

Office of the Clerk/Treasurer

W240N3065 Pewaukee Road
Pewaukee, WI 53072
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REVISED -
COMMON COUNCIL
MEETING NOTICE AND AGENDA
Monday, July 15, 2019

7:00 PM

Common Council Chambers ~ Pewaukee City Hall
W240 N3065 Pewaukee Road ~ Pewaukee, Wisconsin

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1. Call to Order and Pledge of Allegiance
 2. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your District Alderperson prior to the meeting.
 3. Consent Agenda
 - 3.1. Approval of the Common Council Meeting Minutes Dated May 20, 2019
 - 3.2. Approval of the Common Council Meeting Minutes Dated June 3, 2019
 - 3.3. Approval of the Common Council Meeting Minutes Dated June 17, 2019
 - 3.4. Approval of Accounts Payable Listings
 - 3.5. Approval of Bartender Licenses
 - 3.6. Approval of a \$25,000 Cash Escrow Agreement for the Woodleaf Reserve Addition No. 2 to Replace the Expiring \$60,500 Letter of Credit
 4. Discussion and Possible Action to Concur with the Recommendation from the Employee Services Committee (July 9, 2019) to Approve the Vacation Policy Revision as Proposed [Woldanski]
 5. Discussion and Possible Action to Concur with the Plan Commission (June 20, 2019) and Approve the Outdoor Entertainment Permit for Boomer's [Fuchs]
 6. Discussion and Possible Action Regarding **Ordinance 19-16** (*Second Reading*) to Rezone the Property Located at W220 N1051 Springdale Road (PWC 0961-998) From A-2 Agricultural and UC Upland Conservancy to M-6 Mixed Industrial, UC Upland Conservancy & LC Lowland Conservancy for the Purpose of Building an Office and Light Manufacturing Building as Requested by Becker Springdale LLC (Property Owner) and Briohn Building Corporation (Applicant) [Fuchs]
 7. Discussion and Possible Action to Award the Well House Roof Replacement Contract to the Lowest Qualified Bidder, C & K Services in the Amount of \$37,286.00 and Make the Necessary Allocations of Funds [Mueller]
 8. Discussion and Possible Action to Continue Treatment/Repair of Well #7 [Mueller]
 9. Discussion and Possible Action Related to the Planning of Municipal Sewer and Water to the City of

Pewaukee Properties South of I-94 and West of Meadowbrook Road [Mueller]

10. Discussion and Possible Action to Adopt **Resolution 19-07-16** Authorizing Four-Way Stop Signs at the East Fieldhack Drive and Milkweed Lane Intersection [Weigel]
11. Discussion and Possible Action Regarding the Appointments to Various Boards, Commissions and Committees [Mayor Bierce]
12. Discussion and Possible Action to Issue a Temporary Class B Beer License to This Time Tomorrow Foundation, Inc. on August 3, 2019 at Nettesheim Park Located at N26 W27495 Prospect Avenue [Tarczewski]
13. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your district Alderperson prior to the meeting.
14. Adjournment

Kelly Tarczewski
Clerk/Treasurer

July 12, 2019

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
COMMON COUNCIL AGENDA ITEM 3.1.**

DATE: July 15, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of the Common Council Meeting Minutes Dated May 20, 2019

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

CC Minutes 5.20.2019

In attendance:

Mayor Steve Bierce, Aldermen B. Bergman, C. Brown, B. Dziwulski, R. Grosch, J. Kara and J. Wamser.

Also in Attendance:

Attorney S. Riffle, Administrator S. Klein, DPW Director J. Weigel, Utility Manager J. Mueller, Lieutenant B. Ripplinger and Clerk/Treasurer K. Tarczewski.

1. Call to Order and Pledge of Allegiance – Mayor Bierce called the meeting to order at 7:00 p.m.
2. Public Comment - None.
3. Consent Agenda
 - 3.1. Approval of the Common Council Meeting Minutes Dated April 1, 2019
 - 3.2. Approval of the Common Council Meeting Minutes Dated May 6, 2019
 - 3.3. Approval of Accounts Payable Listings
 - 3.4. Approval of Bartender License
 - 3.5. Designate \$26,966 of Funds to Come Out of the 2019 Contingency Fund Budget Instead of 2018 Contingency Fund Budget for the Financial Management Study and Impact Study
 - 3.6. Concur with Recommendation from the Human Resources Committee to Approve the Recommended Compensation Program for Utility Staff for Obtaining the Collection System and Iron Removal Certifications to Take Effect the Pay Period After it is Approved.

Mr. Bergman requested Item #3.6 be removed for discussion.

A motion was made and seconded, (J. Wamser, R. Grosch) to approve the remaining items on the consent agenda. Motion Passed: 6-For, 0-Against.

- 3.6 Concur with Recommendations from the Human Resources Committee to Approve the Recommended Compensation Program for Utility Staff for Obtaining the Collection System and Iron Removal Certifications to Take Effect the Pay Period After it is approved.

Mr. Bergman asked Ms. Mueller to explain why additional compensation for continued education is being requested. Ms. Mueller stated the Wisconsin Department of Natural Resources (DNR) is now requiring this certification, which in return will give our employees additional responsibilities. Mr. Bergman stated he was leery of compensating people every time they complete a continuing education class. Ms. Mueller stated the increased compensation request is only specifically related to these two categories which are specific to our utility, since they are required. She said moving forward it would be a requirement to have these certifications upon being hired. Mr. Weigel stated it should not be looked at as “continuing education” but instead as licenser. He said in order to maintain the licenser, they will have to take continuing education classes. Mr. Bergman asked who pays for that. Mr. Weigel stated the Utility does. Mr. Bergman asked if there were other examples of where employees received pay increases when they obtained licenses. Mr. Klein stated this has been done in the past with the Building Inspectors. Mayor Bierce asked if this would bump them up to

another pay grade. The answer was no. Mr. Kara stated they would be closer to the mid-point of their current pay grade and the compensation would not go askew. Mr. Bergman asked if everyone will need the certification. Ms. Mueller stated technically no, but it will be a requirement for future hiring of Operators. She said it is the department's philosophy that everyone has the same knowledge base. She said they want to cross train their employees so that they always have that coverage when someone is on vacation. Mr. Weigel concurred with Ms. Mueller's statements. Mayor Bierce stated the City has been generous to allow them to get these certifications and would be overly generous to give them more money for the same job. Mr. Weigel disagreed with the Mayor and said it is very important. He said it also serves as an inspiration to others to get additional certification. Mr. Weigel stated certification of the HMO mixing system at City Hall is now a requirement. Ms. Mueller reminded Common Council that her staff is responsible for the City's drinking water health and welfare and this new system requires extra responsibilities.

Mr. Bergman asked about the fiscal impact. Ms. Mueller stated only one of her employees is eligible for the increase and would only be compensated starting the next pay cycle and wouldn't be retroactive from the beginning of the year. She said the State only does testing twice a year and the next opportunity wouldn't be until December, so potentially there may be changes in the budget in 2020. Mayor Bierce stated the City has a plan for pay for performance and this should be considered at that time.

There was additional discussion.

A motion was made and seconded, (J. Kara, B. Dziwulski) to approve the Human Resources Committee proposal. Motion Passed: 4-For, 2-Against (B. Bergman, C. Brown).

4. Introduction of the New Pewaukee Library Director, Nan Champe

Mr. Kara introduced the new Joint Library Director Elizabeth Nan Champe. He said she has 25-years of Library experience and has spent the last five years serving as the Library Director in South Milwaukee. Mr. Kara stated they had several wonderful candidates for the position and she was clearly the best and they are very glad to have her working here.

Ms. Champe stated she was born and raised in Milwaukee. She went to Simons College on the East coast and received her master's degree in Library Science. She said after her marriage and first child, they returned to Wisconsin and settled in Brookfield to be closer to family. She said for most of her career she worked at the Wauwatosa and Brookfield Public Libraries and eventually became the Director in South Milwaukee. She said she is very excited to be at the Pewaukee Library and looks forward to providing continued quality to the community. Ms. Champe mentioned that there is a facility and space issue and the evolution of technology is rapidly changing and would have to be reviewed.

5. Discussion and Possible Action Regarding the Request of the Town of Brookfield to Establish a Border Agreement

Mr. Klein stated the Town of Brookfield wants to establish a border agreement with the City. He said the two communities currently we have an informal agreement that was established when the Town

of Pewaukee became a City. We agreed that we would not annex any of their land. He introduced Chairman Keith Henderson and Administrator Tom Hagie of the Town of Brookfield and Mayor Steve Ponto from the City of Brookfield who is objecting to the Town of Brookfield's request.

Mr. Henderson stated he was around when the Town of Pewaukee became a City and was now asking the City to help them by formalizing the border agreement with them. It was determined they did not have enough land to become a City, but they could establish themselves as a Village.

Mr. Henderson mentioned the current relationship the City has with the Town of Brookfield related to sewer, water, police and fire services.

Mayor Ponto stated in 2015 legislation approved a provision, within the budget, to approve an entirely different incorporation procedure than what is in the State Statutes within the budget to allow the Town of Windsor in Dane County to incorporate. Mayor Ponto stated the Town of Brookfield is attempting to follow these same provisions even though it was spelled out for the Town of Windsor exclusively. He said the Town of Brookfield meets all of them except that it needs two boundary agreements and a certain population amount in the most recent decennial census, which they have interpreted to be 2010. He said this special legislation sunsets on June 30, 2020. He said it was their belief that the Town plans to use the 2020 census data which won't be available until the end of that year. Mayor Ponto stated back in 2015 they failed to meet three out of the six requirements established under the normal process. He said they did not meet the homogeneity and compactness standard, the impact on the remainder of the Town standard or the impact of the metropolitan community. He said they have had three corporation attempts. He asked the Council not to contribute to this incorporation.

Mayor Bierce asked if Mayor Ponto wanted to merge with the Town of Brookfield. Mayor Ponto stated that would have to be determined by the citizens but he thought it would be a significant cost savings while providing a higher level of service. Mayor Ponto stated the Town should go through the normal procedures for their incorporation attempts, not the special provision that was created for Windsor. Mayor Ponto said he is a member of the Incorporation Review Board and added as how concerned our State government is regarding local expenditures they should look at the number of separate governments we have.

There was additional discussion reviewing the procedures the Town of Pewaukee went through to become a City as well as past merger discussions.

Mayor Bierce stated it is easy to empathize with the Town of Brookfield because Pewaukee went through the same difficult process, but added the City considers both the Town and City of Brookfield great neighbors and wants to continue with those relationships. Attorney Riffle stated it is a policy decision.

Mr. Kara stated he has no appetite to offend our neighbors and since the City has nothing to gain, he'd like to stay out of it. **A motion was made and seconded, (J. Kara, R. Grosch) to table this item.** Motion Passed: 6-For, 0-Against.

6. Presentation of the Police Services Quarterly Report

Lieutenant Ripplinger was present for this item. He stated the call volume is growing. The Department did truck enforcement for two full weeks which yielded 47 tickets which equated to \$190,000 in fines. He said they are continuing with business community relations and safety talks.

Lieutenant Ripplinger also stated Badges & Buddies fishing will start June 18. He said this year the Pewaukee Fire Department will be assisting in the events to keep costs down. He also mentioned Coffee with a Cop will be scheduled soon as well.

He said back on April 23 they worked with one of the City's partner hotels to perform a sting and three arrests were made. Lieutenant Ripplinger stated the criminals are getting wise to their activities due to the dark web. He said they partnered with the metro drug unit, the Women's Center and the detective bureau, to attempt to alleviate some human trafficking and it went very well.

He said we are currently in the middle of the seat belt grant which will end September 30th. He said they are in the process of gearing up for the speed grant. The City along with Sussex, Lisbon and Interstate patrol have been granted \$60,000. It will begin June 1st.

Mayor Bierce asked if there was an uptick in accidents because the City has asked the department to be more involved in community involvement instead of enforcement. Lieutenant Ripplinger stated yes, but they are mostly for failure to keep vehicle under control. He said the various grants will provide additional enforcement to cover that.

7. Discussion and Possible Action Regarding the Well #6 Rehabilitation and Pump and Motor Replacement

Ms. Mueller stated the well was recently televised and it is in need of treatment. She said oil from the motor is in the water and it will need to be baled and the iron bacteria needs to be chemically treated. The contractor that has been hired is estimating the cost of the work to be \$23,715.

Ms. Mueller said the vendor found another new motor that the City could consider. She said we can use the trade-in value of the existing burnt-out stainless steel Byron Jackson. She said the cost of Option #1 would include the new INDAR motor and restocking costs for the Bryon Jackson motor that was recently ordered. It would cost \$161,680. She said Option #2 is continuing the use of the refurbished Bryon Jackson at the cost of \$142,770. Ms. Mueller stated they also gave us a new price on rebuilding the old Byron Jackson motor because there is significant value to it, not only for the machinery but because it is such an odd shaped motor for our well. She said the rebuild costs would be \$28,930. She said the motor repair company has offered to hold this motor and store it at no additional cost and they are willing to do the quarterly maintenance until we need it again. She said, at that time, we will be given a one year warranty. Ms. Mueller stated due to the water quality, a stainless steel motor is recommended.

Ms. Mueller requested Council approve the continued use of the non-stainless Byron Jackson motor, continue the well rehab work that is required for the \$23,715 and rebuilding the old motor for \$28,930 and having the motor repair company store the motor until needed, with a total estimated cost of \$187,500.

Mr. Bergman voiced his concerns related to the storage of our motor at a remote facility. Ms. Brown stated there should be an agreement that if the company goes out of business the motor remains the property of the City of Pewaukee and should not be loaned out to any other community.

A motion was made and seconded, (C. Brown, B. Dziwulski) to approve Option #2 as long as the expenses don't exceed \$187,500. Motion Passed: 6-For, 0-Against.

8. Discussion and Possible Action to Authorize the Execution of the Soo Line/Canadian Pacific

License Agreement Attendant to the Emerald Acres Flood Mitigation Project

Mr. Weigel stated this project pre-dates some of the Alderman. The project began with two large culverts crossing the tracks and now it is three. He said the Railroad wanted the City to take ownership of a 100 year old culvert which we don't want to do. He said he is very pleased to announce that the City is close to bidding the project. He said the wildcard in this whole situation has been the railroad, because communication has been difficult but has been much better recently. He said there are minor changes to the draft agreement with the Railroad. They are requiring a utility occupancy license as well. He asked Council to authorize the mayor to sign the utility license agreement contingent upon final approval of engineering staff and City Attorney. Mr. Weigel stated the permit fee is \$500 permit fee and the project is estimated to be \$2 million. He said currently there is \$1.9 in the Storm Water budget this year.

A motion was made and seconded, (J. Kara, B. Dziwulski) to authorize the Mayor's signature on the utility license agreement contingent upon approval of the form by the City staff and attorney. Motion Passed: 6-For, 0-Against.

9. Discussion and Possible Action to Authorize the Water Rate Case Application Submittal to Public Service Commission (PSC)

Mr. Weigel stated the water rates are regulated by the PSC. He said the water utility is in poor fiscal condition. He said primarily the construction of the new water tower is indicating the rates will raise 13% and with the HMO chemical treatment system of the well #1 rates would be affect 18-20% and the remainder is based on the customer rate base. He said the worst case scenario is estimating a rate case increase of possibly 54%. Mr. Weigel stated the review could take anywhere from three to six months.

Mr. Weigel stated deferred special assessment collection is a problem. Ms. Brown stated this action will cause water users to pay or subsidize those that have deferred their hook-ups. She said moving forward we can't make the same mistake with our special assessments.

A motion was made and seconded, (B. Bergman, R. Grosch) to authorize the submittal of the water rate case application to the Public Service Commission. Motion Passed: 6-For, 0-Against.

10. Discussion and Possible Action to Recommend the Consultant to the Wisconsin Department of Transportation Selected by the Consultant Selection Committee for the Duplainville Road Bridge Replacement Design Services (Bridge ID B-67-009) and to Authorize the Mayor to Sign the Attendant Agreements and Documents with the State/Consultant if Necessary Under the State Grant Process Contingent on the Approval of the Forms by the City Engineer and City Attorney, if Necessary, if Required Prior to the June 3rd Common Council Meeting

Mr. Weigel thanked Alderman Bergman, Grosch and Wamser for volunteering to serve on the Consultant Selection Committee. He said the Department of Transportation doesn't want the City to share the name of the selected consultant until the State confirms that the procedures were met by the City. He said we are in a constrained timeframe due to the State budget ending in another month. He said the State will enact a three party design agreement, if approved, before the end of the budget year.

Mr. Weigel stated \$145,000 for this phase was budgeted, \$95,000 from the storm water budget and \$50,000 from the road budget. He said it is an 80% (State) / 20% (City) split.

A motion was made and seconded, (J. Kara, R. Grosch) to concur with the recommendations of the Bridge Consultant Selection Committee. Motion Passed: 6-For, 0-Against.

11. Discussion and Possible Action Regarding the Appointments to Various Boards, Commissions and Committees

Mayor Bierce recommended Karen Salituro and Dave Linsmeier be reappointed to the Plan Commission, Jim Tredwell be reappointed the Zoning Board of Appeals, Gwenn Robinson, Bob Lorier and Joshua Figurski be reappointed to the Board of Review, Kathleen Novack be reappointed to the Fire Commission, Jeff Tormey and Michael Pievach be reappointed to the Public Works Committee, Karen Wildman be reappointed to the Joint Library Board, Gary Majeskie be reappointed to the Joint Park and Recreation Board, Margaret Farrow be reappointed to the Ethics Board, Jerry Wamser, Colleen Brown, Ray Grosch and Frank Dorsey be reappointed to the Tourism Commission and Scott Wagner be appointed to the Residence Board.

A motion was made and seconded, (J. Kara, B. Dziwulski) to concur with the Mayor's recommendations and reappoint the individuals he named. Motion Passed: 6-For, 0-Against.

12. Public Comment - None.
13. Adjournment

A motion was made and seconded, (R. Grosch, C. Brown) to adjourn the meeting at 8:56 p.m. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.2.**

DATE: July 15, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of the Common Council Meeting Minutes Dated June 3, 2019

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

CC 6-3-2019

In attendance:

Mayor Steve Bierce, Aldermen B. Bergman, C. Brown, J. Kara, and J. Wamser. B. Dziwulski and R. Grosch were absent and excused.

Also in Attendance:

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

1. Call to Order and Pledge of Allegiance

Mayor Bierce called the meeting to order at 7:06 p.m.

2. Public Comment - None.

3. Consent Agenda

- 3.1. Approval of the Common Council Meeting Minutes Dated May 20, 2019
- 3.2. Approval of Accounts Payable Listings
- 3.3. Approval of Bartender License
- 3.4. Concur with the Plan Commission (5/16/2019) and Approve the Outdoor Entertainment Permits
 - 3.4.1 5 O'clock Club
 - 3.4.2 Curly's Waterfront
 - 3.4.3 Edgewater of Pewaukee
 - 3.4.4 Gina's Sports Dock
 - 3.4.5 Smokey's Bait Shop
 - 3.4.6 The Station
 - 3.4.7 Waukesha Gun Club
 - 3.4.8 Wonderland Tap

Mayor Bierce struck Item #3.1 from the consent agenda stating they weren't ready at this time. Ms. Brown asked that Item #3.4.4 be removed for discussion.

A motion was made and seconded, (J. Wamser, J. Kara) to approve the remaining items on the consent agenda. Motion Passed: 4-For, 0-Against.

3.4.4 Concur with the Plan Commission (5/16/2019) and Approve the Outdoor Entertainment Permit for Gina's Sports Dock

Ms. Brown voiced her concerns related to the outdoor music and drinking hours. Ms. Tarczewski stated she spoke to Ms. Hurd this morning to get clarification and was told that Ms. Schwister made an error on the application and wanted the times to be the same as last year. Mr. Kara stated given the proximity of Edgewater to Gina's Sports Dock he felt the hours should be consistent. Ms. Brown also voiced her concern about the drinking on the patio at Smokey's as early as 7:00 a.m. Attorney Riffle stated the license for Edgewater and Smokey's were already acted upon.

A motion was made and seconded, (C. Brown, B. Bergman) to approve the Outdoor Entertainment permit for Gina's Sports Dock keeping the hours the same as last year. Motion Passed: 3-For, 1-Against (J. Kara)

4. Further Discussion and Possible Action Relating to the Engineer's Report and Assessment Roll for the Fox View Court Paving Project Previously Discussed at the April 1, 2019 Common Council Meeting

Mr. Weigel and Ms. Wagner were present for this item. Mr. Weigel stated the public hearing for this project was held on April 1st and the contract was awarded. He said at the time of the public hearing questions arose as to whether or not the duplex that accesses North Avenue should receive an assessment charge for the project. He said the other issue that needs to be determined is whether or not a special assessment charge for the reconstruction of the curb and gutter work should be enacted.

Mr. Kara asked what the County's special assessment policy is. Mr. Weigel stated he is not aware that the County assesses for the work. Mr. Kara asked if the property in question would be assessed if it was a corner lot. Mr. Weigel stated it would depend on what street the driveway exits on.

Ms. Brown stated at the public hearing one of the residents stated they felt the snowplows damaged the curb and gutters. She said there was no proof one way or the other that this is fact, but she suggested splitting the costs 50/50. Mr. Weigel stated curbs getting damaged by plows is not rare, but being substantially damaged throughout is rare and could indicate an issue with the cement. He said the typical life is 50-60 years.

Attorney Riffle stated the final assessment roll would not be decided upon for another year from now or later. Ms. Wagner stated they are looking for direction so that the assessment roll can be prepared accordingly at that time. Mr. Weigel stated the cap for the road paving would be \$2,639 per unit and \$2,639 cap for curb and gutter per unit.

A motion was made and seconded, (J. Kara, B. Bergman) to exempt the two parcels that exit on to North Avenue from the street assessment but charge them for the full curb and gutter assessment. Motion Passed: 3-For, 1-Against (C. Brown)

5. **PUBLIC HEARING**, Discussion and Possible Action to Approve **Resolution 19-06-12** and **Ordinance 19-13** Regarding an Amendment to the Comprehensive Master Plan to Change the Year 2050 Land Use/Transportation Plan for the Robert J. Stenz Family Trust Property Located at the Northwest Corner of Golf Road (CTH DR) and Meadowbrook Road (CTH G) from Low-Medium Density Residential and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas to Medium Density Residential and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (PWC 0940-999-001)

Mr. Fuchs was present for this item. He stated items 5-7 are related to the same 50-unit condominium development. He said these items went before the Plan Commission and were recommended for approval. He said the 50-unit condominium development includes nine 4-unit and seven 2-unit buildings. Mr. Fuchs stated the project did receive approval from the Lake Pewaukee Sanitary District (LPSD). He said the applicant has Lakefield Drive extending through the site to Golf Road and the two cul-du-sacs extending north from that drive. These would be public roads. Mr. Fuchs noted the conceptual site plan on the southwest corner proposes a senior living memory care facility. He said this would be a permitted use in the Rm-1 District but would still require the developer to come back to the Plan Commission for approval.

Attorney Riffle asked the City Planner to articulate to the best of his ability what qualitative or measurable criteria there is under our zoning ordinance that the applicant will have to show based upon the new law relating to substantial evidence as to why they deserve a conditional use permit.

Mr. Fuchs did note State Statutes in his staff report and said from a zoning code perspective it is in the development guidelines and regulations. He said the project is in substantial conformance of those requirements within the Rm-1 District. He said they are asking for some setback reductions that the Plan Commission did recommend approval of. Mr. Fuchs stated they include zero-foot setbacks from out-lots which contain the storm water management ponds. He said he believes the applicant is in agreement and willing to address all staff's conditions for approval.

Mayor Bierce asked for more detail on the zero-foot setbacks. Mr. Fuchs stated it is the City's preference that storm water management facilities be within out-lots, opposed to easements. He said LPSD is acquiring the wetland on the property along with an additional setback area and buffer so the development is being pushed tighter on the setbacks, in some areas up to two feet. He said that is why they need a setback reduction. Mr. Fuchs said the allowance of the zero-foot setbacks is subject to meeting Engineering Department standards, so it has to be a certain distance from the top of pond and at a certain elevation so they have to provide an access shelf.

Ms. Brown stated the project has evolved from meeting to meeting. She stated she has received multiple emails voicing concern over the density of the proposed development. She said it appears that the City is doing everything it can to accommodate the developer but it just doesn't fit the area. She voiced her concerns over the PUD.

Mayor Bierce mentioned LPSD will be getting the wetlands. He asked Mr. Fuchs if he recalculated the greenspace area and whether or not it will still be within the City's requirements. Mr. Fuchs stated he did and it will still meet the City's density criteria.

Mayor Bierce opened the public hearing.

Bob Zimmerman (N19 W27033 Fieldhack Drive) voiced his concern related to the density of the development. He said he has a 3-acre lot and when there is heavy rain half of it is under water. He asked where the water will go if the developer takes away wetland. He said there is a water problem there and asked the Council to consider that. Mayor Bierce assured Mr. Zimmerman that the developer is not taking away the wetlands; instead the ownership of it is being transferred to the LPSD. Mr. Fuchs stated there would be no impact on the wetlands.

Doreen Gatto (N16 W27456 Riverland Drive) stated if the area is heavily paved the water has to move somewhere. She said traffic in the area will be crazy. She said single family homes makes more sense in that small area. There won't be transients and the traffic, and she feels the property value will be lowered. Mayor Bierce stated he was concerned about the property values going down as well until he talked to people in the industry. They did not see that happening with \$450,000 condominiums being built.

Tom Casey (N16 W27447 Riverland Drive) said there is no support within his subdivision for this development. He said he did research prior to purchasing his lot in 2003. He said he spoke to the City Administrator and was told there would be single family homes built in that area. He said he feels this will impact the value of his home. He doesn't feel it is right to change the zoning when there is a plan in place. He said the proposed development is on Golf Road, which has a speed limit of 50 miles per hour, and a second entrance on Lakefield Drive with many children in the area. He estimated there would be

an additional 130 cars traveling through the area every day and it would be unsafe. He accused the developer of hiding information on their development. He said there is a problem with drainage in that area and water coming from other sites. He said the new development is not going to help. Mr. Casey stated there are a great deal of trees that will be cut down in that area. He said the "entryway into the city" will drastically change the image that outsiders will see. He voiced his concerns over the density and said there were too many units and not enough open space. He asked the Council to vote against this development. Mr. Klein stated the zoning hasn't been changed and it is currently agriculture. He said the neighborhood plan showed the extension of single-family development and the Planner would have said that was his concept for the land. Mr. Fuchs also clarified that it was City staff that pushed the applicant to show something for the future development of the corner lot.

Rita Nell (N16 W27380 Riverland Drive) urged the Council to vote no.

Missy Devall (W275 N1501 Riverland Drive) stated she never would have bought her home if she knew this was coming. She said she thinks the value of her home will go down.

Pete Joda (N16 W27478 Riverland Drive) stated he walks his dogs and children on the roads and was concerned about the amount of traffic on the roads.

Tim Effertz (N16 W275000 Riverland Drive) voiced his concern over the density and traffic coming through Riverland Drive. He said it is dangerous and the extra traffic will result in injuries. He urged the Council not to approve this development.

Jessica Grandlich (W273 N1542 Riverland Court) stated they recently moved into the community and would not have purchased their home if they knew there would be a change in the zoning to allow for condominiums next to their subdivision. She said there would be an increase in population, noise and traffic that they were trying to get away from. She asked if the Council was willing to depreciate the property values. Ms. Grandlich stated no one will want to live next to a large assisted living facility. She urged the Council to leave zoning as single family.

Kurt Dunbar (W273 N1542 Riverland Court) stated this development also has environmental impact. He said oak wilt is a concern and he fears trees will be lost. He said he is also concerned about the water runoff. Mr. Dunbar stated he was also concerned about the sewer capacity. He asked the Council not to rezone the property.

Jeff Schmidt (W269 N1865 Meadowbrook) stated he was not happy with the proposal for the same reasons given. He said there would be an increase of runoff/flooding causing the water levels of Pewaukee Lake to rise. He said there would be an increase in traffic. Mr. Schmidt also said the wildlife in the area will suffer. He asked if anyone contacted the Department of Natural Resources regarding that issue. He said he was fearful that the developer was going to put in low income housing.

Bret Estes (W275 N1555 Riverland Drive) stated he feels the density of this development will drop the quality of life. He said he was under the impression that the land would be developed as single family homes one day, not condominiums. He recommended the Council vote "no".

Gerald Glocka (W273 N1582 Lakefield Drive) voiced his concern with the density of the proposed development. It disrupts the continuity of single family homes in the area. He said he currently doesn't have any water issues but is concerned there will be an issue in his back yard. He urged the Council to vote "no".

George Galewski (W273 N1610 Lakefield Drive) urged the Council to vote “no” on this project. He said the woods are thin and doesn’t want to look at the condominiums or low income housing. Mr. Klein stated the City is obligated to look at the developer’s proposal. He said there is no proposal for low income housing, and no one is trying to deceive anyone. Mr. Galewski stated this development is going to change the neighborhood and feels property value will be lost. He asked the Council to vote “no”.

Lynn Voss (W273 N1525 Lakefield Drive) stated she lives on land that abuts this property. She stated she is concerned over the traffic, density and possible flooding. She urged the Council to vote “no”.

Tony Zanon from Pinnacle Engineering and the developer, Jim Forester, were present. Mr. Zanon stated they have gone before the Plan Commission several times and have heard the concerns. He noted that the residents had valid points, but stated there were also a great deal of broad statements being made that were not fact based. Mr. Zanon said they completed a traffic report and per the County, they do not need to put in signals, instead they just need minor improvements to the intersection on Golf Road. He said they contacted SEWRPC regarding the trees and they have advised that the corridor should follow the wetland delineation. Mr. Zanon stated they will be giving that land to the LPSD and an additional buffer along the wetlands. He said they also spoke to LPSD regarding the sewer capacity, and that is how they reached the unit number. Mr. Zanon stated he realizes how important storm water management is and said their plan meets all state and local regulations. Mr. Zanon stated this is not going to be a low income development. The units will cost from \$400,000 to \$600,000 and is not low income housing.

Realtor Dan Scardino stated there is a need for condos in Pewaukee in the mid/high level range. He said he feels for the neighbors and realizes change is tough but said this is a great project.

Mr. Galewski asked where the project would begin. Mr. Zanon stated the land would be graded at the same time but it has not been determined where construction would begin.

Mark Wolf (W274 N1520 Riverland Court) stated increased traffic will be horrible for the children and pets in the neighborhood. He strongly urged the Council to deny rezoning.

Rachel Osmanski (W273 N1591 Lakefield Drive) asked how long the project would take. Mr. Forester stated it depends on the economy. Ms. Osmanski stated she has concerns regarding the construction traffic. Mr. Forester stated there has been discussion to keep the road closed until construction is done. She asked the Council to vote “no”.

Someone asked for the speed limit on Golf Road to be reduced. Mr. Klein stated that was a County road and the City has no jurisdiction related to that.

Ms. Gatto asked if the condo association could maintain the emergency gate. Mayor Bierce stated this has been an issue in the past and it hinders emergency vehicles at critical times.

Someone asked if the residents would be assessed for the infrastructure costs. Attorney Riffle stated their infrastructure costs will be paid by the developer.

At this time Mayor Bierce closed the public hearing.

Ms. Brown stated there is a potential for the continuation of water issues. She said it is a very wet area. She also said the density is too much for that area and doesn’t agree with the conditional use and reduction of the setbacks to make the development work. She said as a person representing this area she did not support this development.

Mr. Wamser stated this development will change the neighborhood but believes condos sales will be successful. He said the traffic concerns can be addressed. He said his concern was with the density of the project.

Mr. Bergman stated the Plan Commission looked at the site. He said it is bordered by Meadowbrook Road and Interstate I-94. He said the road will go through regardless because it is needed for Police and Fire responses. He said the condo product is very nice. He said the Plan Commission worked with the developer to make positive changes; such as minimized the number of garage doors that face the street. He said the elevations include mixed materials from stone to sided products, he said there are steep pitched roofs and exposed basements and he said these are not cheap units. Mr. Bergman said he feels this does fit the area. Mr. Bergman reiterated that the Plan Commission asked the developer what they proposed for the other lot because they wanted to plan ahead. The developer was not trying to hide anything. He also stated he understands the importance of the storm water management plan. He said single-family development would not work in this area. Mr. Bergman stated as we develop as a community we will see more PUD. He said this is a tool to get development. There are no longer large open fields and we have to make tweaks to make it work. Mr. Bergman stated this is a local developer and he has worked with the neighbors and LPSD to save trees. He said this is a quality development for this site and recommends approval.

A motion was made and seconded, (B. Bergman, J. Wamser) to approve an amendment to the comprehensive master plan changing the Year 2050 Land Use/Transportation Plan for the property located at the Northwest Corner of Golf Road (CTH DR) and Meadowbrook Road (CTH G) from low-medium density residential and flood plains, lowland and upland conservancy, and other natural areas to medium density residential and flood plains, lowland and upland conservancy, and other natural areas. Motion Failed: 2-For, 2-Against (J. Kara, C. Brown), Mayor Bierce broke the tie vote by voting against the motion.

6. Discussion and Possible Action to Approve **Ordinance 19-09** (*Second Reading*) to Rezone the Property Located on Golf Road and CTH G (PWC 0940-999-001) from A-1 Agricultural, LC Lowland Conservancy & F-1 Floodplain District to Rm-1 PUD, LC Lowland Conservancy & F-1 Floodplain District for the Purpose of Allowing for Residential Development as Requested by Robert J. Stenz Family Trust

No action was taken on this item since the comprehensive plan was not revised.

7. **PUBLIC HEARING**, Discussion, and Possible Action Regarding the Conditional Use for Jim Forester for Property Located on Golf Road and CTH G for the Purpose of Developing the Robert J. Stenz Family Trust Property with Two- and Four-Family Residential Buildings Under the Rm-1 PUD Zoning Designation (PWC 0940-999-001)

No action was taken on this item since the comprehensive plan was not revised.

8. **PUBLIC HEARING**, Discussion, and Possible Action Regarding a Conditional Use Permit for the Jesse and Katie Blazek Property Located at N37 W26633 Kopmeier Drive (PWC 0894-038) for the Purpose of Constructing a Boathouse on the Southwest Corner of the Property for Storage Needs

Mr. and Mrs. Blazek were present for this item. Mr. Fuchs stated the property owner is proposing a boat house which meets the R-7 shore land overlay and floodplain district standards. The boathouse is 224 square feet and the Plan Commission recommended approval subject to staff conditions and

are requiring a window be added on the west elevation. Ms. Brown questioned the location of boathouse which appears to be far from the shoreline.

Mayor Bierce opened the public hearing. Mr. Blazek stated they are calling it a boathouse because they can't call it a shed or accessory structure based on its location. He said it can store aquatic equipment. No one else indicated an interest in speaking so the Mayor closed the public hearing.

A motion was made and seconded, (B. Bergman, J. Wamser) to approve the boathouse on the southwest corner of the property on Kopmeier Drive making sure the 10-foot setback from the 100 year floodplain is perpendicular. Motion Passed: 4-For, 0-Against.

9. Discussion and Possible Action Regarding the Final Certified Survey Map for Briohn Building Corporation for the Purpose of Dedicating Right-Of-Way for Property Located at W226 N918 Northmound Drive (PWC 0962-998-005)

Mr. Fuchs stated this CSM is shifting the right-of-way further south to accommodate the new development and dedicate a new cul-du-sac bulb.

A motion was made and seconded, (J. Kara, B. Bergman) to approve the final certified survey map for the land located at W226 N918 Northmound Drive. Motion Passed: 4-For, 0-Against.

10. Discussion and Possible Action Regarding the Preliminary Plat for J & R Dreamfield Located at W267 N2920 Peterson Drive (PWC 0930-052-006 & PWC 0930-052-007)

Mr. Fuchs stated the property owner is proposing four single-family lots with two out-lots. One is a storm water pond and the other abuts the 5 O'Clock Club and no plans have been indicated for that parcel. He said the lots meet the Rs-4 standards. Mr. Fuchs stated the Plan Commission recommended approval subject to the Engineering department's approval of storm water, grading and erosion control plans. There was discussion that out-lot #2 could be developed in the future but would need to come back for approval first.

A motion was made and seconded, (B. Bergman, J. Kara) to approve the preliminary plat for the J & R Dreamfield development subject to the Engineer's department approval of storm water, grading and erosion control plans prior to any land disturbance.

Motion Passed: 4-For, 0-Against.

11. **PUBLIC HEARING**, Discussion, and Possible Action Regarding **Resolution 19-06-13** and **Ordinance 19-14** the Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan for the Proposed WVRC Property Located Along the East Side of County Highway J (Pewaukee Road) South of Interstate Highway 94 from Low-Medium Density Residential, Water and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas to Retail/Service Commercial, Water and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (PWC 0966-999)

Mayor Bierce opened the public hearings for Items #11 and 13. Mr. Fuchs stated the applicant is proposing an emergency veterinary hospital which involves a comprehensive plan amendment, rezoning from Rs-3 to B-3 and a conditional use permit. He said the building abuts residential property within 100 feet. The building is proposed to be a 33,205 square foot building with a potential for a 13,000 square foot addition. They operate 24 hours seven days per week. Mr. Fuchs stated the applicant met with some of the neighbors and was proposing lower light poles that will dim to 50% intensity at 9 p.m. and will add 6 evergreen trees to buffer. He said staff had recommendation

approval with conditions, which the applicant has already addressed. Mr. Fuchs stated County approval for the access is needed and final approval from Engineering regarding the storm water, grading and erosion control plans is needed.

No one indicated an interest in speaking during the public hearing so it was closed.

Mr. Fuchs indicated water was available but not sewer so they would have a private sewer system. He said there is a condition that the applicant would have to hook up once it becomes available

A motion was made and seconded, (J. Kara, J. Wamser) to approve Resolution 19-06-13 and Ordinance 19-14 to amend the comprehensive master plan changing the year 2050 land use/transportation plan for the proposed WVRC property located along the east side of County Highway J south of interstate Highway 94 from low-medium density residential, water and flood plains, lowland and upland conservancy and other natural areas to retail/service commercial, water and flood plains, lowland and upland conservancy, and other natural areas.
Motion Passed: 4-For, 0-Against.

12. Discussion and Possible Action Regarding **Ordinance 19-15** to Rezone Property Located on the East Side of County Highway J (PWC 0966-999) From Rs-3 Single-Family Residential to B-3 General Business for the Purpose of Building a New 33,205 Square Foot 24-Hour Emergency and Specialty Veterinary Clinic as Requested by Basatad, LLC - Dr. John Beltz

A motion was made and seconded, (B. Bergman, J. Kara) to approve Ordinance 19-15 rezoning the subject property from Rs-3 Residential to B-3 General Business with staff and engineering recommendations. Motion Passed: 4-For, 0-Against.

13. **PUBLIC HEARING**, Discussion, and Possible Action Regarding the Conditional Use and Site and Building Plans for the Proposed WVRC Property Located on the East Side of County Highway J (PWC 0966-999) for the Purpose of Building a New 33,205 Square Foot 24-Hour Emergency and Specialty Vet Clinic

A motion was made and seconded, (B. Bergman, J. Kara) to approve the conditional use permit and site and building plans for the WVRC animal hospital development for the subject property contingent upon staff approval. Motion Passed: 4-For, 0-Against.

14. Discussion and Possible Action Regarding the Appointments to Various Boards, Commissions and Committees

Mayor Bierce stated he did not have any additional recommendations this evening.

15. Public Comment - None.

16. Adjournment

A motion was made and seconded, (J. Wamser, B. Bergman) to adjourn the meeting at 9:35 p.m.
Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.3.**

DATE: July 15, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of the Common Council Meeting Minutes Dated June 17, 2019

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

CC 6-17-2019

In attendance:

Mayor Steve Bierce, Aldermen B. Bergman, C. Brown, B. Dziwulski, R. Grosch, J. Kara, and J. Wamser.

Also in Attendance:

Attorney V. Anderson, Administrator S. Klein, DPW Director J. Weigel, Utility Manager J. Mueller, Director of People and Culture K. Woldanski, Parks and Recreation Director N. Phalin and Clerk/Treasurer K. Tarczewski.

1. Call to Order and Pledge of Allegiance – Mayor Bierce called the meeting to order at 7:00 p.m.
2. Public Comment

George Evert (N45 W24434 Lindsay Road) thanked the Sheriff's Department for patrolling Lindsay Road due to the increased traffic and speed issues near the Pewaukee Sports Complex.

3. **Consent Agenda**

- 3.1. Approval of the Common Council Meeting Minutes Dated May 20, 2019
- 3.2. Approval of the Common Council Meeting Minutes Dated June 3, 2019
- 3.3. Approval of Accounts Payable Listings
- 3.4. Approval of Bartender License
- 3.5. Accept the 2018 Compliance Maintenance Annual Report (CMAR) and Approve
Resolution 16-06-14

Mayor Bierce removed Item #3.2 because they were not completed. Mr. Dziwulski asked that Item #3.1 be removed.

A motion was made and seconded, (J. Wamser, R. Grosch) to approve the remaining items on the consent agenda. Motion Passed: 6-For, 0-Against.

- 3.1 Approval of the Common Council Meeting Minutes Dated May 20, 2019

Mr. Dziwulski stated only a portion of the document was submitted and when the Clerk realized the error, there wasn't ample time to review the minutes appropriately.

A motion was made and seconded, (B. Dziwulski, C. Brown) to forward this item on to the next meeting for consideration. Motion Passed: 6-For, 0-Against.

4. **PUBLIC HEARING** Regarding the 2019-2020 Class A and Class B Liquor License Requests and Possible Action to Issue Same

Ms. Tarczewski stated this is an annual function of the Common Council. The local establishments have submitted their license requests. She noted there are some minor contingencies for some of the applicants before licenses can be issued. Mayor Bierce opened the public hearing.

Mr. Tyler Pasdera from Boomers Sports Pub (N29 W24483 Watertown Road) stated he had a letter sign in front of his building for several years and was told by several board members that he has to take it down because it is not allowed. He said there are numerous other businesses that utilize this type of sign in the community. He questioned why he is being told he wouldn't receive his license unless he removed it. Mr. Klein stated he never told him that.

Mr. Pasdera asked why the other businesses don't have to take theirs down. Mr. Klein stated he has not received any other complaints. Mr. Pasdera stated it should be a rule for everyone. Mayor Bierce stated we have ordinances, but we don't have enough manpower to enforce them all, so sometimes we only enforce what we receive complaints on and not until. He suggested that Mr. Pasdera submit the list of establishments that he is aware of so that they can be dealt with appropriately.

Since no one else expressed an interest in speaking, Mayor Bierce closed the public hearing at this time.

Mr. Kara questioned the liquor license classification for Smokey's. He said he thought it should be a Class B. Ms. Tarczewski stated he was correct and she recalled this same discussion last year.

A motion was made and seconded, (B. Dziwulski, R. Grosch) to approve the liquor license requests contingent upon the Clerk's concerns being satisfied. Motion Passed: 6-For, 0-Against.

5. Discussion and Possible Action to Approve **Resolution 19-06-15** Amending the 2019 Budget in the Amount of \$81,816.42 to Cover the Costs of a Metro Drug Unit Deputy for the City of Pewaukee

Ms. Tarczewski stated last March the Council took action to amend the Police Services contract with the Waukesha County Sheriff's Department and hire a Metro-Drug Officer mid-year resulting in a need to amend the 2019 Budget to cover the additional expenses.

A motion was made and seconded, (B. Dziwulski, B. Bergman) to approve Resolution 19-06-15. Motion Passed: 4-For, 2-Against (R. Grosch and C. Brown)

6. Discussion and Possible Action to Reduce the Cloverland Farms Letter of Credit from \$119,000 to \$35,000, Allowing the Developer to Replace the Letter of Credit in Suitable Form Prior to the July 16, 2019 Expiration or Authorize the City Attorney to Begin Action to Draw on the Current Letter of Credit

Mr. Weigel stated the City received notice that the letter of credit will be terminating in 90-days. He stated last year the developer was asked to remove and replace the pavement and \$10,000 is still needed to cover the warranty period. Mr. Weigel also stated there are issues with the storm water detention ponds that are not infiltrating.

Mr. Weigel recommended reducing the current letter of credit from \$119,000 down to \$35,000. He said the developer is interested in swapping out the current letter of credit, but he would like authorization for the Attorney's office to draw on the original letter of credit if no action is taken to replace it before it expires. Mr. Weigel stated the developer has been very responsive in the past and does not think it will be an issue.

A motion was made and seconded, (B. Bergman, R. Grosch) to authorize the reduction of the Cloverland Farms letter of credit from \$119,000 down to \$35,000 and authorize the City Attorney to draw on the existing \$119,000 Cloverland Farms letter of credit up to \$35,000 if necessary, should the developer not submit a replacement \$35,000 letter of credit in advance of the July 16, 2019 expiration date. Motion Passed: 6-For, 0-Against.

7. Discussion and Possible Action Regarding the Woodleaf Reserve Addition #2 Letter of Credit in the Amount of \$60,500 that will Expire on the July 24, 2019

Mr. Weigel stated the developer built the sewer and water curbs and base level last year and the top level of asphalt will be put into place this summer. He said the bank notified us of the termination of the letter of credit on July 24, 2019. The developer stated they plan to complete the project prior to the expiration and

has indicated they want to give the City \$10,000 cash escrow for the 1-year warranty period. Mr. Weigel stated there is activity at the site to indicate they are on schedule.

Mr. Weigel asked the Council to authorize the City Attorney to draw on the \$60,500 letter of credit if necessary should Woodleaf not complete the final paving prior to July 24th, 2019. He said all of money would be needed to complete the project if necessary.

A motion was made and seconded, (B. Dziwulski, J. Wamser) authorizing the City Attorney to draw on the \$64,500 Woodleaf Reserve addition #2 letter of credit if necessary, should the developer not complete the final paving prior to the July 24, 2019 letter of credit termination.

Motion Passed: 6-For, 0-Against.

8. Discussion and Possible Action Regarding the Appointments to Various Boards, Commissions and Committees

Mayor Bierce stated he was working on some additional appointments and would be able to make some recommendations at the next meeting.

9. Public Comment - None.

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)(g): Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, specifically related to BCF Construction and the Sports Complex Development

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

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

11. Adjournment – **A motion was made and seconded, (B. Dziwulski, R. Grosch) at 8:16 p.m. to adjourn the meeting from in closed session.** Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.4.**

DATE: July 15, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of Accounts Payable Listings

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Accounts Payable 7-15-2019

ACCOUNTS PAYABLE FOR 2019	7/15/2019	TOTAL:	\$ 812,138.13
Vendor Name	Document Date	Document Amount	Transaction Description
1ST AYD	6/17/2019	\$ 533.02	P&R GARBAGE BAGS
AARONIN STEEL	6/6/2019	\$ 15.00	HWY 43" 3/8x4 FLINT
AARONIN STEEL	6/4/2019	\$ 106.00	P&R TRAILER REPAIR
ACCONTEMPS	6/11/2019	\$ 1,980.38	CT TEMP LABOR WE 6/7/19
ACCONTEMPS	6/25/2019	\$ 1,993.58	CT TEMP LABOR W/E 6/21/19
ACCONTEMPS	7/1/2019	\$ 2,006.78	CT ACCT TEMPS JANET
ADP, LLC	6/21/2019	\$ 1,203.75	HR PYROL PROCESSING WE 6/17/19
ADVANCED DISPOSAL	5/31/2019	\$ 5,043.48	HWY TRASH DISPOSAL
AECOM	6/12/2019	\$ 8,408.43	ENG EM ACRES FLD MITIGATION
AIRGAS	6/11/2019	\$ 126.56	FD OXYGEN
AIRGAS	6/25/2019	\$ 85.62	FD OXYGEN
ALL LINES UTILITY SERVICES LLC	6/12/2019	\$ 246.00	P&R UTILITY LOCATE PSC
ALL-WAYS CONTRACTORS, INC	6/1/2019	\$ 252.00	HWY SCREENED PICKUP-TOPSOIL
ALL-WAYS CONTRACTORS, INC	6/19/2019	\$ 196.00	P&R TOPSOIL
AMERICAN WATER WORKS ASSOCIATION	6/24/2019	\$ 371.00	SW MEMBERSHIP RENEWAL
ARAMARK	6/6/2019	\$ 79.73	HWY UNIFORMS
ARAMARK	6/13/2019	\$ 79.73	HWY UNIFORMS
ARROW INTERNATIONAL	6/6/2019	\$ 1,115.50	FD EMS SUPPLIES
ASPEN HOMES	6/21/2019	\$ 2,000.00	BLD E BOND RETURN #171246
ASSESSMENT TECHNOLOGIES LLC	6/13/2019	\$ 4,532.83	IT RENEW MD PROF SITE LICENSE
AT&T CAROL STREAM IL	6/10/2019	\$ 296.47	FD/P&R PHONE CHARGES
AT&T CAROL STREAM IL	6/10/2019	\$ 296.47	FD/P&R PHONE CHARGES
AXIOM, INC.	4/11/2019	\$ 6,113.30	P&R TRASH RECEPT,LID,RECY RECT
BANK OF FLOWERS	6/3/2019	\$ 90.00	CT SYMPATHY ARRANGEMENT
BATZNER PEST CONTROL	6/11/2019	\$ 57.00	P&R PEST CONTROL
BERGERSEN, CONNOR	6/20/2019	\$ 75.00	P&R SAFETY SHOE REIMB
BIELINSKI HOMES	6/11/2019	\$ 500.00	BLD OCC BOND REFUND
BIELINSKI HOMES	6/7/2019	\$ 500.00	BLD OCC BOND REFUND
BIELINSKI HOMES	6/12/2019	\$ 500.00	BLD OCC BOND REFUND
BOHNERT, CLARK	6/28/2019	\$ 116.63	P&R PARK RENTAL REFUND
BOUCHER CADILLAC OF WAUKESHA	6/17/2019	\$ 417.37	P&R FUEL FILTERS OIL SENSOR
BOUNDTREE MEDICAL	6/10/2019	\$ 465.43	FD EMS SUPPLIES
BOUNDTREE MEDICAL	6/18/2019	\$ 248.39	FD EMS SUPPLIES
BREDAN MECHANICAL SYSTEMS	6/7/2019	\$ 232.74	IT SVC ON RETRN AIR FAN CRT RM
BREDAN MECHANICAL SYSTEMS	6/7/2019	\$ 7,249.00	IT COMPRESSOR REPLACEMENT
BROWN, SETH	6/25/2019	\$ 125.00	SW SAFETY SHOE REIMBURSEMENT
BS&A SOFTWARE	6/12/2019	\$ 5,945.00	IT SPEC ASSESSMENT SOFTWARE
BUELOW VETTER BUIKEMA OLSON & VLIET, LLC	6/5/2019	\$ 119.00	HR ATTORNEY FEES
BUMPER TO BUMPER HARTLAND	4/23/2019	\$ 18.00	HWY BATTERY CORE CHARGE
BUMPER TO BUMPER HARTLAND	5/24/2019	\$ 98.70	HWY BAGS OIL DRY
BUMPER TO BUMPER HARTLAND	6/17/2019	\$ 52.97	HWY FUEL FILTER
BUMPER TO BUMPER HARTLAND	6/17/2019	\$ 105.94	HWY FUEL FILTER
BURKE, BRITTANY	6/20/2019	\$ 63.04	P&R SAFETY SHOE REIMB
BURKE, NATHAN	6/20/2019	\$ 67.25	P&R SAFETY SHOE REIMB
CARL STAHL-AMERICAN LIFTING	6/13/2019	\$ 202.80	P&R EQUIP STRAPS
CARL STAHL-AMERICAN LIFTING	6/12/2019	\$ 18.50	P&R EQUIP STRAPS
CARLIN HORTICULTURAL SUPPLIES	6/6/2019	\$ 2,767.72	P&R MILLENNIUM ULTRA 50LB BAGS
CARLIN HORTICULTURAL SUPPLIES	6/19/2019	\$ 1,047.30	P&R GRASS SEED
CARR, RICHARD	7/3/2019	\$ 300.00	CT DEER CONTROL

CINTAS CORP.	6/18/2019	\$	7.21	P&R BATTERIES
CINTAS CORP.	6/18/2019	\$	50.90	P&R FIRST AID RESTOCK
CINTAS CORP.	6/17/2019	\$	121.17	FD MATS
CINTAS FIRST AID	6/18/2019	\$	132.07	HWY FIRST AID CABINET RESTOCK
CINTAS FIRST AID	6/18/2019	\$	115.86	SW FIRST AID CABINET RESTOCKED
ClarkDietz	6/12/2019	\$	2,268.00	ADM NEEDS ASSMNT STUDY
CONSOLIDATED ELECTRICAL DISTRIBUTORS	4/15/2019	\$	173.88	CT PHOTOEYE / FUEL PUMPS
CONTREE SPRAYER & EQUIPMENT	6/5/2019	\$	350.40	P&R SPRAYER & SUPPLIES
COREY OIL	6/7/2019	\$	7,140.85	HWY FUEL
COTTRELL, BLAKE	6/20/2019	\$	75.00	P&R SAFETY SHOE REIMB
COUNTY WIDE EXTINGUISHER, INC	5/31/2019	\$	579.07	CT FIRE EXT INSPECTIONS
DAN PLAUTZ CLEANING SERVICE	6/14/2019	\$	2,383.50	HR JUNE OFFICE CLEANING
DEPARTMENT OF THE TREASURY	6/7/2019	\$	154.35	HR QTR 2 FORM 720 FED EXCISE
DEPARTMENT OF THE TREASURY	6/7/2019	\$	154.35	HR QTR 2 FORM 720 FED EXCISE
DIVERSIFIED BENEFIT SERVICES	6/18/2019	\$	195.80	CT JUNE 2019 FLEX ACCT SVCS
DIVERSIFIED BENEFIT SERVICES	7/2/2019	\$	304.90	CH HEALTH REIMB ARRANGEMENT
DTAK, LLC	6/21/2019	\$	3,010.00	P&R PLAYGROUND CHIPS
DWYER, CHARLIE	6/30/2019	\$	138.04	BLD MILEAGE REIMBURSED
ELLIOTT ACE HARDWARE	6/13/2019	\$	10.77	HWY SUPER GLUE
ELLIOTT ACE HARDWARE	6/7/2019	\$	4.72	P&R BUNGIES FOR TRASH CANS
ENTRANCE SYSTEMS LLC	6/18/2019	\$	312.00	CT ENTRANCE SYSTEMS REPAIR
ESRI	7/2/2019	\$	3,363.93	IT ARCGIS DESKTOP STANDARD
EWALD CHEVROLET BUICK	6/25/2019	\$	59,709.50	2019 SW CHEV SILVERADO
FERGUSON WATERWORKS	6/6/2019	\$	10.63	SW MESH SAF VEST
FERGUSON WATERWORKS	6/6/2019	\$	10.63	SW MESH SAF VEST
FERGUSON WATERWORKS	6/18/2019	\$	2,061.00	SW HYDRANT REPLACEMENT
FREDRICK, RICHARD	5/31/2019	\$	125.00	CT SAFET SHOE REIMB
FRED'S SANITARY SERVICE	6/18/2019	\$	170.00	P&R BALMER SEPTIC PUMP
FRIENDS OF THE PARKS OF PEWAUKEE	6/27/2019	\$	9,579.00	CT 2019 FIREWRKS DONATION
FROEDTERT HEALTH/WORKFORCE HEALTH	5/31/2019	\$	474.50	HR HEALTH COACHING/EDUCATION
GEO-SYNTHETICS SYSTEMS LLC	6/14/2019	\$	108.62	P&R WADDLE EROSION
GEO-SYNTHETICS SYSTEMS LLC	6/17/2019	\$	416.00	P&R ENVIRO SOCK
GRAINGER	6/12/2019	\$	15.09	SW COFFEE FILTER BASKET
GRAINGER	6/11/2019	\$	19.29	P&R WATER TANK
GRAINGER	6/11/2019	\$	8.87	P&R WATER TANK
GREGORY WESTON	6/24/2019	\$	100.00	CT 2019 DEER HERD CONTROL
GRENZ SERVICE CO. LLC	6/22/2019	\$	332.00	FD CHANGE MOTOR AND INSPECT
HALLENGER BATTERY SERVICE CORPORATION	6/28/2019	\$	140.00	FD BATTERY
HANSON CONTRACTORS	6/11/2019	\$	1,575.00	SW LAWN RESTORATION
HASTINGS	6/11/2019	\$	487.91	FD TAILPIPE ADAPTER
HAWKINS, INC.	6/5/2019	\$	2,537.62	SW AZONE 15, SODIUM SILICATE
HAWKINS, INC.	6/5/2019	\$	2,537.62	SW AZONE 15, SODIUM SILICATE
HAWKINS, INC.	6/18/2019	\$	1,048.48	SW RING SEAL, FLUORFILM
HAWKINS, INC.	6/18/2019	\$	2,446.60	SW AZONE, SODIUM SILICATE
HEARTLAND BUSINESS SYSTEMS	6/13/2019	\$	7,813.25	IT MS DYNAMICS SUPPORT RENEWAL
HEARTLAND BUSINESS SYSTEMS	6/12/2019	\$	184.00	IT JUNE NETWORK MONITOR SPRT
HILBERT COMPANY LLC	4/16/2019	\$	2,000.00	BLD EROSION BOND REFUND
HILTUNEN, MARIANNE	7/1/2019	\$	275.50	ENG EMP REIMB MILEAGE MAY JUN
HOME DEPOT CREDIT SERVICE	5/21/2019	\$	347.93	P&R WATER HTR, COUPLINGS, WAGNER
HUNKEL, STEVEN SCOTT	6/4/2019	\$	192.00	P&R SFTBL UMPIRING
IAN PETOSKEY	7/3/2019	\$	52.47	CT P/R REISSUE PD 6/21/19
IMEG CORP	6/10/2019	\$	12,898.66	ENG BUSSE RD BRIDGE REPLACMNT

INDELCO PLASTICS CORPORATION	6/18/2019	\$	32.40	SW PVC
INFORMATION TECH. PROF. LLC	6/15/2019	\$	1,665.00	IT JULY MAINTENANCE
INSIGHT FS MAPLETON	3/20/2019	\$	35.00	P&R DELVRY CHG FOR BAGS & CHK
JEAN MATUSINEC	6/21/2019	\$	36.00	P&R FITNESS CLASS REFUND
JENSEN EQUIPMENT	5/8/2019	\$	1,002.78	SW INVERTER GENERATOR
JERRY'S AUTOMOTIVE SERIVCE LLC	7/3/2019	\$	100.28	FD A/C RECHARGE #2888 TAHOE
JERRY'S AUTOMOTIVE SERIVCE LLC	6/27/2019	\$	93.93	FD OIL FILTER RTN #2810 TAHOE
JOHN'S DISPOSAL SERVICE	6/27/2019	\$	118.75	CT YARD WASTE STICKERS
JX TRUCK CENTER	6/10/2019	\$	493.49	HWY REPAIRS UNIT #17
JX TRUCK CENTER	5/30/2019	\$	306.99	HWY STEERING SHAFT UNIT #9
JX TRUCK CENTER	5/30/2019	\$	75.47	HWY BATTERY JUMPERS
JX TRUCK CENTER	6/15/2019	\$	1,102.21	HWY FUEL LINES UNIT #12
KAEREK HOMES INC	6/28/2019	\$	500.00	BLD OCCUPANCY BOND REFUND
KAESTNER AUTO ELECTRIC CO.	5/30/2019	\$	65.95	HWY NOCO CHARGER
KEITH KAUFMANN	6/4/2019	\$	200.00	CT DEER CONTROL
KINGS WAY HOMES	6/11/2019	\$	500.00	BLD OCCUPANCY BOND REFUND
KMB ELECTRIC	5/5/2019	\$	150.00	IT INSTALL PHONE JACK
KOEPP, TOM	6/4/2019	\$	374.97	CT 2019 DEER HERD REDUCTION
LAFARGE AGGREGATES ILLINOIS, INC.	6/13/2019	\$	25.00	HWY SMALL DUMP HILLSIDE RD
LAFARGE AGGREGATES ILLINOIS, INC.	6/10/2019	\$	50.00	HWY SMALL DUMP HILLSIDE RD
LAFARGE AGGREGATES ILLINOIS, INC.	6/13/2019	\$	50.00	HWY SMALL DUMP HILLSIDE RD
LAKELAND SUPPLY, INC.	6/18/2019	\$	1,290.00	P&R TOWEL, TOILET PAPER
LAMARRE, SOLANGE R	6/28/2019	\$	85.10	P&R RENTAL CANCELLATION REMIMB
LANGE ENTERPRISES, INC	5/24/2019	\$	3,623.25	HWY VARIOUS SIGNS
LANGE ENTERPRISES, INC	5/24/2019	\$	4,805.42	HWY VARIOUS SIGNS
LANNON STONE PRODUCTS	5/25/2019	\$	491.15	HWY 1/4" TB
LANNON STONE PRODUCTS	5/31/2019	\$	364.70	HWY 1/4" TB
LANNON STONE PRODUCTS	6/16/2019	\$	473.38	P&R GRAVEL
LAWN BOYZ CUSTOM CARE	5/30/2019	\$	2,295.84	CT PILGRIMS REST JUNE CONTRACT
LAWN BOYZ CUSTOM CARE	6/28/2019	\$	2,295.84	CT PILGRIMS REST MONTHLY CONTR
LAWN BOYZ CUSTOM CARE	5/15/2019	\$	450.00	CT CRABGRASS APPL CITY HALL
LINCOLN CONTRACTORS	6/17/2019	\$	12.38	HWY 5/16" SLIP HOOK
LINCOLN CONTRACTORS	6/14/2019	\$	157.53	HWY SLEDGE HAMMER, MARKING PNT
LITHO-CRAFT	6/14/2019	\$	2,609.00	SW UTILITY MSNGR NEWSLETTER
MICHAEL SCHWEITZER	6/28/2019	\$	20.00	CRT COURT VOUCHER LISTING
MUNICIPAL WELL & PUMP	6/29/2019	\$	11,165.00	SW PULL WELL PUMP
MURPHY, KEVIN	6/14/2019	\$	192.00	P&R ADULT SFTBL UMPIRING
MURPHY, TIMOTHY J	6/14/2019	\$	240.00	P&R ADULT SFTBL UMPIRING
NAPA	6/12/2019	\$	6.52	HWY COUPLER
NAPA	6/24/2019	\$	84.60	FD OIL DRY
NEOTERIC HOVERCRAFT INC.	3/25/2019	\$	855.00	FD HT FRONT SKIRT
NEOTERIC HOVERCRAFT INC.	3/25/2019	\$	82.54	FD HIRTH RADIATOR OVERFLOW BOT
OFFICE COPYING EQUIPMENT, LTD	4/29/2019	\$	92.73	CT ENG COPIER USAGE
OFFICE COPYING EQUIPMENT, LTD	5/31/2019	\$	241.96	CT CLERK OFFC COPIER USAGE
OFFICE COPYING EQUIPMENT, LTD	6/30/2019	\$	280.57	CT COPIER USAGE FOR CLERKS OFF
OFFICE COPYING EQUIPMENT, LTD	3/19/2019	\$	6.33	CT FINAL BILL-COPIER TRADED IN
OFFICE COPYING EQUIPMENT, LTD	5/31/2019	\$	307.64	P&R COPIER USAGE
OFFICE COPYING EQUIPMENT, LTD	6/11/2019	\$	837.99	SW SEWER & WATER COPIER USAGE
OFFICE COPYING EQUIPMENT, LTD	6/11/2019	\$	837.99	SW SEWER & WATER COPIER USAGE
OFFICE COPYING EQUIPMENT, LTD	6/28/2019	\$	16.96	FD FIRE DEPT COPIER USAGE
OFFICE COPYING EQUIPMENT, LTD	3/29/2019	\$	154.28	ENG COPIER USAGE ENGINEERING

OFFICE DEPOT	6/11/2019	\$	7.03	BLD PENS
OFFICE DEPOT	6/7/2019	\$	6.99	BLD FACIAL TISSUE
OFFICE DEPOT	6/6/2019	\$	55.58	CT DEODORIZER,SCREEN
OFFICE DEPOT	6/17/2019	\$	224.92	SW SUPPLIES OFFICE DEPOT
OFFICE DEPOT	6/12/2019	\$	32.65	P&R PAPER
OFFICE DEPOT	5/13/2019	\$	76.81	CT OFFICE SUPPLIES
OFFICE DEPOT	6/25/2019	\$	26.47	FD OFFICE SUPPLIES
OFFICE DEPOT	6/25/2019	\$	9.99	FD OFFICE SUPPLIES
PEWAUKEE, VILLAGE OF	7/3/2019	\$	5,337.94	CT PARK & REC MONTHLY SPLIT
PEWAUKEE, VILLAGE OF	7/8/2019	\$	14,745.85	CT JUN 19 EMS COLLECTIONS
POMP'S TIRE SERVICE, INC.	6/25/2019	\$	467.00	FD TIRE SRVCE LADDER TRK 2871
PREMIER FLOOR COATING SOLUTIONS	6/17/2019	\$	5,934.00	P&R EPOXY FLOOR INSTALL SOCCER
PREMIUM WATERS, INC	6/14/2019	\$	53.25	HWY DRINKING WATER
PREMIUM WATERS, INC	5/31/2019	\$	198.25	HWY DRINKING WATER
PREMIUM WATERS, INC	4/18/2019	\$	45.00	HWY DRINKING WATER
PROHEALTH CARE MEDICAL ASSOCIATES	6/3/2019	\$	279.00	HR MAY FIRE EXAMS
PROHEALTH CARE MEDICAL ASSOCIATES	6/3/2019	\$	553.00	HR FIRE EXAMS
PUBLIC SERVICE COMMISSION OF WI	6/18/2019	\$	175.22	SW PSC DIRECT ASSESSMENT
REINDERS, INC.	5/29/2019	\$	40.18	HWY METAL STAPLES
REINDERS, INC.	6/5/2019	\$	683.95	P&R LAWN TRIMMERS
RIPPLINGER, BRIAN	7/5/2019	\$	295.00	CT PACKERS CRIME CARDS
ROGACZEWSKI, TOM	6/4/2019	\$	134.39	HWY SAFETY SHOE REIMB
ROMENS PLUMBING LLC	4/12/2019	\$	400.00	CT CROSS CONN CNTRL TSTING
ROMENS, RANDY	7/1/2019	\$	244.18	BLD MILEAGE REIMBURSEMENT
ROTROFF JEANSON & CO.	6/5/2019	\$	10,045.00	CT INTEREIM AUDIT WORK 2018
ROTROFF JEANSON & CO.	6/5/2019	\$	3,998.00	SW WORK ON AUDIT 2018
ROTROFF JEANSON & CO.	6/5/2019	\$	3,998.00	SW WORK ON AUDIT 2018
RUEKERT & MIELKE, INC.	6/12/2019	\$	268.00	SW WATER RATE APPLICATION
RUEKERT & MIELKE, INC.	6/12/2019	\$	3,692.24	SW SWR TRTMNT FACILITY CAP VAL
RUEKERT & MIELKE, INC.	6/12/2019	\$	517.00	SW WELL 1 RADIUM REMEDIATION
RUEKERT & MIELKE, INC.	6/12/2019	\$	4,600.95	SW WATER UTIL REPAIR WISPAK
RUEKERT & MIELKE, INC.	6/12/2019	\$	1,261.10	ENG 26-10084 CUSTR REVIEW
RUEKERT & MIELKE, INC.	6/12/2019	\$	453.25	ENG 26-10083 CUSTR REVIEW
RUEKERT & MIELKE, INC.	6/12/2019	\$	421.75	ENG 26-10086 CUSTR REVIEW
RUEKERT & MIELKE, INC.	6/12/2019	\$	403.00	ENG 26-10085 CUSTR REVIEW
RUEKERT & MIELKE, INC.	6/12/2019	\$	62.00	ENG 26-10078 CUSTR REVIEW
RUEKERT & MIELKE, INC.	6/12/2019	\$	124.00	ENG 26-10078 CONSTR REVIEW
RUEKERT & MIELKE, INC.	6/12/2019	\$	7,521.47	ENG 26-10046 DESIGN
RUEKERT & MIELKE, INC.	6/12/2019	\$	1,131.13	ENG 26-10019 ADDITION
RUEKERT & MIELKE, INC.	6/12/2019	\$	424.21	ENG 26-10082 EROSION CONTROL
RUEKERT & MIELKE, INC.	6/12/2019	\$	486.16	ENG EROSION CONTROL
RUEKERT & MIELKE, INC.	6/12/2019	\$	95.20	ENG 26-10088 EROSION CONTROL
RUSS'S MULCH & TOPSOIL	6/6/2019	\$	210.00	P&R MULCH
RUSS'S MULCH & TOPSOIL	6/5/2019	\$	210.00	P&R MULCH
RUSS'S MULCH & TOPSOIL	6/10/2019	\$	450.00	P&R MULCH
SAFETY-KLEEN CORP	6/4/2019	\$	200.00	HWY PARTS WASHER SOLVENT
SCHLOSSMANN'S DODGE CITY	6/21/2019	\$	218.50	ASR AUTO REPAIR
SCHOOL DISTRICT MENOMONEE FALLS	6/13/2019	\$	385.00	P&R JAPANESE GARDENS CLASS
SHAWNS DEER PICK UP	5/1/2019	\$	364.00	HWY DEER REMOVAL
SOFT WATER, INC.	5/31/2019	\$	22.50	CT SOLAR SALT
SOFT WATER, INC.	5/31/2019	\$	52.50	CT SOLAR SALT

SOFT WATER, INC.	6/28/2019	\$	30.00	FD SOLAR SALT WATER SOFTNER
ST. LAWRENCE EQUIPMENT	5/28/2019	\$	590.70	HWY AIR & FUEL FILTERS-TRCTOR
STAFFORD ROSENBAUM ATTORNEYS LLP	6/10/2019	\$	49.50	CT LEGAL SVCS - AUDIT
STARK PAVEMENT CORP SUSSEX	6/20/2019	\$	16,349.47	ENG FIVE FIELDS PROJ FINAL PMT
STEVENS, MATTHEW	5/30/2019	\$	109.20	CT APWA SNOW CONFERENCE
TARCZEWSKI, KELLY	6/27/2019	\$	369.68	CT MILEAGE
TARCZEWSKI, KELLY	6/6/2019	\$	75.70	CT REIMB TOWELS,SUGAR,SPOONS
TEBEEST, SCOTT	6/17/2019	\$	200.00	CT REPAR PNTON ON POLICE BOAT
US CELLULAR	6/2/2019	\$	133.45	P&R PHONE CHARGES
VERIZON	6/12/2019	\$	256.15	FD CELL PHONES
VERIZON	6/12/2019	\$	33.07	FD CELL PHONES
VERIZON	6/1/2019	\$	211.95	SW WATER & SEWER PHONE BILL
VERIZON	6/1/2019	\$	211.95	SW WATER & SEWER PHONE BILL
VISU-SEWER	6/1/2019	\$	79,187.13	SW SANIT SEWER CLNG CONTRACT
VISU-SEWER	6/1/2019	\$	79,187.13	SW SANIT SEWER CLNG CONTRACT
WACHTEL TREE SCIENCE	6/7/2019	\$	205.00	SW CONIFER FUNGICIDE RND 1
WACHTEL TREE SCIENCE	6/7/2019	\$	205.00	SW CONIFER FUNGICIDE RND 1
WATER REMEDIATION TECHNOLOGY	7/1/2019	\$	3,478.91	SW BASE TREATMENT CHARGE
WAUKESHA CO TECHNICAL COLLEGE	6/26/2019	\$	53.89	FD EVERT DANIEL DRIVER PUMPER
WAUKESHA COUNTY CLERK	6/20/2019	\$	33.00	CT 2019 PUBLIC DIRECTORY
WAUKESHA COUNTY TREASURER	6/10/2019	\$	214,181.67	CT MUNICIPAL PATROL
WAUKESHA COUNTY TREASURER	6/10/2019	\$	136.08	CT INMATE BILLING
WAUKESHA COUNTY TREASURER	5/22/2019	\$	11,688.06	CT MUN PATROL BDGT AMEND
WAUKESHA COUNTY TREASURER	6/4/2019	\$	6,148.80	CT TAX BILLING QTR 1 & 2
WAUKESHA COUNTY TREASURER	6/25/2019	\$	385.00	P&R LEARN TO SKATE NAGAWAUKEE
WAUKESHA LIME & STONE CO.	5/23/2019	\$	717.85	HWY 3/4" TB
WAUKESHA LIME & STONE CO.	6/6/2019	\$	1,068.14	HWY 3/4" TB-1//2 MINUS CRUSH R
WAUKESHA LIME & STONE CO.	5/30/2019	\$	861.37	HWY 3/4" TB
WAUKESHA LIME & STONE CO.	6/13/2019	\$	263.01	HWY 1/2" MINUS CRUSHED RAP
WAUKESHA PEWAUKEE CVB	6/27/2019	\$	91,250.00	CT 3RD QTR 2019
WAUKESHA STATE BANK	6/24/2019	\$	142.10	CT 2018 PROP TAX INV PROCESSIN
WE ENERGIES	6/4/2019	\$	20.89	P&R MAY GAS SERVICE
WE ENERGIES	6/20/2019	\$	17.90	P&R ELECTRICTY FLG LIGHT VL PK
WESTERN CULVERT & SUPPLY	6/4/2019	\$	363.00	HWY CMPA 1 PIECE
WESTERN CULVERT & SUPPLY	6/13/2019	\$	1,181.40	HWY CMPA AND FLARED END SCTNS
WI ASSOCIATION OF ASSESSING OFFICERS	6/6/2019	\$	50.00	ASR WAAO QUARTERLY MEETING
WILL ENTERPRISES	5/16/2019	\$	922.40	P&R STAFF SHIRTS
WISCONSIN DEPARTMENT OF TRANSPORTATION	6/4/2019	\$	350.21	SW WI DOT
WISCONSIN DEPARTMENT OF TRANSPORTATION	6/4/2019	\$	25.50	SW DOT
WISCONSIN LEGAL BLANK	6/19/2019	\$	127.50	CT BOAT LAUNCH ENVELOPES
WISCONSIN SECTION AWWA	6/12/2019	\$	99.00	SW 2019 MANAGEMENT SEMINAR
WISCONSIN STEAM CLEANER	6/20/2019	\$	983.49	SW WI STEAM CLEANER

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.5.**

DATE: July 15, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of Bartender Licenses

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Bartender Licenses 7-15-2019

<u>Individual Name</u>	<u>Establishment Name</u>	<u>Type</u>
Bain, Monica J	Loft & Chapel	Renewal
Basterash, Duane L	Andrea's	New
Basterash, Melinda A	Andrea's	Renewal
Barden, Mary E	The Beer Depot	Renewal
Becker, Emily J	Five O'Clock Club	Renewal
Benson, John M	Curlys Waterfront	Renewal
Boehnen, Nicole A	Wonderland Tap	Renewal
Buroker Cheryl	Boomers & Andreas	Renewal
Callahan, Luke S	Thunder Bay Grille	New
Carle, Morgan E	Pewaukee Golf Club	New
Crawford, Cheyenne R	Marriott GE Healthcare	Renewal
Felda, Rachael A	Point Burger Bar	New
Gonzales, Stacy L	Battlehouse	Renewal
Grabowski, James M	Winnebeergo	Renewal
Grabowski, Mark J	Winnebeergo	Renewal
Hausman, Nicholas M	Point Burger Bar	Renewal
Heck-Picard, Erin C	Gina's Sports Dock	Renewal
Heidenreich, Ronald A	Smokeys Mucky Bait & Tackle	Renewal
Holub, Veronica J	Wonderland Tap	Renewal
Kallas, Leah M	Andres Red Rooster	Renewal
Keskinen, Janice S	Doc's Dry Dock	New
Koput, Natasha M	Andrea's Red Rooster	Renewal
Kriese, Margaret M	Andrea's Red Rooster	Renewal

Bartender License List**Meeting Date: July 15, 2019**

Lundgren, Caroline S	Boomers	Renewal
Mantz, Michelle L	Milwaukee Marriott West	Renewal
Melby, Jorie L	5 O'clock Club	Renewal
Napgezek, Morgan L	Mugshotz	New
Novara, Leslie A	Machine Shed	Renewal
Paetzke, Eric A	Point Burger Bar	Renewal
Palmersheim Steven D	Machine Shed	Renewal
Reinke, Ashley A	Boomers	Renewal
Rhodes, Gina M	Gina's Sportsdock	Renewal
Rose, Michael J	Edgewater	Renewal
Smith, Meghan A	Edgewater	Renewal
Steckmann, Janet L	Doc's Dry Dock	Renewal
Tyler, Coleen N	Point Burger Bar	Renewal
Valentine, Rachel L	Thunder Bay	New
Valerio- Peeples, Franzconschelle	Point Burger Bar	New
Waite, Tharon A	Thunder Bay	Renewal
Ward, Patrick J	Point Burger Bar	New
Youngbauer, Steve J	Milwaukee Marriott West	Renewal

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.6.**

DATE: July 15, 2019

DEPARTMENT: PW - Engineering

PROVIDED BY: Jeffrey Weigel, PE Public Works Director & City Engineer

SUBJECT:

Approval of a \$25,000 Cash Escrow Agreement for the Woodleaf Reserve Addition No. 2 to Replace the Expiring \$60,500 Letter of Credit

BACKGROUND:

Developments post a letter of credit equal to the amount of public infrastructure to be constructed and dedicated to the City pursuant to the development agreement. The third phase of Woodleaf Reserve (Addition No. 2) has been completed through the final phase of asphalt as of July 10, 2019. The development agreement requires a 1-year warranty and security during that warranty, typically \$10,000. As in the past, Woodleaf prefers to substitute a cash deposit in place of the letter of credit, and the City Attorney requires a Cash Deposit Agreement attendant with the cash deposit or escrow.

In this case, we are recommending a cash deposit of \$25,000 to cover the typical \$10,000 for the paving, along with \$15,000 for the repair of a detention pond. Once the detention pond is repaired this fall, we would request the Council to approve a reduction to the \$10,000.

Attached is a draft of the cash deposit agreement that was prepared by the City Attorney and subsequently by the Common Council for Woodleaf Reserve Addition No. 2. Woodleaf will prepare the draft for Addition No. 3 for City Attorney and City Engineer review. The request for approval of the Common Council July 15, 2019 would be contingent upon the approval of the final form of the cash deposit agreement by the City Attorney and Engineer. Same action would recognize the reduction of the amount of the surety from \$60,500 to \$25,000.

FINANCIAL IMPACT:

No direct impact as all costs are the developer's costs.

RECOMMENDED MOTION:

The Common Council approves the reduction of the Woodleaf Reserve Addition No. 2 letter of credit/security amount from \$60,500 to \$25,000; and approves the replacement of the letter of credit with a \$25,000 cash deposit with the City, contingent upon the approval of the form of the cash deposit agreement by the City Attorney and City Engineer.

ATTACHMENTS:

Description

Draft Cash Deposit (escrow) from Addition No. 2

**ESCROW AGREEMENT
GUARANTEEING PUBLIC IMPROVEMENTS IN
THE WOODLEAF RESERVE ADDITION #1 SUBDIVISION
TO THE CITY OF PEWAUKEE**

THIS AGREEMENT is made and entered into this ____ day of _____, 20__ by and between Pewaukee Sunder Fields LLC, hereinafter referred to as “Developer” and the City of Pewaukee.

WITNESSETH:

WHEREAS, Developer has entered into an agreement for the development of the Woodleaf Reserve Addition #1 subdivision in the City of Pewaukee, including public improvements as required by the City Code and the Developer’s Agreement entered into on June 10, 2013, further amended by a First Amendment entered into on September 8, 2015 (collectively call “Developer’s Agreement), by the City and Developer; and,

WHEREAS, the public improvements required by the Developer’s Agreement have been completed,

WHEREAS, the Developer’s Agreement requires that upon completion and dedication of the public improvements to the City and the acceptance by the City of the public improvements, the Developer must provide a letter of credit to guaranty the public improvements for one (1) year from date of acceptance, which is November 6, 2017; and,

WHEREAS, Developer is willing to provide cash escrow and the City is willing to accept cash in lieu of the letter of credit required by the Developer’s Agreement to guaranty the public improvements for one (1) year from date of acceptance.

NOW THEREFORE, the parties agree as follows:

1. Developer shall deposit the sum of Ten Thousand (\$10,000.00) Dollars with the City to provide the necessary funds to make repairs should the public improvements completed in the Woodleaf Reserve Addition #1 subdivision need them during the warranty period as required by the Developer’s Agreement.
2. The City shall not draw funds from the escrow account until after five (5) days prior written notice of the reason for withdraw has been provided to Developer. Upon withdrawal of funds by the City, the City shall provide Developer with a written statement regarding the amount withdrawn.
3. The escrow account shall remain open during the one (1) year guaranty period and upon expiration all remaining funds shall be returned to Developer, without interest.

4. Addresses to which written notices shall be sent:

City of Pewaukee
City Clerk
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

Pewaukee Sunder Fields LLC
710 N. Plankinton Ave., Ste. 1000
Milwaukee, WI 53203
Attention: James W. Doering

City of Pewaukee

Pewaukee Sunder Fields LLC
By: Towne Realty, Inc., sole member

Date _____

Date _____

Name, Title

James W. Doering
Director of Development &
Acquisitions
Authorized Agent

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 4.**

DATE: July 15, 2019

DEPARTMENT: Employee Services

PROVIDED BY: Kelley Woldanski

SUBJECT:

Discussion and Possible Action to Concur with the Recommendation from the Employee Services Committee (July 9, 2019) to Approve the Vacation Policy Revision as Proposed [Woldanski]

BACKGROUND:

The vacation policy is being proposed to change due to an inequity that arose between employees as the result of a recruitment technique that started in 2018. Please see the attached DRAFT Memo to employees for details regarding the situation.

Attached is a copy of the current policy as well as the proposed policy to account for this issue. The major change is highlighted in yellow on the proposed policy; we also propose to remove the statement that new employees cannot use vacation within the first 6 months of hire as that is not being practiced currently; lastly, after researching vacation accrual times on the US Bureau of Labor Statistics, we propose to move the years of service up one year allowing employees to move to the next accrual rate a year earlier for 3-5 week accruals.

There are other items of this vacation policy that will need to be reviewed in more detail as part of the entire Handbook Revision which is scheduled to occur this year however this issue needed to be dealt with as soon as it was discovered as it has implications on current staff members.

FINANCIAL IMPACT:

The proposed change to the vacation policy would essentially be budget neutral.

RECOMMENDED MOTION:

ATTACHMENTS:

Description

DRAFT Memo to employees

Current Vacation Policy

Proposed Vacation Policy



EMPLOYEE SERVICES DEPARTMENT
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-6028
Confidential Fax (262) 691-6009
woldanski@pewaukee.wi.us

TO: All Employees
FROM: Employee Services
DATE:
RE: Vacation Policy Revision

The vacation policy was proposed to change due to an inequity that arose between employees as the result of a recruitment technique that was approved by the Mayor in late 2018. While doing several searches for open positions in 2018 and even a couple years prior, it was becoming increasingly difficult to bring on staff with many years of experience because our current vacation policy stated new hires had to start at 2 weeks. Because of this we lost qualified candidates for certain positions. Therefore approval was sought from the Mayor to allow for 3 weeks of vacation to be made available to potential candidates who had 10 years or more of directly related experience.

Once approved by the Mayor, Human Resources (at that time) felt it was appropriate to audit employees hired within the last 5 years and afford them the same opportunity if they had the 10 or more years of directly related experience before they were hired by the City. Therefore several employees who met this criteria were moved to the 3 week vacation rate as of January 1, 2019.

An issue arose however when it was not stated what milestones those employees would follow after being afforded the 3 week vacation rate. Because clear direction was not given to payroll for processing, the previous milestone procedure was followed; that is, at each milestone an employee would add another week of vacation until they reach the maximum of 5 weeks. Administration had no expectation that they would be on an accelerated accrual rate for vacation; the milestone rates should have been computed as years serving the City.

This practice has created inequity among employees who have been here longer than 5 years and were not afforded the same vacation increase. While it was not the intention of this recruitment technique to move new employees along the vacation accrual track faster than others, it was interpreted that way. Because of the inequity it creates and because it was not clearly stated what should happen at each milestone, the Employee Services Committee reviewed the information along with the current policy and recommended to the Common Council that it be changed, which was approved.

The attached policy is now the current policy and the Employee Handbook will be revised to include it. Therefore, as of today, this is the policy to follow for vacation accrual.

entitled to the floating holiday benefit after one year of employment. Benefited part-time employees will be paid on a pro-rated basis.

B. **VACATION**

1. Benefited employees shall be entitled to paid vacation. Benefited part-time employees shall be paid vacation on a pro-rated basis. The vacation schedule is as follows –
 - a. First 5 years of employment – 2 weeks (80 hours)
 - b. 6 through 12 years – 3 weeks (120 hours)
 - c. 13 through 19 years – 4 weeks (160 hours)
 - d. 20 or more years – 5 weeks (200 hours)

Vacation is earned bi-weekly on the following hourly basis:

<u>Years of Service</u>	<u>Full-Time</u>	<u>Part-Time</u>		
		<u>85%</u>	<u>80%</u>	<u>75%</u>
First Five	3.08	2.62	2.46	2.31
Six to Twelve	4.62	3.93	3.69	3.46
Thirteen to Nineteen	6.15	5.23	4.92	4.62
Twenty	7.69	6.54	6.15	5.77

2. Vacation may not be taken until earned nor shall vacation be advanced. If you leave the employ of the City, and at a later date return to the employ of the City, you will forfeit all prior years of service toward accumulation of vacation.
3. New employees may not take vacation until completion of the first 6 full calendar months of employment.
4. Regular non-benefited part-time employees who become full-time benefited shall be credited for hours worked as a part-time employee in calculating years of service. Conversion will be based on dividing total hours worked as a part-time employee by 174 to arrive at the number of months that will be credited to years of employment.
5. For employees hired prior to January 1, 2015, unused vacation, at any time during the calendar year, may not be accumulated beyond 150% percent of the vacation to which an employee is entitled to earn in a single calendar year. For employees hired on January 1, 2015 or after, unused vacation, at any time during the calendar year, may not be accumulated beyond 100% percent of the vacation to which an employee is entitled to earn in a single calendar year. Any such vacation accumulated in excess of the days set forth in this subsection shall be forfeited by you and shall not be compensated for in any other manner.

The maximum number of accumulated hours of vacation to be carried over to the next calendar year is as follows for employees hired **prior** to 1/1/2015:

<u>Years of Service</u>	<u>Full-Time</u>	<u>Part-Time</u>	
		<u>85%</u>	<u>80%</u>
First Five	120	102	96
Six to Twelve	180	153	144
Thirteen to Nineteen	240	204	192
Twenty	300	255	240

The maximum number of accumulated hours of vacation to be carried over to the next calendar year is as follows for employees hired **on or after** 1/1/2015:

<u>Years of Service</u>	<u>Full-Time</u>	<u>Part-Time</u>	
		<u>85%</u>	<u>80%</u>
First Five	80	68	64
Six to Twelve	120	102	96
Thirteen to Nineteen	160	136	128
Twenty	200	170	160

6. All vacation shall be requested by you and granted at the discretion of the Department Head or City Administrator at times they deem would not interfere with the efficient operations of the Department and City offices. Department Heads will keep track of all individual vacation within their department and report vacation use to the Human Resources Department with the submission of payroll.

C. FAMILY AND MEDICAL LEAVE

1. **Statement of Policy.** This policy outlines the provisions of the federal and Wisconsin Family and Medical Leave Acts (FMLA) and the rights and obligations of employees and the City. Should this policy conflict in any way with the applicable Wisconsin or federal law, the provisions of the applicable law shall control. As required by federal law, the Department of Labor's summary of the federal law follows the City's FMLA policy.
 - a. The City administers this FMLA policy on a calendar year basis, except for military caregiver leave.
 - b. Definitions of terms, such as "serious health condition," "child," "parent," "spouse," and "domestic partner," are applied pursuant to the applicable Wisconsin or federal law.
 - c. Both Wisconsin and federal family and medical leave will run concurrently with each other and concurrently with any other leave which is available to you under the City's policies or collective bargaining agreements, as well as under federal or Wisconsin law, including worker's compensation.
 - d. Leave taken under this FMLA Policy will not be used against you in any employment decision, including attendance assessment, the determination of wage increases, promotions or disciplinary action.
2. **Eligibility for Leave.**
 - a. Wisconsin - You are eligible for Wisconsin family or medical leave if you have worked at least 52 consecutive weeks and have worked at least 1,000 hours (paid leave counts) in the 12 month period prior to the time leave begins.
 - b. Federal - You will be eligible for federal family and medical leave if you have worked for at least 12 months (not necessarily consecutive) and have worked 1,250 hours (only actual hours worked counts) in the 12 month period immediately prior to the time leave begins.
3. **Amount of Leave Available.**
 - a. Wisconsin FMLA.
 - i. Up to 6 weeks for the birth or adoption of a child, to begin within 16 weeks of the birth or placement (no more than one 6 week period per child).
 - ii. Up to 2 weeks to care for a child, spouse, domestic partner, or parent (including parents of your spouse or domestic partner) with a serious health condition.
 - iii. Up to 2 weeks for your own serious health condition.
 - b. Federal FMLA.
 - i. Up to 12 weeks of leave for:
 - 1) The birth of a child and to care for the newborn within one year of birth (no more than one 12 week period per child).
 - 2) The placement of a child for adoption or foster care and to care for the newly placed child within one year of placement (no more than one 12-week period per child);
 - 3) To care for your spouse, child, or parent who has a serious health condition;
 - 4) A serious health condition that makes you unable to perform the essential functions of your job.
 - ii. Military Caregiver Leave. Unpaid leave of up to 26 weeks under federal law may be taken by you to care for your parent, spouse, child or next of kin who is a covered service

B. VACATION

1. Benefited employees shall be entitled to paid vacation. Benefited part-time employees shall be paid vacation on a pro-rated basis. The vacation schedule is as follows –
 - a. First 5 years of employment – 2 weeks (80 hours)
 - b. 6 through 11 years – 3 weeks (120 hours)
 - c. 12 through 18 years – 4 weeks (160 hours)
 - d. 19 or more years – 5 weeks (200 hours)

Vacation is earned bi-weekly on the following hourly basis:

Years of Service	Full-Time	Part-Time		
		85%	80%	75%
First Five	3.08	2.62	2.46	2.31
Six to Eleven	4.62	3.93	3.69	3.46
Twelve to Eighteen	6.15	5.23	4.92	4.62
Nineteen	7.69	6.54	6.15	5.77

2. Effective January 1, 2019, as a recruitment technique, new hires can be started at the 3 week accrual rate should they have 10 years or more of directly related experience for the position they seek to hold within the City. However, the same number of service years within the City will need to be reached before getting to the next level of accrual rate (i.e., a new hire starting at 3 weeks will move to the 4 week accrual rate at day 1 of year 12 and the 5 week accrual rate at day 1 of year 19).
3. Vacation may not be taken until earned nor shall vacation be advanced. If you leave the employ of the City, and at a later date return to the employ of the City, you will forfeit all prior years of service toward accumulation of vacation.
4. Regular non-benefited part-time employees who become full-time benefited shall be credited for hours worked as a part-time employee in calculating years of service. Conversion will be based on dividing total hours worked as a part-time employee by 174 to arrive at the number of months that will be credited to years of employment.
5. For employees hired prior to January 1, 2015, unused vacation, at any time during the calendar year, may not be accumulated beyond 150% percent of the vacation to which an employee is entitled to earn in a single calendar year. For employees hired on January 1, 2015 or after, unused vacation, at any time during the calendar year, may not be accumulated beyond 100% percent of the vacation to which an employee is entitled to earn in a single calendar year. Any such vacation accumulated in excess of the days set forth in this subsection shall be forfeited by you and shall not be compensated for in any other manner.

The maximum number of accumulated hours of vacation to be carried over to the next calendar year is as follows for employees hired **prior** to 1/1/2015:

Years of Service	Full-Time	Part-Time	
		85%	80%
First Five	120	102	96
Six to Twelve	180	153	144
Thirteen to Nineteen	240	204	192
Twenty	300	255	240

The maximum number of accumulated hours of vacation to be carried over to the next calendar year is as follows for employees hired **on or after** 1/1/2015:

Years of Service	Full-Time	Part-Time	
		85%	80%
<u>First Five</u>	80	68	64
<u>Six to Twelve</u>	120	102	96
<u>Thirteen to Nineteen</u>	160	136	128
<u>Twenty</u>	200	170	160

6. All vacation shall be requested by you and granted at the discretion of the Department Head or City Administrator at times they deem would not interfere with the efficient operations of the Department and City offices. Department Heads will keep track of all individual vacation within their department and report vacation use to the Human Resources Department with the submission of payroll.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 5.**

DATE: July 15, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Concur with the Plan Commission (June 20, 2019) and Approve the Outdoor Entertainment Permit for Boomer's [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Boomers Application

Boomers Draft Permit

2019 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

FILING DEADLINE IS MAY 3rd, 2019

ANNUAL FEE: \$30

Boomer Sports Pub + Grill
Name of Business
N29 W24483 Hwy in Pewaukee
Address of Business PWC 0922987001
Tyler Paschke
Contact Person / Agent for the Business
Tyler Paschke
Owner of the Property

Property Zoned
W24483 Hwy in Pewaukee WI 53072
City Zip
(262) 391-6000
Phone Number
(262) 391-6000
Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2:30 am	11am - 2:30 am

List Proposed Start to Finish Times on Each of the Days

(Please mark "N/A" if not applicable)

SPORTS RELATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
outdoor volleyball n/a	outdoor volleyball 10am - 10pm	outdoor volleyball 11am - 10pm	outdoor volleyball 11am - 10pm	outdoor volleyball 11am - 10pm	outdoor volleyball 11am - 10:30pm	outdoor volleyball 11am - 10:30pm

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

OTHER

(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am - 8pm	11am 10pm	11am - 10pm	11am 10pm	11am 10pm	11am 10:30pm	11am 10:30pm

TYPE OF AREA				
☒ DECK	☐ PATIO	☐ GARDEN	☐ DESIGNATED SMOKING AREA	☐ OTHER
Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area
Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity

TYPE OF MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am 8pm	11am 10pm	11am 10pm	11am 10pm	11am 10pm	11am 11pm	11am 11pm
☒ Recorded ☒ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☐ Unamplified

Sound: Please list how many speakers you will have and on your site plan indicate where they will be located and where the sound is directed.

1 or 2 speakers out door Volley Ball area

Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

8 LED Volley Ball Lights

The following items MUST accompany this application:

- ☒ **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.
- ☒ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.
- ☒ **BUILDING PLAN OF OPERATION**

If you have any questions about this process, please contact the Community Development Director Nick Fuchs, during his regular office hours of Monday through Friday 8:00 a.m. to 4:30 p.m. at (262) 691-0770.



OUTDOOR ENTERTAINMENT PERMIT

VALID FROM JULY 16, 2019 THROUGH JUNE 30, 2020

BOOMERS SPORTS BAR & GRILL N29 W24483 WATERTOWN ROAD PEWAUKEE, WI 53072

In accordance with City of Pewaukee Ordinance Section 11.02 an outdoor entertainment permit has been issued for the following activities:

VOLLEYBALL						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – 9 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10:30 p.m.	11 a.m. – 10:30 p.m.

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – 8 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10:30 p.m.	11 a.m. – 10:30 p.m.

MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – 8 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 11 p.m.	11 a.m. – 11 p.m.

Given under my hand and the corporate seal of the City of Pewaukee, County of Waukesha, State of Wisconsin, this 16th day of July, 2019.

Kelly Tarczewski – Clerk/Treasurer

NOTICE OF CHANGES FOR BOOMERS

VOLLEYBALL

Boomers added Volleyball to Saturdays and Sundays again. The last time it was on their permit was the 2017 – 2018 season. They also have an early start time for volleyball, last year they started at 6:00 p.m. On Fridays they asked to increase the time from 10:00 p.m. to 10:30 p.m.

DINING / DRINKING:

Time reduced on Thursday from 11:00 p.m. to 10:00 p.m., and on Friday & Saturday from 11:00 p.m. to 10:30 p.m.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 6.**

DATE: July 15, 2019

DEPARTMENT: Administration

PROVIDED BY: Nick Fuchs

SUBJECT:

Discussion and Possible Action Regarding **Ordinance 19-16** (*Second Reading*) to Rezone the Property Located at W220 N1051 Springdale Road (PWC 0961-998) From A-2 Agricultural and UC Upland Conservancy to M-6 Mixed Industrial, UC Upland Conservancy & LC Lowland Conservancy for the Purpose of Building an Office and Light Manufacturing Building as Requested by Becker Springdale LLC (Property Owner) and Briohn Building Corporation (Applicant) [Fuchs]

BACKGROUND:

At their January 17, 2019 meeting the Plan Commission recommended approval of the subject rezoning request. At that meeting, the Plan Commission also approved the building and site plans for the development; however, the applicant later revised the building and potential future building additions to remove the project from the boundaries of the Southeastern Wisconsin Regional Planning Commission Primary Environmental Corridor.

At its June 20th meeting, the Plan Commission approved the revised site and building plans, subject to the staff recommended conditions of approval. Accordingly, the rezoning request is now being forwarded for Common Council review.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to approve the rezoning request for Becker Springdale LLC (Property Owner) and Briohn Building Corporation (Applicant) to Rezone Property Located at W220 N1051 Springdale Road From A-2 Agricultural and UC Upland Conservancy to M-6 Mixed Industrial, UC Upland Conservancy & LC Lowland Conservancy for the Purpose of Building an Office and Light Manufacturing Building.

ATTACHMENTS:

Description

Rezoning Petition

Ordinance 19-16

Rezoning Map

Staff Report 1-17-2019

Staff Report 6-20-19

CITY OF PEWAUKEE

STATE OF WISCONSIN

WAUKESHA COUNTY

- NOTICE OF ZONING MAP AMENDMENT PUBLIC HEARING -

**PLEASE TAKE NOTICE THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF:
BECKER SPRINGDALE, LLC TO REZONE FROM: A-2 AGRICULTURAL & UC UPLAND
CONSERVANCY TO: M-6 MIXED INDUSTRIAL, UC UPLAND CONSERVANCY & LC LOWLAND
CONSERVANCY**

THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:

Legal description of the property to be rezoned:

Legal Description of the Land to be Rezoned from UC to LC:

All that part of the Northwest Quarter (NW 1/4) and Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of said Northeast Quarter (NE 1/4); thence South 00°51'23" East along the east line of said Northeast Quarter (NE 1/4) and the centerline of Springdale Road (CTH SR), 216.52 feet; thence North 89°23'54" West, 50.02 feet to the west right-of-way line of Springdale Road (CTH SR) and the place of beginning of the land hereinafter to be described; thence South 00°51'23" East along said west right-of-way line, 288.56 feet; thence South 51°49'44" West, 18.87 feet; thence South 65°45'13" West, 31.94 feet; thence South 80°58'02" West, 44.02 feet; thence South 54°59'02" West, 38.71 feet; thence South 69°43'15" West, 36.78 feet; thence South 60°16'56" West, 52.99 feet; thence South 42°57'40" West, 49.86 feet; thence South 05°14'23" East, 34.01 feet; thence South 42°18'07" West, 62.82 feet; thence South 15°18'37" West, 33.58 feet; thence South 20°40'14" West, 50.34 feet; thence South 34°51'26" West, 49.44 feet; thence South 16°37'18" West, 16.84 feet; thence North 80°44'08" West, 57.27 feet; thence South 74°13'53" West, 33.97 feet; thence North 70°09'39" West, 14.64 feet; thence North 33°22'56" West, 36.58 feet; thence North 51°47'41" West, 49.25 feet; thence North 67°32'08" West, 79.63 feet; thence North 82°44'33" West, 41.61 feet; thence North 78°37'41" West, 63.08 feet; thence North 42°28'28" West, 27.48 feet; thence North 64°02'00" West, 36.07 feet; thence North 82°44'23" West, 48.75 feet; thence North 46°38'20" West, 66.07 feet; thence North 82°59'34" West, 78.81 feet; thence South 72°59'45" West, 34.20 feet; thence South 53°17'45" West, 63.56 feet; thence South 72°44'50" West, 43.33 feet; thence South 66°36'27" West, 78.43 feet; thence South 39°33'34" West, 21.30 feet; thence South 67°51'12" West, 45.83 feet; thence South 82°42'21" West, 55.17 feet; thence South 86°52'01" West, 29.40 feet; thence North 73°25'28" West, 55.51 feet; thence North 83°54'30" West, 37.38 feet; thence North 88°07'08" West, 42.22 feet; thence South 61°08'10" West, 46.62 feet; thence North 39°32'11" West, 57.72 feet; thence North 65°17'09" West, 46.61 feet; thence North 89°05'16" West, 15.16 feet; thence North 01°04'42" West, 600.78 feet; thence South 60°50'48" East, 55.44 feet; thence North 69°58'34" East, 79.61 feet; thence North 42°41'16" East, 58.94 feet; thence North 13°13'11" East, 21.38 feet; thence South 89°23'54" East, 291.80 feet; thence South 59°08'02" East, 310.42 feet; thence South 89°23'54" East, 782.14 feet to the place of beginning. Containing 839,562 square feet (19.2737 acres).

Legal Description of the Land to be Rezoned from A-2 to M-2:

All that part of the Northwest Quarter (NW 1/4) and Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of said Northeast Quarter (NE 1/4); thence South 00°51'23" East along the east line of said Northeast Quarter (NE 1/4) and the centerline of Springdale Road (CTH SR), 216.52 feet; thence North 89°23'54" West, 50.02 feet to the west right-of-way line of Springdale Road (CTH SR); thence South 00°51'23" East along said west right-of-way line, 288.56 feet to the place of beginning of the land hereinafter to be described; thence South 51°49'44" West, 18.87 feet; thence South 65°45'13" West, 31.94 feet; thence South 80°58'02" West, 44.02 feet; thence South 54°59'02" West, 38.71 feet; thence South 69°43'15" West, 36.78 feet; thence South 60°16'56" West, 52.99 feet; thence South 42°57'40" West, 49.86 feet; thence South 05°14'23" East, 34.01 feet; thence South 42°18'07" West, 62.82 feet; thence South 15°18'37" West, 33.58 feet;

thence South 20°40'14" West, 50.34 feet; thence South 34°51'26" West, 49.44 feet; thence South 16°37'18" West, 16.84 feet; thence North 80°44'08" West, 57.27 feet; thence South 74°13'53" West, 33.97 feet; thence North 70°09'39" West, 14.64 feet; thence North 33°22'56" West, 36.58 feet; thence North 51°47'41" West, 49.25 feet; thence North 67°32'08" West, 79.63 feet; thence North 82°44'33" West, 41.61 feet; thence North 78°37'41" West, 63.08 feet; thence North 42°28'28" West, 27.48 feet; thence North 64°02'00" West, 36.07 feet; thence North 82°44'23" West, 48.75 feet; thence North 46°38'20" West, 66.07 feet; thence North 82°59'34" West, 78.81 feet; thence South 72°59'45" West, 34.20 feet; thence South 53°17'45" West, 63.56 feet; thence South 72°44'50" West, 43.33 feet; thence South 66°36'27" West, 78.43 feet; thence South 39°33'34" West, 21.30 feet; thence South 67°51'12" West, 45.83 feet; thence South 82°42'21" West, 55.17 feet; thence South 86°52'01" West, 29.40 feet; thence North 73°25'28" West, 55.51 feet; thence North 83°54'30" West, 37.38 feet; thence North 88°07'08" West, 42.22 feet; thence South 61°08'10" West, 46.62 feet; thence North 39°32'11" West, 57.72 feet; thence North 65°17'09" West, 46.61 feet; thence North 89°05'16" West, 15.16 feet; thence South 01°04'42" East, 134.98 feet; thence North 89°23'54" West, 49.38 feet to the north right-of-way line of Interstate Highway 94 – State Trunk Highway 164; thence South 70°38'23" East along said north right-of-way line, 1427.06 feet; thence South 89°26'28" East along said north right-of-way line, 164.07 feet to the west right-of-way line of Springdale Road (CTH SR); thence North 00°51'23" West along said west right-of-way line, 350.00 feet; thence South 89°52'04" East along said west right-of-way line, 50.00 feet; thence North 00°51'23" West along said west right-of-way line, 465.33 feet to the place of beginning. Containing 601,059 square feet (13.7984 acres).

Legal Description of the Land to Remain as UC Zoning:

All that part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of said Northeast Quarter (NE 1/4); thence South 00°51'23" East along the east line of said Northeast Quarter (NE 1/4) and the centerline of Springdale Road (CTH SR), 216.52 feet; thence North 89°23'54" West, 832.16 feet; thence North 59°08'02" West, 310.42 feet; thence North 89°23'54" West, 291.80 feet to the place of beginning of the land hereinafter to be described; thence continuing North 89°23'54" West, 169.32 feet; thence South 01°04'42" East, 66.18 feet; thence South 60°50'48" East, 55.44 feet; thence North 69°58'34" East, 79.61 feet; thence North 42°41'16" East, 58.94 feet; thence North 13°13'11" East, 21.38 feet to the place of beginning. Containing 11,526 square feet (0.2646 acres).

Common Description: W220 N1051 Springdale Road

Tax Key Number: PWC 0961998

This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: properly zoning delineated wetlands from UC to LC and to rezone the A-2 area to M-6 to allow for business office.

THE PUBLIC HEARING will be held at a meeting of the City Plan Commission in the City Hall Common Council Chambers on **Thursday, January 17th, 2019** at or after **7:00 PM.**

Dated this 18th day of December, 2018.

Kelly Tarczewski,
Clerk/Treasurer, City of Pewaukee

ORDINANCE 19-16

**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: **A-2 AGRICULTURAL & UC UPLAND CONSERVANCY**

TO: **M-6 MIXED INDUSTRIAL, UC UPLAND CONSERVANCY & LC
LOWLAND CONSERVANCY**

SECTION 1 - DESCRIPTION

The following described property:

Legal Description of the Land to be Rezoned from UC to LC:

All that part of the Northwest Quarter (NW 1/4) and Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of said Northeast Quarter (NE 1/4); thence South 00°51'23" East along the east line of said Northeast Quarter (NE 1/4) and the centerline of Springdale Road (CTH SR), 216.52 feet; thence North 89°23'54" West, 50.02 feet to the west right-of-way line of Springdale Road (CTH SR) and the place of beginning of the land hereinafter to be described; thence South 00°51'23" East along said west right-of-way line, 288.56 feet; thence South 51°49'44" West, 18.87 feet; thence South 65°45'13" West, 31.94 feet; thence South 80°58'02" West, 44.02 feet; thence South 54°59'02" West, 38.71 feet; thence South 69°43'15" West, 36.78 feet; thence South 60°16'56" West, 52.99 feet; thence South 42°57'40" West, 49.86 feet; thence South 05°14'23" East, 34.01 feet; thence South 42°18'07" West, 62.82 feet; thence South 15°18'37" West, 33.58 feet; thence South 20°40'14" West, 50.34 feet; thence South 34°51'26" West, 49.44 feet; thence South 16°37'18" West, 16.84 feet; thence North 80°44'08" West, 57.27 feet; thence South 74°13'53" West, 33.97 feet; thence North 70°09'39" West, 14.64 feet; thence North 33°22'56" West, 36.58 feet; thence North 51°47'41" West, 49.25 feet; thence North 67°32'08" West, 79.63 feet; thence North 82°44'33" West, 41.61 feet; thence North 78°37'41" West, 63.08 feet; thence North 42°28'28" West, 27.48 feet; thence North 64°02'00" West, 36.07 feet; thence North 82°44'23" West, 48.75 feet; thence North 46°38'20" West, 66.07 feet; thence North 82°59'34" West, 78.81 feet; thence South 72°59'45" West, 34.20 feet; thence South 53°17'45" West, 63.56 feet; thence South 72°44'50" West, 43.33 feet; thence South 66°36'27" West, 78.43 feet; thence South 39°33'34" West, 21.30 feet; thence South 67°51'12" West, 45.83 feet; thence South 82°42'21" West, 55.17 feet; thence South 86°52'01" West, 29.40 feet; thence North 73°25'28" West, 55.51 feet; thence North 83°54'30" West, 37.38 feet; thence North 88°07'08" West, 42.22 feet; thence South 61°08'10" West, 46.62 feet; thence North 39°32'11" West, 57.72 feet; thence North 65°17'09" West, 46.61 feet; thence North 89°05'16" West, 15.16 feet; thence North 01°04'42" West, 600.78 feet; thence South 60°50'48" East, 55.44 feet; thence North 69°58'34" East, 79.61 feet; thence North 42°41'16" East, 58.94 feet; thence North 13°13'11" East, 21.38 feet; thence South 89°23'54" East, 291.80 feet; thence South 59°08'02" East, 310.42 feet; thence South 89°23'54" East, 782.14 feet to the place of beginning. Containing 839,562 square feet (19.2737 acres).

Legal Description of the Land to be Rezoned from A-2 to M-6:

All that part of the Northwest Quarter (NW 1/4) and Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of said Northeast Quarter (NE 1/4); thence South 00°51'23" East along the east line of said Northeast Quarter (NE 1/4) and the centerline of Springdale Road (CTH SR), 216.52 feet; thence North 89°23'54" West, 50.02 feet to the west right-of-way line of Springdale Road (CTH SR); thence South 00°51'23" East along said west right-of-way line, 288.56 feet to the place of beginning of the land hereinafter to be described; thence South 51°49'44" West, 18.87 feet; thence South 65°45'13" West, 31.94 feet; thence South 80°58'02" West, 44.02 feet; thence South 54°59'02" West, 38.71 feet; thence South 69°43'15" West, 36.78 feet; thence South 60°16'56" West, 52.99 feet; thence South 42°57'40" West, 49.86 feet; thence South 05°14'23" East, 34.01 feet; thence South 42°18'07" West, 62.82 feet; thence South 15°18'37" West, 33.58 feet; thence South 20°40'14" West, 50.34 feet; thence South 34°51'26" West, 49.44 feet; thence South 16°37'18" West, 16.84 feet; thence North 80°44'08" West, 57.27 feet; thence South 74°13'53" West, 33.97 feet; thence North 70°09'39" West, 14.64 feet; thence North 33°22'56" West, 36.58 feet; thence North 51°47'41" West, 49.25 feet; thence North 67°32'08" West, 79.63 feet; thence North 82°44'33" West, 41.61 feet; thence North 78°37'41" West, 63.08 feet; thence North 42°28'28" West, 27.48 feet; thence North 64°02'00" West, 36.07 feet; thence North 82°44'23" West, 48.75 feet; thence North 46°38'20" West, 66.07 feet; thence North 82°59'34" West, 78.81 feet; thence South 72°59'45" West, 34.20 feet; thence South 53°17'45" West, 63.56 feet; thence South 72°44'50" West, 43.33 feet; thence South 66°36'27" West, 78.43 feet; thence South 39°33'34" West, 21.30 feet; thence South 67°51'12" West, 45.83 feet; thence South 82°42'21" West, 55.17 feet; thence South 86°52'01" West, 29.40 feet; thence North 73°25'28" West, 55.51 feet; thence North 83°54'30" West, 37.38 feet; thence North 88°07'08" West, 42.22 feet; thence South 61°08'10" West, 46.62 feet; thence North 39°32'11" West, 57.72 feet; thence North 65°17'09" West, 46.61 feet; thence North 89°05'16" West, 15.16 feet; thence South 01°04'42" East, 134.98 feet; thence North 89°23'54" West, 49.38 feet to the north right-of-way line of Interstate Highway 94 – State Trunk Highway 164; thence South 70°38'23" East along said north right-of-way line, 1427.06 feet; thence South 89°26'28" East along said north right-of-way line, 164.07 feet to the west right-of-way line of Springdale Road (CTH SR); thence North 00°51'23" West along said west right-of-way line, 350.00 feet; thence South 89°52'04" East along said west right-of-way line, 50.00 feet; thence North 00°51'23" West along said west right-of-way line, 465.33 feet to the place of beginning. Containing 601,059 square feet (13.7984 acres).

Legal Description of the Land to Remain as UC Zoning:

All that part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of said Northeast Quarter (NE 1/4); thence South 00°51'23" East along the east line of said Northeast Quarter (NE 1/4) and the centerline of Springdale Road (CTH SR), 216.52 feet; thence North 89°23'54" West, 832.16 feet; thence North 59°08'02" West, 310.42 feet; thence North 89°23'54" West, 291.80 feet to the place of beginning of the land hereinafter to be described; thence continuing North 89°23'54" West, 169.32 feet; thence South 01°04'42" East, 66.18 feet; thence South 60°50'48" East, 55.44 feet; thence North 69°58'34" East, 79.61 feet; thence North 42°41'16" East, 58.94 feet; thence North 13°13'11" East, 21.38 feet to the place of beginning. Containing 11,526 square feet (0.2646 acres).

Common Description: W220 N1051 Springdale Road

Tax Key Number: PWC 0961-998

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 15th day of June, 2019

COMMON COUNCIL OF THE CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN

Attest:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

↑
N
1" = 300'

LC

Rm-3

REZONE FROM A-2 & UC TO M-6 & UC & LC

A-2

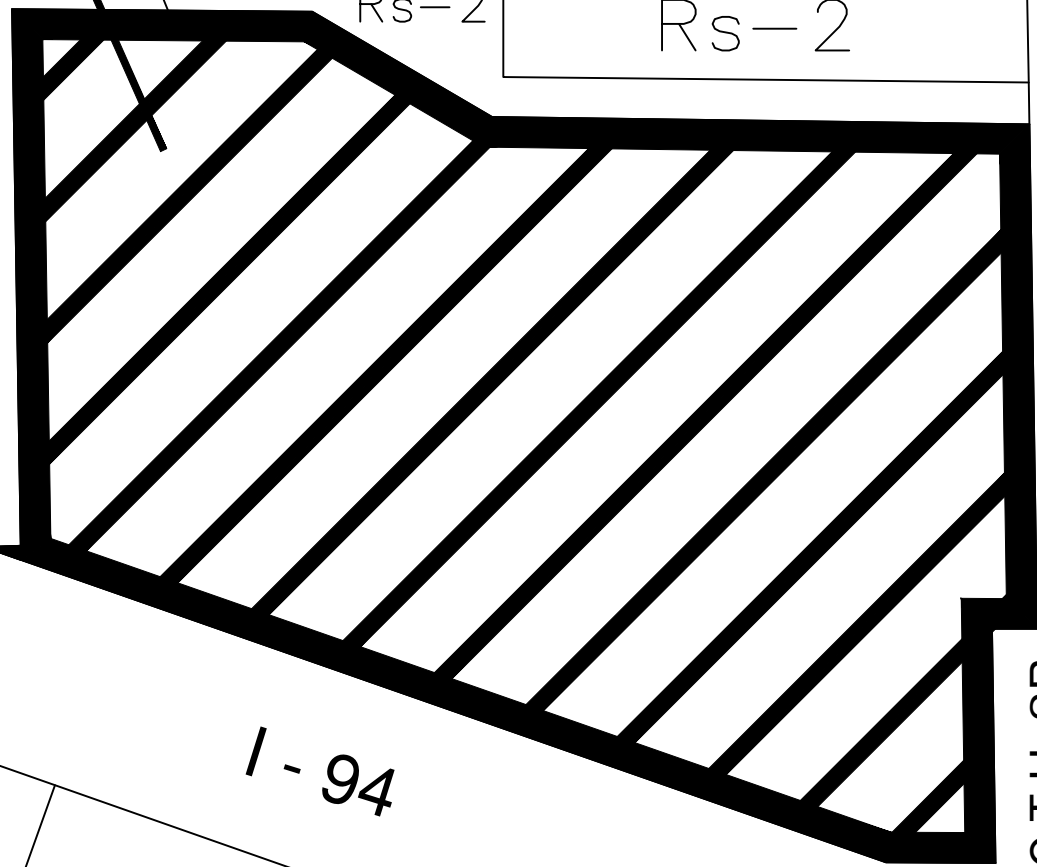
LC

Rs-2

Rs-2

A-2

UC



I - 94

C.T.H. SR

M-2

M-2

M-2

M-1

SPRINGDALE
ROAD

JOHNSON ROAD

SARATOGA ROAD

CHEANEY ROAD



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 January 17, 2019

Date: January 11, 2019

Project Name: Briohn Building Corporation I-94 & Springdale Road Rezoning and Building & Site Plans

Project Address/Tax Key No.: W220N1051 Springdale Road/PWC0961998

Applicant: Briohn Building Corporation

Property Owner: Becker Springdale LLC

Current Zoning: A-2 Agricultural District and UC Upland Conservancy District

2050 Land Use Map Designation: Office Commercial, Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas and Water

Use of Surrounding Properties: Single-family residential to the north and west, I-94 and industrial to the north and Town of Brookfield (industrial) to the east

Project Description/Analysis:

The applicant has submitted a Rezoning Application and detailed site and building plans for a proposed office/industrial building for property located at W220N1051 Springdale Road. The property is located at the northwest corner of I-94 and Springdale Road. According to the applicant, the proposed user, The Angelus Corporation, is roughly 30% office. The remainder of the use is manufacturing, an engineering lab as well as some storage areas.

Rezoning

The applicant is proposing to rezone the property from A-2 Agricultural District and UC Upland Conservancy District to M-6 Mixed Industrial District, UC Upland Conservancy District and LC Lowland Conservancy District. The property is designated as Office Commercial, Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas and Water on the City's Year 2050 Land Use/Transportation Plan map.

Note that staff determined a Comprehensive Master Plan Amendment is not needed as part of the rezoning request as the M-6 District allows for this type of use as well as office and other commercial uses, which is consistent with the Future Land Use designation.

Please be aware that Common Council action to approve the rezoning is subject to Section 17.1106b. of the Zoning Code (below), which allows the City to rezone the parcel if construction has not commenced within 24 months following notice to the property owner. Note that the rezoning process, including a public hearing, must be followed to revert the zoning back to the previous zoning district or to rezone the property to any other zoning district.

17.1106 CITY COMMON COUNCIL ACTION

a. Following such hearing and after careful consideration of the Plan Commission's recommendation(s), the Common Council shall take action on the proposed change or amendment.

b. Action by the Common Council to rezone a parcel(s) of land for residential, commercial, industrial or institutional purposes is to be construed as zoning for a period not to exceed 24 months from the effective date of the rezoning unless approved physical construction or development has been substantially commenced on the parcel(s) during the intervening 24 month period, in which case the zoning will be continued. If no approved physical construction or development is commenced by the end of the 24 month period and the owner or developer has not requested and been granted an extension by the Plan Commission, the owner will be requested to attend a specified meeting of the Plan Commission to give good reason why the zoning should not be reverted to the most restrictive zoning for a parcel of the size involved or, the zoning extended. If, after due notice, the owner has not come forward or responded to the request or, after such response the Plan Commission finds that there is not sufficient reason to extend the zoning period, the Plan Commission will take formal action to hold a public hearing for the purpose of reverting the zoning to the previous zoning of the land or to the most restrictive zoning compatible with the parcel size, the surrounding uses and the existing use of the parcel at that time, after which hearing the Plan Commission and Common Council may take action to make such reversion.

Site and Building Plans

The subject property is approximately 34-acres. The site currently contains a single-family home and is wooded with a significant amount of wetlands located on the north half of the site. The entire property is located within a SEWRPC Primary Environmental Corridor.

The site plan includes a 40,600 square foot building with a potential future building addition (roughly 60,000 square feet), 94 parking spaces, including 6 ADA accessible spaces, and future parking areas (approximately 94 spaces). The site is in conformance with M-6 District standards as well as the City's greenspace requirements.

The building primarily consists of painted precast concrete panels and includes a significant amount of windows and a prominent entrance feature.

A Tree Growth Plan and tree inventory has been provided by the applicant for Plan Commission approval as part of the site and building plans. The applicant inventoried 1,007 trees with a six inch dbh or larger within and directly adjacent to the proposed disturbance limits.

It should be noted that Ash trees were not included or inventoried, which are prevalent throughout the site. According to the applicant 75 of the first 150 trees inventoried were Ash trees. The applicant indicated that most of these trees were infested with the Emerald Ash Borer. Staff agrees that dead, dying and diseased trees do not need to be part of the Tree Growth Plan.

Overall, Phase 1 will remove 507 of the trees inventoried. The future phase as anticipated would remove an additional 321 of the trees surveyed. In review of the tree inventory provided by the

applicant, and for anecdotal information only, below is a summary of some of the larger trees being impacted onsite.

- 64 of the 1,007 trees inventoried have a dbh of 20” or more
- 45 of those 64 will be removed, leaving 19 trees with a dbh of 20” or more to remain
- 7 trees being removed within Phase 1 that have a dbh of 30” or more.
- Phase 2 will remove 3 trees with a 30” or more dbh, including an Oak Tree with a dbh of 49” (#862).

Landscape Plan

The proposed Landscape Plan includes 55 deciduous trees, 32 evergreens, 50 ornamental trees and 232 shrubs.

Signage

The renderings provided show conceptual wall signs and locations. Additional details will be needed for final sign approval. Per Section 17.0210d.(7) below, and as a prominent site with high visibility, staff has included a condition that signage be brought back for Plan Commission review and approval. If the Plan Commission is comfortable with the general sign details provided by the applicant, that condition may be revised to require staff review and approval only.

(7) STANDARD NO. SD-7

Signage of uses and buildings on the site shall be limited by the Plan Commission in number, size, height and type so as not to detract from the visual attractiveness of the site or architecture, or be a distraction to the traveling public or the neighborhood in general. **(See section 17.0700)**

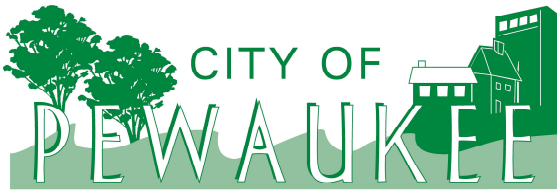
Conditions

1. Staff shall review and approve a rooftop screening plan prior to issuance of a Building Permit.
2. Final grading, erosion control and storm water management plans shall be submitted for approval by the Engineering Department prior to any land disturbance.
3. Prior to issuance of a Building Permit, the applicant must receive Waukesha County approval of the ingress/egress location to Springdale Road (CTH SR).
4. A Business Plan of Operation shall be submitted for review and approval, prior to Occupancy.
5. The future phase is shown for reference only, is subject to change, and requires separate review and approval if and when it’s proposed in the future.
6. The Landscape Plan shall be revised to include a minimum planting size of 3-inches for shade/canopy trees and 2.5” for ornamental trees.

Recommendation:

A motion to approve the proposed rezoning of property located at W220N1051 Springdale Road from A-2 Agricultural District and UC Upland Conservancy District to M-6 Mixed Industrial District, UC Upland Conservancy District and LC Lowland Conservancy District.

A motion to approve building and site development plans submitted by Briohn Building Corporation for the property located at W220N1051 Springdale Road, subject to the conditions within the Plan Commission staff report dated January 11, 2019.



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W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
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fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of June 20, 2019

Date: June 12, 2019

Project Name: Briohn Building Corporation I-94 & Springdale Road Rezoning and Building & Site Plans

Project Address/Tax Key No.: W220N1051 Springdale Road/PWC0961998

Applicant: Briohn Building Corporation

Property Owner: Becker Springdale LLC

Current Zoning: A-2 Agricultural District and UC Upland Conservancy District

2050 Land Use Map Designation: Office Commercial, Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas and Water

Use of Surrounding Properties: Single-family residential to the north and west, I-94 and industrial to the north and Town of Brookfield (industrial) to the east

Introduction:

In October 2018, the applicant submitted for a Conceptual Review for development of a proposed office/industrial building for property located at W220N1051 Springdale Road. The applicant anticipated a 40,600 square foot building with a potential 62,200 square foot building addition. The Conceptual Review was held at the November 15, 2018 Plan Commission meeting.

The applicant later submitted a Rezoning request to change the zoning of the property from A-2 Agricultural District and UC Upland Conservancy District to M-6 Mixed Industrial Use District and LC Lowland Conservancy District.

The applicant also submitted Site and Building Plans for review and approval.

At their January 17, 2019 meeting, the Plan Commission recommended approval of the rezoning and Site and Building Plans, subject to staff recommendations, which are below and still apply to the revised plans.

Conditions

1. Staff shall review and approve a rooftop screening plan prior to issuance of a Building Permit.
2. Final grading, erosion control and storm water management plans shall be submitted for approval by the Engineering Department prior to any land disturbance.
3. Prior to issuance of a Building Permit, the applicant must receive Waukesha County approval of the ingress/egress location to Springdale Road (CTH SR).

4. A Business Plan of Operation shall be submitted for review and approval, prior to Occupancy.
5. The future phase is shown for reference only, is subject to change, and requires separate review and approval if and when it's proposed in the future.
6. The Landscape Plan shall be revised to include a minimum planting size of 3-inches for shade/canopy trees and 2.5" for ornamental trees.

The previous site plan that was approved at the January Plan Commission meeting included encroachments into a Southeastern Wisconsin Regional Planning Commission (SEWRPC) Primary Environmental Corridor (PEC).

Following Plan Commission approval, SEWRPC provided a recommendation that the development not encroach into the PEC. As such, the applicant revised the site plan to move the building and all areas of disturbance outside of the PEC.

Staff determined that the changes to the site plan and parking were significant enough to require review and approval by the Plan Commission. A further description of changes and the current proposed site plan is below.

It should be noted that the Rezoning request was not forwarded to the Common Council; therefore, it is anticipated to be on the July 1st Common Council agenda for final approval.

Project Description/Analysis:

The subject property is approximately 34-acres. The site currently contains a single-family home and is wooded with a significant amount of wetlands located on the north half of the site. The entire property is located within a SEWRPC Primary Environmental Corridor; however, SEWRPC has agreed to honor a previously determined PEC boundary from 2014.

The property is currently zoned A-2 Agricultural District and UC Upland Conservancy District and designated as Office Commercial, Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas and Water on the City's Year 2050 Land Use/Transportation Plan map.

According to the applicant, the proposed user, The Angelus Corporation, is roughly 30% office. The remainder of the use is manufacturing, an engineering lab as well as some storage areas.

Site and Building Plans

The current site plan includes a 36,308 square foot building with potential future building additions totaling about 53,680 square feet. Note the 49,300 square feet referenced on the site plans includes the mezzanine space within the building. The plan also consists of 109 parking spaces, including 7 ADA accessible spaces, and future parking of 89 spaces.

Below is a table that summarizes some of the changes from the previously approved plans to the current submittal.

	Previous Submittal (1-7-19)	Current Submittal (5-20-19)
<u>Building Size</u>		
• Phase 1	40,600 square feet	36,308 square feet
• Phase 2	62,200 square feet	36,260 square feet
• Phase 3	NA	17,420 square feet
• Total	102,800 square feet	89,988 square feet
<u>Number of Parking Spaces</u>		
• Phase 1	94	109
• Future	94	89
• Total	188	196
<u>Landscape quantity (Phase 1)</u>		
• Deciduous Trees	56	46
• Evergreen Trees	44	27
• Ornamental Trees	44	5
• Deciduous Shrubs	102	136
• Evergreen Shrubs	120	50
• Total Trees	144	78
• Total Shrubs	222	186

It should be noted that the applicant is requesting a reduced drive/paving setback. The M-6 District requires a 30-foot driveway, parking and loading area setback from the right-of-way. A portion of the drive aisle extending north from the entrance drive is setback about 2-feet from the property line. This is within an area that the County right-of-way width is about 150-feet. It appears the typical right-of-way width of Springdale Road is 100-feet. This is consistent with the right-of-way being dedicated to the County by the property owner further north. The site plan illustrates 50-feet to be dedicated, which would provide a total right-of-way width of 100-feet for Springdale Road.

Landscape Plan

As shown in the table above, the quantity of landscaping is reduced from the previous submittal. This is largely in part due to a smaller area of the site being disturbed within Phase 1 compared to the previous submittal. Staff does not object to the quantity provided.

Architecture

The building primarily consists of painted precast concrete panels and includes a significant amount of windows and a prominent entrance feature. Staff finds that the architecture is similar to that of the previous submittal and did not find any substantial changes in appearance or design.

Signage

The renderings provided show conceptual wall signs and locations. Additional details will be needed for final sign approval. Per Section 17.0210d.(7) below, and as a prominent site with high visibility, staff has included a condition that signage be brought back for Plan Commission review and approval. If the Plan Commission is comfortable with the general sign details provided by the applicant, that condition may be revised to require staff review and approval only.

(7) STANDARD NO. SD-7

Signage of uses and buildings on the site shall be limited by the Plan Commission in number, size, height and type so as not to detract from the visual attractiveness of the site or architecture, or be a distraction to the traveling public or the neighborhood in general. (See **section 17.0700**)

Recommendation:

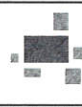
A motion to approve building and site development plans submitted by Briohn Building Corporation for the property located at W220N1051 Springdale Road, subject to the conditions within the Plan Commission staff report dated June 12, 2019 and Common Council approval of the associated rezoning request.

DESIGNED: ASZ
DRAWN: BR
REVIEWED: ASZ
DATE: 05/22/19



PHASE I AREA CALCULATIONS

TOTAL LOT AREA (LESS CTH "SR" ROW) = 1,452,147 SF
PHASE 1 IMPERVIOUS = 126,728 SF (8.7%)
OPEN SPACE: TOTAL WETLAND = 840,265 SF
20% WETLAND TOWARD OPEN SPACE = 168,053 SF
UPLAND = TOTAL LOT AREA - PHASE 1 IMPERVIOUS - TOTAL WETLAND = 485,154 SF
TOTAL OPEN SPACE = UPLAND + 20% WETLAND = 653,207 SF (45.0%)



PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
WWW.PINNACLE-ENGR.COM

WISCONSIN OFFICE
15835 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 435-8800
WWW.PINNACLE-ENGR.COM

**CTH SR
PEWAUKEE, WI**

PHASE I GREEN SPACE CALCULATIONS

REVISIONS

NO.	REVISION	DATE
1	REVISE LAYOUT/CITY COMMENTS	05/22/19

REG. JOB NO. 1493.00
REG. PIN. ASZ
START DATE 05/09/19
SCALE 1" = 60'
SHEET C-1
C-2

**SHEET
C-1
C-2**

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DESIGNED: ASZ
REVIEWED: ASZ
DATE: 05/09/19



NOTE: TO CONSTRUCT THE ULTIMATE, A CERTIFIED SURVEY MAP (CSM) WILL BE REQUIRED TO DIVIDE THE PROPERTY INTO TWO LOTS. THIS NEEDS TO BE DONE TO MEET THE 40% OPEN SPACE REQUIREMENT FOR THE FULLY DEVELOPED LOT.

PHASE 2 AREA CALCULATIONS (SOUTH LOT OF CSM)

TOTAL LOT AREA (LESS CTH "SR" ROW) = 767,128 SF
ULTIMATE IMPERVIOUS = 234,666 SF (30.6%)
OPEN SPACE: TOTAL WETLAND = 166,772 SF
20% WETLAND TOWARD OPEN SPACE = 33,354 SF
UPLAND = TOTAL LOT AREA - ULTIMATE IMPERVIOUS - TOTAL WETLAND = 365,690 SF
TOTAL OPEN SPACE = UPLAND + 20% WETLAND = 399,044 SF (52.0%)



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15830 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 734-8888

**CTH SR
PEWAUKEE, WI**

ULTIMATE GREEN SPACE CALCULATIONS

REVISIONS		
1	REVISE LAYOUT/CITY COMMENTS	05/20/19

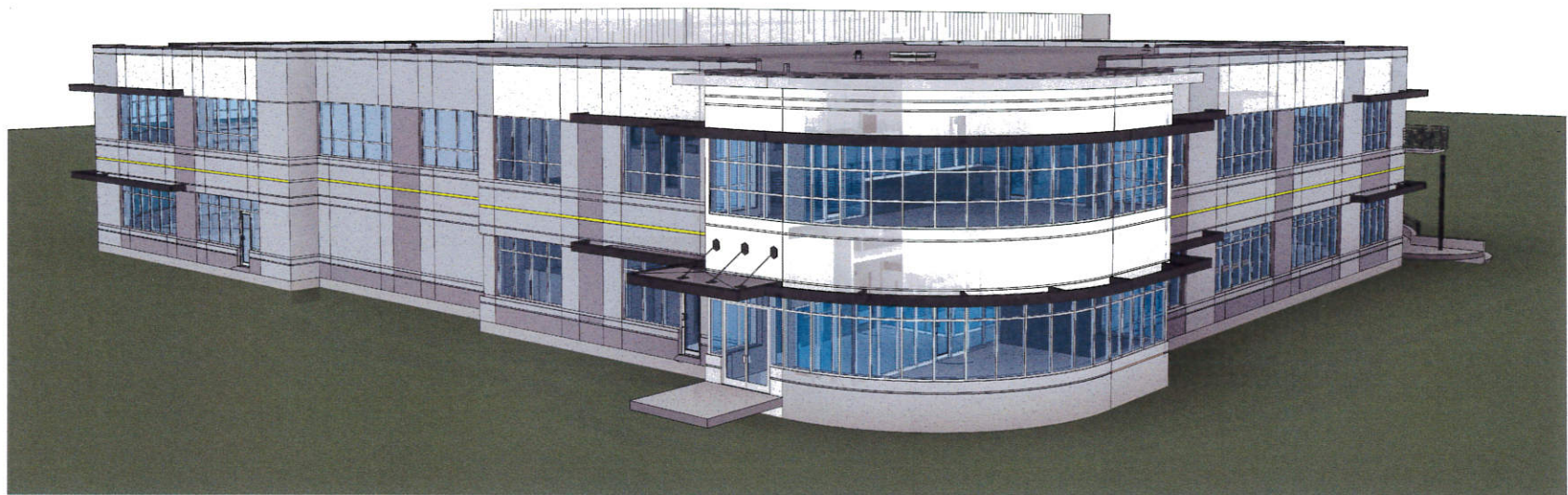
PRECISION No. 1493.00
ASZ
START DATE 05/09/19
SCALE 1" = 60'

SHEET
C-2
C-2

PROPOSED NEW BUILDING FOR:

THE ANGELUS CORPORATION

W220N1051 SPRINGDALE ROAD
PEWAUKEE, WISCONSIN



EXTERIOR PERSPECTIVE LOOK SOUTHWEST

SHEET NUMBER	SHEET NAME
TO.1	TITLE SHEET
C-1	EXISTING CONDITIONS
C-3	DEMOLITION PLAN
C-4	ULTIMATE SITE DIMENSIONAL AND PAVING PLAN
C-5	PHASE 1 SITE DIMENSIONAL AND PAVING PLAN
L-1	LANDSCAPING PLANS
L-2	LANDSCAPING PLANS
L-3	LANDSCAPING PLANS
A.1.1	EXTERIOR PERSPECTIVE LOOKING SOUTHWEST
A.1.2	EXTERIOR PERSPECTIVE LOOKING SOUTHWEST
A.1.3	EXTERIOR PERSPECTIVE LOOKING NORTHWEST
A.1.4	EXTERIOR PERSPECTIVE LOOKING NORTHEAST
A.1.5	EXTERIOR PERSPECTIVE LOOKING SOUTHEAST
A.1.6	EXTERIOR PERSPECTIVE LOOKING SOUTHEAST
A.1.7	PERSPECTIVE FROM I-94 LOOKING NORTHEAST
A.1.8	PERSPECTIVE FROM I-94 LOOKING NORTHWEST
A.1.9	ROOF SCREEN EXAMPLES
A.2.1	OVERALL FLOOR PLAN
A.4.1	ROOF PLAN
A.5.1	EXTERIOR ELEVATIONS
A.7.1	WALL SECTIONS
A.7.2	WALL SECTIONS
A.7.3	WALL SECTIONS
A.7.4	WALL SECTIONS
E1.0	EXTERIOR PHOTOMETRIC LIGHTING PLAN

BUILDING ENVELOPE REQUIREMENTS:
BUILDING ENVELOPE REQUIREMENTS: PROPOSED TO USE PRESCRIPTIVE METHOD. PER SPS 363.0402 BUILDING ENVELOPE REQUIREMENTS. (1) OPAQUE ASSEMBLIES, SUBSTITUTE 2009 IECC TABLE 602.2 (1) PER SPS 363.5402 BUILDING ENVELOPE REQUIREMENTS. (1) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT. REFER TO SHEET A5.1 EXTERIOR ELEVATIONS.

PLAN COMMISSION RE-REVIEW SET

MAY 20, 2019

OWNER :
SPRINGDALE-194 NORTH LLC, OR ASSIGNS
NELSON WILLIAMS

3885 N. BROOKFIELD ROAD
BROOKFIELD, WI 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

CIVIL ENGINEER:

PINNACLE ENGINEERING GROUP
ANTHONY S. ZANON, P.E.

15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005
(262) 754-8888 MAIN | (262) 754-0839 DIRECT | (262) 754-8850 FAX

GENERAL CONTRACTOR :
BRIOHN BUILDING CORPORATION
JEFF HOOK, P.E.

3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

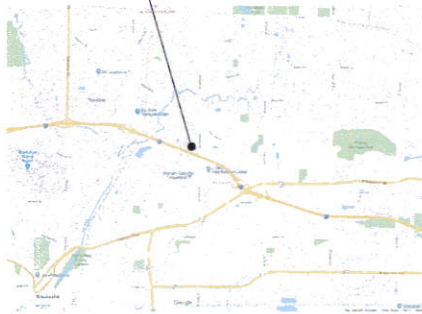
ARCHITECT :
BRIOHN DESIGN GROUP LLC
CHRISTOPHER WENZLER, AIA
DOMENICO FERRANTE, AIA

3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

STRUCTURAL ENGINEER:
K. SINGH & ASSOCIATES, INC.
STEVEN SCHMITT, PE

3636 N. 124TH STREET
WAUWATOSA, WISCONSIN 53222
(262) 821-1171 PHONE

PROJECT LOCATION:



PROJECT INFORMATION:

CODE: SPS 360-366 WISCONSIN COMMERCIAL BUILDING CODE
[IBC 2015, IECC 2015, IEBC 2015, IMC 2015 AND IFGC 2015]
SPS 314 FIRE PREVENTION
SPS 316 ELECTRICAL
SPS 381-387 PLUMBING

OCCUPANCY: PRIMARY F-1 (MODERATE HAZARD FACTORY INDUSTRIAL)
SECONDARY B (OFFICE/BUSINESS)
SECONDARY S-1 (MODERATE HAZARD STORAGE)

CLASS OF CONSTRUCTION: TYPE 2B

SPRINKLER SYSTEM: NONE

FLOOR LEVELS: 2

NUMBER OF STORIES: 2

BUILDING AREA: PROPOSED FOOTPRINT 36,308 SF
MEZZANINE 13,010 SF
TOTAL 49,318 SF

MOH:
ALL MECHANICAL, ELECTRICAL,
PLUMBING AND FIRE SPRINKLER
ENGINEERING BY DESIGN-BUILD
CONTRACTORS



TITLE SHEET

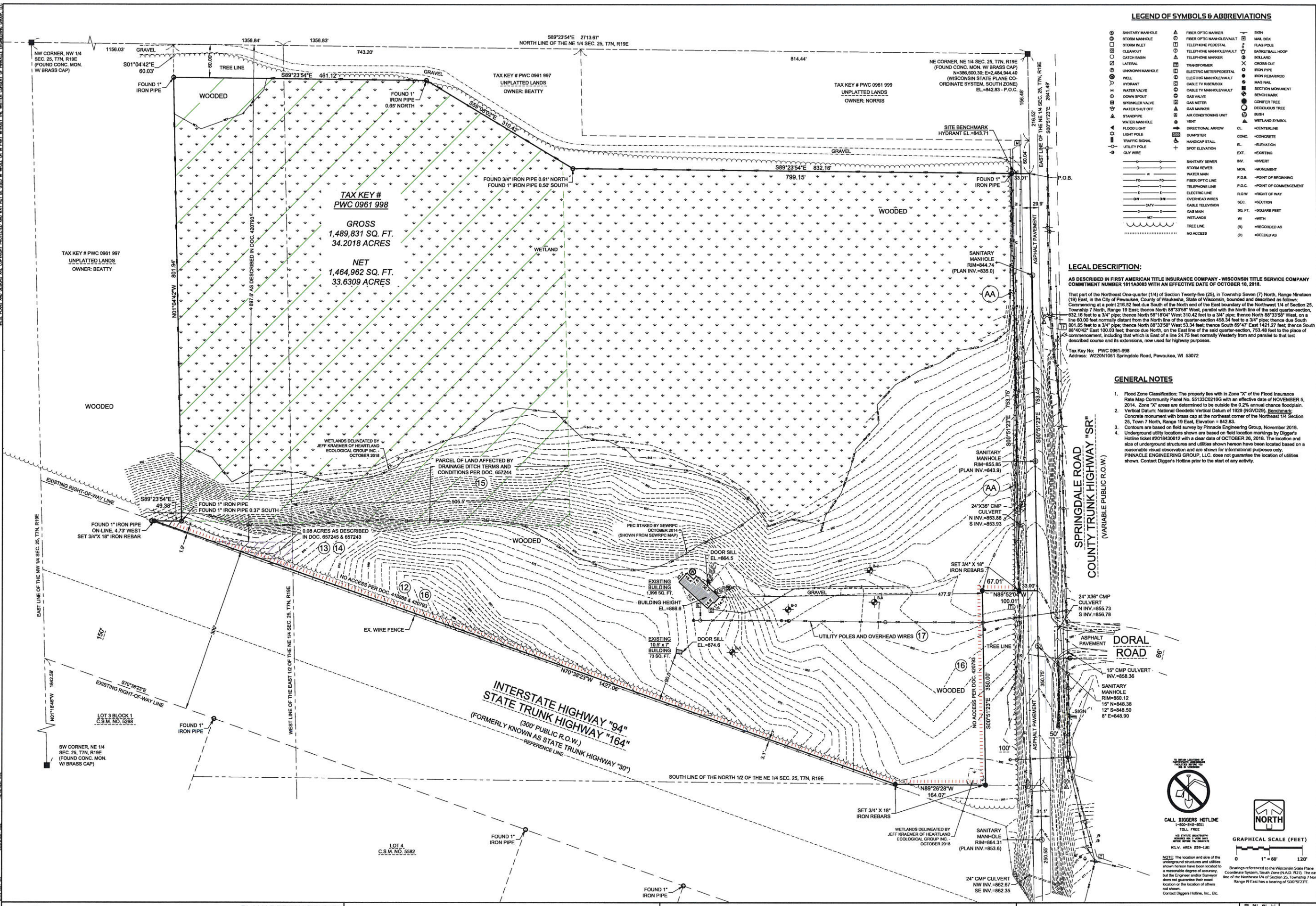
SHEET TITLE

ANGELUS CORPORATION

W220N1051 SPRINGDALE ROAD
PEWAUKEE, WI

JOB: 3127
DRAWN: CW
CHECKED: CW
DATE: 05-20-19
SHEET:

T0.1



PLAN | DESIGN | DELIVER

PINNACLE ENGINEERING GROUP

ENGINEERING | NATURAL RESOURCES | SURVEYING

CTH SR
PEWAUKEE, WI

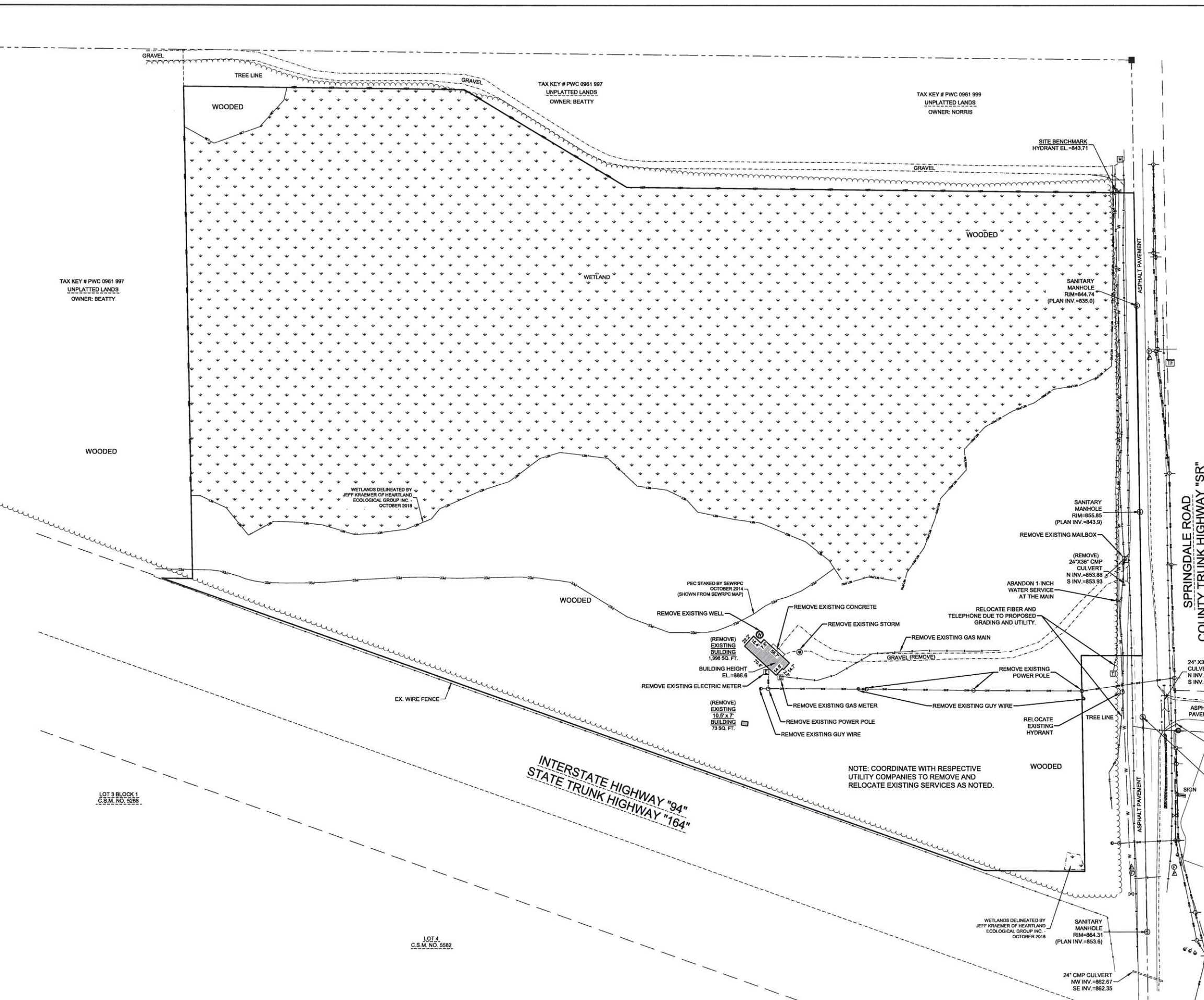
EXISTING CONDITIONS

REVISIONS

NO.	REVISION	DATE
1	REVISE LAYOUT/ACTIVITY COMMENTS	05/20/19

SHEET
C-1
C-18

THESE PLANS AND SPECIFICATIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.



LEGEND OF SYMBOLS & ABBREVIATIONS

○ SANITARY MANHOLE	△ FIBER OPTIC MARKER	▽ SIGN
□ STORM INLET	▽ FIBER OPTIC MANHOLE/Vault	□ MAIL BOX
○ CLEANOUT	▽ TELEPHONE PEDESTAL	▽ FLAG POLE
○ CATCH BASIN	▽ TELEPHONE MANHOLE/Vault	▽ BASKETBALL HOOP
○ LATERAL	▽ TRANSFORMER	○ BOLLARD
○ UNKNOWN MANHOLE	▽ ELECTRIC METER PEDESTAL	○ CROSS CUT
○ WELL	▽ ELECTRIC MANHOLE/Vault	○ IRON PIPE
○ HYDRANT	▽ CABLE TV RISER/BOX	○ IRON REBAR/ROD
○ WATER VALVE	▽ CABLE TV MANHOLE/Vault	○ MAG NAIL
○ DOWN SPOUT	▽ GAS VALVE	○ SECTION MONUMENT
○ SPRINKLER VALVE	▽ GAS METER	○ BENCH MARK
○ WATER SHUT OFF	▽ GAS MARKER	○ CONIFER TREE
△ STANDPIPE	▽ AIR CONDITIONING UNIT	○ DECIDUOUS TREE
▽ WATER MANHOLE	▽ VENT	○ BUSH
▽ FLOOD LIGHT	▽ DIRECTIONAL ARROW	○ WETLAND SYMBOL
▽ LIGHT POLE	▽ DUMPSTER	○ CENTERLINE
▽ TRAFFIC SIGNAL	▽ HANDICAP STALL	○ CONCRETE
▽ UTILITY POLE	▽ SPOT ELEVATION	○ EL.
▽ GUY WIRE		○ EXT.

--- SANITARY SEWER
--- STORM SEWER
--- WATER MAIN
--- FIBER OPTIC LINE
--- TELEPHONE LINE
--- ELECTRIC LINE
--- OVERHEAD WIRES
--- CABLE TELEVISION
--- GAS MAIN
--- WETLANDS
--- TREE LINE
--- NO ACCESS

--- INV.
--- MON.
--- P.O.B.
--- P.O.C.
--- R.O.W.
--- SEC.
--- SQ. FT.
--- W.
--- (R)
--- (D)

--- INVERT
--- MONUMENT
--- POINT OF BEGINNING
--- POINT OF COMMENCEMENT
--- RIGHT OF WAY
--- SECTION
--- SQUARE FEET
--- WIDTH
--- RECORDED AS
--- DEEDED AS

GENERAL NOTES

- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 551302218G with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). **Benchmark:** Concrete monument with brass cap at the northeast corner of the Northeast 1/4 Section 25, Town 7 North, Range 19 East, Elevation = 842.83.
- Contours are based on field survey by Pinnacle Engineering Group, November 2018.
- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #2018430612 with a clear date of OCTOBER 26, 2018. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.

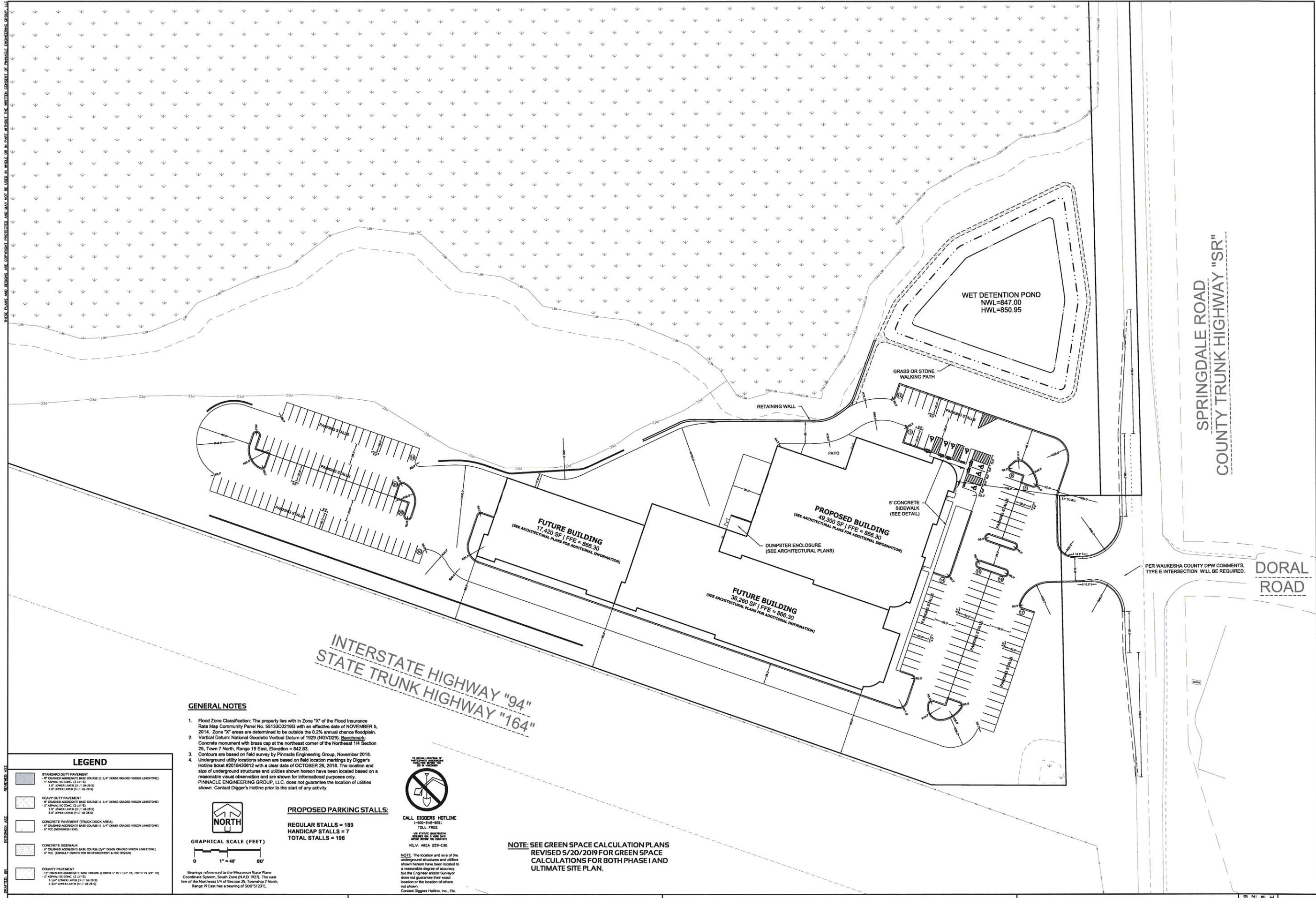
CALL DIGGER'S HOTLINE
1-800-645-8511
TOLL FREE

SEE EXISTING DEMOLITION PERMIT FOR EXISTING UTILITIES
M.I.V. AREA 259-1185

GRAPHICAL SCALE (FEET)
0 1" = 60' 120'

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Digger's Hotline, Inc., Etc.

NORTH



- GENERAL NOTES**
1. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 59133C02166 with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
 2. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Benchmarks: Concrete monument with brass cap at the northeast corner of the Northeast 1/4 Section 25, Town 7 North, Range 19 East, Elevation = 842.83.
 3. Contours are based on field survey by Pinnacle Engineering Group, November 2018.
 4. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #2018430612 with a clear date of OCTOBER 26, 2018. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC, does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.

LEGEND

STANDARD DUTY PAVEMENT
1" CRUSHED AGGREGATE BASE COURSE (1 1/4" DENSE GRADED VIRGIN LESTONE)
1" ASPHALT/AC CONC. (2.5" LAY)
2" DRAIN LAYER (2.1" 18-28 SS)
2" DRAIN LAYER (2.1" 18-28 SS)

HEAVY DUTY PAVEMENT
1" CRUSHED AGGREGATE BASE COURSE (1 1/4" DENSE GRADED VIRGIN LESTONE)
1" ASPHALT/AC CONC. (2.5" LAY)
2" DRAIN LAYER (2.1" 18-28 SS)
2" DRAIN LAYER (2.1" 18-28 SS)

CONCRETE PAVEMENT (TRUCK DOCK AREA)
1" CRUSHED AGGREGATE BASE COURSE (1 1/4" DENSE GRADED VIRGIN LESTONE)
1" ASPHALT/AC CONC. (2.5" LAY)

CONCRETE SIDEWALK
1" CRUSHED AGGREGATE BASE COURSE (1 1/4" DENSE GRADED VIRGIN LESTONE)
1" ASPHALT/AC CONC. (2.5" LAY)

COUNTY PAVEMENT
1" CRUSHED AGGREGATE BASE COURSE (1 1/4" DENSE GRADED VIRGIN LESTONE)
1" ASPHALT/AC CONC. (2.5" LAY)
3" 1/4" DRAIN LAYER (2.1" 18-28 SS)
1" 1/4" DRAIN LAYER (2.1" 18-28 SS)

PROPOSED PARKING STALLS:

REGULAR STALLS = 189
HANDICAP STALLS = 7
TOTAL STALLS = 196

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

North Arrow

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 83). The east line of the Northeast 1/4 of Section 25, Township 7 North, Range 19 East has a bearing of S00°32'23"E.

CALL DIGGER'S HOTLINE
1-800-4-A-HOTLINE
TOLL FREE
FOR EXISTING UTILITIES
MARKED BY DIGGER'S HOTLINE
MLV AREA 829-1181

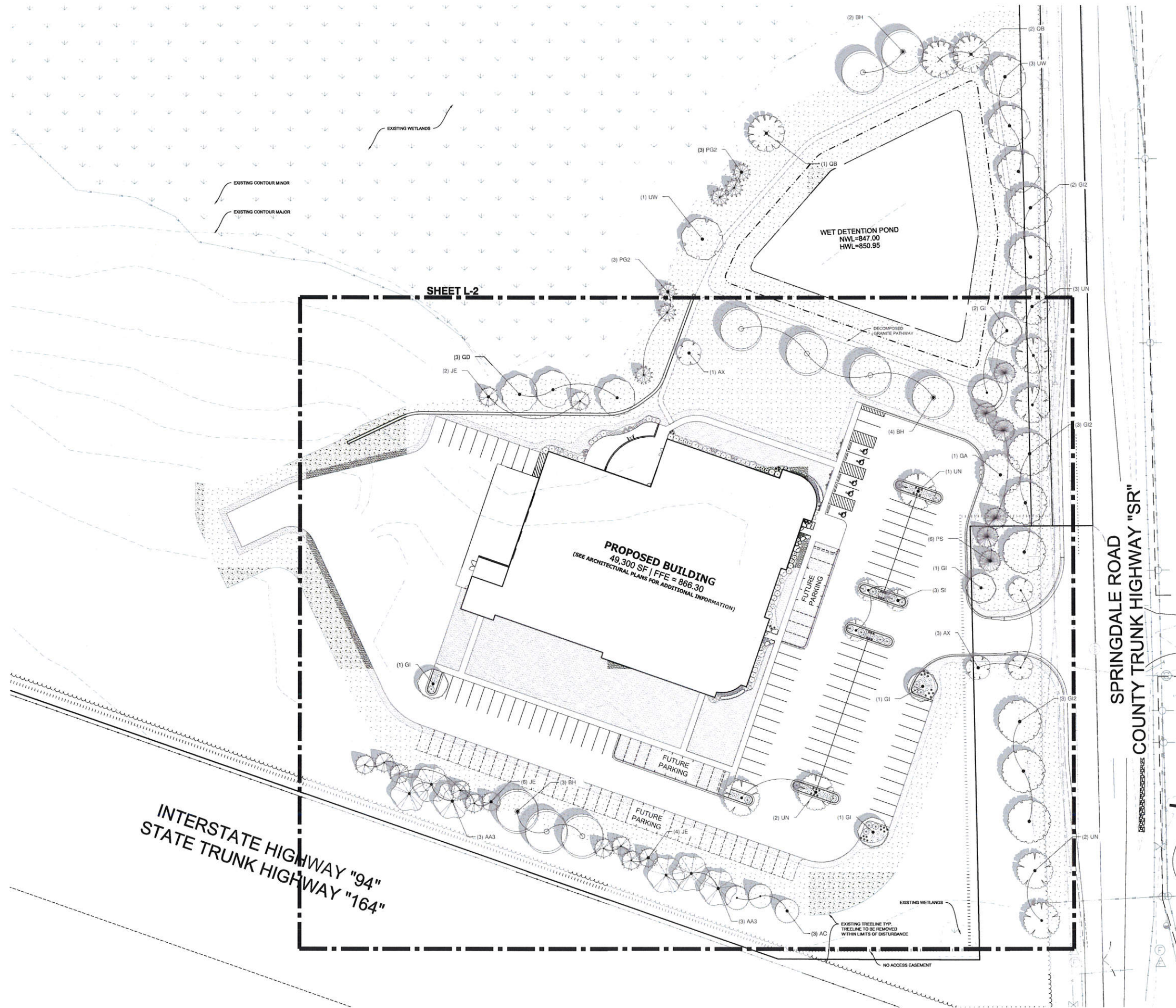
NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Digger's Hotline, Inc., Etc.

**NOTE: SEE GREEN SPACE CALCULATION PLANS
REVISED 5/20/2019 FOR GREEN SPACE
CALCULATIONS FOR BOTH PHASE I AND
ULTIMATE SITE PLAN.**

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ULTIMATE SITE DIMENSIONAL AND PAVING PLAN



SHEET INDEX

SHEET	DESCRIPTION
L-1	OVERALL TREE & SEEDING PLAN
L-2	ENLARGED PLANTING PLAN
L-3	LANDSCAPE NOTES & DETAILS

PLANT KEY

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME
AA3	Acer freemanii "Autumn Blaze"	Autumn Blaze Maple
BH	Betula nigra "Heritage"	Heritage River Birch
GA	Ginkgo biloba "Autumn Gold" TM	Maidenhair Tree
GI2	Gleditsia triacanthos "Imperial"	Imperial Honeylocust
GI	Gleditsia triacanthos inermis "Skycole" TM	Skyline Thornless Honey Locust
GD	Gymnocladus dioica "Espresso"	Kentucky Coffeetree
QB	Quercus bicolor	Swamp White Oak
TR2	Tilia americana "Redmond"	Redmond American Linden
UN	Ulmus americana "New Horizon"	New Horizon American Elm
UW	Ulmus x "Morton Glossy" TM	Elm

EVERGREEN TREES	BOTANICAL NAME	COMMON NAME
AC	Abies concolor	White Fir
JE	Juniperus virginiana	Eastern Red Cedar
PG2	Picea glauca	White Spruce
PS	Pinus strobus	White Pine

ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME
AX	Amelanchier x grandiflora "Autumn Brilliance"	"Autumn Brilliance" Serviceberry
CV	Cornus virginica "Winter King"	"Winter King" Hawthorn
MH	Malus x "Harvest Gold"	Crab Apple
MP	Malus x "Profusion"	Profusion Crab Apple
SI	Syringa reticulata "Ivory Silk"	Ivory Silk Japanese Tree Lilac

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Turf Hydroseed	Drought Tolerant Fescue Blend
	Turf Hydroseed Low Grow	Low Grow Mix

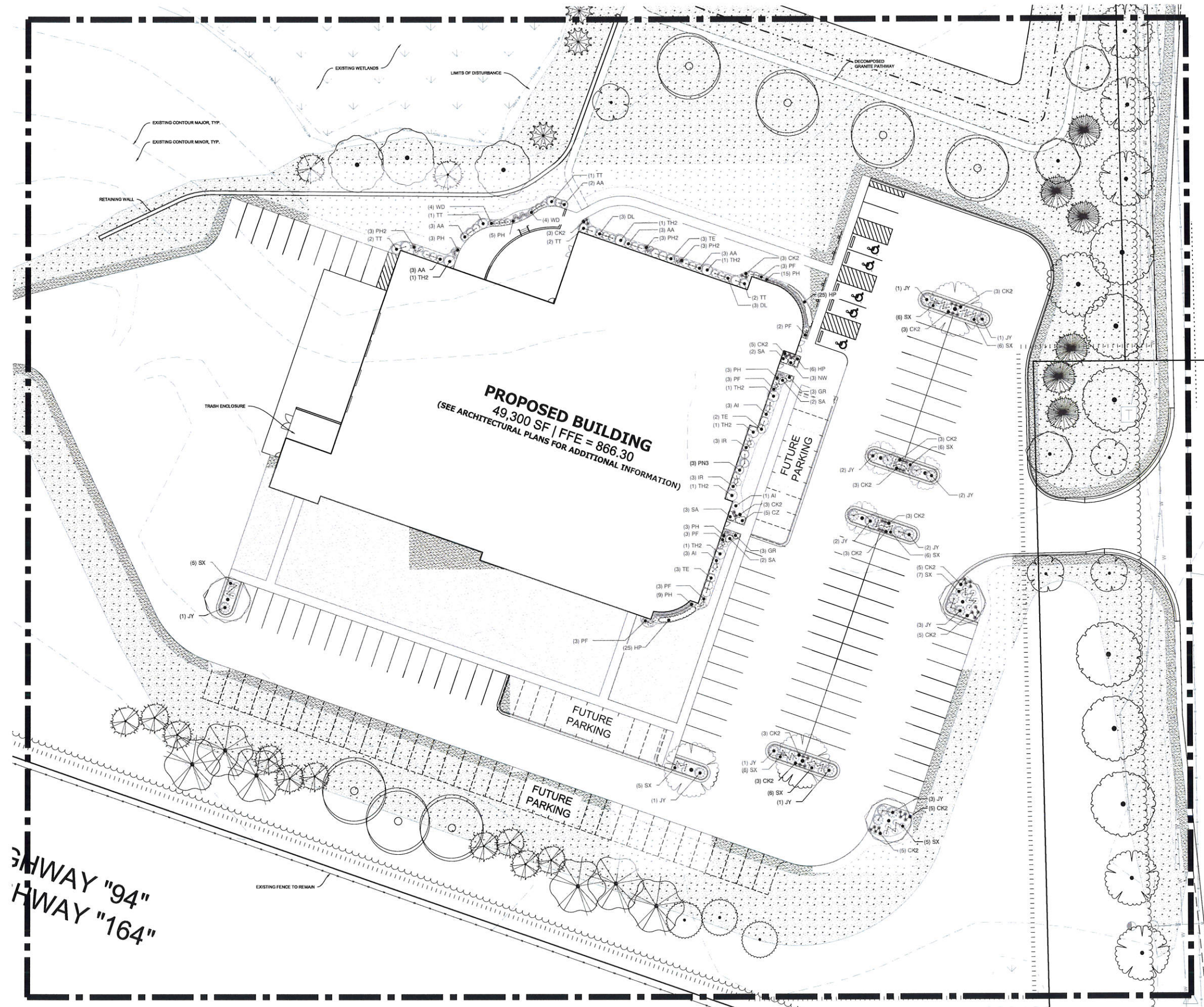
GENERAL NOTES

1. REFER TO SHEET C-2 TREE INVENTORY PLAN FOR EXISTING TREE INFORMATION



CALL DIGGERS HOTLINE
1-800-242-4511
TOLL FREE
FOR ALL DEPT. OF TRANSPORTATION
CONSTRUCTION PROJECTS
MD.V. AREA 259-1181

NOTE: The location and size of the underground structures and utilities shown herein have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.



PLANT KEY		
DECIDUOUS SHRUBS		
AL	BOTANICAL NAME	COMMON NAME
HA	Aronia melanocarpa 'Inocula Beauty' TM	Black Chokeberry
PF	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea
PC	Potentilla fruticosa 'McKay's White'	McKay's White Bush Cinquefoil
SX	Prunus x cistena	Purple Leaf Sand Cherry
VD	Spiraea x bumalda 'Goldflame'	Goldflame Spirea
	Viburnum dentatum 'Blue Muffin'	Southern Arrowwood
EVERGREEN SHRUBS		
JY	BOTANICAL NAME	COMMON NAME
JY	Juniperus chinensis 'Maney'	Maney Juniper
PN3	Juniperus horizontalis 'Youngstown'	Creeping Juniper
TH2	Picea abies 'Nidiformis'	Nest Spruce
TT	Taxus x media 'Hicksii'	Hicks Yew
	Taxus x media 'Taurinii'	Tauton Yew
ORNAMENTAL GRASSES		
CR	BOTANICAL NAME	COMMON NAME
CK2	Calamagrostis brachytricha	Fall Blooming Reed Grass
PH2	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass
PH	Panicum virgatum 'Heavy Metal'	Blue Switch Grass
	Pennisetum alopecuroides 'Hemeln'	Hemeln Dwarf Fountain Grass
PERENNIALS		
CZ	BOTANICAL NAME	COMMON NAME
GR	Coreopsis verticillata 'Zagreb'	Zagreb Thread Leaf Coreopsis
HP	Geranium x 'Rozanne' TM	Hybrid Cranesbill
HP2	Hemerocallis x 'Pardon Me'	Pardon Me Daylily
IC	Hosta fortunei 'Patriot'	Hosta
NW	Iris sibirica 'Caesar's Brother'	Caesar's Brother Siberian Iris
SA	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint
	Sedum x 'Autumn Joy'	Autumn Joy Sedum
GROUND COVERS		
	BOTANICAL NAME	COMMON NAME
	Turf Hydrosed	Drought Tolerant Fescue Blend
	Turf Hydrosed Low Grow	Low Grow Mix

PLANT SCHEDULE

DECIDUOUS TREES		COMMON NAME	SIZE	QTY	
Acer freemanii 'Autumn Blaze'		Autumn Blaze Maple	2.5" Cal.	6	
Betula nigra 'Heritage'		Heritage River Birch	2.5" Cal.	9	
Ginkgo biloba 'Autumn Gold' TM		Maidenhair Tree	2" Cal.	1	
Gleditsia triacanthos 'Imperial'		Imperial Honeylocust	2" Cal.	8	
Gleditsia triacanthos inermis 'Skycole' TM		Skyline Thornless Honey Locust	2" Cal.	6	
Gymnocladus dioica 'Espresso'		Kentucky Coffeebush	2" Cal.	3	
Quercus bicolor		Swamp White Oak	2" Cal.	3	
Ulmus americana 'New Horizon'		New Horizon American Elm	2" Cal.	4	
Ulmus x 'Morton Glossy' TM		Elm	2.5" Cal.	4	
EVERGREEN TREES		COMMON NAME	SIZE	QTY	
Abies concolor		White Fir	7" Tall	3	
Juniperus virginiana		Eastern Red Cedar	7" Tall	12	
Picea glauca		White Spruce	8" Tall	6	
Pinus strobus		White Pine	7" Tall	6	
ORNAMENTAL TREES		COMMON NAME	SIZE	QTY	
Amelanchier x grandiflora 'Autumn Brilliance'		'Autumn Brilliance' Serviceberry	2" Cal.	4	
Syringa reticulata 'Ivory Silk'		Ivory Silk Japanese Tree Lilac	2" Cal.	3	
DECIDUOUS SHRUBS		COMMON NAME	SIZE	QTY	
Aronia arbutifolia 'Brilliantissima'		Brilliant Red Chokeberry/Rad Chokeberry	24" Tall	14	
Aronia melanocarpa 'Jocques Beauty' TM		Black Chokeberry	24" Tall	7	
Diervilla lonicera		Dwarf Bush Honeysuckle	24" Tall	6	
Ilex verticillata 'Red Sprite'		Red Sprite Winterberry	24" Tall	6	
Potentilla fruticosa 'McKay's White'		McKay's White Bush Cinquefoil	24" Tall	17	
Spiraea x bumalda 'Goldflame'		Goldflame Spiraea	24" Tall	56	
Weigela florida 'Dark Horse'		Weigela	18" Tall	8	
EVERGREEN SHRUBS		COMMON NAME	SIZE	QTY	
Juniperus horizontalis 'Youngstown'		Creeping Juniper	12" TW	20	
Picea abies 'Nidiformis'		Nest Spruce	18" Tall	3	
Taxus x media 'Everlow'		Yew	12" TW	8	
Taxus x media 'Hicksall'		Hicks Yew	7" Tall	7	
Taxus x media 'Tauntonii'		Taunton Yew	18" TW	8	
ORNAMENTAL GRASSES		COMMON NAME	SIZE	QTY	
Calamagrostis x acutiflora 'Karl Foerster'		Feather Reed Grass	1 gal.	56	
Panicum virgatum 'Heavy Metal'		Blue Switch Grass	1 gal.	9	
Pennisetum alopecuroides 'Harelin'		Harelin Dwarf Fountain Grass	1 gal.	36	
PERENNIALS		COMMON NAME	SIZE	SPACING	QTY
Coreopsis verticillata 'Zagreb'		Zagreb Thread Lead Coreopsis	4.5" Cont.	24" o.c.	5
Geranium x 'Rozanne' TM		Hybrid Cranebill	4.5" Cont.	24" o.c.	6
Hemerocallis x 'Pardon Me'		Pardon Me Daylily	4.5" Cont.	18" o.c.	56
Nipeta x faassenii 'Walkers Low'		Walkers Low Catmint	4.5" Cont.	24" o.c.	3
Sedum x 'Autumn Joy'		Autumn Joy Sedum	1 gal.	30" o.c.	9

GROUND COVERS

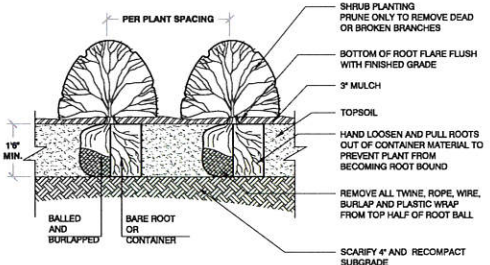
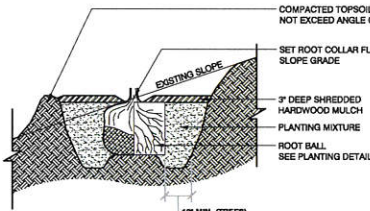
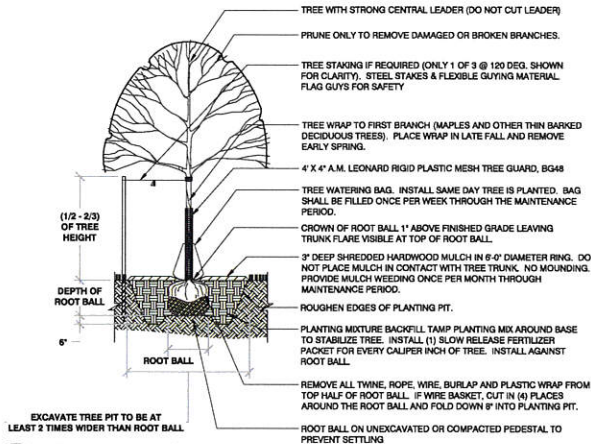
	BOTANICAL NAME	COMMON NAME	QTY
	Turf Hydroseed	Drought Tolerant Fescue Blend	30,343 sf
	Turf Hydroseed Low Grow	Low Grow Mix	106,606 sf

GENERAL PLANTING NOTES

- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{3}{4}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL TURF SEED AREAS SHALL HAVE A MINIMUM DEPTH OF 6" OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
- FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X 6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL TREES OUTSIDE THE LINE OF DISTURBANCE SHALL BE PRESERVED AND PROTECTED. REFER TO TREE PROTECTION DETAILS. IF THERE ARE TREES WHOSE DRIP LINE WILL BE IMPACTED BY CONSTRUCTION RELATED ACTIVITIES OR THAT ARE IN ANY OTHER WAY IN QUESTION, NOTIFY LANDSCAPE ARCHITECT TO DETERMINE PROPER COURSE OF ACTION AND RECEIVE APPROVAL PRIOR TO PROCEEDING WITH WORK.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO (2) YEARS FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE WRITTEN INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEIOUS MATTER. INTERNAL PARKING ISLANDS SHALL BE LOOSENEED TO A DEPTH OF 30".
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENEED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

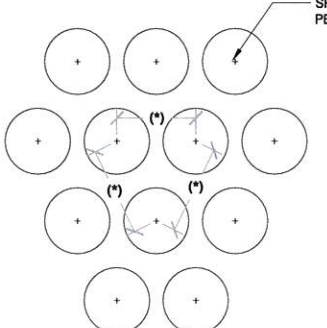
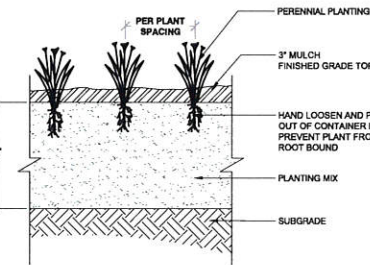
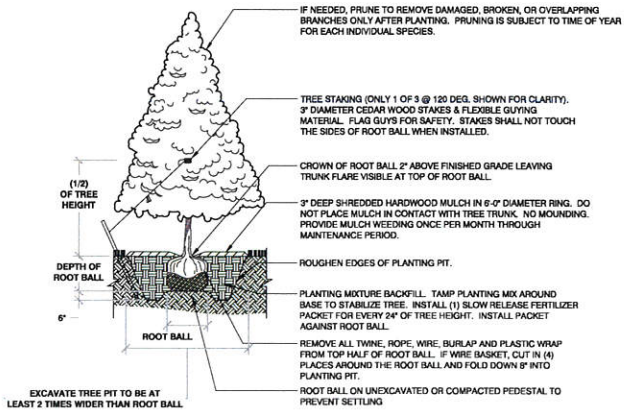


- BARE-ROOT PLANTING NOTES:
- SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
 - SCARIFY SIDES AND BOTTOMS OF HOLE.
 - PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
 - TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
 - WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
 - BACKFILL VOIDS AND WATER SECOND TIME.
 - PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

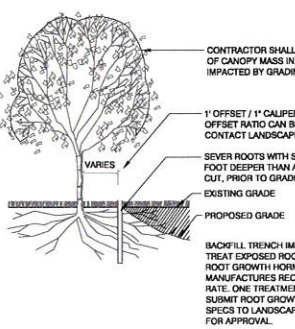
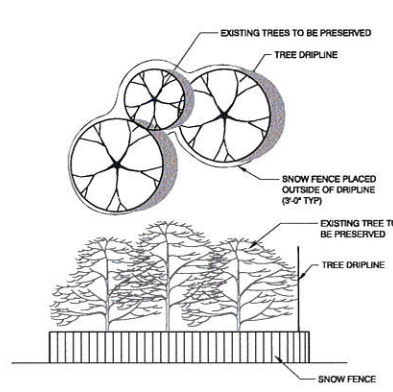
1 1/4" = 1'-0"

2 3/8" = 1'-0"

3 1/2" = 1'-0"



(*) = SPECIFIED PLANT SPACING PER PLANTING LIST



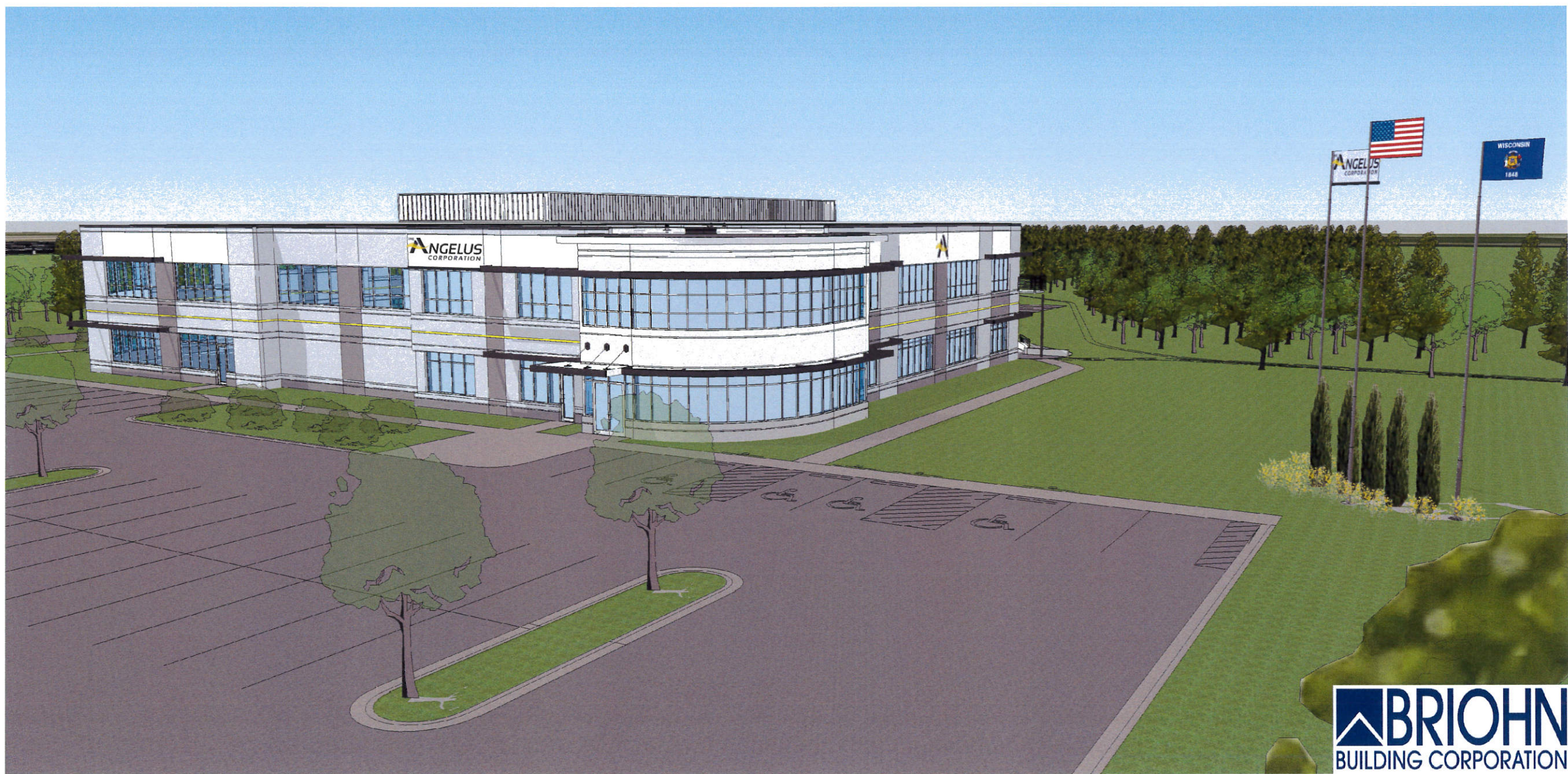
4 1/4" = 1'-0"

5 1" = 1'-0"

6 3/4" = 1'-0"

7 1 1/2" = 1'-0"

8 1/8" = 1'-0"





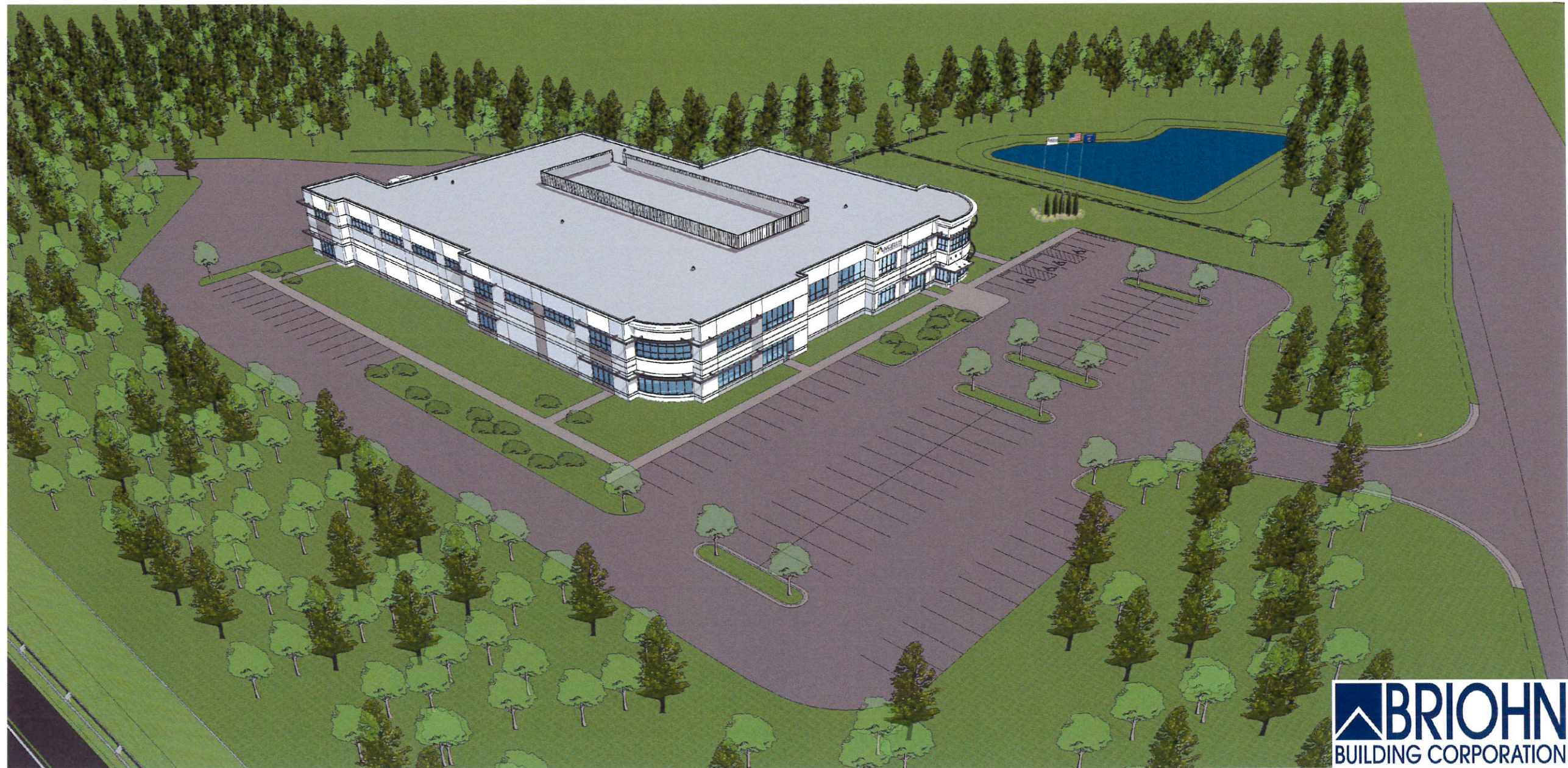
EXTERIOR PERSPECTIVE
LOOKING SOUTHWEST

ANGELUS CORPORATION
—
W220N1051 SPRINGDALE ROAD
PEWAUKEE, WI



JOB: 3127
DRAWN: CW
CHECKED: CW
DATE: 05-20-19
SHEET:

A.1.2



BRIOHN
BUILDING CORPORATION

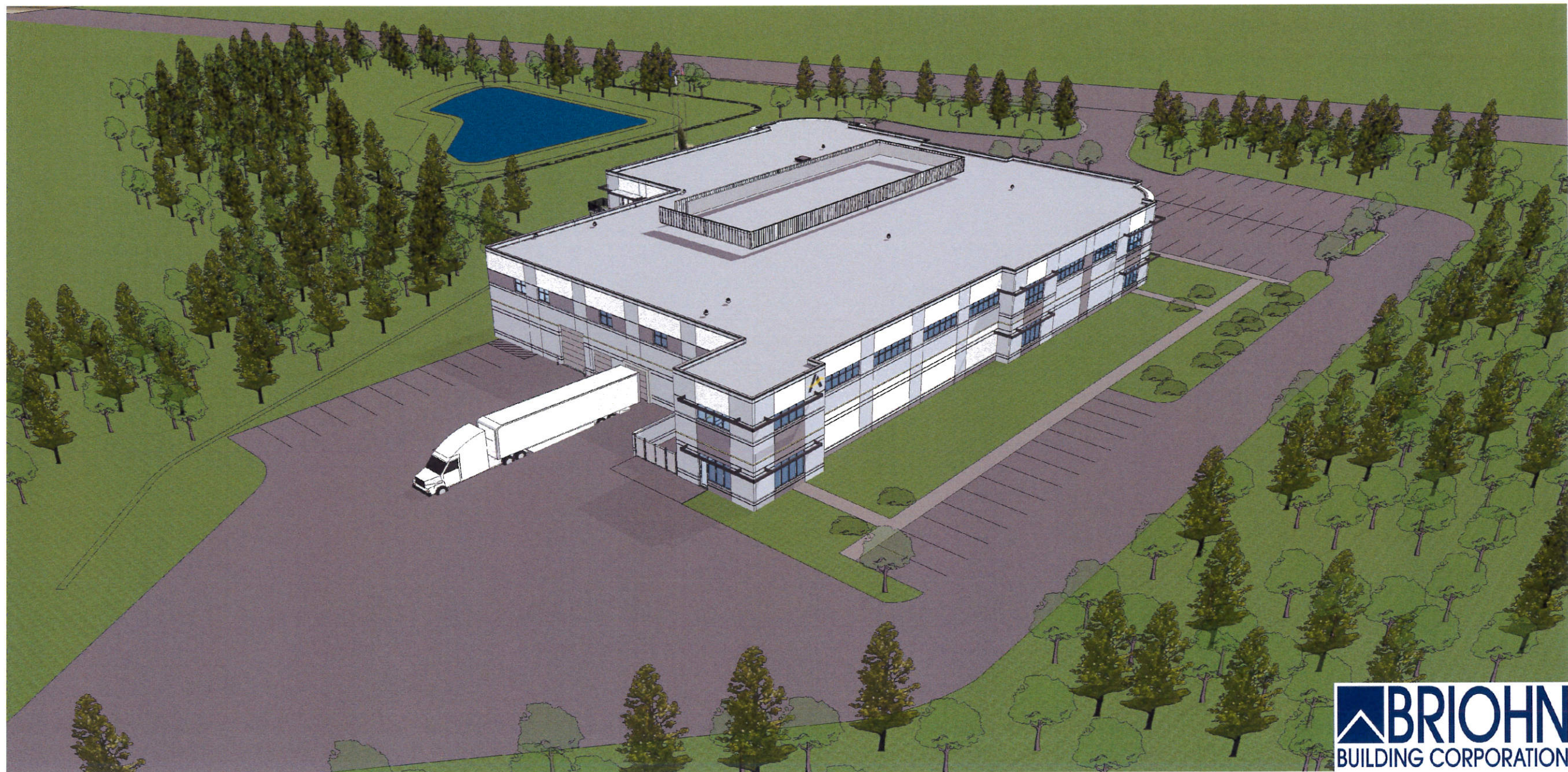


SHEET TITLE
**EXTERIOR PERSPECTIVE
LOOKING NORTHWEST**

ANGELUS CORPORATION
--
W220N1051 SPRINGDALE ROAD
PEWAUKEE, WI

JOB:	3127
DRAWN:	CW
CHECKED:	CW
DATE:	05-20-19
SHEET:	

A.1.3



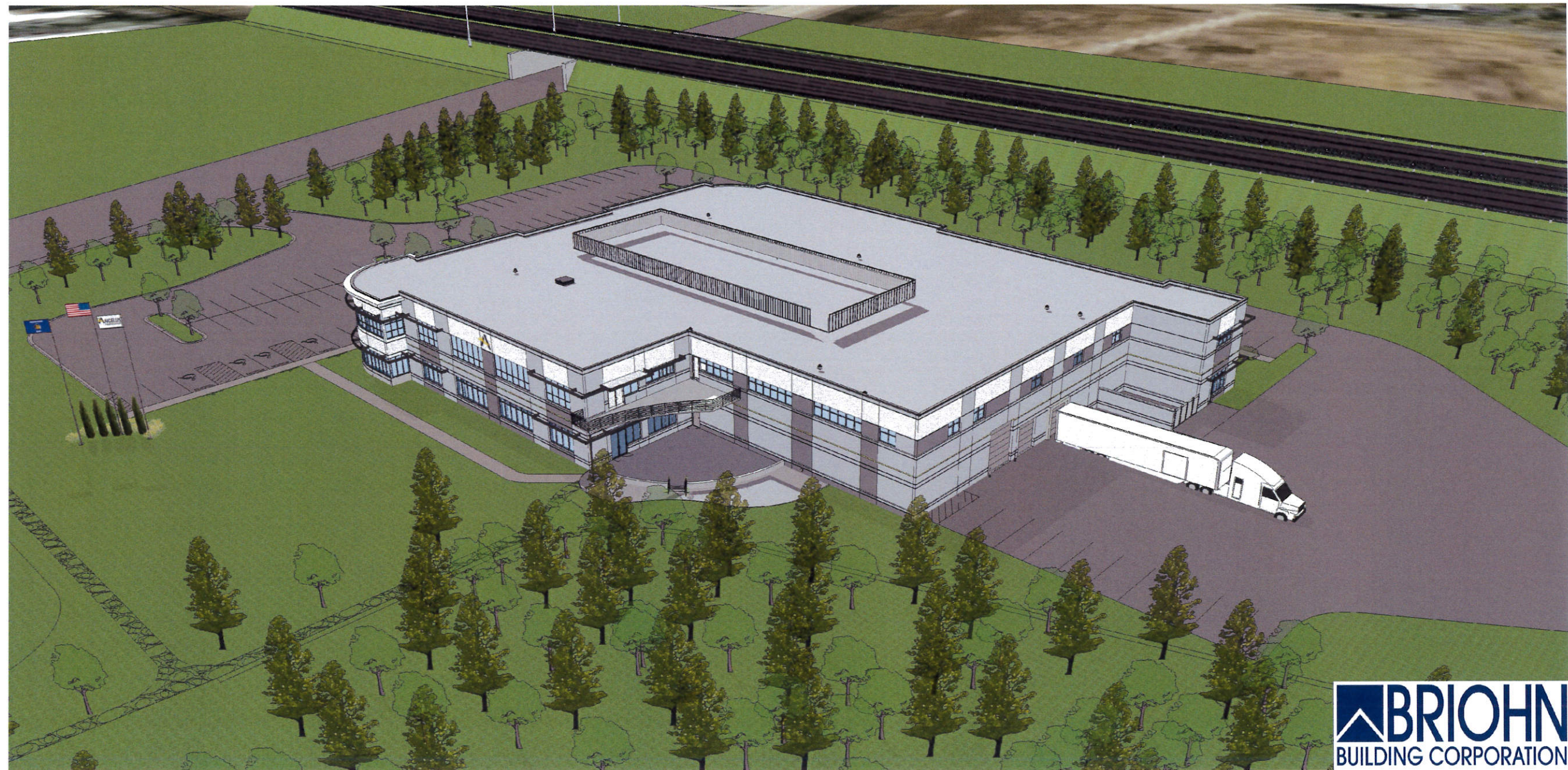
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 EXTERIOR PERSPECTIVE
 LOOKING NORTHEAST

ANGELUS CORPORATION
 —
 W220N1051 SPRINGDALE ROAD
 PEWAUKEE, WI



JOB: 3127
 DRAWN: CW
 CHECKED: CW
 DATE: 05-20-19
 SHEET:

A.1.4



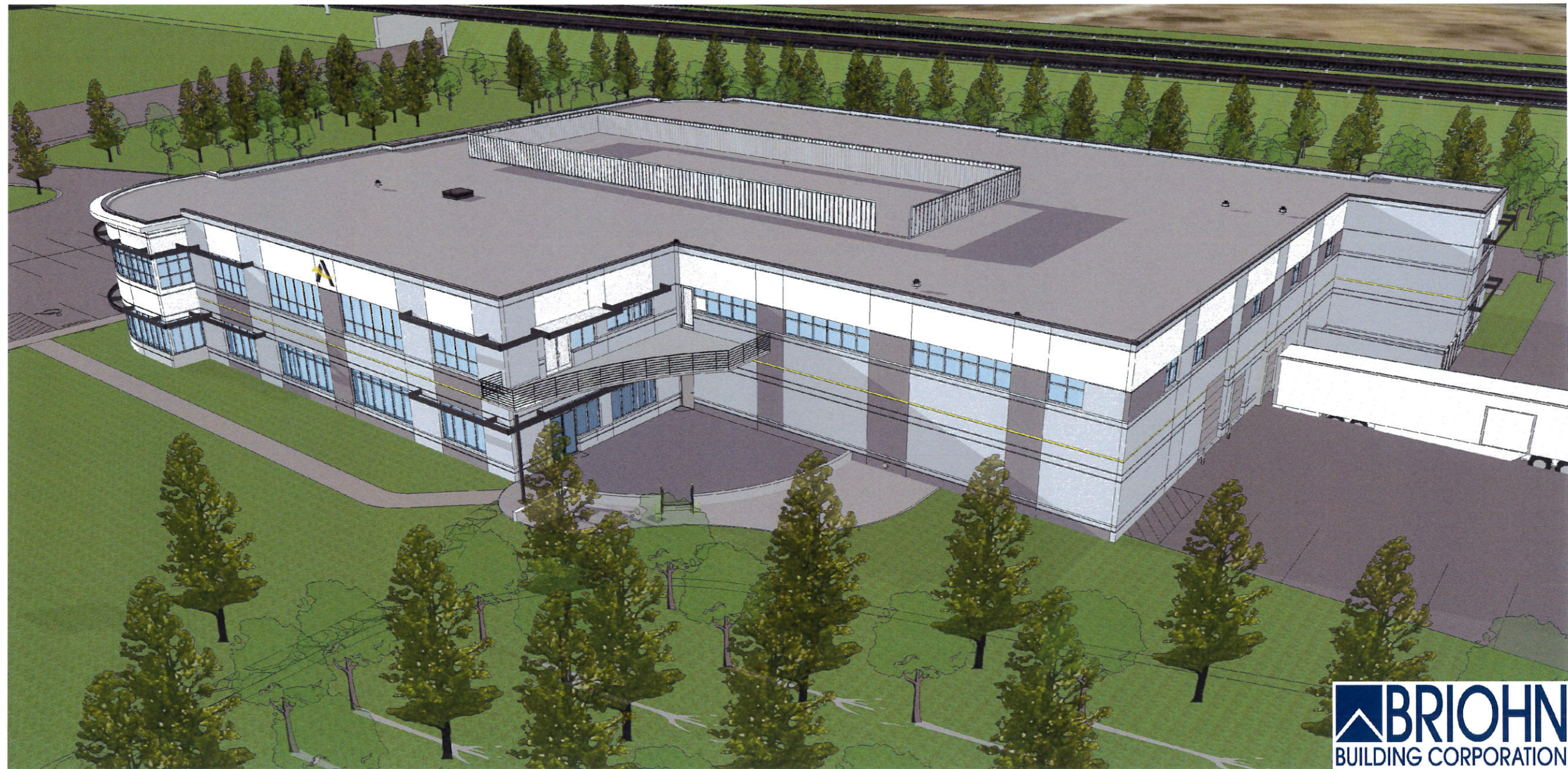
SHEET TITLE
 EXTERIOR PERSPECTIVE
 LOOKING SOUTHEAST

ANGELUS CORPORATION
 --
 W220N1051 SPRINGDALE ROAD
 PEWAUKEE, WI



JOB: 3127
 DRAWN: CW
 CHECKED: CW
 DATE: 05-20-19
 SHEET:

A.1.5



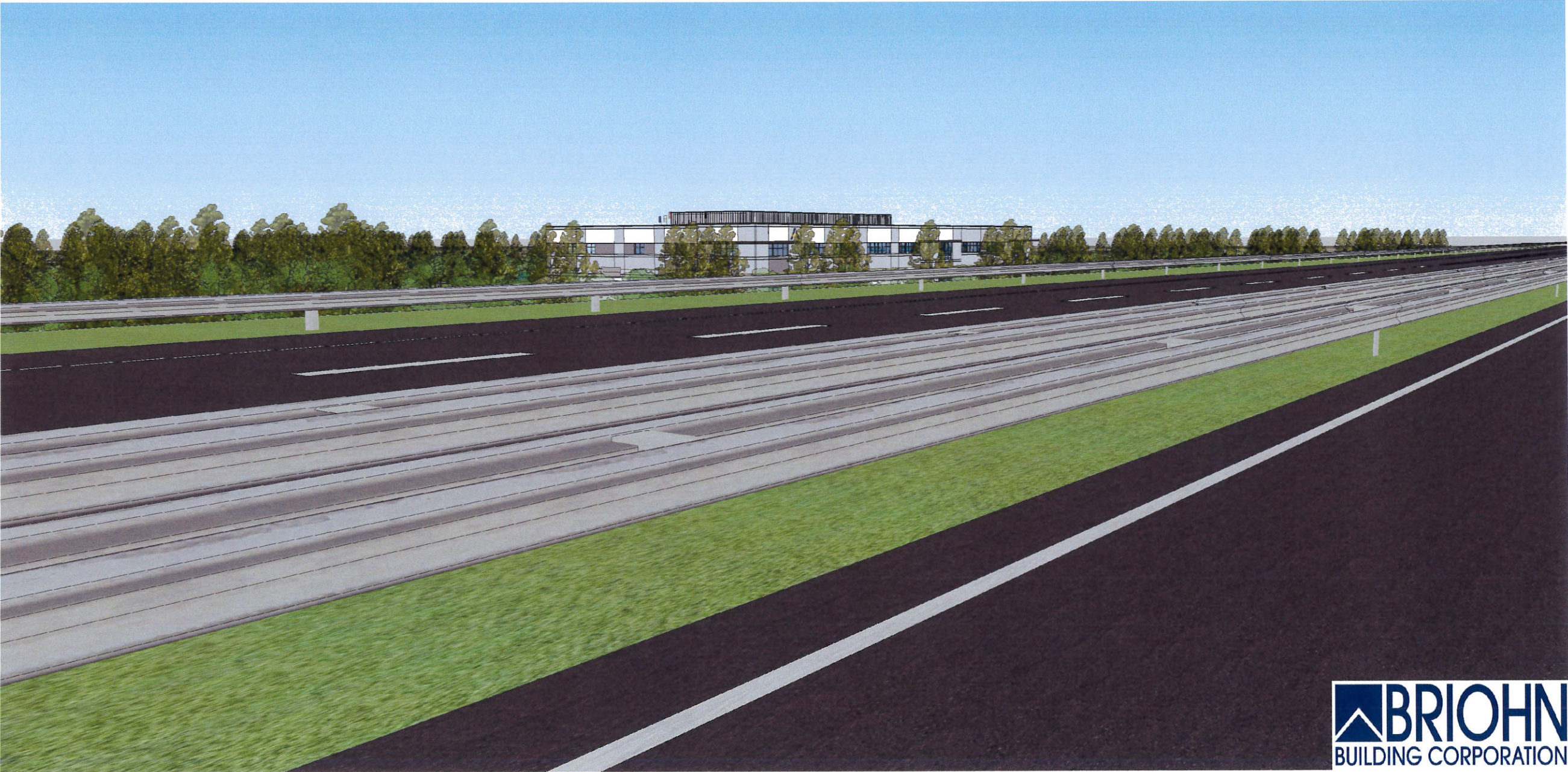
SHEET TITLE
 EXTERIOR PERSPECTIVE
 LOOKING SOUTHEAST

ANGELUS CORPORATION
 —
 W220N1051 SPRINGDALE ROAD
 PEWAUKEE, WI



JOB: 3127
 DRAWN: CW
 CHECKED: CW
 DATE: 05-20-19
 SHEET:

A.1.6



PERSPECTIVE FROM I-94
LOOKING NORTHEAST

ANGELUS CORPORATION
--
W220N1051 SPRINGDALE ROAD
PEWAUKEE, WI



JOB: 3127
DRAWN: CW
CHECKED: CW
DATE: 05-20-19
SHEET:

A.1.7



SHEET TITLE
PERSPECTIVE FROM I-94
LOOKING NORTHWEST

ANGELUS CORPORATION
—
W220NT051 SPRINGDALE ROAD
PEWAUKEE, WI

JOB:	3127
DRAWN:	CW
CHECKED:	CW
DATE:	05-20-19
SHEET:	

A.1.8



EXAMPLE OF ACCUMULATIVE ROOF SCREENS - AERIAL VIEW OF PEWAUKEE RD AND ROCKWOOD DRIVE



EXAMPLE OF ACCUMULATIVE ROOF SCREENS - STREET VIEW OF PEWAUKEE RD AND ROCKWOOD DRIVE - SEWRPC BUILDING

BRIORN

DESIGN GROUP

3900 W. BROADVIEW RD. SUITE 200
MILWAUKEE, WISCONSIN 53208-1500
(262) 766-0000 PHONE
(262) 766-0000 FAX

SHEET TITLE

ROOF SCREEN EXAMPLES

ANGELUS CORPORATION

W220N1051 SPRINGDALE ROAD

PEWAUKEE, WI

JOB: 3127

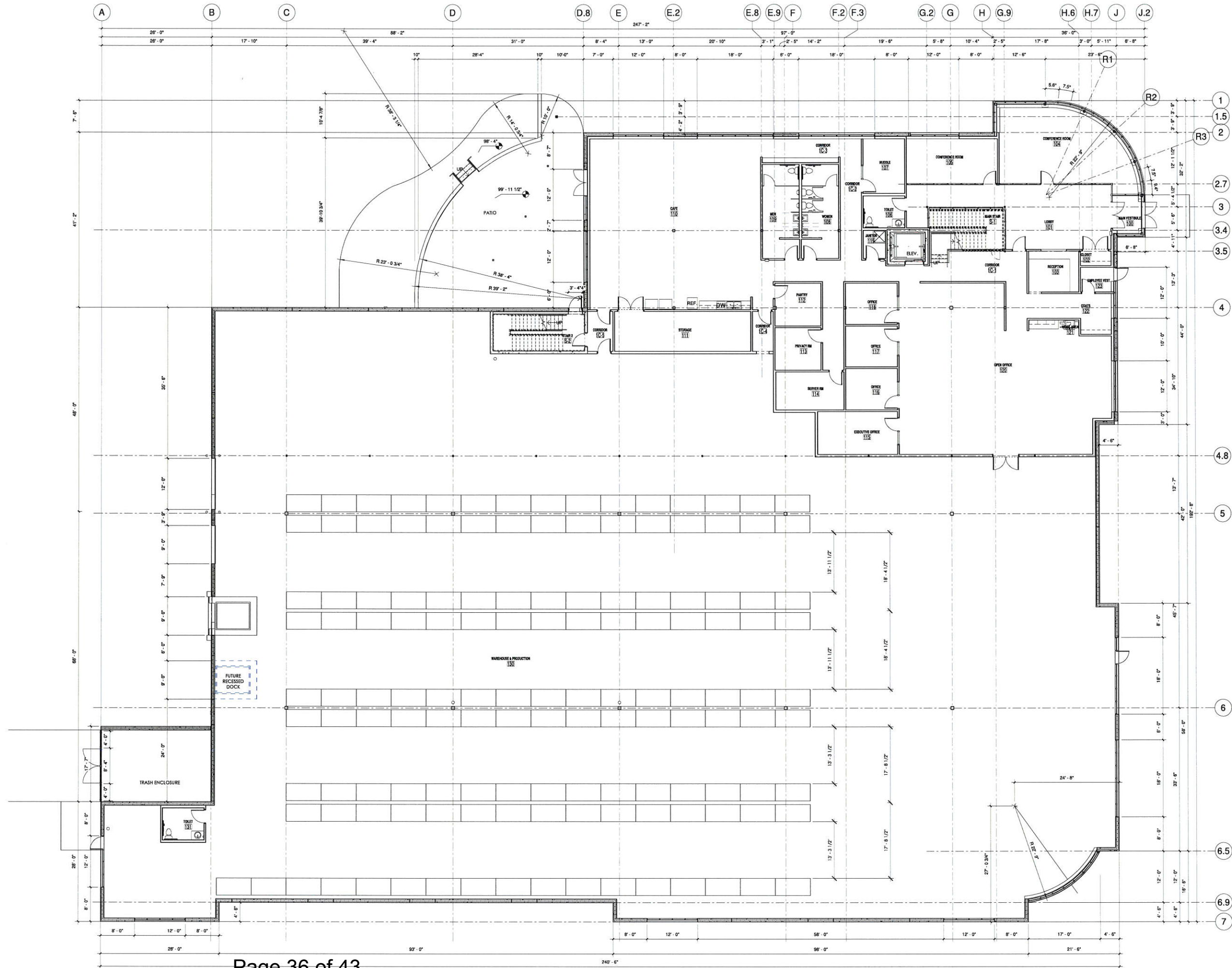
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CHECKED: Checker

DATE: 05-20-19

SHEET: A.1.9

Page 35 of 43

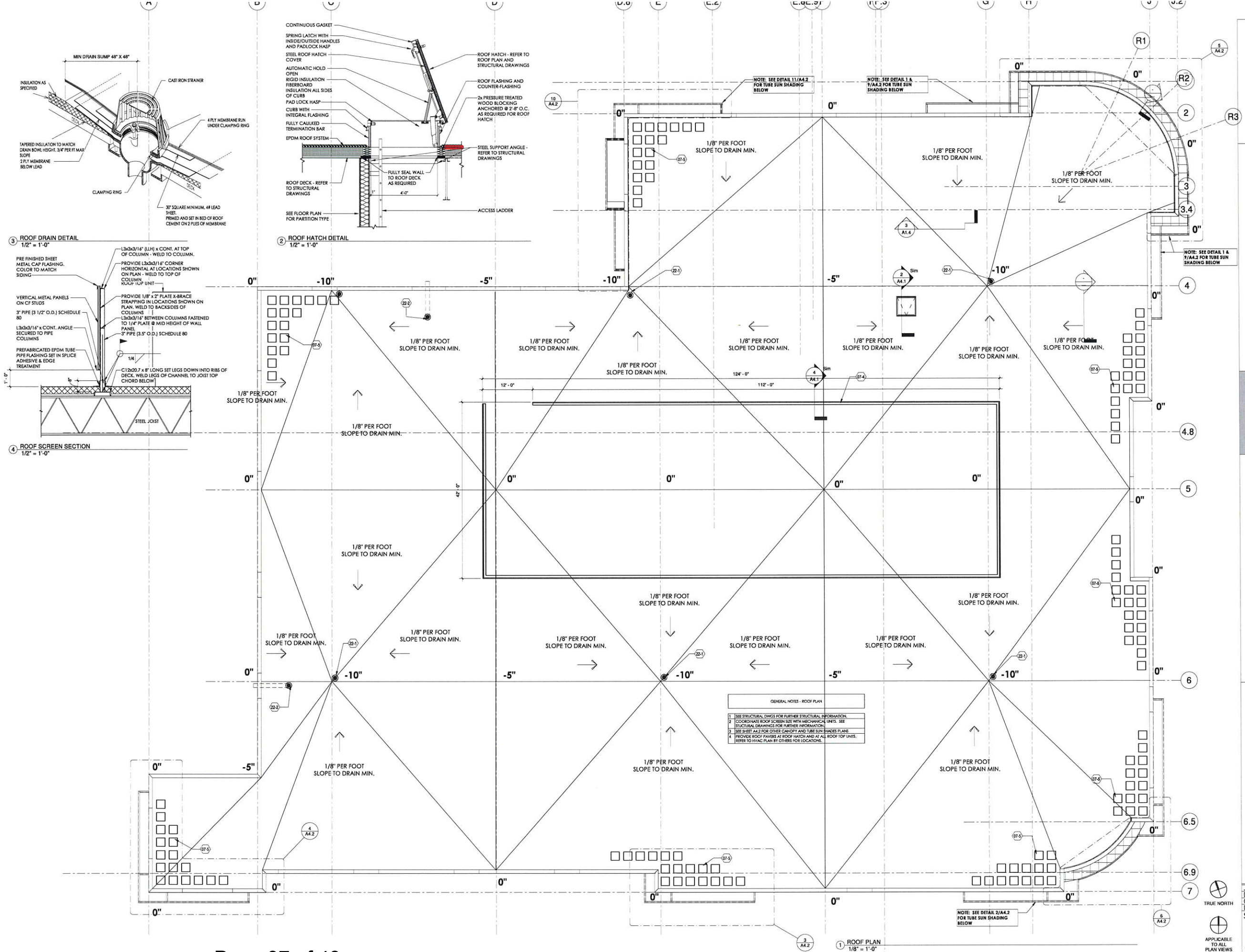


OVERALL FLOOR PLAN

ANGELUS CORPORATION
W220N1051 SPRINGDALE ROAD
PEWAUKEE, WI

JOB: 3127
DRAWN: CW
CHECKED: CW
DATE: 05-20-19

SHEET: A.2.1



ROOF PLAN

ANGELUS CORPORATION
W220N1051 SPRINGDALE ROAD
PEWAUKEE, WI

PROGRESS SET
NOT FOR CONSTRUCTION

JOB: 3127
DRAWN: CW/CH
CHECKED: JH/HF
DATE: 05-20-19

SHEET: A4.1

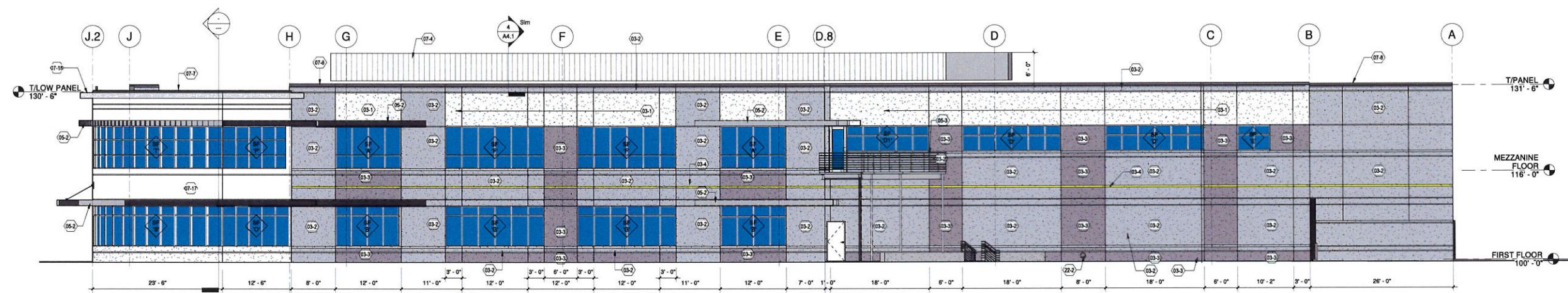
EXTERIOR ELEVATIONS

SHEET TITLE

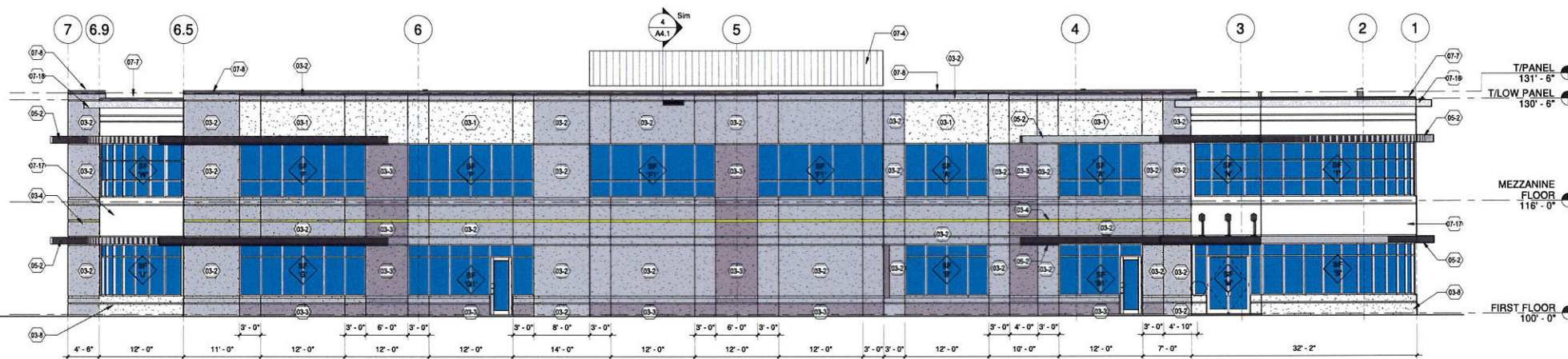
ANGELUS CORPORATION
W220N1051 SPRINGDALE ROAD
PEWaukee, WI

JOB: 3127
DRAWN: CW/CPI
CHECKED: JHD/DF
DATE: 05-20-19
SHEET:

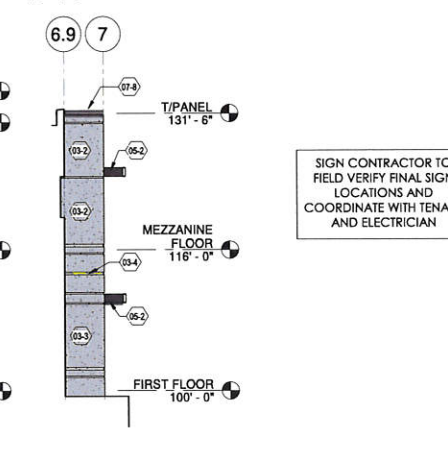
A5.1



5 NORTH OVERALL EXTERIOR ELEVATION
1/8" = 1'-0"

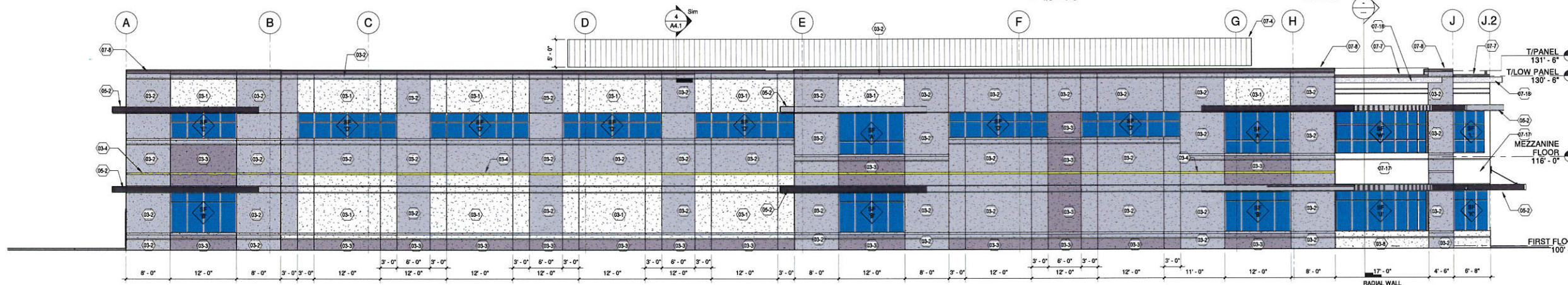


4 EAST OVERALL EXTERIOR ELEVATION
1/8" = 1'-0"

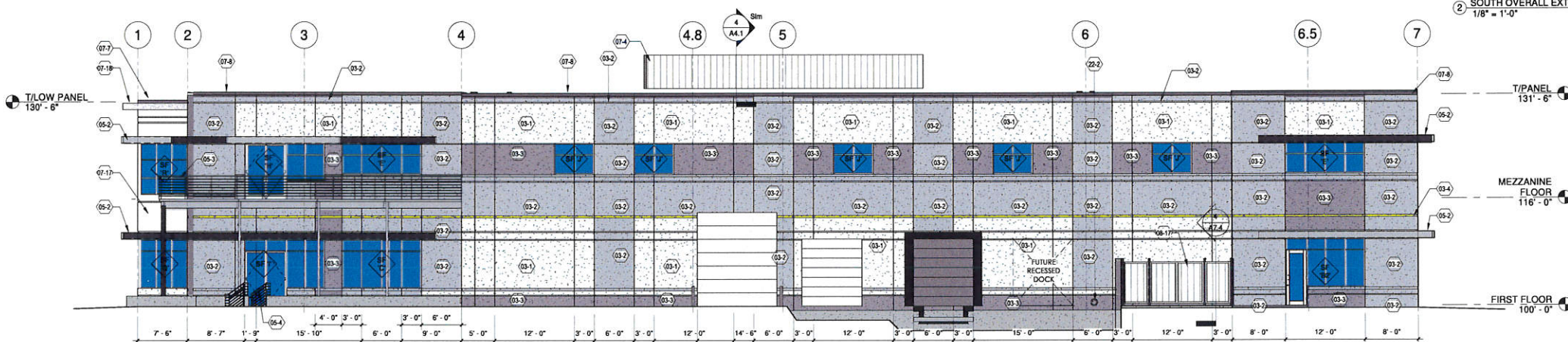


3 PARTIAL EXTERIOR ELEVATION
1/8" = 1'-0"

SIGN CONTRACTOR TO
FIELD VERIFY FINAL SIGN
LOCATIONS AND
COORDINATE WITH TENANT
AND ELECTRICIAN



2 SOUTH OVERALL EXTERIOR ELEVATION
1/8" = 1'-0"

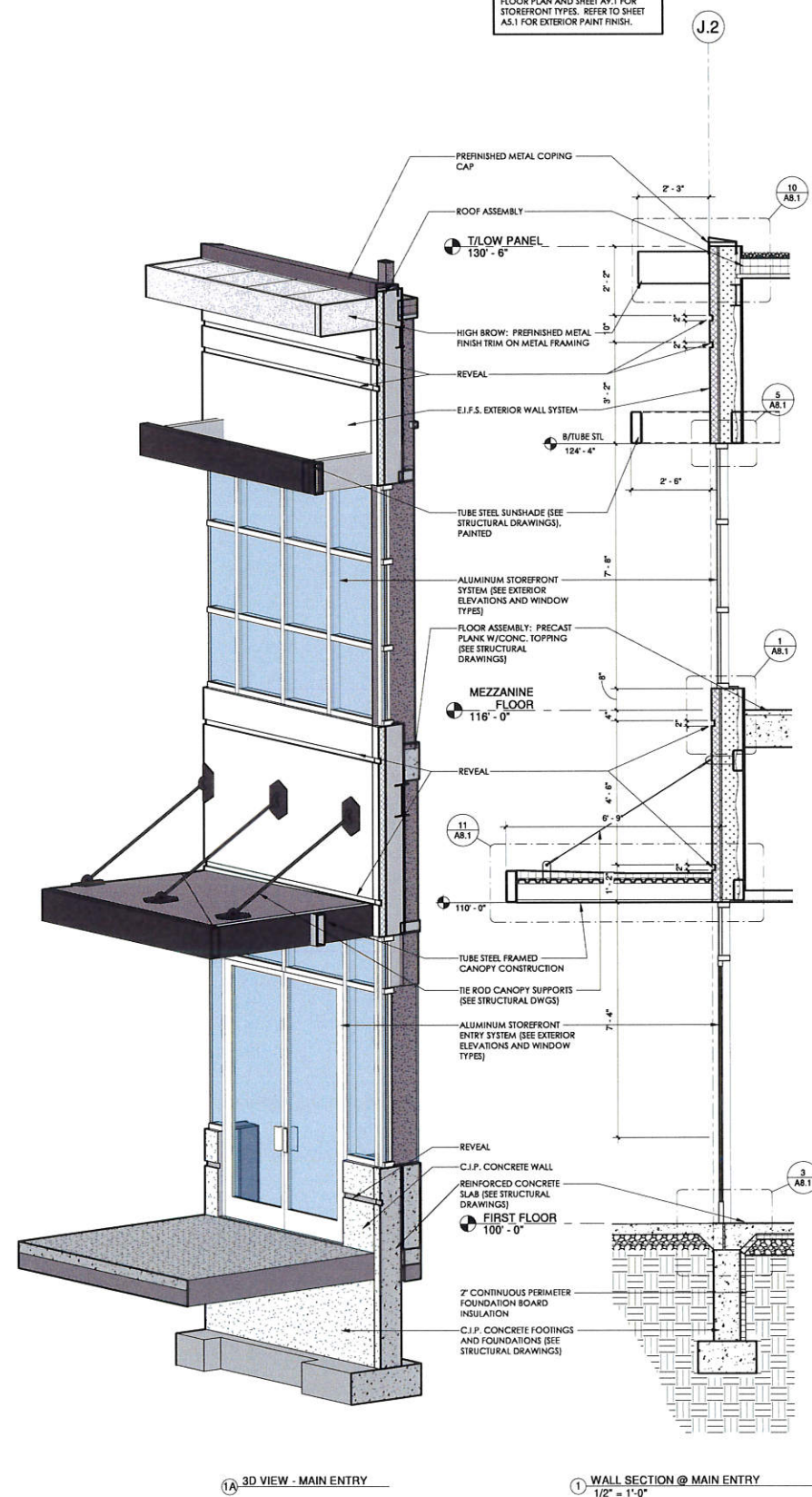
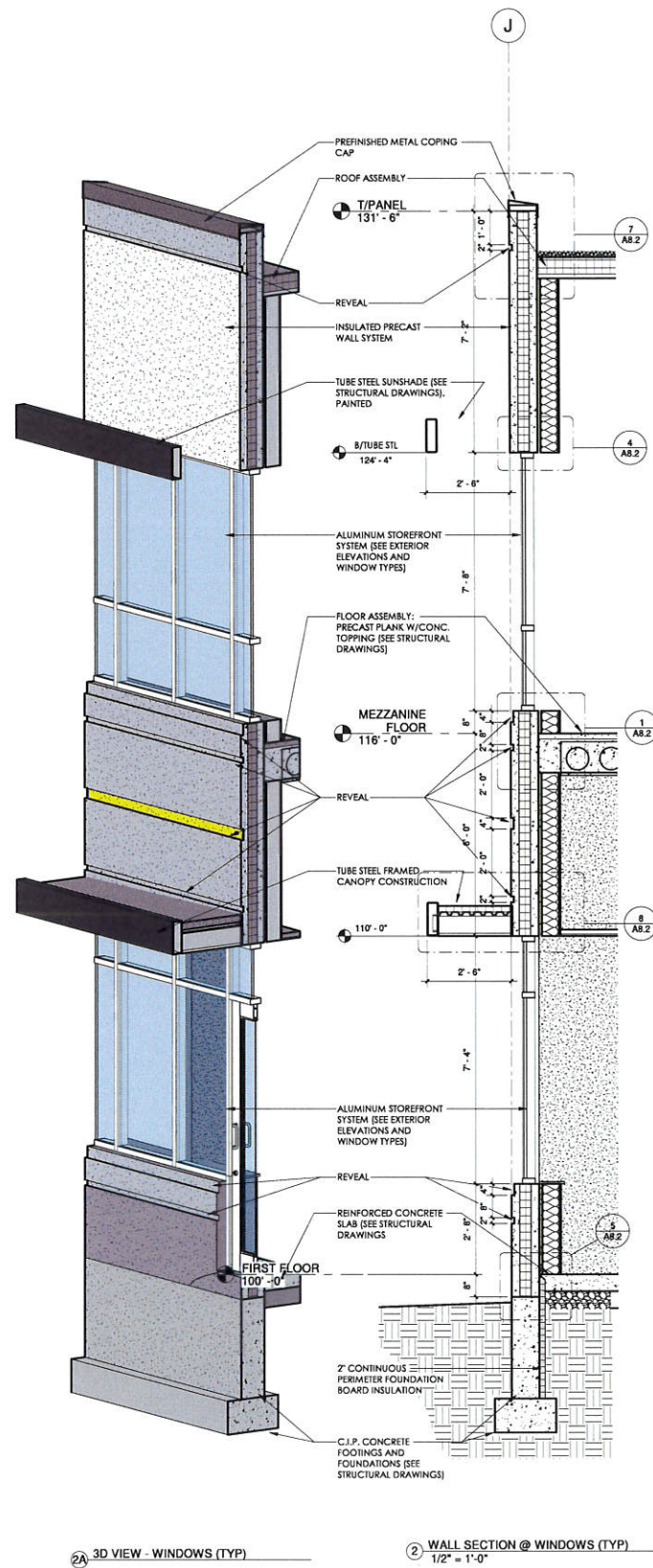
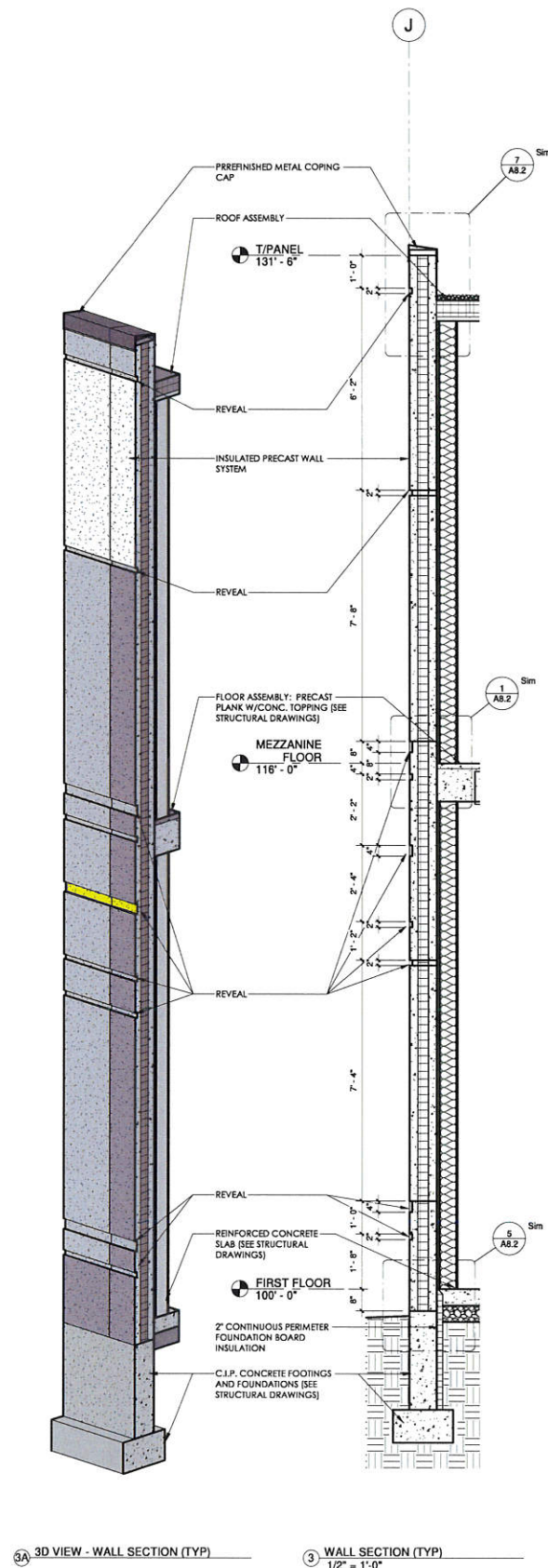


1 WEST OVERALL EXTERIOR ELEVATION
1/8" = 1'-0"

KEYNOTE LEGEND

03-1	EXTERIOR PRE-CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED COLOR 1
03-2	EXTERIOR PRE-CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED COLOR 2
03-3	EXTERIOR PRE-CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED COLOR 3
03-4	REVEAL PAINTED COLOR 4
03-8	C.J.P. CONCRETE WALL WITH ARCHITECTURAL GRADE FINISH WHERE EXPOSED, PAINTED COLOR 1
05-2	STEEL TUBE SUNSHADE PAINTED COLOR 5 - SEE STRUCTURAL & REFERENCED ARCHITECTURAL SECTIONS
05-3	PAINTED STEEL PIPE GUARD RAILING, RAILING DESIGN AS ALLOWED PER IBC 1014 & 1015. SEE ARCHITECTURAL AND STRUCTURAL DETAILS AND DESIGN.
05-4	PAINTED STEEL PIPE GUARD AND HAND RAILING, RAILING DESIGN AS ALLOWED PER IBC 1014 & 1015. SEE ARCHITECTURAL AND STRUCTURAL DETAILS AND DESIGN.
07-4	VERTICAL METAL PANEL ON STEEL FRAMING ROOF SCREEN
07-7	PRE-FINISHED METAL 24 GA. GRAVEL STOP COLOR TO MATCH COLOR 2
07-8	PRE-FINISHED METAL 24 GA. COPING COLOR TO MATCH COLOR 2
07-17	EXTERIOR INSULATED FINISH SYSTEM (EIFS) - COLOR 1
07-18	HIGH BROW, PRE-FINISHED METAL FINISH TRIM ON METAL FRAMING
08-17	TRASH ENCLOSURE GATES
22-2	OVERFLOW ROOF DRAIN SET 2" HIGHER THAN PRIMARY ROOF DRAIN. EXTERIOR PIPE DISCHARGE THROUGH WALL. DO NOT PLACE PIPE OUTLET DIRECTLY ABOVE EXTERIOR DOORS OR WINDOWS. COCHED, PIPE SIZE WITH PLUMBING CONTRACTOR.

REFER TO SHEET A0.1 FOR BUILDING ENVELOPE REQUIREMENTS AND PAINT FINISH.
REFER TO FLOOR PLAN AND SHEETS A9.1 & A9.2 FOR STOREFRONT TYPES



EXTERIOR FINISH SYSTEMS

ROOF ASSEMBLY: BALLASTED ROOF MEMBRANE ON 5.75" DIRECT TO DECK APPROVED EPS INSULATION (R25 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

INSULATED PRECAST WALL PANEL SYSTEM: 10" INSULATED PRECAST CONCRETE WALL PANEL (R-14)

E.I.F.S. WALL SYSTEM: 3" EXTERIOR INSULATION FINISHING SYSTEM WITH CONTINUOUS AIR AND MOISTURE BARRIER AND DRAINAGE SCREEN ON APPROVED 5/8" GLASS MAT GYPSUM SHEATHING ON 8" CF METAL STUD FRAMING, FILL CAVITY WITH CLOSED CELL SPRAY FOAM INSULATION, AND 5/8" GYPSUM BOARD FINISH. PROVIDE DRAINAGE STRIPS WITH WEEPS AT ALL HEAD CONDITIONS.

REFER TO SHEET A0.1 FOR BUILDING ENVELOPE REQUIREMENTS. REFER TO FLOOR PLAN AND SHEET A9.1 FOR STOREFRONT TYPES. REFER TO SHEET A5.1 FOR EXTERIOR PAINT FINISH.



WALL SECTIONS

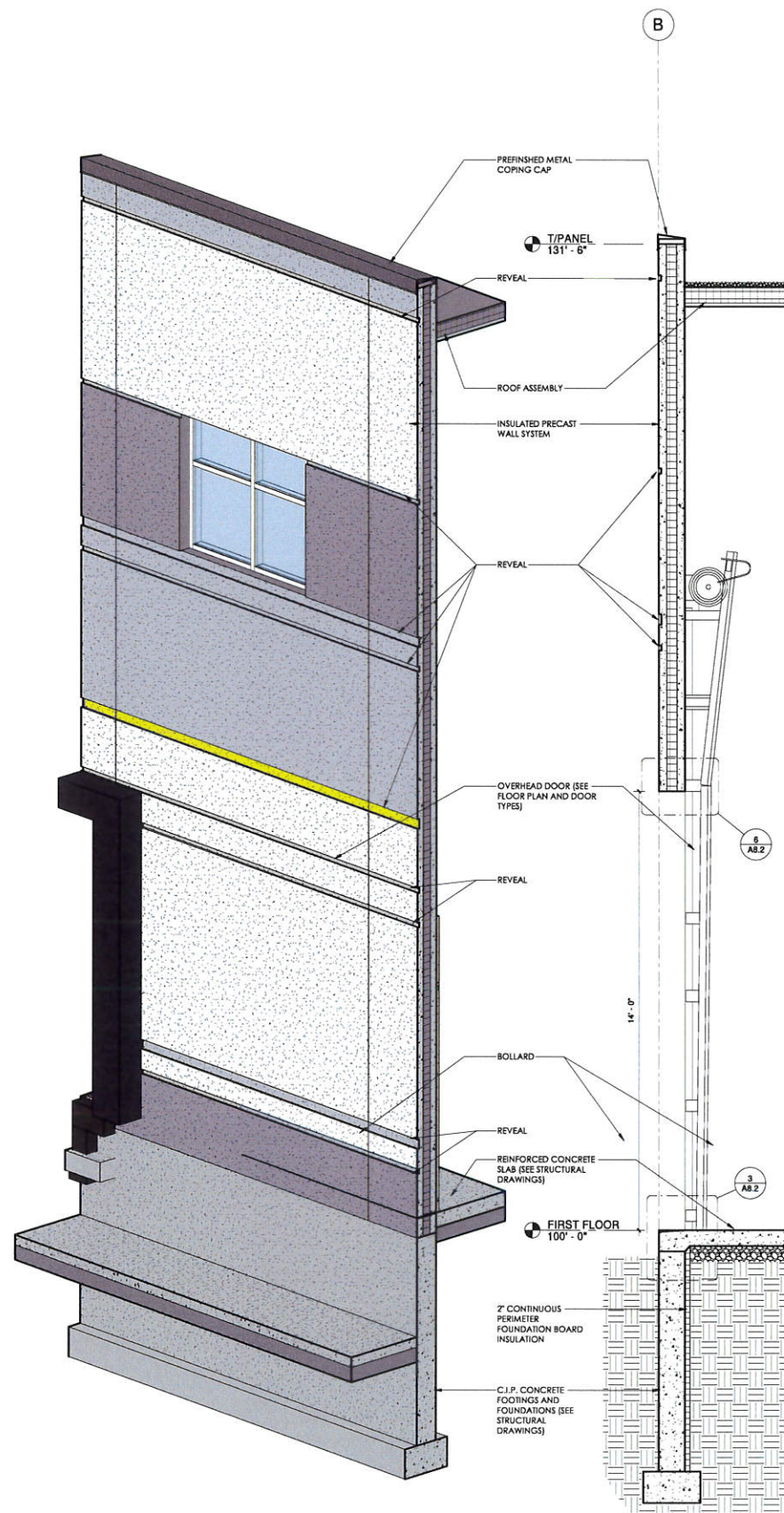
SHEET TITLE

ANGELUS CORPORATION
W220N1051 SPRINGDALE ROAD
PEWAUKEE, WI

JOB: 3127
DRAWN: CH
CHECKED: JHD
DATE: 05-20-19
SHEET:

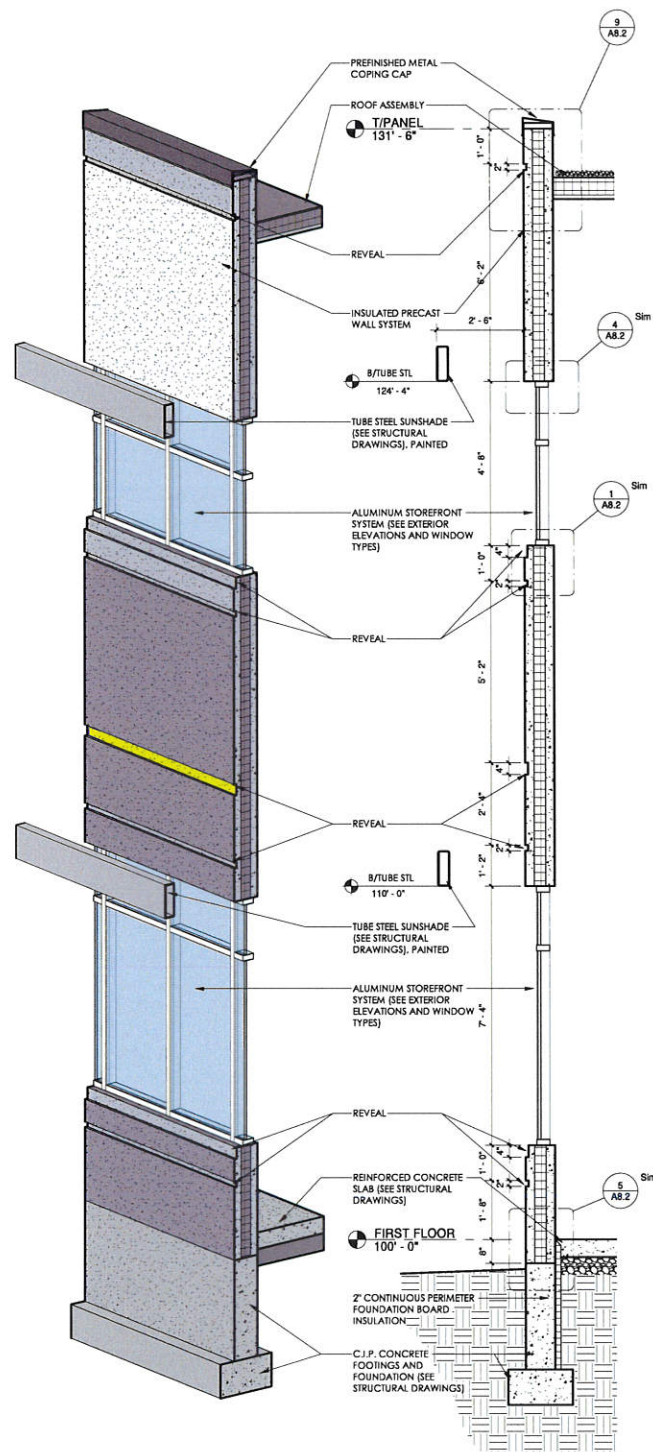
A7.1

REFER TO SHEET A0.1 FOR BUILDING ENVELOPE REQUIREMENTS AND PAINT FINISH.
REFER TO FLOOR PLAN AND SHEETS A9.1 & A9.2 FOR STOREFRONT TYPES



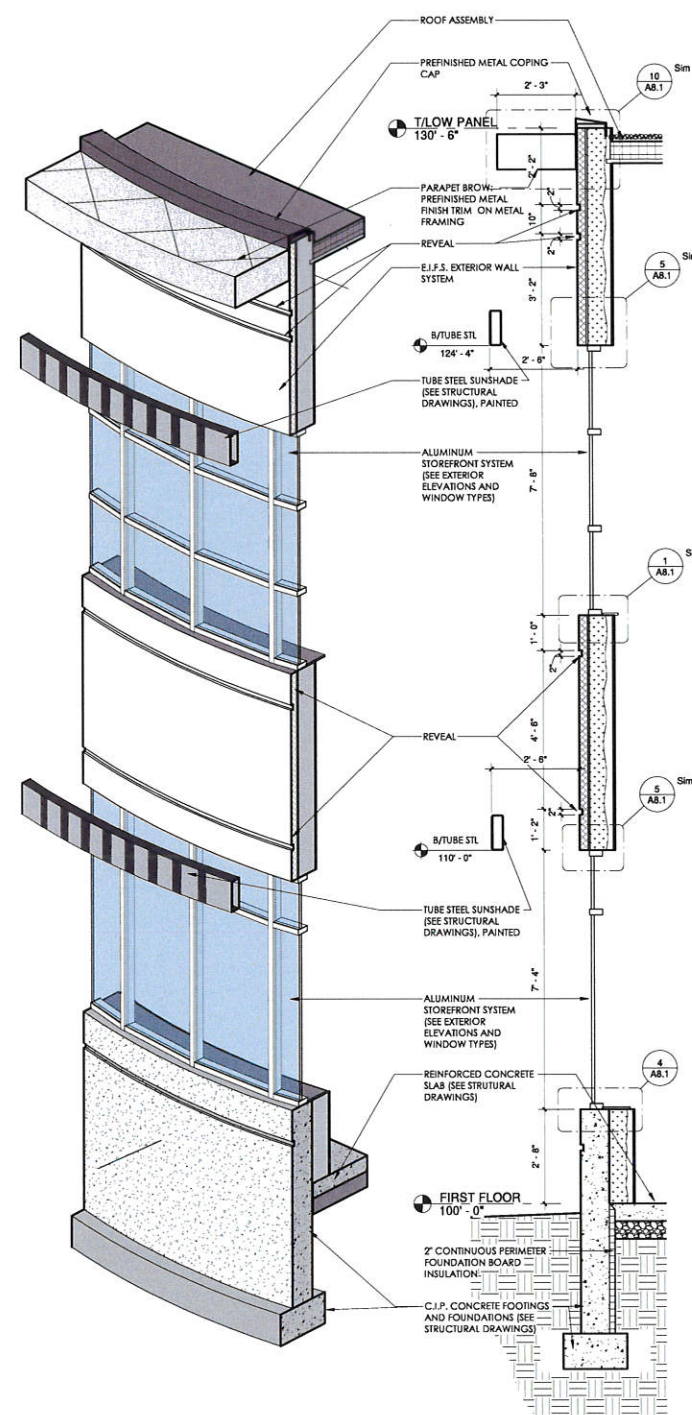
3A 3D VIEW - OH GRADE DOOR

3 WALL SECTION @ OH GRADE DOOR
1/2" = 1'-0"



2A 3D VIEW - SW CORNER

2 WALL SECTION @ SW CORNER
1/2" = 1'-0"



1A 3D VIEW - SE CURVE

1 WALLS SECTION @ SE CURVE
1/2" = 1'-0"

EXTERIOR FINISH SYSTEMS

ROOF ASSEMBLY: BALLASTED ROOF MEMBRANE ON 5/8" DIRECT TO DECK APPROVED EPS INSULATION (R25 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

INSULATED PRECAST WALL PANEL SYSTEM: 10" INSULATED PRECAST CONCRETE WALL PANEL (R-14)

E.J.S. WALL SYSTEM: 3" EXTERIOR INSULATION FINISHING SYSTEM WITH CONTINUOUS AIR AND MOISTURE BARRIER AND DRAINAGE SCREEN ON APPROVED 5/8" GLASS MAT GYPSUM SHEATHING ON 8" CF METAL STUD FRAMING, FILL CAVITY WITH CLOSED CELL SPRAY FOAM INSULATION, AND 5/8" GYPSUM BOARD FINISH. PROVIDE DRAINAGE STRIPS WITH WEEPS AT ALL HEAD CONDITIONS.

REFER TO SHEET A0.1 FOR BUILDING ENVELOPE REQUIREMENTS. REFER TO FLOOR PLAN AND SHEET A9.1 FOR STOREFRONT TYPES. REFER TO SHEET A5.1 FOR EXTERIOR PAINT FINISH.

REFER TO SHEET A0.1 FOR BUILDING ENVELOPE REQUIREMENTS AND PAINT FINISH. REFER TO FLOOR PLAN AND SHEETS A9.1 & A9.2 FOR STOREFRONT TYPES

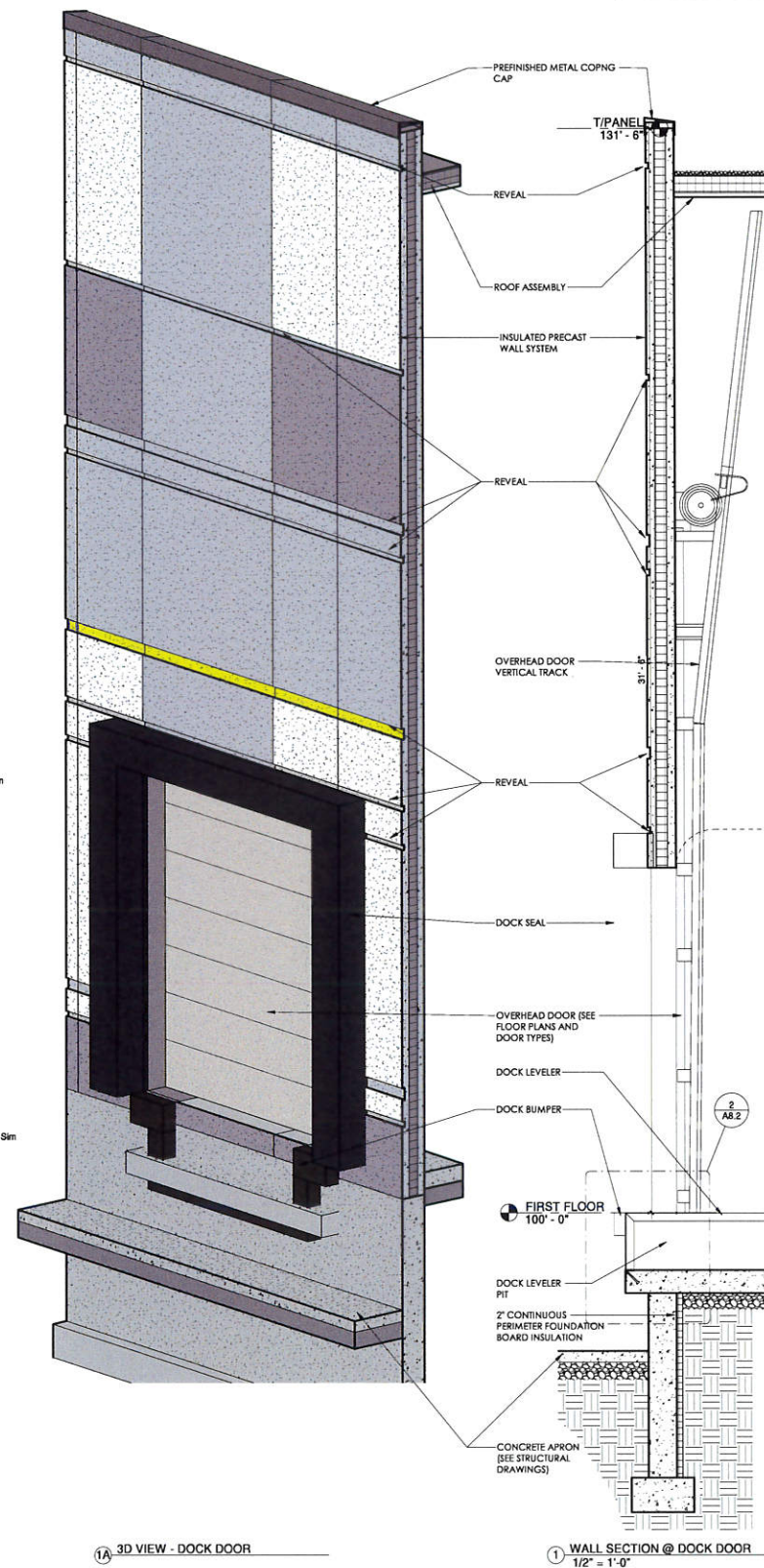
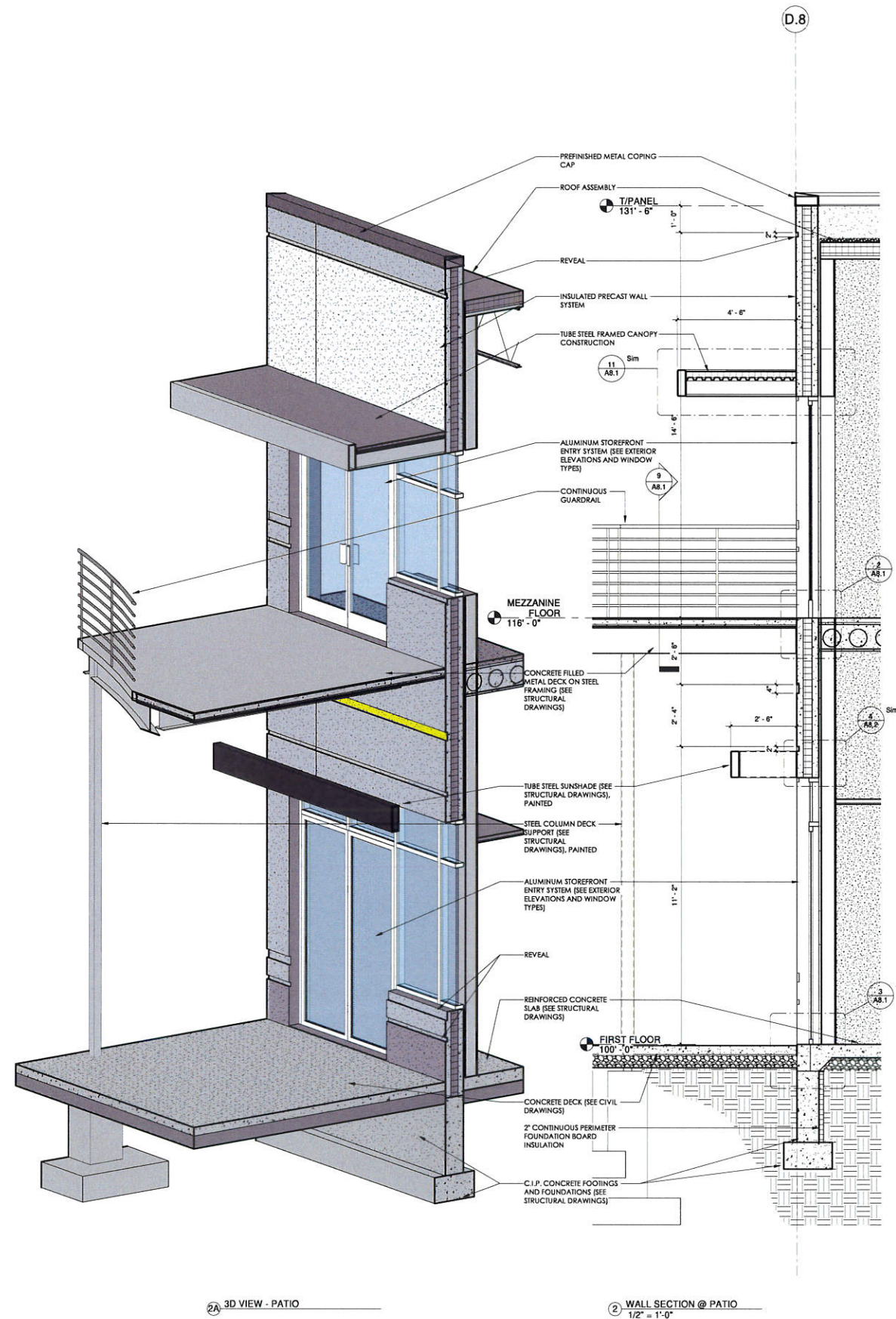
WALL SECTIONS

ANGELUS CORPORATION

W220N1051 SPRINGDALE ROAD
PEWAUKEE, WI

JOB: 3127
DRAWN: CR
CHECKED: JH/DF
DATE: 05-20-19
SHEET:

A7.2



EXTERIOR FINISH SYSTEMS

ROOF ASSEMBLY: BALLASTED ROOF MEMBRANE ON 5.75" DIRECT TO DECK APPROVED EPS INSULATION (R22 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

INSULATED PRECAST WALL PANEL SYSTEM: 10" INSULATED PRECAST CONCRETE WALL PANEL (R-14)

ELF'S WALL SYSTEM: 3" EXTERIOR INSULATION FINISHING SYSTEM WITH CONTINUOUS AIR AND MOISTURE BARRIER AND DRAINAGE SCREEN ON APPROVED 5/8" GLASS MAT GYPSUM SHEATHING ON 8" OF METAL STUD FRAMING. FILL CAVITY WITH CLOSED CELL SPRAY FOAM INSULATION. AND 5/8" GYPSUM BOARD FINISH. PROVIDE DRAINAGE STRIPS WITH WEEPS AT ALL HEAD CONDITIONS.

REFER TO SHEET A0.1 FOR BUILDING ENVELOPE REQUIREMENTS. REFER TO FLOOR PLAN AND SHEET A9.1 FOR STOREFRONT TYPES. REFER TO SHEET A5.1 FOR EXTERIOR PAINT FINISH.



BRIOHN
DESIGN GROUP
3800 S. BIRCHWOOD ROAD, SUITE 200
MILWAUKEE, WISCONSIN 53207
262.766.0000 PHONE
262.766.0000 FAX

WALL SECTIONS

ANGELUS CORPORATION
W220N1051 SPRINGDALE ROAD
PEWAUKEE, WI

JOB: 3127
DRAWN: CR
CHECKED: JH/DF
DATE: 05-20-19
SHEET: **A7.3**

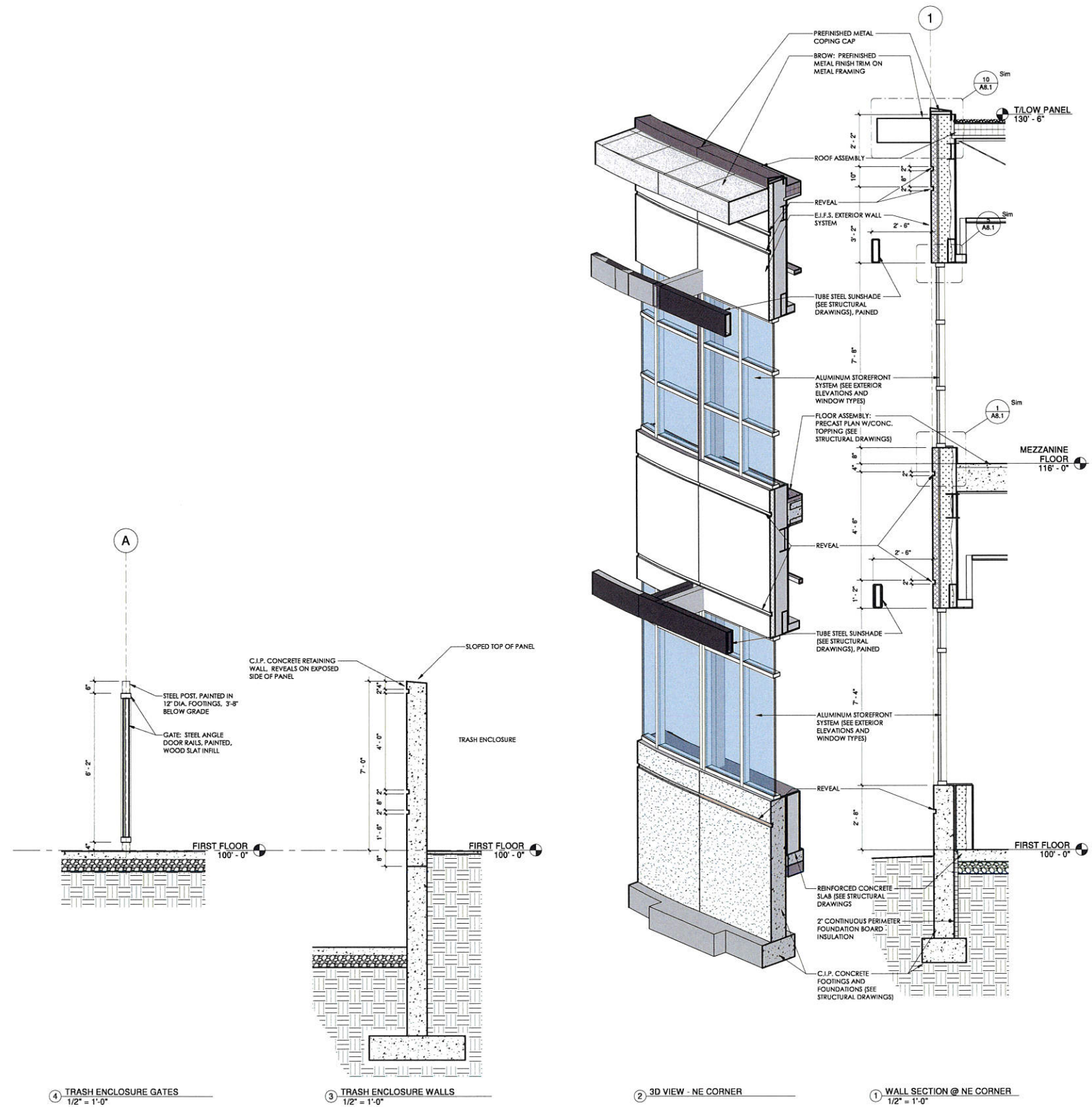
WALL SECTIONS

SHEET TITLE

ANGELUS CORPORATION
W220N1051 SPRINGDALE ROAD
PEWAUKEE, WI

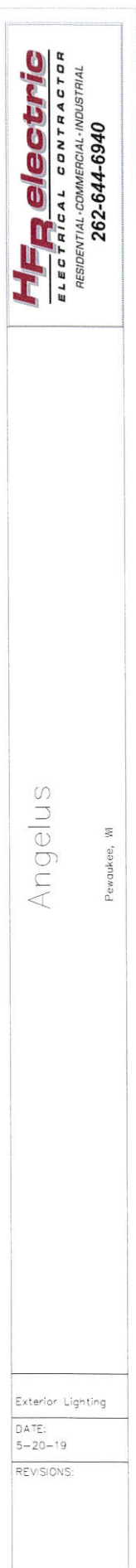
JOB: 3127
DRAWN: CR
CHECKED: JH/DF
DATE: 05-20-19
SHEET:

A7.4



REFER TO SHEET A0.1 FOR BUILDING ENVELOPE REQUIREMENTS AND PAINT FINISH.
REFER TO FLOOR PLAN AND SHEETS A9.1 & A9.2 FOR STOREFRONT TYPES

Symbol	Lot#	Quantity	Manufacturer	Catalog Number	Description	Warranty
		1	NECER LED	CHOWING/LENNERISE	LED cabinet with metal fixture	36.7
o	A			Building Mounted at 1' 0"		
		8	AMB LIGHTING, INC.	WILLIAMS WILLIAMS - ALZOS WILLIAMS (INTER LIGHTING)	CASET FIXED METAL HOUSING & CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH IMPULSED PULSE AND 1 TEMPERATURE PROOF GLASS FLAT GLASS LENS IN CASE DRAWT PAINTED METAL LENS FRASE	36
		1	Omniar Lighting	400 Series Recessed Fixture	400 Lumens LED module 4" Recessed Housing	14
*	C			Mounted in Canopy at 10'		
		3	AMB LIGHTING, INC.	ALZOS - INTER WILLIAMS (INTER LIGHTING) (TYPE 1)	CASET FIXED METAL HOUSING & CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH IMPULSED PULSE AND 1 TEMPERATURE PROOF GLASS FLAT GLASS LENS IN CASE DRAWT PAINTED METAL LENS FRASE	107.4
	D			20' pole mounted on 4" base		
		3	AMB LIGHTING, INC.	ALZOS - INTER WILLIAMS (TYPE 1)	CASET FIXED METAL HOUSING & CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH IMPULSED PULSE AND 1 TEMPERATURE PROOF GLASS FLAT GLASS LENS IN CASE DRAWT PAINTED METAL LENS FRASE	107.4
	E			20' pole mounted on 4" base		
		3	AMB LIGHTING, INC.	ALZOS - INTER WILLIAMS (TYPE 1)	CASET FIXED METAL HOUSING & CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH IMPULSED PULSE AND 1 TEMPERATURE PROOF GLASS FLAT GLASS LENS IN CASE DRAWT PAINTED METAL LENS FRASE	107.7
	F			20' pole mounted on 4" base		
		3	AMB LIGHTING, INC.	ALZOS - INTER WILLIAMS (TYPE 1)	CASET FIXED METAL HOUSING & CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH IMPULSED PULSE AND 1 TEMPERATURE PROOF GLASS FLAT GLASS LENS IN CASE DRAWT PAINTED METAL LENS FRASE	108.7
	G			Building mounted at 10'		
		3	AMB LIGHTING, INC.	WILLIAMS (TYPE 1)	CASET FIXED METAL HOUSING & CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH IMPULSED PULSE AND 1 TEMPERATURE PROOF GLASS FLAT GLASS LENS IN CASE DRAWT PAINTED METAL LENS FRASE	108.7



**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 7.**

DATE: July 15, 2019

DEPARTMENT: PW - Water/Sewer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Award the Well House Roof Replacement Contract to the Lowest Qualified Bidder, C & K Services in the Amount of \$37,286.00 and Make the Necessary Allocations of Funds [Mueller]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Jane's Memo

Wellhouse Roof Replacement



**Department of Public Works
Water & Sewer Utility**

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

To: Common Council

From: Jane E. Mueller

Date: 7/10/19

Re: 2019 Award Bid for Roof Repair (Well #2) & Replacement Appletree & Well #3 and Reallocate Funds.

The Utility has contracted with Interstate Roof Systems Consultants (IRSC) for several years to inspect and monitor the roof conditions for the 10 well buildings and 11 lift stations. Their evaluation of the roofs showed that our Appletree well and the shallow well building at North Ave. were in need of replacement this year, and some spot repairs for Well #2 Green Rd. were warranted to prevent premature roof failure. IRSC prepared a roof repair and replacement project specification. \$23,000 was allocated in the Utility Capital budget for North Ave & Appletree roof replacement. Well #2 was budgeted as a repair in the Utility operations budget.

Bids were open on June 27. Upon reviewing the bids and bidder qualifications, IRSC has recommended award to C&K Services, Inc. for \$32,611.00 for roof replacement and \$4,675.00 for Well #2 repairs.

Due to the roof replacement bids being higher than budgeted, we would like to reallocate \$10,000 set aside for Well #1 roof work to compensate for the shortfall. Well #1 repairs will be considered in the 2020 budget.

Recommendation: Award C & K Services as the lowest qualified bidder for a total of \$37, 286.00 for roof repair and replacements and reallocate \$10,000 from Well #1 repairs to this project to make up the shortfall in the anticipated budget.



City of Pewaukee Water Utilities

Date 7-5-19

Ms. Jane Mueller
Pewaukee Utilities
City of Pewaukee
W240 N3056 Pewaukee Road
Pewaukee, WI 53072

Dear Jane:

Subject: IRSC Project #3943.A-19
2019 Roof Replacement Specification
Deep Well SS
Well #3
Service Building Well #2

INTERSTATE ROOF SYSTEMS CONSULTANTS, INC. (IRSC) was authorized to prepare a project manual for the roof rehabilitation at the above captioned facility. Please accept the following as our recommendations for the award of the roofing contract.

IRSC gathered information from our database for the preparation of the specification for this project. A site visit was made to gather information for the preparation of the specification for this project. An advertisement to bid was placed by IRSC company in the Waukesha Freeman.

The following contractors requested information about the project as a result of the advertisement to bid:

Contractor:

FJA Christiansen Roofing
C&K Services
Ridge Top Exteriors

Location:

Milwaukee, WI
Newberg, WI
West Allis, WI

The contractors were sent an email containing a project manual.

A pre-bid meeting was held at each location on June 20, 2019, and all of the aforementioned contractors were in attendance, with the exception of: Nations Roof.

There were no subsequent addenda sent out. The bids were opened publicly at 11:00a.m. on June 27 read aloud and tabulated on a spreadsheet.

After reviewing the bids it is our recommendation that the lower bidder of record, **Ridge Top Exteriors**, not be awarded the project. This recommendation is due to errors on the bid form and lack of the required bid bond being submitted with the sealed bid.

After confirming both the price and the scope of work, we recommend that the project proceed as specified using the next low bidder of record, **C&K Services, Inc.** Based on submitted pricing, we also recommend that the Base Bid, and all additives be included in the total scope of work. The bases of the specifications were a removal and replacement of shingled roofs by GAF Materials Corporation, or approved equivalent. C&K Services, Inc. has



submitted GAF Materials Corporation as the manufacturer for their installed system and is approved by the manufacture to install a fully warranted shingle roof system. is an approved equivalent and acceptable for this project. C&K Services proposes to complete the project in the allotted time frame.

Once you and your board have reached a decision, we will work with you and your team and if desired, initiate the Owner/Contractor Agreement and all necessary documents in order for the project to proceed in the summer of 2019.

We wish to thank you for allowing IRSC to be a part of this project and look forward to our continuing relationship.

Sincerely,

INTERSTATE ROOF SYSTEMS CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Greg Gardner", is written over a light blue horizontal line.

Greg Gardner,
Sr. Project Manager



City Of Pewaukee
Pewaukee Utilities
Bidders Summary - Roof Replacement
6/27/19 11:00 a.m.

Project	Contractor	Ridge Top Exteriors	C&K Services
Bid Bond	Yes	No	Yes
Bid #1- Deep Well SS (Apple Tree Lane)	\$29,230.00	\$15,104.98	\$19,346.00
Repair of wood deck	\$2.00	-	\$0.85
Replacement of wood deck	\$4.25	-	\$1.85
Repair of fascia	\$4.50	-	\$12.50
Replacement of fascia	\$5.50	-	\$12.50
Material plus profit %	15%	-	32%
Bid #2 - Well #3 (North Ave.)	\$13,446.00	\$7,707.00	\$13,265.00
Repair of wood deck	\$2.00	-	\$0.85
Replacement of wood deck	\$4.25	-	\$1.85
Repair of fascia	\$4.50	-	\$12.50
Replacement of fascia	\$5.50	-	\$12.50
Material plus profit %	15%	-	32%
Bid #3- Well #2 (Green Road)	\$6,326.00	\$2,339.39	\$4,675.00
Repair of wood deck	\$2.00	-	\$0.85
Replacement of wood deck	\$4.25	-	\$1.85
Repair of fascia	\$4.50	-	\$12.50
Replacement of fascia	\$5.50	-	\$12.50
Material plus profit %	15%	-	32%
Total	\$49,002.00	\$25,151.37	\$37,286.00

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 8.**

DATE: July 15, 2019

DEPARTMENT: PW - Water/Sewer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Continue Treatment/Repair of Well #7 [Mueller]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Revised Well #7 Memo



**Department of Public Works
Water & Sewer Utility**

W240N3065 Pewaukee Road • Pewaukee, WI 53072

Phone: (262) 691-0804 • Fax: (262) 691-5729

Email: publicworks@pewaukee.wi.us

To: Common Council

From: Jane E. Mueller

Date: 7/11/19

Re: Well #7 Update Treatment &/or Repair

As you will recall, the Utility recently completed the chemical treatment of Well #7 to address the presence of coliform bacteria that initially was identified in late fall 2018. We completed the treatment and 2 consecutive safe water samples were obtained and put back on line on June 14th. Utility staff conducted additional well water sampling of the well as a precautionary measure on June 17th which came back UNSAFE. Well was run to waste and retested 2 consecutive Safes. The Well was officially taken off line on June 26th when we were notified by the lab again of the presence of coliform. Unfortunately, the Well is plagued with the presence of coliform somewhere in the well formation as we are finding inconsistent test results, occasional SAFE results and other times UNSAFE.

We met briefly with the well treatment contractor and consulting engineer from Ruekert & Mielke to discuss our options on June 27th. We concluded that the Utility will run the well to waste over a 24 hour period, grabbing water samples at intervals of 1 hour, 3 hour, 6 hour and 24 hour. We will conduct a series of runs over the next several weeks to determine if we can find what area of the aquifer formation may be holding the contamination based on the well water draw down. We have already conducted the first of the series of sampling events. Additional sampling events will be scheduled next week.

Upon completion of the sampling and water level data collection, we would like to attempt the following steps:

- *Attempt to televise the well under pumping conditions to see if a zone of influence can be identified. View turbidity of the water throughout the well. Estimate \$2,550.00.

- *Attempt to obtain water samples at differing depths of the well. Estimate \$8,250.00

Recommendation: Approve expending up to \$11,000.00 to continue efforts to identify the source of the well contamination using video camera and insitu sampling of the well water under dynamic pumping conditions.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 9.**

DATE: July 15, 2019

DEPARTMENT: PW - Water/Sewer

PROVIDED BY: Jeffrey Weigel, PE Public Works Director & City Engineer

SUBJECT:

Discussion and Possible Action Related to the Planning of Municipal Sewer and Water to the City of Pewaukee Properties South of I-94 and West of Meadowbrook Road [Mueller]

BACKGROUND:

The southwest part of the City is generally defined by those properties south of I-94 and west of Meadowbrook—parcels that are near to the borders of the City of Waukesha and the Town of Delafield. The border lines are somewhat irregular, and municipal sewer and water services in the area may not necessarily follow municipal boundaries. The recently approved diversion of Great Lakes water to Waukesha may change some of our previous service plans.

We have recently received an inquiry on the development potential of lands on Silvernail Road, east of Spring Hill Drive. Although it is only one development inquiry, the answer as to sewer and water availability in this area would apply not only to the parcel on Silvernail, but also to the remainder of Pewaukee properties not served by sewer or water in that southwest area.

The following discussion may be confusing, as sewer service areas are established by regional planning (SEWRPC) and are referenced in State regulations (i.e. regulatory in nature). Sewer systems follow topography instead of municipal boundaries as from the regional perspective, it is almost always the most cost effective to utilize gravity sewer flow. Water systems are inherently pressure systems, so topography is less of an issue, and water service could extend between communities if both agree, excepting Waukesha with the approval of the Great Lakes Diversion.

Attached is the SEWRPC sewer service map, with the SW area of the City of Pewaukee circled in red. This area of Pewaukee has been, and remains in the "Pewaukee Service Area", meaning that Pewaukee is planned to serve this area per the regional planning process. We have also attached a copy of the 2002 amendment to the Water Quality Plan which was prepared at the request of the City of Pewaukee in case you wanted to see the full report. In the past we had informal discussions with Waukesha staff on the potential of changing the SW sewer service area from Pewaukee to Waukesha.

In 2017 the City of Waukesha received approval from the Great Lakes Compact, a regulatory agency created by the governments of Canada and the United States, to divert water from Lake Michigan to Waukesha, with attendant return of water (treated wastewater) to Lake Michigan. All eight US states approved the diversion (Wisconsin, Illinois, Indiana, Michigan, Minnesota, New York, Ohio and Pennsylvania). The Canadian provinces of Ontario and Quebec are also part of the "Compact". The Compact's approval changed the Waukesha water service area to a regulated service area—that is, Waukesha's Lake Michigan water could only serve a limited number of properties in the City of Pewaukee. Attached is a map from the Great Lakes Compact approved diversion that defined where Waukesha could provide water service. It is important to note that Waukesha *cannot now serve any City of Pewaukee lands within this area that did not have service in place (or approved) at the time of the Compact*. We have also attached a copy of the Waukesha General Water Service Map, (Water Supply Service Boundary).

Since it is now clear that this SW area of the City would have municipal water from Pewaukee, it is also reasonable to assume that since the Compact required Waukesha to conform its water service boundary to the SEWRPC sewer boundary in this SW area, that Waukesha would be reticent to consider changing the SEWRPC sewer plan in the near future. We therefore conclude that we should send an inquiry to the Lake Pewaukee Sanitary District (LPSD) to see if LPSD would be willing to receive the wastewater from this area (LPSD pipes serve Oak Springs South and Lakewood Baptist Church on the north side of I-94 in this area).

The purpose of this discussion is to seek authorization to contact LPSD on this issue.

FINANCIAL IMPACT:

The fiscal impacts are significant and variable. Pipes that cross I-94 (water and sewer) are expensive. The requested action only begins the discussions.

RECOMMENDED MOTION:

Common Council authorizes City professional staff to contact the Lake Pewaukee Sanitary District (LPSD) inquiring on the availability of receiving sewer from this SW area of the City of Pewaukee.

ATTACHMENTS:

Description

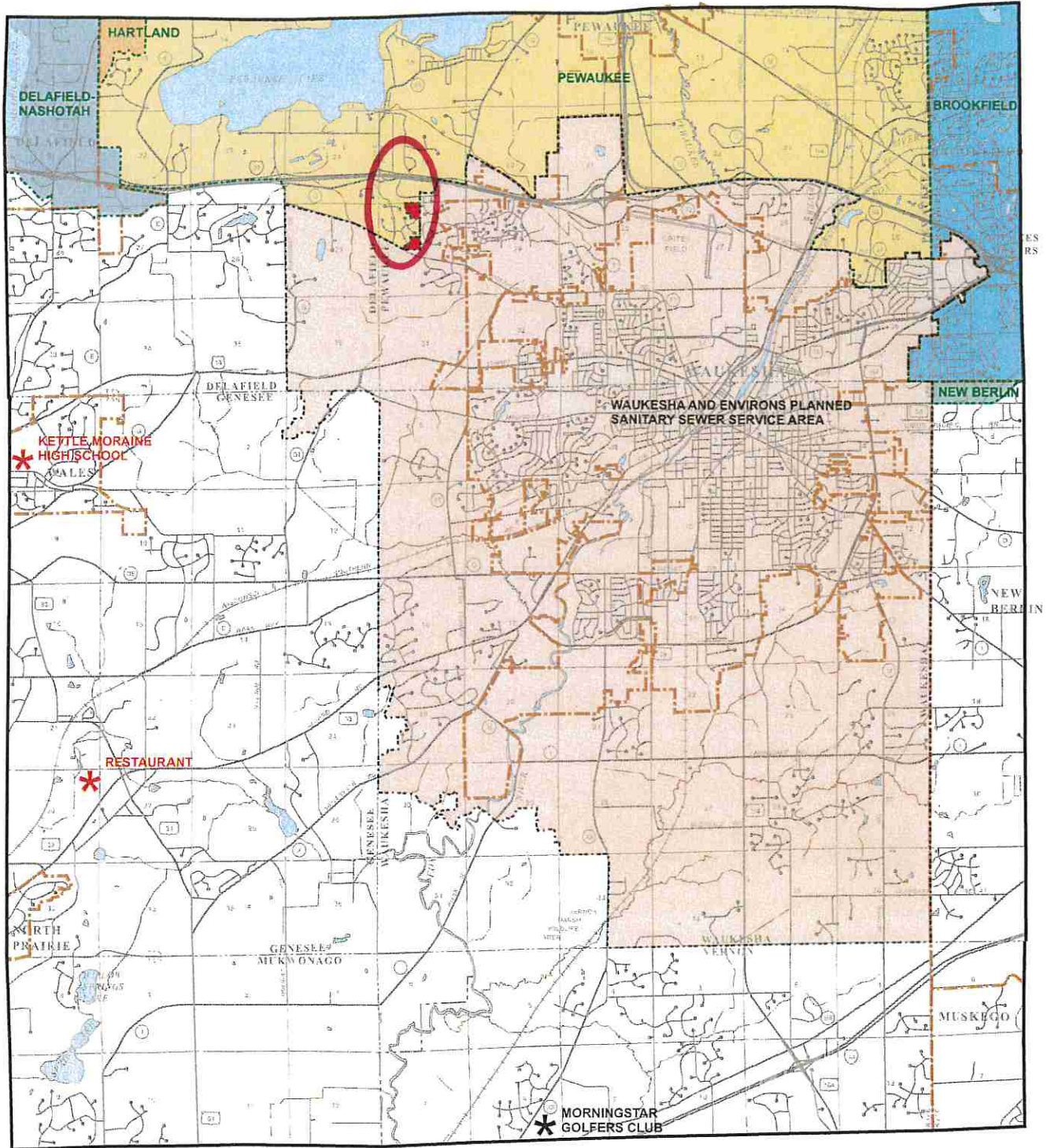
SEWRPC Sewer Service Map

Waukesha Great Lakes Diversion Map (regulatory)

General Area Water Service Map

Copy of City SEWRPC Sewer Map Amendment

RECOMMENDED AMENDMENTS TO THE WAUKESHA AND PEWAUKEE SANITARY SEWER SERVICE AREAS



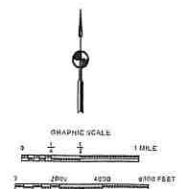
CITY OF WAUKESHA AND ENVIRONS PLANNED SANITARY SEWER SERVICE AREA: 2020

OTHER PLANNED SANITARY SEWER SERVICE AREAS

AREAS PROPOSED TO BE REMOVED FROM THE PEWAUKEE SEWER SERVICE AREA AND ADDED TO THE WAUKESHA SEWER SERVICE AREA

HOLDING TANK SEWAGE DISPOSAL SYSTEM DESIGNED TO ACCEPT AT LEAST 3,000 GALLONS PER DAY - ATTACHED TO THE WAUKESHA SANITARY SEWER SERVICE AREA.

HOLDING TANK SEWAGE DISPOSAL SYSTEM DESIGNED TO ACCEPT AT LEAST 3,000 GALLONS PER DAY - PROPOSED TO BE ATTACHED TO THE WAUKESHA SANITARY SEWER SERVICE AREA.



Source: SEWRPC.

Attachment 1: Approved Diversion Area

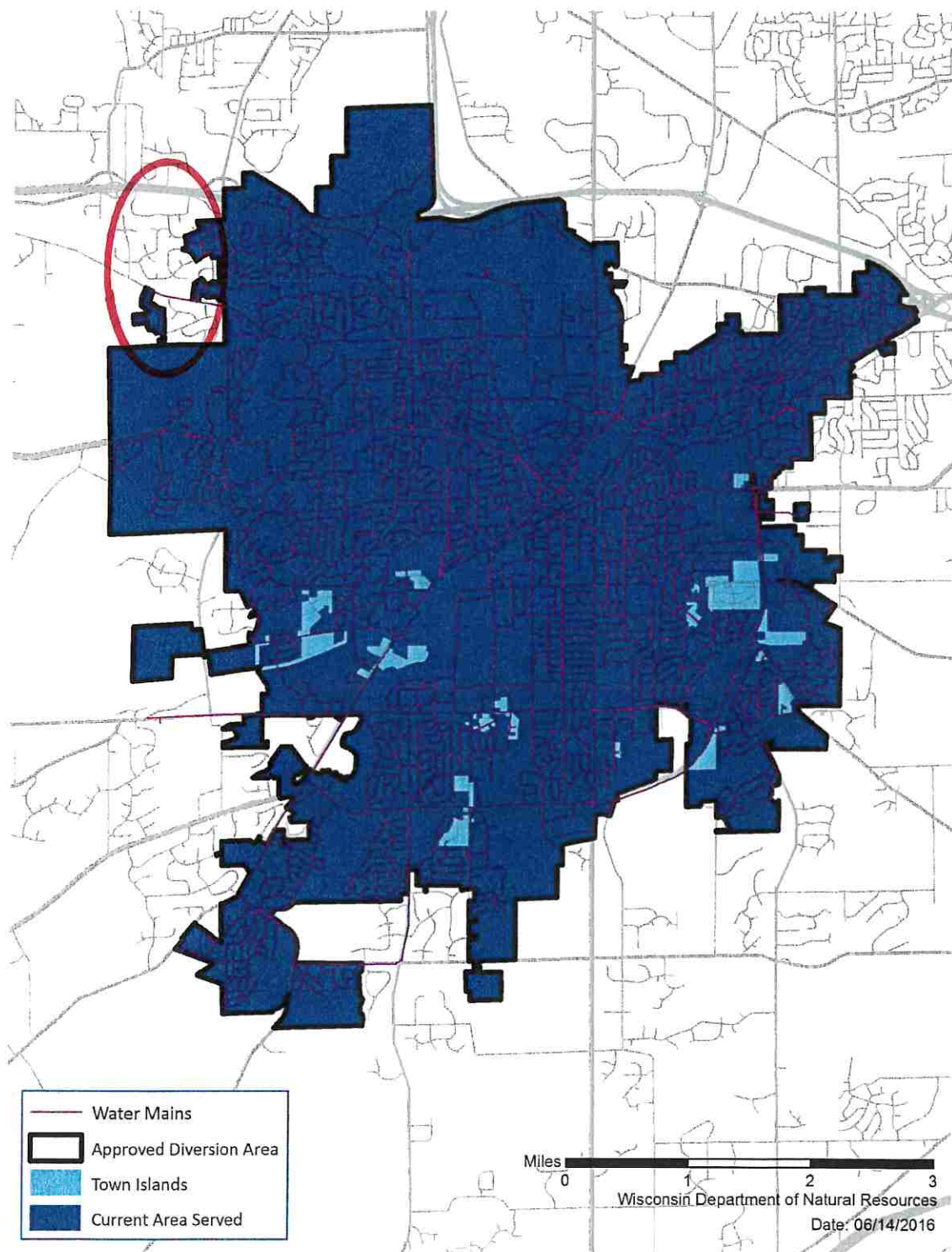
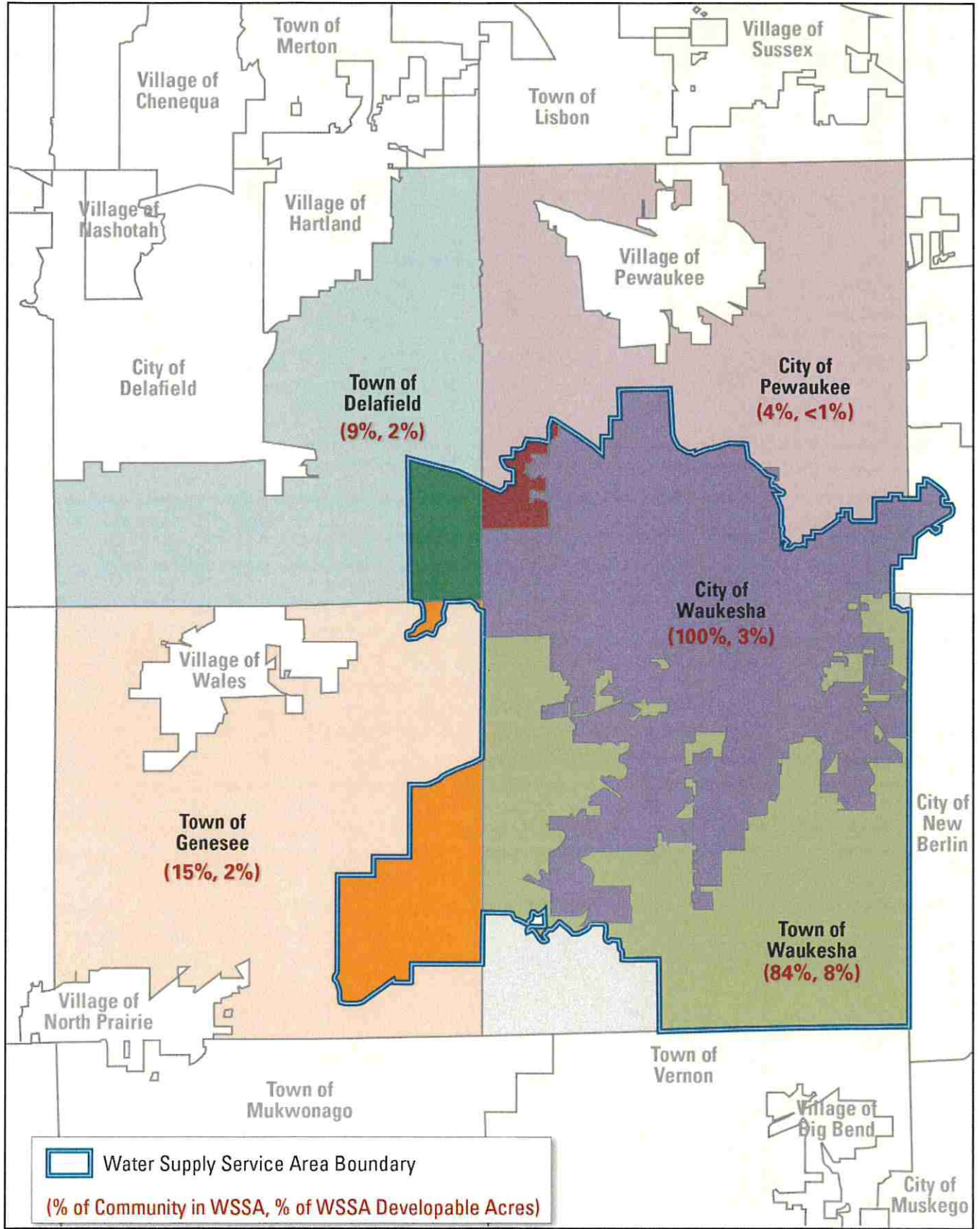


EXHIBIT 2-2

Civil Divisions within City of Waukesha Water Supply Service Area



110 WGLA 6

AMENDMENT TO THE

**REGIONAL WATER QUALITY
MANAGEMENT PLAN**

**CITY OF PEWAUKEE
AND CITY OF WAUKESHA**

AS ADOPTED BY THE

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

JUNE 2002

**SOUTHEASTERN WISCONSIN
REGIONAL PLANNING COMMISSION**

KENOSHA COUNTY

Leon T. Dreger
Thomas J. Gorkinski
Sheila M. Siegler

RACINE COUNTY

Richard A. Hansen
Jean M. Jacobson,
Secretary
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MILWAUKEE COUNTY

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Leroy A. Bley
Thomas H. Buestrin, Chairman
Gus W. Wirth, Jr.

WASHINGTON COUNTY

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Daniel S. Schmidt
Peter D. Ziegler

WAUKESHA COUNTY

Duane H. Bluemke
Kenneth C. Herro
Paul G. Vrakas

**SOUTHEASTERN WISCONSIN REGIONAL
PLANNING COMMISSION STAFF**

Philip C. Evenson, AICP Executive Director
Kenneth R. Yunker, PE Assistant Director
Nancy M. Anderson, AICP Chief Community Assistance Planner
Robert E. Beglinger Chief Transportation Planner
Robert P. Biebel, PE, PH Chief Environmental Engineer
Leland H. Kreblin, RLS Chief Planning Illustrator
Elizabeth A. Larsen Business Manager
John G. McDougall Geographic Information Systems Manager
John R. Meland Chief Economic Development Planner
Donald M. Reed Chief Biologist
William J. Stauber, AICP Chief Land Use Planner

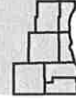
SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

W239 N1812 ROCKWOOD DRIVE • PO BOX 1607 • WAUKESHA, WI 53187-1607 •

TELEPHONE (262) 547-6721
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Serving the Counties of:

KENOSHA
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SUBJECT: Certification of Amendment to the Adopted Regional Water Quality Management Plan (Pewaukee and Waukesha Sanitary Sewer Service Areas)

TO: The Legislative Bodies of Concerned Local Units of Government within the Southeastern Wisconsin Region, namely: the County of Waukesha, the Cities of Brookfield, Pewaukee, and Waukesha; the Village of Wales; and the Town of Genesee.

This is to certify that at the meeting of the Southeastern Wisconsin Regional Planning Commission, held at the Washington County Courthouse in West Bend, Wisconsin, on the 19th day of June 2002, the Commission did by unanimous vote of all Commissioners present, being 15 ayes and 0 nays, and by appropriate Resolution, a copy of which is made a part hereof and incorporated by reference to the same force and effect as if it had been specifically set forth herein in detail, adopt an amendment to the regional water quality management plan, which plan was originally adopted by the Commission on the 12th day of July 1979, as part of the master plan for the physical development of the Region. Said amendment to the regional water quality management plan pertains to the revised Pewaukee and Waukesha sanitary sewer service areas and consists of the documents attached hereto and made a part hereof. Such action taken by the Commission is recorded on, and is a part of, said plan, and the plan as amended is hereby transmitted to the constituent local units of government for consideration, adoption, and implementation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal and cause the Seal of the Southeastern Wisconsin Regional Planning Commission to be hereto affixed. Dated at the City of Waukesha, Wisconsin, this 20th day of June 2002.

Thomas H. Buestrin, Chairman
Southeastern Wisconsin
Regional Planning Commission

ATTEST:

Philip C. Evenson, Deputy Secretary

RESOLUTION NO. 2002-07

RESOLUTION OF THE SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION AMENDING THE ADOPTED REGIONAL WATER QUALITY MANAGEMENT PLAN, THAT PLAN BEING A PART OF THE MASTER PLAN FOR THE PHYSICAL DEVELOPMENT OF THE REGION CONSISTING OF THE COUNTIES OF KENOSHA, MILWAUKEE, OZAUKEE, RACINE, WALWORTH, WASHINGTON, AND WAUKESHA IN THE STATE OF WISCONSIN (PEWAUKEE AND WAUKESHA SANITARY SEWER SERVICE AREAS)

WHEREAS, pursuant to Section 66.0309(10) of the *Wisconsin Statutes*, the Southeastern Wisconsin Regional Planning Commission, at a meeting held on the 12th day of July 1979, duly adopted a regional water quality management plan as documented in the three-volume SEWRPC Planning Report No. 30, *A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000*; and

WHEREAS, at a meeting held on the 17th day of June 1985, the Commission duly adopted an amendment to the regional water quality management plan refining and detailing the Pewaukee sanitary sewer service area as documented in SEWRPC Community Assistance Planning Report No. 113, *Sanitary Sewer Service Area for the Town of Pewaukee Sanitary District No. 3, Lake Pewaukee Sanitary District, and Village of Pewaukee, Waukesha County, Wisconsin*, June 1985, as amended; and

WHEREAS, at a meeting held on the 3rd day of March 1999, the Commission duly adopted an amendment to the regional water quality management plan refining and detailing the Waukesha sanitary sewer service area as documented in SEWRPC Community Assistance Planning Report No. 100 (2nd Edition), *Sanitary Sewer Service Area for the City of Waukesha and Environs, Waukesha County, Wisconsin*, March 1999, as amended; and

WHEREAS, by letter dated March 20, 2002, the City of Pewaukee requested that certain lands be removed from the Pewaukee sanitary sewer service area and added to the Waukesha sanitary sewer service area based on gravity flow design-level analyses and in accordance with a 1997 boundary agreement between the Cities of Pewaukee and Waukesha; and

WHEREAS, by letter dated February 25, 2002, the City of Waukesha requested that the Commission amend the Waukesha sanitary sewer service area to attach to that area the Kettle Moraine High School located in the Village of Wales for the purpose of accepting holding tank wastes from the Kettle Moraine High School at the Waukesha sewage treatment plant; and

WHEREAS, by letter dated April 4, 2002, the City of Waukesha requested that the Commission amend the Waukesha sanitary sewer service area to attach to that area a proposed restaurant located at the intersection of STH 83 and STH 59 in the Town of Genesee for the purpose of accepting holding tank wastes from that site at the Waukesha sewage treatment plant; and

WHEREAS, the provisions of NR 113 of the Wisconsin Administrative Code require that holding tank systems designed to accept at least 3,000 gallons of waste per day be attached to a sewer service area of a public sewage treatment facility; and

WHEREAS, the Kettle Moraine High School and the proposed restaurant each require holding tank systems to accommodate flows in excess of 3,000 gallons of waste per day; and

WHEREAS, the proposed amendment to the regional water quality management plan is documented in a Commission staff memorandum entitled, "Response to Requests by the City of Waukesha and the City of Pewaukee to Amend the Waukesha and Pewaukee Sanitary Sewer Service Areas," attached hereto and made a part hereof; and

WHEREAS, Section 66.0309(9) of the *Wisconsin Statutes* authorizes and empowers the Regional Planning Commission, as the work of making the whole master plan progresses, to amend, extend, or add to the master plan or carry any part or subject thereof into greater detail;

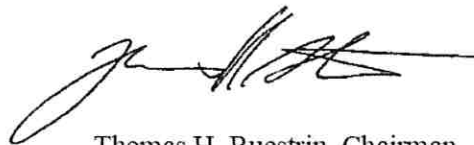
NOW, THEREFORE, BE IT HEREBY RESOLVED:

FIRST: That the regional water quality management plan for the Southeastern Wisconsin Region, being a part of the master plan for the physical development of the Region and comprised of SEWRPC Planning Report No. 30, Volumes One, Two, and Three, which was adopted by the Commission as a part of the master plan on the 12th day of July 1979, and which was amended on the 17th day of June 1985 to include the refined Pewaukee sewer service area, as set forth in SEWRPC Community Assistance Planning Report No. 113 as amended; and which was also amended on the 3rd day of March 1999 to include the refined Waukesha sewer service area, as set forth in SEWRPC Community Assistance Planning Report No. 100 (2nd Edition) as amended, be and the same hereby is amended in the manner identified on Map 1 of the aforementioned SEWRPC staff memorandum.

SECOND: That the Executive Director is authorized to submit findings to the Wisconsin Department of Natural Resources and the Wisconsin Department of Commerce that the holding tanks necessary to serve the Kettle Moraine High School in the Village of Wales and the proposed restaurant in the Town of Genesee, along with the transfer of territory from the Pewaukee sewer service area to the Waukesha sewer service area, are in conformance with, and would serve to implement, the adopted regional water quality management plan as herein amended.

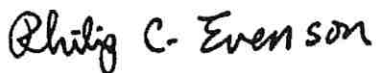
THIRD: That a true, correct, and exact copy of this resolution, together with the aforementioned SEWRPC staff memorandum, shall be forthwith distributed to each of the local legislative bodies of the local governmental units within the Region entitled thereto and to such other bodies, agencies, or individuals as the law may require or as the Commission, its Executive Committee, or its Executive Director, at their discretion, shall determine and direct.

The foregoing resolution, upon motion duly made and seconded, was regularly adopted at the meeting of the Southeastern Wisconsin Regional Planning Commission held on the 19th day of June 2002, the vote being: Ayes 15; Nays 0.



Thomas H. Buestrin, Chairman

ATTEST:



Philip C. Evenson, Deputy Secretary

SEWRPC STAFF MEMORANDUM

RESPONSE TO REQUESTS BY THE CITY OF WAUKESHA AND THE CITY OF PEWAUKEE TO AMEND THE WAUKESHA AND PEWAUKEE SANITARY SEWER SERVICE AREAS

INTRODUCTION AND BACKGROUND

During February-April 2002, the Southeastern Wisconsin Regional Planning Commission received several requests to amend the Waukesha and Pewaukee sanitary sewer service areas. The Waukesha sewer service area plan is currently documented in SEWRPC Community Assistance Planning Report No. 100 (2nd Edition), *Sanitary Sewer Service Area for the City of Waukesha and Environs*, dated March 1999, as amended. The Pewaukee sewer service area plan is currently documented in SEWRPC Community Assistance Planning Report No. 113, *Sanitary Sewer Service Area for the Town of Pewaukee Sanitary District No. 3, Lake Pewaukee Sanitary District, and Village of Pewaukee*, dated June 1985, as amended. The purpose of the requested amendments would be: 1) to transfer certain lands currently in the Pewaukee sewer service area to the Waukesha sewer service area; and 2) to include in the Waukesha sewer service area two outlying sites that are to be served by large holding tanks.

THE PROPOSED AMENDMENTS

Transfer of Land from the Pewaukee Sewer Service Area to the Waukesha Sewer Service Area

The proposed transfer of land from the Pewaukee sewer service area to the Waukesha sewer service area represents a refinement of the boundary between those sewer service areas based upon gravity flow design-level analyses. The amendment was initiated by the City of Pewaukee Department of Public Works in a letter to the Regional Planning Commission dated March 20, 2002. The proposed amendment was subsequently endorsed by the City of Waukesha and the City of Brookfield.

Under this proposal, two areas located in the northwest quarter of U.S. Public Land Survey Section 30, Township 7 North, Range 19 East, would be transferred from the Pewaukee service area to the Waukesha service area (see Map 1). The areas would be connected to the Waukesha sewerage system on a gravity flow basis.

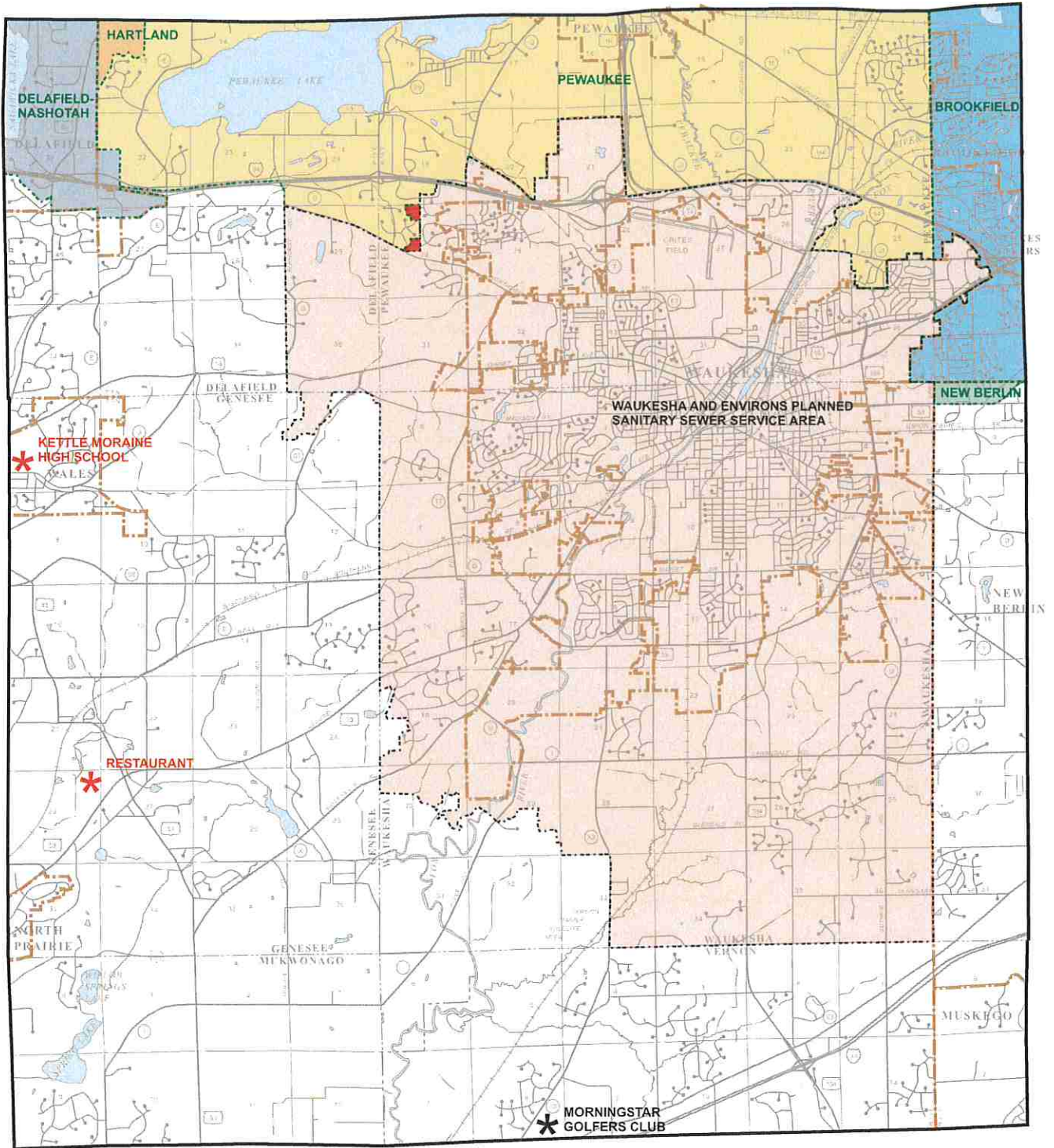
The areas proposed to be transferred from the Pewaukee sewer service area to the Waukesha sewer service area together encompass 25 acres of residential land, and include 22 existing dwelling units currently served by onsite sewage disposal systems. There is no developable land within the subject area for additional dwelling units. The proposed amendment would have a negligible impact on the population levels and overall size of the Waukesha and Pewaukee sewer service areas.

Replacing onsite sewage disposal systems with centralized sewer service may be expected to reduce the pollutant loadings from existing onsite disposal systems to surface and ground waters.

Addition of Sites Served by Large Holding Tanks to the Waukesha Sewer Service Area

In letters to the Commission dated February 25, 2002, and April 4, 2002, the City of Waukesha also requested the inclusion of two outlying sites—the Kettle Moraine High School in the Village of Wales and a restaurant to be located near the intersection of STH 59 and STH 83 in the Town of Genesee—in the Waukesha sewer service area in order to enable the conveyance of wastewater from holding tanks at these sites to the Waukesha sewerage system for treatment and disposal. The request is in compliance with Chapter NR 113 of the *Wisconsin Administrative Code*, which requires that holding tank systems designed to accept 3,000 gallons or more of waste per day be attached to a sewer service area of a public sewage treatment plant which has contracted to accept the waste. The City of Waukesha has agreed to accept wastewater conveyed from these sites.

RECOMMENDED AMENDMENTS TO THE WAUKESHA AND PEWAUKEE SANITARY SEWER SERVICE AREAS



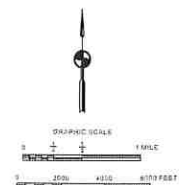
--- CITY OF WAUKESHA AND ENVIRONS PLANNED
SANITARY SEWER SERVICE AREA: 2020

--- OTHER PLANNED SANITARY SEWER
SERVICE AREAS

■ AREAS PROPOSED TO BE REMOVED FROM THE
PEWAUKEE SEWER SERVICE AREA AND ADDED
TO THE WAUKESHA SEWER SERVICE AREA

* HOLDING TANK SEWAGE DISPOSAL SYSTEM DESIGNED TO
ACCEPT AT LEAST 3,000 GALLONS PER DAY - ATTACHED TO
THE WAUKESHA SANITARY SEWER SERVICE AREA.

* HOLDING TANK SEWAGE DISPOSAL SYSTEM DESIGNED TO
ACCEPT AT LEAST 3,000 GALLONS PER DAY - PROPOSED TO
BE ATTACHED TO THE WAUKESHA SANITARY SEWER
SERVICE AREA.



Source: SEWRPC.

The need for a holding tank system to serve Kettle Moraine High School was precipitated by a substantial expansion of the school. The school was previously served by an onsite sewage disposal system.

The site of the proposed restaurant in the Town of Genesee is part of a relatively small, developing commercial node near the intersection of STH 83 and STH 59 in the Town. Currently developed commercial uses in the immediate area are served by onsite sewage disposal systems, whereas the restaurant will generate a quantity of wastewater that could not be adequately treated by such systems. Development of a small commercial node at the intersection of STH 83 and STH 59 is envisioned in the Waukesha County development plan.

SEWAGE TREATMENT PLANT CAPACITY ANALYSIS

The City of Waukesha sewage treatment facility, which was upgraded and expanded in 1994, has a design hydraulic loading capacity of 14.0 million gallons per day (mgd) on an average annual flow basis. The average annual flow rate in 2001 was less than 10.0 mgd. The anticipated sewage flow to be generated from the areas proposed to be added to the Waukesha sewer service area is expected to be about 0.04 mgd on an average annual basis. The sewage treatment plant has specific provisions for accepting septage and holding tank wastes. Thus, the existing treatment plant should have adequate capacity to treat sewage flows from the amended sewer service area.

CONCLUDING RECOMMENDATIONS

Based upon the foregoing, it is recommended that the Southeastern Wisconsin Regional Planning Commission formally amend the sanitary sewer service areas for the Pewaukee and Waukesha areas as documented in SEWRPC Community Assistance Planning Reports No. 113 and No. 100 (2nd Edition), as amended, in the manner identified on Map 1. A more detailed delineation of the revised sewer service areas located in the northwest quarter of U.S. Public Land Survey Section 30, Township 7 North, Range 19 East, and of the environmentally significant lands within, is shown on an aerial photograph reproduced as Map 2.

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY
SEWER SERVICE AREAS FOR THE CITIES OF PEWAUKEE AND WAUKESHA

U.S. Public Land Survey Sections 29, 30, 31, and 32
Township 7 North, Range 19 East

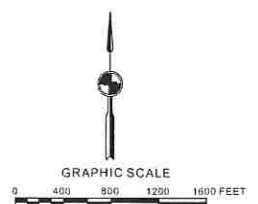


Photography Date: March 2000

- | | | | |
|--|---|--|---|
| | PRIMARY ENVIRONMENTAL CORRIDOR | | PLANNED SANITARY SEWER SERVICE AREA |
| | SECONDARY ENVIRONMENTAL CORRIDOR | | GROSS SANITARY SEWER SERVICE AREA BOUNDARY |
| | ISOLATED NATURAL RESOURCE AREA | | LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE |
| | WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE | | |

Source: SEWRPC.

NOTE: This map replaces Map 8-18, page 43, of SEWRPC Community Assistance Planning Report No. 113, Sanitary Sewer Service Area for the Town of Pewaukee Sanitary District No. 3, Lake Pewaukee Sanitary District, and Village of Pewaukee, Waukesha County, Wisconsin, June 1985, and Map 8-7, page 28, of SEWRPC Community Assistance Planning Report No. 100 (2nd Edition), Sanitary Sewer Service Area for the City of Waukesha and Environs, Waukesha County, Wisconsin, March 1999.



**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 10.**

DATE: July 15, 2019

DEPARTMENT: PW - Streets

PROVIDED BY: Jeffrey Weigel, PE Public Works Director

SUBJECT:

Discussion and Possible Action to Adopt **Resolution 19-07-16** Authorizing Four-Way Stop Signs at the East Fieldhack Drive and Milkweed Lane Intersection [Weigel]

BACKGROUND:

The intersection of E. Fieldhack Drive and Milkweed Lane connects the multi-family developments of Spice Creek/Meadowbrook Village/Prairie Grass Apartments (all along E. Fieldhack Drive) with the duplexes of Princeton Plan on Milkweed Lane and the Meadowbrook Village Club House on the private drive in the east leg of the intersection.

We received the attached July 1, 2019 E-mail from Ms. Marge Wappler representing the Meadowbrook Village Board of Directors requesting additional stop signs in the E. Fieldhack/Milkweed intersections.

We agree that this should be a fully controlled intersection with Stop Signs on each of the four intersecting streets/(drive).

Our Ordinance now allows the addition of Stop Signs via resolution.

FINANCIAL IMPACT:

It costs about \$150 to supply and install Stop Signs, and we have funds in the Street Department Sign budget.

RECOMMENDED MOTION:

Common Council adopts the resolution authorizing the installation of the Stop Signs and updating of the Official Traffic Map.

ATTACHMENTS:

Description

E-Mail from Meadowbrook Village Board of Directors

Scan from Meadowbrook Village

Air Photo

Resolution

Weigel, Jeff

From: Marge Wappler <cheesecake@wi.rr.com>
Sent: Monday, July 01, 2019 6:01 PM
To: Weigel, Jeff
Cc: Wagner, Magdelene
Subject: Stop signs on E. Fieldhack drive
Attachments: Scan 4.pdf; Untitled attachment 00020.htm

I am writing as a resident of Meadowbrook Village (MBV) and on behalf of the BOD of which I am VP. The residents of MBV have asked that the City look into the possibility of adding at least 2 stop signs on E. Fieldhack Drive. One stopping traffic coming from the apartments to the north where Fieldhack and Milkweed intersect heading **south** bound and the other stopping traffic going **north** bound toward the apartments. If one is in your view appropriate for westbound out of MBV on Milkweed we would be fine with that as well. There are many bicyclist's and dog walkers in the area from all the various condo and apartment groups. The only intersection that is not affected by either stopping or slowing is the Fieldhack section crossing Milkweed going **to** and **from** the apartments. We are trying to be proactive and stop an incident from occurring before one does.

If you would be able to take a look at this site it would be greatly appreciated. I will include an attachment showing the proposed stop signs.

Thank you for your time,

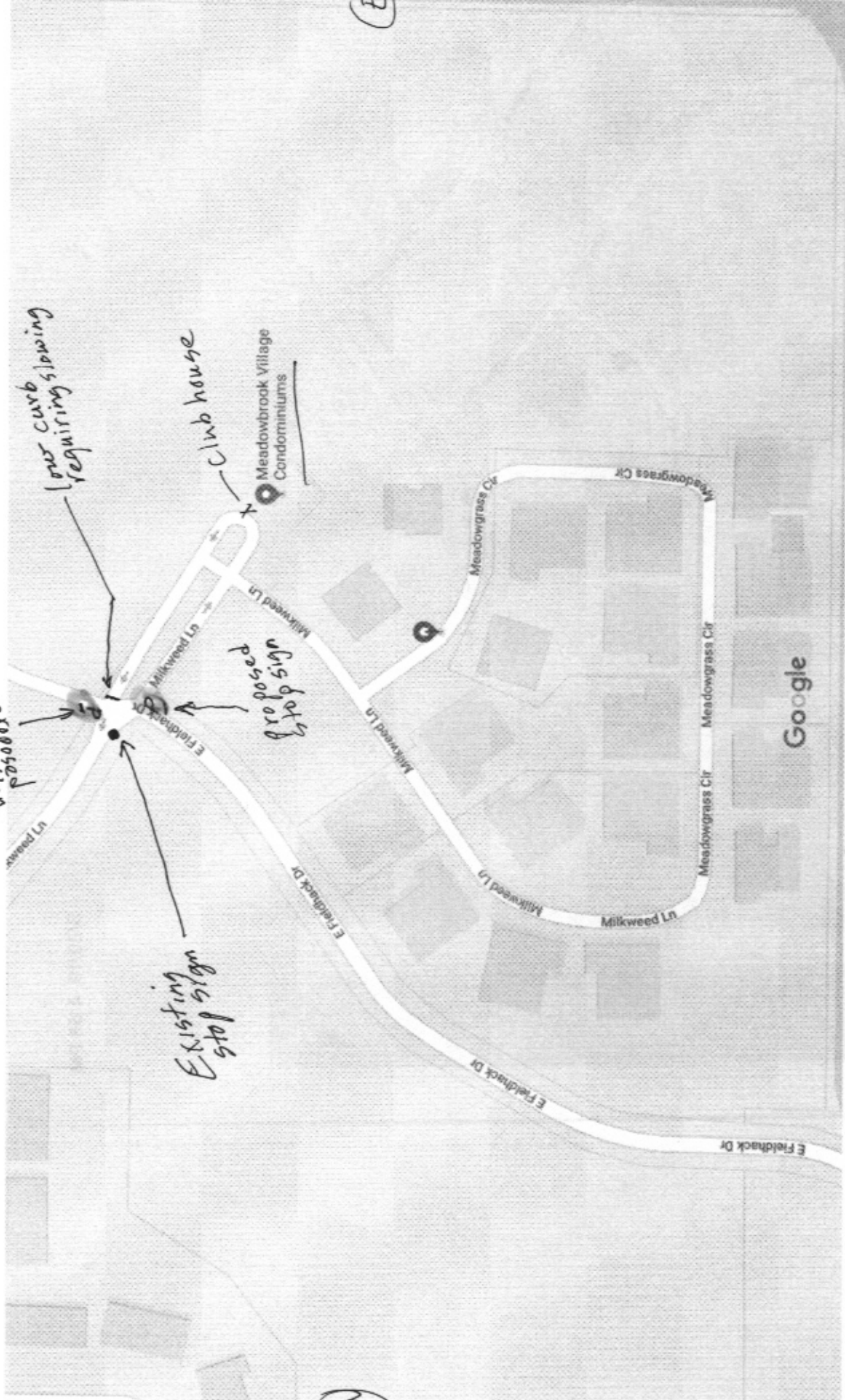
Marge Wappler BOD, MBV VP

(N)

(S)

(13)

Google Maps



Waukesha County GIS Map

LAND INFORMATION SYSTEMS DIVISION



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

Notes:

Printed: 7/10/2019



RESOLUTION 19-07-16

**A RESOLUTION ESTABLISHING STOP SIGNS AT EACH OF THE INTERSECTING
STREETS OF EAST FIELDHACK DRIVE AND MILKWEED LANE**

WHEREAS, The Common Council of the City of Pewaukee has adopted Chapter 5 of the City Ordinances, “Traffic” for public safety and the control of vehicular traffic; and

WHEREAS, The Common Council of the City of Pewaukee adopted Ordinance 17-05 updating 5.03 OFFICIAL MAP AND CONTROL DEVICES: PROHIBITED SIGNS, SIGNALS AND MARKERS.

NOW, THEREFORE, BE IT HEREBY RESOLVED: That the Common Council of the City of Pewaukee determines that it is in the best interest of the City to install STOP SIGNS and update the Official Traffic Map STOP SIGNS at the following locations:

Southbound East Fieldhack Drive at Milkweed Lane;
Northbound East Fieldhack Drive at Milkweed Lane;
Eastbound Milkweed Lane at East. Fieldhack Drive; and
Westbound Private Drive at East Fieldhack Drive.

PASSED and ADOPTED this 15th Day of July, 2019.

CITY OF PEWAUKEE

Steve Bierce, Mayor

ATTEST:

Kelly M. Tarczewski, Clerk/Treasurer

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 11.**

DATE: July 15, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding the Appointments to Various Boards, Commissions and Committees
[Mayor Bierce]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

2019 Needs

PLAN COMMISSION	Original Appointment	Current Term	
		From	To
Karen Salituro	4/2/2018	5/20/2019	5/1/2022
Sullivan, Sean (Engineer)	9/4/2007	5/15/2017	5/1/2018
Janka, Ted	5/1/2003	5/4/2015	5/1/2018
Linsmeier, Dave (Park & Recreation Board)	4/3/2006	5/20/2019	5/1/2020
Wunder, Christine	7/1/2004	5/15/2017	5/1/2020
Bierce, Steve - Mayor	6/6/2016	4/17/2017	Indefinitely
Bergman, Brandon - Alderman	5/17/2017	5/17/2017	Indefinitely

According to Section 1.03(2) of the Pewaukee Municipal Code the membership should be as follows: consisting of (7) members; the mayor (presiding officer), (1) Alderman, (1) representative from the Joint Park & Recreation Board (selected by the Park & Recreation Board) and (4) citizen members with experience and qualifications related to planning matters (1) of which needs to be a full-time City Engineer. (3) of the citizen members are to serve an alternating 3-year term. *The 4th citizen engineer member, the alderman and Joint Park & Recreation Board representative shall be appointed annually in April.* Citizen members are compensated.

ZONING BOARD OF APPEALS	Original Appointment	Current Term	
		From	To
Marlin, Katie - Chairperson (appointed 1/7/2019)	7/18/2016	8/6/2018	5/1/2021
Thomas Matt	5/7/2012	5/21/2018	5/1/2021
Heise, Mike	10/7/2002	5/2/2016	5/1/2019
Welcenbach, Robert	6/1/2015	5/15/2017	5/1/2020
Tredwell, Jim - Alternate	2/15/2016	5/20/2019	5/1/2022
VACANCY - Alternate			5/1/2020
VACANCY - Alternate			5/1/2022

It consists of (5) regular members. Their terms shall be for a staggered three (3) year period. The Mayor shall appoint the Chairperson. There shall also be (2) alternates for staggered three (3) year term. *The Mayor shall annually designate as 1st and 2nd Alternate.* The 1st alternate will fill any vacancy and complete the regular appointee's term and the 2nd alternate will fill the 1st alternate's term, leaving the 2nd alternate position need to be filled. On 1/2/2007 Ordinance 06-24 was passed revising the membership.

BOARD OF REVIEW	Original Appointment	Current Term	
		From	To
Smiley, Laura	7/15/2013	5/21/2018	5/1/2020
Jaschke, Jim	5/2/2011	8/6/2018	5/1/2020
Robinson, Gwenn	5/2/2011	5/20/2019	5/1/2021
Lorier, Bob	4/18/2016	5/20/2019	5/1/2021
Figurski, Joshua	8/6/2018	5/20/2019	5/1/2021
VACANCY - Alternate			5/1/2021
VACANCY - Alternate			5/1/2020

An all citizen Board of Review was established by Ordinance #06-02 on 02/06/2006. It requires seven (7) citizen members to serve alternating two (2) year terms. Current compensation is \$20 per meeting per action of the Common Council on 8/18/2003. On August 17th, 2009 Ordinance 09-13 was created, recreating section 1.08(1) of the municipal code. The Board now consists of five (5) members and two (2) alternates.

FIRE COMMISSION	Original Appointment	Current Term	
		From	To
VACANCY			5/1/2023
Goff, Bob	7/18/2011	6/1/2015	5/1/2020
Novack, Kathleen	9/15/2014	5/20/2019	5/1/2024
Millard, Mark	4/19/2004	5/2/2016	5/1/2021
Elaine Kroening	11/5/2014	5/15/2017	5/1/2022

The Fire Commission was originally part of the Police & Fire Commission that was created by Ordinance 04-10 on 4/19/2004. With the anticipated disbanding of the Police Department on 1/1/2010 ordinance 9.21 was created and passed on 12/21/2009. The membership remains as a five (5) citizen members; each to serve an alternating 5 - year term. Compensation is \$20 per meeting.

ETHICS BOARD	Original Appointment	Current Term	
		From	To
Farley, Tom	2/7/2008	5/15/2017	4/30/2020
Farrow, Margaret	2/7/2008	5/20/2019	4/30/2022
VACANCY			4/30/2021
VACANCY - Alternate			4/30/2021

The Ethics Board was established by Ordinance 06-16 on 9/5/2006. It consists of (3) regular citizen members and (1) alternate. Once established there will be alternating 3-year terms. There is no compensation for this position

RESIDENCE BOARD	Original Appointment	Current Term	
		From	To
Wagner, K. Scott - District #1	8/6/2018	5/20/2019	5/1/2024
Tuttle, Debra - District #2	8/6/2018	8/6/2018	5/1/2021
VACANCY - District #3			5/1/2023

Created by Ordinance 18-01 Approved on January 15, 2018. The Board shall consist of three (3) citizens residing in the City one (1) from each Aldermanic District. Members shall serve for a term of five (5) years and shall serve no more than two (2) consecutive terms. The terms for the initial members of the Residence Board shall be staggered with one member serving one (1) year, a second member serving three (3) years and the third member serving five (5) years.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 12.**

DATE: July 15, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Issue a Temporary Class B Beer License to This Time Tomorrow Foundation, Inc. on August 3, 2019 at Nettesheim Park Located at N26 W27495 Prospect Avenue [Tarczewski]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Temp Beer License Ap

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.00

☐ Town ☐ Village ☒ City of PEWAUKEE

Application Date: 7-12-19

County of WAUKESHA

The named organization applies for: (check appropriate box(es).)

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☒ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.
at the premises described below during a special event beginning 8AM 8/3/19 and ending 10PM 8/3/19 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

☐ Bona fide Club ☐ Church ☐ Lodge/Society
☒ Chamber of Commerce or similar Civic or Trade Organization 501(c)(3) charity
☐ Veteran's Organization ☐ Fair Association

(a) Name This Time Tomorrow Foundation, Inc

(b) Address 700 Hickory St. Pewaukee, WI 53072
(Street) ☐ Town ☒ Village ☐ City

(c) Date organized 1/31/2011

(d) If corporation, give date of incorporation 1/31/2011

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☒

(f) Names and addresses of all officers:

President Cory Zimmermann

Vice President Tony Goff

Secretary Leanne Hock

Treasurer Scott Farrow, CPA

(g) Name and address of manager or person in charge of affair: James Weber
Rich Eales 105 Riverside Dr. Pewaukee, WI 53072
262-719-3832 262-370-6220

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number W. Nettleheim Park N. 26 W. 27495 Prospect Ave Pewaukee, WI

(b) Lot Block

(c) Do premises occupy all or part of building? All

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:

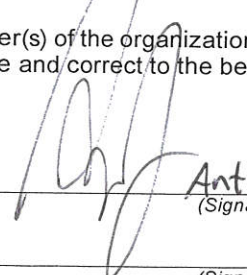
3. Name of Event

(a) List name of the event Strikeout Cancer Softball tournament

(b) Dates of event 8/3/19

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Officer  Anthony R Goff 7/12/19
(Signature/date)

Officer _____
(Signature/date)

This Time Tomorrow Foundation
EIN: 27-4942425 (Name of Organization)

Officer _____
(Signature/date)

Officer _____
(Signature/date)

Date Filed with Clerk _____

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

Additional Information

May be Granted and Issued only to:

- (1) Bona fide clubs.
- (2) State, county, or local fair associations, or agricultural societies.
- (3) Churches, lodges, or societies that have been in existence for at least 6 months prior to the date of application.
- (4) Posts of veterans organizations.
- (5) Chambers of commerce or similar civic or trade organizations organized under ch. 181, Wis. Stats.

Application:

- (1) Filing: In writing, for each event, on Form AT-315.
- (2) The local licensing authority may act on application or authorize an official or body of the municipality to issue the license. (ss. 125.26(1) and 125.51(1)(a), Wis. Stats.)
- (3) The written application shall be filed with the clerk of the municipality in which premises are located:
Class "B" (Beer):
 - a. The governing body shall establish any waiting period before granting of a license for events lasting less than 4 days (s. 125.04(3)(f), Wis. Stats.)
 - b. At least 15 days prior to the granting of the license for events lasting 4 or more days."Class B" (Wine):

The application shall be filed with the clerk of the local municipality in which the event will be held at least 15 days prior to the granting of the license.
- (4) Seller's Permit: Sec. 77.54 (7m), Wis. Stats., provides an exemption from Wisconsin sales and use taxes relating to certain sales by a nonprofit organization. Check the box if your organization qualifies for the exemption and therefore is not required to hold a seller's permit.
- (5) Publication: Not required.

Fee: Determined by the municipality, but may not exceed \$10. (Exception: No additional fee may be charged if organization is applying for both a Temporary Class "B" and a Temporary "Class B" license for the same event.)

Duration: The day, or consecutive days, that the specified event is in progress. A municipality may issue up to 20 licenses to the same licensee for a single event, if each license is issued for the same date and time.

Restrictions:

- (1) License may not be issued to individuals.
- (2) Licenses to organizations, other than ex-servicemen's organizations, can be issued only for a picnic or similar gathering. They may not be issued for business or social meetings of the organization.
- (3) Licenses for club or organization meetings may be issued only to ex-servicemen's posts.
- (4) License may cover either a specified area or the entire picnic grounds.
- (5) License issued to a county or district fair must cover the entire fairground (ss. 125.26(6) and 125.51(10), Wis. Stats.)
- (6) No license to clubs having any indebtedness to any wholesaler for more than 15 days for beer (s. 125.33(7), Wis. Stats.) and 30 days for wine (s. 125.69(4)(b), Wis. Stats.)
- (7) Licensed operator(s) must be present at all times (ss. 125.26(6), 125.32(2) - Beer; 125.51(10), 125.68(2) - Wine; 125.17)
- (8) The licensed club, club members, or any other persons are not permitted to possess intoxicating liquor on licensed premises on the Temporary Class "B"/"Class B" licensed picnic area. (s. 125.32(6), Wis. Stats.)
- (9) Not more than 2 wine licenses may be issued to any club, county or local fair association, agricultural association, church, lodge, society, chamber of commerce or similar civic or trade organization or veterans' post in any 12 month period. A municipality may issue up to 20 wine licenses to the same licensee if: 1) each license is issued for the same date and times, 2) the licensee is the sponsor of an event held at multiple locations within the municipality on this date and at these times, 3) an admission fee is charged for participation in the event and no additional fee is charged for service of alcohol beverages at the event, and 4) within the immediately preceding 12-month period, the municipality has issued these multiple licenses for fewer than 2 events. In addition, each event for which multiple licenses are issued shall count as one license toward the 2-license limit.
- (10) Licensed organizations must purchase their product from a licensed wholesaler.

NOTE: Most coolers presently on the market have a fermented malt beverage base allowing sale under a beer license, e.g. Bartles and James, Seagrams, etc.