 feet to the point of beginning of this description. Said Parcel contains 1,319,512 Square Feet (or 30.2918 Acres) of land, more or less.

LEGAL DESCRIPTION LANDS REZONED TO “LC”:

All that part of the Southeast 1/4 of the Southeast 1/4 of Section 13, Town 7 North, Range 19 East, In the City of Pewaukee, Waukesha County, Wisconsin, now being more particularly bounded and described as follows: Commencing at the Southeast Corner of said Section 13; Said point being the place of beginning of lands hereinafter described: Thence North 01°16’19” West and along the East line of the said Southeast 1/4 Section, 693.36 feet to a point; Thence North 49°09’02” West, 59.21 feet to a point; Thence South 84°46’38” West, 31.32 feet to a point; Thence North 75°40’03” West, 10.91 feet to a point; Thence North 49°29’30” West, 24.23 feet to a point; Thence North 73°16’54” West, 37.74 feet to a point; Thence North 87°44’23” West, 14.07 feet to a point; Thence South 20°0125” West, 17.28 feet to a point; Thence South 02°32’30” West, 13.75 feet to a point; Thence South 43°50’20” East, 9.03 feet to a point; Thence South 33°40’55” East, 27.59 feet to a point; Thence South 14°31’29” West, 25.14 feet to a point; Thence South 49°16’32” West, 28.01 feet to a point; Thence South 42°03’09” West, 33.74 feet to a point; Thence South 35°20’49” East, 20.70 feet to a point; Thence South 07°11’54” East, 65.48 feet to a point; Thence South 08°11’13” West, 36.64 feet to a point; Thence South 08°45’31” East, 27.61 feet to a point; Thence South

03°50’32” West, 45.86 feet to a point; Thence South 10°10’12” East, 15.93 feet to a point; Thence South 01°19’29” West, 31.87 feet to a point; Thence South 00°53’38” West, 30.35 feet to a point; Thence South 04°47’15” East, 24.25 feet to a point; Thence South 31°13’22” East, 23.83 feet to a point; Thence South 29°32’59” West, 49.50 feet to a point; Thence South 39°11’34” West, 29.96 feet to a point; Thence South 13°51’29” West, 22.13 feet to a point; Thence South 17°01’28” West, 51.87 feet to a point; Thence South 07°51’08” West, 28.38 feet to a point; Thence South 46°19’39” West, 29.72 feet to a point; Thence South 07°46’56” West, 31.67 feet to a point; Thence South 17°13’20” West, 20.54 feet to a point; Thence South 08°02’56” West, 34.79 feet to a point; Thence South 15°03’16” West, 22.28 feet to a point; Thence South 09°05’17” West, 23.50 feet to a point on the South line of the said Southeast 1/4 Section; Thence South 89°35’29” East and along the said South line, 287.54 feet to the point of beginning of this description. Said parcel contains 147,781 square feet (or 3.3926 acres) of land, more or less.

Tax Key Number: PWC 0916-997

Property Address: W220 N2475 Springdale Road

This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: construction a new single-family and condominium community.

SECTION 2 –SEVERABILITY
The several sections of this Ordinance are declared to be severable. If any section shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other provisions of the Ordinance.

SECTION 3 - ACTION
This Ordinance shall take effect upon passage and posting.

Dated this 3rd day of November, 2025.

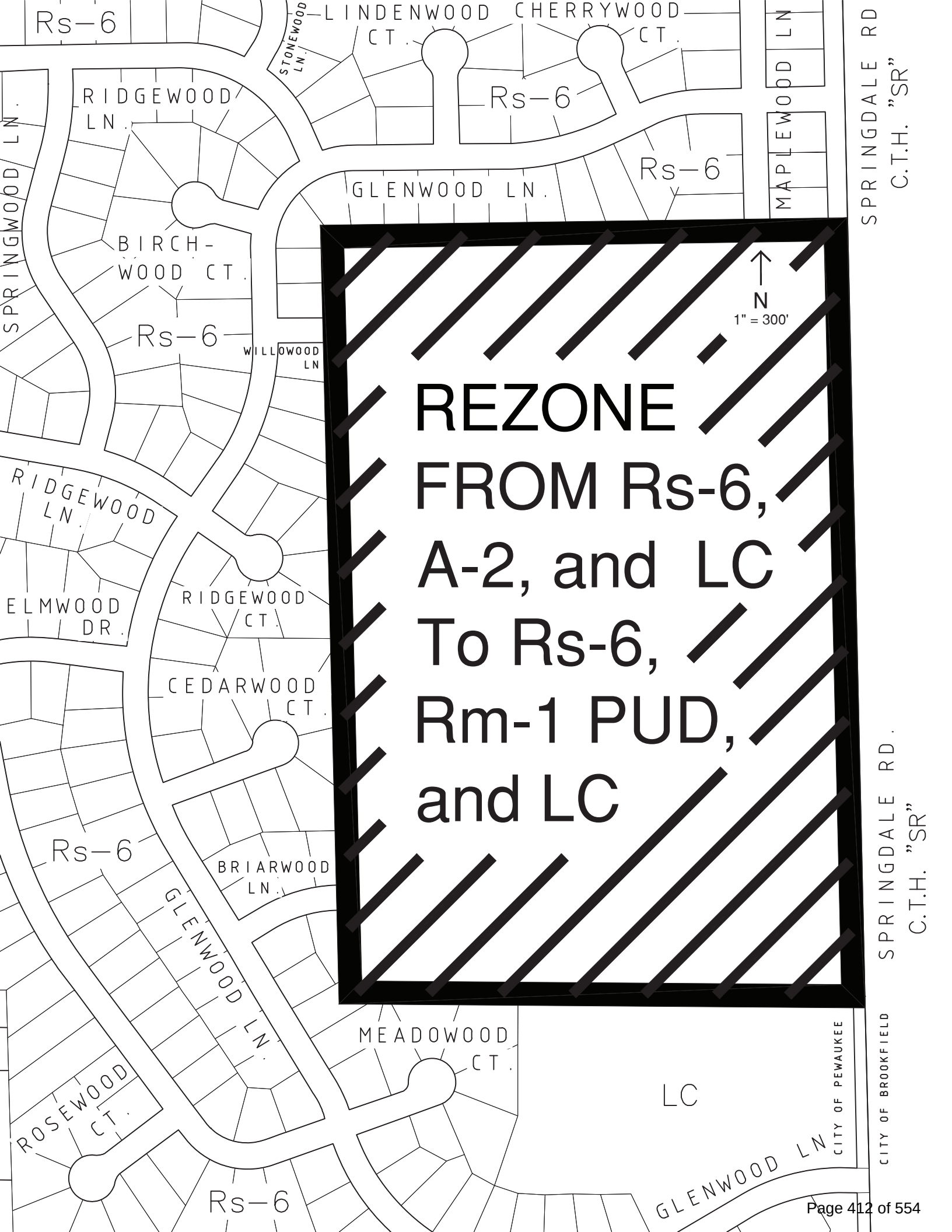
COMMON COUNCIL OF THE CITY OF PEWAUKEE

WAUKESHA COUNTY, WISCONSIN

_____

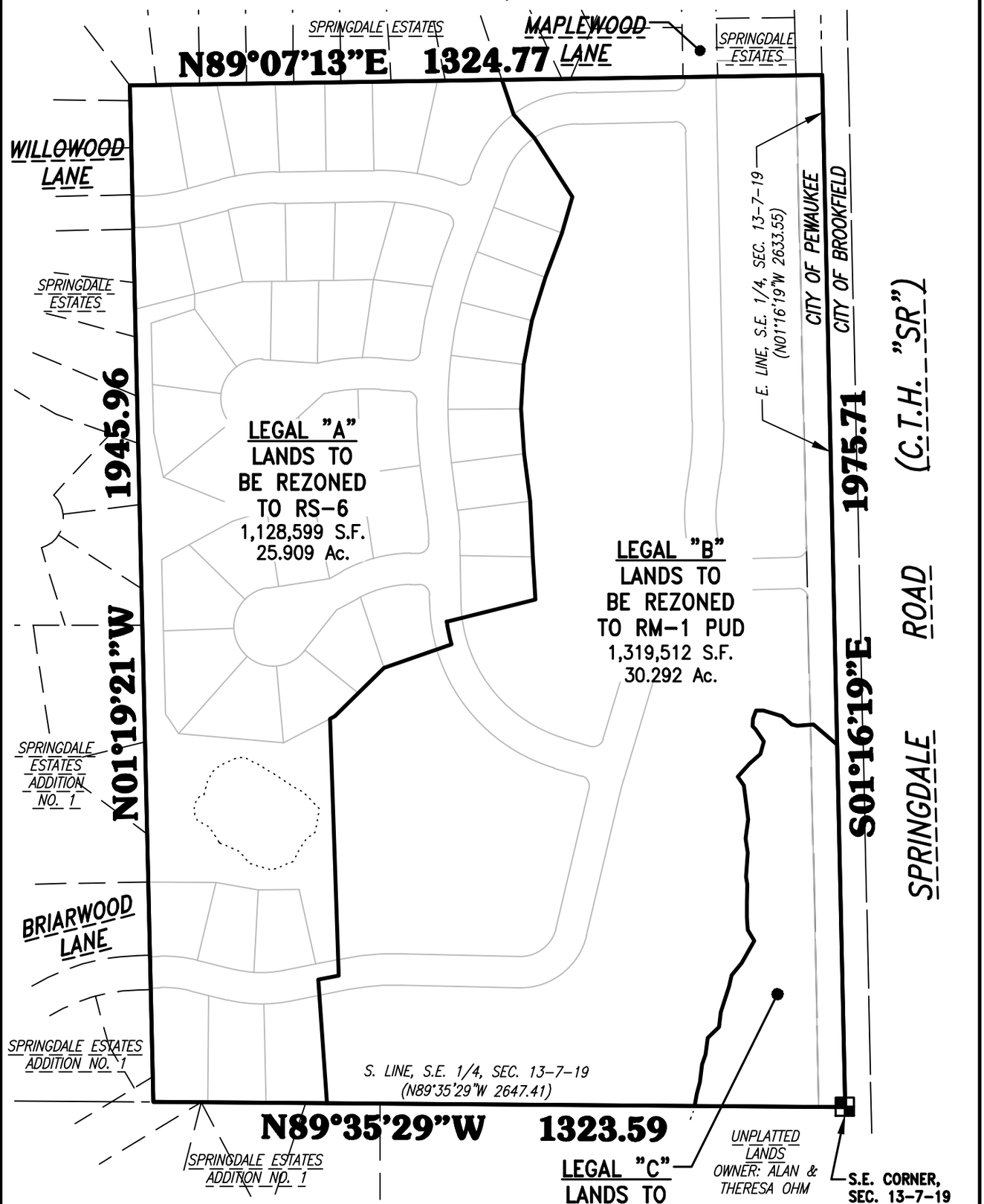
Attest: Steve Bierce, Mayor

_____
Kelly Tarczewski, Clerk/Treasurer


REZONE
FROM Rs-6,
A-2, and LC
To Rs-6,
Rm-1 PUD,
and LC
N
1" = 300'
Rs-6
LINDENWOOD CT.
CHERRYWOOD CT.
STONEWOOD LN.
RIDGEWOOD LN.
SPRINGWOOD LN.
GLENWOOD LN.
MAPLEWOOD LN.
SPRINGDALE RD.
C.T.H. "SR"
BIRCH-WOOD CT.
WILLOWOOD LN.
ELMWOOD DR.
CEDARWOOD CT.
BRIARWOOD LN.
MEADOWOOD CT.
ROSEWOOD CT.
LC
CITY OF PEWAUKEE
CITY OF BROOKFIELD

REZONING EXHIBIT "A"

ALL THAT PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING

19035 W. Capitol Drive
Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481

WISCONSIN
GRADY L. GOSSER
S-2972
MENOMONEE FALLS, WI
LAND SURVEYOR

NORTH
SCALE:1"=250'
0 125 250 500

THIS EXHIBIT WAS PREPARED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATE: 09/19/25

X:\2025\25-01-796 Esser Property - Pewaukee\Drawings\Survey\EXHIBITS\885DEX-REZONING.dwg

REZONING EXHIBIT “B”

LEGAL DESCRIPTION “A” (LANDS REZONED TO “RS-6”):

All that part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 13, Town 7 North, Range 19 East, In the City of Pewaukee, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Southeast Corner of said Section 13; Thence North 89°35’29” West and along the South line of the said Southeast 1/4 Section, 991.39 feet to the place of beginning of lands hereinafter described:

Thence North 03°57’35” West, 237.30 feet to a point; Thence North 78°44’20” East, 39.99 feet to a point; Thence North 01°59’38” West, 491.69 feet to a point; Thence North 62°46’37” East, 10.43 feet to a point; Thence North 45°33’42” East, 62.91 feet to a point; Thence North 45°39’27” East, 68.78 feet to a point; Thence North 70°40’17” East, 136.49 feet to a point; Thence Northwesterly 44.20 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 305.00 feet, whose central angle is 08°18’10”, and whose chord bears North 11°49’21” West, 44.16 feet to a point; Thence North 75°51’00” East, 175.21 feet to a point; Thence North 03°31’59” West, 81.34 feet to a point; Thence North 02°41’57” West, 107.45 feet to a point; Thence North 07°16’38” West, 91.41 feet to a point; Thence North 03°54’00” West, 85.73 feet to a point; Thence North 03°19’07” East, 85.59 feet to a point; Thence North 10°32’08” East, 85.59 feet to a point; Thence North 17°42’18” East, 86.19 feet to a point; Thence North 20°23’08” East, 91.00 feet to a point; Thence North 16°23’23” East, 71.75 feet to a point; Thence North 33°02’43” West, 134.34 feet to a point; Thence North 41°30’33” West, 60.31 feet to a point; Thence North 18°30’10” West, 69.96 feet to a point on the South line of “Springdale Estates” (A Subdivision Plat of Record); Thence South 89°07’13” West and along the said South line, 711.80 feet to a point; Thence South 01°19’21” East and along the East line of said “Springdale Estates” and the East line of “Springdale Estates Addition No. 1” (A Subdivision Plat of Record), 1945.96 feet to a point on the said South line of the said Southeast 1/4 Section; Thence South 89°35’29” East and along the said South line, 332.20 feet to the point of beginning of this description.

Said Parcel contains 1,128,599 Square Feet (or 25.9091 Acres) of land, more or less.

LEGAL DESCRIPTION “B” (LANDS REZONED TO “RM-1” “PUD”):

All that part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 13, Town 7 North, Range 19 East, In the City of Pewaukee, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Southeast Corner of said Section 13; Thence North 89°35’29” West and along the South line of the said Southeast 1/4 Section, 287.54 feet to the place of beginning of lands hereinafter described:

Continuing thence North 89°35’29” West and along the said South line, 703.85 feet to a point; Thence North 03°57’35” West, 237.30 feet to a point; Thence North 78°44’20” East, 39.99 feet to a point; Thence North 01°59’38” West, 491.69 feet to a point; Thence North 62°46’37” East, 10.43 feet to a point; Thence North 45°33’42” East, 62.91 feet to a point; Thence North 45°39’27” East, 68.78 feet to a point; Thence North 70°40’17” East, 136.49 feet to a point; Thence Northwesterly 44.20 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 305.00 feet, whose central angle is 08°18’10”, and whose chord bears North 11°49’21” West, 44.16 feet to a point; Thence North 75°51’00” East, 175.21 feet to a point; Thence North 03°31’59” West, 81.34 feet to a point; Thence North 02°41’57” West, 107.45 feet to a point; Thence North 07°16’38” West, 91.41 feet to a point; Thence North 03°54’00” West, 85.73 feet to a point; Thence North 03°19’07” East, 85.59 feet to a point; Thence North 10°32’08” East, 85.59 feet to a point; Thence North 17°42’18” East, 86.19 feet to a point; Thence North 20°23’08” East, 91.00 feet to a point; Thence North 16°23’23” East, 71.75 feet to a point; Thence North 33°02’43” West, 134.34 feet to a point; Thence North 41°30’33” West, 60.31 feet to a point; Thence North 18°30’10” West, 69.96 feet to a point on the South line of “Springdale Estates” (A Subdivision Plat of Record); Thence North 89°07’13” East and along the said South line, 612.97 feet to a point on the East line of the said Southeast 1/4 Section; Thence South 01°16’19” East and along the said East line, 1282.35 feet to a point; Thence North 49°09’02” West, 59.21 feet to a point; Thence South 84°46’38” West, 31.32 feet to a point; Thence North 75°40’03” West, 10.91 feet to a point; Thence North 49°29’30” West, 24.23 feet to a point; Thence North 73°16’54” West, 37.74 feet to a point; Thence North 87°44’23” West, 14.07 feet to a point; Thence South 20°0125” West, 17.28 feet to a point; Thence South 02°32’30” West, 13.75 feet to a point; Thence South 43°50’20” East, 9.03 feet to a point; Thence South 33°40’55” East, 27.59 feet to a point; Thence South 14°31’29” West, 25.14 feet to a point; Thence South 49°16’32” West, 28.01 feet to a point; Thence South 42°03’09” West, 33.74 feet to a point; Thence South 35°20’49” East, 20.70 feet to a point; Thence South 07°11’54” East, 65.48 feet to a point; Thence South 08°11’13” West, 36.64 feet to a point; Thence South 08°45’31” East, 27.61 feet to a point; Thence South 03°50’32” West, 45.86 feet to a point; Thence South 10°10’12” East, 15.93 feet to a point; Thence South 01°19’29” West, 31.87 feet to a point; Thence South 00°53’38” West, 30.35 feet to a point; Thence South 04°47’15” East, 24.25 feet to a point; Thence South 31°13’22” East, 23.83 feet to a point; Thence South 29°32’59” West, 49.50 feet to a point; Thence South 39°11’34” West, 29.96 feet to a point; Thence South 13°51’29” West, 22.13 feet to a point; Thence South 17°01’28” West, 51.87 feet to a point; Thence South 07°51’08” West, 28.38 feet to a point; Thence South 46°19’39” West, 29.72 feet to a point; Thence South 07°46’56” West, 31.67 feet to a point; Thence South 17°13’20” West, 20.54 feet to a point; Thence South 08°02’56” West, 34.79 feet to a point; Thence South 15°03’16” West, 22.28 feet to a point; Thence South 09°05’17” West, 23.50 feet to the point of beginning of this description.

Said Parcel contains 1,319,512 Square Feet (or 30.2918 Acres) of land, more or less.

LEGAL DESCRIPTION "C" (LANDS REZONED TO "LC"):

All that part of the Southeast 1/4 of the Southeast 1/4 of Section 13, Town 7 North, Range 19 East, In the City of Pewaukee, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Southeast Corner of said Section 13; Said point being the place of beginning of lands hereinafter described:

Thence North 01°16'19" West and along the East line of the said Southeast 1/4 Section, 693.36 feet to a point; Thence North 49°09'02" West, 59.21 feet to a point; Thence South 84°46'38" West, 31.32 feet to a point; Thence North 75°40'03" West, 10.91 feet to a point; Thence North 49°29'30" West, 24.23 feet to a point; Thence North 73°16'54" West, 37.74 feet to a point; Thence North 87°44'23" West, 14.07 feet to a point; Thence South 20°0125" West, 17.28 feet to a point; Thence South 02°32'30" West, 13.75 feet to a point; Thence South 43°50'20" East, 9.03 feet to a point; Thence South 33°40'55" East, 27.59 feet to a point; Thence South 14°31'29" West, 25.14 feet to a point; Thence South 49°16'32" West, 28.01 feet to a point; Thence South 42°03'09" West, 33.74 feet to a point; Thence South 35°20'49" East, 20.70 feet to a point; Thence South 07°11'54" East, 65.48 feet to a point; Thence South 08°11'13" West, 36.64 feet to a point; Thence South 08°45'31" East, 27.61 feet to a point; Thence South 03°50'32" West, 45.86 feet to a point; Thence South 10°10'12" East, 15.93 feet to a point; Thence South 01°19'29" West, 31.87 feet to a point; Thence South 00°53'38" West, 30.35 feet to a point; Thence South 04°47'15" East, 24.25 feet to a point; Thence South 31°13'22" East, 23.83 feet to a point; Thence South 29°32'59" West, 49.50 feet to a point; Thence South 39°11'34" West, 29.96 feet to a point; Thence South 13°51'29" West, 22.13 feet to a point; Thence South 17°01'28" West, 51.87 feet to a point; Thence South 07°51'08" West, 28.38 feet to a point; Thence South 46°19'39" West, 29.72 feet to a point; Thence South 07°46'56" West, 31.67 feet to a point; Thence South 17°13'20" West, 20.54 feet to a point; Thence South 08°02'56" West, 34.79 feet to a point; Thence South 15°03'16" West, 22.28 feet to a point; Thence South 09°05'17" West, 23.50 feet to a point on the South line of the said Southeast 1/4 Section; Thence South 89°35'29" East and along the said South line, 287.54 feet to the point of beginning of this description.

Said Parcel contains 147,781 Square Feet (or 3.3926 Acres) of land, more or less.

Date: 9/19/25

Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972
TRIO ENGINEERING, LLC
19035 W. Capitol Drive, Suite 200
Brookfield, WI 53045
Phone: (262)790-1480

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

REPORT TO THE PLAN COMMISSION

Meeting of October 16, 2025

Date: October 8, 2025

Project Name: Esser Farm Rezoning, Conditional Use, Site & Building Plan Review, and Preliminary Plat

Project Address/Tax Key No.: W220N2475 SPRINGDALE RD / PWC 0916997

Applicant: Cornerstone Development

Property Owner: FRIEDL ESSER REVOCABLE TRUST AND NORMAN ESSER CO LLC

Current Zoning: A-2 Agricultural District, Rs-6 Single-Family Residential District, and LC Lowland Conservancy District

2050 Land Use Map Designation: Medium Density Residential (6,500 Sq. Ft. - 1/2 Ac. / D.U.) and Floodplains, Lowland, & Upland Conservancy and Other Natural Areas

Use of Surrounding Properties: Single-family residential to the north, east, west, and single-family residential and LC District zoned property to the south.

Introduction:

The applicant filed the following applications for a mixed-use residential development upon property located at W220N2475 Springdale Road.

- Rezoning Application to rezone the subject property from A-2 District, Rs-6 District, and LC District to Rs-6 District, Rm-1 Residential planned unit development (PUD), and LC Lowland Conservancy District.

  Staff is recommending that the rezoning also include the UC Upland Conservancy District for woodland areas and F-1 District for the area of land designated as floodplain.

  The future land use designation is Medium Density Residential (6,500 Sq. Ft. – 1/2 Ac./D.U.) and Flood Plains, Lowland & Upland Conservancy, and other Natural Areas. At 132 units, the project does not require a Comprehensive Master Plan Amendment.

- Conditional Use Permit for the condominium portion of the development to allow four-unit and two-unit structures under the CUP planned unit development standards, such as reduced front and rear setbacks.
- Preliminary Plat to create the residential and condominium lots.
- Site & Building Plan Review for the approval of the condominium site design and architecture.

This submission is following review of a Conceptual Review Application at the April 17, 2025 Plan Commission meeting. The conceptual plan included 48 single-family lots and 90 condominium units for a total of 138 dwelling units.

The current development plan reduced the number of condominium units to 84 units, thus reducing the total number of dwelling units to 132.

Project Description/Analysis:

The property is approximately 58-acres and is primarily vacant and used for agricultural purposes currently. The site plan shows the single-family residential abutting the existing single-family residential to the west and transitioning to condominiums on the eastern portion of the property.

The southeast corner is a Southeastern Wisconsin Regional Planning Commission Primary Environmental Corridor and wetland area. There is also a wetland on the western side of the property which abuts the Springdale Estates subdivision.

All lots and condominium units will be served by public sanitary sewer and water facilities.

Single-Family Residential
The single-family residential portion of the development is proposed to be rezoned to the Rs-6 Single-Family Residential District consistent with the surrounding residential uses. The 48 single-family lots are generally located on the western half of the property abutting the existing single-family residential subdivision.

The Rs-6 District requires a minimum lot size of 12,500 square feet and a minimum lot width at the building setback line of 90 feet. The lot sizes proposed range from 12,740 square feet to 24,524 square feet. The average lot size is 16,226 square feet.

For comparison, the existing single-family residential lots directly abutting this property have an average lot size of 17,370 square feet, ranging from 13,020 square feet to 29,346 square feet. With a total acreage of 58 acres, the resulting gross density for the entire development is about 2.4 units per acre.

Mult-Family Residential
The multi-family portion of the development is proposed to be rezoned to the Rm-1 Multiple-Family Residential District. This district allows a maximum density of six dwelling units per net acre, which this development meets (see table below for each multi-family lot).

Lot Number	Number Of Units	Net Acreage	Units Per Acre
Lot 49	28	7.52	3.72
Lot 50	12	3.31	3.31
Lot 51	22	4.89	4.50
Lot 52	22	5.96	3.69

The site plan consists of 84 condominium dwelling units within 15 four-family buildings and 12 two-family buildings. Each condominium unit includes a two-car-attached garage.

The project also includes a clubhouse, swimming pool and two sport courts adjacent to Springdale Road, south of the entrance drive. Additionally, the plan includes a paved trail, which extends through both the single-family and condominium uses. The clubhouse is for the condominium owners only.

Staff did recommend that the trail be expanded to better serve all condominium units and provide a safe off-street connection to the clubhouse and amenities area. The applicant stated, "[t]he developer does not see a benefit to the proposed community to add or expand the trail system. The local roads are typically used by the community residents for walking. The two segments of trail proposed herein are situated within public access easements and allow for enjoyment of the open space."

Staff also recommended that the trail extend into the single-family Lots 34 through 36.

The applicant is proposing this development as a Conditional Use planned unit development. This allows for townhouses and condominiums as well as reduced development standards. For example, this would allow for front and rear yard setbacks of 24.5-feet, opposed to 35-feet. This section of the ordinance also requires a minimum 40-foot building separation.

The Rm-1 District contains the parking requirement below.

> g. Parking Space
> There shall be a minimum of two and one-half (2-1/2) 200-square-foot off-street parking spaces provided for each residential unit, of which at least two (2) must be located in a garage as defined in sub-section 17.1402 (Also see Section 17.0600)

As each unit will have a two-car attached garage and parking is available on the driveway in front of the garage, this standard is met.

The applicant is also proposing a small parking lot for the clubhouse and amenity area consisting of sixteen parking spaces.

Staff anticipates low level residential style lighting for the multi-family development. *It is recommended that lighting details be provided for any proposed lighting for staff review and approval*.

Staff recommends that landscaping be provided, particularly foundation plantings and within outlots and common areas of the multi-family development. As such, *staff recommends submittal of a Landscape Plan for staff review and approval*.

Engineering
Engineering Department recommendations are as follows:

- *All storm easements on the plat shall be revised to storm and access easements and shall be a minimum of thirty feet wide*.
- *The Private Drainage Easement on Lots 9-11, 15-17, 21, and 26 be a minimum of thirty feet, unless otherwise approved by the City Engineer*.
- *The 2' vertical and 15' horizontal setback from the 100-year elevations of the drainage pond elevations are required for the condo development easements*.
- *The note below shall be included on the plat*.

  BASEMENT RESTRICTION – GROUNDWATER

- Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Wis. Stat. Ch. 236, some lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

- *A note shall be added to the plat stating, "Sump pumps shall be directed to a suitable location on the property and shall not discharge onto neighboring properties or directly into the City's storm sewers, sanitary sewers, or roadways.*"
- *Final grading, erosion control, utilities, and storm water management plan approval by the Engineering Department prior to issuance of a Building Permit*.

Signage
Multiple subdivision signs are proposed. *Signs shall be subject to Article 9 of the Zoning Code and staff review of Sign Permit Applications*.

Recommendation:

A motion to recommend approval of the Rezoning, Conditional Use Permit and Preliminary Plat and a motion to approve the Site & Building Plan Review Application, contingent upon approval of the Rezoning and CUP.

October 6, 2025

Nick Fuchs
Planner & Community Development Director
W240N3065 Pewaukee Road
Pewaukee, WI 53072

RE: Staff Comments – Preliminary Plat

Dear Mr. Fuchs,

Enclosed you will find our responses in bold to your comments dated October 3rd, 2025 regarding the development application submittal for the proposed Esser Property residential development in Pewaukee, WI.

General

1. Staff recommends that the rezoning include amending the zoning to LC Lowland Conservancy District for wetland areas, UC Upland Conservancy for wooded areas, and F-1 Floodplain District for designated floodplain areas of the site.
    - **We would prefer to not add F-1 and UC to the current rezoning requrest, but will do so if necessary. Note the following that supports the rezoning using Rm-1 PUD, Rs-6 and LC:**
        - **Current zooming of the land is a mixture of A-2, Rs-6 and LC.**
        - **The rezoning request shows all the F-1 within the proposed LC.**
        - **The areas that would be considered UC are entirely on condominium land.**

2. Please provide all information as required by Section 239-3C(2) including subs (o), (r), (s), (t), and (v).
    - **This information is now shown on the preliminary plat.**

3. Please also review Section 239-3D for required information. Related to sub (3) of this section, will any existing trees remain between Springdale Road and the east side of the two-family condominium buildings?
    - **The existing trees along Springdale Rd in this segment of right-of-way do not need to be removed for development. A tree survey has been completed to identify the trees on the site; this will be part of forthcoming grading and engineering plan submittals.**

4. Related to sub (6) of this section, will the single-family residential covenants include architectural standards? Please provide a draft copy if available.
    - **The subdivision will include architectural standards, which will be shared with staff when finalized.**

5. Staff recommends a 25-foot planting strip reservation adjacent to Springdale Road. See Section 239-8A(5) and Section 239-8B(1).
    - **The landscape plan provides for a >25' planting strip along the Springdale Rd frontage of the condominium area, satisfying this provision in code.**

6. Note Section 239-8A.(9) related to street naming.
    - **Noted.**

7. What is the minimum floor area proposed for the condominium buildings? See Section 340-4.14E(3).

Number of Bedrooms Per Dwelling Unit	Minimum Total Floor Area Per Dwelling Unit (square feet)	Minimum Total Floor Area per Structure (square feet)
2	1,600	4,800 per duplex
3 or more	1,800	9,800 per double duplex

8. Note the Preliminary Plat must show vision corner easements in compliance with Section 340-8.3 of the Zoning Code.
    - **The vision corner easements are shown on the plat and are per Sec. 340-8.3.**

9. Note that corner lots are required to meet the minimum street yard setback abutting both streets and any other yard must meet the side yard setback. See Section 340-11.5.
    - **The corner lot setbacks are now shown to meet Sec. 340-11.5.**

10. Is the building separation of 40 feet measured at the nearest point of each building? Are Buildings 15 and 16 in compliance?
    - **Yes, all condominium buildings are >40' apart at their closest point, including building 15-16.**

11. What is the net acreage of Lot 52? (not including wetland or environmental corridor areas)?
    - **The net acreage excluding the wetland and proposed upland PEC area is 5.955 acres.**

12. Staff recommend including one to two ADA accessible parking spaces in the parking lot for the clubhouse and amenity area.
    - **One ADA parking space is provided, as shown in the update.**

13. The Rm-1 District requires a 35-foot front/street setback. The CUP PUD option allows for a 30% reduction. This results in a minimum setback of 24.5 feet. A 20-foot minimum setback was utilized. Please revise accordingly.
    - **This has been revised to show a 24.5' front setback for the PUD.**

14. Is any lighting or landscaping proposed for the condominium portion of the development? If so, please provide those plans for review.
    - **Yes, a landscape plan has been prepared. A photometric plan can be provided with final engineering.**

15. Is any signage proposed? It is recommended to include a proposed location and sign details for Plan Commission review. See Section 340-9.5.
    - **Yes, two signs are proposed flanking the main Springdale Rd entrance, and then one sign per road entry from the west on the south side of each road, and in the outlot from the north.**

16. Staff recommends that the path within the condominium portion of the development be expanded to create a pedestrian connection to the clubhouse for all condominium buildings.
    - **The developer does not see a benefit to the proposed community to add or expand the trail system. The local roads are typically used by the community residents for walking. The two segments of trail proposed herein are situated within public access easements and allow for enjoyment of the open space.**

17. It is preferred that all natural resources and storm water management areas be placed within outlots. Easements may be provided within the condominium portion of the development.
    - **There is a wetland and storm water area located in OL 2, adjacent to the subdivision. The storm water areas on the condominium land will be situated within Storm Water Drainage Easements.**

18. The renderings should be consistent with the proposed architecture. It is recommended to provide color renderings for both the 2-unit and 4-unit buildings.
    - **These are being provided by Cornerstone.**

19. Are the two-unit building elevations accurate? The front elevation includes two garage doors; however, the site plan shows that garage doors for each unit will be on separate elevations.
    - **Yes, all of the elevations are accurate to the two-unit building orientations.**

20. Please see attached map for Engineering Department comments.
    - **Our responses are noted on the markup.**

21. Please be aware that the Engineering Department is also in the process of reviewing sewer capacity for this development.
    - **This property is in the existing sewer service area, and we note that staff is reviewing the sewer capacity calculations for the City.**

Please feel free to contact me with any questions, comments or to further discuss the plans.

Sincerely,

Josh Pudelko, M.S., P.E.
Trio Engineering

RECEIVED
OCT 06 2025
OFFICE OF THE
CLERK/TREASURER

October 5, 2025
Ms. Ami Hurd, WCMC
Deputy Clerck Community Development Coordinator.

Dear Ms. Hurd,
Due to conflicting schedules, I will not attend the re-zoning meeting on October 16th, 2025; however, I would like to share some of my concerns, and I trust that you will forward it to the appropriate individual to address these concerns, and I look forward to reading the minutes of the hearing when they are posted.

I have lived in Springdale estates on Glenwood Ln. since 1978 and have witnessed the development of the Springdale Estates to what it is today. Back then I could look out my front door and see North Avenue and beyond. I say this not to date myself but to tell you about my first concern for rezoning the parcel of land that is on the agenda.

I have witnessed firsthand the many construction trucks coming and leaving the subdivision using the convenience of Glenwood Ln., during the construction of the remaining phases of Springdale Estates, which had affected the roadway, and it had to be resurfaced. Now, the proposed development will add two more exit/entry streets to the traffic flow on Glenwood Ln. Since the development will have only one entry into proposed development from Springdale Rd., it's apparent that the back two streets will incur the heaviest traffic load. Not just during the construction phase, but also post construction further straining the roadbed on Glenwood Ln.

I understand its need for progress so that our community can grow, BUT not at the expense of the residents on Glenwood Ln. which has already been turned into a major subdivision thoroughfare. By adding two more streets to Glenwood Ln., it will increase the traffic load and damage the road faster, which will require more frequent repairs and resurfacing.

The City of Pewaukee is planning to resurface Glenwood Ln. in 2026, and I'm assuming that the residents will be assessed for the resurfacing cost. All I'm asking is that the assessment should take into consideration that Glenwood Ln. has become a major thoroughfare through Springdale Estates and any resurfacing costs be allocated equitably across all properties, within Springdale Estates, and the proposed new development. *(Please see attached email I sent to Major Bierce, a month ago to which I have yet to receive a response*)

The next item of concern is not just for this development, but for all developments within the City of Pewaukee.
Quarterly we receive alarming notices along with our water billing statement, explaining that Well #,5 (Gross Alpha Levels) and Well #8 (PFAS) are in violation of safe water regulatory compliance, and this has been going on now for quite some time. The long term solution seems to imply that if you want safe water consider alternative solutions for yourself, because there is no end date specified when these violations will be resolved. Also, how do we (the residents) know from which well their home's water comes from?

In clear conscience I must ask why is the City of Pewaukee is going through the effort to rezone parcels of land just to have more homes built while at the same time facing a potential water safety issue? Where is the logic in all of this?

Thanking you in advance for your help!

Respectfully,

John Plumitis Sr.
W222N2154 Glenwood Ln
Waukesha, WI 53186
plumitisj@gmail.com

Outlook

2026- Proposed resurfacing of Glenwood Lane

From john plumitis <plumitisj@gmail.com>
Date Tue 9/9/2025 7:40 PM
To mayor@pewaukee.wi.us <mayor@pewaukee.wi.us>

Mayor Bierce,

On April 9,2025, I sent the below message to Councilmen Wamser and Dziwulski. Since I have not received an acknowledgment of the message, I will assume that either they did not receive it, or they declined to answer it.

To avoid the issues raised, at the time Glenwood Lane was resurfaced last time, I will now pose the same question to you, as noted in the below in their message.

The resurfacing costs should be fairly allocated to all residents of Springdale Estates and should not be borne only by residents on Glenwood Lane. In order to understand the volume of traffic on Glenwood Lane a traffic study is needed, as it is the major entry and exit point to the subdivision, from Springdale Road.

April 9, 2025

RE: Resurfacing Glenwood Lane, in 2026

In anticipation of the resurfacing of Glenwood Lane in 2026, I would like to request that a traffic study be done on both entrances of Glenwood Lane, for the purpose of an equitable cost allocation.

I have been a resident of Springdale Estates since 1978, and live on Glenwood Lane, so I have firsthand knowledge of the daily volume of traffic that Glenwood Lane has. From cars to a variety of heavy trucks driving through whatever their needs may be. One thing in common, they all enter the subdivision through both ends of Glenwood Lane.

Since Glenwood Lane has become the "de facto" major thoroughfare of Springdale Estates, I feel that the residents living on Glenwood Lane should have some relief from paying for the repaving planned for 2026.

In order to determine the traffic volume on Glenwood Lane, a traffic study is needed.

I would also like to recommend that the study be repeated again, if / when the proposed Cornerstone Development project is completed, which only has a **single (1)** entry into the development but has **three (3)** exits to Glenwood Lane.

Respectfully,

John Plumitis

W222N2154 Glenwood Ln.

Waukesha, Wi 53186

plumitisj@gmail.com

From: Mark West
To: Hurd, Ami
Cc: Carley West
Subject: Re: The Glen at Springdale
Date: Tuesday, October 14, 2025 12:35:20 PM

Sorry. I errantly sent that email. Here is the entire email.

Hello Amy,

My name is Mark West, and I am the owner of the property at W220N2615 Maplewood Lane. I am unable to attend the meeting on Thursday, but I would like to have a few items read into the meeting.

I am, in general, in favor of the plans proposed to the planning commission, as I have seen and understand them. I am concerned, however, that some stipulations should be placed on the rezoning for multi-family residences. I would like rezoning to be contingent that development of the property follows the current plans, without major deviation (ex: altering proposed roadways, expanding the number of multi-family units, etc.). Further, I feel that it is important that we have an owner occupancy requirement for these units. If both of those are adequately addressed, I would be in favor of this planned use of the property.

Thank you for your consideration.

Sincerely,
Mark West
262-278-8338

From: Mark West
Sent: Tuesday, October 14, 2025 10:15:04 AM
To: hurd@pewaukee.wi.us <hurd@pewaukee.wi.us>
Subject: The Glen at Springdale

Hello Amy,

My name is Mark West, and I am the owner of the property at W220N2615 Maplewood Lane. I am unable to attend the meeting on Thursday, but I wa
T

From: Troy Jilot
To: Hurd, Ami
Subject: The Glen at Springdale Stormwater Concerns
Date: Tuesday, October 14, 2025 7:46:13 AM

Good Morning Ami,

I live at N26W22105 Glenwood Lane and my property shares the Northern boundary of the proposed Cornerstone development.

As you can see below I have sent my stormwater concerns to Nick Fuchs and Maggie Wagner but I am still concerned because the agenda items 3.3 and 3.4 are talking about plats and plans without a published stormwater plan.

I am unable to attend the meeting on October 16th. Is there a way I can get my concerns read into the record this night of meeting if I send them in email to you?

Thanks,

Troy Jilot
N26W22105 Glenwood Lane
414-617-6457

On Tue, Sep 30, 2025 at 5:32 PM Wagner, Magdelene <wagner@pewaukee.wi.us> wrote:

> Hi Troy,
>
> I would echo Nick's email. Once we have the storm water management plan, we will be reviewing it for compliance with our ordinances as well as impacts to adjacent properties.
>
> Thank you,
>
> Maggie Wagner
>
> **Magdelene Wagner, P.E.**
>
> **Director of Public Works/City Engineer**
>
> **City of Pewaukee**

W240N3065 Pewaukee Road

Pewaukee, WI 53072

262-691-0804

Strengths: Harmony, Arranger, Positivity, Relator, Responsibility, Developer, Achiever, Consistency

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From: Fuchs, Nick <fuchs@pewaukee.wi.us>
Sent: Tuesday, September 30, 2025 2:11 PM
To: Troy Jilot <troy.jilot@gmail.com>
Cc: Wagner, Magdelene <wagner@pewaukee.wi.us>
Subject: Re: Cornerstone Development on Springdale Road

Hi Troy. We have not received or fully reviewed the storm water management report. The complete review and approval of storm water management is typically a condition of approval. City staff will review it and confirm compliance with storm water regulations prior to land disturbance.

I am copying our City Engineer, Maggie Wagner, in case she has anything else to add regarding your concern.

Thanks.

Nick Fuchs

Planner & Community Development Director

City of Pewaukee

W240N3065 Pewaukee Road

Pewaukee, WI 53072

262-691-6007

fuchs@pewaukee.wi.us

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From: Troy Jilot <troy.jilot@gmail.com>
Sent: Monday, September 29, 2025 2:22 PM
To: Fuchs, Nick <fuchs@pewaukee.wi.us>
Subject: Re: Cornerstone Development on Springdale Road

Hi Nick,

My neighbor talked to Cornerstone and received a new set of plans from them. Cornerstone mentioned they will be at the October Planning Commission meeting. They have added more ponds and other water drainage to the plan. Are you able to share the storm water management study they did? I have concerns that the North side of the development is going to shed storm water to the adjacent houses on Glenwood Lane. The new drawing looks to have water drainage built in at the borders of single home lots one through seven.

I do believe this is the best design I have seen to date but want to make sure the current owners that border the new development will not have water issues after the new homes and roads are built.

Thanks,

Troy Jilot

N26W22105 Glenwood Lane

414-617-6457

City of Pewaukee - New Agenda Item

Agenda Language:

Sub Item Agenda Language:

Background Provided By:

Background:
At their October 16th meeting, the Plan Commission unanimously recommended approval of a Conditional Use planned unit development to allow for an eighty-four-unit condominium development consisting of four-unit and two-unit structures upon property located at W220N2475 Springdale Road.

Fiscal Impact:

Recommended Motion:
A motion to approve a Conditional Use Permit planned unit development to allow for an eighty-four-unit condominium development upon property located at W220N2475 Springdale Road.

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

TAX KEY NUMBER(S) OR PARCEL(S) INVOLVED: **CONDITIONAL USE PERMIT: NO. CUP-25-10-1**

__PWC 0916997__

Recording area

_____
Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

LEGAL DESCRIPTION:

E1/2 SE1/4 SEC 13 T7N R19E :: EX N 20 AC :: ALSO 5 FT STRIP :: R437/549 & R682/936 R1337/1139 & R2644/150 & DOC# 3346544

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

Cornerstone Development/The Glen at Springdale

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

WHEREAS, The City Plan Commission has held a meeting on October 16, 2025; has reviewed the various elements of the petitioner's proposal; and has recommended that a Conditional Use Permit be granted to the above-named petitioner for the property/parcel identified above; and,

WHEREAS, The City Common Council held a public hearing meeting on November 3, 2025.

NOW, THEREFORE, let it be known that the City Common Council by its action on November 3, 2025 has, hereby, granted a Conditional Use Permit for the following use(s):

Developing a new residential neighborhood of single-family and condominium homes.

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

1. Lighting details shall be provided for any proposed lighting for staff review and approval.
2. A Landscape Plan shall be submitted for staff review and approval.
3. All storm easements on the plat shall be revised to storm and access easements and shall be a minimum of thirty feet wide.
4. The Private Drainage Easement on Lots 9-11, 15-17, 21, and 26 shall be a minimum of thirty feet, unless otherwise approved by the City Engineer.
5. The 2' vertical and 15' horizontal setback from the 100-year elevations of the drainage pond elevations are required for the condo development easements.
6. The note below shall be included on the plat.

   BASEMENT RESTRICTION – GROUNDWATER
   - Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Wis. Stat. Ch. 236, some lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

7. A note shall be added to the plat stating "Sump pumps shall be directed to a suitable location on the property and shall not discharge onto neighboring properties or directly into the City's storm sewers, sanitary sewers, or roadways."
8. Final grading, erosion control, utilities, and storm water management plan approval by the Engineering Department prior to issuance of a Building Permit.
9. Signs shall be subject to Article 9 of the Zoning Code and staff review of Sign Permit Applications.

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

_____
Attest:

_____
Signature of equitable owner

_____
Date

_____
Kelly Tarczewski
City Clerk

_____
Steve Bierce
Mayor, City of Pewaukee

_____
Date

State of Wisconsin
County of Waukesha

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

_____
(Seal) Ami Hurd
My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

City of Pewaukee - New Agenda Item

Agenda Language:

Sub Item Agenda Language:

Background Provided By:
Nick Fuchs

Background:
At their October 16th meeting, the Plan Commission unanimously recommended approval of a Preliminary Plat creating fifty-two lots for property located at W220N2475 Springdale Road.

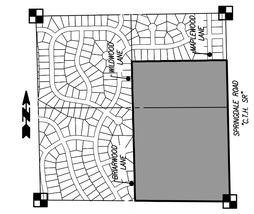
Fiscal Impact:

Recommended Motion:
A motion to approve a fifty-two lot Preliminary Plat for the property located at W220N2475 Springdale Road.

PRELIMINARY PLAT
OF
ESSER PROPERTY

BEING A SUBDIVISION OF A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

SCALE: 1"=60'
0 30 60 120



LOCALITY MAP:
S.E. 1/4, SEC. 13, T. 7 N., R. 19 E.
SCALE: 1"=1000'

Proposed Zoning
- **Condominium Community Rm-1 PUD***
  - Lot Area = 0.5 ac
  - Lot Width = 120'
  - Setbacks:
    - **Front = 24.5' to building, 25' to garage (**)**
      **To front facing garage
    - Wetland = 25'
    - Side = 40' (*building-building), 25' side
    - Rear = 35'
  - 2.5 parking spaces/unit
- **Single Family Rs-6**
  - Lot Area = 12,500 sf
  - Lot Width = 90'
  - Setbacks:
    - Front = 30' -- Wetland = 25'
    - Side = 12'
    - Rear = 35'
- **Wetland LC**

ENGINEER / SURVEYOR:

TRIO ENGINEERING, LLC
19035 W CAPITOL DRIVE, STE 200
BROOKFIELD, WISCONSIN 53045
PHONE: (262) 790-1480

DEVELOPER:
CORNERSTONE DEVELOPMENT
N63 W23849 MAIN ST.
SUSSEX, WI 53089
PHONE: (262) 932-4188

DEVELOPMENT SUMMARY:
1. Subdivision contains approximately 57.33 Net Acres.
2. Subdivision contains 52 Lots and 2 Outlots.
3. All lots to be served by Public Sanitary Sewer and Watermain.
4. Public Streets to have Concrete Curb and Gutter, Metal Catch Basins, Underground Storm Sewer and Asphalt Pavement.
5. All lots to have Underground Telephone, Electric, Cable and Gas Service.
6. Proposed Single Family Community Zoning = "RS–6".
7. Proposed Condominium Community Zoning = "RM–1" (PUD)
8. Outlot 1 contains Open Space to be Owned and maintained by the Owners of all Lots within this Subdivision.
9. Outlot 2 contains a Wetland Conservancy Area, Stormwater Management Facilities and Open Space to be Owned and maintained by the Owners of all Lots within this Subdivision.
10. The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1 and 2 of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
11. Stormwater Management Facilities are located on Lots 49, 51 & 52 and Outlot 2 of this Subdivision. The Owners of all Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.
12. There shall be no direct vehicular ingress or egress to Springdale Road (C.T.H. "SR") from any Lot or Outlot within this Subdivision. It being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin Statutes and shall be enforced by Waukesha County.
13. All existing structures onsite to be Razed when development takes place.
14. The subject site is in the Waukesha School District

WETLAND DELINEATION NOTE:
Wetland boundaries shown hereon were field delineated by RA Smith (Tina Myers) on July 20, 2021.

P.E.C. DELINEATION NOTE:
P.E.C. Boundaries shown hereon were field delineated by Heartland Ecological Group, Inc. in 2025.

FLOODPLAIN NOTE:
The area labeled Floodplain on this Plat is located in Zone "X" as designated on the Food Insurance Rate Map Number: 55133c0216H dated October 19, 2023. Zone "X" is defined as areas determined to be outside the 0.2% annual chance Floodplain.

HORIZONTAL DATUM PLANE:
All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD–83/2011), in which the East line of the S.E. 1/4 of Section 13, Town 7 North, Range 19 East, bears North 01°16'19" West.

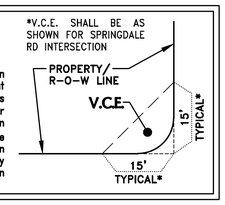
VERTICAL DATUM PLANE:
All elevations are referenced to the North American Vertical Datum of 1988 (12). Contours/Elevations shown on this Preliminary Plat are via a ground survey performed by Trio Engineering, LLC. and supplemented by Waukesha County records.

PRESERVATION RESTRICTIONS:
The Wetland Conservancy Areas, P.E.C. and Floodplain areas shown on this Preliminary Plat shall be subject to the following restrictions:

1. Grading, filling, and excavation shall be prohibited in said Preservation Area, except as may be required for Nature Walking Trails. Filling of Wetlands and Floodplain is subject to approval by the City of Pewaukee and the Department of Natural Resources.
2. Construction of structures within said Preservation Area shall be prohibited.
3. Removal or destruction of any vegetative cover, i.e., trees, shrubs, wildflowers, sedges, grasses, and the like, shall be prohibited with the exception of dead or diseased vegetation removal and noxious weeds as defined in the City municipality weed control ordinance, except as may be required for Nature Walking Trails.
4. Introduction of plant material not indigenous to the existing environment of the Preservation Area shall be prohibited in the Preservation Area.
5. Grazing by domesticated animals (e.g., horses, pigs, sheep and cows) shall be prohibited within said Preservation Area.
6. No dumping of solid or liquid waste or driving of motorized vehicles will be allowed within any Outlot or Open Space Area. Vegetative debris is also "solid waste".

VISION CORNER EASEMENT DETAIL: (V.C.E.)
PER SEC. 340–8.3 V.C.E. APPLIES TO:
All corner Lots are subject to a Vision Corner Easement as shown on this Plat in that "no obstructions such as structures, automobile parking, fences or vegetation shall be permitted between heights of 2 ½ feet and 7 feet above hte mean curb grades within the vision triangle. No access to any roadway shall be permitted within the Vision Corner Easement.

*V.C.E. SHALL BE AS SHOWN FOR SPRINGDALE RD INTERSECTION



LEGEND
- INDICATES SOIL BORING LOCATION
- W — W — INDICATES EXISTING WATERMAIN
- INDICATES PROPOSED WATERMAIN
- SAN — INDICATES EXISTING SANITARY SEWER
- INDICATES PROPOSED SANITARY SEWER
- ST — INDICATES EXISTING STORM SEWER
- INDICATES PROPOSED STORM SEWER
- 800 — INDICATES EXISTING CONTOUR

AGENCIES HAVING THE AUTHORITY TO OBJECT:
- State of Wisconsin, Department of Administration
- Waukesha County, Department of Parks and Land Use

APPROVING AUTHORITY:
- City of Pewaukee

SURVEYOR'S CERTIFICATE:
I hereby certify that this Preliminary Plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the Subdivision and Platting Code of the City of Pewaukee.

Date: 8/29/25
Revised: 10/03/25

S.E. CORNER, SEC. 13–7–19
WIS. STATE PLANE COORD. SYSTEM – SOUTH ZONE NAD83(2011)
FND. CONC. MON. W/ BRASS CAP
N–391,865.81 E–2,453,276.39
ELEVATION = 825.72

WISCONSIN GRADY L. GOSSER S–2972 MENOMONEE FALLS, WI LAND SURVEYOR

Grady L. Gosser, P.L.S.
Professional Land Surveyor S–2972

WISCONSIN GRADY L. GOSSER S–2972 MENOMONEE FALLS, WI LAND SURVEYOR

TRIO DESIGN • LAND SURVEYING CIVIL ENGINEERING
4100 N. CALHOUN RD. SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: ggosser@trioeng.com

PROJECT: ESSER PROPERTY
CITY OF PEWAUKEE, WISCONSIN
BY: CORNERSTONE DEVELOPMENT
N63 W23849 MAIN ST.
SUSSEX, WI 53089

REVISION HISTORY

DATE	DESCRIPTION
8/29/25	PRELIMINARY PLAN
10/03/25	PER CITY REVIEW

DATE: OCTOBER 3, 2025

JOB NUMBER: 25-001-796-01

DESCRIPTION: PRELIMINARY PLAT

SHEET 1 OF 1

X:\2025\25-01-796 ESSER PROPERTY – PEWAUKEE\DRAWINGS\SURVEY\PLATS\150PRPP01.DWG

PRELIMINARY PLAT
OF
ESSER PROPERTY

BEING A SUBDIVISION OF A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

SCALE: 1"=60'
0 30 60 120

LOCALITY MAP:
S.E. 1/4, SEC. 13, T. 7 N., R. 19 E.
SCALE: 1"=1000'

Proposed Zoning

- **Condominium Community Rm-1 PUD***
  - Lot Area = 0.5 ac
  - Lot Width = 120'
  - Setbacks:
    - **Front = 20' to building, 25' to garage** (*)
    - Wetland = 25'
    - Side = 40' (*building-building), 25' side
    - Rear = 35'
  - 2.5 parking spaces/unit
- **Single Family Rs-6**
  - Lot Area = 12,500 sf
  - Lot Width = 90'
  - Setbacks:
    - Front = 30' -- Wetland = 25'
    - Side = 12'
    - Rear = 35'
- **Wetland LC**

DEVELOPMENT SUMMARY:

1. Subdivision contains approximately 57.33 Net Acres.
2. Subdivision contains 52 Lots and 2 Outlots.
3. All lots to be served by Public Sanitary Sewer and Watermain.
4. Public Streets to have Concrete Curb and Gutter, Metal Catch Basins, Underground Storm Sewer and Asphalt Pavement.
5. All lots to have Underground Telephone, Electric, Cable and Gas Service.
6. Proposed Single Family Community Zoning = "RS-6".
7. Proposed Condominium Community Zoning = "RM-1" (PUD)
8. Outlot 1 contains Open Space to be Owned and maintained by the Owners of all Lots within this Subdivision.
9. Outlot 2 contains a Wetland Conservancy Area, Stormwater Management Facilities and Open Space to be Owned and maintained by the Owners of all Lots within this Subdivision.
10. The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1 and 2 of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
11. Stormwater Management Facilities are located on Lots 49, 51 & 52 and Outlot 2 of this Subdivision. The Owners of all Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.
12. There shall be no direct vehicular ingress or egress to Springdale Road (C.T.H. "SR") from any Lot or Outlot within this Subdivision. It being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin Statutes and shall be enforced by Waukesha County.
13. All existing structures onsite to be Razed when development takes place.

WETLAND DELINEATION NOTE:

Wetland boundaries shown hereon were field delineated by RA Smith (Tina Myers) on July 20, 2021.

P.E.C. DELINEATION NOTE:

P.E.C. Boundaries shown hereon were field delineated by Heartland Ecological Group, Inc. in 2025.

FLOODPLAIN NOTE:

The area labeled Floodplain on this Plat is located in Zone "X" as designated on the Food Insurance Rate Map Number: 55133c0216H dated October 19, 2023. Zone "X" is defined as areas determined to be outside the 0.2% annual chance Floodplain.

HORIZONTAL DATUM PLANE:

All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-83/2011), in which the East line of the S.E. 1/4 of Section 13, Town 7 North, Range 19 East, bears North 01°16'19" West.

VERTICAL DATUM PLANE:

All elevations are referenced to the North American Vertical Datum of 1988 (12). Contours/Elevations shown on this Preliminary Plat are via a ground survey performed by Trio Engineering, LLC. and supplemented by Waukesha County records.

PRESERVATION RESTRICTIONS:

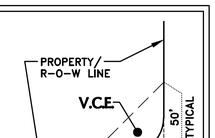
The Wetland Conservancy Areas, P.E.C. and Floodplain areas shown on this Preliminary Plat shall be subject to the following restrictions:

1. Grading, filling, and excavation shall be prohibited in said Preservation Area, except as may be required for Nature Walking Trails. Filling of Wetlands and Floodplain is subject to approval by the City of Pewaukee and the Department of Natural Resources.
2. Construction of structures within said Preservation Area shall be prohibited.
3. Removal or destruction of any vegetative cover, i.e., trees, shrubs, wildflowers, sedges, grasses, and the like, shall be prohibited with the exception of dead or diseased vegetation removal and noxious weeds as defined in the City municipality weed control ordinance, except as may be required for Nature Walking Trails.
4. Introduction of plant material not indigenous to the existing environment of the Preservation Area shall be prohibited in the Preservation Area.
5. Grazing by domesticated animals (e.g., horses, pigs, sheep and cows) shall be prohibited within said Preservation Area.
6. No dumping of solid or liquid waste or driving of motorized vehicles will be allowed within any Outlot or Open Space Area. Vegetative debris is also "solid waste".

VISION CORNER EASEMENT DETAIL: (V.C.E.)

V.C.E. APPLIES TO:

All corner Lots are subject to a Vision Corner Easement as shown on this Plat in that the height of all plantings, berms, fences, signs or other structures within the Vision Corner Easement is limited to 24 inches above the elevation of the center of the intersection. No access to any roadway shall be permitted within the Vision Corner Easement.



LEGEND

●	INDICATES SOIL BORING LOCATION
W W	INDICATES EXISTING WATERMAIN
	INDICATES PROPOSED WATERMAIN
SAN	INDICATES EXISTING SANITARY SEWER
	INDICATES PROPOSED SANITARY SEWER
ST	INDICATES EXISTING STORM SEWER
	INDICATES PROPOSED STORM SEWER
800	INDICATES EXISTING CONTOUR

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration
- Waukesha County, Department of Parks and Land Use

APPROVING AUTHORITY:

- City of Pewaukee

SURVEYOR'S CERTIFICATE:

I hereby certify that this Preliminary Plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the Subdivision and Platting Code of the City of Pewaukee.

Date: 8/29/25

S.E. CORNER, SEC. 13-7-19
WIS. STATE PLANE COORD. SYSTEM – SOUTH ZONE NAD83(2011)
FND. CONC. MON. W/ BRASS CAP
N-391,865.81 E-2,453,276.39
ELEVATION = 825.72

WISCONSIN GRADY L. GOSSER S-2972 MENOMONEE FALLS, WI LAND SURVEYOR

Grady L. Gosser
Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972

ENGINEER / SURVEYOR:

TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD, STE 300
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480

DEVELOPER:

CORNERSTONE DEVELOPMENT
N63 W23849 MAIN ST.
SUSSEX, WI 53089
PHONE: (262) 932-4188

WISCONSIN GRADY L. GOSSER S-2972 MENOMONEE FALLS, WI LAND SURVEYOR

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING

4100 N. CALHOUN RD. SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: ggosser@trioeng.com

Indicates comment by City staff dated 9/30/25

INDICATES RESPONSE BY TRIO AND DEVELOPER DATED 10/3/2025

PROJECT:
ESSER PROPERTY
CITY OF PEWAUKEE, WISCONSIN
BY: CORNERSTONE DEVELOPMENT
N63 W23849 MAIN ST.
SUSSEX, WI 53089

REVISION HISTORY

DATE	DESCRIPTION

DATE: AUGUST 29, 2025

JOB NUMBER: 25-001-796-01

DESCRIPTION: PRELIMINARY PLAT

SHEET 1 OF 1

This must be an outlot
30' WIDE OUTLOT PROVIDED
THIS STORM SEWER END SECTION IS TO COLLECT RUNOFF FROM THE NEIGHBORING LOT. THE NEIGHBOR LEFT THEIR GRADE ~2' BELOW THE ROAD, HENCE THE NEED FOR THIS STORM PIPE TO COLLECT RUNOFF - IT CANNOT DRAIN TO THE ROAD.
Storm/ponds in easement when in condo land. Min 15' from single family lot and from buildings/sidewalks. (typ)
Eliminate end section and let water run over curb to be collected in storm sewer?
A STORM WATER EASEMENT IS PROVIDED. ALL STORM AND 100-YR PONDING HAS >15' SEPARATION AS REQUESTED.
must be a structure behind curb. (typ.)
REVISED
can't create a swale or pond water on adjacent lot where one doesn't exist today. Move swale entirely on the new development (typ)
Outlet for extent of backyard swale
THE DEVELOPER AND HOME BUILDERS VERY STRONGLY NEED TO KEEP THIS AS A 20' WIDE PRIVATE DRAINAGE EASEMENT. A SLIVER OF OUTLOT IS NOT PRACTICABLE HERE
- IT RESTRICTS THE BUILDING ENVELOPE AND WOULD RESULT IN AN UNDESIRABLE NARROW OUTLOT IN A BACKYARD AREA.
storm outlet above the 10 year water level and preferably above the 100 year water level. (typ)
REVISED TO THE EXTENT PRACTICABLE. THE EXISTING GRADE ALONG SPRINGDALE RD. DICTATES THE STORM SEWER DEPTH.
OUR PLAN RESPECTS THE EXISTING DRAINAGE PATTERN, ENSURING UNINTERRUPTED DRAINAGE FROM THE ADJACENT LOT. NO SWALE OR PONDING IS CREATED ON THE NEIGHBORING LOT.
Shift storm sewer to be in oulot by minimum15' from lot lot line. (typ)
THE OUTLOT HAS BEEN WIDENED A FEW EXTRA FEET ALONG THIS PERIMETER. THE STORM SEWER IS SHOWN AT 13' OFF THE LOT LINE. THIS WILL HELP PRESERVE EXISTING TREES WHILE PROVIDING ADEQUATE SPACE FOR PIPE MAINTENANCE.
Storm facility must be entirely in outlot. TOB must not be on private lots. also must be 2' lower than lowest exposed building elevation and a minimum of 15' from buildings (typ)
THE OUTLOT AND LOT CONFIGURATIONS HAVE BEEN REVISED TO KEEP THE STORM FACILITY ENTIRELY IN OUTLOT. THE GRADES ARE >2' LOWER THAN ADJACENT BUILDING ELEVATIONS AND >15' FROM BUILDINGS.
Ensure separation. No landscaping in easement. will need to address any improvements that are contained within easements (existing & proposed) (typ)
NOTED - THIS WILL BE VERIFIED WITH FINAL LANDSCAPE PLAN
ADA cross walks will be required. (typ)
PROVIDED
Trail must have access easement over entire length.
A 10' WIDE PUBLIC ACCESS EASEMENT IS PROVIDED OVER THE TRAIL.
THIS WETLAND POCKET FUNCTIONS AS A DRY POND IN THE EXISTING AND PROPOSED CONDITION. THE LOW AREA AT THE PIPE END SECTIONS ILLUSTRATES HOW OUR DEVELOPMENT WILL DRAIN THIS DRY DETENTION AREA.
This will need some explanation.
THE DEVELOPER AND HOME BUILDERS DO NOT SEE A NEED OR BENEFIT TO EXTENDING TRAIL HERE
Add Trail to project limits to the west
Concerns with cover and possible tailwater
MINIMAL COVER WILL BE MAINTAINED OVER THE OUTLET PIPE

Paul Farrow
County Executive

Dale R. Shaver
Director

Waukesha County

Department of Parks and Land Use

TO:	State of Wisconsin–Department of Administration (Plat Review)
NOTICE OF:	Conditional Certification of No Objection to Preliminary Plat
DATE OF REVIEW:	October 10, 2025
RE:	Subdivision Plat known as: **The Glen at Springdale** (formerly known as Esser Property) **File No: 2106**
LOCATION:	Part of the E 1/2 of the SE 1/4 Section 13, Township 7 North, Range 19 East, City of Pewaukee.
SUBMITTED BY:	State of Wisconsin-Department of Administration (Plat Review)
SURVEYOR:	Grady L Gosser Trio Engineering LLC 4100 N. Calhoun Road, Suite 300 Brookfield, Wisconsin 53005
DATE RECEIVED:	September 22, 2025
DATE OF PLAT:	August 29, 2025
SUBDIVIDER:	Cornerstone Development N63 W2349 Main Street Sussex, Wisconsin 53089

REMARKS: Conditional Certification of No Objection to this Preliminary Plat is based on the following conditions being satisfied prior to submittal of a revised Preliminary Plat or a Final Plat:

1. All conditions of the enclosed Waukesha County Department of Public Works letter dated October 6th, 2025, shall be complied with including construction of Type A intersections, providing vision corner easements along CTH S.R. and Briarwood Lane, and providing a drainage plan.

2. Please provide the Waukesha County Planning and Zoning Division with the wetland delineation report completed by RA Smith on July 20, 2021 and the Primary Environmental Corridor delineation report completed by Heartland Ecological Group, Inc. This ensures the Waukesha County GIS map is kept up to date.

3. The Zone X or 0.2% Chance Floodplain on Sheet 1 is mis-identified as 100 year floodplain line. Unless the city requires the preservation of the 0.2% or 500 year floodplain, we recommend that the linework be removed from the plat, or at minimum, that the floodplain line be re-labeled as 0.2% Chance Floodplain or 500 year floodplain.

   We recommend that the second sentence of the Floodplain Note also be modified, as the note indicates that the Zone X areas are outside of the 0.2% floodplain, whereas FEMA mapping indicates that the Zone X area is indicative of the 0.2% floodplain.

4. All easements, such as proposed or existing drainage ways, access, sanitary sewer and utilities shall be shown on the final plat. Any related recorded documents numbers for existing easements shall also be noted on the plat.

5. Documentation must be presented to Waukesha County Planning and Zoning Division staff confirming that, as required by Section NR 110.08(4) of the Wisconsin Administrative Code, the Southeastern Wisconsin Regional Planning Commission has reviewed and commented on the proposed sanitary sewer extension which will be needed to serve this development.

6. A letter from the city indicating that they are willing to extend sewer to the subdivision must be furnished to the Waukesha County Planning & Zoning Division.

7. In accordance with Chapter 236 of the Wisconsin Statues, signature certificates must be added to the Final Plat. If there is a mortgagee holder, please ensure the signatures are added to the Final Plat.

In addition, we recommend the following:

8. We recommend constructing sidewalks on at least one side of the streets in accordance with "SEWRPC's Recommendations for Provision of Sidewalks in Areas of Existing or Planned Urban Development".

9. According to the soil survey of Milwaukee and Waukesha Counties, lots in this subdivision contain soils that may be indicative of seasonal high groundwater conditions. There are extensive areas of hydric soils (seasonal high groundwater estimated to be one foot or less from the ground surface). We recommend that the City require a soil analysis for all lots within the development and ensure that basement floor elevations will be above seasonal high groundwater conditions. Waukesha County recommends that basements be placed at least one (1) ft. above the estimated seasonal high groundwater elevation. Minimum basement floor elevations should be identified on a Master Grading Plan or Final Plat for any lots with limiting factors. Unless minimum basement floor elevations are provided on the Final Plat, it is recommended the City of Pewaukee require a note, similar to the enclosed, be placed on the face of the Final Plat, indicating these lots may contain soils that are unsuitable for conventional basement construction due to the presence of seasonal high groundwater and special construction methods may be required.

BASEMENT RESTRICTION – GROUNDWATER

Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Wis. Stat. Ch. 236, some lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

10. We recommend that the developer consult with the property owner regarding the location and function of any drain tile that may be present on the property and how it may impact the development.

11. If there are existing wells within 50 ft. of a septic or stormwater facility, please identify them on the Final Plat. If there are any existing wells or septic systems on the property, please provide abandonment reports to the Waukesha County Environmental Health Division.

12. The Waukesha County GIS Water Features layer indicates a possible intermittent unnamed waterway/ditch traversing the east side of the property. If a navigability determination has been made, please provide Waukesha County with the documentation. We recommend that the north to south drainage pattern along this potential intermittent waterway be accounted for in the stormwater management design.

13. We recommend that a Master Grading Plan be developed to ensure that basements achieve an adequate separation from estimated seasonal high groundwater.

14. We recommend that Vision Corner Easements be added to all internal intersections. Please consult with City staff regarding the dimensions of the corners.

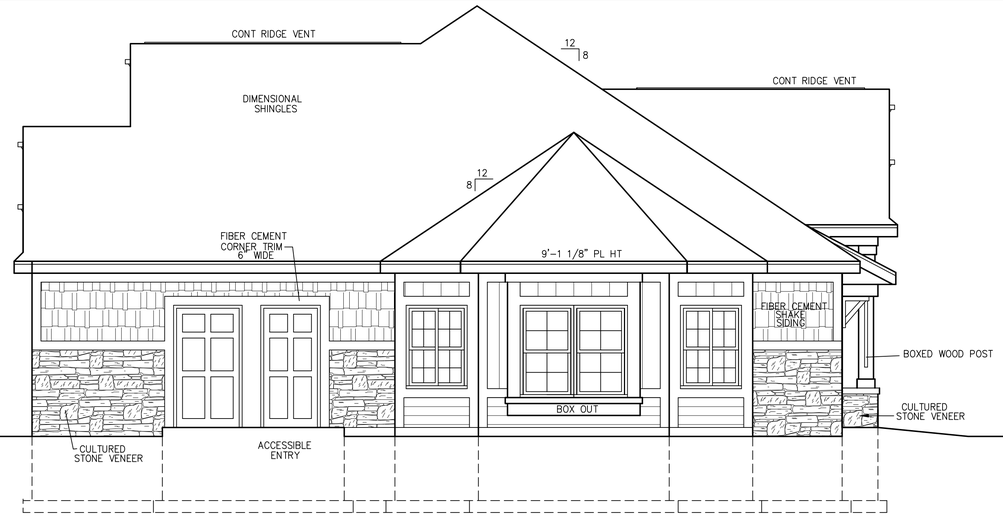
SIGNED: _____

Jason Fruth
Planning and Zoning Manager

For information regarding this review, please contact Emily Goodman at Egoodman@waukeshacounty.gov or 262.896.8300.

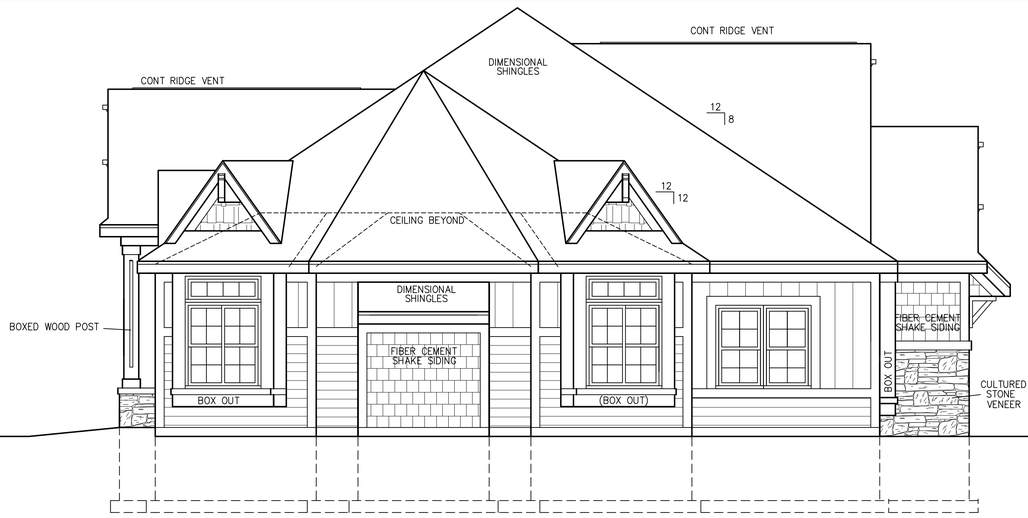
Cc via email: City of Pewaukee Clerk, hurd@pewaukee.wi.us (*e-mail*)
City of Pewaukee Planner, fuchs@pewaukee.wi.us (*e-mail*)
Grady Grosser, Surveyor, ggosser@trioeng.com (*e-mail*)
John Wahlen, Developer, jw@cornerstonedevelopment.com(*e-mail*)
We Energies – Plat Review, co-subdivisionsgroup@we-energies.com, Nicole.warwick@we-energies.com, travis.kluewer@we-energies.com (*e-mail*)
AT&T – Plat Review, jo2376@att.com (*e-mail*)
CenturyLink Plat Review, james.winter@Brightspeed.com (*e-mail*)
Joel Dietl, SEWRPC, joel.dietl@sewrpc.org (*e-mail*)
File

N:\PRKANDLU\Subdivision Files\PLATS\Cities\Pewaukee\2106 The Glen at Springdale (Esser Property)



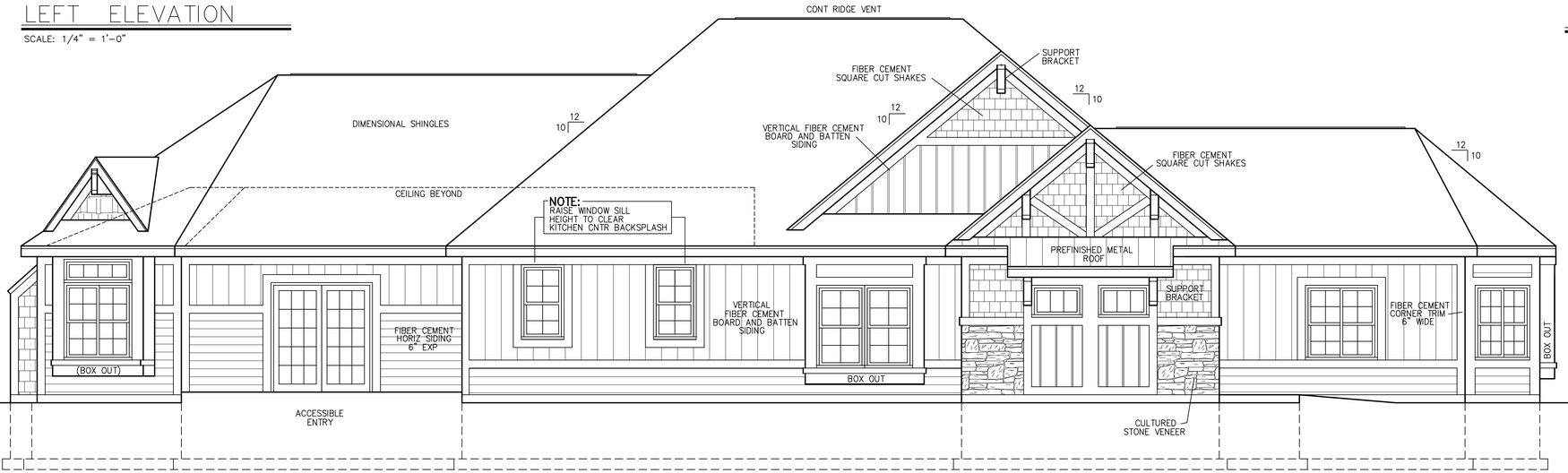
LEFT ELEVATION

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



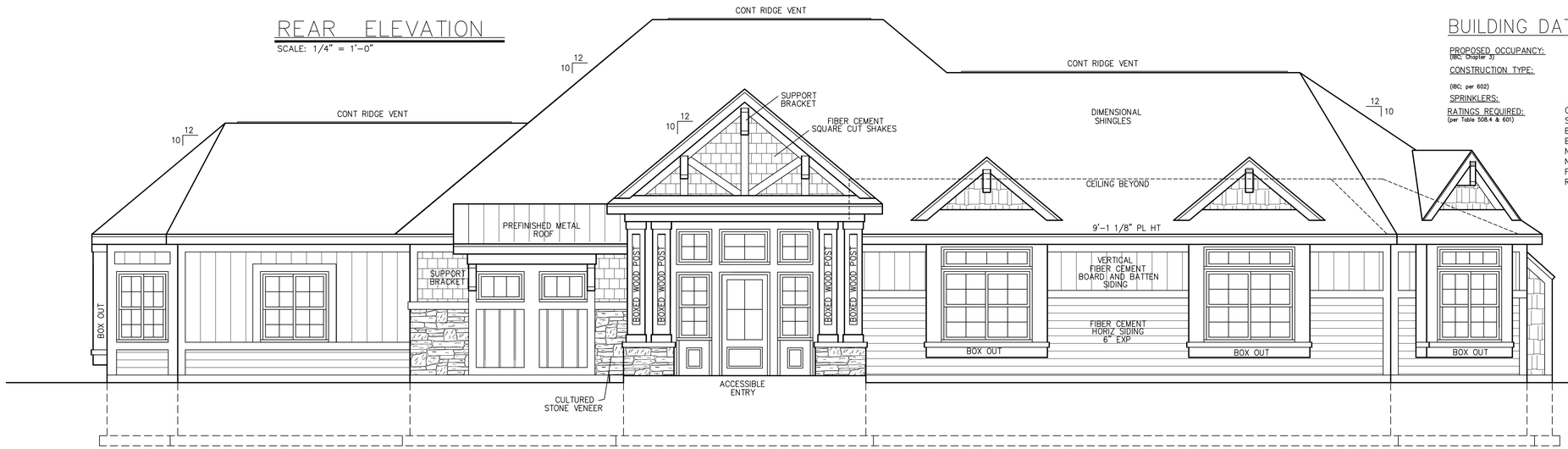
RIGHT ELEVATION

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



REAR ELEVATION

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



FRONT ELEVATION

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

BUILDING DATA :

2015 IBC WITH WISCONSIN MODIFICATIONS

PROPOSED OCCUPANCY: (IBC, Chapter 3)	GROUP A2 – ASSEMBLY
CONSTRUCTION TYPE: (IBC; per 602)	TYPE VB ONE STORY
SPRINKLERS:	NON-SPRINKLERED
RATINGS REQUIRED: (per Table 508.4 & 601)	

OCCUPANCY SEPARATION	none per IBC 508.3
STRUCTURAL FRAMING	0 HOUR RATING
BEARING WALL EXTERIOR	0 HOUR RATING
BEARING WALL INTERIOR	0 HOUR RATING
NON BEARING EXTERIOR (≥30')	0 HOUR RATING
NON BEARING INTERIOR	0 HOUR RATING
FLOOR CONSTRUCTION	0 HOUR RATING
ROOF CONSTRUCTION	0 HOUR RATING

BUILDING VOLUME

48,538 CUBIC FEET

SHEET INDEX

A1 – EXTERIOR ELEVATIONS
A2 – FOUNDATION PLAN
A3 – FLOOR PLAN
A4 – SECTION – ROOF PLAN
E1 – ELECTRICAL PLAN

WISCONSIN
CONOR F. NELAN
E-34401
MADISON, WI
PROFESSIONAL ENGINEER
04-22-2024

TDI ASSOCIATES, INC.
ARCHITECTS, PLANNERS

1500 S. VILLA TERRACE
NEW BERLIN, WISCONSIN 53146
PHONE 262-409-2530 FAX 262-409-2531

-\-\-\-\client logos\coldspringdesignlogo.jpg

FORT ATKINSON, WISCONSIN
PHONE 920-568-9530

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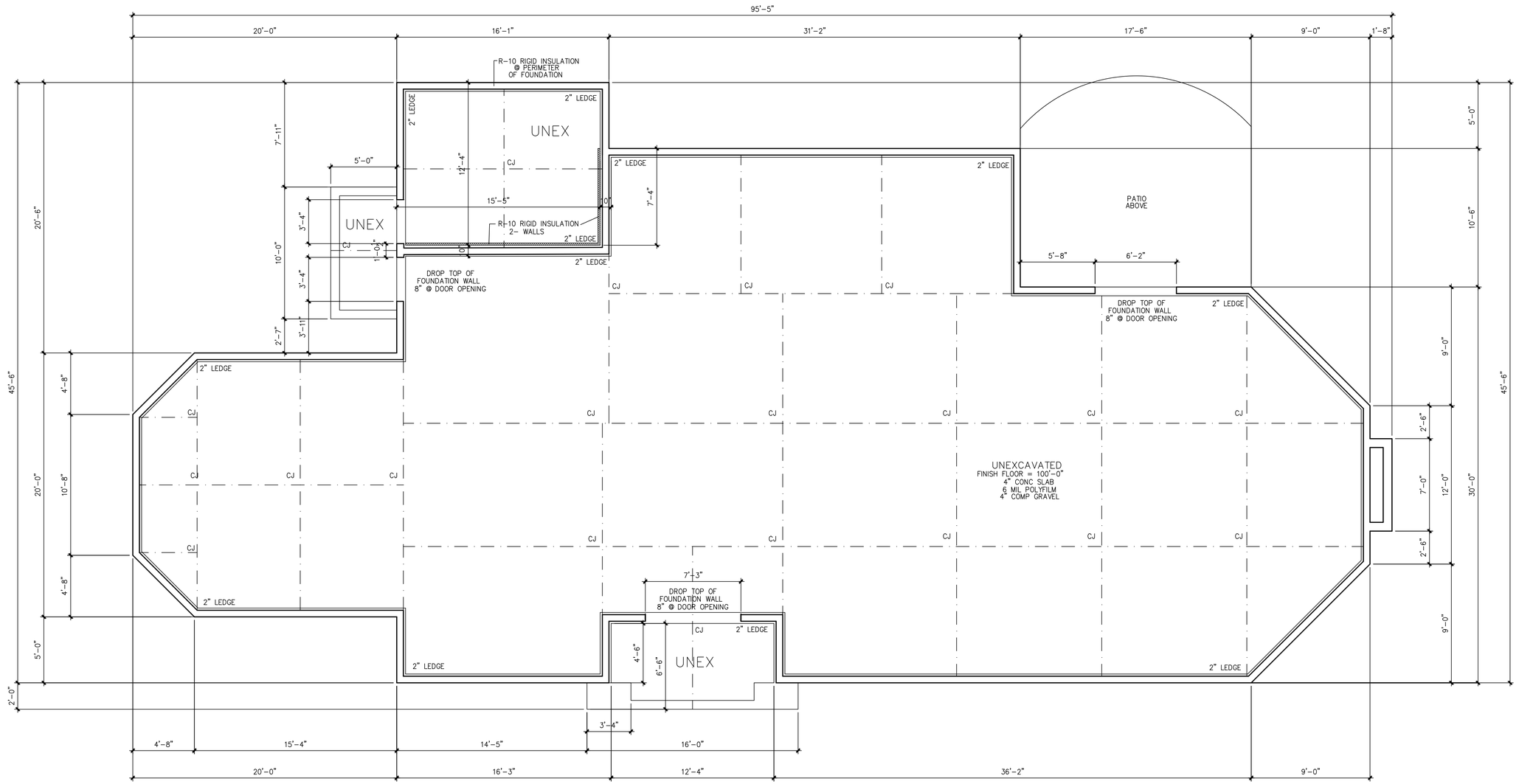
Sheet Title
CLUBHOUSE ELEVATIONS

Revisions

REVISION		
	1	26 JAN, 2023 17 APRIL, 2024

Issued Date:	
Date:	28 NOV, 2022
Job NO.:	22-127
Drawn By:	LS

Sheet No.
A1



FOUNDATION PLAN

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

TDI ASSOCIATES, INC.
ARCHITECTS, PLANNERS

1500 S. VILLA TERRACE
NEW BERLIN, WISCONSIN 53146
PHONE 262-409-2530 FAX 262-409-2531

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FORT ATKINSON, WISCONSIN
PHONE 920-568-9530

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Sheet Title
CLUBHOUSE FOUNDATION

Revisions

REVISION	△	26 JAN, 2023 17 APRIL, 2024

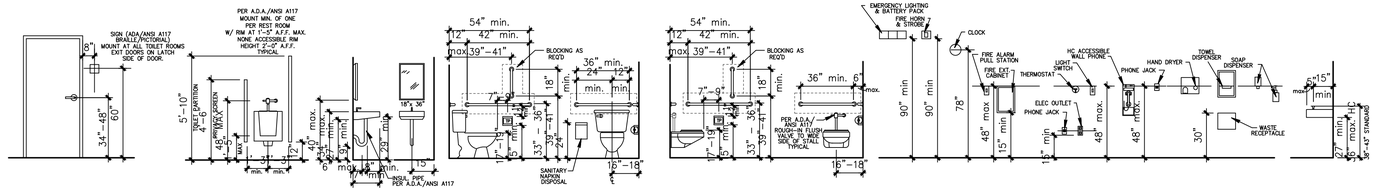
Issued Date:

Date: 28 NOV, 2022

Job NO.: 22-127

Drawn By: LS

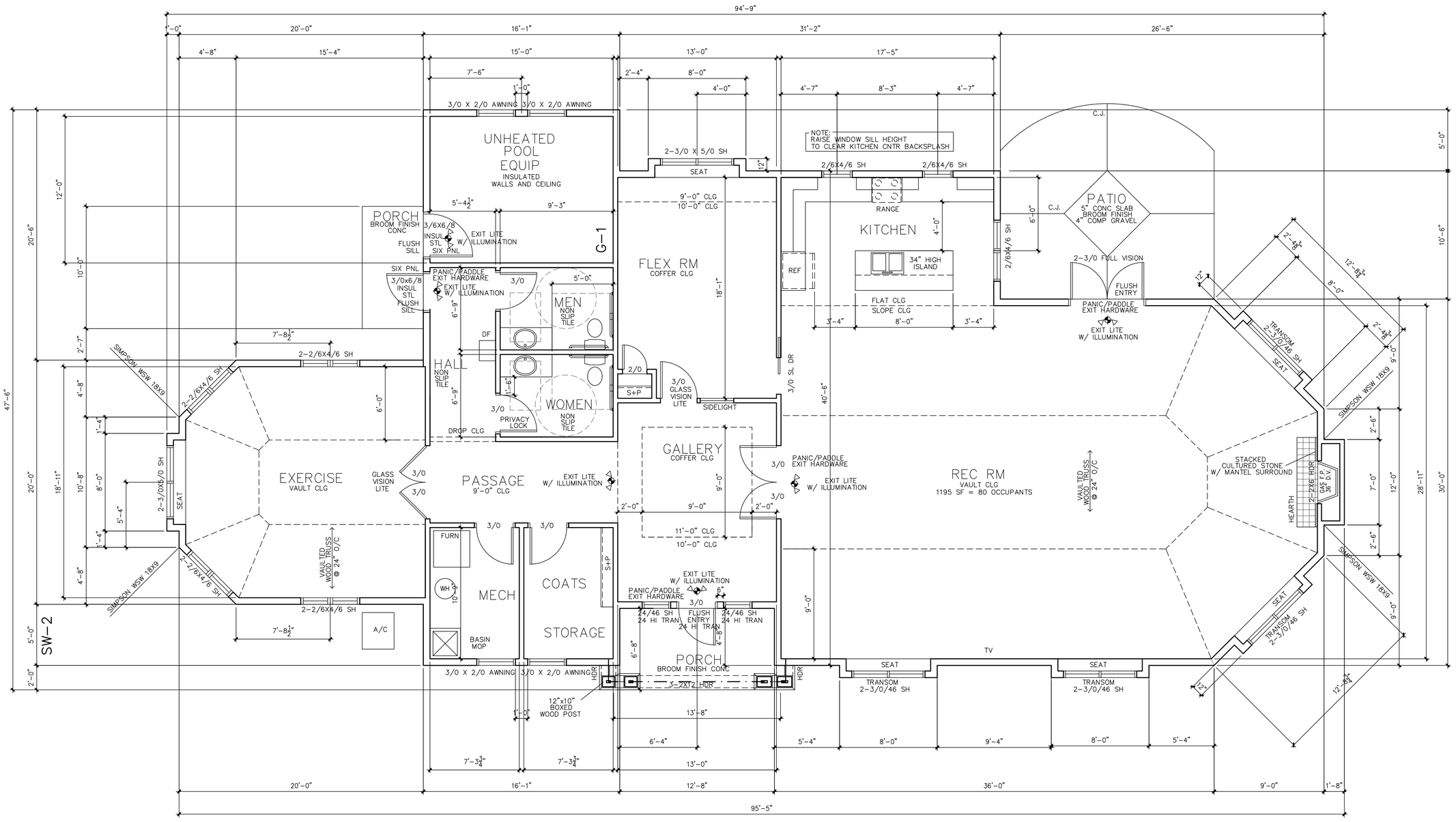
Sheet No.
A2



STANDARD MOUNTING HEIGHTS

1/4" = 1'-0"

YR-2003



HEADER SCHEDULE

SPANS LESS THAN – 3'-6" = 2-2X8
4'-0" MAX SPAN = 2-2X10
6'-6" MAX SPAN = 3-2X12

TOILET RM FINISHES

CEILING : 5/8" MR DRYWALL
WALLS : 1/2" MR DRYWALL
BASE : 4" TILE BASE
FLOOR : NON SLIP HARD TILE

FLOOR PLAN

SCALE: 1/4" = 1'-0" 3028 SF

DOOR NOTES:

EXTERIOR DOORS: INSULATED
SWEEPSTRIP
WEATHERSTRIPED
LOCK
CLOSERS
SAFETY GLAZING – DOORS AND SIDELITES

ALL DOORS : LEVER HARDWARE– TYPICAL

OCCUPANT LOAD

ASSEMBLY = 1195 SF / 15 SF = 80
BUSINESS = 1452 SF / 100 SF = 15
STORAGE = 381 SF / 300 SF = 2

TOTAL 3028 SF 97 OCCUPANTS

TDI ASSOCIATES, INC.
ARCHITECTS, PLANNERS

1500 S. VILLA TERRACE
NEW BERLIN, WISCONSIN 53146
PHONE 262-409-2530 FAX 262-409-2531

-\-\-\-\client logos\coldspringsteaplogo.jpg

FORT ATKINSON, WISCONSIN
PHONE 920-568-9530

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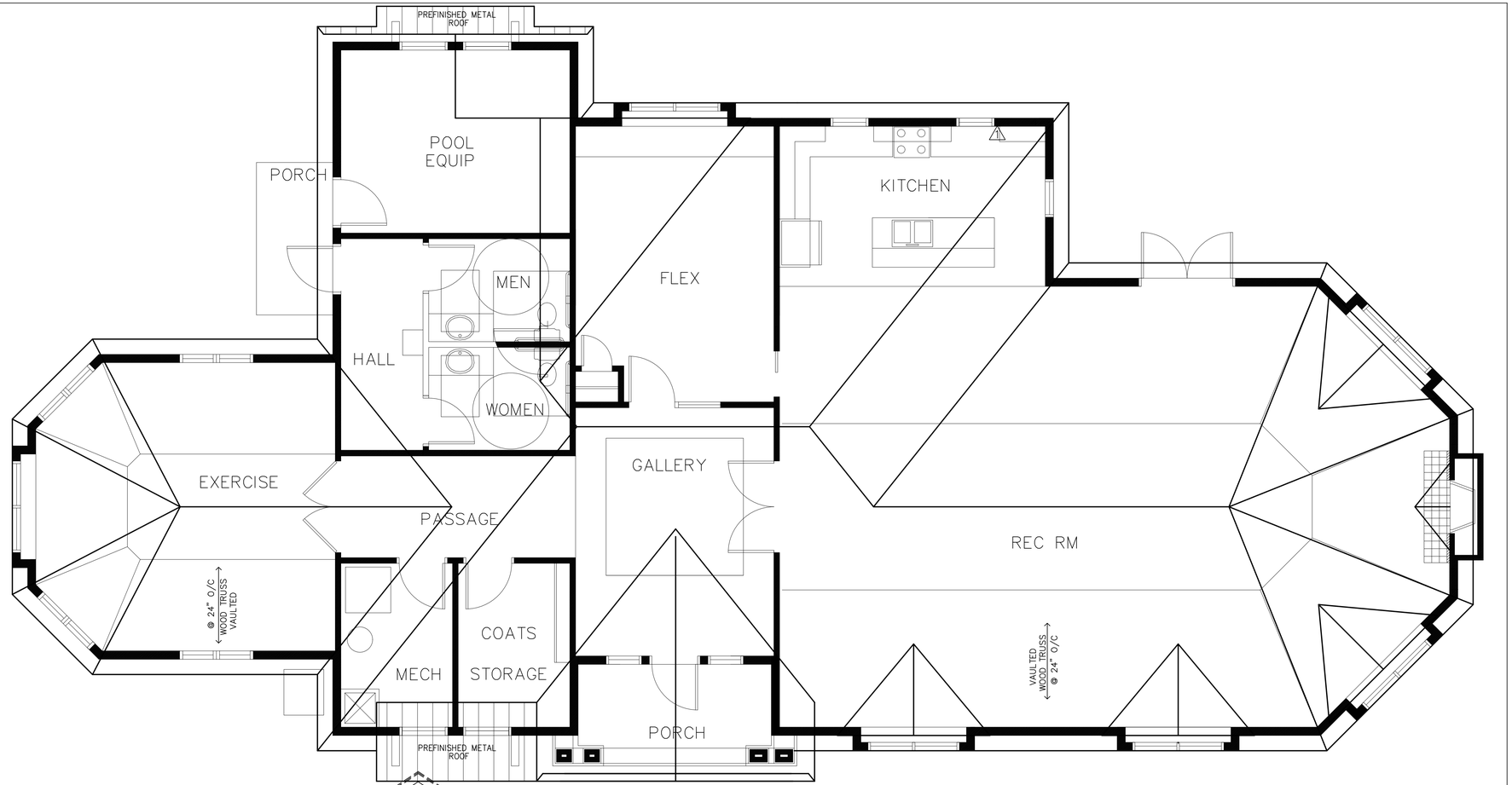
Sheet Title
CLUBHOUSE
FLOOR PLAN

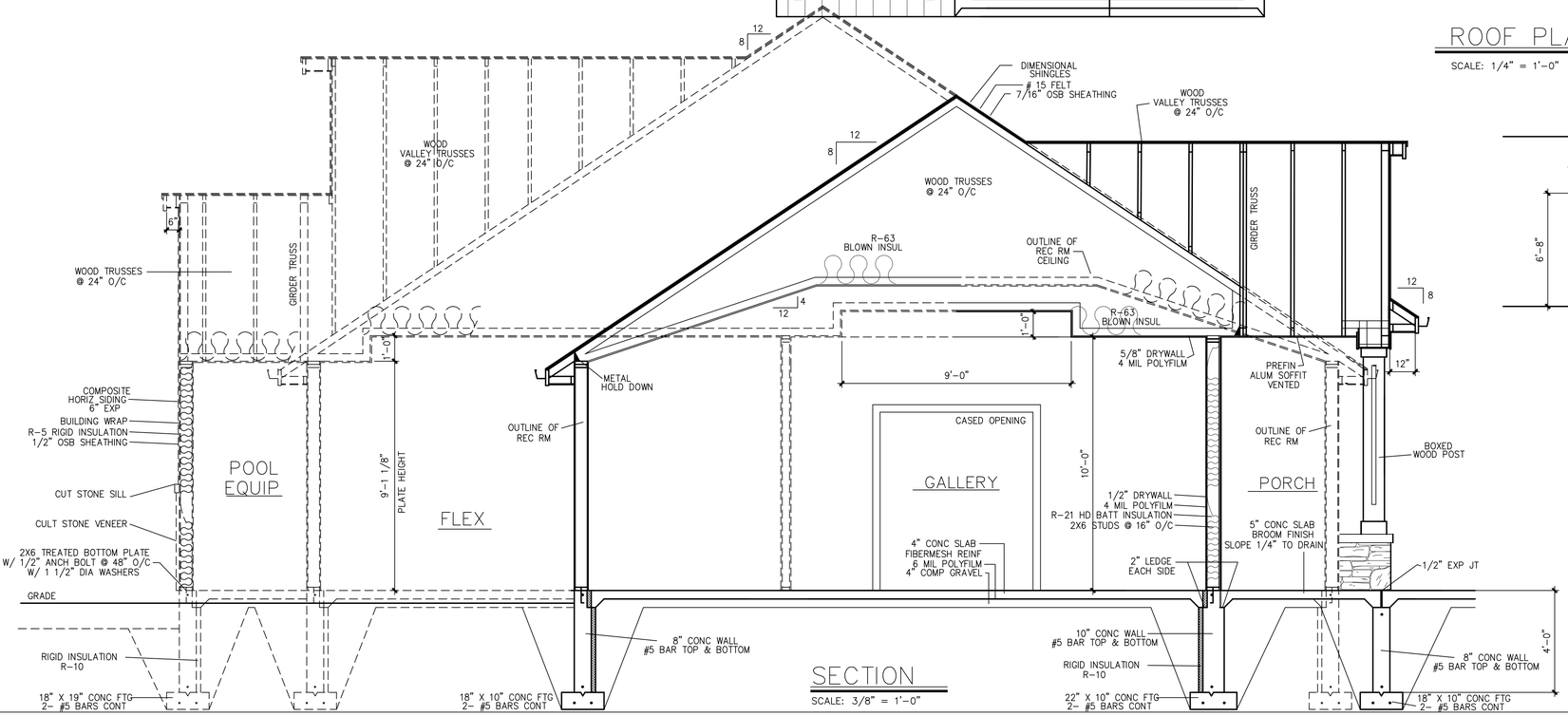
Revisions
REVISION 1 26 JAN, 2023
17 APRIL, 2024

Issued Date:
Date: 28 NOV, 2022
Job NO.: 22-127
Drawn By: LS
Sheet No.
A3



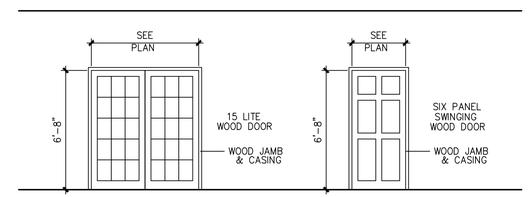
ROOF PLAN

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



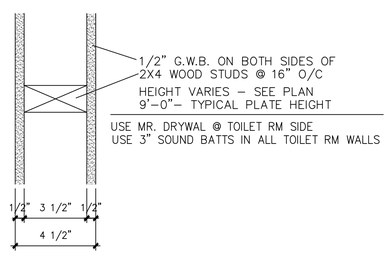
SECTION

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



DOOR TYPES

1/4"=1'-0"



WALL TYPE

1/4"=1'-0"

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1500 S. VILLA TERRACE
NEW BERLIN, WISCONSIN 53146
PHONE 262-409-2530 FAX 262-409-2531

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FORT ATKINSON, WISCONSIN
PHONE 920-568-9530

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Sheet Title

CLUBHOUSE
SECTION
ROOF PLAN

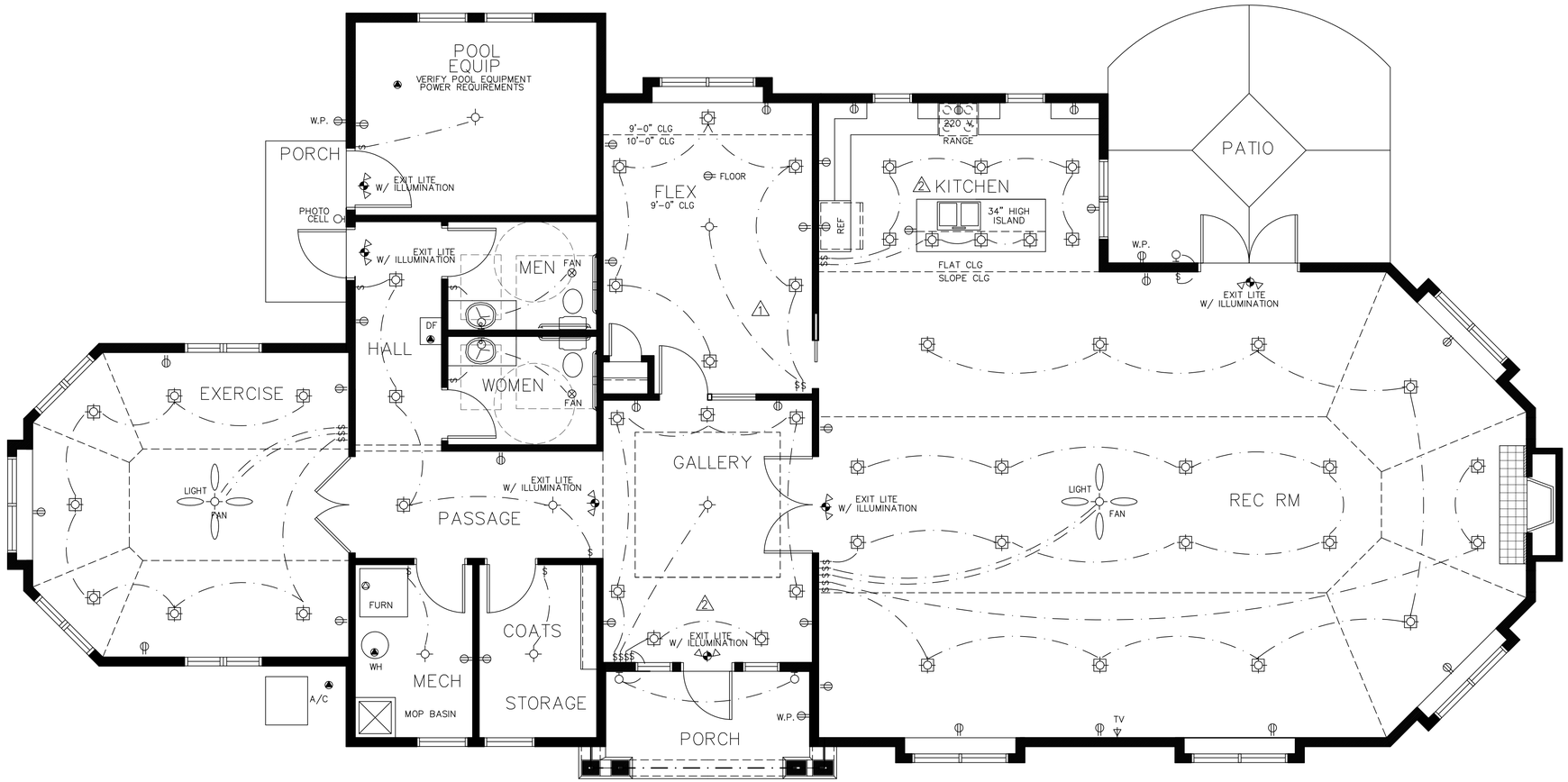
Revisions

REVISION	△	26 JAN, 2023 17 APRIL, 2024

Issued Date:	
Date:	28 NOV, 2022
Job NO.:	22–127
Drawn By:	LS

Sheet No.

A4



FLOOR PLAN

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

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ARCHITECTS, PLANNERS

1500 S. VILLA TERRACE
NEW BERLIN, WISCONSIN 53146
PHONE 262-409-2530 FAX 262-409-2531

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Sheet Title

CLUBHOUSE
LIGHTING/POWER

Revisions

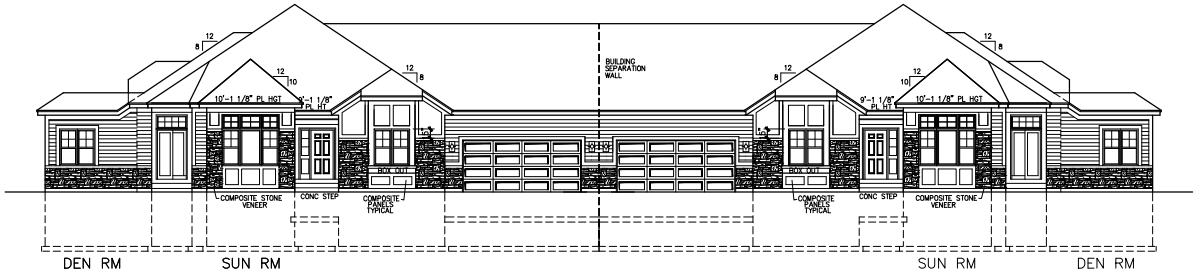
REVISION	
1	26 JAN, 2023 17 APRIL, 2024

Issued Date:	
Date:	28 NOV, 2022
Job NO.:	22-127
Drawn By:	LS

Sheet No.

E1

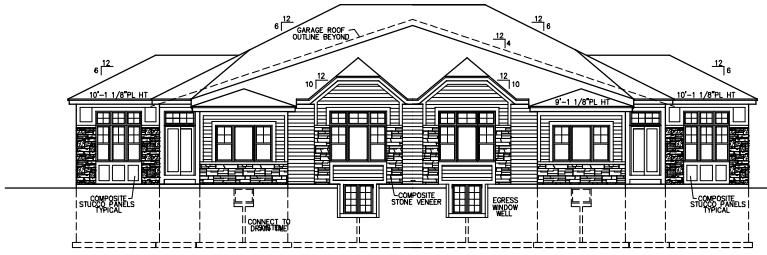
859



THE TARTAN UNIT #64

THE TARTAN UNIT #63

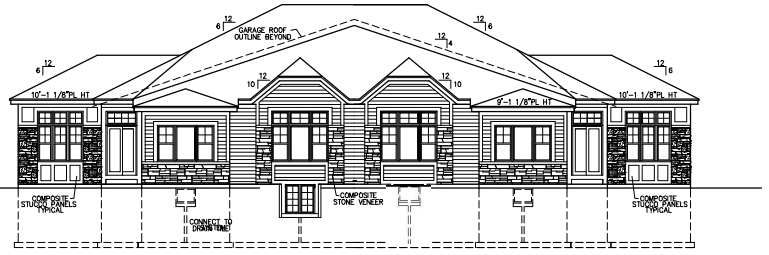
SIDE ELEVATION
1/8" = 1'-0"1/8" = 1'-0"



THE TARTAN UNIT #61

THE TARTAN UNIT #64

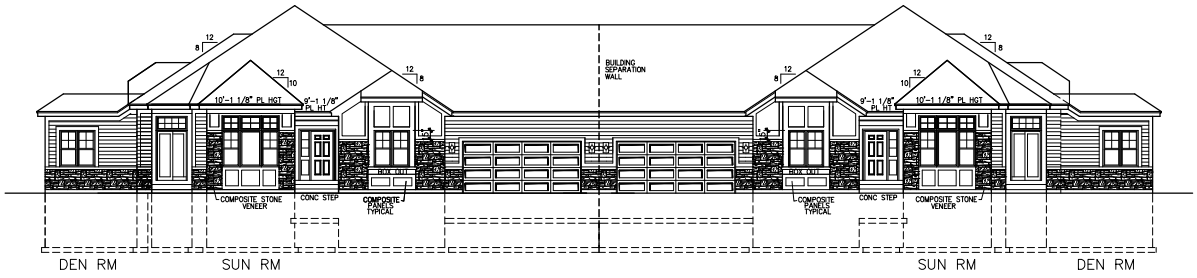
END ELEVATION
1/8" = 1'-0"



THE TARTAN UNIT #63

THE TARTAN UNIT #62

END ELEVATION
1/8" = 1'-0"



THE TARTAN UNIT #62

THE TARTAN UNIT #61

SIDE ELEVATION
1/8" = 1'-0"

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ARCHITECTS, PLANNERS

1500 S. VILLA TERRACE
NEW BERLIN, WISCONSIN 53146
PHONE 262-437-0400 FAX 262-437-0401

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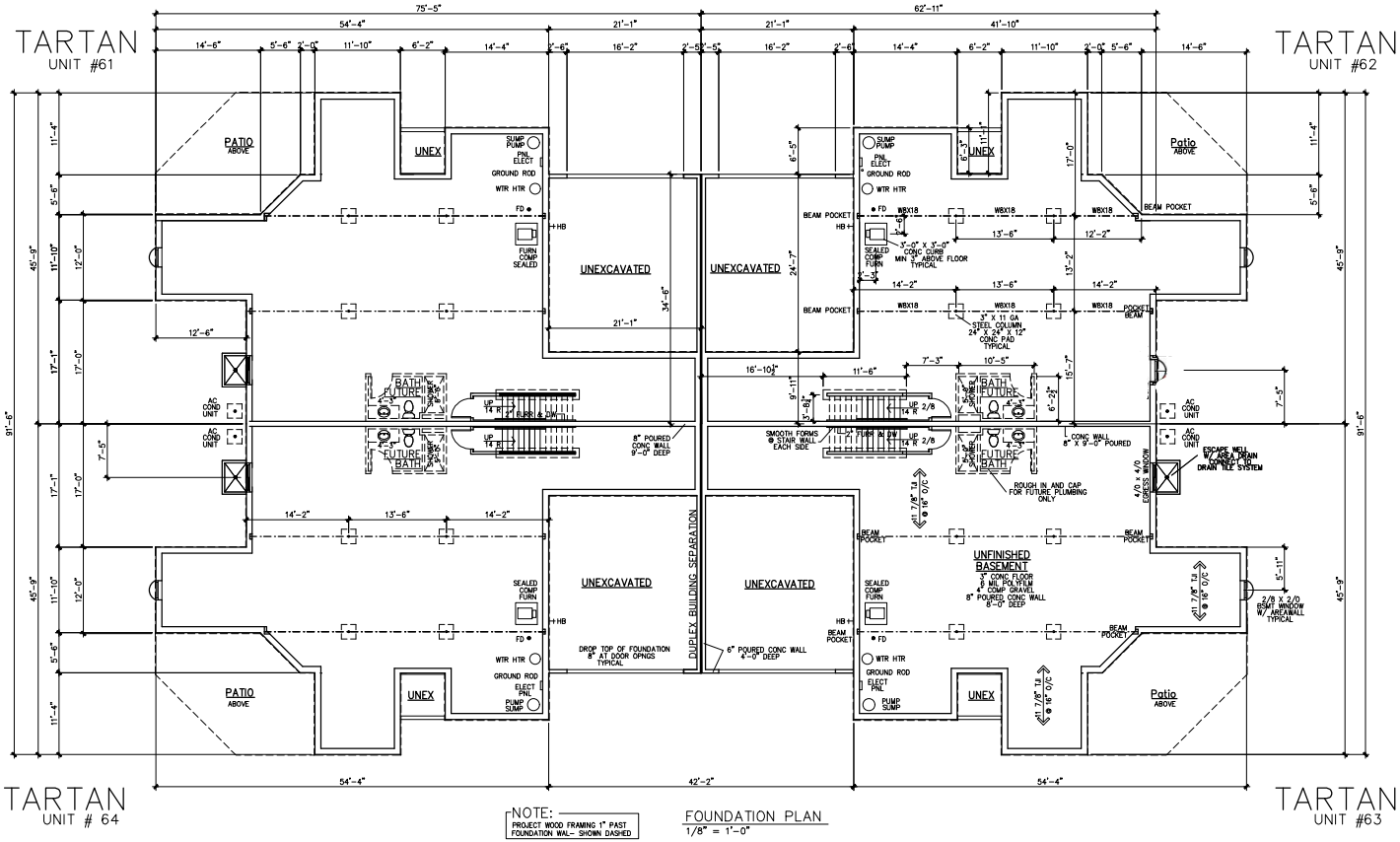
Sheet Title
EXTERIOR ELEVATIONS

Issued For:	Date:
REVISION	~~15 DEC, 2022~~ 23 MAY, 2024

Date:	23 MAY,2024
Job NO.:	19-209-23
Drawn By:	LS

Sheet No.
A2.1



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ARCHITECTS, PLANNERS

1500 S. VILLA TERRACE
NEW BERLIN, WISCONSIN 53146
PHONE 262-437-0400 FAX 262-437-0401

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Sheet Title
BASEMENT / FOUNDATION PLAN

Issued For:	Date:
REVISION	23 MAY, 2024

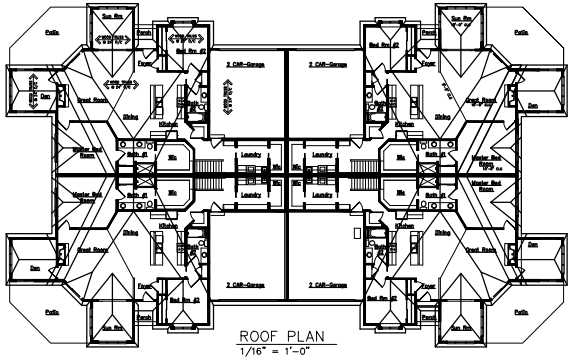
Date:	23 MAY,2024
Job NO.:	19-209-23
Drawn By:	LS
Sheet No.	A1.0

TARTAN
UNIT #61

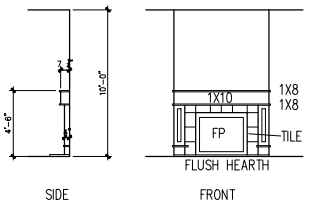
TARTAN
UNIT #62

TARTAN
UNIT # 64

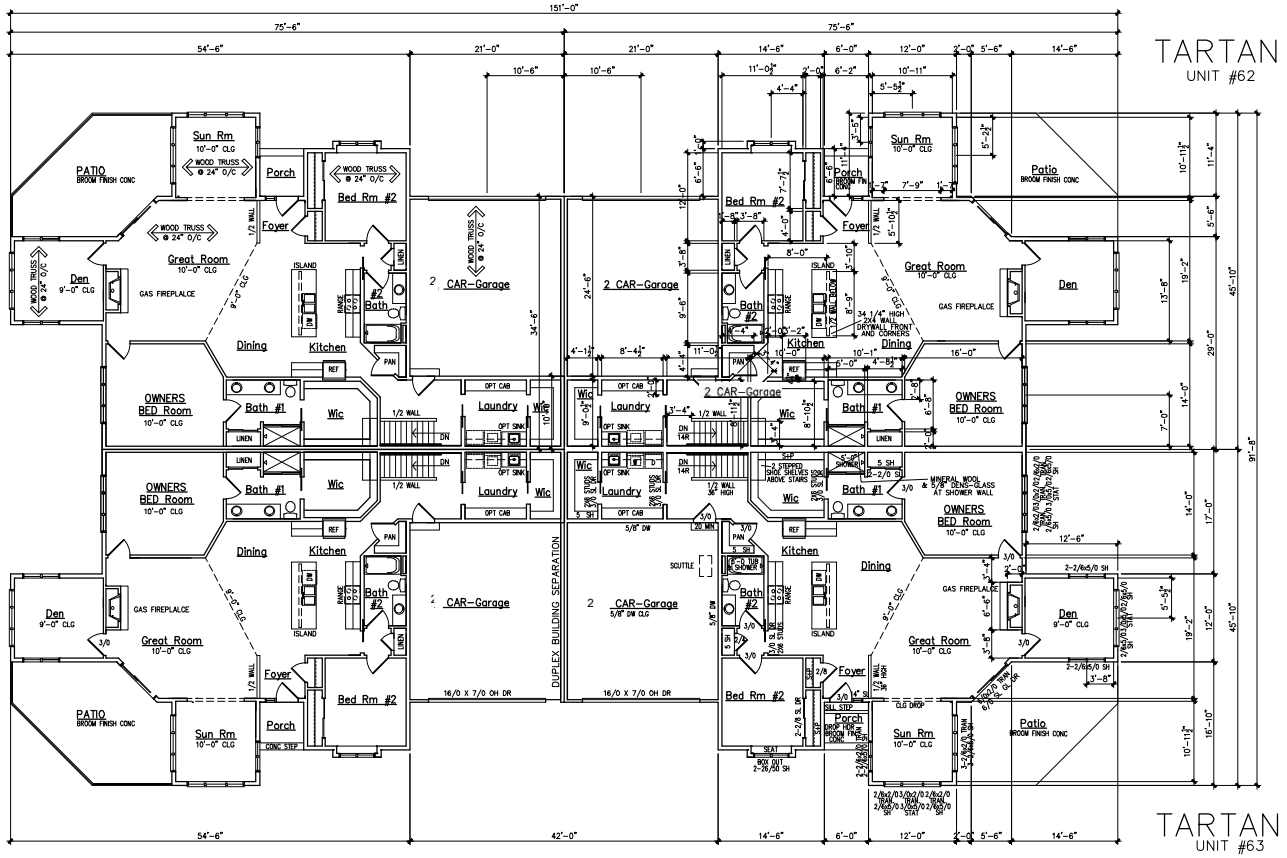
TARTAN
UNIT #63



ROOF PLAN
1/16" = 1'-0"



FIREPLACE DETAIL
1/4" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"

NOTE:
9'-0" CLG - TYPICAL
10'-0" CLG - SUN RM
GREAT RM
OWNERS BEDRM

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1500 S. VILLA TERRACE
NEW BERLIN, WISCONSIN 53146
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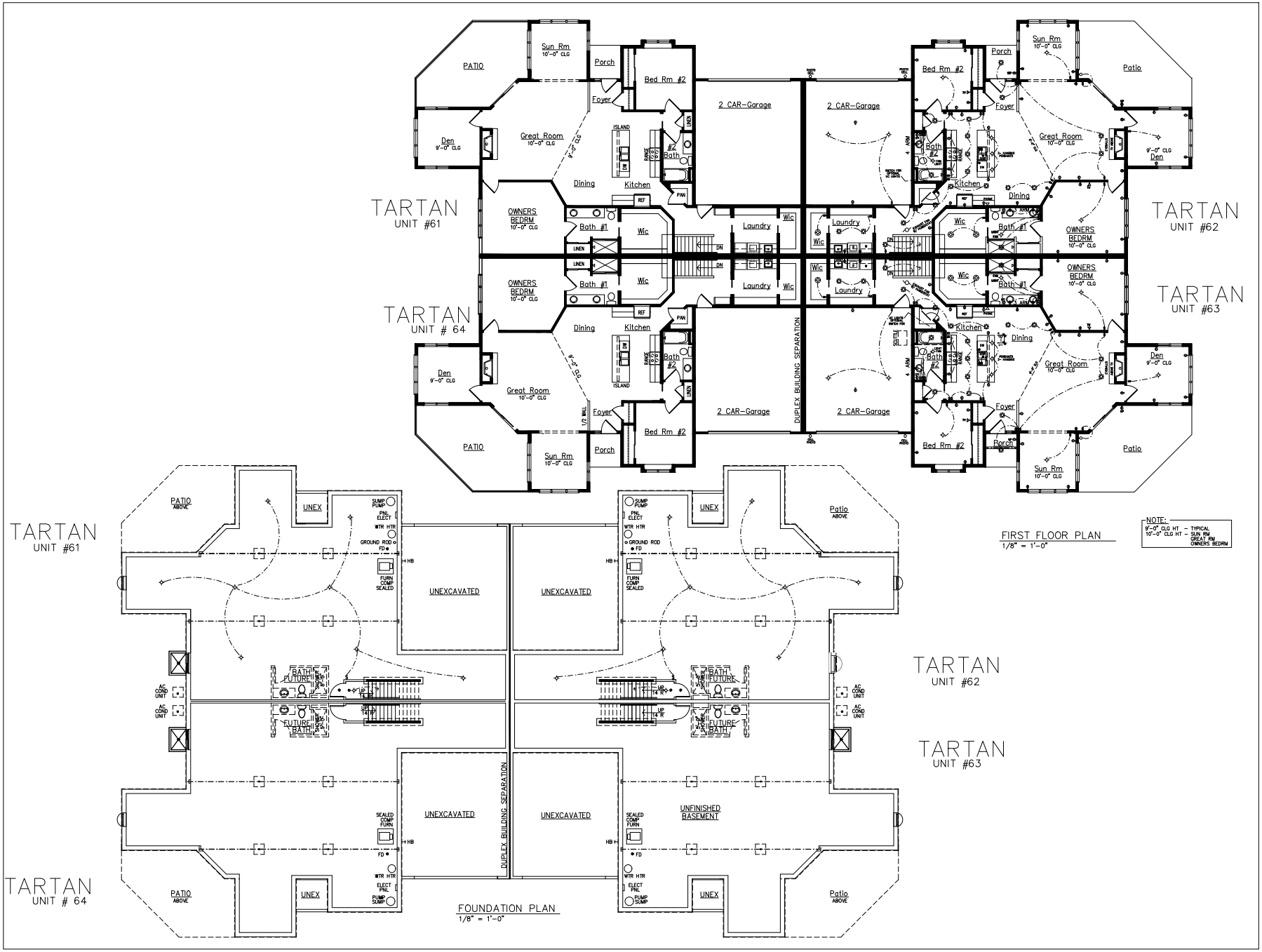
Sheet Title
FLOOR PLAN

Issued For:	Date:
REVISION	23 MAY, 2024

Date:	23 MAY,2024
Job NO.:	19-209-23
Drawn By:	LS
Sheet No.	A1.1



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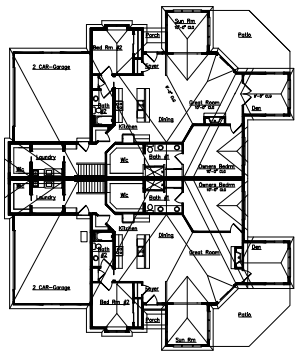
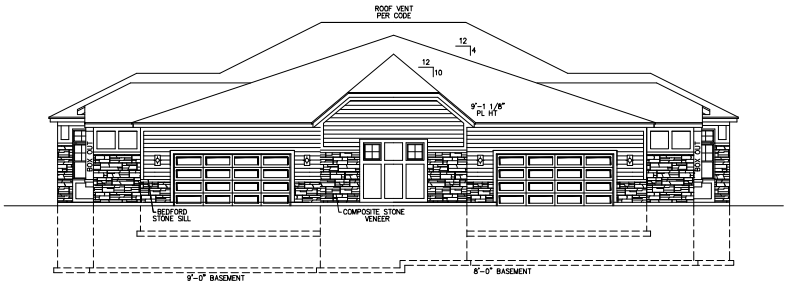
Sheet Title
ELECTRICAL
BASEMENT
FIRST FLOOR
PLANS

Issued For:	Date:
REVISION	23 MAY, 2024

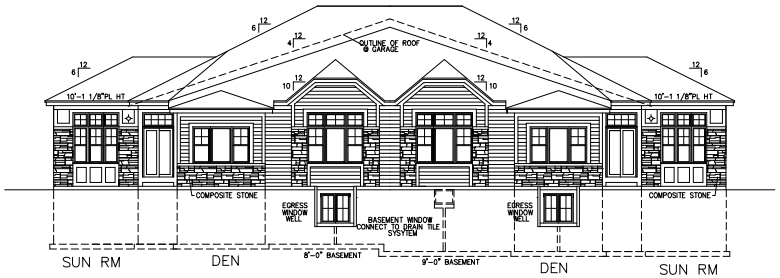
Date:	23 MAY,2024
Job NO.:	19-209-23
Drawn By:	LS
Sheet No.	E1.1



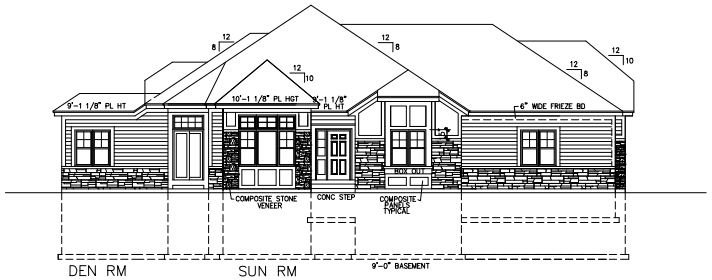
ROOF PLAN
1/16" = 1'-0"



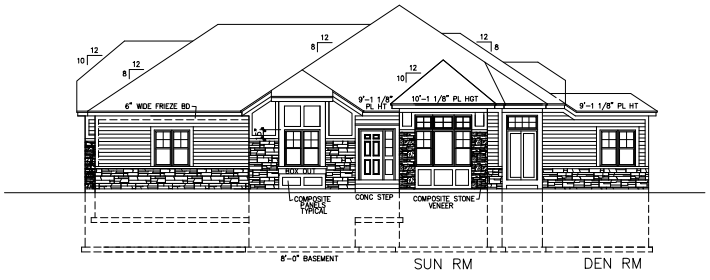
THE TARTAN UNIT #19 — FRONT ELEVATION 1/8" = 1'-0" — THE TARTAN UNIT #20



THE TARTAN UNIT #20 — REAR ELEVATION 1/8" = 1'-0" — THE TARTAN UNIT #19



THE TARTAN UNIT #19 — LEFT ELEVATION 1/8" = 1'-0"



RIGHT ELEVATION 1/8" = 1'-0" — THE TARTAN UNIT #20

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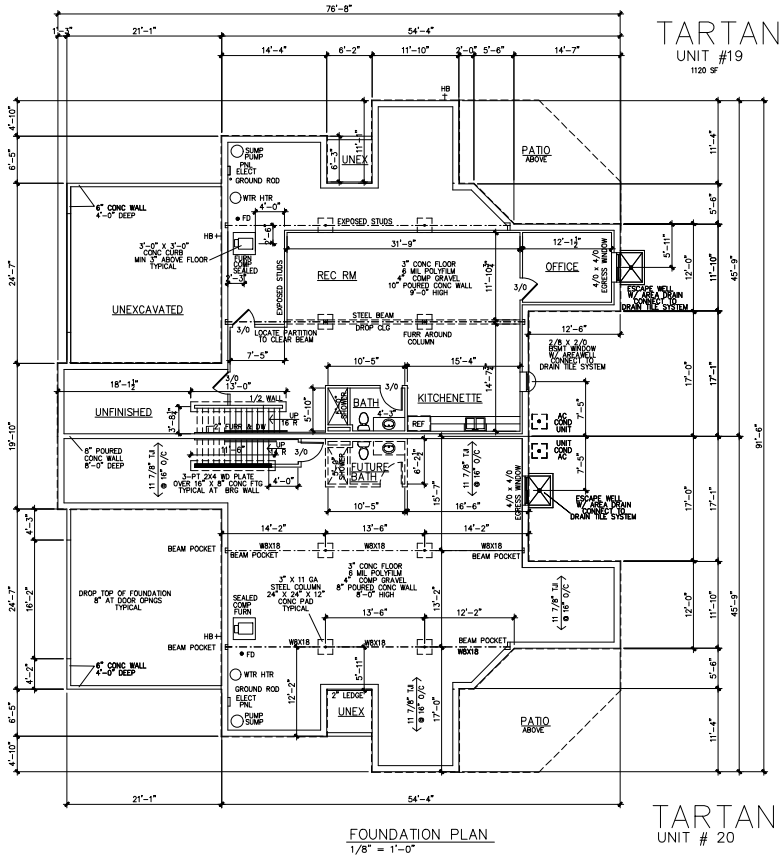
Sheet Title
EXTERIOR ELEVATIONS

Issued For:	Date:
REVISION	5 FEB, 2023 –

Date:	9 JAN, 2023
Job NO.:	19-209-10
Drawn By:	LS

Sheet No.
A2.1



FOUNDATION PLAN
1/8" = 1'-0"

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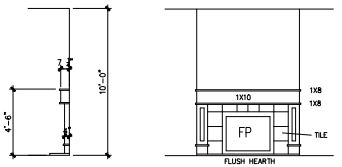
Sheet Title
BASEMENT / FOUNDATION PLAN

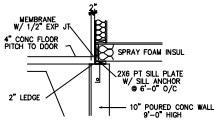
Issued For:	Date:
REVISION	5 FEB, 2023

Date:	9 JAN, 2023
Job NO.:	19-209-10
Drawn By:	LS

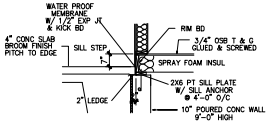
Sheet No.
A1.0



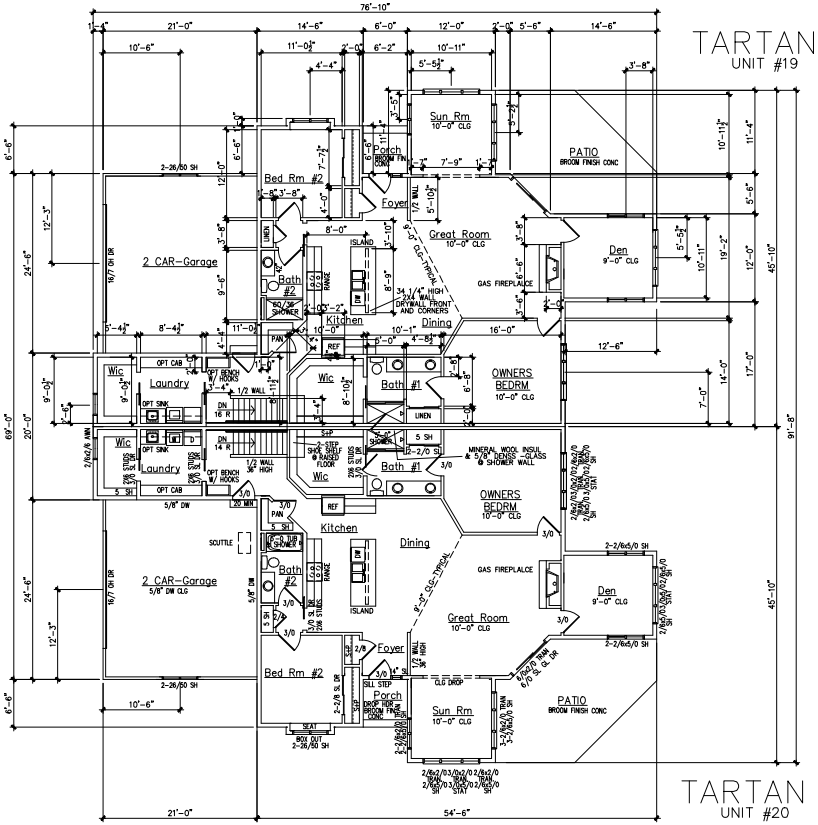
FIREPLACE DETAIL
1/4" = 1'-0"



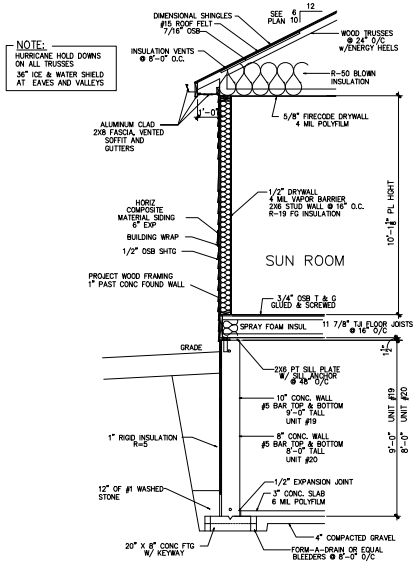
2 GARAGE WALL DTL
3/8" = 1'-0"



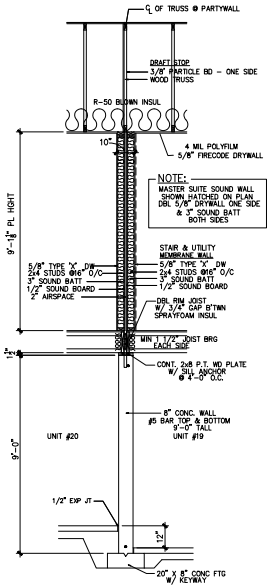
3 PORCH WALL DTL
3/8" = 1'-0"



NOTE:
9'-0" CLG - TYPICAL
10'-0" CLG - SUN RM
GREAT RM
OWNERS BEDRM

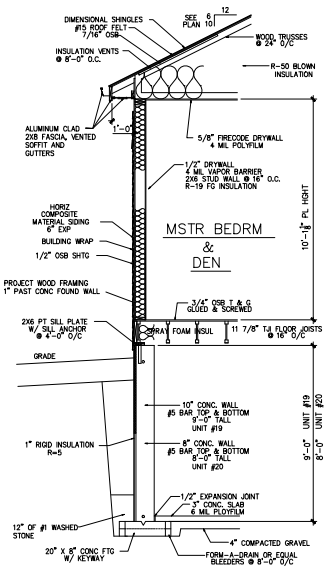


4 WALL SECTION
3/8" = 1'-0"

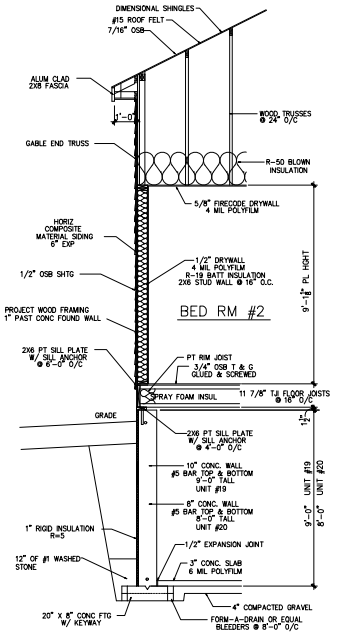


5 DWELLING UNIT SEPARATION WALL SECTION
3/8" = 1'-0"

NOTE:
CONCRETE WALL REINFORCING PER STATE CODE



6 WALL SECTION
3/8" = 1'-0"



7 WALL SECTION
3/8" = 1'-0"

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ARCHITECTS, ENGINEERS, PLANNERS
N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-437-0400 FAX 262-437-0401

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Sheet Title
FLOOR PLAN SECTIONS

Issued For:	Date:
REVISION	5 FEB, 2023

Date:	9 JAN, 2023
Job NO.:	19-209-10
Drawn By:	LS

Sheet No.
A1.1

Nighthawk Trail
4333 4335

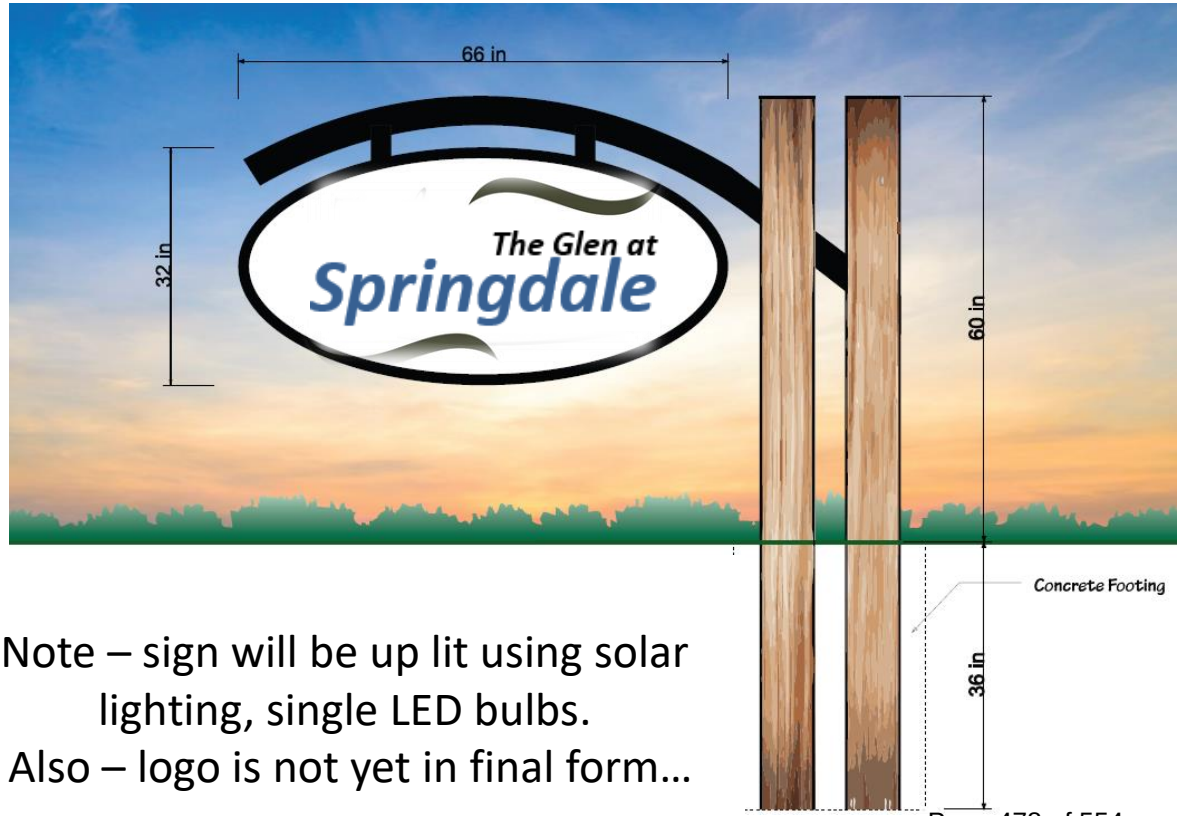
343

324
326

FOR SALE
A new home with a new beginning!
262 - 751 - 7367
CORNERSTONE
FOR SALE
262 - 751 - 7367
CORNERSTONE

The Glen at Springdale Sign (Draft version)

- SINGLE-SIDED SIGN PANEL & FREE-STANDING STRUCTURE
- 32” X 66” X 2” SAND-BLASTED, CARVED WESTERN RED CEDAR SIGN PANEL WITH INTERNAL BRACING & STRUCTURAL MOUNT-RODS; RAISED LETTERING; PREMIUM SOLID COLOR STAIN & ENAMEL FINISH.
- 8”X8”X92” WHITE OAK TIMBERS (60” ABOVE GROUND) NATURAL PATINA WITH 4”X4”X96” HEAVY WALL SQUARE ALUMINUM TUBE FORMED AS SHOWN, WITH BLACK SATIN POWDER COAT FINISH; THIS WILL BE FIT THRU & SECURED TO OAK TIMBERS; INSTALLED IN LANDSCAPE WITH CONCRETE ANCHOR AND OUT OF VISION TRIANGLE.



Note – sign will be up lit using solar lighting, single LED bulbs.
Also – logo is not yet in final form…

Public Street Length
5,963 lf
36.8 lf/unit

Site Data Table

- Total Area (excluding Springdale Rd ROW)	57.33 acres
- Wetland Area	- 3.33 acres
- Net Upland	54.0 acres
- Proposed Development:	
- Condominium Community	84 units
- Double Duplex = 15 buildings	
- Duplex = 12 buildings	
- Single Family Lots (Rs-6 - 90' wide, 12,500 sf)	48 lots
- TOTAL	162 units

Proposed Zoning

- Condominium Community — Rm-1 PUD*
- Lot Area = 0.5 ac
- Lot Width = 120'
- Setbacks:
  - -- **Front = 24.5' to building, 25' to garage** (*)
  - -- Wetland = 25'
  - -- Side = 40' (*building-building), 25' side
  - -- Rear = 35'
- 2.5 parking spaces/unit

- Single Family — Rs-6
- Lot Area = 12,500 sf
- Lot Width = 90'
- Setbacks:
  - -- Front = 30' -- Wetland = 25'
  - -- Side = 12'
  - -- Rear = 35'

- Wetland — LC

Existing Zoning
- A-2
- Rs-6
- LC

Land Use Plan
- Medium Density Residential

WETLAND DELINEATION NOTE:

Wetland boundaries shown hereon were field delineated by RA Smith (Tina Myers) on July 20, 2021.

P.E.C. DELINEATION NOTE:

P.E.C. Boundaries shown hereon were field delineated by Heartland Ecological Group, Inc. in 2025.

FLOODPLAIN NOTE:

The area labeled Floodplain on this Plat is located in Zone "X" as designated on the Food Insurance Rate Map Number: 55133c0216H dated October 19, 2023. Zone "X" is defined as areas determined to be outside the 0.2% annual chance Floodplain.

SCALE: 1" = 100' (22"X34")
SCALE: 1" = 200' (11"X17")

JOSHUA D. DUDELKO
E-39220
WAUWATOSA, WI
WISCONSIN PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
19035 W CAPITOL DRIVE
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

PROJECT:
ESSER PROPERTY
CITY OF PEWAUKEE, WISCONSIN
BY: CORNERSTONE DEVELOPMENT
N63 W23849 MAIN ST.
SUSSEX, WI 53089

REVISION HISTORY

DATE	DESCRIPTION
8/29/25	PRELIMINARY PLAN
10/03/25	PER CITY REVIEW

DATE: OCTOBER 3, 2025

JOB NUMBER: 25-01-796

DESCRIPTION: PROPOSED SITE PLAN

SHEET C0.2

X:\2025\25-01-796 ESSER PROPERTY - PEWAUKEE\DRAWINGS\PRELIMINARY\ESSER_C0-SITE_22X34.DWG

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
10/24/2025	400	144263	AB DATA	CITY HALL - POSTAGE	53110	51600	4,142.11
10/24/2025	400	144266*#	AT&T MOBILITY CC	IT - PHONE & CELL	52260	51450	9.98
				ENGINEERING - PHONE & CELL	52260	53110	34.97
				CHECK 400 144266 TOTAL FOR FUND 100:			44.95
10/24/2025	400	144267	BARB VICK	COURT - MEETINGS & CONVENTIONS	53210	51200	294.00
				COURT - MEETINGS & CONVENTIONS	53210	51200	48.73
				COURT - MILEAGE	53300	51200	71.99
				COURT - MILEAGE	53300	51200	71.99
				CHECK 400 144267 TOTAL FOR FUND 100:			486.71
10/24/2025	400	144269	BREDAN MECHANICAL SYSTEMS INC	CITY HALL - BUILDING REPAIRS & MAINT	52410	51600	2,140.61
10/24/2025	400	144270	BUELOW VETTER BUIKEMA OLSON &	ATTORNEY'S FEES	52100	51430	1,843.00
10/24/2025	400	144273	DAN PLAUTZ CLEANING SERVICE	CITY HALL - JANITORIAL SUPPLIES	52400	51600	2,873.00
10/24/2025	400	144276	Demlang Builders, Inc.	BEB23-0044	23173	00000	2,000.00
10/24/2025	400	144277	DIVERSIFIED BENEFIT SERVICES, INC.	INSURANCE CONSULTANT	52150	51930	207.00
10/24/2025	400	144279	ELLIOTTS ACE HARDWARE	PARKS - BUILDING REPAIRS & MAINT	52410	55200	18.35
10/24/2025	400	144281	Espire Homes	BEB23-0025	23173	00000	2,000.00
10/24/2025	400	144282	EVIE BIELEJESKI	COURT - MEETINGS & CONVENTIONS	53210	51200	294.00
				COURT - MEETINGS & CONVENTIONS	53210	51200	57.02
				CHECK 400 144282 TOTAL FOR FUND 100:			351.02
10/24/2025	400	144284#	FORWARD TS	BUILDING SERVICES - OPERATING SUPPLIES	53400	52400	69.64
				RECREATION PROGRAM - OPERATING SUPPLIES	53400	55300	248.86
				CHECK 400 144284 TOTAL FOR FUND 100:			318.50
10/24/2025	400	144285	GRENZ SERVICE CO. LLC	IT - OTHER PROFESSIONAL SERVICES	52190	51450	658.78
10/24/2025	400	144291	John and Kari Stroschein	BOB24-0021	23175	00000	500.00
10/24/2025	400	144293	MARC MOONEN	POLICE - COMMUNITY PROGRAM	52180	52100	18.12
10/24/2025	400	144295	MENARDS	PARKS - BUILDING REPAIRS & MAINT	52410	55200	36.92
				PARKS - BUILDING REPAIRS & MAINT	52410	55200	63.89
				PARKS - BUILDING REPAIRS & MAINT	52410	55200	75.26
				PARKS - BUILDING REPAIRS & MAINT	52410	55200	107.64

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
				PARKS - BUILDING REPAIRS & MAINT	52410	55200	(23.31)
				PARKS - NEW EQUIPMENT	53950	55200	78.38
				PARKS - NEW EQUIPMENT	53950	55200	65.90
				PARKS - NEW EQUIPMENT	53950	55200	228.31
				CHECK 400 144295 TOTAL FOR FUND 100:			632.99
10/24/2025	400	144297*#	MUNICIPAL LAW & LITIGATION GROUP	ATTORNEY'S FEES	52100	51300	1,445.60
				ATTORNEY'S FEES	52100	51535	218.40
				ATTORNEY'S FEES	52100	52100	1,305.60
				ATTORNEY'S FEES	52100	52210	65.00
				ATTORNEY'S FEES	52100	56300	392.60
				CHECK 400 144297 TOTAL FOR FUND 100:			3,427.20
10/24/2025	400	144299*#	ODP BUSINESS SOLUTIONS LLC	ENGINEERING - OPERATING SUPPLIES	53400	53110	22.25
10/24/2025	400	144300*#	OPENGOV INC	ENGINEERING - OUTSIDE ENGINEERING	52190	53110	8,996.57
10/24/2025	400	144302*#	RICHARD WIRTZ	ENGINEERING - MEETINGS & CONVENTIONS	53210	53110	157.19
				ENGINEERING - MILEAGE	53300	53110	161.00
				CHECK 400 144302 TOTAL FOR FUND 100:			318.19
10/24/2025	400	144304	SHERWIN INDUSTRIES	FIRE ADMINISTRATION - BUILDING REPAIRS	52410	52210	409.20
10/24/2025	400	144305	SPARKL LLC	RECREATION PROGRAM - CONTRACTED	52190	55300	900.00
10/24/2025	400	144308	TAYLOR LANDSCAPE & CONSTRUCTION	PARKS - GROUNDS MAINTENANCE	52420	55200	3,650.00
10/24/2025	400	144309	TK ELEVATOR CORPORATION	CITY HALL - BUILDING REPAIRS & MAINT	52410	51600	374.00
10/24/2025	400	144310*#	TRIPLE CROWN PRODUCTS	ENGINEERING - OPERATING SUPPLIES	53400	53110	181.50
10/24/2025	400	144312	WAUKESHA CO TREASURER	POLICE - CONTRACT FOR SERVICES	52160	52100	299,114.69
10/24/2025	400	144314	WI DEPT OF JUSTICE-TIME	POLICE - OPERATING SUPPLIES	53400	52100	180.00
10/30/2025	400	144318	BATTERY SYSTEMS	HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	89.69
				HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	889.38
				CHECK 400 144318 TOTAL FOR FUND 100:			979.07
10/30/2025	400	144319	Bielinski Homes	BEB23-0047	23173	00000	2,000.00
10/30/2025	400	144320	BLAIR FIRE PROTECTION	FIRE ADMINISTRATION - BUILDING REPAIRS	52410	52210	595.00

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
10/30/2025	400	144321	BREDAN MECHANICAL SYSTEMS INC	CITY HALL - BUILDING REPAIRS & MAINT	52410	51600	9,352.79
				CITY HALL - BUILDING REPAIRS & MAINT	52410	51600	3,415.14
				CITY HALL - BUILDING REPAIRS & MAINT	52410	51600	5,845.28
				CITY HALL - BUILDING REPAIRS & MAINT	52410	51600	2,787.00
				CITY HALL - BUILDING REPAIRS & MAINT	52410	51600	6,233.60
				CHECK 400 144321 TOTAL FOR FUND 100:			27,633.81
10/30/2025	400	144323	CHERRIE LARSON	RECREATION PROGRAM - CONTRACTED	52190	55300	420.00
10/30/2025	400	144325	COUNTY MATERIALS CORP	HIGHWAY - ROAD REPAIRS	53730	53100	468.55
10/30/2025	400	144326	DANNY KIEFFER	PARK RECREATION PROGRAMS	46721	00000	97.00
10/30/2025	400	144327	ELIZABETH PETERSON	RECREATION PROGRAM - CONTRACTED	52190	55300	245.00
10/30/2025	400	144328	ELLIOTTS ACE HARDWARE	HIGHWAY - OPERATING SUPPLIES	53400	53100	6.75
10/30/2025	400	144330	FERGUSON WATERWORKS #1476	FIRE ADMINISTRATION - BUILDING REPAIRS	52410	52210	8,228.00
				FIRE ADMINISTRATION - BUILDING REPAIRS	52410	52210	25.00
				FIRE ADMINISTRATION - BUILDING REPAIRS	52410	52210	232.00
				CHECK 400 144330 TOTAL FOR FUND 100:			8,485.00
10/30/2025	400	144331	FIRE SERVICE INC	FIRE PROTECTIVE SERVICES - VEHICLE	52440	52230	1,268.64
10/30/2025	400	144332*#	FLEMING'S FIRE 1, INC	CITY HALL - BUILDING REPAIRS & MAINT	52410	51600	367.38
				HIGHWAY - BLDG REPAIRS & MAINT	52410	53100	197.94
				CHECK 400 144332 TOTAL FOR FUND 100:			565.32
10/30/2025	400	144335*#	J.F. AHERN COMPANY	HIGHWAY - BLDG REPAIRS & MAINT	52410	53100	186.66
10/30/2025	400	144336	JAMES IMAGING SYSTEMS	IT - OTHER PROFESSIONAL SERVICES	52190	51450	65.00
10/30/2025	400	144337	JENNIFER SCHOLTKA	RECREATION PROGRAM - CONTRACTED	52190	55300	851.00
10/30/2025	400	144338	JX ENTERPRISES, INC.	HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	696.32
				HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	(105.98)
				CHECK 400 144338 TOTAL FOR FUND 100:			590.34
10/30/2025	400	144340	KATIE VITALBO	RECREATION PROGRAM - CONTRACTED	52190	55300	350.00
10/30/2025	400	144341	KEN WEBER TRUCK SERVICE	FIRE PROTECTIVE SERVICES - VEHICLE	52440	52230	475.00
10/30/2025	400	144343	LIFE-ASSIST INC	FIRE PROTECTIVE SERVICES - EMS	53450	52230	1,071.72
10/30/2025	400	144344	MARY FIRNROHR	RECREATION PROGRAM - CONTRACTED	52190	55300	490.00

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
10/30/2025	400	144345*#	MENARDS	FIRE ADMINISTRATION - OPERATING	53400	52210	29.95
				HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	84.00
				PARKS - GROUNDS MAINTENANCE	52420	55200	12.68
				PARKS - NEW EQUIPMENT	53950	55200	38.71
				CHECK 400 144345 TOTAL FOR FUND 100:			165.34
10/30/2025	400	144349	NICK PHALIN	RECREATION PROGRAM - MILEAGE	53300	55300	67.90
10/30/2025	400	144351	ODP BUSINESS SOLUTIONS LLC	CLERK/TREASURER - OPERATING SUPPLIES	53400	51420	36.42
10/30/2025	400	144352*#	PARKING LOT MAINTENANCE	HIGHWAY - ROAD REPAIRS	53730	53100	6,400.00
10/30/2025	400	144356	SHARE CORPORATION	HIGHWAY - OPERATING SUPPLIES	53400	53100	371.61
10/30/2025	400	144357	SOFT WATER, INC.	FIRE ADMINISTRATION - OPERATING	53400	52210	30.00
10/30/2025	400	144359	STEVE CALMES	HIGHWAY - UNIFORMS	53410	53100	21.99
10/30/2025	400	144360*#	SYSTEC LTD OF WISCONSIN INC	HIGHWAY - BLDG REPAIRS & MAINT	52410	53100	1,000.00
10/30/2025	400	144361	TOTAL TOOL	HIGHWAY - OPERATING SUPPLIES	53400	53100	19.05
10/30/2025	400	144363	UNIFIRST CORP	FIRE ADMINISTRATION - OPERATING	53400	52210	124.25
10/30/2025	400	144364*#	VESTIS	HIGHWAY - CONTRACTED JANITORIAL	52400	53100	39.80
				HIGHWAY - UNIFORMS	53410	53100	88.66
				HIGHWAY - UNIFORMS	53410	53100	89.28
				CHECK 400 144364 TOTAL FOR FUND 100:			217.74
10/30/2025	400	144365*#	WALT'S PETROLEUM SERVICE	HIGHWAY - FUEL	53420	53100	1,597.33
10/30/2025	400	144367*#	WE ENERGIES	HIGHWAY - ELECTRICITY	52210	53100	857.74
				GAS FOR HEAT (NATURAL GAS)	52220	53100	45.84
				CHECK 400 144367 TOTAL FOR FUND 100:			903.58
10/30/2025	400	144369	WOLF PAVING	HIGHWAY - ROAD REPAIRS	53730	53100	141.00
10/30/2025	400	144370*#	ZORN COMPRESSOR & EQUIPMENT	HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	588.38
				Total for fund 100 GENERAL FUND			394,337.19

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 230 STORM WATER MANAGEMENT							
10/24/2025	400	144266*#	AT&T MOBILITY CC	TELEPHONE & CELL	52260	53650	34.97
10/24/2025	400	144274	DANIEL HEIDEN	DEFERRED REVENUES - STORM WATER MGMT	26150	00000	19.00
10/24/2025	400	144275	DAVID KLEMENT	DEFERRED REVENUES - STORM WATER MGMT	26150	00000	2.00
10/24/2025	400	144278	EDWARD PINKOWSKI	DEFERRED REVENUES - STORM WATER MGMT	26150	00000	5.00
10/24/2025	400	144280	ERIC & MELISSA SIPE	PROJECTS - VALLEY BROOK SUB. DITCH	58210	57354	4,305.00
10/24/2025	400	144289	JAMES TWIST	DEFERRED REVENUES - STORM WATER MGMT	26150	00000	6.00
10/24/2025	400	144290	JOANNE PINKOWSKI	DEFERRED REVENUES - STORM WATER MGMT	26150	00000	15.00
10/24/2025	400	144292	JOSEPH WAYS	DEFERRED REVENUES - STORM WATER MGMT	26150	00000	10.00
10/24/2025	400	144294	MARY ANN DAVIDOWSKI	DEFERRED REVENUES - STORM WATER MGMT	26150	00000	4.00
10/24/2025	400	144299*#	ODP BUSINESS SOLUTIONS LLC	OPERATING SUPPLIES	53400	53650	22.25
10/24/2025	400	144300*#	OPENGOV INC	COMPUTER/PROGRAM MAINTENANCE	52480	53650	7,395.30
10/24/2025	400	144302*#	RICHARD WIRTZ	MEETINGS & CONVENTIONS	53210	53650	157.20
				MILEAGE	53300	53650	161.00
				CHECK 400 144302 TOTAL FOR FUND 230:			318.20
10/24/2025	400	144303	ROBERT & CAROL KALTENBACH	DEFERRED REVENUES - STORM WATER MGMT	26150	00000	8.00
10/24/2025	400	144310*#	TRIPLE CROWN PRODUCTS	UNIFORMS & PROTECTIVE EQUIPMENT	53410	53650	181.51
10/30/2025	400	144315	ALL-WAYS CONTRACTORS, INC	DITCH & CULVERT MAINT - DITCH	53520	53652	60.00
10/30/2025	400	144316	AMERICAN STATE EQUIPMENT CO., INC.	EQUIPMENT REPAIR & MAINT	52430	53650	1,437.72
				EQUIPMENT REPAIR & MAINT	52430	53650	60.00
				CHECK 400 144316 TOTAL FOR FUND 230:			1,497.72
10/30/2025	400	144329	ERIC & MELISSA SIPE	PROJECTS - VALLEY BROOK SUB. DITCH	58210	57354	72.00
10/30/2025	400	144332*#	FLEMING'S FIRE 1, INC	BUILDING REPAIRS & MAINT	52410	53650	98.97
10/30/2025	400	144335*#	J.F. AHERN COMPANY	BUILDING REPAIRS & MAINT	52410	53650	93.34
10/30/2025	400	144346	MID-AMERICAN RESEARCH CHEMICAL	OPERATING SUPPLIES	53400	53650	161.83
10/30/2025	400	144347	MILWAUKEE RUBBER PRODUCTS	EQUIPMENT REPAIR & MAINT	52430	53650	75.96

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 230 STORM WATER MANAGEMENT							
10/30/2025	400	144348	NEENAH FOUNDRY COMPANY	CATCH BASIN MAINT - CATCH BASIN	53510	53655	180.00
10/30/2025	400	144353	PROVEN POWER, INC.	EQUIPMENT REPAIR & MAINT	52430	53650	170.54
10/30/2025	400	144355	SERWE IMPLEMENT MUNICIPAL SALES	EQUIPMENT REPAIR & MAINT	52430	53650	6,756.98
				EQUIPMENT REPAIR & MAINT	52430	53650	159.97
				CHECK 400 144355 TOTAL FOR FUND 230:			6,916.95
10/30/2025	400	144358	STARK PAVEMENT CORP	CATCH BASIN MAINT - CATCH BASIN	53510	53655	260.12
10/30/2025	400	144360*#	SYSTEC LTD OF WISCONSIN INC	BUILDING REPAIRS & MAINT	52410	53650	500.00
10/30/2025	400	144364*#	VESTIS	CONTRACTED JANITORIAL	52400	53650	19.89
10/30/2025	400	144365*#	WALT'S PETROLEUM SERVICE	FUEL	53420	53650	798.67
10/30/2025	400	144367*#	WE ENERGIES	ELECTRICITY	52210	53650	428.86
				GAS FOR HEAT (NATURAL GAS)	52220	53650	22.92
				CHECK 400 144367 TOTAL FOR FUND 230:			451.78
10/30/2025	400	144368	WESTERN CULVERT & SUPPLY	DITCH & CULVERT MAINT - CULVERT	53510	53652	602.40
10/30/2025	400	144370*#	ZORN COMPRESSOR & EQUIPMENT	EQUIPMENT REPAIR & MAINT	52430	53650	294.19
				Total for fund 230 STORM WATER MANAGEMENT			24,580.59

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 250 TOURISM & CONVENTION							
10/24/2025	400	144286	H&H CIVIL CONSTRUCTION LLC	TOURISM - SPORTS COMPLEX TURF	58210	56700	11,195.92
10/30/2025	400	144334	H&H CIVIL CONSTRUCTION LLC	TOURISM - SPORTS COMPLEX TURF	58210	56700	28,770.48
				Total for fund 250 TOURISM & CONVENTION			39,966.40

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 420 CAPTIAL ROAD PROJECTS							
10/24/2025	400	144264	ALL-WAYS CONTRACTORS, INC	WESTWOOD/CORPORATE CT	58210	57562	754,644.91
10/24/2025	400	144297*#	MUNICIPAL LAW & LITIGATION GROUP	LEXINGTON/TAKOMA PH 2	58210	57568	435.50
10/24/2025	400	144301	R.A. SMITH & ASSOC., INC.	QUIET ZONE - DUPLAINVILLE ROAD	58200	56720	716.25
10/24/2025	400	144307*#	STRAND ASSOCIATES, INC	ROLLING RIDGE	58210	57559	1,569.33
				SHERWOOD FOREST/BUSSE	58210	57560	2,914.46
				WESTWOOD/CORPORATE CT	58210	57562	40,398.24
				HICKORY GROVE ESTATES	58210	57564	5,630.21
				CHECK 400 144307 TOTAL FOR FUND 420:			50,512.24
10/30/2025	400	144352*#	PARKING LOT MAINTENANCE	HIGHWAY PAVING MAINTENANCE - CAPITAL	58200	56000	12,988.00
				HIGHWAY PAVING MAINTENANCE - CAPITAL	58200	56000	10,952.00
				CHECK 400 144352 TOTAL FOR FUND 420:			23,940.00
				Total for fund 420 CAPTIAL ROAD PROJECTS			830,248.90

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 440 BIKE & PEDESTRIAN							
10/24/2025	400	144307*#	STRAND ASSOCIATES, INC	FIELDHACK PATH	58220	53550	15,002.19
				Total for fund 440 BIKE & PEDESTRIAN			15,002.19

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 490 CAPTIAL EQUIPMENT							
10/30/2025	400	144342	LEVEL UP CONSTRUCTION	INCLUSIVE PLAYGROUND	58100	57621	26,937.85
				Total for fund 490 CAPTIAL EQUIPMENT			26,937.85

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 600 WATER UTILITY							
10/24/2025	400	144265*#	AT&T	TRANS & DIST MAINT-SCADA MAINT			** VOIDED **
10/24/2025	400	144266*#	AT&T MOBILITY CC	ADMIN & GEN OPS-PHONE, INTERNET CELL	52230	10921	9.99
10/24/2025	400	144268*#	BATTERIES PLUS LLC	SOURCE OPS-SAFETY	52200	10603	27.95
				PUMP MAINT-GENERATOR MAINT & LABOR	51239	10632	127.95
				TRANS & DIST OPS-MISC EXPENSES	53400	10665	14.95
				CHECK 400 144268 TOTAL FOR FUND 600:			170.85
10/24/2025	400	144272	CORE & MAIN LP	TRANS & DIST MAINT-TRANS& DISTR MAINS	52400	10673	503.50
10/24/2025	400	144287	HACH COMPANY	TREATMENT OPS-WATER TESTING & LAB EXPS	52310	10642	2,680.10
10/24/2025	400	144288	HAWKINS, INC.	TREATMENT OPS-CHEMICALS	53410	10641	4,527.77
10/24/2025	400	144296	MIDWEST METER INC.	METERS	18566	00346	30,000.00
10/24/2025	400	144297*#	MUNICIPAL LAW & LITIGATION GROUP	LINDSAY WATER - PARK TO SWAN	12814	00107	1,375.70
10/24/2025	400	144298	NORTHERN LAKE SERVICE, INC	TREATMENT OPS-WATER TESTING & LAB EXPS	52310	10642	348.00
10/24/2025	400	144299*#	ODP BUSINESS SOLUTIONS LLC	ADMIN & GEN EXPS OPS-OFFICE SUPPLIES	53100	10921	22.24
10/24/2025	400	144300*#	OPENGOV INC	ADMIN & GEN OPS-GIS & ASSET MANAGE MAIN	52120	10933	8,410.85
10/24/2025	400	144307*#	STRAND ASSOCIATES, INC	PFAS TREATMET	12818	00107	574.32
				ADMIN & GEN OPS-OUTSIDE ENGINEERING	52170	10923	11,246.18
				CHECK 400 144307 TOTAL FOR FUND 600:			11,820.50
10/24/2025	400	144310*#	TRIPLE CROWN PRODUCTS	TRANS & DIST OPS-UNIFORMS	53410	10665	181.66
10/30/2025	400	144317*#	AT&T MOBILITY	TRANS & DIST MAINT-SCADA MAINT	52100	10678	24.74
				ADMIN & GEN OPS-PHONE, INTERNET CELL	52230	10921	312.41
				CHECK 400 144317 TOTAL FOR FUND 600:			337.15
10/30/2025	400	144322*	BUMPER TO BUMPER	ADMIN & GEN OPS-TRANSP EXPS REPAIRS	52400	10921	266.78
10/30/2025	400	144333#	GRAINGER	SOURCE MAINT-BUILDINGS AND GROUNDS	52310	10611	93.79
				PUMP MAINT-BUILD & GROUNDS	52310	10631	495.22

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 600 WATER UTILITY							
				PUMP MAINT-BUILD & GROUNDS	52310	10631	156.06
				CHECK 400 144333 TOTAL FOR FUND 600:			745.07
10/30/2025	400	144339*	KAESTNER AUTO ELECTRIC CO.	TRANSPORTATION EQUIP.	18568	00392	967.82
10/30/2025	400	144345*#	MENARDS	TREATMENT MAINT-BUILDINGS & GROUNDS	52310	10651	8.44
10/30/2025	400	144350	NORTHERN LAKE SERVICE, INC	TREATMENT OPS-WATER TESTING & LAB EXPS	52310	10642	87.00
				TREATMENT OPS-WATER TESTING & LAB EXPS	52310	10642	116.00
				CHECK 400 144350 TOTAL FOR FUND 600:			203.00
10/30/2025	400	144354	PUBLIC SERVICE COMMISSION OF WI	ADMIN & GEN OPS-MISC GEN SUPPLIES	53100	10930	31.90
10/30/2025	400	144362*	TRUCK & AUTO ELEGANCE	TRANSPORTATION EQUIP.	18568	00392	357.00
10/30/2025	400	144366	WATER REMEDIATION TECHNOLOGY	TREATMENT MAINT-WRT RADIUM TREATMENT	52900	10652	4,341.68
				Total for fund 600 WATER UTILITY			67,310.00

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 650 SEWER UTILITY							
10/24/2025	400	144265*#	AT&T	SCADA/TELEMETRY MAINT			** VOIDED **
10/24/2025	400	144266*#	AT&T MOBILITY CC	ADMIN & GEN OPS PHONE INTERNET CELL	52230	10921	9.99
10/24/2025	400	144268*#	BATTERIES PLUS LLC	SAFETY	52200	01827	27.95
				SCADA/TELEMETRY MAINT	52100	01831	27.95
				MAINTENANCE/SCS - FLOWMETER	52420	01831	27.95
				CHECK 400 144268 TOTAL FOR FUND 650:			83.85
10/24/2025	400	144271	CITY OF BROOKFIELD	INTEREST/LONG TERM DEBT	56100	01880	707.63
				INTEREST/LONG TERM DEBT	56100	01880	840.15
				CHECK 400 144271 TOTAL FOR FUND 650:			1,547.78
10/24/2025	400	144283	FERGUSON WATERWORKS #1476	MAINTENANCE OF COLLECTION SYSTEM	52400	01831	213.17
10/24/2025	400	144299*#	ODP BUSINESS SOLUTIONS LLC	ADMIN & GEN OPS-OFFICE SUPPLIES	53100	10921	22.24
10/24/2025	400	144300*#	OPENGOV INC	ADMIN & GEN OPS-GIS & ASSET MANAG MAINT	52120	10933	8,410.85
10/24/2025	400	144306	STAAB CONSTRUCTION CORP	Gun Club Sewer Study	12831	00107	87,282.00
10/24/2025	400	144307*#	STRAND ASSOCIATES, INC	Gun Club Sewer Study	12831	00107	24,135.66
				KOPMEIER SEWER PIPE REPAIR	12837	00107	6,885.62
				ADMIN & GEN OPS-OUTSIDE ENGINEERING	52170	10923	4,860.47
				CHECK 400 144307 TOTAL FOR FUND 650:			35,881.75
10/24/2025	400	144310*#	TRIPLE CROWN PRODUCTS	Uniforms & Protective Equipment	53410	01827	181.65
10/24/2025	400	144311	VISU-SEWER	MAINTENANCE OF COLLECTION SYSTEM	52400	01831	5,556.25
10/24/2025	400	144313	WE ENERGIES	PRE - PAYMENTS	16200	00143	1,391.28
10/30/2025	400	144317*#	AT&T MOBILITY	SCADA/TELEMETRY MAINT	52100	01831	24.74
				ADMIN & GEN OPS PHONE INTERNET CELL	52230	10921	312.41
				CHECK 400 144317 TOTAL FOR FUND 650:			337.15
10/30/2025	400	144322*	BUMPER TO BUMPER	ADMIN & GEN OPS-TRANSP EXPS & REPAIRS	52400	10921	266.77
10/30/2025	400	144324	CITY OF BROOKFIELD	PRE - PAYMENTS	16200	00143	40,875.29

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 650 SEWER UTILITY							
10/30/2025	400	144339*	KAESTNER AUTO ELECTRIC CO.	TRANSPORTATION EQUIP.	18568	00392	967.83
10/30/2025	400	144362*	TRUCK & AUTO ELEGANCE	TRANSPORTATION EQUIP.	18568	00392	357.00
				Total for fund 650 SEWER UTILITY			183,384.85
			TOTAL - ALL FUNDS				1,581,767.97

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

City of Pewaukee - New Agenda Item

Agenda Language:
Discussion and possible action regarding changing fees charged for City-owned boat launches. [Wagner]

Sub Item Agenda Language:

Background Provided By:
Magdelene Wagner

Background:
FROM PUBLIC WORKS COMMITTEE PACKET:

The Lakeview Boulevard Boat Launch is a City-owned and maintained facility. Currently, the City charges $7 per launch or $50 plus tax for seasonal launch permit, regardless of frequency of use or residency. The Department of Natural Resources (DNR) has recently updated its regulations on launch fees (see attached), allowing for an increase in the minimum fees charged.

The 2026 budget includes funds for reconstruction of the boat launch. The existing launch consists of cable-tied articulated block pads. As you may recall, we have had to repair the current launch multiple times over the years due to boats snagging on the cable ties. In addition, the end of the launch has required regrading because of "power loading" which occurs just beyond the blocks and creates a "hump" and damages boat propellers. The new launch will be extended further into the lake and constructed as a concrete launch. The two public piers will also be replaced. As part of the reconstruction of the launch, we plan to install security cameras and upgrade the payment system to allow for online payments by scanning a QR code. Discussion is ongoing regarding whether to make this the only payment option, with no cash payments accepted at the launch.

Attached you will find launch fee revenues collected since 2010. As shown, the last few years have seen a significant decrease in revenues. We have also experienced a substantial increase in "phantom payments" where an empty envelope is placed in the payment box. The Sheriff has also reported that they need to empty the payment box less frequently than in the past.

The DNR has increased the maximum daily launch fee to $13. They have also allowed differing charges for different size boats and allowed non-residents to pay up to 150% of the residential rate (see attached summary of fees). As a reminder, all launch fees must be used for the maintenance of the launch per State law.

Based on the change in regulations, staff recommends the following revised fees:

$13 for boats under 20 feet (resident & non-resident)
$17 for boats 20 feet to 26 feet (resident)
$25.50 for boats 20 feet to 26 feet (non-resident)
$20.75 for boats greater than 26 feet (resident)
$31.25 for boats greater than 26 feet (non-resident)

Seasonal Launch Permits (max 10 times the daily launch fee):
$130 for boats under 20 feet (resident & non-resident)
$170 for boats 20 feet to 26 feet (resident)
$255 for boats 20 feet to 26 feet (non-resident)
$207.50 for boats greater than 26 feet (resident)
$312.50 for boats greater than 26 feet (non-resident)

For your information, the Village of Pewaukee is charging $10 for their launch fee.

Also, consideration should be given to the new canoe/kayak launch installed on Oak Street last year. As a reminder, there is no parking in this area. Should the City be charging for launching at this new launch? If so, this fee should be less than the Lakeview boat launch due to the size of the launch and since there are no parking facilities available.

NEW INFORMATION:
The Public Works Committee (PWC) passed the recommended rates for Council to adopt. If Council concurs, these will be implemented in the Fee Schedule update coming soon. The PWC thought there should be a launch fee for the Oak Street launch, but recognized the challenge of enforcement as licenses are not required for many of the equipment launching from this point. The Council should make a final decision on whether a launch fee will be charged.

Discussion also occurred on the annual pass. The PWC discussed allowing only 1 license plate per permit and offer a reduced rate for an additional license plate if desired.

Finally, the PWC discussed if we had a winter launch fee. From what I can find, the launch fee is not restricted to summer. Regulations allow a winter launch fee at the municipality's choice, but it is limited to the max fee for the small boat. I am following up with the Wisconsin Department of Natural Resources and will update when I have clarification.

Fiscal Impact:
The 2026 budget allocates $275,000 for replacement of the boat launch and two fishing piers. Staff are also applying for a DNR grant to assist with funding the launch reconstruction.

Recommended Motion:

Council recommend the proposed launch fee recommendations to the Council for adoption, contingent upon DNR approval of the fees, and make a recommendation, if any, for the Oak Street launch, annual launch permit valid for 1 license plate, and winter launch fees.

City of Pewaukee, WI
Sunday, October 19, 2025

Chapter 235. Lake Pewaukee

Article III. Other Regulations

§ 235-30. Elm Street public access.

It shall be unlawful for any person, organization or corporation to use the public right-of-way to Pewaukee Lake located on Elm Street in the City of Pewaukee before the hour of 7:00 a.m. and after the hour of 10:00 p.m. It shall be further unlawful for any person, organization, or corporation to launch watercrafts at this public right-of-way.

§ 235-31. Oak Street restriction.

A. Unlawful to fish, wade or swim. It shall be unlawful to fish, wade, or swim from, on, or along Oak Street between Chicago Avenue and Woodland Drive within the City of Pewaukee unless such activity is conducted on private property in the vicinity of said location and the City Clerk has received notification from the owner of said private property that such activity may be conducted and that such activity is allowed under the Code and ordinances of the City of Pewaukee.

B. Signage. The Mayor shall direct that an appropriate sign(s) which stipulates the content of the warning, the Municipal Code number, and that there is a penalty for violation of the Code be prepared, erected and maintained at the locations as set forth in Subsection **A** above.

City of Pewaukee, WI
Sunday, October 19, 2025

Chapter 235. Lake Pewaukee

Article III. Other Regulations

§ 235-32. Lakeview Boulevard watercraft launch.

[Amended by Ord. No. 10-03; Ord. No. 13-23]

A. Fees. Every person who uses the Lakeview Boulevard watercraft launch in the City of Pewaukee shall pay a fee in an amount to be determined, from time to time, by separate resolution of the Common Council. The Common Council shall establish a daily launch fee and a fee for a seasonal launch permit; the seasonal permit shall be issued by the Clerk of the City of Pewaukee.

B. Mooring and docking of watercrafts at public accesses. Pursuant to the authority granted in § **235-9C**, no person, firm or corporation shall park, leave standing, tie, moor or dock any watercraft, canoe, launch, skiff, raft, pontoon boat or any vessel used on navigable waters at or adjacent to any public dock or pier between the hours of 11:00 p.m. and 5:00 a.m. without permission of the Chief of the Water Safety Patrol.

C. Restrictions. The following restrictions are imposed in order to protect the public watercraft launch facility and to prevent watercrafts from impeding traffic at the launch. The public watercraft launch property shall be used only for launching watercraft, other recreational vehicles, and boat lifts into the water, parking in designated areas, and removing watercrafts from the water. Use of power equipment or machinery at the public watercraft launch property to load materials or goods into the watercraft after it has been placed in the water is prohibited. The total weight of the watercraft and launch vehicle shall not exceed 18,000 pounds.
[Amended by Ord. No. 15-06]

D. Penalty. Any person violating any provisions of this section will be subject to a penalty as provided in § **235-33** of this chapter. Each day that a violation exists shall constitute a separate violation and be punishable as such.[1]
[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

[1] *Editor's Note: Original § 21.07, which immediately followed this section, was repealed by Ord. No. 12-06.*

NR 1.91 Public boating access standards.

(1) APPLICABILITY. Sections NR 1.91 to 1.93 shall apply to department decisions related to acquiring, developing, maintaining and improving public boating access sites, providing natural resources enhancement services and to other department decisions relating to protection and use of navigable waters. Sections NR 1.91 to 1.93 do not allow trespass across private lands, change existing trespass law nor change navigation laws. Sections NR 1.91 to 1.93 would not apply to waterways which are not public navigable waters such as most artificial manmade ponds. The rights of riparian owners for singular access to adjacent waterways would also be unaffected.

(2) DEFINITIONS. As used in ss. NR 1.90 to 1.93, the following definitions apply:

(a) "Abandon", "abandonment", "discontinuance" means a permanent or long-term closure of an access site whether by resolution, ordinance, signing, placement of a physical barrier or by other means that reduces access.

(b) "Access site" means an area of land providing public boat access or carry-in access, which provides parking for vehicles with or without trailers.

(c) "Carry-in access" means access designed only for non-trailered boat launching.

(d) "Natural resources enhancement services" means funding or activities that increase the recreational or environmental values of a waterway. These services include fish stocking, removal or other fish population management, habitat development, financial assistance for aquatic plant harvesting and any other services that increase the recreational or environmental values of a waterway and are supported with a grant awarded under ch. NR 193.

(e) "Open water acres" means the water body surface which appears as water predominantly devoid of emergent vegetation on recent aerial photographs representative of the navigation season. This determination shall be made by the department and shall include open water acres on all contiguous waters connected by a channel or river commonly navigated by motorized craft.

(f) "Plan" means an alternative boating access and waterway protection plan developed by the department or a local unit of government pursuant to sub. (6).

(g) "Public access", for purposes of s. NR 1.92, means any site providing motor vehicle access to ice-bound waters, public boating access or carry-in access.

(h) "Public boating access" means any site or combination of sites including private sites meeting the provisions of sub. (7) at which the general public may gain legal access to a body of water by the process of launching a boat.

(i) "Reasonable public boating access" means opportunities for public enjoyment and use of navigable waters which:

1. Allow public rights of navigation and related incidental uses of the water which are equal for all,

2. Comply with the standards for boating access established in this policy,

3. Are available free or at a reasonable fee as determined by standards established in this policy, and

4. Assure that levels and types of waterway use by all users do not interfere with public health, safety and welfare.

(j) "Reduced" means lowering the number of parking units available for public use.

(k) "Resident" means a natural person who permanently resides or owns real property within the unit of government maintaining or operating the access site.

(L) "Resource protection services" include but are not limited to nonpoint pollution control grants, loans for municipal sewage treatment facilities, acquisition grants under the urban green space program, lake planning grants, lake protection grants and funding for municipal boating safety patrols and aids to navigation.

(m) "Season pass" means authorization to use boat access facilities provided by the issuing authority when use of the facilities are available from January 1 to December 31 of each year.

(n) "Services level" means that level of public boating access which meets or exceeds the levels described in sub. (4).

(3) PRIORITIES. When acquiring and developing public boating access sites, the following shall have priority, in no prescribed order of importance:

(a) Sites on waters without boating access.

(b) Sites on lakes of over 500 open water acres that fail to meet the services level specified in sub. (4).

(c) Sites, statewide, on waters having the greatest boating demands.

(d) Sites which will provide public boating access to rivers and carry-in access to streams failing to meet the services level specified in sub. (4).

(4) MINIMUM PUBLIC BOATING ACCESS TO QUALIFY WATERS FOR RESOURCE ENHANCEMENT SERVICES.

(a) The department may only provide natural resource enhancement services for a body of water when it determines that the general public has been provided with reasonable public boating access. The department may not provide natural resource enhancement services on waters where public access has been abandoned or reduced without prior approval by the department.

(b) The department may continue to provide enhancement services to waters that do not meet minimum public boating access development standards where the department determines that existing access facilities are sufficient to meet existing public demand for access.

(c) The department may provide resource protection services for pollution abatement or prevention, natural resources protection, public safety or public boating access if public boating access is not available on a waterway.

(d) A waterway has reasonable public boating access and is eligible for natural resource enhancement services when public boating access meets the following standards:

- See PDF for table

2. In addition to these standards, additional parking for handicapped individuals meeting the federal and state standards shall also be met. Lakes greater than 50 open water acres in size shall be provided with facilities capable of launching a trailered boat unless exempted by an approved plan.

3. Parking shall be contiguous with the launch site unless the department determines that resource protection, spatial restrictions or other factors require a greater distance. At each site parking for persons with disabilities may be provided at a location different from that for the general public if necessary to comply with federal accessibility standards.

4. Public boating access shall be available free or at a fee meeting the requirements of sub. (11).

5. Public boating access support facilities such as toilets, waste containers, lights, etc., shall be provided where necessary for public safety, or to protect resources or resolve conflicts with affected property owners.

6. Public boating access shall, at a minimum, be open during normal operating hours for outdoor public recreational facilities in the vicinity and year-round unless public safety requires closure. An exception may be made when public boating access is provided through agreement with a private provider. Any boat launched during operating hours may not be denied egress from the water at any time through the public boating access. Any designated parking unit when found unoccupied shall be considered available for use regardless of prior occupancy, except those designated for handicap use.

7. Public boating access shall provide for use which is consistent with protection of navigable water and generally enjoyed by all users.

(5) MAXIMUM PUBLIC BOATING ACCESS.

(a) Local units of government or the department may pursue more public boating access to waters than is required in sub. (4). The department may pursue public boating access to achieve the maximums in par. (b) unless local governments or the department adopt and implement a plan.

(b) The department has determined that granting permits for boating access on bodies of water where the maximum access standards are exceeded will materially impair navigation and is detrimental to the public interest. The department may not pursue public boating access development nor may it approve permits or provide financial assistance for public boating access beyond the levels described in this subsection unless greater levels are established in a plan.

- See PDF for table

(c) Access site development shall meet the criteria in subs. (4) to (7).

(6) ALTERNATIVE PUBLIC BOATING ACCESS AND WATERWAY PROTECTION PLANS.

(a) Natural resource enhancement services may be provided for waters that have less public boating access than that in sub. (4) (d), and public boating access may be developed that exceeds levels in sub. (5) (b) only if local governments or the department implement a plan. Plans developed by local governments require written approval by the department prior to adoption.

(b) Plans shall identify and assess the effects of waterway use on natural resources, describe mechanisms to protect public safety and natural resources, and identify public boating access that meets the objectives of s. NR 1.90. Plans may apply to individual waters or groups of similar waters. Plans shall consider environmental as well as social and developmental factors which may include:

1. Environmental sensitivity criteria:

a. Lake size and irregularity.

b. Lake depth and contour.

c. Sensitive areas for fish, wildlife and aquatic plants.

d. Nature and composition of fish, wildlife and presence of threatened or endangered resources.

e. Lake bottom sediment types.

f. Natural shoreline features.

g. Sensitivity to exotic species.

h. Water quality.

i. River or stream characteristics.

2. Social and developmental criteria:

a. Shoreline beauty.

b. Shoreland zoning.

c. Land use and land cover.

d. Traditional, existing and potential water uses.

e. Ability of the municipality to regulate land use and development.

f. Ability of the municipality to enforce public safety regulations.

g. Water use regulations proposed or in effect.

h. Proximity to other waters.

i. Proximity to population centers.

j. Demand for recreational opportunities.

k. Impact on public safety.

L. Presence of culturally or historically significant features.

m. Trespass problems associated with increased access on rivers and streams.

3. Appropriate levels and types of public access based on a consideration of the issues in subds. 1. and 2.

4. Ability of the municipality to effectively implement the plan.

(c) The department shall approve proposed plans and implementing ordinances if it determines that the plans and implementing ordinances are consistent with protection of public health, safety and welfare, the objectives of s. NR 1.90 and include an accurate analysis of the issues in par. (b). Department decisions related to plan approval may be appealed under ch. 227, Stats. The department shall withhold enhancement services until an approved plan is fully implemented. Public boating access site development shall comply with any approved plan. The department may not approve grants and permits if the decision would conflict with an approved plan.

(d) The sponsor of an approved plan shall publish a summary of the plan as a class I legal notice.

(e) The department may waive the minimum reasonable access standards or the need for an alternative plan where it finds that this would not serve to protect the public rights and interest in the waterway.

(7) PRIVATE PROVIDERS. Privately owned public boating access shall be included in any determination of access availability for purposes of compliance with ss. NR 1.91 to 1.93 and provision of resource enhancement services if:

(a) It is provided free or for a reasonable fee, as defined in sub. (11),

(b) The owner furnishes an irrevocable contract with the state, agreeing to provide specified public boating access facilities for not less than 5 years, and

(c) Facilities meet the public boating access site development standards under sub. (8).

(8) PUBLIC BOATING ACCESS SITE DEVELOPMENT STANDARDS. In addition to other state and federal requirements, including but not limited to the uniform federal accessibility standards (UFAS) published by the architectural and transportation barriers compliance board (ATBCB), the Americans with disabilities act (P.L. 101-336) accessibility guidelines (ADAAG) and the state of Wisconsin building codes (chs. SPS 361 to 365), the following standards shall apply to acquisition, development and maintenance of boating access sites for the purpose of determining compliance with ss. NR 1.90 to 1.93:

(a) Natural shoreline beauty shall be protected by preserving or creating adequate vegetative screening for facilities and parking.

(b) The sum of all public boating access sites on a water body shall accommodate multiple types of use appropriate for the waterway. Individual access sites shall be designed to minimize conflicts between uses at the site and on the water body.

(c) The site and support facilities shall be designed and located so as to avoid damage to critical habitat and other environmentally sensitive areas.

(d) Each site shall be designed to provide barrier-free public boating access for persons with disabilities.

(e) Each site shall be clearly marked at public roadways. Fees and hours of operation shall be clearly posted.

(9) FINANCIAL ASSISTANCE PROGRAMS. Providing public boating access is a partnership program between state and local units of government. The department may only provide financial assistance for projects which comply with ss. NR 1.90 to 1.93 and other applicable state and federal requirements. The department shall assist municipalities in applying for state financial assistance for renovation, operation or maintenance expenses if the maximum allowable launch fees do not provide enough revenue to pay for these access site expenses.

(10) MAINTENANCE AGREEMENTS. When in the best interests of the state, the department may engage the services of others, by written agreement, with or without compensation, for maintenance of state-owned or funded public boating access sites.

(11) BOAT LAUNCHING FEES. The department encourages free boat launching. A reasonable launch fee may be charged under authority of s. 30.77, Stats., for the purpose of operating and maintaining a boat access site owned or operated by municipalities, lake management districts and other access providers meeting the provisions of sub. (7). Charging excessive, unjustified or unreasonable boat launching fees restricts or prohibits public boating access and use of navigable waters in the state. A reasonable launch fee for the purposes of s. 30.77, Stats., is one that does not exceed the maximum allowable amount under the following criteria:

(a) *Base fee.* A base is that fee that is charged a state resident vehicle for entrance to the state parks.

(b) *Public boating access surcharges.* Municipalities, lake management districts and other public boating access providers that maintain any of the following services may add to the base fee not more than the following surcharges for vehicles with trailers. No more than the base fee may be charged for non-motorized or non-trailered boats.

1. Attendant when on duty .20 X Base

2. On-site toilet facilities .20 X Base

3. Great Lakes sites .30 X Base

4. Boats 20 ft. in length or more but less than 26 ft. .30 X Base

5. Boats 26 ft. or greater in length .60 X Base

(c) *Daily launch fee.* The total of base fee and all applicable surcharges, rounded to the nearest quarter of a dollar, shall constitute the daily launch fee. A daily launch fee that is paid shall be valid for all boat access facilities provided by the issuing authority for that day. If different fees are charged by the issuing authority for different access sites, the higher fee shall be allowed for use of all the sites.

(d) *Season pass.* If a launch fee is charged, a season pass at a fee not to exceed 10 times the daily launch fee shall be provided for both residents and non- residents. A mechanism to obtain a season pass shall be provided by the public access provider at the launch site.

(e) *Prior approval required.* Each public boating access provider charging a launch fee in excess of the resident state park daily entrance fee shall provide its fee schedule to the department for approval prior to its adoption. The fee schedule shall be submitted on department forms available from [the] department's central office. Department approval shall be based solely on demonstration that the provider maintains the facilities or services described in par. (b) that justify charges in excess of the resident state park daily entrance fee and that a season pass is available.

Note: A missing word is shown in brackets.

Note: The department's mailing address is: Department of Natural Resources, P.O. Box 7921, Madison, WI 53707.

(f) *Existing approved fee structures.* Reasonable fees under pars. (a) to (e), do not apply to access sites which the department has determined in a written decision to have a reasonable fee prior to the effective date of this rule.

(g) *Differential fee based on residency.* Local units of government, including lake management districts, which maintain and operate public boating access sites, may charge differential fees on the basis of residency within the unit of government maintaining or operating the access. If a fee is charged, the fees for a nonresident may not exceed 150% of the fee charged a resident and nonresident fees may not exceed the maximum allowable amounts except when par. (b) 4. or 5. are applicable.

Note: For example, with a daily resident entrance fee of $4.00 for state parks, at an access site on an inland lake with an attendant on duty and toilet facilities, a launch fee for an 18 foot boat may be as high as $5.50 (4 + 0.2 (4) + 0.2 (4), rounded to nearest 0.25) for both residents and non-residents, and for a 26 foot boat as high as $8.00 (4 + 0.2 (4) + 0.2 (4) + 0.6 (4), rounded to nearest 0.25) for residents and $12.00 (8 x 1.5, rounded to nearest 0.25) for non-residents.

History: Cr. Register, October, 1977, No. 262, eff. 11-1-77; r. and recr. Register, March, 1994, No. 459, eff. 4-1-94; am. (2) (d), Register, June, 1995, eff. 7-1-95; correction in (6) (a) and (8) (intro.) made under s. 13.93 (2m) (b) 7., Stats., Register, September, 1999, No. 525; correction in (8) made under s. 13.93 (2m) (b) 7., Stats., Register September 2004 No. 585; correction in (8) made under s. 13.92 (4) (b) 7., Stats., Register February 2012 No. 674; CR 19-078: am. (2) (d) Register May 2020 No. 773, eff. 6-1-20.

NR 1.92 Abandonment of access.

(1) NOTICE OF INTENT TO ABANDON AN ACCESS.

(a) Any municipality subject to s. 66.1006, Stats., which proposes to abandon or discontinue any highway, street, alley or right-of-way, which provides public access to a navigable waterway, shall provide a copy of the resolution or ordinance and notify the department at least 10 working days prior to acting on a resolution or ordinance to abandon or discontinue. Within 10 working days of enacting an ordinance or resolution subject to approval under s. 66.1006, Stats., the municipality shall submit a copy of the ordinance or resolution to the department. Upon receipt of the ordinance or resolution, the department shall publish a notice of the proposed abandonment pursuant to the procedures in s. 31.06, Stats. If no hearing is requested, the department shall proceed under sub. (2) to grant or deny the petition.

(b) If a hearing is requested, the department shall hold the hearing as a class 1 contested case in the county in which the public access is proposed to be abandoned. The department shall make its decision based on the standards in sub. (2).

(2) FINDINGS FOR GRANTING. The department may grant the petition to abandon or discontinue the public access only if:

(a) Any access sites or part thereof proposed to be abandoned or discontinued is replaced prior to granting the petition; or

(b) The department finds that the access proposed to be abandoned does not contribute to the quality or quantity of public access on the body of water.

(3) APPROVAL CONDITIONS. The department may order conditions of approval including, but not limited to, a showing of financial capability of the petitioner to provide and maintain an equivalent or superior replacement public access site, and other conditions related to assurance of protection of the interest of the public in the body of water.

(4) ENVIRONMENTAL DEGRADATION. Access sites may also be abandoned where environmental degradation is occurring at the site as a result of existing use, and abandonment of the access will reduce or eliminate the degradation without reducing public interests in access to that body of water.

History: Cr. Register, April, 1975, No. 232, eff. 5-1-75; renum. from NR 1.32, Register, October, 1977, No. 262, eff. 11-1-77; r. and recr. Register, March, 1994, No. 459, eff. 4-1-94; corrections in (1) (a) made under s. 13.93 (2m) (b) 7., Stats., Register April 2005 No. 592.

NR 1.93 Access in platted subdivisions. Under s. 236.16 (3), Stats., the department has authority to recommend wider access at less frequent intervals than are prescribed in the statutes. The department shall consider waiver of the 60-foot access requirement only where the department determines:

(1) It will be advantageous to public interests in navigable water;

(2) Adequate space for access users and adequate buffering for private property is assured by access wider than 60 feet where possible; and

(3) The access that would result provides an equal or greater opportunity for public access than would be provided by dedication at statutorily prescribed intervals and the 60-foot width.

History: Cr. Register, January, 1980, No. 289, eff. 2-1-80; am. (2) (a) and (2) (b) 7., r. and recr. (3), r. (4) (a) 3., Register, October, 1982, No. 322, eff. 11-1-82; r. and recr. Register, March, 1994, No. 459, eff. 4-1-94.

Boat Launch Collections by Year

2010	$	9,668.96	
2011	$	7,363.24	
2012	$	7,479.33	
2013	$	6,520.79	
2014	$	7,337.86	
2015	$	7,726.60	
2016	$	15,550.48	
2017	$	12,485.33	
2018	$	11,134.59	
2019	$	10,771.44	
2020	$	15,382.12	
2021	$	11,098.10	
2022	$	10,051.90	
2023	$	6,492.13	
2024	$	4,611.43	
2025	$	3,722.61	*through 7/18/2025
	$	147,396.91	
	$	9,578.29	average 2010-2024

COMMERCIAL BOAT LAUNCH FEE ISSUE LEGAL OPINION SUMMARY

If the Department has not provided any grants for acquisition, development, maintenance or improvement to this public boat launch site, the entity owning this launch site does not need to comply with s. NR 1.91, Wis. Admin Code, unless the site is subject to another WDNR decision of the types cited in s. NR 1.91(1), Wis. Admin. Code. If neither a grant nor permit provide a strong enough nexus to argue that ss. NR 1.91 to 1.93, Wis. Admin. Code requirements and restrictions apply here, especially if those requirements and restrictions were not imposed through a grant or permit application or decision document. Closing or reducing the access available at the public boating access site may trigger the need for WDNR approval if the boat ramp area is considered a “highway, street, alley or right-of-way” under s. 66.1006, Wis. Stats., and s. NR 1.92, Wis. Admin. Code. Department funding or a Department decision can be the event that makes s. NR 1.91, Wis. Admin. Code requirements apply to a public boating access site, and if s. NR 1.91, Wis. Admin. Code applies, the site owner may only impose launch fees as allowed under s. NR 1.91(11), Wis. Admin. Code for any parking and access area subject to s. NR 1.91, Wis. Admin. Code. If residents launch for free, everyone must be able to launch for free; if residents pay a launch fee, the launch fee for other recreational and commercial users may not be more than 150% of the resident’s fee.

The Department has determined that municipalities owning public boat launches cannot charge higher fees based on whether the person using the public boat ramp is engaging in recreational or commercial uses. Commercial as well as noncommercial use of navigable waters is protected by the Public Trust doctrine. S. 30.77, Stats., and s. NR 1.91(11), Wis Admin. Code, do not distinguish between commercial and non-commercial users or allow surcharges based on commercial use of the launch. S. NR 1.91(11)(e) limits launch fees for all users to the base fee and any Department approved surcharges and differential residency fee specified in S.NR 1.91(11). Whether the person using the launch is engaged in commercial or recreational use is not included in the rule as a consideration for higher fees or a surcharge.

A municipality owning a public boat launch cannot flatly prohibit a member of the public from using the public boat launch for commercial purposes but they may develop policies limiting the time a boat is moored at the launch, use of open rental slips, etc. S. 30.77, Stats., and ss. NR 1.90 and 1.91, Wis. Admin. Code, regulate public access to navigable waters, and apply only to the public access facilities (the boat launch, launch piers, and associated parking and restrooms, etc.). Department authority to regulate public access does not extend to use and operation of the marina (boat slips, piers) and other facilities (marina parking area, etc.). A municipality may also set policy as to whether a person who owns several boats could launch all his or her boats with one season pass or if a season pass would be needed for each boat. S. NR 1.91 does not specifically address this issue, but the Department believes that a "one pass/one boat" (like state park season windshield stickers) requirement is probably simplest to administer. Also, a municipality may not charge extra for parking for users of the boat launch. Parking must be included with the launch fees.

If the commercial use essentially monopolizes the site for a period of time, then the launch owner may want to consider drafting an ordinance that provides for time limits or time-of day restrictions or that charges the user a reasonable fee for rental of the site. We believe that a launch owner may also be able to prohibit use of the boat ramp by boats above a specified weight and/or size if it is clear that those boats would cause damage or excessive wear and tear on the boat ramp. We believe that this is an allowable restriction to prevent damage to the property. Since such restrictions could be challenged, any ordinance imposing limits or rental fees should be supported by facts showing that the regulations are reasonably necessary to address public health or safety concerns or to protect against harm to public property. Launch owners considering such restrictions should consult with their counsel and should consider making the restrictions as least restrictive as possible to alleviate or minimize the impact on the access to navigable waters. The restrictions should not be used as a back-door way of prohibiting users that are entitled to access public waters.

MAXIMUM DAILY BOAT LAUNCHING FEES
INLAND WATER FACILITIES

A. Base Fee = **$13.00**
B. Surcharge for facility with restroom **or** attendant = $13.00 x 0.20 = **$2.60**
C. Surcharge for facility with restroom **and** attendant = $13.00 x 0.40 = **$5.20**
D. Surcharge for boat length of at least 20 ft but less than 26 ft = .30; $13.00 x 0.30 = **$3.90**
E. Surcharge for boat length of 26 ft or greater = .60; $13.00 x .60 = **$7.80**

Non-motorized or non-trailered watercraft (Resident and Non-resident boaters):

Base Fee	$13.00
Base Fee plus tax*	$13.75 (A + $0.72 (tax on $13.00) = $13.72, *rounded to nearest $0.25*)

Motorized Boats under 20 feet in length (the following fees cover both Resident and Non-resident boaters. Fees for non-residents may not exceed 150% of the fee charged a resident, and non-resident fees may not exceed the maximum allowable amounts for boats under 20 feet):

Base Fee	**$13.00**
Base Fee plus tax*	**$13.75** (A + $0.72 (tax on $13.00) = $13.72, *rounded to nearest $0.25*)
Facility w/restroom **or** attendant	**$15.50** (A + B = $15.60, *rounded to nearest $0.25*)
Facility w/restroom **or** attendant plus tax*	**$16.25** ($15.50 + $0.85 (tax on $15.50 = $16.35, *rounded to nearest $0.25*)
Facility w/restroom **and** attendant	**$18.25** (A + C = $18.20, *rounded to nearest $0.25*)
Facility w/restrooms **and** attendant, plus tax*	**$19.25** ($18.20 + $1.00 (tax on $18.25, *rounded to nearest $0.25*)

Motorized boats 20 feet in length or more but less than 26 feet (the following fees cover Resident boaters only; non-residents can be charged a differential fee of 150% for this category of boats):

Base Fee plus length surcharge	**$17.00** (A + D = $16.90, *rounded to nearest $0.25*); Non-resident = $25.50
Base Fee plus length surcharge plus tax*	**$18.00** ($17.00 + $0.94 (tax on $17.00) = $17.94, *rounded to nearest $0.25*); Non-resident = $27.00
Facility w/restroom **or** attendant	**$19.50** (A + D + B = $19.50); Non-resident = $29.25
Facility w/restroom **or** attendant plus tax*	**$20.50** ($19.50 + $1.07 (tax on $19.50) = $20.57, *rounded to nearest $0.25*); Non-resident = $30.75
Facility w/restroom **and** attendant	**$22.00** (A + D + C = $22.10), *rounded to nearest $0.25*); Non-resident = $33.00
Facility w/restrooms **and** attendant, plus tax*	**$23.25** ($22.00 + $1.21 (tax on $22.00) = $23.21, *rounded to nearest $0.25*); Non-resident = $35.00

Motorized boats 26 feet in length or greater (the following fees cover Resident boaters only; non-residents can be charged a differential fee of 150% for this category of boats)

Base Fee plus length surcharge	**$20.75** (A + E = $20.80); Non-resident = $31.25
Base Fee plus length surcharge plus tax*	**$22.00** ($20.75 + $1.14 (tax on $20.75) = $21.89, *rounded to nearest $0.25*); Non-resident = $33.00
Facility w/restroom **or** attendant	**$23.50** (A + E + B = $23.40, *rounded to nearest $0.25*); Non-resident = $35.25
Facility w/restroom **or** attendant plus tax*	**$24.75** ($23.50 + $1.29 (tax on $23.50) = $24.79, *rounded to nearest $0.25*); Non-resident = $37.25
Facility w/restroom **and** attendant	**$26.00** (A + E + C = $26.00); Non-resident = $39.00
Facility w/restrooms **and** attendant, plus tax*	**$27.50** ($26.00 + $1.43 (tax on $26.00) = $27.43, *rounded to nearest $0.25*); Non-resident = $41.25

Notes about launch fees:

- The governance of launch fees is covered under section NR 1.91(11), Wisconsin Administrative Code.
- All fees listed above use the $13.00 maximum Base Fee, which is based on the $13.00 Daily State Park Entrance Fee for residents. You may set a lower Base Fee based upon local needs. Section NR 1.91(11)(e), Wis. Adm. Code, requires that before a local unit of government adopts a launch fee exceeding $13.00, it must submit the fee schedule to the Department for approval and include information demonstrating: (a) that it maintains facilities or services that justify charges exceeding $13.00; and (b) that season passes are available.
- Fees collected by the operating authority shall be used only for the operation and maintenance of boat launching facilities.
- Parking is included with launch fees. Segregated fees for parking are not allowed.
- If a launch fee is charged, a season pass at a fee not to exceed 10 times the daily fee shall be provided for both residents and non-residents.
- In no case shall the fee charged a non-resident exceed 150% of the fee charged a resident.

*Tax rate used = 5.5%. An operating authority may incorporate the state sales tax into the Base Fee for ease of collection, but must pay the sales taxes collected to the Wisconsin Department of Revenue.

Revised February 2025

City of Pewaukee - New Agenda Item

Agenda Language:
Discussion and Possible Action Regarding Highway Department Purchasing #202 Rubbertire Excavator in 2025 and Re-Allocation of Funds. [Wagner]

Sub Item Agenda Language:

Background Provided By:
Magdelene Wagner

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

In 2026, the #202 Rubbertire Excavator is slated to be replaced. In receiving a quote from American State Equipment for this purchase and if ordered in 2025, we could purchase the equipment for $327,000 with a $50,000 trade in for a total of $377,000. If we purchase in 2026, tariffs will be added which are 50% on non-US Steel and Aluminum estimated to be $11,500 and 15% on imported goods estimated to be $38,500. Including all tariffs and equipment purchase, it is estimated to be $425,000 with a $50,000 trade-in resulting in a cost of $375,000 if ordered in 2026. The current allocation (2025) from the Capital Equipment Budget is $330,000. Staff is requesting permission to order the excavator in 2025 saving $48,000 since the current Captial Equipment allocated funds cover the cost.

A second quote was obtained from Afbick CAT which resulted in a lower trade in value ($17,000) and an additional cost of $1,000 for the base equipment. Staff is electing to purchase the equipment from American State Equipment.

Fiscal Impact:
2026 Capital Budget has $380,000 in the budget. Currently we have $330,000. If authorized for #202, we will save $3,000 and annual set aside of $22,225 for a total of $25,225 in the Capital Equipment Budget.

Recommended Motion:
Council authorize the ordering of #202 Rubbertire Excavator in 2025.

City of Pewaukee - New Agenda Item

Agenda Language:
Discussion and Possible Action to Adopt Ordinance 25-XX Establishing a Sidewalk Policy (First Reading) [Wagner]

Sub Item Agenda Language:

Background Provided By:
Magdelene Wagner

Background:
The Plan Commission is considering requiring certain new developments to install sidewalks within the public right of ways. Currently the City does not have an official sidewalk policy as we have very limited sidewalks in the City. The City currently has sidewalk on overpass over HWY 16, Northview Road, and Meadowbrook Road. The City has trails along Pewaukee Road (STH 164) and Duplainville Road.

Trails are distinguished from sidewalks in the State Statutes and the requirements for snow removal are very different. The City Attorney has previously reviewed trails in regards to snow removal which is attached.

The Plan Commission requested the Public Works Committee work (PWC) to establish a sidewalk policy to ensure we have clear direction for the developers and staff on maintenance responsibilities. The PWC discussed this at the October 23, 2025 meeting and recommended the following policy for consideration by the Common Council. I've included the packet from the PWC which has policies from adjacent communities for your reference. The majority of the policies place the maintenance responsibilities onto the adjacent property owners.

The draft ordinance is attached for your review.

Fiscal Impact:

Recommended Motion:
No action at this time as this is the first reading of this ordinance.

EXHIBIT A – ORDINANCE RESOLUTION 25-XX

Chapter 303

STREETS AND SIDEWALKS

§ 303-1.	Minimum street and sidewalk requirements.	§ 303-7.	Culverts.
§ 303-2.	Seeding and sodding of rights-of-way.	§ 303-8.	Deposit of snow or ice in streets or rights-of-way.
§ 303-3.	Use of highway and street rights-of-way.	§ 303-9.	Sewer, water and public improvement oversizing and extensions.
§ 303-4.	Uniform address system and street names.	§ 303-10.	Lawn fertilizer application control.
§ 303-5.	Openings in streets and highways.	§ 303-11.	Gates in private roads.
§ 303-6.	Official Map.	§ 303-12	Sidewalks Cost to Construct and Replace
		§ 303-123.	Violations and penalties.

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[HISTORY: Adopted by the Common Council of the City of Pewaukee as Ch. 10 of the former City Code. Amendments noted where applicable.]

§ 303-1. Minimum street and sidewalk requirements.

A. Specifications and acceptance. The City Common Council shall establish by separate resolution, from time to time, the minimum requirements in the City for street, multi-use trail, and sidewalk construction. Before any street, multi-use trail, or sidewalk is accepted by the City it shall meet those requirements and thereupon will be accepted by the City Common Council by separate resolution. The requirements so adopted are incorporated into this chapter and shall be available from the City Clerk.

B. Clear title. Before a street, multi-use trail, or sidewalk shall be accepted by the City, the owner shall furnish to the City evidence of clear title and proof that all costs of construction have been paid.

C. Additional requirements. Any requirements for City streets that are contained in Chapter 239, Land Division, of this Code are incorporated herein.

D. Street signs and posts. Street signs, culvert posts and guardrail, as required by the City Common Council, shall be obtained and placed by the City, the costs of which shall be paid for by the owner making such dedication.

§ 303-2. Seeding and sodding of rights-of-way.

A. Specifications and acceptance. The City Common Council shall establish by separate resolution, from time to time, the minimum requirements for seeding and sodding in the City for all shoulders, slopes, ditches or other designated locations. Before any shoulder, slope, ditch or project is accepted by the City Common Council it shall meet those requirements and thereupon may be accepted by the City Common Council by separate resolution. The requirements so adopted are incorporated into this chapter and shall be available from the City Clerk.

B. Additional requirements. Any additional requirements for shoulders, ditches, and slopes that are

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contained in Chapter 239, Land Division, of this Code are incorporated herein.

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§ 303-3. Use of highway, ~~and~~ street, sidewalk, and multi-use trail rights-of-way.

A. City Common Council permission. No person shall use the highway, ~~and~~ street, sidewalk, and multi-use trail rights-of-way for any purpose whatsoever without permission from the City Common Council.

B. Use of certain public rights-of-way. No person shall use any public street, sidewalk, multi-use trail, or highway right-of-way within 600 feet of the shore of Pewaukee Lake or any of its inlets or tributaries for any of the following uses unless specifically approved and posted for such by the City Common Council:

(1) Parking of motorized vehicles.

(2) Shore-docking, beaching, parking or tie-up of water use vehicles such as boats, pontoons, ski-boats, snowmobiles, and all-terrain vehicles.

(3) Disposal or depositing of solid, liquid, yard, or human waste.

(4) Cleaning or gutting of fish.

(5) Depositing of minnows or other bait.

(6) Camping, tenting, picnicking, swimming, sunbathing, cooking or setting of fires of any kind.

(7) Construction of docks, signs, and other like temporary or permanent structures.

(8) Fishing, standing, sitting, laying or generally congregating after sunset or before sunrise of any day.

(9) As access to the lake by motorized vehicles of any kind, or by boats or other lake use vehicles.

C. Use of Sidewalks and Multi-Use Trails. No person shall use any public sidewalk or multi-use trail for motorcycles, motor bikes, go carts, dirt bikes, moped, ATV, UTV, golf cart, or other motorized vehicles. Motorized scooters (eg. Razor, Lime, Spin, Veo, or mobility scooters) or bicycles shall yield the right-of-way to of the sidewalk or trail to pedestrians and traditional pedal bicycles.

~~C.~~D. Penalties. Any person, firm or corporation found to have violated any part of this section shall be subject to a fine of not less than $100 nor more than $1,000 for each violation, with each day constituting a separate violation beginning with the day of notification of such violation.

§ 303-4. Uniform address system and street names.

A. Waukesha County uniform address system. The uniform address system of the City of Pewaukee shall be based on and become a part of a uniform address system for Waukesha County, as recommended by the County Board on March 12, 1957. All provisions therein relating to the establishment of a uniform address system for the county are hereby approved, and such provisions as are applicable to the City of Pewaukee, as more specifically set forth in this section, are hereby adopted by the Common Council of the City of Pewaukee.

B. Establishment of uniform system of numbering. There is hereby established a uniform system of numbering properties fronting on all streets, highways and rights-of-way in the City of Pewaukee, and all existing residences and places of business and all residences and places of business which are hereafter constructed shall be numbered in accordance with the provisions of this section.

C. Base lines.

(1) Base lines, as recommended for a uniform county address system, shall be used for determining

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the numbering in the City of Pewaukee. The east-west line, as recommended, shall be used for numbering along all streets running north and south. This base line shall be a continuation of the east-west base line used in Milwaukee County and shall be the north or top line of Sections 31 to 36 inclusive in Brookfield, Pewaukee, Delafield and Summit. Its numerical designation

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shall be "1." A north-south base line, as recommended, shall be used for numbering along all streets running in a westerly direction. This base line shall be the eastern boundary of Waukesha County, and its numerical designation shall be "124."

(2) Each property north of the east-west base line and facing a street running in a northerly direction shall carry an address indicating its position west of the north-south base line and its position north of the east-west baseline.

(3) Each property south of the east-west base line and facing a street running in a southerly direction shall carry an address indicating its position west of the north-south base line and its position south of the east-west base line.

(4) Each property west of the north-south base line and facing a street running in a westerly direction shall carry an address indicating its position either north or south of the east-west base line and its position west of the north-south base line.

(5) Properties on diagonal or curvilinear streets shall be numbered the same as, or similarly to, properties on northerly or southerly streets if the diagonal or curvilinear streets run more from the north to the south. The same shall hold for diagonal or curvilinear streets which run more from the east to the west in that properties on such streets shall be numbered the same as, or similarly to, properties on westerly streets.

(6) Where the general direction of a diagonal or curvilinear street has a deviation of exactly 45° the direction of the street shall be considered as being northerly or southerly.

D. Invisible rectangular blocks. A system of invisible rectangular blocks shall be established as a control grid in the following manner in conformity with the recommended uniform county address system:

(1) The established section lines shall form a basis for the block system and in a westerly direction from the eastern boundary of the county the first six sections, extending through Menomonee Falls, Brookfield, New Berlin and Muskego, shall be divided into 16 blocks each. These invisible block lines shall have numerical designations of from "124" at the county line to "220" at the western City limits of Muskego, New Berlin, Brookfield and Menomonee. Westward through the remaining towns the sections shall be divided into 10 blocks each and the block lines shall have numerical designations of from "220" to "400," the latter being at the west edge of the county.

(2) In a northerly direction from the east-west base line the first and second rows of section shall be divided into 11 blocks each, the third row into eight blocks, and the fourth row into nine blocks. From and including the fifth row northward to the north county line the sections shall be divided into eight blocks each. These invisible block lines shall have numerical designations of from "1," the base line, to "96" at the north county line.

(3) In a southerly direction from the east-west base line the first row of sections shall be divided into 13 blocks and the second row into nine blocks. From and including the third row southward to the south county line the sections shall be divided into eight blocks each. These invisible block lines shall have the numerical designations of from "1," the base line, to "111" at the south county line.

E. Assignment of numbers.

(1) One hundred numbers shall be assigned to each invisible block, regardless of discrepancies in block sizes. Properties on the north and east sides of streets shall bear even numbers and

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properties on the south and west sides of streets shall bear odd numbers.

(2) The number assigned to each property shall be composed of two parts. The first part, or street designation, shall be composed of a directional letter, "N," "S" or "W" followed by the number of the appropriate block line.

(3) The second part of the property number, the block and house designation, shall be composed of a directional letter followed by the number of the appropriate block line plus two additional digits indicting the relative position of the property in the block.

(4) For a block which lies south of the east-west base line, the designation of the block shall be by the block line numbers of its north and its east boundaries. For a block which lies north of the east-west base line, the designation of the block shall be by the block line numbers of its south and its east boundaries.

(5) Properties and street intersections contained within any block shall bear numbers and directional letters related to the point of intersection of the block boundary lines stipulated in the subsection next above.

F. Determination of proper number. The point from which any property shall be assigned its proper number shall be determined as follows:

(1) Where land has been subdivided or platted into lots, the center point of the frontage line of each parcel shall be the point of determination.

(2) In cases of farm residences or other residences or business places situated on large acreage or away from other development, the point of determination shall be the intersection of the center line of the principal driveway with the street or highway right-of-way line.

(3) The proper number shall be determined and assigned by the Building Inspector.

G. Street names.

(1) Streets which are extensions of streets in Milwaukee County shall bear the name by which they are known in that county excepting that directional prefixes, if any, shall be dropped. No directional prefix shall be used on any local street.

(2) All numerical street names shall be abandoned and other names substituted.

(3) A list shall be complied by the Building Inspector of all existing street names in the City of Pewaukee and no future street shall be given a name which duplicates or approximates an existing name. Cooperation shall be sought with all towns and municipalities in the county to the end that duplication of street names shall be minimized.

(4) The City of Pewaukee shall cooperate with neighboring towns, villages and cities to the end that streets which are continuous from one municipality or town to another municipality or town may have but one name when such single name would be desirable.

(5) The City Common Council of the City of Pewaukee may accept or reject proposed names of new streets and, where there is clearly a conflict or duplication in existing names, may direct the changing of one or more such names so that conflict or duplication may be minimized. The City Common Council, if it sees fit, may hold public hearings at which interested property owners may express their views concerning the naming or renaming of a street or streets.

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H. Record of addresses.

(1) For the purpose of facilitating the establishment and continuing workability of a uniform address system in the City of Pewaukee there shall be prepared and kept on file in the office of the Clerk a plat book showing the proper addresses of all residences and places of business within the City. The Clerk shall inform any person applying therefor of the number or numbers and approved street names belonging to a lot or property. In case of doubt as to the proper address belonging to any property the Building Inspector shall make the final determination.

(2) Within 30 days after the final approval of any new subdivision or other division of land the Building Inspector shall assign addresses to each new building site. Records shall be kept of the assignments and a copy shall be provided for the developer at his request.

I. Installation of numbers.

(1) Each residence and place of business has been assigned address numbers, and the owner, occupant or agent shall install or cause to be installed in a conspicuous place, which can be observed from the roadway, upon the property/premises occupied by each house or place of business controlled by the occupant, the address assigned under the uniform address system provided for by this section. The size of the address letters/numbers shall be a minimum size of 2 1/4 inches tall and they shall be installed on a contrasting background. If multiple residential or business buildings are serviced by one driveway, each of the individual structures shall display an address. If a determination has been made by the Building Inspector or Code Compliance Officer that the address letters/numbers are not located in a conspicuous location, the owner or occupant shall be responsible for becoming compliant within 30 days of such notice. **[Amended by Ord. No. 04-9]**

(2) Numbers shall be installed within 30 days from date of assignment or from the date of initial occupancy.

J. Procurement of numbers. Whenever any residence or place of business shall be erected in the City of Pewaukee after the work of establishing a uniform address system has been completed, the owner shall at the time of obtaining a building permit procure the correct number and street name from the Building Inspector and within 30 days thereafter install the number on the building or premises as provided in Subsection I.

K. Failure to attach and maintain numbers. If the owner or occupant of any residence or place of business shall neglect for the period of 30 days to duly attach and maintain the property address, the Building Inspector or Code Compliance Officer shall serve upon the owner a notice requiring the owner to properly attach the address. If the owner neglects to do so after service of such notice and a period of 10 days elapses, he shall be deemed to have violated this section and be subject to penalties set forth. **[Amended by Ord. No. 04-09]**

§ 303-5. Openings in streets, sidewalks, or multi-use trails, and highways.

A. Regulation. "Street", "sidewalk", "multi-use trail", and "highway" as used herein shall include the entire public right-of-way from property line to property line.

B. Permit. No person shall open any public street, sidewalk, multi-use trail, or highway within the City of Pewaukee or cause the same to be done without first obtaining a permit therefor from the City Common Council. All applications for such permits shall be in writing and be filed with the City Clerk. Every such application for a permit shall describe the street, sidewalk, or multi-use trail, or highway upon which the proposed opening is to

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be made and shall locate the proposed opening on such street, sidewalk, or multi-use trail, or highway. The application shall further show the length, width and depth of the proposed opening in the public street, sidewalk, multi-use trail, or highway and shall state the purpose for which such opening is made. A fee in an amount as established, from time to time, by the City Common Council shall be charged for such permit and shall be deposited by the applicant with the City Clerk at the time the application for such permit is made.

(1) Excavations in macadam or unpaved streets, etc. When excavations are made in macadam streets or unpaved streets and alleys surfaced with gravel, they shall be made and filled in the following manner: the backfilling below the surface shall be done with gravel, sand or crushed stone, firmly tamped, or flushed with water, and all earth, stone or other material excavated shall be hauled away by the person authorized to make the excavation, unless otherwise specified by the City of Pewaukee which shall be the final authority on acceptance of the excavation material for the use of backfill. In case of dispute the decision of the City Common Council shall be final and binding upon the parties affected. All such excavations shall be given a temporary blacktop surfacing two inches thick immediately following the completion of the refilling or backfilling.

(2) Excavations in paved streets, sidewalks, or multi-use trails.

(a) Unless expressly waived by the City Common Council, no excavations shall be permitted in any paved streets, sidewalks, or multi-use trails. All excavation in paved streets, sidewalks, or multi-use trails shall be done by boring under the street, sidewalk, or multi-use trail surface in such a manner so that the surface of the street shall not be affected by the tunnel. Any settling of the street, sidewalk, or multi-use trail surface caused by said boring shall be immediately repaired by the permittee.

(b) In the event the City Common Council shall permit the excavator to enter the surface of the paved street, sidewalk, or multi-use trail then said excavation shall be done as follows. Excavations in paved streets, sidewalks, or multi-use trails shall be made and filled in the following manner:

[1] The opening in the pavement shall be sawed unless otherwise permitted by the Director of Public Works, and foundation must be at least 16 inches larger in all directions than the size of the trench to be excavated so that there may be a shoulder of solid earth eight inches wide on all sides of the opening to support the new pavement.

[2] Should the sides of the trench cave during the progress of the work, additional pavement must be broken so that eight inches of the shoulder may be retained. The backfill below the pavement shall be done with gravel, sand or crushed stone, firmly tamped, and all stone, earth and other material excavated shall be hauled away by the person authorized to make excavation. All materials used shall comply with City regulations and specification.

[3] No street, sidewalk, or multi-use trail which has been surfaced with bituminous or concrete material at least 1 1/2 inches in thickness within the previous 36 months shall be cut or excavated unless in an emergency. Any such emergency cut shall be backfilled with a "slurry" mixture and the surface repaved to City standards.

C. Digging trenches. When opening any street, sidewalk, or multi-use trail surface or other public highway, it must be straight cut or sawed, all material for paving and ballasting must be removed with the least possible loss of surface material, and such material, together with that excavated from the trenches, or otherwise, must be placed where it will cause the least inconvenience to the public. All such materials must be so placed as to permit the free passage of water along the gutters or ditches.

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Any street, sidewalk, or multi-use trail or public highway upon which such opening is made must not be obstructed so as to interfere with the traffic thereon. No

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more than the necessary amount of the trench may be dug until the slant or junction piece to the sewer or water main is found. The backfilling must be compacted and paving and ballast must be replaced in as nearly the original condition as possible and to the satisfaction of the City Director of Public Works. When the sides of the trench will not stand perpendicular, sheeting and braces must be used to prevent caving. When caving occurs, all of the street, sidewalk, or multi-use trail or highway surface thus disturbed must be restored in the same careful manner as though it were originally excavated or trenched. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**

D. Backfill material. When any excavation is made in the City right-of-way of the highway, sidewalk, or multi-use trail or street, and the shoulder thereof, from property line to property line, the clay excavated must be removed and the excavation entirely backfilled with crushed road gravel thoroughly compacted in one-foot lifts with a wacker. Any tunnels dug in pavements shall be backfilled and compacted with crushed gravel subject to the approval of the City Director of Public Works. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**

E. Maintenance of street, sidewalk, or multi-use trail after completion. Any person obtaining a permit as herein provided shall be responsible and shall be required to maintain and repair that portion of any public right-of-way in the City whereon such opening is made for a period of one year from the date that completion is approved pursuant to Subsection C above, and shall keep and maintain the right-of-way whereon the opening is made in the same condition as the remainder of the highway, sidewalk, or multi-use trail or public street whereon such opening was made. In the event that such repairs are not made as herein provided, the City Common Council shall order the same made by the person obtaining a permit as herein provided upon five days' written notice. In the event such repairs are not made as herein provided, the City Common Council shall cause the repairs to be made and charge the expense thereof to the person obtaining the permit and the bond deposited.

F. Protection of the public. Every person opening any public street, sidewalk, or multi-use trail or highway within the City must enclose each such opening with surface barriers. Flashers must be kept burning from sunset to sunrise, each light to be placed at intervals of 10 feet. All necessary precautions shall be taken to protect the public effectually from accident or damage to persons or property from the beginning to the end of the work. The person obtaining the permit will be held liable for all damages, including costs incurred by the City of Pewaukee in defending any action brought against it for damages and costs of any appeal that may result from his neglect in opening the public highway, sidewalk, or multi-use trail or street and in performing the work incidental thereto, including any claim for damages that may result to the City by reason of the failure to keep the public street, sidewalk, or multi-use trail or highway in repair for a period of one year from the date that the opening is closed.

G. Bond. Before a permit is granted, the applicant therefor shall execute to the City of Pewaukee and deliver to the City Clerk, at the time the application for such permit is filed, a undertaking in the sum of $10,000, said undertaking to be a cash bond or letter of credit, or such other sum as the City Common Council may determine, conditioned that he will perform faithfully all work with due care and skill, and in accordance with the terms and conditions of this section, and that he will faithfully perform and abide by all the terms and conditions of this section, and will save the City of Pewaukee harmless from all liability for all damages, costs and expenses and claims of any nature or kind arising out of the unskillfulness or negligence in connection with causing the opening to be made in any such public highway or street in the City in accordance with the permit granted by the City Common Council. Such bond of undertaking shall remain in force and shall be executed for a period of one year, except that on such expiration it shall remain in force as to all penalties, claims or demands that may have accrued thereunder prior to such expiration. The City Director of Public Works may reduce the amount of the bond required herein in those situations where the need for $10,000 is not deemed necessary by said Director. In the case that the Director deems that a lesser amount will fully protect

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the interest of the City and compensate the City fully in the event of noncompliance, the Director may prescribe in writing to the applicant the sum deemed necessary and said amount shall constitute the bond required herein. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**

H. Restoration specifications. All restoration under this section shall be in accordance with the road, sidewalk, or multi-use trail specifications or utility specifications then in effect. In the event removed materials do not qualify for restoration, the applicant shall comply with the City specification with materials that do comply. At all times restoration shall be performed using "like kind" materials (sod for sod, black dirt for black dirt, asphalt for asphalt, etc.), and proper compaction methods shall be utilized to prevent settling.

I. Telephone, electric and gas utilities. In the event the utility itself is performing the work, the bond imposed above shall be waived. In the event the utility has contracted the work to a private contractor, the bond shall then be required before said contractor shall be permitted to commence work.

J. Penalties. In addition to the payment of all costs necessary to restore the project to the condition required by this section, any person who shall attempt to commence any construction covered herein without a permit, or who shall violate any other provisions of this section, shall be subject to a penalty of not less than $500 nor more than $1,000 for the violation of this section. Each day that a violation occurs shall be considered a separate and distinct offense under the terms of this section. Failure to pay any penalty imposed by a court of law under this section shall subject the defendant to commitment in the county jail or other remedy as provided under Wisconsin law. In all other respects any penalty shall be subject to § 1-4 of the City Code of the City of Pewaukee. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**

§ 303-6. Official Map. [Added by Ord. No. 12-04]

A. Intent. It is the intent of the Common Council to establish a City Official Map for the purpose of serving and promoting the public health, safety, convenience, economy, orderliness, and general welfare of the community; to further the orderly layout and use of land; to stabilize the location of real property boundary lines; to ensure proper legal descriptions and establishment of accurate survey control and identification of surveyed section and quarter-section corners; to facilitate adequate provision for transportation facilities, parks, and playgrounds; to preserve floodlands, wetlands and stormwater drainage facilities; and to facilitate the further subdivision of larger tracts into smaller parcels of land.

B. Authority. This section is enacted and hereby created under the authority granted by § 62.23(6), Wis. Stats.

C. Jurisdiction. The jurisdictional area of this section shall include all lands within the corporate limits of the City of Pewaukee.

D. City Official Map. The City Official Map of the City of Pewaukee is hereby established, which shall be deemed to include the text of this section, the 28 individual maps which accompany and are an integral part this section, and Appendix I which accompanies and is hereby incorporated in this section. The Official Map shall show or describe the location and extent of all existing platted public streets and highways and proposed additions thereto; all planned arterial streets and highways; all designated floodlands; all wetlands; and all drainageways, parkways, parks and playgrounds within the jurisdictional boundaries of the City of Pewaukee proposed to be preserved as heretofore adopted and established by law. Appendix I to this section shall be deemed an integral part of the City Official Map and shall contain a detailed description of each of the 28 individual maps, including a description

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of the facilities located within the mapped area.

E. Changes and additions.

(1) The Common Council may change the City Official Map from time to time to establish the exterior lines of, widen, narrow, extend, or close any platted existing, proposed, or planned streets, highways, drainageways, parkways, and parks or playgrounds.

(2) The Common Council shall refer any proposed change or addition to the City Official Map to the Plan Commission for review and recommendation thereon prior to consideration. The Plan Commission shall report its recommendation to the Common Council within 60 days of receipt from the Common Council.

(3) A public hearing before the Plan Commission shall be required before any changes or additions to the City Official Map are effective, except that changes and additions made as a part of a duly approved land subdivision preliminary or final plat or certified survey map (CSM) shall not require a public hearing, as set forth herein, as long as such changes or additions do not directly affect any land outside the area being platted. In such case, the extent of platted streets and highways and environmental elements included on a plat or CSM shall be placed on the City Official Map once the plat or CSM is first approved by the Common Council. Notice of any public hearings shall be published as a Class 2 notice pursuant to Ch. 985, Wis. Stats.

F. Building permits. For the purpose of preserving the integrity of the City Official Map and those existing and proposed public lands designated thereon, no building permit shall be issued for any structure or part thereof that is currently or hereafter proposed to be located, erected, reconstructed, extended, enlarged, converted or otherwise structurally altered within the boundaries or rights-of-way of such public land designations. No permit for the erection of any building shall be issued unless a public street or highway facilitating access to such proposed structure has been placed on the City Official Map. The City Building Inspector may require each applicant for a building permit to submit a plan, prepared and certified by a professional land surveyor, showing accurately the location of any proposed building(s) with reference to any street, highway, drainageway, parkway, floodplain or wetland shown on the City Official Map.

G. Utility improvements. No public utilities or improvements shall be constructed within the right-of-way of any street, highway, or parkway within the jurisdictional area of the City Official Map until the location of such street, highway, or parkway has been approved by the Common Council.

H. Appeals. The City's Zoning Board of Appeals shall have the power, under § 62.23(6)(e), (f), and (g), Wis. Stats., to review any administrative decision of the City Building Inspector to deny a permit for the erection of a structure hereunder, and to grant relief from the requirements hereof.

I. Certification. There shall be a certified copy of each of the 28 maps that comprise the map element of the City Official Map, described in Subsection D above, maintained in the office of the City Clerk and/or City Planner, and shall be available for inspection by any interested person during regular office hours. Each copy of each of the certified maps shall bear on its face a written declaration that it is a true copy of the City Official Map described in this section and shall be officially signed by the Mayor and by the City Clerk. Thereafter no change or addition to such City Official Map shall become effective until it shall have been adopted by the Common Council as set forth herein and a certificate placed thereon or attached thereto bearing the date of adoption of the amending action. The certificate shall be signed by the Mayor and countersigned by the City Clerk as set forth above.

J. Filing with the County Register of Deeds. Within five working days following adoption and the

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creation of the City Official Map or any amendment thereto, the City Clerk shall be responsible for recording a true copy of the City Official Map, as amended, with the Waukesha County Register of Deeds. When permitted, a compact disk may be substituted for paper copy.

K. Enforcement. It shall be the duty of the City Building Inspector, City Planner and/or the City's principal law enforcement officer to enforce the provisions hereof.

L. Penalties.

(1) Any person, firm, or corporation who or which, after having been given at least a five-day written notice, fails to comply with the provisions of this section shall, upon conviction thereof, forfeit not more than $500 and not less than $200 and cost of prosecution for each violation, and in default of payment of such forfeiture and costs shall be imprisoned in the county jail until payment thereof but not exceeding 30 days. Every day of noncompliance following proper notice shall constitute a separate violation.

(2) No damages shall be allowed for the condemnation of land by any governmental agency for street, highway, drainageway, and parkway purposes or for required removal of any building erected in violation of this section.

§ 303-7. Culverts.

A. Culvert installation. No public street, road, highway or drainage easement ditch shall be traversed with a motorized vehicle in the City of Pewaukee except at those locations where necessary drainage culverts have been installed pursuant to authorization by the City Common Council for the purpose of drainage ditch preservation and assuring potential surface water and stormwater drainage. The installation of all driveway or road ditch culverts in the City of Pewaukee shall be accomplished by the City personnel or contractors retained by the City.

B. Cost of culvert installation. At the time of application or request for installation of a road ditch or public drainage easement culvert, the owner/applicant must agree to pay the actual cost of installing the culvert(s) plus administrative costs. Upon completion of culvert installation, the City will bill the property owner/applicant for such cost which will be due and payable within 60 days. The amount to be charged by the Building Inspector for the culvert installation shall be based upon the actual cost of the culvert, any fill or construction materials, wages or contracts for labor and machinery expense. In addition, an administrative charge of 10% shall be added to the above cost to offset the expenses of the City in administering the culvert installation project and to recover cost of any necessary inspections. An estimate of total cost of the culvert installation shall be provided to the applicant/ owner by the Building Inspector at the time a request for culvert is made.

C. Prohibited culvert installation. No person, firm, or corporation shall install or cause the installation of any culvert which is within or will allow access to a public right-of-way or easement in the City of Pewaukee unless authorized specifically by the City Common Council. Any culvert installed in violation hereof shall be removed by the owner of the property serviced by the culvert within 10 days following written notification of such violation by the Building Inspector. If not removed within the prescribed time period, the City Common Council shall have the culvert removed and, if necessary and warranted, a legal culvert installed. The property owner shall pay all expenses for any such removal as well as the costs involved in the installation of a legal culvert. If said owner fails to pay the expenses of the City, the charges may be placed on the tax roll and collected as a special charge as set forth in § 66.0627, Wis. Stats.

D. Continuing responsibility for culvert. Every property owner will have the continuing responsibility

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and obligation to maintain ~~and repair~~ the culvert(s) servicing his property. Should any culvert reach such a condition or state of disrepair or be damaged to such extent that the flow of drainage or access by motor vehicles is affected thereby, the property owner shall notify the Public Works Department~~take whatever actions are necessary~~ to repair or replace said defective culvert. ~~In the event a property owner shall fail to maintain a culvert in good repair or install a replacement culvert as required, the City Common Council shall have the right to proceed, after notification as outlined in Subsection C of this section, to repair or replace the defective culvert at the expense of the property owner and charged as prescribed in Subsections B and C of this section. The owner may appeal the imposition of said charges to the City Common Council within 30 days of receiving notice of said charges~~.

E. Highway Superintendent to monitor. The City Highway Superintendent or his designate shall have the responsibility to determine all matters relating to condition, specification, grade and location of all culverts within the City. The Highway Superintendent's decision will be final, except that any person aggrieved by his decision may appeal said decision to the City Common Council.

F. Penalty. The penalty for violation of this section, in addition to the financial responsibilities herein, shall be as contained in § 1-4 of this Code.[1]

§ 303-8. Deposit of snow or ice in streets or rights-of-way.

A. No person, corporation or organization shall cause, allow or permit snow or ice to be deposited from premises owned, controlled, leased, rented or maintained by said person, corporation or organization onto any streets, sidewalks, or multi-use trails or right-of-way in the City of Pewaukee except by City Employees and Equipment.

B. Sidewalks to be kept clear. The owner or occupant of any lot or parcel shall remove all snow and ice which may have fallen or accumulated upon the sidewalk in front of such lot or parcel within 72 hours of snowfall starting at the completion of each snow or ice event. If ice has formed so that it cannot be removed, the owner or occupant shall keep the same sprinkled with a material which will prevent the sidewalk from being dangerous to pedestrians. If the owner or occupant fails to comply with this section, the Street Superintendent shall cause the snow and ice to removed or sprinkled as required in this section and the cost thereof to be assessed against the property as a special real estate charge.

Commented [MW1]: Council needs to determine if they will require sidewalks along the rear property to be kept clear by the homeowner. The City has sidewalk along Meadowbrook Road (STH 318) on the back lots of residents in Arrowhead Trails.

C. Multi-use trails to be kept clear. The City of Pewaukee shall remove all snow and ice which may have fallen or accumulated snow upon the multi-use trail within 3 weeks of snowfall starting at the completion of each snow and ice event.

D. Curb ramps. The owner or occupant of each building, dwelling, or unoccupied lot is required to remove snow upon any portion of a sidewalk which leads to the street and intersects with the curb at an intersection, corner, or crosswalk. If such snow is not removed within the time designated for removal in sub B of this section, the City may clear the snow in accordance with sub. B of this section and assess the applicable charge.

~~A.~~E. Snow Surrounding Fire Hydrants. The owner or occupant of each building, dwelling, or unoccupied lot fronting upon or adjoining a fire hydrant shall clear the snow surrounding the fire hydrant to allow full access from the street. If such snow is not removed within the time designated for removal in sub. B of this section, the City may clear the snow and assess the applicable charge.

~~B.~~F. Each violation and each day that a violation occurs or continues shall be considered a separate violation of this section.

~~C.~~G. In addition to any penalty imposed for violation of this section, the City may charge to the violator the actual costs and expenses of correcting the violation, and if the violator does not pay such charge, the same may then be added to the tax roll as a special real estate charge.

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§ 303-9. Sewer, water and public improvement oversizing and extensions.

A. Developer to finance facility extensions.

(1) Whenever a developer/landowner within the City of Pewaukee proposes a development requiring public services such as sewer mains, lift stations, water mains, meters, oversizing of existing facilities, storm drainage facilities, street extensions or reconstructions, ditches, and similar physical facilities and appurtenances, together with any easements therefor, and if all or any of such public facilities are not in place and ready for connection or extension to the proposed development or user, the developer/landowner will, prior to final approval of any development plans, enter into a subdivider's or developer's agreement with the City therein, which agreement will set forth the specific provisions and procedures for completion of the development as well as set forth who will accomplish the work involved. Prior to approval of a developer's/landowner's agreement by the City, the developer/landowner shall provide an irrevocable letter of credit or cash bond in an amount equal to the City Engineer's estimate of the total cost of such development/subdivision to ensure that the project will be completed to the satisfaction of the City.

(2) At the option of the City and in the event developer/landowner has adequate financial capability,

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1. **Editor's Note: Original § 10.08, which immediately followed this section, was repealed by Ord. No. 06-01.**

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the City may allow the developer/landowner to design, plan, bid and construct all facilities the developer/landowner proposes to dedicate to the City within its own development without the requirement of an irrevocable letter of credit or cash bond. The developer/landowner will, however, not permit any services to be utilized in advance of dedication and acceptance by the City. In the event the developer/landowner obtains approval to design, plan, bid and construct its own project within its property, the developer/landowner will not request from the City any reimbursement by way of special assessment.

(3) If the City is to accomplish the utility/facilities development/construction, the developer/landowner shall, at the time required by the City, provide a trust account in the name of the City in an amount equal to 110% of the total cost of such development/construction as estimated by the City Engineer to accomplish the tasks involved and to offset any administrative cost related to such accomplishment. As a mutual agreed option, a developer/landowner may request that the proposed development take place in mutually exclusive stages and further request that the funding for the proposed development be accomplished for each specific stage with the understanding that no stage will be commenced prior to agreement as to the amount and type of the funding as provided herein. Said trust account shall be approved by the City Attorney and shall be solely controlled by the City.

B. City to special assess benefits with certain deferments. If the City makes the basic improvements, the City may, upon receipt of the trust funds and a specific request is made by the developer/landowner as provided in Subsection A, pass a preliminary resolution or resolutions commencing procedures to special assess all property owners directly benefiting from the public facilities being installed.

(1) All planning, engineering and construction to be accomplished under the direction of the City Engineer. At the option of the City, all construction for the public facilities governed by this section may be planned, engineered, bid and performed by either the City and/or Sanitary District or the developer/landowner. In the event the developer/landowner is allowed to provide any of the planning, engineering or construction of the public facilities, all activities related to such activities shall be under the direction of the City Engineer. All expenses incurred by the City shall be paid from trust funds provided by the developer/landowner.

(2) Properties benefiting to be special assessed benefits. If the development/subdivision utilities and facilities are accomplished by the City, all real estate benefiting directly from said extension of public services may be specially assessed for those benefits in an amount as determined by the City Common Council, but not to exceed the total cost of the project.

(3) Special assessment deferments. Those parcels not realizing an immediate benefit will be granted a deferment of any special assessment for so long as legally permitted by the City Common Council, but in any case, deferment shall be levied in such terms as ordered upon the happening of any of the following events which shall thereupon vest the benefit:

(a) Sale, gift, devise or other transfer of the property to any person, corporation or association other than a spouse;

(b) Connection of the property to the facility either voluntarily or by order of any governmental body or agency; or

(c) The passage of all legal time for deferments of special assessments.

(4) Developer/landowner to add to trust fund if shortages arise. At any stage of the project, if the moneys in said trust account are deemed to be insufficient by the City Common Council, the

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developer/landowner shall replenish said escrow with sufficient funds to complete the project based on an updated estimate by the City Engineer. The City will place said trust funds in an interest-bearing account and any interest earned on said account will accrue to the benefit of the trust account and belong to the developer/landowner. At any stage the developer/landowner may apply to the City Common Council for reduction in said trust moneys upon approval and recommendation from the City Engineer for the lesser amount. Said trust reduction may occur if the amount necessary to complete the project decreases in amount.

C. Repayment of developer/landowner financing by special assessment. If the City is legally permitted to return to the developer/landowner his moneys advanced as provided above by the collection of said special assessments, then the City may refund that portion of the special assessment representing the amount expended by the developer/landowner as collected. In the event that it is finally adjudicated by a court of competent jurisdiction that the City is legally prohibited from special assessing or the developer/landowner is not entitled to reimbursement, then the special assessment will thereupon be voided and the developer/landowner will be deemed to have lost any legal right to reimbursement of development advances.

D. No effect on construction required within development. Nothing herein shall affect the requirement that the developer/landowner design, construct and dedicate all public facilities within said development and for which the developer/landowner shall remain responsible legally and financially in accordance with all other City ordinances.

E. Use of facilities. Any facilities constructed under this section by the developer/landowner shall not be utilized without prior written approval by the City.

F. Warranties. All facilities planned, designed or constructed by the developer/landowner shall be warranted against any and all defects in workmanship and materials for a period of 12 months from the date of acceptance of said facilities by resolution of the City. In addition to the warranties for workmanship and materials, the developer/landowner shall be responsible for negligent installation as provide under Wisconsin law.

§ 303-10. Lawn fertilizer application control.

A. Restrictions on fertilizer content.

(1) Definition. For purposes of this section, "applicator" shall be defined as any firm, corporation, franchise, or commercial or noncommercial applicator for hire engaged in the business of landscaping or lawn care, and the application of fertilizer in conjunction therewith, or any individual property owner or renter.

(2) Fertilizer content. No applicator shall apply any lawn fertilizer, liquid or granular, within the City of Pewaukee which contains any amount of phosphorous or other compound containing phosphorous, except the naturally occurring phosphorous in unadulterated natural or organic fertilizing products such as yard waste compound.

(3) Exemption to phosphorous requirement.

(a) The limitation pertaining to quantity of phosphorous shall not apply to:

[1] Newly established or developed turf and lawn areas during first growing season;

[2] Turf and lawn areas which soil tests confirm are below phosphorous levels established by the City approval authority; the lawn fertilizer application shall not

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contain an amount of phosphorous exceeding the amount of phosphorous and the appropriate application rate recommended in the soil test evaluation;

[3] Golf courses when used for golf course management/repair; or

[4] Land zoned agricultural in nature when used for crop development.

(b) Phosphorous applied as lawn fertilizer pursuant to the aforementioned exemptions shall be watered into the soil where it is immobilized and generally protected from loss by runoff.

(c) Any person, firm, corporation, franchise, or commercial or noncommercial applicator, including a homeowner or renter, shall notify the City at least 24 hours prior to applying lawn fertilizer containing phosphorous of the reason for using fertilizer containing phosphorous and the amount of phosphorous contained in the lawn fertilizer to be applied.

B. Regulation of application.

(1) Time of application. No applicator may apply lawn fertilizer when the ground is frozen or when conditions exist which will promote or create runoffs.

(2) Sample analysis cost. In the event of a dispute regarding content of fertilizers applied by applicators, the City may sample the content. The cost of analyzing fertilizer samples taken from commercial applicators shall be paid by the applicators if the sample contains phosphorous.

(3) Impervious surfaces and drainageways. No applicator shall apply fertilizer to impervious surfaces, such as driveways, sidewalks, and streets, or areas within drainage ditches or waterways. In cases where fertilizer unintentionally lands on a sidewalk, street or driveway, the applicator or person shall be required to sweep it off that surface.

C. Buffer zone. No fertilizers containing phosphorus may be applied:

(1) To any established natural buffer zones as outlined in Chapter 340, Zoning, or as established by the Wisconsin Department of Natural Resources. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**

(2) Below the ordinary high-water line of any stream or water body as established by the Wisconsin Department of Natural Resources.

(3) Within 20 feet of any wetland, pond, lake or standing water surface.

D. Penalties. Violations of this section shall carry penalties as provided in § 1-4 of this Code.

§ 303-11. Gates in private roads. [Added by Ord. No. 14-13]

A. Any gate located within a private road shall be serviced and inspected on an annual basis by a technician qualified for the particular mechanism employed for operation. Documentation of the service and inspection shall be submitted to the Fire Inspector within 20 days of inspection.

B. The owner of the private road shall keep the roadway on either side of the gate clear of all snow, ice, debris, or other substance at all times.

C. The forfeiture for a violation of this section shall be as set forth in § 1-4B of this Code, except that the minimum forfeiture is $500.

D. This section shall apply to any gate installed after the effective date of this section.

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§ 303-12. Sidewalks Cost to Construct and Replace.

A. The cost of the initial laying of sidewalks shall be charged to the abutting property owners as a special charge as defined in Wis. Stat. §74.01(4). If requested for existing properties, the City will install the sidewalk upon a written petition of at least 50% of the neighborhood and shall charge the abutting property owners as a special charge as defined in Wis. Stat. §74.01(4). If required as part of a new development, the developer shall pay for all costs associated with the sidewalk installation.

B. If the City determines that any existing sidewalk within City right-of-way requires replacement, the cost of replacing the sidewalk shall be paid by the abutting property owner as defined in §74.01(4).

C. Special charges for cost of sidewalk replacement may be paid in 10 annual installments, as provided in Wis. Stat. §66.0907(4)(f) with interest on any unpaid balance. The interest rate will be 1% over the City's last borrowing rate.

D. Sidewalks will be a minimum of 5 feet wide and shall be a paved surface as approved by the City Engineer.

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§ 303-1~~2~~3. Violations and penalties. [Amended by Ord. No. 14-13; at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

Except as otherwise provided herein, any person who shall violate any provision of this chapter or any order, rule or regulation made hereunder shall be subject to a penalty as provided in § 1-4 of this Code.

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City of Pewaukee - New Agenda Item

Agenda Language:
Discussion and possible action to create a policy for sidewalk installation, maintenance, and replacement for the City of Pewaukee

Sub Item Agenda Language:

Background Provided By:
Magdelene Wagner

Background:
The City of Pewaukee is considering requiring sidewalk installation in a few new subdivisions. The City currently does not have a policy on sidewalks, and has a limited number of sidewalks in the City.

The City needs to determine the following:
1. Who is responsible for installation of the walk?
2. Who is responsible for snow and ice removal from the sidewalk? In what timeframe must removal occur?
3. Who is responsible for replacement of the sidewalk when it is damaged or reaches the end of its useful life?
4. Will this policy apply to existing sidewalks, or will existing sidewalks be exempt?

The City previously received a legal opinion from the City Attorney regarding Liability for Clearing Snow/Ice from Shared Use Pathways (see attached).

Sample sidewalk policies from adjacent communities are attached. The majority require the property owner to clear the sidewalks; however, two communities (Germantown and Brookfield) place the responsibility on the municipality.

Staff are seeking input to create a policy for further review and consideration.

Fiscal Impact:
Depends on the policy adopted.

Recommended Motion:
Committee provide guidance on policy for further discussion.

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neighborhood requested / 50% petition
- developer funded
- neighborhood funded

State Statute for requirement to clearing & maintaining to the paved road edge.

Put all owness of property owner
1. Cleaning them - 72 hrs. reset @ snowfall
2. Repair cost
3. Replacement ← City to determine if ; is needed. or check periodically.

Drafted.

surface ditch inverts or otherwise prevent erosion and sedimentation in accordance with plans and City standard specifications approved by the City Engineer and as set forth in § **239-4B** of this chapter and Chapter **180**, Erosion Control and Stormwater Management, and in the adopted City street construction standards.
[Amended by Ord. No. 13-10]

(6) Sidewalks, bicycle paths and other shared use paths.

(a) In all land divisions the Common Council may require the developer to construct a concrete sidewalk on one side of all frontage streets and on both sides of all other through and/or continuous streets within the land division. The Common Council may also require the developer to construct concrete sidewalks on one or both sides of all dead-end or cul-de-sac streets which are in excess of 900 feet in length or on streets which serve uses other than single-family development. The construction of all sidewalks shall be in accordance with plans and standard specifications approved by the City Engineer.

(b) In addition, wider than standard sidewalks may be required by the Common Council in the vicinity of schools, commercial areas and other places of public assemblage, and the Common Council may require the construction of sidewalks in locations other than required under the preceding provisions of this chapter if such walks are necessary, in its opinion, for safe and adequate pedestrian circulation. Paved bike/pedestrian trails may be required as a means of linking residential subdivisions to the City park and parkway system and to the County system of parkways and bike/hike paths/trails.

(7) Public sanitary sewerage and private sewage disposal systems. When public sanitary sewerage facilities are available to the land division such facilities shall be designed and constructed in accordance with all applicable rules and regulations in Chapter SPS 382 of the Wisconsin Administrative Code and approved by the City Engineer. When it is proposed to establish a private sanitary sewerage system to serve two or more lots, the developer shall cause sanitary sewerage facilities to be constructed in such a manner as to make adequate sanitary sewerage service available to each lot within the land division. In addition:
[Amended by Ord. No. 13-10]

(a) The Common Council shall require the installation of sewer laterals to the street right-of-way line.

(b) The size, type and installation of all sanitary sewers and sanitary sewer laterals proposed to be constructed shall be in accordance with plans and standard specifications approved by the City Engineer.

(c) In that area of the City where the Lake Pewaukee Sanitary District has been given jurisdiction of public sanitary sewerage systems (south of Lake Pewaukee, north of I-94, and west of Meadowbrook Road), such plans and specifications shall be further subject to approval by the Lake Pewaukee Sanitary District Board.

(d) The developer shall assume the cost of installing all sanitary sewers, sewer laterals, and sewer appurtenances within the proposed land division and their connection to the City sewer mains as stipulated in adopted regulation or policy of the Common Council.

(e) All sanitary sewerage facilities constructed by the developer to serve the proposed subdivision shall be dedicated to the appropriate public agency having jurisdiction upon demand and upon conditions set forth in City codes and ordinances and developers' agreements.

(8) Stormwater drainage/management facilities. The developer shall construct stormwater drainage facilities adequate to serve the land division which may include curbs and gutters, catch basins and inlets, storm sewers, road ditches, culverts, open channels, water retention/detention structures, infiltration ponds, swales, rain gardens, settling basins and other measures deemed appropriate by the City Engineer. All such facilities shall be of adequate size and grade to hydraulically accommodate the maximum potential volumes of flow through and

City of Pewaukee, WI
Sunday, October 19, 2025

Chapter 253. Nuisances and Property Maintenance

§ 253-5. Public nuisances affecting peace and safety.

The following acts, omissions, places, conditions and things are hereby declared to be public nuisances affecting peace and safety, but such enumeration shall not be construed to exclude other nuisances affecting public peace or safety coming within the definition of § **253-2**:

A. Signs, billboards, etc. All signs and billboards, awnings and other similar structures over or near streets, sidewalks, public grounds or places frequented by the public, so situated or constructed as to endanger the public safety.

B. Illegal buildings. All buildings erected, repaired or altered in violation of the provisions of the Code of the City of Pewaukee relating to materials and manner construction of buildings and structures within the City.[1]
[1] *Editor's Note: See Ch. **137**, Building Construction.*

C. Unauthorized traffic signs. All unauthorized signs, signals, markings or devices placed or maintained upon or in view of any public highway or railway crossing which purport to be or may be mistaken as an official traffic control device, railroad sign or signal or which because of its color, location, brilliance, or manner of operation interferes with the effectiveness of any such device, sign or signal.

D. Obstruction of intersection. All trees, hedges, billboards or other obstructions which prevent persons driving vehicles on public streets, alleys or highways from obtaining a clear view of traffic when approaching an intersection or pedestrian crosswalk.

E. Tree limbs. All limbs of trees which project over a public sidewalk less than eight feet above the surface thereof or less than 10 feet above the surface of a public street.

F. Dangerous trees. All trees which are a menace to public safety or are the cause of substantial annoyance to the general public.

G. Fireworks. All use or display of fireworks except as provided by the laws of the State of Wisconsin and Code of the City of Pewaukee.[2]
[2] *Editor's Note: See Ch. **202**, Fireworks.*

H. Dilapidated buildings. All buildings or structures so old, dilapidated or out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human use.

I. Wires over streets. All wires over streets, alleys, or public grounds which are strung less than 15 feet above the surface thereof.

J. Noisy animals or fowl. The keeping or harboring of any animal or fowl which by frequent or habitual howling, yelping, barking, crowing or making of other noises shall greatly annoy or disturb two or more persons within the City.

K. Unlawful assembly. Any unauthorized or unlawful use of property abutting on a public street, alley or sidewalk or of a public street, alley or sidewalk which causes large crowds of people to gather, obstructing traffic and free use of the streets or sidewalks.

L. Snow and ice removal. All ice not removed from public sidewalks and all snow not removed from public streets within 12 hours after it has ceased to fall thereon.

M. Animals.
[Amended 12-4-2017 by Ord. No. 17-10]

(1) Keeping, harboring, securing or failing to secure any domestic or wild animal in any manner which promotes or causes a nuisance as defined in § **253-2**.

(2) Feeding of wild animals and waterfowl prohibited. No person shall give, place, expose, deposit, distribute or scatter any edible material with the intention of feeding, attracting, or enticing wildlife or wild animals, including any animal which is not normally domesticated in this state, including but not limited to bears, coyotes, deer, foxes, rodents, groundhogs, opossums, raccoons, skunks, and the like, or waterfowl, including but not limited to ducks, geese, swans, herons, and egrets. This prohibition shall not include baiting in the legal taking of fish and/or game.

City of Pewaukee, WI
Sunday, October 19, 2025

Chapter 303. Streets and Sidewalks

§ 303-1. Minimum street and sidewalk requirements.

A. Specifications and acceptance. The City Common Council shall establish by separate resolution, from time to time, the minimum requirements in the City for street and sidewalk construction. Before any street or sidewalk is accepted by the City it shall meet those requirements and thereupon will be accepted by the City Common Council by separate resolution. The requirements so adopted are incorporated into this chapter and shall be available from the City Clerk.

B. Clear title. Before a street shall be accepted by the City, the owner shall furnish to the City evidence of clear title and proof that all costs of construction have been paid.

C. Additional requirements. Any requirements for City streets that are contained in Chapter **239**, Land Division, of this Code are incorporated herein.

D. Street signs and posts. Street signs, culvert posts and guardrail, as required by the City Common Council, shall be obtained and placed by the City, the costs of which shall be paid for by the owner making such dedication.

MEMORANDUM

To: **HSR**
From: **RVA**
Date: **April 8, 2009**

Re: **Liability for Clearing Snow/Ice from Shared Use Pathways**
City of Pewaukee

This issue from the City of Pewaukee Common Council was related via the Public Works Director, Jeff Weigel. Director Weigel advised that the City of Pewaukee does not have traditional sidewalks; however, a "bike path" has been installed along Pewaukee Road (STH 164) and, pursuant to an agreement with the State of Wisconsin Department of Transportation, the City is obligated to maintain the pathway improvement. The "bike path" is officially designated as a "Shared Use Pathway" - open to both pedestrian and bicycle traffic.

During a presentation to the Common Council on March 16, 2009, a representative from the League of Wisconsin Municipalities stated that he believed the shared use pathway should be cleared of snow and ice within a 3-week period of accumulation in order for the City to enjoy the liability protections of Section 893.83(1), Wis. Stats., (previously §81.15, Wis. Stats.). Conversely, Director Weigel advised that the Common Council previously determined the City had no obligation to ever clear the shared use pathway of snow. In light of the conflict between the Council's "never-clear policy" and the stated belief of the representative from the League, the City desires a legal opinion as to the City's exposure to liability with respect to snow and ice removal from the shared use pathway.

STATUTES INVOLVED IN ISSUE

Statutory Obligation to Plow Sidewalks

Due to the "shared use" nature of the pathway installed adjacent and parallel to Pewaukee Road or STH 164, allowing pedestrian and bicycle traffic, two statutes are paramount to the analysis as to the extent of the City's obligation to remove snow and ice from the pathway. Section 893.83(1), Wis. Stats., identifies the City's obligation to clear snow and ice, but provides a 3-week safe harbor period of time for performance of that work, to-wit:

> If damages happen to any person or his or her property by reason of the insufficiency or want of repairs of any highway that any … city … is bound to keep in repair, the person sustaining the damages has a right to recover the damages from the … city … . … The amount recoverable by any person for any damages so sustained shall not exceed $50,000. The procedures under §893.80 shall apply to the commencement of actions brought under this subsection. No action may be maintained to recover damages for injuries sustained by reason of an accumulation of snow or ice upon any bridge or highway, unless the accumulation existed for 3 weeks.

"Highway" as used in this statute, includes sidewalks. *Webster v. Klug & Smith,* 81 Wis.2d 334, 339, 260 N.W.2d 686, 689 (1978). Given its proximity and parallel location to Pewaukee Road, the shared use pathway can easily be deemed a sidewalk and, therefore, be subject to the provisions of §893.83(1), Wis. Stats. Consequently, such a sidewalk on which snow and ice is allowed by the City to remain for more than 3 weeks could result in the City being liable to a person for injuries or damages suffered as a results of the accumulation of such snow and ice.

Effect of Recreational Immunity Statute

The permitted use of the pathway for bicycle traffic raises the issue as to whether the City may avoid liability for injuries and damages suffered in relation to the pathway under the recreational immunity statute, to-wit: §895.52, Wis. Stats. The following provisions of §895.52, Wis. Stats., are pertinent to this analysis:

Section 895.52(1) contains the following definitions:

> (a)(3) "Governmental body" means … a municipal governing body, agency, board, commission, committee, council, department, district or any other public body corporate and politic created by constitution, statute, ordinance, rule or order.
>
> (d) "Owner" means … a person, including a governmental body … that owns, leases or occupies property.
>
> (f) "Property" means real property and buildings, structures and improvements thereon, … .

> (g) "Recreational activity" means any outdoor activity undertaken for the purpose of exercise, relaxation or pleasure, including practice or instruction in any such activity. "Recreational activity" includes hunting, fishing, trapping, camping, picnicking, exploring caves, nature study, bicycling, horseback riding, bird-watching, motorcycling, operating an all-terrain vehicle, ballooning, hang gliding, hiking, tobogganing, sledding, sleigh riding, snowmobiling, skiing, skating, water sports, sight-seeing, rock-climbing, cutting or removing wood, climbing observation towers, animal training, harvesting the products of nature, sport shooting and any other outdoor sport, game or educational activity. "Recreational activity" does not include any organized team sport activity sponsored by the owner of the property on which the activity takes place.

Section 895.52(2)(b) of the recreational immunity statute, using the above defined terms, provides that "no owner … is liable for the death of, any injury to, or any death or injury caused by, a person engaging in a recreational activity on the owner's property … . In this situation, since the City possesses the pathway and, at a minimum, has the obligation to maintain the pathway, under the above definitions the City would constitute an "owner" who occupies structures and improvements on real property. Therefore, under §895.52(2)(b), Wis. Stats., it is possible that the City may not be liable for any injury to a person engaging in a recreational activity on the City's pathway.

However, there have been a considerable number of cases litigated and appealed in Wisconsin that have involved the application of the recreational immunity statute to claims for injuries arising out of government owned sidewalks. In *Bystery v. Village of Sauk City,* 146 Wis.2d 247, 430 N.W.2d 611 (Ct. App. 1988), the Court of Appeals addressed the issue of a party having been injured while riding her bicycle on a public sidewalk she claimed was defective. The Court held that:

> … under §895.52, Stats., a municipality is immune from liability for the insufficiency or want of repair of a … public sidewalk only when the municipality has withdrawn the … sidewalk from transportation uses, in whole or in part, has devoted the … sidewalk to recreational activities as defined in §895.52(1)(g), and the claimed damages result from a recreational activity.

Bystery, at 252.

The three conditions required by the *Bystery* holding were examined in *Kostroski v. County of Marathon,* 158 Wis. 2d 201, 462 N.W.2d 542 (Ct. App. 1990), and the Court of Appeals elaborated on what is meant by the condition "has devoted the sidewalk to recreational activities as defined in §895.52(1)(g):"

> We have already observed that Kathryn's damages result from a recreational activity. The portable sidewalk, whose only purpose was to provide access over a racetrack and connect two areas of the county park, was sufficiently withdrawn or withheld from transportation uses and devoted to recreational activities so as to comply with the test set forth in Bystery. The location of this sidewalk within the boundaries of a park is not dispositive. ***Were this sidewalk available for purposes of general transportation by the public, the mere fact that the injured user was engaged in recreational activity within the park would not provide immunity.*** The dispositive feature of this sidewalk is its solitary purpose to serve only those attempting to enter or leave the ball park otherwise surrounded and enclosed by the racetrack. Under these circumstances, the Bystery test for immunity is satisfied.

Kostroski, at 204. Emphasis added.

In addition to the emphasized sentence of the opinion of the Court of Appeals set forth above, the Court of Appeals went on to narrow the application of the recreational immunity statute and addressed the situation in which a sidewalk can be used by individuals for recreational activities as well as for simply transportation of individuals. The statement made by the Court is set forth in the only footnote in the opinion, to-wit:

> While it is certainly conceivable that persons could use the sidewalk to enter the enclosed area for purposes other than recreational activity, §895.52, Stats., would not apply and no immunity problem is presented.

Id.

Consequently, as indicated by the Court of Appeals, when the general public can make use of the subject sidewalk for general transportation purposes and for recreational purposes, the owner of the subject sidewalk will not be able to enjoy recreational immunity under §895.52, Wis. Stats., when faced with a claim alleging insufficiency or want of repairs including the accumulation of snow or ice which has existed for 3 weeks. In order for recreational immunity to apply, the subject sidewalk must be so situated that its solitary purpose is to serve only those individuals attempting to engage in recreational

activity. See also, *Lasky v. City of Stevens Point,* 220 Wis.2d 1, 12, 582 N.W.2d 64, 68 (Ct. App. 1998).

CONCLUSION

Based on the liability risk identified in §893.83, Wis. Stats., it is recommended the City establish a policy and procedure to cause the removal of snow and ice from the pathway within 3 weeks of accumulation. Given the safe harbor provision allowing 3 weeks for removal, the pathway will not require immediate attention after a snow storm.

Due to its shared use nature and the easy access by the general public to the pathway to either engage in recreational activity or to transport themselves from point A to point B, the City will most likely *not* be able to defeat injury or damage claims on the basis of recreational immunity under §895.52, Wis. Stats. The pathway is not situated in such a fashion that the City can claim the pathway's solitary purpose is to serve only those individuals attempting to engage in recreational activity. Therefore, the recreational immunity statute will not apply to claims related to the pathway.

CITY of BROOKFIELD

Who clears the bike paths & sidewalks?
Bike paths & sidewalks in the City's right of way are cleared by Park, Recreation & Forestry.
Call (262) 796-6675

▼ Highway - Snow Control

Show All Answers

1. **Why didn't I get a snowplow marker?**
2. **Who clears the bike paths & sidewalks?**
   Bike paths & sidewalks in the City's right of way are cleared by Park, Recreation & Forestry.
   Call (262) 796-6675
3. **The snowplow damaged my lawn. Who is responsible?**
4. **The snowplow hit my mailbox. Who is responsible?**
5. **What if the snowplow damages my lawn sprinkler head?**
6. **The snowplow left a lot of snow in my driveway, who is going to clean it up?**
7. **Why is my street always plowed last?**
8. **I live on a cul-de-sac, why do the snowplow drivers only make one pass through it?**
9. **Whose responsibility is it to shovel out a fire hydrant or mailbox?**
10. **What to do if snow & ice is blocking my storm inlet?**

Categories

- All Categories
- City Attorney
- City of Brookfield General Information
- Community Development
- Election Information
- Engineering
- Finance
- Fire
- Highway - Drainage
- Highway - General Information
- Highway - Snow Control
- Highway - Streets
- Human Resources
- Inspection Services
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- Library - Circulation Services
- Library - General Information & Other Services
- Library - Internet Resources
- Municipal Court
- Parks, Recreation & Forestry
- Planning
- Police
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- Police - Reports
- Police - Tickets
- PPI-I Reduction Program
- Recycling
- Sewer
- Water - General Information

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8.06 - Snow and Ice Removal. (Rep. and Recr. #525)

(1) Sidewalks to be kept clear. The owner, occupant or person in charge of each and every building, structure, lot or parcel in the City shall clean or cause to be cleaned all public sidewalk fronting or abutting said building, structure, lot or parcel of snow and ice to the width of said sidewalk within 24 hours after each snowfall or occurrence causing the formation of snow and/or ice on the sidewalk, and shall cause the sidewalk to be kept clear from ice and snow, provided that when ice has formed on any sidewalk so that it cannot be immediately removed, the persons referred to in this subsection shall keep the sidewalk sprinkled with salt, sand or other appropriate ice melting products.

(2) Deposit in streets restricted.

(a) Snow and ice removed from private property shall not be deposited onto any public property or right-of-way. All such snow and ice shall be stored on private property or removed therefrom by the property owner.

(b) Snow and ice removed from public sidewalks, private driveway approaches or other areas located within public street or alley right-of-way shall not be deposited onto the paved roadway, including any curb and gutter section. No person shall be allowed to generate snow mounds in the public right-of-way causing visual obstructions and no person shall deposit snow past the curb line or edge of the roadway pavement nearest their property.

(c) Exceptions to subsections (a) and (b) may be allowed with a permit from the Director of Public Works or the Director's designee, if it is determined to be necessary and appropriate. As part of the permitting process, the Director of Public Works or the Director's designee may require a fee sufficient to reimburse the City for the cost of removing any snow so deposited.

(3) If the owner, occupant or person in charge fails to comply with any of the snow and ice removal requirements of this Section, the Director of Public Works or the Director's designee may cause snow and ice to be removed or treated as required and the cost thereof shall be billed directly to the person listed as the owner of the property involved. If the bill remains unpaid at the end of 30 days, the charges shall be entered on the assessment role of the general City taxes and collected in the same manner as other City taxes pursuant to § 66.0627, Wis. Stats. (Am. #700)

NEW BERLIN

Chapter 230: Streets and Sidewalks

[HISTORY: Adopted by the Common Council of the City of New Berlin 10-10-2000 by Ord. No. 2124 as Secs. 8.01 through 8.055, 8.08 through 8.10, 8.15 and 9.03 of the Municipal Code. Amendments noted where applicable.]

GENERAL REFERENCES

Numbering of buildings — See Ch. **83**.
Subdivision of land — See Ch. **235**.
Vehicles and traffic — See Ch. **261**.

§ 230-1 Street and sidewalk grades.

A. Establishment. The grade of all streets, alleys and sidewalks shall be established and described by the Council and shall be recorded by the City Clerk in his office. No street, alley or sidewalk shall be worked until the grade thereof is established.

B. Altering grade prohibited. No person shall alter the grade of any street, alley, sidewalk or public ground, or any part thereof, unless authorized or instructed to do so by the Council.

§ 230-2 Snow and ice removal.

[Amended 8-26-2008 by Ord. No. 2367]

A. The owner, occupant or person in charge of each and every building or structure or unoccupied lot in the City fronting or abutting any street shall clean or cause to be cleaned the sidewalk/paved sidepath of snow or ice to the width of such sidewalk within 72 hours after snowfall ceases and shall cause the sidewalk/paved sidepath to be kept clear from ice and snow, provided that when the ice has formed on any sidewalk/paved sidepath such that it cannot be immediately removed, such persons shall keep the sidewalk/paved sidepath sprinkled with sand or salt. The City will continue to clear snow and ice from the sidewalk/paved sidepaths that the City had cleared prior to the enactment of Ordinance Number 2367.
[Amended 1-13-2009 by Ord. No. 2403]

B. Sidepaths that are not paved shall not be required to have the snow and ice removed from them, as unpaved sidepaths shall be considered recreational trails not subject to sidewalk maintenance requirements.

C. Failure to remove snow and ice as called for in this section shall subject the owner, occupant or person in charge to a forfeiture as set forth in the schedule of deposits, Chapter **1**, General Provisions, § **1-18**, and the City shall further be entitled to perform the work itself and charge the abutting property owner for removal as a special charge pursuant to § 66.0627, Wis. Stats.

§ 230-3 Installation of driveways and culverts.

A. Culvert to be installed. No driveway shall be constructed or maintained connecting with any street or alley unless a suitable culvert is first installed across the gutter of the street or alley where necessary for the public welfare as determined by the Board of Public Works. Such culverts shall be constructed of corrugated metal pipe. The culverts shall have a cross section of not less than that of a twelve-inch pipe minimum. The length of the culverts shall be as required by the City Engineer. All twelve-inch, fifteen-inch, eighteen-inch, twenty-one-inch and twenty-four-inch pipe shall be 16 gauge steel. All concrete sewer pipes must be approved by the City Engineer. All specifications for culvert installations shall be obtained from the City Engineer prior to installation. All culverts shall be equipped with end guards made of masonry and shall be so installed as to not be beyond street height.

B. Fee. Upon initial installation only, the owner or his agent shall pay a fee as determined by a schedule filed with the City Clerk. This fee is nonrefundable and intended to cover City processing, surveying, and inspection costs. Revisions to the fee schedule shall be made as determined appropriate by the Board of Public Works.

New Berlin

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C. Failure to remove snow and ice as called for in this section shall subject the owner, occupant or person in charge to a forfeiture as set forth in the schedule of deposits, Chapter **1**, General Provisions, § **1-18**, and the City shall further be entitled to perform the work itself and charge the abutting property owner for removal as a special charge pursuant to § 66.0627, Wis. Stats.

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B. Fee. Upon initial installation only, the owner or his agent shall pay a fee as determined by a schedule filed with the City Clerk. This fee is nonrefundable and intended to cover City processing, surveying, and inspection costs. Revisions to the fee schedule shall be made as determined appropriate by the Board of Public Works.

- 8.08 - SNOW AND ICE REMOVAL.

(1)
SIDEWALKS TO BE KEPT CLEAR. The owner or occupant of any lot or parcel shall promptly each day remove all snow and ice which may have fallen or accumulated upon the sidewalk in front of such lot or parcel; provided when ice has so formed that it cannot be removed, the owner or occupant shall keep the same sprinkled with a material which will prevent the sidewalk from being dangerous to pedestrians. If the owner or occupant fails to comply with this section, the Supervisor of Public Works shall cause the snow or ice to be removed or sprinkled as required in this section and the cost thereof to be assessed against the property as a special tax.

(2)
SNOW NOT TO BE DEPOSITED IN STREETS.

(a)
No person shall cause to be deposited snow or ice from his/her private or public driveways or parking lots, or extensions thereof, onto any traveled portion of streets or driveways, private or public, except his/her own private premises.

(b)
Paragraph (a) above shall not apply to the City crews.

- 8.09 - RESERVED. (Rep. #00-0467).

Chapter 6
Streets and Sidewalks

6.12 Sidewalks; Removal of Snow, Etc.

(1) RESPONSIBILITY OF OWNER OR OCCUPANT. (Am. #12-80) The owner, occupant, or person in charge of each dwelling or building in the City fronting upon or adjoining any street, and the owner or person in charge of any unoccupied building or lot fronting as aforesaid, shall clean the sidewalk in front of or adjoining such dwelling or building, or unoccupied lot or building, as the case may be, of snow and ice to the width of such sidewalk within 12 hours after the snow has ceased to fall, and shall keep the sidewalk free of snow so as to prevent an accumulation of ice.

(2) CLEANING BY CITY: ASSESSMENT OF COSTS. (Am. #12-80)

(a) (Am. #21-08) (Am. #26-99) (Am. #18-10) If the owner, occupant or person in charge of removal of snow as herein provided fails to so remove snow, at the time designated herein, the City may, through its employees and officials of the Department of Public Works, and at its option, cause the snow and ice to be removed from any sidewalk within the City and the cost of such removal shall be at the rate of two dollars ($2.00) per lineal foot and shall be charged to each lot or parcel of land as a current charge by the City Treasurer and entered into the tax roll as a special tax against such lot or parcel and collected in all respects as other taxes or real estate. In addition, the Director of Public Works shall designate a person from that Department to be authorized by the Common Council to issue citations under §25.08 of this Municipal Code. Such person shall also be responsible for the snow removal program under this section.

(b) If the weather conditions cause ice to accumulate on such sidewalk and it cannot with due diligence be removed, the owner, occupant, or person in charge shall keep the same sprinkled with ashes, salt or sand and shall remove accumulated ice to the width of the sidewalk as soon as weather conditions permit.

(c) (Am. #3-10) For the first offense no citation shall be issued and no fine imposed. A warning citation shall be issued and the cost for the removal of snow as provided in par. (a) shall be charged as provided. For the second offense, to compensate for inspectional and administrative costs, a fee of $25 may be charged for an inspection to determine compliance with this section, except that no fee shall be charged for the inspection when compliance is recorded. A fee of $50 may be charged for third and subsequent offenses. Inspection fees shall be charged against the real estate upon which the inspections were made, shall be a lien upon the real estate and shall be assessed and collected as a special charge.

Chapter 6
Streets and Sidewalks

6.12 Sidewalks; Removal of Snow, Etc.

(3) OWNER'S RESPONSIBILITY REGARDING DISCHARGE OF WATER. Every person owning any buildings in the City situated as described in sub. (1) shall cause the pipes conducting the water from the eaves of the building to be constructed as not to spread the water over the sidewalk.

(4) PILING SNOW IN STREETS. No person shall place snow upon any public street after the same has been cleared of snow in such a manner as to obstruct or interfere with the free movement of traffic upon such street or interfere with or obstruct the use of any parking space provided upon the streets.

(5) (Cr. #26-99) In addition to the other requirements imposed in this section, the owner, occupant or person in charge of each building or dwelling is required to remove snow upon any portion of a sidewalk which leads to the street and intersects with the curb at an intersection or corner. The cost of such removal by the City shall be $25.00 per property.

Village of Menomonee Falls

Sec. 90-67. - Snow and ice removal.

(a)

Responsibility of owner, occupant or other person in charge. The owner, occupant or person in charge of each and every building or structure or unoccupied lot in the village fronting or abutting any street shall clean or cause to be cleaned the sidewalk in front of or adjoining each such home, building or unoccupied lot, as the case may be, of snow or ice to the width of such sidewalk within 24 hours after cessation of each snowfall event, and shall cause the sidewalk to be kept clear from ice and snow, provided that when the ice has formed on any sidewalk so that it cannot be immediately removed, the persons referred to in this subsection shall keep the sidewalk sprinkled with salt or sand.

(b)

Removal by village. If snow or ice is not removed or sprinkled with salt or sand, etc., as required in subsection (a) of this section, the village manager or designee shall cause the same to be done and the cost entered on the next tax roll as a special charge against the benefited property pursuant to Wis. Stats. § 66.0627.

(c)

Obstructing public ways. No person in the course of removing snow or ice from any private property shall cause or permit such snow or ice to be placed or left on any public way.

(d)

Penalty. In addition to any special charge or assessment which may be imposed under subsection (b) of this section, any person who violates subsection (a) of this section shall be subject to a penalty as provided in section 1-7 of this Code.

(Ord. No. 617-O-15, § 2, 3-2-15)

Sec. 6-1- 8
Snow and Ice Removed from Sidewalks.
(a)
The owner, occupants, or person in charge of each lot or part of lot shall remove all snow and ice which may have fallen or accumulated on the sidewalk abutting such lot and shal
l, if necessary,
spread sand, salt, ashes, or other material on the sidewalk to keep it clear and prevent it from being or becoming slippery. The person responsible for maintaining the sidewalk as outlined above shall clear the sidewalk of accumulated sno
w and ice as soon as possible, but in no event later than
twenty
-four (24) hours after such snow and ice cease to accumulate. Any person violating this Section shall, in addition to being subject to citation and forfeiture, be primarily liable for any dam
age resulting from the failure to properly maintain the sidewalk in safe condition.
(b)
The Department of Public Works shall cause all sidewalks which shall not have been cleared of snow and ice as above described, to be cleared upon default of the person
whose duty it shall be to
clear the same. The Department of Public Works shall keep an accurate account of the expenses so incurred in front of each lot or parcel of land in accordance with the Public Works Special Services Fee Schedule. The expenses shall be billed to the owner of record for each lot or parcel of land and payment shall be due within thirty (30) days of he date of the invoice. If the charges are not paid within said period of time they shall be entered in the tax roll by the Clerk as a s
pecial tax against the
appropriate lot or parcel of land, and the same shall be collected in all respects like other taxes upon real estate. Prosecution under Subsection (a) of this Section shall not bar the City from proceeding under Subsection (b) of th
is Section, nor shall proceeding under Subsection (b) bar prosecution under
Subsection (a).
(b)
No person shall deposit snow or ice on another person's property without his consent.
(c)
Any person found to have violated Subsection (a) above shall be subject to the
following forfeiture:
First Offense
- $25.00
Second Offense -
$50.00
Third Offense -
$75.00
Fourth and Subsequent Offenses -
$100.00 for the fourth offense with the forfeiture increasing
$25.00 for each subsequent offense.

Village of Pewaukee

Sec. 78.118. - Snow and ice removal.

(a) All snow and ice shall be removed from sidewalks and public pedestrian ways within 24 hours after snowfall or occurrence causing formation of snow and ice.

(b) If such snow and ice is not removed within such time, the village board may order its agents and employes to effect such removal and impose a special charge against the owner of the property abutting on such sidewalk or pedestrian way.

(c) Such special charges shall not be payable in installments. If not paid within 60 days after receipt of a bill, such delinquent special charges shall become a lien as provided in Wis. Stats. § 66.60(15) as of the date of such delinquency and shall automatically be extended upon the current or next tax roll as a delinquent tax against the property; and all proceedings in relation to the collection, return and sale for delinquent real estate taxes shall apply to such special charge.

(d) The charges under subsections (b) and (c) of this section shall not include forfeitures for violation, which upon conviction shall be as provided in section 1.102.

(e) No person shall deposit, place or cause any snow or ice to be deposited on any public sidewalk, street or right-of-way in the village, except hand shoveling within two feet of the curb.

(Code 1967, § 8.05)

Weigel, Jeff

From: Judith Neu <jneu@villagesussex.org>
Sent: Tuesday, October 24, 2017 4:54 PM
To: Weigel, Jeff
Subject: RE: snow removals on sidewalks

Hi Jeff – we don't have a written policy (yet), but what we do is "assist in the removal of snow from sidewalks along arterial streets". Basically, that means one pass through with our machine within 24 hours of the end of the snow event. We tell folks that we may not clear the snow to their standards and that they are welcome to do a more thorough job if they would like. It started when we installed sidewalks along Maple Avenue where there were a significant number of dual frontage lots and the property owners raised concern with the Board that they couldn't easily get to the sidewalks with their snow blowers. If you can avoid having the city do the snow removal, that would be best all around. Your staff will thank you. Most communities require property owners to remove snow from sidewalks along their properties within 24 hours of the end of a snow event. Good luck. Judy

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From: Weigel, Jeff [mailto:Weigel@pewaukee.wi.us]
Sent: Tuesday, October 24, 2017 4:15 PM
To: Judith Neu
Subject: snow removals on sidewalks

Judy:
The City of Pewaukee (finally) has its first sidewalk and now we are struggling with developing snow removal policy. Some of our Common Council says that they see Village of Sussex personnel clearing the sidewalks on STH 164. Could you provide me a copy of Sussex's policy on sidewalk snow removals?
Thanks.
Jeff

Jeffrey Weigel, PE
Public Works Director
City of Pewaukee

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STATE OF WISCONSIN CITY OF PEWAUKEE WAUKESHA COUNTY

ORDINANCE NO. 25-XX

AN ORDINANCE TO AMEND SECTION 303 OF THE CITY OF PEWAUKEE CODE OF ORDINANCES CONCERNING STREETS AND SIDEWALKS

WHEREAS, Section 66.0907 of the Wisconsin Statutes grants the City authority to construct, maintain, and assess costs for sidewalks; and

WHEREAS, the City of Pewaukee has acted in Chapter 303 of the City of Pewaukee Code of Ordinances enacts regulations for Street and Sidewalks; and

WHEREAS, the City of Pewaukee has acted in Chapter 253 of the City of Pewaukee Code of Ordinances enacts regulations for Nuisance and Property Maintenance; and

NOW, THEREFORE, the Common Council of the City of Pewaukee, Wisconsin do ordain the edits in Exhibit A.

FURTHERMORE, the Common Council of the City of Pewaukee, Wisconsin so ordain the following edits contained within Section 253-5 Public nuisances affecting peace and safety:

Repeal "L. Snow and ice removal." in its entirety and replace it with "L. Snow and ice removal. All ice not removed from public sidewalks and all snow not removed from public sidewalks within 72 hours after it has ceased to fall thereon."

SECTION 2: 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 are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 3: EFFECTIVE DATE.

This ordinance shall take effect immediately upon passage and publication as provided by law.

Passed and adopted at a regular meeting of the Common Council of the City of Pewaukee this 17th day of November 2025.

CITY OF PEWAUKEE

_____
Steve Bierce, Mayor

ATTEST:

_____
Kelly Tarczewski, City Clerk/Treasurer