Office of the Clerk/Treasurer

W240N3065 Pewaukee Road
Pewaukee, WI 53072
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REVISED

COMMON COUNCIL
MEETING NOTICE AND AGENDA
Monday, June 21, 2021
6:30 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. Approve Common Council Meeting Minutes Dated April 19th, 2021
   - 3.2. Approve Common Council Meeting Minutes Dated June 7th, 2021
   - 3.3. Approve Accounts Payable Listing Dated June 21st, 2021
   - 3.4. Approval of **Resolution 21-06-21** Acknowledging the 2020 Compliance Maintenance Annual Report (CMAR)
   - 3.5. Approval of **Resolution 21-06-21** Amending the 2021 Budget to Carry Over Funds from 2020 for Fire Department Capital purchases
   - 3.6. Approval of **Resolution 21-06-23** Authorizing the Transfer of Budgeted Funds to Purchase an Additional One-Tone Dump Truck and Plow Truck
   - 3.7. Notification of Temporary No Parking on Rocky Point Road on June 16 and June 17
4. **PUBLIC HEARING**, Discussion and Possible Action Regarding the Liquor License Requests for the 2021-2021 Licensing Period [Tarczewski]
5. **PUBLIC HEARING**, Discussion and Possible Action Regarding the Conditional Use Permit for Urban Slopes, LLC Located at N35 W23770 Capitol Drive (PWC 0906-999-006) for the Purpose of Operating a Ski Simulator Facility [Fuchs]
6. Discussion and Possible Action and Regarding **Ordinance 21-06** Rezoning the Property Located at N6 W27539 Northview Road (PWC 0983-999-005) from Rs-1 Single-Family Residential to Rs-4 Single-Family Residential at the Request of Debra Aukofer [Fuchs]
7. Discussion and Possible Action Regarding a Certified Survey Map for Debra Aukofer for Property Located at N6 W27539 Northview Road (PWC 0983-999-005) for the Purpose of Dividing the Property Into Three Separate Lots [Fuchs]

8. Discussion and Possible Action Regarding **Ordinance 21-04** Related to Weapons Discharge for Urban Deer Management (*First Reading)* [Brown / Riffle]

9. Discussion and Possible Action Regarding **Ordinance 21-07** Amending Chapter 17 of the City of Pewaukee Zoning Ordinance Including Sub-Sections 17.0702f., 17.0706c., 17.0708a., and Section 17.0711, Related to Electronic or Movable Copy Directional Signs and Menu Boards for Restaurants [Fuchs]

10. Discussion and Possible Action for Sharing the Municipal Sanitary Sewer Extension and Water Main Oversizing Cost with Westridge Builders for the Swan View Farms Development Phase 2 [Wagner]

11. Discussion and Possible Action to Determine Whether or Not Virtual Meetings are Still Necessary for the Various Boards, Commissions and Committees [Klein]

12. Discussion and Possible Action to Appoint Members to Various Boards, Commissions and Committees [Mayor Bierce]

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

    - §19.85(1)(e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session specifically related to the property located on Green Road / Duplainville Road.

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

15. Adjournment

Kelly Tarczewski
Clerk/Treasurer

June 18, 2021

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: June 21, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approve Common Council Meeting Minutes Dated April 19th, 2021

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

CC Minutes 4-19-2021

In Attendance:
Mayor Steve Bierce, Aldermen B. Bergman, C. Brown, B. Dziwulski, R. Grosch, J. Kara, J. Wamser and Alderman Elect I. Clark.

Also in Attendance:
Attorney S. Riffle, Administrator S. Klein, DPW Director M. Wagner, Utility Manager J. Mueller, City Planner & Community Development Director N. Fuchs and Clerk/Treasurer K. Tarczewski.

1. Call to Order and Pledge of Allegiance

   Mayor Bierce called the meeting to order at 6:00 p.m. and asked everyone to stand for the Pledge of Allegiance.

2. Public Comment – None.

3. Consent Agenda
   - 3.1. Approve Accounts Payable Listing Dated April 19th, 2021
   - 3.2. Approval of Common Council Meeting Minutes Dated March 1st, 2021

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

4. **PUBLIC HEARING** regarding the Joseph Road Reconstruction and Utility Extensions Project.
   - 4.1 Discussion and Possible Action Regarding the Preliminary Engineers Report and Proposed Special Assessments.
   - 4.2 Discussion and Possible Action Regarding Awarding the Paul Road and Joseph Road Reconstruction Contract B to the Lowest Qualified Bidder, Wolf Paving Co., Inc. in the Amount of $940,028.60.

   Ms. Wagner stated Joseph Road is in poor condition and needs a complete reconstruction on the roadway to support the trucking on that road. She said the roadway needs to be wider than the standard cross sections to accommodate existing loading docks and businesses. Ms. Wagner noted water and sewer are not currently in Joseph Road and businesses are currently serviced by private wells and septic. The City bid the contract to include a sewer and water extension for the businesses and stated per current code these type of businesses are required to hook up to City utilities.

   Ms. Wagner noted the Engineers report shows $30, 610.77 per acre for road reconstruction costs, which includes asphalt, stone base and fifty percent of curb repairs. The other fifty percent of curb repair and storm water repair associated with the urban section will be paid for by storm water utility. The water main assessment for the eight-inch main that will be installed in the roadway is $22,241.36 per acre. Each water lateral is $5513.68. The sanitary sewer rate has a rate of $16,980.87 per acre and lateral cost of $6660.06 per lateral installed. Ms. Wagner stated there are only five properties participating in the sewer and water extension. Ms. Wagner noted there is a deferred assessment against one of the properties for potential redevelopment.

Mayor Bierce opened the public hearing.

Brian Cass (W229 N2494 County Road F /Redford Blvd) stated he is against the project. He did not disagree that the road is in disrepair, but felt with the cost of building and materials, costs are at an all-time high and he felt the timing was real poor. He stated he bought the building because he could be on a septic/well. He uses a lot of water and he was concerned about the cost that will be added to the water bill. He felt this was not the time to be doing this due to the cost.

Dave Roseburg (N25W22588 Graywood Court) stated he owns a business at N24W22937 Joseph Road and feels the same as Mr. Cass. He feels this is poor timing. Covid has been tough on revenue and hiring employees. The $80,000.00 bill plus $8000.00 for water and sewer is a lot of money. He agrees that the road is in terrible shape and has called the City to fill the potholes. He felt this should be taken care of by the City and feels the City is not doing enough. He says the road is in terrible shape just from potholes and feels it does not need curbs, sewer and water hooked up. He wanted to know what the City was going to do to help.

David Cass (W229N2494 County Road F) feels the price tag alone would give everyone pause. He already has an obligation for a capital project on his tax bill and feels the timing is poor.

Tim and Wendy Huber (N24W22929 Joseph Road & N24W22921 Joseph Road) said the road has been that way for thirty years. $126,000.00 is more than what he paid for the building. He feels the well and septic work great for them. He recommended the City get a grant from the State. He stated he is against the project and struggling to make ends meet due to Covid.

Richard Fredrick (W229N2500 Hwy F) stated he has been there over 50 years and noted that he donated concrete on the edge of the road and fixed the gravel every month. He is not operating at this point and he hopes for the best.

Mayor Bierce closed the public hearing.

Mayor Bierce asked why Highway F properties were on there and what the deferred listing was. Ms. Wagner stated the driveways are off Joseph Road and the assessment is based off where the driveway entrance is located. The sewer and water deferred assessment for potential future redevelopment on the Fredericks property is only due and payable if the lot subdivides and connects.

A gentleman asked why he must hook up. Mayor Bierce stated over the decades Common Council had made decisions to bypass water and sewer projects. He said the City is no longer a town and the Council has made the decision not to bypass any longer.

A woman in the audience asked what problems are caused when utilities are bypassed. Mayor Bierce stated when the city lay millions of dollars' worth of pipe in the road that goes past homes and business, and it never gets paid for. The utilities borrow the money to do the projects to service the City and if the City does not collect the money the City can go into debt. She commented that the City is asking residents to go into debt. Mayor Bierce stated the City is not asking anyone to go into debt and noted everything goes up in price.

Mr. Bergman asked when the assessment would start and how long it can be spread out. Ms. Wagner stated it is not levied against the property until the project has been finalized which typically lags a year or two from the time construction starts. The earliest the assessments would be enacted would be 2022 and residents would have ten years to pay the assessment at one percent over our borrowing. Mr. Bergman asked if the price would be different if we do not do this now. Ms. Wagner said she has not seen prices decrease over the last 20 years. Mr. Bergman asked if there are grants available for the project. Ms. Wagner stated the City will be pursuing them once all the regulations come out. She is not 100 percent sure what they can be used for yet and they are not guaranteed funds at this time. Further discussion took place regarding applying for grants.

Ms. Brown asked about the code to connect to sewer and water and if it was only for industrial locations. Ms. Brown also asked if these are estimated numbers. Ms. Wagner stated connections are per zoning classification. And the numbers are not estimated they are bid numbers and what the City estimate with contingency and engineering. Ms. Brown asked if it could go down but not up. Ms. Wagner stated if it came in substantially higher it would have to be another public hearing.

Discussion took place regarding grandfathering sold properties as relates to connecting to water and sewer.

Mayor Bierce asked if the two projects Paul Road and Joseph Road projects were tied together with Wolf Paving. Ms. Wagner stated although the projects were bid together in the same contract, they are separate.

Mr. Bergman stated years ago when we were a town, they chose to special assess projects when it benefited the certain property, which is why the taxes are so low here. He said the forefathers set the precedent and now it is our turn. Mr. Bergman stated it is hard to follow through on.

Mr. Wamser stated the City has looked at these roads for many years and prioritized projects. He would prefer the projects were not combined and were done separately. He said there are five businesses located on a short street. He would not want the road done right away and felt it could be postponed for a couple of years.

Mr. Grosch stated there are valid concerns over Covid and how it has affected businesses' financial status. He asked what the affects would be of postponing the project a few years. Ms. Wagner stated roads and infrastructure do not get any cheaper. She felt it is not an issue to delay the water and sewer, but the road is at the end of its life and the patching is not lasting.

Mr. Kara asked what would need to be done to the road if the project was not awarded. Ms. Wagner stated the entrance would need to be dug out and replaced. She said it is hard to say where to start and stop. She added the project was moved up one year due to the deterioration. Mr. Klein stated the stimulus money that was put out for grants is meant to be used for City wide infrastructure projects and the rules are not out yet and are very vague. He felt it would be unfair to apply the grant to one road. It is not an unlimited amount of money. He noted to be careful when using the grant money because we do not know how it can be used. It was intended to be a City-wide project and once in a lifetime projects not continual maintenance or rebuilding a road.

Mr. Kara stated we are dealing with a legacy of a decision that was made before any of us that the City was going to pay for road projects by special assessments and not put in the tax levy and assess money for it. He felt no one in the group wanted to change that.

He noted that during his term, the Common Council has only postponed one of these projects, based off similar conditions. He stated this is not dissimilar to residential situations that just happened in the Peninsula Drive area. He feels the City needs to be more creative in how they are financed and needs to have an affordability clause and lower interest rates.

Discussion took place regarding doing an overlay on the road to delay the project.

Mayor Bierce reopened the public hearing.

Ray Galinsky (N24W22933 Joseph Road) said there has never been a legitimate attempt to ever patch the road. He asked if the City would maintain the road better than they have the last 40 years if it gets redone. He asked if there is loop inside the water system and felt there has been a lack of maintenance on the City's part.

A gentleman in the audience asked how connection fees are calculated for commercial property. Ms. Wagner stated it is calculated based off the number of hours and employees and the businesses SIC code. Ms. Wagner noted it is equivalent to what a single-family home generates.

Mayor Bierce closed the public hearing.

Ms. Brown wanted to know if the City is doing something to make sure the road will last. Ms. Wagner stated the City looks at the cross section when it is a heavy trucking road. They get a beefed-up asphalt and base core section. Ms. Wagner said the City always looks at the use of the roadway when doing a full reconstruction. Discussion took place regarding preventive maintenance of the roads.

Mayor Bierce reopened the public hearing.

A gentleman in the audience stated the roads have not been fixed and asked where all the money went that was donated to Joseph Road. Ms. Wagner stated over the last five to ten years, the road could be crack filled, but it will not do anything.

A woman in the audience asked about the curbs and where they would put them. Ms. Wagner stated the south side of the road is mountable curb due to the number of driveways and the northside is a high side curb.

Mayor Bierce closed the public hearing.

Mayor Bierce stated there is nothing stopping the Common Council from extending longer than ten years.

Mr. Bergman pointed out that this is a high-cost project being spread out over a small amount of properties. Mr. Bergman felt he would be upset he did not get extended time to pay and felt this is a special circumstance since there is small amount of property owners to pay for the project. Mr. Bergman asked if it could be spread out over 15 years. Ms. Wagner stated the decision does not need to be made tonight and will need to be made with the final resolution.

Attorney Riffle stated the policy would have to be amended and there are significant costs from an administrative standpoint. He said there are an unbelievable number of special assessments in the City of Pewaukee. Attorney Riffle noted that the State Statute has a max of two percent over cost.

A motion was made and seconded (J. Wamser, J. Kara) to postpone the action for two years and look at it again after two years.

Mr. Bergman commented on the staff comment that the road is shot. He asked Ms. Wagner what the grade of the road was on a 10 -point scale. Ms. Wagner said a one. Mr. Bergman felt this was a band aid issue and would rather rip that band aid off tonight then pull it off over the next two years.

Motion Failed: 2-For, 4-Against (Grosch, Bergman, Dziwulski and Brown).

A motion was made and seconded (B. Bergman, B. Dziwulski) to approve the Joseph Road reconstruction contract to the lowest qualified bidder of Wolf Paving in the amount of $940,028.60 and accept the preliminary Engineering report special assessments and budget reallocations. Motion Passed: 4-For, 2-Against (Wamser, Kara).

Mr. Bergman felt it should be revisited by staff terms in 2022. He noted this is a unique instance with six property owners and requested to consider some relief on the term and rate. Mr. Wamser asked if they could plow the road themselves. Attorney Riffle stated they would have to vacate the road.

5. **PUBLIC HEARING** regarding the Paul Road, Roundy Drive, Roundy Circle East, and Roundy Circle West Road Rehabilitation Project

5.1 Discussion and Possible Action Regarding the Preliminary Engineers Report and Proposed Special Assessments.

5.2 Discussion and Possible Action Regarding Awarding the Paul Road and Joseph Road Reconstruction Contract A to the Lowest Qualified Bidder, Wolf Paving Co., Inc. in the Amount of $1,968,779.74.

Ms. Wagner stated this this is second part of the business park project that was supposed to be done last year. The project was delayed due to the complexity of the culvert replacements and the City did not want it to be part of the road project. The project includes Paul Road, Roundy Drive, Roundy Circle East and Roundy Circle West. Ms. Wagner stated they are all in need of rehabilitation, spot repairs on the curb and gutter, stone base repair and installing new asphalt on the roadway. Ms. Wagner noted there are some failing joints on the storm sewer that will also be fixed. She said when the watermain was installed on Paul Road there were services that were installed on the watermain that were not utilized. Over the last few years the City has been experiencing water main breaks in that stretch of road due to deteriorating water services and valves. As part of the project, the watermain will be re-laid in Paul Road, east of the Roundy intersection to the intersection of Redford Boulevard. Ms. Wagner noted it will be completed by utility at utility cost. Ms. Wagner stated the road assessments include the road work and 50 percent of curb repairs and has a cost of $12,256.00 per acre. Storm water utility will be paying for 50 percent of the curb work, spot repair on inlets and lining of some of the pipes.

Ms. Wagner noted one business condo is asking the City to spread the assessment out based on condo docs for the space allocation within the building and will be corrected in the final assessment role.

Discussion took place regarding an Amazon proposal which includes a traffic study and how it will affect the project.

Mr. Kara asked about the water on Paul Road and the lines that were put in and not hooked up. Ms. Wagner stated the mains were used and some laterals were not used when the businesses were built due to combining lots and only needing one service. Some needed larger service than what was installed. Ms. Wagner noted that businesses were not required to abandon the service, and now there have been issues with breaks and aging valves.

Mayor Bierce opened the public hearing.

Deb (Winsor Executive Office Park/Condo Association project on Roundy Drive) stated if the City knew this was a long-term plan going forward, it would have been beneficial to know it was coming. She said there are 15 different owners, and they have things budgeted over the next five to ten years. She said this puts a serious dent on the owners because they must come up with the cost out of pocket for an assessment they did not know about.

Ms. Wagner stated this is the last phase in this area. She noted the budget is available online and there is a five-year plan for road projects.

Eric Jensen (N27W23015 Roundy Drive) mentioned the project was originally postponed and asked what the cost difference was for postponing the project. He asked if all properties were assuming the cost equally. He felt the project was being done at the busiest time and felt it could be done differently and spread out.

Ms. Wagner stated the project was not bid last year and it is the same scope of work. She noted the water main is not being assessed to anyone and being paid for by water utility.

Bill Zinski (W233N2869 Roundy Circle West) asked about the assessment spread being done on an acreage basis and if that method was the norm. He also questioned a significant amount of storm sewer easement and wetland taking away from use on his property.

Ms. Wagner stated the City's assessment policy allows for three potential methods. An analysis is done to see what method is most fair and equitable for all the properties. Of the three the per acreage was most equitable. She noted if there is a significant amount of wetland or lowland conservancy on the property, that acreage can be subtracted. She noted she will review Mr. Zinski's property.

Laurie Jensen (Roundy Road) said their business is still feeling the effects of Covid and affordability is the main issue. The cost of building and construction supplies is so high. She wants to stay in Pewaukee and wants to stay in business. She feels it will take two to three years to build businesses up again after Covid and is very much opposed at this time.

Jeff Jensen (N27W23015 Roundy Road) stated he was very much opposed to this project and thinks the road is in good shape.

Jeff Corlett (W231N2837 Roundy Circle East) said the road is in good condition and is opposed to the project, he felt Amazon should pay for it.

Eric Jensen (N27W23015 Roundy Drive) stated he was opposed to the project. He thinks it should be approached differently by just doing the maintenance and watermain part. The road is beautiful.

Mayor Bierce closed the public hearing.

Mr. Dziwulski asked Ms. Wagner what the road rating was. Ms. Wagner noted the road rates 4-5 out of 10. She added this is not a full reconstruction, and it is just replacing asphalt and some spot repair. Ms. Wagner noted the base is in good shape.

Ms. Brown stated although the five-year plan is on the website, she felt it would be nice to see pictures to get a visual of these areas and the cross sections of the roads that we do not see unless we drive it. Mr. Wamser agreed it would be nice to see pictures and does not feel it is necessary to do the road portion of the project.

A motion was made and seconded (B. Bergman, R. Grosch) to approve awarding the Paul Road and Joseph Road reconstruction contract A to the lowest qualified bidder, Wolf Paving Co., Inc. in the amount of $1,968,779.74. and accept the preliminary Engineers report, special assessments and budget reallocation. Motion Passed: 5-For, 1-Against (J. Wamser).

6. **PUBLIC HEARING**, Discussion and Possible Action Regarding the Conditional Use Permit for Zeilhofer Properties, LLC for Property Located at N4 W22540 Bluemound Road (PWC 0963-997) for the Purpose of Constructing a New Freestanding Two-Story Storage Building

Mr. Fuchs stated the petitioner asked to table this item until the May 20, 2021 Plan Commission meeting and June 7, 2021 Common Council meeting.

A motion was made and seconded (B. Bergman, J. Wamser) to adjourn the public hearing until June 7, 2021 at 6:30 p.m. Motion Passed: 6-For, 0-Against.

7. **PUBLIC HEARING,** Discussion and Possible Action Regarding the Conditional Use Permit for Octane Coffee for Property Located at W229 N1400 Westwood Drive (PWC 0959-988-004) for the Purpose of Installing and Operating a Drive-Thru Coffee Business

Mr. Fuchs stated the item was tabled at the March 18, 2021 Plan Commission meeting due to concerns with traffic, safety, building materials and proposed site improvements. The applicant went back to the April meeting and addressed the Plan Commission concerns. The Plan Commission unanimously voted to recommend approval. Some conditions were added, and the applicant agreed to these conditions. Mr. Fuchs stated the site plan and detailed business operations were included in the packet. Mr. Fuchs noted the plans are in conformance and staff recommends approval.

Ms. Brown asked about a "ditch-lane" to get out of line if you change your mind. Mr. Fuchs stated the applicant agreed to provide a lane adjacent to the drive thru lane that would allow a customer to leave the drive thru if they wanted to. Mr. Bergman stated the packet was a previous version.

Mr. Kara asked if they are leasing the property and if there would be any impact on City services. Mr. Fuchs stated they have arrangements with the property owner to use a portion of the site.

Ms. Wagner stated they will have to connect to municipal water and sewer. She will be reviewing the business plan of operation and how it affects the assessment for the project and the connection.

Mr. Wamser stated it is a unique business and asked if the business is subject to Health Department regulations. Mr. Fuchs stated there are regulations and the business is classified as a vending machine.

Mayor Bierce opened the public hearing.

No one indicated an interest in speaking and Mayor Bierce closed the public hearing.

There was no further discussion from the Council.

A motion was made and seconded (J. Wamser, B. Bergman) to move forward with the conditional use permit for Octane Coffee for the property located at W229 N1400 Westwood Drive for the purpose of installing and operating a drive-thru coffee business subject to the conditions as recommended by Plan Commission and City staff. Motion Passed: 6-for, 0-Against.

8. **PUBLIC HEARING**, Discussion and Possible Action Regarding the Conditional Use Permit Request for TI Investors for the Property Located at W232 N2950 Roundy Circle East (PWC 0917-994-030) for the Purpose of a Warehouse and Distribution Use

Mr. Fuchs stated the applicant has site changes that include 101 parking spaces, additional landscaping, replacing all lighting, a new door and awning on the east side, a smoking shelter and other equipment and mechanicals. Mr. Fuchs stated they are anticipating a significant amount of traffic and noted a traffic analysis was done and reviewed by a third-party consultant. There is potential for a traffic signal at Redford Boulevard and Roundy Drive.

Mr. Fuchs stated the Plan Commission unanimously voted to recommend approval subject to conditions including mounting the building lighting at 20 feet or less, shifting the smoking shelter further south, Waukesha County reviewing approval of the traffic impact analysis, the applicant meeting any requirement or improvements the County would have and staff review, and approval of the new door, awning, smoking shelter and mechanical equipment. Engineering will review the final grading erosion control and stormwater management plans. Mr. Fuchs noted the applicant is agreeing to the conditions.

Ms. Brown stated the petitioner is not enclosing HVAC or dumpsters and they are saying it is not in their plan. Mr. Bergman stated he was the one who asked for those items. He noted this is an old building where the trucks are in the front with cars on the side. Typically new sites have cars in the front and trucks in the back Mr. Bergman said part of his condition for his approval was that the applicant add screening for HVAC units, removing smoking shelter, and anything at ground level was to be screened.

Mayor Bierce opened the public hearing.

Jeff Corlett (W231N2837 Roundy Circle East) was opposed to the tenant moving in. He knew nothing about the traffic study that was done and did not know the traffic patterns. It will be a traffic jam and it is going to greatly affect his business.

Mayor Bierce closed the public hearing.

Discussion took place regarding the amount of traffic this will generate and the traffic study that was done.

A motion was made and seconded (B. Dziwulski, B. Bergman) to approve the conditional use permit submitted by TI Investors for the property located at W232 N2950 Roundy Circle East

for the purpose of a warehouse and distribution use subject to the draft conditional use permit. Motion Passed: 5-For, 1-Against (Kara).

9. Discussion and Possible Action Regarding Re-Approval of the Preliminary Plat for the Cardinal Meadows Subdivision, Now Known as Greenland Subdivision (PWC 0928-980), Originally Approved by Plan Commission on January 17th, 2019 and Common Council on January 21st, 2019

   Mr. Fuchs stated it is a 24-lot subdivision. It was approved previously, and the developer is ready to move forward. Mr. Fuchs noted there are no changes other than the name change to Greenland Subdivision. During the April Plan Commission meeting it was recommended for re-approval of the preliminary plat subject to all original conditions of approval and Waukesha County approval of access.

   A motion was made and seconded (B. Dziwulski, R. Grosch) to re-approve the preliminary plat for Greenland Subdivision. Motion Passed: 6-For, 0-Agaisnt.

10. Discussion and Possible Action Regarding a Certified Survey Map for the City of Pewaukee Engineering Department for Property Located at W223 N3251 Shady Lane (PWC 0912-982) for the Purpose of Dividing the Property into Two Separate Lots and Installing a Dry Pond

    Mr. Fuchs stated it is a Certified Survey Map submitted by the City for storm water improvements. Plan Commission recommended approval subject to some technical improvements.

    A motion was made and seconded (B. Dziwulski, C. Brown) to approve the Certified Survey Map for the City of Pewaukee Engineering Department for Property Located at W223 N3251 Shady Lane for the Purpose of Dividing the Property Into Two Separate Lots and Installing a Dry Pond. Motion Passed: 6-For, 0-Against.

11. Discussion and Possible Action Regarding the 2020 Annual MS4 Permit

    Ms. Wagner stated the annual storm water MS4 permit for the DNR permit was created by Rich Wirtz and it explains the daily activities of the Engineering Department. Ms. Wagner noted no action was needed and the permit will be posted on the website.

    Mr. Kara left the room at this time.

12. Discussion and Possible Action Regarding the First Amendment to the Developer's Agreement for Waters of Pewaukee

    Ms. Wagner stated blending the developer's agreement and the early grading agreement into this agreement will help The Waters move forward with their project. It allows them to close and finance on the property while getting final approvals from the City. Attorney Riffle noted there is no changes to the developer's agreement.

    Mr. Kara returned to the meeting.

    A motion was made and seconded (C. Brown, B. Dziwulski) to approve the first amendment to the Developers Agreement for the Waters of Pewaukee. Motion Passed: 6-For 0-Against.

13. Discussion and Possible Action Regarding the Award of the Bid for the Well No. 5 HMO Treatment Facility & Building Modification to the Lowest Qualified Bidder, J. H. Hassinger, Inc., in the amount of $2,613,667.00

Ms. Wagner stated she would like to do a little more research on the matter and asked Common Council to table this item. Attorney Riffle stated it could be brought back anytime.

14. Discussion and Possible Action Regarding Affordable and Multi-Family Housing

Mayor Bierce asked to have a quick discussion about the percentage of multi-family homes and the little amount of land left to be developed in the City. Mayor Bierce asked if we are going to accept more multi-family developments. Mr. Wamser stated he was for owner occupied units. Mr. Dziwulski noted he does not have a problem with multi-family housing. Mr. Grosch felt the City should consider multi-family and more affordable housing.

Mr. Kara asked if these factors are reflected in the 2035 and 2050 Land Use Plans. Discussion took place regarding changes in the land use plans. Mr. Fuchs stated a few projects have come up that have been rezoned and then required master plan amendments. He noted following the residential categories on the land use plan is not going to get the City to a specific number since it is done by density. Further discussion took place regarding affordable housing and meeting density.

Ms. Brown felt the City has been adaptive and thinks the City should follow the current plan.

Mr. Fuchs stated allowing Plan Commission to have feedback does help the process. He felt there could be some consideration given to lot sizes. Mr. Fuchs noted everyone seems happy with how Pewaukee has developed over the years.

15. Discussion and Possible Action to Appoint Anne Golombowski to the Board of Review

A motion was made and seconded (J. Wamser, J. Kara) to appoint Anne Golombowski to the Board of Review. Motion Passed: 6-For, 0-Against.

16. Attorney Riffle to Swear In Aldermen Bergman, Clark and Wamser

Attorney Riffle swore in Brandon Bergman (Alderman District #1), Ian Clark (Alderman District #2) and Jerry Wamser (Alderman District #3).

17. Public Comment – None.

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

- §19.85(1)(e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, specifically for the consideration to acquire additional land for the Department of Public Works facilities at Green Road / Duplainville Road.

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

A motion was made and seconded (B. Dziwulski, R. Grosch) to go into closed session at 8:43 p.m. Motion Passed: 6-For, 0-Against via roll call vote.

19. Adjournment

A motion was made and seconded (J. Kara, B. Dziwulski) to adjourn the meeting from closed session at 9:03 p.m. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.2.

DATE: June 21, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approve Common Council Meeting Minutes Dated June 7th, 2021

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

CC Minutes 6-7-2021

In Attendance:
Mayor Steve Bierce, Aldermen B. Bergman, I. Clark, B. Dziwulski, R. Grosch and J. Wamser. C. Brown was absent and excused.

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

1. Call to Order and Pledge of Allegiance

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

2. Public Comment - None.

3. Consent Agenda
   3.1. Approve Accounts Payable Listing Dated June 7th, 2021
   3.2. Approve **Resolution 21-06-19** Regarding the Annual Notice to Inspection of Public Records

   A motion was made and seconded (B. Dziwulski, I. Clark) to approve the consent agenda. Motion Passed: 5-For, 0-Against.

4. **PUBLIC HEARING**, Discussion and Possible Action Regarding the Conditional Use Permit for Zeilhofer Properties, LLC for Property Located at N4 W22540 Bluemound Road (PWC 0963-997) for the Purpose of Constructing a New Freestanding Two-Story Storage Building

   Mr. Fuchs stated this item went before the Plan Commission a few times. Staff recommended approval at the May 20th meeting and added a condition stating the applicant will have to test the existing septic field following construction. If repairs are needed, they will need to repair or install a holding tank, unless the Council decides to require the extension of public utilities.

   Mayor Bierce opened the public hearing. No one expressed an interest in speaking so he immediately closed the public hearing.

   A motion was made and seconded (B. Dziwulski, J. Wamser) to approve the Conditional Use Permit for the Zeilhofer Properties, LLC as recommended by the Planning Commission with the conditions stated above. Motion Passed: 5-For, 0-Against.

5. Discussion and Possible Action Regarding **Ordinance 21-03** Rezoning the 2.07 Acre Century Fence Property Located in the City of Pewaukee (PWC 0921-997-003) at Approximately 1300 Hickory Street in the Village of Pewaukee from M-6 Mixed Industrial to M-1 General Wholesale

   Mr. Fuchs stated the applicant previously received certified survey map approval to combine the City parcel with the adjoining Village parcel and now wants to change zoning so that they can have outdoor storage. He noted the Plan Commission recommended approval at the May 20th meeting.

   A motion was made and seconded (J. Wamser, I. Clark) to approve Rezoning Ordinance 21-03. Motion Passed: 5-For, 0-Against.

6. Discussion and Possible Action Regarding a Certified Survey Map for Richard Knutson for Property Located at N28 W26658 Peterson Drive (PWC 0930-052-009) in Order to Divide the Property Into Three Lots and an Outlot

   Mr. Fuchs stated Plan Commission recommended approval of the certified survey map. There are two conditions being recommended One is to extend public water laterals to each lot and complete any road repairs as required by the Engineering Department. The second condition is to add a note to the certified survey map that no more than .33 acres can be disturbed to avoid a storm water plan. If they go beyond that they would have to comply with Chapter 19 of the ordinance.

   A motion was made and seconded (J. Wamser, B. Dziwulski) to approve the Certified Survey Map as recommended by the Plan Commission. Motion Passed: 5-For, 0-Against.

7. Discussion and Possible Action to Reduce the Special Event Fee for the Parade of Homes in the Swan View Farms Subdivision Running August 13, 2021 through September 6, 2021 at the Request of Metropolitan Builders Association

   Ms. Tarczewski reported the Parade of Homes has held events in Pewaukee previously and the Council reduced their permit fees in the past.

   A motion was made and seconded (B. Dziwulski, J. Wamser) to reduce the Parade of Homes special event fee to $500. Motion Passed: 4-For, 1-Agaisnt (R. Grosch).

8. Discussion and Possible Action Regarding Applications for Outdoor Activity on Premises Where Alcoholic Beverages are Consumed
   - 8.1 5 O'clock Club
   - 8.2 Boomer's Sports Pub & Grill
   - 8.3 Curly's Waterfront
   - 8.4 Gina's Sports Dock
   - 8.5 The Station
   - 8.6 Sunset Grill
   - 8.7 Waukesha Gun Club
   - 8.8 Wonderland Tap

   Mayor Bierce noted there were no substantial changes to last year's permits and staff reported no complaints have been received to warrant any concerns.

   A motion was made and seconded to approve the Outdoor Activity Permit requests. Motion Passed: 5-For, 0-Against.

9. Discussion and Possible Action Regarding a Correction Instrument Releasing the Wisconsin Department of Transportation Trans 233 Restriction Requiring a 50-foot Highway Setback for Property Located at W274N1490 Riverland Drive (PWC 0940-997-002)

   Mr. Fuchs stated Plan Commission approved a site plan that included building additions on each side of the church and a parking lot extension. The DOT agreed and they will still have to meet the City's required set back.

A motion was made and seconded (I. Clark, B. Dziwulski) to approve the release of the 50 foot highway setback for the property located at W274N1490 Riverland Drive. Motion Passed: 5-For, 0-Against.

10. Discussion and Possible Action Regarding **Ordinance 21-05** Related to Amendments to Sections 4.06, 4.09 and 4.15 of Chapter 4 - Fire Department of the City of Pewaukee Municipal Code

    Mr. Fuchs stated the City is continuing to work on the application to become delegated in the State of Wisconsin. This will allow E-Plan Exam to do the reviews which will expedite projects. He noted the State asked the City to update the Ordinance. Mr. Fuchs noted that the Fire Chief has reviewed the revisions and recommended approval.

    A motion was made and seconded (J. Wamser, I Clark) to approve the proposed amendment to 4.06, 4.09 and 4.15 of Chapter 4 of the Pewaukee Municipal Code. Motion Passed: 5-For, 0-Against.

11. Discussion and Possible Action Regarding Rocky Point Avenue Generator Easement to Lake Pewaukee Sanitary District

    Ms. Wagner stated Lake Pewaukee Sanitary District is putting a generator on their existing lift station at the end of Rocky Point Avenue. When Lake Pewaukee Sanitary District worked with the property owners, they wanted the lift station moved further away from the lake as to not impeded on the view from the homes. Lake Pewaukee Sanitary District is seeking an easement to place the generator, parking slab and associated gas and electric within the right of way of Rocky Point Avenue. Attorney Riffle noted that if it is approved, there will be some minor tweaks, but no substantial changes.

    A motion was made and seconded (B. Dziwulski, R. Grosch) to approve the Rocky Point Avenue generator easement contingent upon the final approval by the City Attorney and Engineering staff. Motion Passed: 5-For, 0-Against.

12. Discussion and Possible Action Regarding the Intermunicipal Agreement for the Lindsay Road/Redford Boulevard (CTH F) Intersection Improvements

    Ms. Wagner revisited the intermunicipal agreement that was on the March 15th Common Council agenda. Ms. Wagner stated the County has agreed to put the pedestrian crossing back into the design. Ms. Wagner noted the City will be responsible for the maintenance of the crossing and any installation above standard signage that is required for the crossing. She added the City will also be responsible for intersection lighting. Ms. Wagner is asking for approval of the intermunicipal agreement contingent on City Attorney and final Engineer review.

    Mr. Grosch asked what the additional cost to the City would be. Ms. Wagner stated the additional markings and concrete would be approximately $17,000.00, but most of those cost would be reimbursed by the HSIP grant.

    A motion was made and seconded (B. Dziwulski, R. Grosch) to approve the intermunicipal agreement between the City and Waukesha County for the Lindsay Road/Redford Boulevard intersection improvements contingent on the final approval by the City Attorney and Engineering staff. Motion Passed: 5-For, 0-Against.

13. Discussion and Possible Action to Move Assigned Balance of $346,511.00 from the Salt Shed to the Department of Public Works Building/Campus

Mr. Klein stated this was a simple budget adjustment assigning salt shed funds to the Department of Public Works campus and improvements.

A motion was made and seconded (I. Clark, J. Wamser) to approve moving the assigned balance of $346,511.00 from the salt shed to the Department of Public Works campus and improvements project. Motion Passed: 5-For, 0-Against.

14. Discussion and Possible Action Regarding **Resolution 21-06-20** Declaring Official Intent to Reimburse Expenditures for the Department of Public Works Campus and Improvements

Mr. Klein stated this was the precursor to borrowing for the DPW campus project and would allow the City to use available funds up front and reimburse itself after we borrow for the funds.

A motion was made and seconded (B. Dziwulski, J. Wamser) to approve Resolution 21-06-20 declaring intent to reimburse expenditures for the Department of Public Works campus and improvements. Motion Passed: 5-For, 0-Against.

15. Discussion and Possible Action Regarding the Award of the Department of Public Works Garage Structural Steel and Precast Concrete Walls to the Lowest Qualified Bidder

Mr. Klein stated bids were done early to lock in construction. He said precast would not be delivered until December and structural steel in January. Mr. Klein noted that the bid opening was last week and the low bidder for precast was Fabcon and structural steel was Cardinal Fabricating.

Mayor Bierce asked if they are going to guarantee holding the price for seven months. Mr. Klein stated yes.

Mr. Grosch asked if the numbers were within the engineering estimate. Mr. Klein stated precast came in $100,000.00 less than the estimate and steel came in $150,000.00 - $200,000.00 more. Mr. Klein said the City is fairly close to the estimate.

Mayor Bierce asked if the building plan has been approved. Mr. Klein said it will be going to Plan Commission this month.

A motion was made and seconded (B. Dziwulski, J. Wamser) to award Fabcon for precast and Cardinal Fabricating for the steel. Motion Passed: 5-For, 0-Against.

16. Discussion and Possible Action Regarding **Ordinance 21-04** Related to Weapons Discharge for Urban Deer Management

Attorney Riffle stated this ordinance would allow volunteer hunters to obtain permits with Department of Natural Resources to become non-contracted hunters within the City of Pewaukee. He said there are no other municipalities that have this provision. This was the first reading of the ordinance.

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

Mayor Bierce recommended the appointment of Larry Wells to the Fire Commission and Alderman Clark to the Joint Library Board.

A motion was made and seconded (B. Dziwulski, R. Grosch) to concur with the Mayor's recommendations and appoint Larry Wells to the Fire Commission and Alderman Clark to the Joint Library Board. Motion Passed: 5-For, 0-Against.

18. Discussion and Possible Action to Determine if the Common Council will Hold its First Meeting In July due to Independence Day

After a brief discussion, it was determined that the first meeting in July will be cancelled due to the holiday, unless there were items that needed immediate attention.

19. Public Comment

A woman in the audience asked if discussion was going to take place regarding Michaels of House of Prime related to their food truck proposal that she received a notice for. Mayor Bierce told her the applicant withdrew their proposal.

A gentleman in the audience stated he came to the meeting late and asked what happened regarding the Lakewood Baptist Church (Item #9) discussion. Mayor Bierce told him it had been approved.

20. Adjournment

A motion was made and seconded (J. Wamser, I. Clark) to adjourn the meeting at 7:01 p.m. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.3.

DATE: June 21, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approve Accounts Payable Listing Dated June 21st, 2021

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

A/P 6/21/2021

Check Date	Check	Vendor Name	Description	Amount
Bank 100 GENERAL FUND CHECKING				
06/09/2021	378(E)	DELTA DENTAL	DENTAL CLEARING	485.80
06/04/2021	380(E)	DIVERSIFIED BENEFIT SERVICES, INC.	FLEX SPEND	2,730.32
06/10/2021	381(E)	WI DEPT OF REVENUE/SALES TAX	SALES TAX DUE STATE	1,094.23
			SALES TAX DISCOUNT	(10.00)
				1,084.23
06/11/2021	382(E)	DIVERSIFIED BENEFIT SERVICES, INC.	FLEX SPEND	2,155.55
06/08/2021	132167	USPS	BILLING	1,850.00
			BILLING	1,850.00
				3,700.00
06/10/2021	132168	AECOM TECHNICAL SERVICES, INC	ENG SITE PLAN REVIEWS	18,321.30
06/10/2021	132169	AILCO EQUIPMENT FINANCE GROUP	IT ENG PLOTTER LEASE	412.00
06/10/2021	132170	AIR ONE EQUIPMENT	FD DETECTOR	299.00
06/10/2021	132171	AIRGAS USA	FD OXYGEN	65.21
06/10/2021	132172	ALESCI HOMES	BLD 181473 EROSION BOND REFUND	2,000.00
06/10/2021	132173	ALL CITY COMMUNICATIONS INC.	SW ANSWERING SERVICE	123.00
06/10/2021	132174	ALL-WAYS CONTRACTORS, INC	P&R TOPSOIL	75.00
06/10/2021	132175	ALPHA OMEGA CLEANING, INC.	P&R JANITORIAL SERVICES	355.00
06/10/2021	132176	ASPEN HOMES	BLD 180264 EROSION BOND REFUND	2,000.00
06/10/2021	132177	ASSESSMENT TECHNOLOGIES LLC	IT SUPPORT FOR MAY	202.50
06/10/2021	132178	AT&T CAROL STREAM IL	CH TELEPHONE	760.88
06/10/2021	132179	AT&T MOBILITY	FD AIR CARDS	464.26
06/10/2021	132180	AVANT GRAPHICS	PLC BADGES AND BUDDIES SHIRTS	1,045.00
06/10/2021	132181	BADGER METER	SW BEACON HOSTING	242.04
06/10/2021	132182	BAKER TILLY VIRCHOW KRAUSE LLP	SW FEES	9,290.00
06/10/2021	132183	BIELINSKI HOMES	BLD 191780 EROSION BOND REFUND	2,000.00
06/10/2021	132184	CHARLIE DWYER	BLD MAY 2021 MILEAGE REIMBURSEMENT CD	142.24
06/10/2021	132185	CHRISTOPHER COOK	FD RESCUE TRAINING MANIKIN	600.00
06/10/2021	132186	DLT SOLUTIONS	IT AUTOCAD RENEWAL	2,465.10
06/10/2021	132187	DWD-UI	UNEMPLOYMENT FOR MAY	4.21
06/10/2021	132188	ELLIOTT ACE HARDWARE	FD TORX	5.49
			FD WASHER, ROPE, LOCKNUT	58.68
			FD PAIL, LID, ROPE	16.32
			FD ROPE	2.76
			FD POWER STRIPS	38.98
			P&R CLEANING SUPPLIES	92.86
				215.09
06/10/2021	132189	EQUAL RIGHT DIVISION	P&R WORK PERMITS	22.50
06/10/2021	132190	FIRE SERVICE INC	FD REPAIRS	6,118.22
06/10/2021	132191	FRANK ARMSTRONG ENTERPRISES	P&R TENNIS COURT/BB COURT RESURFACING	7,243.00
06/10/2021	132192	GILES ENGINEERING ASSOCIATES, INC	ENG DPW BUILDING	3,548.00
06/10/2021	132193	GREATER MILWAUKEE MODEL T CLUB	P&R RENTAL REFUND	242.50
06/10/2021	132194	HAWKINS, INC.	SW CHEMICALS	2,514.79
			SW EPDM HYD	39.76
				2,554.55
06/10/2021	132195	HYDROCORP	SW CROSS CONNECTION	1,084.00
06/10/2021	132196	IMEG CORP	ENG BUSSE ROAD BRIDGE REPLACEMENT	24,235.00
06/10/2021	132197	JEFFERSON FIRE & SAFETY, INC.	FD HONEYWELL COAT AND PANT	2,331.53
06/10/2021	132198	JERRY'S AUTOMOTIVE SERIVCE LLC	SW PATCH TIRE	30.68

Check Date	Check	Vendor Name	Description	Amount
06/10/2021	132199	JK LAWN SERVICE	FD LAWN SERVICE	240.00
			FD LAWN SERVICE	296.00
			SW LAWN SERVICE	445.00
			SW LAWN SERVICE	192.00
				1,173.00
06/10/2021	132200	JOHN'S DISPOSAL SERVICE	ENG GARBAGE/RECYCLING	51,875.59
06/10/2021	132201	KEN WEBER TRUCK SERVICE	FD TOW	487.50
06/10/2021	132202	KWIK TRIP INC.	FD FUEL	3,795.70
06/10/2021	132203	LIFE-ASSIST INC	FD SAFETY RESTOCK	916.38
06/10/2021	132204	LITHO-CRAFT	ENG BUSINESS CARDS	68.00
06/10/2021	132205	MACLEAN ENTERPRISES, LLC / FENCEGUA	P&R FENCEGUARD	3,080.00
06/10/2021	132206	MARIANNE HILTUNEN	ENG MILEAGE	219.52
06/10/2021	132207	MENARDS	FD IMPACT DRIVE BIT SET, HEAD SDS SS	29.98
			P&R TRIM SPOOL AND AC2 GREEN TREATED	666.92
			P&R TOP SOIL	23.92
				720.82
06/10/2021	132208	MINNESOTA WISCONSIN PLAYGROUND	P&R SOUTH PARK PLAYGROUND EQUIPMENT	36,220.00
06/10/2021	132209	MUNICIPAL WELL & PUMP	SW WELL 1 MOTOR PUMP REHAB	43,640.00
			SW WELL 5 REHAB	15,390.00
				59,030.00
06/10/2021	132210	NAPA	FD 5GAL DEX	50.99
06/10/2021	132211	NORTHERN LAKE SERVICE, INC	SW WATER SAMPLES	63.00
			SW WATER SAMPLES - WOODLEAF PH 4	21.00
			SW WATER SAMPLES	105.00
			SW NITRATE	105.00
			SW WATER SAMPLES	65.00
			SW WATER SAMPLES	63.00
			SW WATER SAMPLES	84.00
				506.00
06/10/2021	132212	OFFICE COPYING EQUIPMENT, LTD	FD SHARP MX3070N CONTRACT	49.75
			P&R SHARP MX3070N	242.09
			ENG SHARP MX4070N CONTRACT	158.27
				450.11
06/10/2021	132213	OFFICE DEPOT	ENG OFFICE SUPPLIES	37.76
			SW OFFICE SUPPLIES	10.86
				48.62
06/10/2021	132214	PREMIUM WATERS, INC	P&R WATER	46.49
06/10/2021	132215	PROHEALTH CARE MEDICAL ASSOCIATES	HR EXAMS	650.00
			HR EXAMS	200.00
			HR EXAMS	400.00
			HR EXAMS	100.00
			HR EXAMS	150.00
			HR EXAMS	854.00
				2,354.00

Check Date	Check	Vendor Name	Description	Amount
06/10/2021	132216	R&R INSURANCE SERVICES	PUBLIC OFFICIALS BOND	4,375.00
			INSTALLMENT	25,817.00
			WORKERS COMP	27,357.00
				57,549.00
06/10/2021	132217	R.A. SMITH & ASSOC., INC.	SW SWAN VIEW LIFT	518.12
06/10/2021	132218	RUEKERT & MIELKE, INC.	ENG PEWAUKEE SOUTH INDUSTRIAL	896.90
			ENG WOODLEAF RESERVE PH 4 CONSTRUCTION	14,348.35
			ENG OAK & PENINSULA	15,798.30
			ENG CHRIST EVAN CHURCH EROSION CONTROL	57.00
			ENG PAUL ROAD WATER DESIGN	4,277.00
			ENG PAUL ROAD WATER MAIN RELAY	570.50
			ENG NORTHMOUND INDUSTRIAL EROSION CONTRO	249.20
			ENG ANGELUS BUILDING EROSION CONTROL	110.70
			ENG KLEIN DICKERT EROSION CONTROL	137.70
			ENG NORTHVIEW SIDEWALK DESIGN	5,377.00
			ENG VALLEYBROOK STORM SEWER DESIGN AND S	1,803.00
			ENG KINDERCARE EROSION CONTROL	110.70
			ENG INLET REPAIR	5,878.80
			ENG SWAN VIEW CONSTRUCTION REVIEW	2,683.56
			ENG GLEN AT PARKWAY RIDGE CONSTRUCTION A	1,094.40
			ENG JOSEPH ROAD RECONSTRUCTION	8,221.77
			ENG ZIGNEGO CONSTRUCTION OBSERVATION	630.60
			ENG MEADOWBROOK FARMS PH1	12,387.10
			SW WELL 5 DESIGN AND BIDDING SERVICES	2,342.75
			SW WELL 5 FUNDING ASSISTANCE	240.75
			SW WELL 5 RESERVOIR ROOF MODIFICATIONS	1,294.70
			SW WELL 5 DESIGN	4,449.50
			SW DEER HAVEN WELL DESIGN	1,720.59
			SW NORTH AVE WELL MOTOR	174.00
			SW SCADA SERVICE	328.72
				85,183.59
06/10/2021	132219	S&S WORLDWIDE	P&R SPARK SUPPLIES	293.61
06/10/2021	132220	SAFETYFIRST PLAYGROUND MAINTENANCE	P&R SOUTH PARK PLAYGROUND	2,274.00
06/10/2021	132221	SOFT WATER, INC.	FD SOLAR SALT	8.50
06/10/2021	132222	Strand Associates, Inc	ENG DUPLAINVILLE RD RECONSTRUCTION	1,041.46
			ENG DUPLAINVILLE RD RECONSTRUCTION SURVE	1,218.91
				2,260.37
06/10/2021	132223	STRYKER SALES CORPORATION	FD BATTERY LARYNGOSCOPE	54.81
			FD RAINBOW DCI ADT REUSABLE SENSOR	1,029.12
				1,083.93
06/10/2021	132224	TRUGREEN PROCESSING	P&R LAWN SERVICE	1,004.00
06/10/2021	132225	ULINE	FD ACTION PACKER CARGO BOX	131.09
			FD ACTION PACKER CARGO BOX	131.09
				262.18
06/10/2021	132226	VERIZON	FD TELEPHONE	21.06
06/10/2021	132227	VILLAGE OF PEWAUKEE	MAY 2021 LIFEQUEST EMS COLLECTIONS	31,070.38
			MAY MONTHLY SPLIT	28,752.84

Check Date	Check	Vendor Name	Description	Amount
				59,823.22
06/10/2021	132228	WATER WELL SOLUTIONS	SW DEER HAVEN WELL AND WELL PUMP IMPROV	32,765.50
06/10/2021	132229	WAUKESHA CO TECHNICAL COLLEGE	FD TRAINING	320.00
06/10/2021	132230	WAUKESHA WATER UTILITY	SW SEWER SERVICE CHG	21,169.95
06/10/2021	132231	WI DNR ENVIRONMENTAL FEES	ENG STORMWATER MUNICIPAL GROUP FEE	2,000.00
06/10/2021	132232	WILL ENTERPRISES	P&R UNIFORMS	490.90
06/10/2021	132233	WISCONSIN DEPARTMENT OF	HR EXAMS	208.00
06/10/2021	132234	XEROX CORPORATION	SW METER CHGS	280.41

100 TOTALS:

Total of 72 Disbursements: 527,206.77

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.4.

DATE: June 21, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of **Resolution 21-06-21** Acknowledging the 2020 Compliance Maintenance Annual Report (CMAR)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

CMAR Report

Resolution 21-06-21

Compliance Maintenance Annual Report

Pewaukee City Sewage Collection System

Last Updated: 6/10/2021 | Reporting For: **2020**

Financial Management

1. Provider of Financial Information

Name: Jane Mueller

Telephone: 262-691-0804 (XXX) XXX-XXXX

E-Mail Address (optional): jem@pewaukee.wi.us

2. Treatment Works Operating Revenues

2.1 Are User Charges or other revenues sufficient to cover O&M expenses for your wastewater treatment plant AND/OR collection system ?

- ● Yes (0 points) ☐☐
- ○ No (40 points)

If No, please explain:

2.2 When was the User Charge System or other revenue source(s) last reviewed and/or revised?

Year: 2020

- ● 0-2 years ago (0 points) ☐☐
- ○ 3 or more years ago (20 points)☐☐
- ○ N/A (private facility)

2.3 Did you have a special account (e.g., CWFP required segregated Replacement Fund, etc.) or financial resources available for repairing or replacing equipment for your wastewater treatment plant and/or collection system?

- ● Yes (0 points)
- ○ No (40 points)

0

REPLACEMENT FUNDS [PUBLIC MUNICIPAL FACILITIES SHALL COMPLETE QUESTION 3]

3. Equipment Replacement Funds

3.1 When was the Equipment Replacement Fund last reviewed and/or revised?

Year: 2020

- ● 1-2 years ago (0 points)☐☐
- ○ 3 or more years ago (20 points)☐☐
- ○ N/A

If N/A, please explain:

3.2 Equipment Replacement Fund Activity

3.2.1 Ending Balance Reported on Last Year's CMAR		$ 2,174,463.52
3.2.2 Adjustments - if necessary (e.g. earned interest, audit correction, withdrawal of excess funds, increase making up previous shortfall, etc.)	+	$ 112,814.84
3.2.3 Adjusted January 1st Beginning Balance		$ 2,287,278.36
3.2.4 Additions to Fund (e.g. portion of User Fee, earned interest, etc.)	+	$ 10,160.84

3.2.5 Subtractions from Fund (e.g., equipment replacement, major repairs - use description box 3.2.6.1 below*) - $ 48,000.00

3.2.6 Ending Balance as of December 31st for CMAR Reporting Year $ 2,249,439.20

All Sources: This ending balance should include all Equipment Replacement Funds whether held in a bank account(s), certificate(s) of deposit, etc.

3.2.6.1 Indicate adjustments, equipment purchases, and/or major repairs from 3.2.5 above.

The Utility replace 2 Smith & Loveless rotating assemblies in 2020. The total cost was $48,000.00

3.3 What amount should be in your Replacement Fund? $ 2,297,439.20

0

Please note: If you had a CWFP loan, this amount was originally based on the Financial Assistance Agreement (FAA) and should be regularly updated as needed. Further calculation instructions and an example can be found by clicking the SectionInstructions link under Info header in the left-side menu.

3.3.1 Is the December 31 Ending Balance in your Replacement Fund above, (#3.2.6) equal to, or greater than the amount that should be in it (#3.3)?

- ○ Yes
- ● No

If No, please explain.

We will make provisions to transfer the $48,000 into the equipment replacement fund to make up for the funds used.

4. Future Planning

4.1 During the next ten years, will you be involved in formal planning for upgrading, rehabilitating, or new construction of your treatment facility or collection system?

- ● Yes - If Yes, please provide major project information, if not already listed below.☐☐
- ○ No

Project #	Project Description	Estimated Cost	Approximate Construction Year
1	Kopmeier sanitary sewer relay/replace. We have an approximately 400ft section of truss pipe (we think) that lies at the bottom of a bay in Pewaukee Lake. There are some major sags in the line, and the upstream manhole needs some rehab. Our consultant has recommended pipe bursting this section of sewer. We are proposing to bid this project out before the end of 2020	325000	2022
2	Sewer line repairs. Includes repairs to areas in which the City will be reconstructing the roadway. Also to include other repairs as needed.	50000	2021
3	Pipe Lining I-94 easement	110000	2023
4	Engineering study Gun Club Lift station service area. Evaluate pipe condition and remaining developable lands. Evaluate remaining capacity & need for ultimate station replacement.	85000	2021
5	Joint sanitary sewer project with the Village of Pewaukee. The project would abandon a Village lift station and install new gravity sewer to serve Village customers. Gravity flows to City's existing lift station with a few upgrades. New forcemain will be laid and connected at existing Village forcemain connection point. Cost share has not been calculated at this time.	1400000	2022
6	Replacement of the Gun Club Lift station. Contingent on the study to be conducted in 2021	3000000	2023

5. Financial Management General Comments

ENERGY EFFICIENCY AND USE

6. Collection System

6.1 Energy Usage

6.1.1 Enter the monthly energy usage from the different energy sources:

COLLECTION SYSTEM PUMPAGE: Total Power Consumed

Number of Municipally Owned Pump/Lift Stations: 11

	Electricity Consumed (kWh)	Natural Gas Consumed (therms)
January	31,073	63
February	28,848	63
March	28,734	59
April	29,575	46
May	26,040	57
June	25,173	60
July	19,476	52
August	17,039	45
September	16,077	46
October	16,653	54
November	19,392	82
December	23,548	351
Total	**281,628**	**978**
Average	**23,469**	**82**

6.1.2 Comments:

6.2 Energy Related Processes and Equipment

6.2.1 Indicate equipment and practices utilized at your pump/lift stations (Check all that apply):

- ☐ Comminution or Screening
- ☐ Extended Shaft Pumps
- ☒ Flow Metering and Recording
- ☐ Pneumatic Pumping
- ☒ SCADA System
- ☐ Self-Priming Pumps
- ☒ Submersible Pumps
- ☒ Variable Speed Drives
- ☐ Other:

6.2.2 Comments:

Consultant (WRWA) is currently working on an energy audit for the sewer utility.

6.3 Has an Energy Study been performed for your pump/lift stations?

● No
○ Yes

Year:

By Whom:

Describe and Comment:

6.4 Future Energy Related Equipment

6.4.1 What energy efficient equipment or practices do you have planned for the future for your pump/lift stations?

VFD's and other energy efficient equipment and practices will be considered in future lift station upgrades.

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	**A**

Compliance Maintenance Annual Report

Pewaukee City Sewage Collection System

Last Updated: 6/10/2021 Reporting For: **2020**

Sanitary Sewer Collection Systems

1. Capacity, Management, Operation, and Maintenance (CMOM) Program

1.1 Do you have a CMOM program that is being implemented?

- ● Yes
- ○ No

If No, explain:

1.2 Do you have a CMOM program that contains all the applicable components and items according to Wisc. Adm Code NR 210.23 (4)?

- ● Yes
- ○ No (30 points)
- ○ N/A

If No or N/A, explain:

1.3 Does your CMOM program contain the following components and items? (check the components and items that apply)

☒ Goals [NR 210.23 (4)(a)]

Describe the major goals you had for your collection system last year:

Clean 33% of sewer and manhole inspections.

Did you accomplish them?

- ○ Yes
- ● No

If No, explain:

No. Delays due to COVID, we did not get the cleaning contract out until late in 2020.

One item that came up during 2020 unscheduled was planning for neighboring community lift station upgrade or sewer relay. This will be a future joint project. We were not aware of this until into 2020.

☒ Organization [NR 210.23 (4) (b)]☐☐

Does this chapter of your CMOM include:

- ☒ Organizational structure and positions (eg. organizational chart and position descriptions)
- ☒ Internal and external lines of communication responsibilities
- ☒ Person(s) responsible for reporting overflow events to the department and the public

☒ Legal Authority [NR 210.23 (4) (c)]

What is the legally binding document that regulates the use of your sewer system?

Sewer Use Ordinance

If you have a Sewer Use Ordinance or other similar document, when was it last reviewed and revised? (MM/DD/YYYY) 1996-07-23

Does your sewer use ordinance or other legally binding document address the following:

- ☒ Private property inflow and infiltration
- ☒ New sewer and building sewer design, construction, installation, testing and inspection
- ☐ Rehabilitated sewer and lift station installation, testing and inspection
- ☒ Sewage flows satellite system and large private users are monitored and controlled, as necessary
- ☒ Fat, oil and grease control
- ☒ Enforcement procedures for sewer use non-compliance

☒ Operation and Maintenance [NR 210.23 (4) (d)]

Does your operation and maintenance program and equipment include the following:

☐ Equipment and replacement part inventories
☒ Up-to-date sewer system map
☐ A management system (computer database and/or file system) for collection system information for O&M activities, investigation and rehabilitation
☒ A description of routine operation and maintenance activities (see question 2 below)
☒ Capacity assessment program
☒ Basement back assessment and correction
☐ Regular O&M training

☒ Design and Performance Provisions [NR 210.23 (4) (e)]☐☐

What standards and procedures are established for the design, construction, and inspection of the sewer collection system, including building sewers and interceptor sewers on private property?

☒ State Plumbing Code, DNR NR 110 Standards and/or local Municipal Code Requirements
☒ Construction, Inspection, and Testing
☐ Others:

☒ Overflow Emergency Response Plan [NR 210.23 (4) (f)]☐☐ **0**

Does your emergency response capability include:

☒ Responsible personnel communication procedures
☒ Response order, timing and clean-up
☒ Public notification protocols
☐ Training
☐ Emergency operation protocols and implementation procedures

☒ Annual Self-Auditing of your CMOM Program [NR 210.23 (5)]☐☐

☐ Special Studies Last Year (check only those that apply):

☐ Infiltration/Inflow (I/I) Analysis
☐ Sewer System Evaluation Survey (SSES)
☐ Sewer Evaluation and Capacity Managment Plan (SECAP)
☒ Lift Station Evaluation Report
☐ Others:

2. Operation and Maintenance

2.1 Did your sanitary sewer collection system maintenance program include the following maintenance activities? Complete all that apply and indicate the amount maintained.

Cleaning	0	% of system/year
Root removal	0	% of system/year
Flow monitoring	0	% of system/year
Smoke testing	0	% of system/year
Sewer line televising	0	% of system/year
Manhole inspections	0	% of system/year
Lift station O&M	6	# per L.S./year
Manhole rehabilitation	1	% of manholes rehabbed
Mainline rehabilitation	0	% of sewer lines rehabbed

Private sewer inspections	0	% of system/year
Private sewer I/I removal	0	% of private services
River or water crossings	0	% of pipe crossings evaluated or maintained

Please include additional comments about your sanitary sewer collection system below:

3. Performance Indicators

3.1 Provide the following collection system and flow information for the past year.

34.13	Total actual amount of precipitation last year in inches
32.26	Annual average precipitation (for your location)
66	Miles of sanitary sewer
11	Number of lift stations
0	Number of lift station failures
0	Number of sewer pipe failures
0	Number of basement backup occurrences
0	Number of complaints
1.599	Average daily flow in MGD (if available)
2.194	Peak monthly flow in MGD (if available)
0	Peak hourly flow in MGD (if available)

3.2 Performance ratios for the past year:

0.00	Lift station failures (failures/year)
0.00	Sewer pipe failures (pipe failures/sewer mile/yr)
0.00	Sanitary sewer overflows (number/sewer mile/yr)
0.00	Basement backups (number/sewer mile)
0.00	Complaints (number/sewer mile)
1.4	Peaking factor ratio (Peak Monthly:Annual Daily Avg)
0.0	Peaking factor ratio (Peak Hourly:Annual Daily Avg)

4. Overflows

LIST OF SANITARY SEWER (SSO) AND TREATMENT FACILITY (TFO) OVERFLOWS REPORTED **			
Date	Location	Cause	Estimated Volume
None reported			

** If there were any SSOs or TFOs that are not listed above, please contact the DNR and stop work on this section until corrected.

5. Infiltration / Inflow (I/I)

5.1 Was infiltration/inflow (I/I) significant in your community last year?

○ Yes

● No

If Yes, please describe:

5.2 Has infiltration/inflow and resultant high flows affected performance or created problems in your collection system, lift stations, or treatment plant at any time in the past year?

○ Yes

● No

If Yes, please describe:

5.3 Explain any infiltration/inflow (I/I) changes this year from previous years:

We continue to search for I&I.

5.4 What is being done to address infiltration/inflow in your collection system?

We continue to televise pipe for defiencies.

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	**A**

Grading Summary

WPDES No: 0047341

SECTIONS	LETTER GRADE	GRADE POINTS	WEIGHTING FACTORS	SECTION POINTS
Financial	A	4	1	4
Collection	A	4	3	12
TOTALS			**4**	**16**
GRADE POINT AVERAGE (GPA) = 4.00				

Notes:
A = Voluntary Range (Response Optional)
B = Voluntary Range (Response Optional)
C = Recommendation Range (Response Required)
D = Action Range (Response Required)
F = Action Range (Response Required)

Compliance Maintenance Annual Report

Pewaukee City Sewage Collection System

Last Updated: 6/10/2021

Reporting For: **2020**

Resolution or Owner's Statement

Name of Governing Body or Owner:

Date of Resolution or Action Taken:

Resolution Number:

Date of Submittal:

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO SPECIFIC CMAR SECTIONS (Optional for grade A or B. Required for grade C, D, or F):

Financial Management: Grade = A

Collection Systems: Grade = A

(Regardless of grade, response required for Collection Systems if SSOs were reported)

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO THE OVERALL GRADE POINT AVERAGE AND ANY GENERAL COMMENTS

(Optional for G.P.A. greater than or equal to 3.00, required for G.P.A. less than 3.00)

G.P.A. = 4.00

STATE OF WISCONSIN CITY OF PEWAUKEE WAUKESHA COUNTY

RESOLUTION #21-06-21

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
NR 208 - COMPLIANCE MAINTENANCE RESOLUTION
2020

WHEREAS, it is a requirement under a Wisconsin Pollutant Discharge Elimination System (WPDES) permit issued by the Wisconsin Department of Natural Resources to file a Compliance Maintenance Annual Report (CMAR) for the City of Pewaukee's wastewater collection system under Wisconsin Administrative Code NR 208; and

WHEREAS, it is necessary to acknowledge that the governing body has reviewed the Compliance Maintenance Annual Report (CMAR) for 2020.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Pewaukee does hereby agree to commit reasonable and fiscally prudent funding to operate the City's sewer utility efficiently and maintain an acceptable point average.

Dated this 21st of June, 2021

CITY OF PEWAUKEE

_____
Steve Bierce, Mayor

This is to certify that this is a true and accurate copy of Resolution 21-06-21 which was adopted by the Common Council of the City of Pewaukee.

_____
Kelly Tarczewski, Clerk-Treasurer

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.5.

DATE: June 21, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of **Resolution 21-06-21** Amending the 2021 Budget to Carry Over Funds from 2020 for Fire Department Capital purchases

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Resolution 21-06-22

STATE OF WISCONSIN CITY OF PEWAUKEE WAUKESHA COUNTY

RESOLUTION NO. 21-06-22

A RESOLUTION AUTHORIZING 2021 BUDGET AMENDMENT

WHEREAS, the Common Council of the City of Pewaukee adopted the 2021 Budget at their meeting held November 16, 2020; and,

WHEREAS, the 2021 Budget included Assigned Fund Balance for the future purchase of two Fire Department staff cars, a remaining balance on a staff car, a Front Line Engine, and SCBA upgrades, which were scheduled to be purchased in 2020 but were carried forward; and,

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Pewaukee hereby authorizes the purchase of two staff cars, one Front Line Engine, and SCBA equipment in 2021 with the remaining funds to be kept in Assigned Funds and applied to future purchases.

PASSED and **ADOPTED** this 21st day of June, 2021.

CITY OF PEWAUKEE

_____
Scott Klein, Mayor

ATTEST:

_____
Kelly Tarczewski, City Clerk

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.6.

DATE: June 21, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of **Resolution 21-06-23** Authorizing the Transfer of Budgeted Funds to Purchase an Additional One-Tone Dump Truck and Plow Truck

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Resolution 21-06-23

STATE OF WISCONSIN CITY OF PEWAUKEE WAUKESHA COUNTY

RESOLUTION NO. 21-06-23

A RESOLUTION AUTHORIZING 2021 BUDGET AMENDMENT

WHEREAS, the Common Council of the City of Pewaukee adopted the 2021 Budget at their meeting held November 16, 2020; and,

WHEREAS, the 2021 Budget included the replacement of a #1 one-ton dump truck and #7 plow truck; and,

WHEREAS, with the continued growth in the Community, in order to maintain the high standard of service, there is a need for additional snowplow routes and street maintenance requiring additional vehicles added to the Highway fleet; and,

WHEREAS, to better manage the fiscal requirements of adding additional equipment, the existing vehicles scheduled to be retired will be kept for additional years; and,

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Pewaukee hereby authorizes the transfer of budgeted funds to purchase an additional one-ton dump truck and one plow truck.

PASSED and **ADOPTED** this 21st day of June, 2021.

CITY OF PEWAUKEE

_____
Scott Klein, Mayor

ATTEST:

_____
Kelly Tarczewski, City Clerk

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.7.

DATE: June 21, 2021

DEPARTMENT: Public Works

PROVIDED BY: Magdelene Wagner

SUBJECT:

Notification of Temporary No Parking on Rocky Point Road on June 16 and June 17

BACKGROUND:

In accordance with Ordinance 5.04(2)(e), the Common Council is notified that the Director of Public Works has issued a temporary no parking on the westerly side of Rocky Point Road on June 16, 2021 and June 17, 2021. This temporary restriction was needed due to a large estate sale occurring on the dates listed above and the concern that emergency vehicles would not be able to traverse the roadway if cars were parked on both sides of Rocky Point.

This temporary order will expire at midnight on June 17, 2021.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 4.

DATE: June 21, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

PUBLIC HEARING, Discussion and Possible Action Regarding the Liquor License Requests for the 2021-2021 Licensing Period [Tarczewski]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

2021-2022 Requests

Doing Business As	Location	Owner/Applicant or Agent	Phone	Application Type	Renewal Type	2020 - 2021 Premises Request	2021 - 2022 Premises Request RED are changes to the premise description Items in 2020 - 2021	Outdoor Activity Permit	Cigarette Application	Amusement Application
Battle House MKE LLC	W229 N1400 Westwood Dr.	Stacy L. Gonzales	(262)258-9003	RENEWAL	Class B Beer & Class C Wine	Indoor laser tag (facility) with lounge area, beverages stored in walk in refrigerator	indoor laser tag with lounge, beverages stored in walk-in refrigerator behind bar	NO	NO	NO
The Loft & Chapel at Cedar Ridge	N7 W23827 Bluemound Rd	Jeffery R. Becker	(262) 547-2300	RENEWAL	Class B Beer & Class B Liquor	Reception Halls, Bar Areas, Dance Floors, Outdoor Gazebo & Patio	Reception Halls, Bar Areas, Dance Floors, Outdoor Gazebo & Patio	NO	NO	NO
Michael's House of Prime	W278 N2316 Prospect Ave.	Richard C. Buckley	(262) 691-1450	RENEWAL	Class B Beer & Class B Liquor	Alcohol is served throughout first floor restaurant and bar room. Will also serve beverages in the back yard from the gazebo to tables in back. Alcohol is stored at the 1st floor bar, Basement in Liquor Room and walk in cooler,		NO	NO	NO
Mug Shotz Bar & Grill	W270 N2793 Elm Ave.	Craig Werner	262-696-4177	RENEWAL	Class B Beer & Class B Liquor	Bar and Liquor Room in basement, Walk in Cooler for beer	Food & Drinks sold over the bar, liquor storage in basement and walk-in cooler	NO	YES	YES
Marriott - Milwaukee West	W231 N1600 Corporate Ct.	Francis Edward Dorsey III	(262) 574-0888	RENEWAL	Class B Beer & Class B Liquor	Lounge with 40 seats, 9 stools, restaurant with 124 seats, Room Service for 281 guest rooms, Banquet consist of 9980 square feet. Storage in main liquor room off of the kitchen, walk-in cooler in kitchen, lobby lounge (coolers & cabinets) and banquet stand-up cooler used for beer & wine only.	LOUNGE: 40 seats and 9 stools. RESTAURANT: consisting of 124 seats ROOM SERVICE: 281 guest rooms BANQUET HALL: 9,980 quare feet of space STORAGE: Main liquor room off of kitchen, walkin-in cooler in the kitchen, Lounge area has several coolers and cabinets. Banquet rooms have stand-up coolers	NO	NO	NO
Curly's Waterfront	W272 N2696 Lakeview Blvd.	Ryan P. Gardner	(262) 691-4343	RENEWAL	Class B Beer & Class B Liquor	Main Bar Level, Lower Level Cooler Storage and Outside Patio	Upstairs bar area, outside patio/deck, downstairs walk-in coolers, downstairs liquor room, outside walk-in cooler.	Approval Recommended by PC 5/20/21 CC Approved 6/7/21	NO	YES
Docs Dry Dock Inc.	N38 W27091 Parkside Rd.	Joshua K. Goodman	(262) 691-9947	RENEWAL	Class B Beer & Class B Liquor	14 Seat Bar & 5 Tables for Sales, Storage Downstairs, Behind Bar & Storage Cabinet, 2 small picnic tables out	14 seat bar & 5 tables for sales, storage in downstairs & behind the bar.	NO	NO	NO
5 O'Clock Club of Pewaukee LTD	N28 W26658 Peterson Dr.	Richard D. Knutson	(262) 691-9960	RENEWAL	Class B Beer & Class B Liquor	Storage Liquor: Basement 2 rooms, 1 with beer cooler, 1 with liquor storage cage, kitchen and 1st floor hallway, bar. Service Areas: main bar room, three dining rooms, outdoor deck and lower patio entry area, back lawn area towards garden (East) Storage of Records: 2nd floor - 2 offices, 1 store room, 3rd floor attic - old record storage.	Liquor/Beer: Main bar room, three dining rooms, outdoor deck and lower patio entry area, back lawn ara toward garden (east) Basement 2 rooms, 1 with beer cooler, 1 with liquor storage cage, kitchen and 1st floor hallway. Record Storage: 2nd floor 2 offices, 1 store room 3rd floor attic - old record storage.	Approval Recommended by PC 5/20/21 CC Approved 6/7/21	NO	NO
Gina's Sports Dock	W278 N2345 Prospect Ave.	Gina M. Schwister	(262) 695-9600	RENEWAL	Class B Beer & Class B Liquor	Main Bar, Beach Bar & Basement in locked rooms, records are stored in office	All alcohol is sold at main bar inside and from service bar at seasonal beach bar. Stroage of all stock is in th basement of the building.	Approval Recommended by PC 5/20/21 CC Approved 6/7/21	NO	YES
Holiday Inn	N14 W24140 Tower Pl.	Terry A. Waite	(262) 506-6300	RENEWAL	Class B Beer & Class B Liquor	Three-story hotel with basement & outdoor area.	Three-story hotel with basement & outdoor area.	NO	NO	NO
Wildwood Lodge	N14 W24121 Tower Pl.	Terry A. Waite	(262) 506-2000	RENEWAL	Class B Beer & Class B Liquor	Three Story Hotel with Basement	Three Story Hotel with Basement	NO	NO	NO

Doing Business As	Location	Owner/Applicant or Agent	Phone	Application Type	Renewal Type	2020 - 2021 Premises Request	2021 - 2022 Premises Request RED are changes to the premise description Items in 2020 - 2021	Outdoor Activity Permit	Cigarette Application	Amusement Application
Jack's Café	N4 W22496 Bluemound Rd	John M. Cameron	(262) 521-2444	RENEWAL	Class B Beer & Class C Wine	In Store & outside patio (spring - fall)	Café serving lunch Tuesday-Saturday with 35 seat capacity. Summer includes outside paito seating up to 30. Special event include bridal and baby showers in store.	NO	NO	NO
Andrea's Red Rooster	N14 W22032 Watertown Rd.	Natasha Koput	(262) 574-1230	RENEWAL	Class B Beer & Class B Liquor	Bar and dining room area, patio area, liquor storage closet, beer cooler, back storage area, racks outside beer cooler	Bar, dining room, outdoor deck/patio, beer cooler & dry stroage by beer cooler, liquor room storage closet	NO	NO	YES
Kwik Trip #396	W229 N2086 Redford Blvd.	Paul Johnson	(262) 446-2032	RENEWAL	Class A Beer & Class A Liquor	One story frame construction with storage in lockable walk in cooler & cabinetry	One story frame construction with storage in lockable walk in cooler & cabinetry	N/A	YES	NO
Smokey's	N27 W27250 Woodland Dr.	John Heimsch	(262) 691-9659	RENEWAL	Class A Beer	in store	First fllor of bait shop, convenience store, beer coolers next to counter	NO	NO	NO
Machine Shed	N14 W24145 Tower Pl.	Terry A. Waite	(262) 523-1322	RENEWAL	Class B Beer & Class B Liquor	Single Story Restaurant	Single Story Restaurant	NO	NO	NO
Marriott GE Medical Systems	N16 W22419 Watertown Rd.	Maribel Adam	(262) 574-8840	RENEWAL	Class B Beer & Class C Wine	All meeting rooms, pre-function areas, restaurant, kitchen & storerooms	All meeting rooms, pre-function areas, restaurant, kitchen & storerooms	NO	NO	NO
BP Pantry 41 - Pewaukee Lake	W265 N2693 Meadowbrook Rd.	Punjab Walia	(262) 691-9710	RENEWAL	Class B Beer & Class C Wine	Stored in walk in cooler, displayed in last two cooler doors closest to register, wine displayed on dry shelves closest to register, all sold in store, checkout & registers	Cold beer stored inside our only walk-in cooler - displayed for retail in last 2 North side cooler ddors closest to register, wine stored and displayed on dry shelves closest to register - All sold in stor-check out at registers	N/A	YES	NO
Boomers Sports Pub & Grill	N29 W24483 Watertown Rd.	Tyler E. Pasdera	(262) 691-2558	RENEWAL	Class B Beer & Class B Liquor	Main Bar, Restaurant, Lower Bar, Cabana Bar, Liquor Room, Back Bar, Indoor & Outdoor Volleyball, Parking Lot, Back Field, Smoking Deck	Main bar, lower bar, smoking deck, outdoor volleyball area (per time)	Approval Recommended by PC 5/20/21 CC Approved 6/7/21	NO	YES
Point Burger Bar	W229 N1400 Westwood Dr.	Brian J. Ward	(262) 955-9192	RENEWAL	Class B Beer & Class B Liquor	First Floor, Patio	First floor, patio, behind bar, dining room tables, at bar, liquor room	NO	NO	YES
Queen of Apostles Church	N35 W23360 Capitol Dr.	Marita Pietrykowski	(262) 695-1535	ORIGINAL	Class B Beer & Class C Wine	Parish Hall, Gathering Space	Parish Hall, Gathering Space	NO	NO	NO
Stoneridge Market LLC	W240 N1485 Pewaukee Rd.	Sukhdeep Garcha	(262) 549-5099	RENEWAL	Class A Beer & Class C Wine	Coolers, Basement storage	Cooler & Basement	N/A	YES	NO
The Station Pub & Grill	W226 N3013 Duplainville Rd.	Jason Zinda	(262) 695-5300	RENEWAL	Class B Beer & Class B Liquor	Basement Storage, Ground Floor Bar & Restaurant Area, Kitchen, Cooler, Freezers Liquor Storage, Office, Patio, Horseshoe Pits, Soccer Golf Areas.	Ground floor bar & restaurant area, basement storage, kitchen, cooler, freezer, liquor store room, office, patio, horseshoes, soccer golf area.	Approval Recommended by PC 5/20/21 CC Approved 6/7/21	NO	YES
The Beer Depot	N27 W26980 Prospect Ave.	Patrick J. Mischker	(262) 696-4602	RENEWAL	Class A Beer & Class A Liquor	Sold & Stored Upstairs, Additional Storage in the Basement	Sold & Stored Upstairs, Additional Storage in the Basement	NO	YES	NO
Thunder Bay Grille	N14 W24130 Tower Pl.	Terry A. Waite	(262) 523-4244	RENEWAL	Class B Beer & Class B Liquor	Single Story Restaurant w/ Basement and Outdoor Patio Area	Single Story Restaurant w/ Basement and Outdoor Patio Area	NO	NO	NO
Crossings Restaurant	N20 W22951 Watertown Rd.	Tracey Denise Evans	(262) 513-2008	RENEWAL	Class B Beer & Class C Wine	Kitchen walk in cooler and dining room cooler	beer is kept in back walk in cooler and a small cooler in dining room, dining room, kitchen. Records are kept with the owner	NO	NO	NO

Doing Business As	Location	Owner/Applicant or Agent	Phone	Application Type	Renewal Type	2020 - 2021 Premises Request	2021 - 2022 Premises Request RED are changes to the premise description Items in 2020 - 2021	Outdoor Activity Permit	Cigarette Application	Amusement Application
Waukesha Gun Club	N22 W23170 Watertown Rd.	Patrick A. Gerbensky	(262) 547-9785	RENEWAL	Class B Beer & Class C Wine	Club House, Summer Kitchen & Patio Next to Summer Kitchen	Clubhouse and adjoining patio and summer kitchen.	Approval Recommended by PC 5/20/21 CC Approved 6/7/21	NO	NO
Sunset Grill of Pewaukee Lake	W296 N2315 Prospect Ave.	Bernie Kook	(262) 696-4578	RENEWAL	Class B Beer & Class B Liquor	Lower Level: 4125 Square feet, which is comprised of private rental room, walk in cooler & freezer, dry storage area, beer cooler and liquor room, this level also has a patio area, beach area and existing outside bar. Main Level: 4126 square feet, includes main restaurant, kitchen, bar area (2), bathrooms, outside deck and entry area 2 wine/liquor display areas for display and storage.	MAIN LEVEL: this level is approx. 4126 square feet. Alcohol and beer will be sold and consumed in all areas of this fllor, which is comprised of a bar/dining area in the laekside part of the building, waiting area, kitchen, restrooms and in the street side game room of the buildign also. There is also an attahce deck. There are 2 wine/liquor display areas on this floor used for the display ans storag of liquor and wine. LOWER LEVEL: This leve is approx. 4125 square feet. Alcohol will be sold and consumed in all areas of this floor, which is comprised of a private rental room, walk in cooler & freezer, dry storage area, beer cooler and liquor room. This level also has a paito area, beach area and an existing outside bar.	Approval Recommended by PC 5/20/21 CC Approved 6/7/21	NO	YES
Pewaukee Golf Club	N12 W26506 Golf Rd.	Frank Romano	(262) 544-8585	RENEWAL	Class B Beer & Class B Liquor	Back room coolers, behind bar, locked cabinets on north wall, in restaurant, golf course and beverage carts	Golf course and clubhouse, lower bar in clubhouse. Product stored in loced storeroom located behind the bar in the southeast portion of the clubhouse building.	NO	NO	NO
Wonderland Tap	W233 N536 CTH 164	Robert J. Boehnen	(262) 547-6788	RENEWAL	Class B Beer & Class B Liquor	Bar, Cooler, Liquor Room, Office, Warm Storage, Horseshoe Pits	Bar, cooler, storage room, office/liquor room, horseshoe pits.	Approval Recommended by PC 5/20/21 CC Approved 6/7/21	NO	YES

Total Amuse Items	Hotel Application	Health Inspect.	Sheriff Inspect.	Fire Inspect.	Building Inspect.	Agent Check	Outstanding Taxes Due	Delinquent Vendor Notifications	Fees Due	Amount Paid	Balance Due	Requested Action
0	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$200	$200	$0	Approve
0	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$600	$600	$0	Approve
0	NO	N/A	N/A	N/A	N/A	PASSED	NO	NO	$600	$600	$0	Michael's House of Prime was destroyed by fire late last year. The Council needs to have a serious discussion on whether or not it will "reserve" their license and for how long they will do so.
14	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$840	$840	$0	Approve
0	YES	PASSED	PASSED	N/A	N/A	PASSED	NO	NO	$625	$625	$0	Approve
7	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$700	$700	$0	Approve
0	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$600	$600	$0	Approve
0	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$630	$630	$0	Approve
5	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$680	$680	$0	Approve
0	YES	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$625	$625	$0	Approve
0	YES	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$625	$625	$0	Approve

Total Amuse Items	Hotel Application	Health Inspect.	Sheriff Inspect.	Fire Inspect.	Building Inspect.	Agent Check	Outstanding Taxes Due	Delinquent Vendor Notifications	Fees Due	Amount Paid	Balance Due	Requested Action
0	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$200	$200	$0	Approve
3	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$630	$630	$0	Approve
0	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$300	$300	$0	Approve
0	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$130	$130	$0	Approve
0	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$600	$600	$0	Approve
0	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$200	$200	$0	Approve
0	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$300	$300	$0	Approve
10	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$730	$730	$0	Approve
50	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$1,100	$1,100	$0	Approve
0	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$200	$200	$0	Approve
0	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$300	$300	$0	Approve
10	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$730	$730	$0	Approve
0	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$700	$700	$0	Approve
0	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$600	$600	$0	Approve
0	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$200	$200	$0	Approve

Total Amuse Items	Hotel Application	Health Inspect.	Sheriff Inspect.	Fire Inspect.	Building Inspect.	Agent Check	Outstanding Taxes Due	Delinquent Vendor Notifications	Fees Due	Amount Paid	Balance Due	Requested Action
0	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$230	$230	$0	Approve
6	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$690	$690	$0	Approve
0	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$600	$600	$0	Approve
7	NO	PASSED	PASSED	PASSED	N/A	PASSED	NO	NO	$700	$700	$0	Approve

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 5.

DATE: June 21, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

PUBLIC HEARING, Discussion and Possible Action Regarding the Conditional Use Permit for Urban Slopes, LLC Located at N35 W23770 Capitol Drive (PWC 0906-999-006) for the Purpose of Operating a Ski Simulator Facility [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Urban Slopes Staff Report
Urban Slopes narrative
Urban Slopes store images
Urban Slopes building plans
Urban Slopes Draft Conditional Use Permit

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

REPORT TO THE PLAN COMMISSION

Meeting of June 17, 2021

Date: June 11, 2021

Project Name: Urban Slopes Conditional Use

Project Address/Tax Key No.: N35W23770 Capitol Drive/PWC 0906999006

Applicant: Jared T. Masters

Property Owner: Big Hand, LLC

Current Zoning: B-1 Neighborhood Business District

2050 Land Use Map Designation: Mixed Office/Retail Commercial

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

Project Description/Analysis:

The applicant, Jared T. Masters, filed a Conditional Use Application requesting to locate a ski and snowboard simulation business use within an existing tenant space at the Five Fields Plaza located at N35W23770 Capitol Drive.

The proposed tenant space is approximately 4,500 square feet. The tenant space buildout will include four ski/snowboard simulators, restrooms, a bar, storage areas, a lounge and other seating areas throughout. The business offers clients use of the simulators, which provides physical fitness training, rehabilitation, and ski/snowboarding training. The applicant also noted that they will host team building events.

The applicant is also requesting to serve beer and wine as part of the business use. *Note that the sale and service of alcohol beverages shall be contingent upon the City's granting of a liquor license*. The liquor license application will require separate review and approval. Again, the applicant will not be able to sell or serve alcohol without proper approvals and licensing from the City.

The applicant anticipates hours of operations primarily being from 12:00 p.m. to 10:00 p.m. There may be earlier weekend hours, opening at 8:00 a.m., during certain times of the year. This would likely be for ski teams seeking training opportunities.

Typical staffing will include two to three employees. An additional staff person may be onsite occasionally for one on one coaching sessions.

Parking is shared between tenants of the building. The current tenants include Rasch Orthodontics and Integrative Dental Solutions. There are 42 parking spaces available within the front parking lot, which primarily serves the subject tenant space and Rasch Orthodontics. There is additional parking on the

east and south sides of the building. According to the applicant, approximately 12 parking spaces are needed for the proposed use.

The applicant is not making any exterior changes to the site or building other than signage, which must comply with Section 17.0700 of the Zoning Code and will require issuance of a Sign Permit.

The subject property is zoned B-1 Neighborhood Business District and designated as Mixed Office/Retail Commercial on the City's Year 2050 Land Use/Transportation Map.

The B-1 District generally allows "individual or small groups of retail and customer service retail establishments catering to the general public in a 'shopping center' or 'strip' development setting having limited hours of operation and with one or more principal buildings." This includes the allowance for Permitted Uses such as art, dance or music teaching studios and a variety of retail type stores and shops.

The proposed use is most appropriately classified as a Conditional Use as the B-1 District allows, as a Conditional Use, "Any use similar in character to the permitted uses listed above conducted as a permanent retail or service business on the premises, catering to the general public, and compatible with the residential character of adjacent areas."

Furthermore, as noted above, the applicant intends to sell beer and wine. The B-1 District requires a Conditional Use for Permitted Principal Use Establishments selling alcoholic beverages.

Recommendation

As it is anticipated that the use does not have any adverse impacts on the surrounding properties or adjacent uses, a motion to recommend approval of the Conditional Use Application is recommended.

URBAN SLOPES

Good Day Pewaukee Planning Commission –

I am excited and proud to present Urban Slopes - the first-of-its-kind Ski and Snowboard Sports Experience Center in the United States. Instead of a virtual reality type machine, this machine has active interactions with users. They use ski boots as if they are skiing (or snowboarding), and the machine simulates skiing (or snowboarding) virtually as close to actual skiing as I have ever experienced. The machine can be adjusted to allow for various conditions (soft snow, groomed snow, ice, and powder). The US Ski Team currently has 10 of these at their training center in Utah for off-season training by their members, further demonstrating the power of the machine.

Urban Slopes will offer 30 minute sessions (estimating a $30 cost for the session). I do envision many people "partnering" with someone and splitting a 30-minute session or doing one hour and dividing it into quarters. In a normal ski run, in the Rockies or the like, you might ski for five minutes; with this machine, the experience can be endless – depending on your stamina!

I envision the clientele will vary over the course of the year. In fall, I expect strong demand from local ski teams wanting to use this machine in conjunction with their pre-season training to help improve the skills of their skiers. During winter months, it may be others wanting to "brush up" on their skills before they head out for a ski trip. In summer, I will pivot towards corporate events and team-building activities. There will also be clients wanting to leverage the machines for rehab after certain injuries; and others who will use as a different style of workout - 30 minutes of continuous use as a "workout" on this machine is far greater of a workout than the equivalent time on an elliptical, treadmill, etc.

Of course, a concern for the community with any new business is the impact it will have on the local area. I expect this to be minimal. Due to space constraints of the facility, I will have only four machines. So, in concept, this would mean around four clients at a time, with some overlap expected between clients.

I am requesting a liquor license as part of the conditional use permit. I plan to "import" craft and local beers from various ski towns in the United States. Part of the overall concept is to make the guests feel as if they are at a ski resort / ski lodge. As you can see in the photos of the design, I am aiming for that "lodge" feel throughout the facility. The machines can simulate famous ski areas from around the world. What better way to complement your World-Cup run from Colorado than to enjoy a beer from Colorado when you finish! By design, liquor is to be a minimal focus of the business, and more just to enhance in the experience.

Regarding the projected value - I have budgeted roughly $150K for remodeling. As you can see from the submitted drawings, the space needs minimal construction. The vast percentage of

the cost will be from "improvements" to the interior to create that lodge feel discussed above. I am really trying to create that "wow factor" when clients walk in. The finishes will be quite "high end" with a goal of making the clients feel as though they have entered a beautiful ski lodge. There will be various used ski-lift chairs from resorts for clients to sit in, posters / pictures, ski videos playing, etc.; all helping the clients feel they are at a top-class resort. Regarding timing – I aim to begin the remodeling late May with an August opening.

The closest match to the business model for this store is "Off Piste" in Sydney, Australia. Much of the Urban Slopes concept has been modeled after their business. Their store has been overwhelmingly successful and "at capacity" for utilization. Offpiste.com is their website.

The machine itself is designed by a company called Sky Tech Sports and you can learn more about the machine at skytechsport.com.

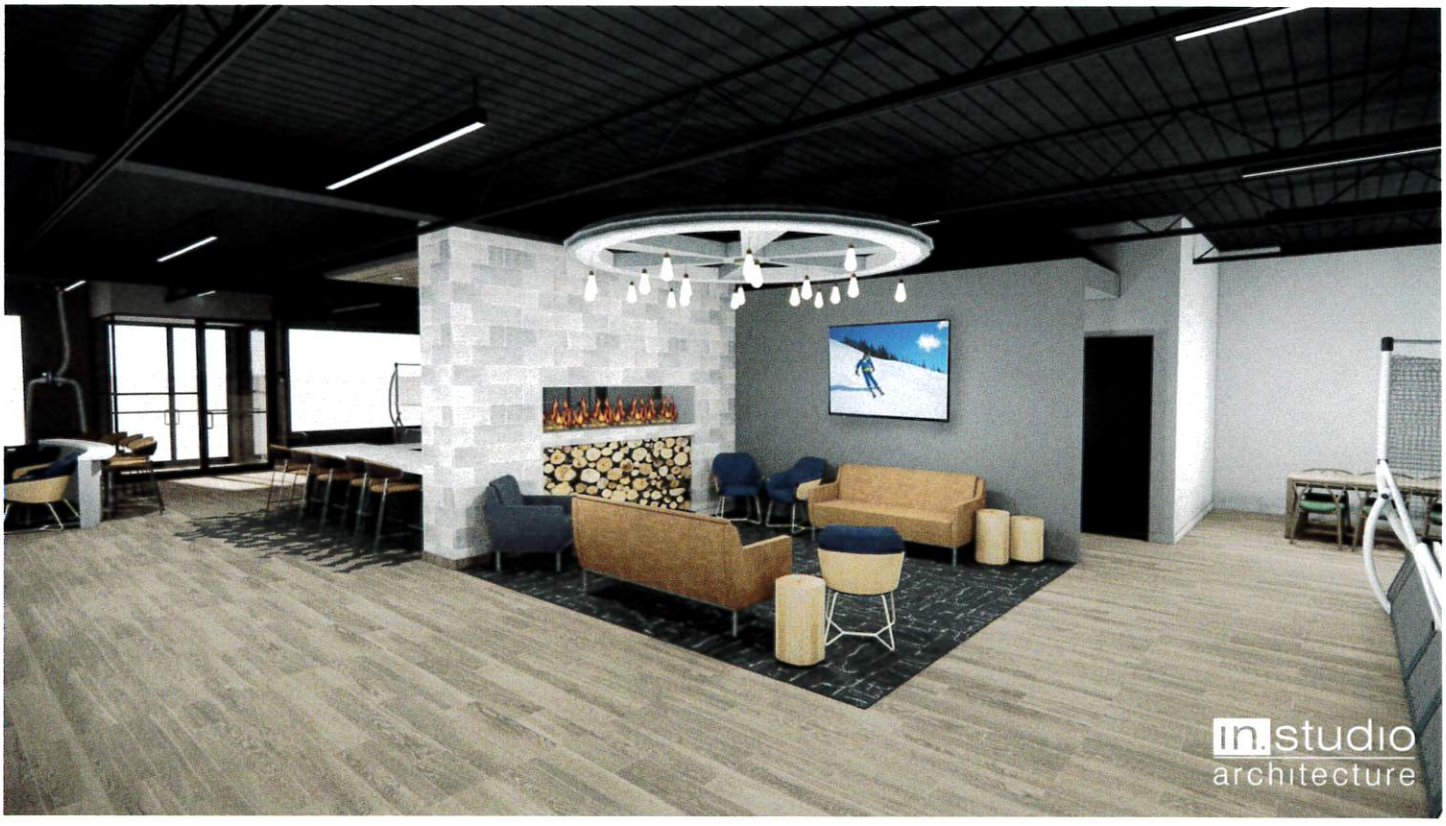
I am happy to answer any questions you might have and working with Pewaukee further on this exciting project.

Regards,

Jared T Masters
Urban Slopes
30 April 2021



View from Entrance



View from North East Corner (closet) looking towards lounge / entrance

GENERAL NOTES:

A. ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL LOCAL CODES, ORDINANCES AND REGULATIONS OF THE GOVERNMENT AUTHORITIES HAVING JURISDICTION.

B. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS AND PROCEDURES OF ANY AND ALL AUTHORITIES HAVING JURISDICTION.

C. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND COORDINATES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.

D. CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY CONCERNS PRIOR TO STARTING WORK.

E. DO NOT SCALE THE DRAWINGS. IF A CONTRADICTION OCCURS WITHIN THE CONTRACT DOCUMENTS OR INFORMATION IS UNCLEAR, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION.

F. CONTRACTOR SHALL COORDINATE WITH THE WORK OF OTHERS NOT INCLUDED IN THE THIS CONTRACT AS DIRECTED BY THE OWNER.

G. ALL PLAN DIMENSIONS ARE TO FACE OF MASONRY VENEER OR FACE OF WALL FINISH, U.N.O.

H. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N.O.

I. THE WORD ALIGN AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

J. ALL DOORS USED IN CONJUNCTION WITH EXITS SHALL BE ARRANGED TO READILY OPEN WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE FROM THE SIDE OF EGRESS.

K. DESIGN/BUILD ELECTRICAL CONTRACTOR IS REQUIRED TO SUBMIT ELECTRICAL PLANS DETAILING THEIR WORK TO THE ARCHITECT AND OWNER FOR THEIR REVIEW PRIOR TO STARTING WORK. THESE DRAWINGS SHOULD INCLUDE ALL ELECTRICAL FIXTURES, SWITCHES AND RELATED COMPONENTS, PANELS, AND OTHER ASSOCIATED ACCESSORIES, ETC WHICH MAY NOT BE EXPLICITLY IDENTIFIED IN THIS CONSTRUCTION DOCUMENT SET.

L. DESIGN/BUILD MECHANICAL CONTRACTOR IS REQUIRED TO SUBMIT MECHANICAL PLANS DETAILING THEIR WORK TO THE ARCHITECT AND OWNER FOR THEIR REVIEW PRIOR TO STARTING WORK. THESE DRAWINGS SHOULD INCLUDE THERMOSTAT LOCATIONS, HVAC DUCTING DETAILING THE SIZE, SHAPE AND FINISH OF ALL DUCT WORK AND DIFFUSERS AS WELL AS VAV BOXES OR OTHER EXPOSED AND CONCEALED EQUIPMENT REQUIRED FOR THE PROJECT NOT EXPLICITLY IDENTIFIED IN THIS CONSTRUCTION DOCUMENT SET.

M. PRIOR TO ORDERING/INSTALLATION, G.C. IS REQUIRED TO SUBMIT, AT MINIMUM, THE FOLLOWING SUB CONTRACTOR SHOP DRAWINGS AND/OR SUBMITTALS TO THE ARCHITECT (SOME MAY NOT APPLY TO ALL PROJECTS):
- DOORS, FRAMES, AND HARDWARE
- GLASS & GLAZING SYSTEMS
- ALL INTERIOR AND EXTERIOR FINISHES; SUCH AS FLOORING, BASE, PAINT, WALL COVERINGS, CEILINGS, SPECIALTY FINISHES, EXTERIOR CLADDING MATERIALS, ETC.
- MILLWORK
- ACCESSORIES/SPECIALTY EQUIPMENT
- LIGHTING AND DEVICES (SPEC'S, COLORS, ETC.)
- PLUMBING FIXTURES

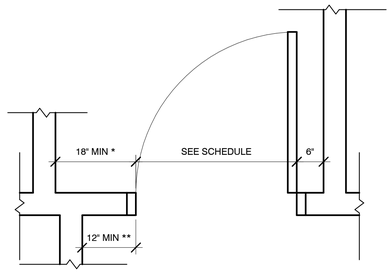
N. ALL INTERIOR PLAN DIMENSIONS ARE TO FACE OF INTERIOR FINISH OR CENTER OF WALL, U.N.O.

O. ALL FIRE AND LIFE SAFETY DEVICES TO MEET CURRENT CODE.

P. CONTRACTOR TO PROVIDE ALL WORK AND MATERIALS NOTED ON DRAWINGS, UNLESS NOTED OTHERWISE.

Q. ALL WORK TO BE PERFORMED DURING REGULAR BUSINESS HOURS, LOUD AND ODOROUS WORK TO BE PERFORMED OUTSIDE OF BUSINESS HOURS.

R. "TYPICAL" (OR TYP.) AS USED IN THESE DOCS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O.



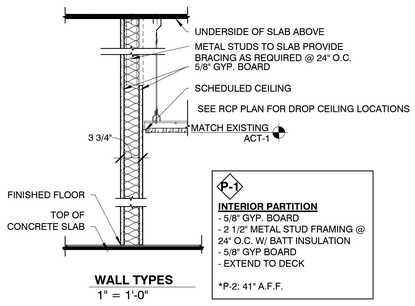
* TYPICAL FRONT APPROACH CLEARANCES, 24" IF LATCH APPROACH, 42" IF HINGE APPROACH

** 12" MIN. IF BOTH CLOSER AND LATCH ARE PROVIDED; 6" MIN. IF BOTH CLOSER AND LATCH ARE NOT PROVIDED

SEE ANSI A117.1.1-2003 (FIG.404.2.3.2) FOR FURTHER INFORMATION

3 A1.0 TYP. DOOR OFFSET

3/4" = 1'-0"



WALL TYPES

1" = 1'-0"

SHEET INDEX

A1.0 TITLE SHEET, SHEET INDEX, LOCATION MAP
A3.0 DEMOLITION AND CONSTRUCTION PLAN
A3.1 RCP, FINISH FLOOR PLAN AND ROOM FINISH SCHEDULE
A4.1 DOOR SCHEDULE, TYPES AND DETAILS
A4.2 INTERIOR ELEVATIONS AND DETAILS
A4.4 INTERIOR ELEVATIONS AND DETAILS

Drawings For:

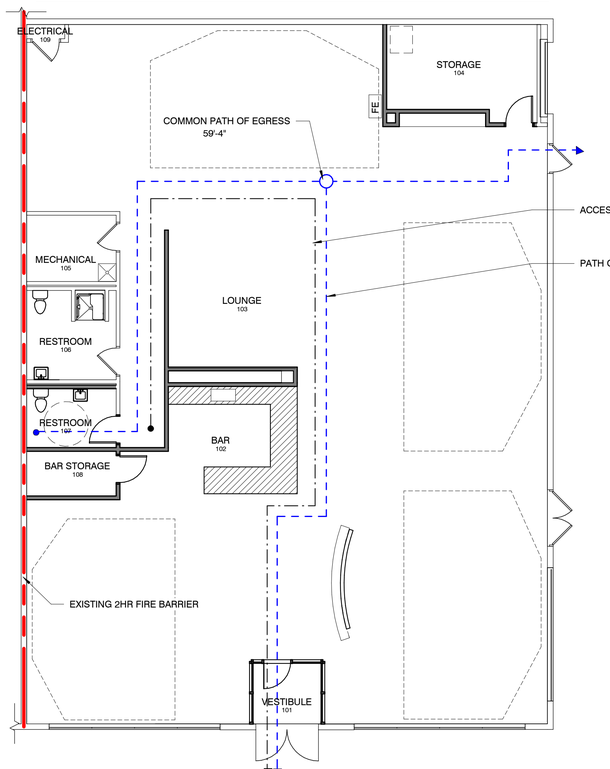
URBAN SLOPES

N35W23770 CAPTIOL DR
PEWAUKEE, WI 53072

ALTERNATES

ALTERNATE 1: REPLACE EXISTING P.LAM WINDOW SILLS WITH NEW SOLID SURFACE (SS-1) WINDOW SILLS.

ALTERNATE 2: PROVIDE TECTUM PANELS THROUGHOUT CEILING DECK, SEE RCP FOR MORE DETAILS



1 A1.0 CODE PLAN

1/8" = 1'-0"

NORTH

PROJECT INFORMATION:

OCCUPANCY:	**A-3**
CONSTRUCTION TYPE	IIB
SQUARE FOOTAGE:	**4,558 SF**
OCCUPANT LOAD:	**92**
NUMBER OF FLOOR LEVELS	**1**
FULLY SPRINKLERED	**NO**

TOILET FIXTURE CALCULATIONS:

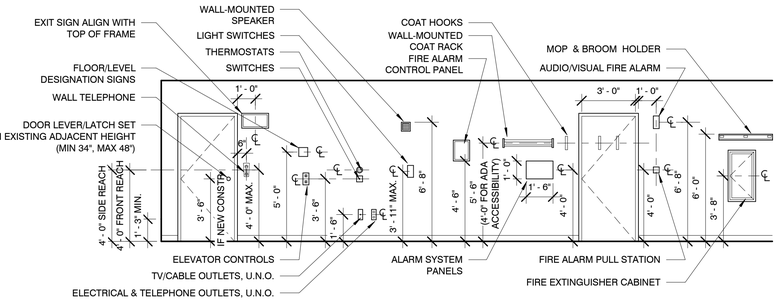
A-3 REQUIRES 1 WATER CLOSET PER 125 MALES, AND 1 WATER CLOSET PER 65 FEMALES, AND 1 LAVATORY PER 200 OCCUPANTS.

92 TOTAL OCCUPANTS = 46 MALES/46 FEMALES

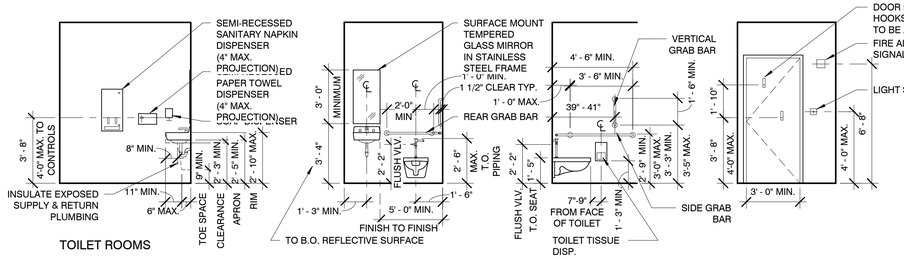
(1) MEN/(1) FEMALE RESTROOMS PROVIDED, EACH WITH WATER CLOSET AND LAVATORY

DRINKING FACILITIES PROVIDED AT BAR AREA

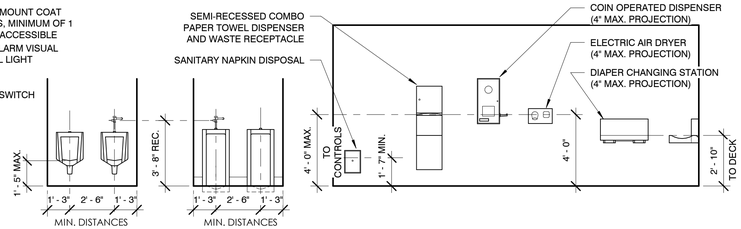
(1) EXISTING MOP SINK TO REMAIN



FOR REFERENCE ONLY - DOES NOT INDICATE EQUIPMENT OR FIXTURES TO BE PROVIDED

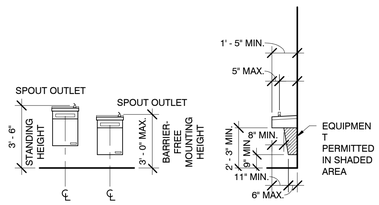


TOILET ROOMS



URINAL MOUNTING HEIGHTS

MISC. ACCESSORY MOUNTING HEIGHTS



ELECTRIC WATER COOLER

FOR REFERENCE ONLY - DOES NOT INDICATE EQUIPMENT OR FIXTURES TO BE PROVIDED

TYPICAL MOUNTING HEIGHTS

1/4"=1'-0"

in. studio architecture
833 E. Michigan St. | Suite 540 | Milwaukee, WI 53202
ph. 414.278.6804 | www.instudioarch.com

Drawings For:
URBAN SLOPES
N35W23770 CAPTIOL DR
PEWAUKEE, WI 53072

REVISIONS

NO.	REV. DATE	DESCRIPTION

WISCONSIN
RICHARD T PIPEK
A-11494
SHOREWOOD, WI
ARCHITECT
3/31/2021

PROJECT INFO

Original Issue Date	Project No.	Drawn By
3/31/21	21.009	BR

SHEET TITLE
TITLE SHEET, SHEET INDEX, LOCATION MAP

A1.0

FOR CONSTRUCTION

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Y:\Shared \in-Studio \ACTIVE PROJECTS\ Ski Simulator\ 4-Construction Documents\ Ski Simulator.rvt
3/31/2021 4:43:07 PM

FLOOR PLAN GENERAL NOTES:

A. (X) INDICATES WALL TYPE. SEE WALL SCHEDULE FOR WALL ASSEMBLY INFORMATION. NOTE: SEE SECTIONS AND ELEVATIONS FOR CHANGES IN MATERIALS/WALL TYPES/ACCENT-ELEMENTS THAT MAY NOT BE INDICATED @PLAN CUT.

B. SEE A1.0 FOR TYPICAL DIMENSIONS OF DOOR OPENING FROM ADJACENT WALL.

C. PROVIDE FIRE TREATED BLOCKING AT MILLWORK AND WALL HUNG ELEMENTS IN RATED WALLS.

D. INDICATES NEW MILLWORK. SEE INTERIOR ELEVATIONS AND DETAILS.

E. FE-# INDICATES FIRE EXTINGUISHER LOCATION, SEE SPEC FOR DIFFERENT TYPES.

F. PROVIDE ROOF PATCHING AT ALL REQUIRED MECHANICAL PENETRATIONS PER ROOF MANUFACTURER'S RECOMMENDATIONS TO MAINTAIN WARRANTY

G. ALL INTERIOR PLAN DIMENSIONS ARE TO FACE OF INTERIOR FINISH OR CENTER OF WALL, U.N.O.

H. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FINISH FACE TO EXTERIOR FINISH FACE U.N.O.

I. ALL WALLS TO EXTEND TO UNDERSIDE OF FLOOR/ROOF DECK U.N.O.

J. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED & BRACED & SEALED AS REQUIRED

K. CONTRACTOR SHALL COORDINATE MILLWORK INSTALLATION & PROVIDE BLOCKING AS REQUIRED FOR THE SUPPORT OF SUCH MILLWORK TYP.

L. PROVIDE PROPER PREPARATION TO ALL SURFACES TO RECEIVE NEW FINISHES

M. GC RESPONSIBLE FOR VERIFYING NEW WALLS DO NOT INTERFERE WITH ANY EXISTING ABOVE CEILING MEP UNITS/DEVICES AND MAINTENANCE ACCESS TO THEM, IF A CONFLICT ARISES, IMMEDIATELY CONTACT THE ARCHITECT AND BUILDING MANAGEMENT/ENGINEERING BEFORE FRAMING WALLS.

N. WHERE FLOOR DRAINS ARE REQUIRED (SEE PLUMBING) PITCH CONCRETE SLAB TO DRAINS 1/8" PER FOOT, TYP, UNLESS NOTED OTHERWISE.

ELECTRICAL/DATA PLAN GENERAL NOTES:

A. VERIFY ELECTRICAL DEVICES AND COVER PLATES COLORS WITH ARCHITECT PRIOR TO INSTALL.

B. PROVIDE NEW THERMOSTATS AS REQUIRED.

C. PROVIDE POWER FOR ALL WORKSTATIONS SHOWN ON THE DRAWINGS; POWER POLES WILL NOT BE ALLOWED. ALL POWER MUST BE FED FROM THE FLOOR.

D. PROVIDE (1) DATA JACK WITH (2) CAT 6 LINES FOR THE COPIER/PRINTER

E. PROVIDE (1) DATA JACK WITH (2) CAT 6 LINES FOR THE OFFICES

F. PROVIDE (6) CAT 6 LINES TO BE FED FROM THE FLOOR BOX TO THE CONFERENCE ROOM TABLE IN THE CONFERENCE ROOM

G. PROVIDE (1) DATA JACK WITH (2) CAT 6 LINES AND (1) COAX CONNECTION AT THE TELEVISION IN THE CONFERENCE ROOM

H. PROVIDE (2) CAT 6 LINES FOR EACH WORKSTATION IN THE OPEN OFFICE

I. ALL DATA LINES SHOULD BE PULLED BACK TO THE IT/SERVER ROOM; ELECTRICAL CONTRACTOR RESPONSIBLE FOR LABELING, TESTING, AND TERMINATING LINES INTO OWNER/TENANT-FURNISHED IT RACK AND DATA PORTS.

J. KEEP EXISTING OUTLETS WHERE POSSIBLE. EXISTING OUTLETS NOT LOCATED ON PLANS.

K. SPECIFIC LOW VOLTAGE CABELING AND TERMINATIONS BY LOW VOLTAGE CONTRACTOR.

POWER & DATA LEGEND	
	NEW DUPLEX OUTLET
	DUAL CAT 6 DATA OUTLET

THIS DRAWING INDICATES THE GENERAL LOCATION OF FIXTURES, ARCHITECTURAL DETAILS, AND FINISHES. DESIGN/BUILD ELECTRICIAN SHALL REVIEW LIGHTING SPECIFICATIONS AND PROVIDE ANY AND ALL REQUIRED ASSOCIATED ACCESSORIES, WIRING, JUNCTION BOXES, ETC., WHICH MAY NOT BE EXPLICITLY IDENTIFIED IN THE DRAWINGS

DEMOLITION PLAN GENERAL NOTES:

A. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING BUILDING AMENITIES NOT SLATED FOR DEMOLITION OR REMODELING.

B. PATCH, REPAIR , AND CLEAN EXISTING WALLS TO REMAIN TO PROVIDE A SUITABLE SURFACE FOR NEW FINISHES.

C. REMOVE EXISTING FLOOR FINISHES SLATED FOR DEMOLITION TO SUB FLOOR AND PREPARE FOR NEW FINISHES.

D. SALVAGE EXISTING DOORS AND HARDWARE FOR REUSE, RETURN EXCESS DOORS AND HARDWARE TO OWNER.

E. REMOVE ALL EXISTING CEILING FANS, TERMINATE ELECTRICAL AS REQIUIRED

F. SALVAGE EXISTING PLUMBING FIXTURES FOR REUSE AS NOTED, RETURN EXCESS FIXTURES TO OWNER.

G. SALVAGE EXISTING PAPER TOWEL, SOAP DISPENSERS AND TOILET ROOM ACCESSORIES FOR POTENTIAL REUSE, RETURN EXCESS TO OWNER.

H. SALVAGE EXISTING LIFE SAFETY EQUIPMENT, FIRE EXTINGUISHERS, EXIT SIGNS, ETC. FOR REUSE, RETURN EXCESS EQUIPMENT TO OWNER.

I. SALVAGE EXISTING HVAC GRILLES AND LOUVERS FOR REUSE, RETURN EXCESS TO OWNER.

J. SALVAGE EXISTING OUTLETS AND SWITCHES AND LIGHT FIXTURES FOR REUSE, PULL ALL ABANDONED WIRE FROM CONDUIT, RETURN EXCESS MATERIAL TO OWNER.

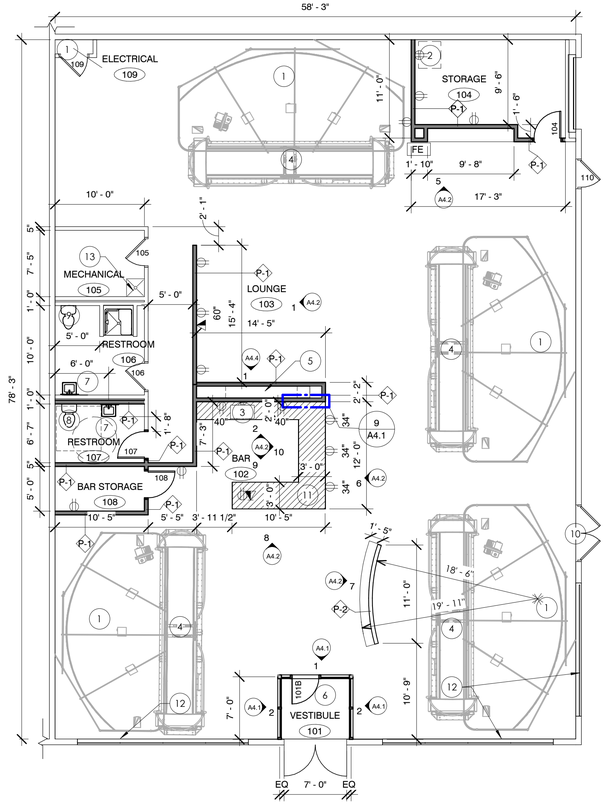
K. REMOVE ELECTRICAL EQUIPMENT IN WALLS TO BE DEMOLISHED. MAINTAIN CIRCUIT CONTINUITY AT ELECTRICAL FIXTURES TO REMAIN

KEYED FLOOR PLAN NOTES

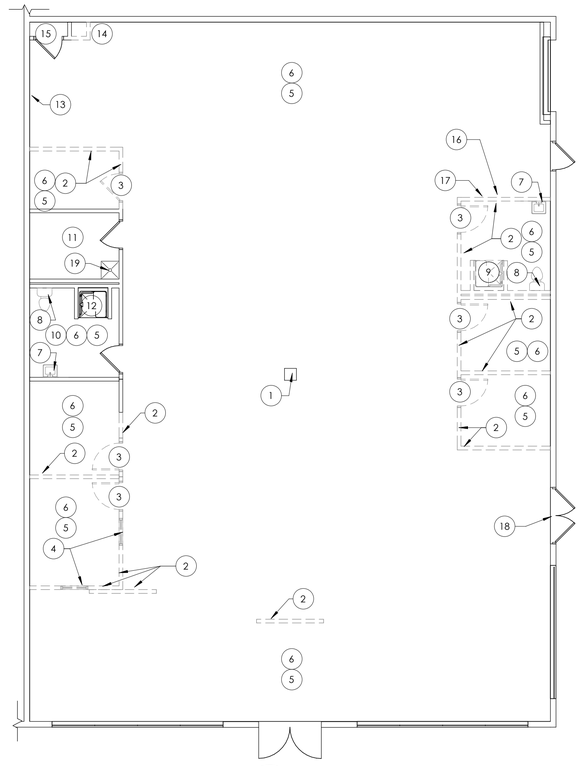
TAG #	DESCRIPTION
1	THREE PHASE POWER DROP FROM CEILING FOR SKI SIMULATOR EQUIPMENT.
2	75KVA 208 VOLT THREE PHASE ISOLATION TRANSFORMER BC75B-R/Z3 TO BE UTILIZED IN ASSOCIATION WITH SKI SIMULATORS, COORDINATE WITH OWNER'S EQUIPMENT SUPPLIER
3	F-2 FAUCET WITH S-2 DOUBLE BASIN SINK. SEE PLUMBING FIXTURE SCHEDULE FOR MORE DETAIL.
4	SKI SIMULATOR EQUIPMENT PROVIDED BY OWNER.
5	DOUBLE SIDED FIREPLACE, SEE ELEVATIONS FOR MORE DETAIL.
6	NEW STOREFRONT ALUMINUM VESTIBULE. SEE ELEVATIONS.
7	NEW F-1 FAUCET WITH S-1 SINK M-1 MIRROR TO BE MOUNTED ABOVE. SEE PLUMBING FIXTURE SCHEDULE FOR MORE DETAILS.
8	NEW T-1 TOILET. SEE PLUMBING FIXTURE SCHEDULE FOR MORE DETAILS.
9	REINSTALL SALVAGED TOILET IN ORIGINAL LOCATION AFTER NEW FINISHES HAVE BEEN INSTALLED
10	MODIFY/REPLACE STOREFRONT DOOR HARDWARE SO THAT DOORS CAN ONLY BE OPENED WITH KEY INSIDE AND OUT, AND PROVIDE NEW/IMPROVED WEATHER SEALS. DOOR WILL NOT BE USED FOR EGRESS PURPOSES
11	NEW BAR MILLWORK, SEE ELEVATIONS AND SECTIONS FOR DETAILS
12	ALTERNATE 1: REPLACE EXISTING P.LAM WINDOW SILLS WITH NEW SOLID SURFACE (SS-1) WINDOW SILLS.
13	EXISTING MOP SINK TO REMAIN.

KEYED DEMOLITION PLAN NOTES

TAG #	DESCRIPTION
1	EXISTING COLUMN TO REMAIN. PREP FOR NEW FINISHES.
2	EXISTING WALL TO BE REMOVED.
3	REMOVE AND SALVAGE DOOR FRAME AND DOOR FOR POSSIBLE REUSE.
4	REMOVE AND DISCARD EXISTING WINDOWS.
5	REMOVE AND DISCARD EXISTING FLOORING AND BASE. PREP SUBFLOOR FOR NEW FINISHES.
6	REMOVE AND DISCARD ANY CEILING AND LIGHT FIXTURES.
7	REMOVE AND SALVAGE SINK FOR POSSIBLE REUSE. CAP PLUMBING.
8	REMOVE AND SALVAGE TOILET AND GRAB BARS FOR POSSIBLE REUSE. CAP PLUMBING IN EAST RESTROOM ONLY
9	REMOVE AND DISCARD SHOWER, WALLS, AND EQUIPMENT. CAP PLUMBING.
10	REMOVE AND DISCARD ALL FLOOR AND WALL TILE. PREP SURFACES FOR NEW SURFACES.
11	EXISTING CEILING AND LIGHT FIXTURES TO REMAIN.
12	REMOVE FLOOR AND WALL TILE IN SHOWER. REMOVE AND SALVAGE SHOWER FIXTURES AND HARDWARE TO BE REINSTALLED.
13	REMOVE EXISTING MIRROR AND ADHESIVE FROM BLOCK WALL
14	REMOVE EXISTING BUILT IN SHELVING, PATCH WALLS TO REMAIN
15	EXISTING ELECTRICAL PANELS TO REMAIN, REMOVE ANY UNECESSARY LOW VOLTAGE CABLING/DEVICES, DO NOT REMOVE ANY COMMON BUILDING DEVICES, VERIFY WITH OWNER IF UNCERTAIN.
16	EXISTING ELECTRICAL PANEL TO BE REMOVED/RELOCATED, ELECTRICAL DESIGN/BUILD CONTRACTOR TO VERIFY
17	HVAC DESIGN/BUILD CONTRACTOR TO RELOCATE EXISTING THERMOSTAT
18	REMOVE EXISITNG EXIT LIGHT AND SIGNS FROM THIS DOOR(S)
19	EXISTING MOP SINK TO REMAIN.



2 CONSTRUCTION PLAN (A3.0) 1/8" = 1'-0" NORTH



1 DEMOLITION PLAN (A3.0) 1/8" = 1'-0" NORTH

PLUMBING FIXTURE SCHEDULE			
TAG	MANUFACTURER	INFORMATION	COMMENTS
F-1	KOHLER	HONESTY SINGLE HANDLE FAUCET - K-99760-4-BL - MATTE BLACK	USE F-1 WITH S-1
F-2	DELTA	TRIINSIC SINGLE HANDLE PULL-DOWN BAR/PREP FAUCET, ARCTIC STAINLESS	USE F-2 WITH S-2
M-1	REJUVENATION	ROUNDED RECTANGLE METAL FRAMED MIRROR - E4773 - OIL RUBBED BRONZE - 24"x36"	
S-1	AMERICAN STANDARD	DECORUM WALL-HUNG SINK WITH EVERCLEAN - 9024000EC.020 - WHITE	
S-2	KOHLER	UNDERTONE 31.5" X 18" X 7.75" UNDERMOUNT DOUBLE-EQUAL BASIN STAINLESS STEEL SINK	
T-1	AMERICAN STANDARD	CADET RIGHT HEIGHT ADA TOILET - 2467.016.020 - WHITE	

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REVISIONS

NO.	REV. DATE	DESCRIPTION

PROJECT INFO
Original Issue Date: 3/31/21
Project No.: 21.009
Drawn By: BR

SHEET TITLE
DEMOLITION AND CONSTRUCTION PLAN

A3.0

FOR CONSTRUCTION

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KEY SCHEDULE - FINISHES							
CODE	**MATERIAL TYPE**	**MANUFACTURER**	**PRODUCT**	**COLOR**	**SIZE / FINISH**	**INSTALL PATTERN**	**NOTES**
ACT-1	ACOUSTICAL CEILING TILE	ARMSTRONG			TILE 24" x 24", GRID 15/16"		
CFT-1	CERAMIC TILE (FLOOR)	VIRGINIA TILE	WOW 60 DEGREES CHEVRON	WOOD MID	4"X20.5" CHEVRON	LINEAR	USE GT-1
CFT-2	CERAMIC TILE (RESTROOM FLOOR)	VIRGINIA TILE	WOW HEXA FLOOR	GRAPHITE	8"X9" HEXAGON	STANDARD HEXAGON	USE GT-2
CFT-3	CERAMIC TILE (ACCENT FLOOR)	VIRGINIA TILE	WOW TRAPEZIUM	WOOD MID	4" X 9" TRAPEZOID	SEE FINISH PLAN	USE GT-2
CFT-4	CERAMIC TILE (ACCENT FLOOR)	VIRGINIA TILE	WOW TRAPEZIUM FLOOR	GRAPHITE MATT	4" X 9" TRAPEZOID	SEE FINISH PLAN	USE GT-2
CPT-1	CARPET	SHAW	PROCESS TILE 5T302	MEDINA 01505	18"X36"	1/3 ASHLAR	
CPT-2	CARPET RUNNERS	SHAW	PROCESS TILE 5T302	MEDINA 01505	3' X 18'	1/3 ASHLAR	CUSTOM RUNNER WITH SERGED EDGE AND NON-SKID BACKING. SEE FINISH PLAN FOR LOCATION AND QUANTITY. CONTACT DENISE.KIRSCHMAN@SHAWCONTRACT.COM FOR MORE INFORMATION.
CPT-3	CARPET (WALK-OFF)	MILLIKEN	OBEX TILE CUT/CROSS	DARK GREY CSC118-119	50CM X 50CM	MONOLITHIC	
CWT-1	CERAMIC TILE (WALL)	DALTILE	CONSULATE	EMBASSY SILVER CS07	12"X24"	SEE ELEVATION	USE GT-3. SOME TILES TO BE CUT 6"X48" FOR INSTALL, SEE ELEVATION FOR INSTALLATION PATTERN.
CWT-2	CERAMIC TILE (WALL)	VIRGINIA TILE	WOW USA ELLE	GRAPHITE, GREEN,WOOD	7"X7"	SEE DETAIL	EQUAL MIX OF THREE COLORS NOTED. USE GT-2
GT-1	GROUT	MAIPEI	PROVIDE SEALER WITHIN GROUT	WALNUT 106			USE WITH CFT-1
GT-2	GROUT	MAIPEI	PROVIDE SEALER WITHIN GROUT	BLACK 10			USE WITH CFT-2, CWT-2,3,4
GT-3	GROUT	MAIPEI	PROVIDE SEALER WITHIN GROUT	COBBLESTONE 103			USE WITH CWT-1
PLAM-1	PLASTIC LAMINATE	FORMICA		BLACKENED STEEL 8918-58			
PNT-1	PAINT (WALL TYP.)	SHERWIN WILLIAMS		SW7651 FRONT PORCH	EGGSHELL		1 COAT PRIMER, 2 COATS PAINT
PNT-2	PAINT (HM FRAME/DOORS)	SHERWIN WILLIAMS		SW6278 TRICORN BLACK			1 COAT PRIMER, 2 COATS PAINT
PNT-3	PAINT (TRIM)	SHERWIN WILLIAMS		SW7651 FRONT PORCH	EGGSHELL		
PNT-4	PAINT (EXPOSED STRUCTURE)	SHERWIN WILLIAMS		SW6278 TRICORN BLACK	MATTE		
PNT-5	PAINT (ACCENT)	SHERWIN WILLIAMS		SW6278 TRICORN BLACK	EGGSHELL		
PNT-7	PAINT (ACCENT)	SHERWIN WILLIAMS		SW7659 GRIS			
PNT-8	PAINT (PULLEY PAINT)	SHERWIN WILLIAMS		SW6233 SAMOVAR SILVER	HIGH GLOSS		
QTZ-1	QUARTZ	CAMBRIA		ARCHDALE			
SS-1	SOLID SURFACE	LG HAUSYS		RIPE COTTON G518R			
VB-1	VINYL BASE	JOHNSONITE		BLACK	4" COVE BASE		
WB-1	WOOD BASE			PAINT PNT-1	4"		PROVIDE PRE-FORMED INSIDE AND OUTSIDE CORNERS
WD-1	WOOD WALL AND CEILING PANELING				STAIN TO MATCH CFT-1		PROVIDE ALLOWANCE OF $5/SF MATERIAL COST
WP-1	WOOD PANELING	BARK HOUSE	POPLAR POLE CUT END PANEL, STAGGERED BLOCK LENGTH,KEYED EDGE	LAQUERED FINISH			
WS-1	WINDOW TREATMENTS	SWF CONTRACT		SMOKE/PLATINUM	3% OPEN WEAVE		OPERATION MECHANISM: PULL CHAIN, INCLUDE VALANCE. VERIFY DIMENSIONS IN FIELD.



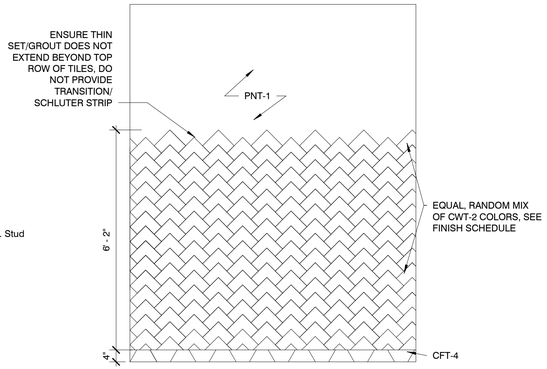


NOTE: REFER TO RENDERING FOR FLOOR TILE PATTERN AND COLOR LOCATION

KEYED REFLECTED CEILING PLAN NOTES	
TAG #	**DESCRIPTION**
1	EXISTING CEILING AND LIGHT FIXTURES TO REMAIN.
2	ALTERNATE 2: INSTALL 3' X 6' BLACK TEXTUM PANELS IN BETWEEN STRUCTURAL SUPPORT BEAMS AT EXPOSED CEILING WHERE LIGHT FIXTURES ARE NOT BEING HUNG. LEAVE 2'-0" SPACE BETWEEN PANELS. PANELS SHOWN ARE NA EXAMPLE, PANELS TO BE INSTALLED THROUGHT ENTIRE SPACE, PER EXAMPLE AREA.
3	CUSTOM PAINTED WOOD/MDF SKI LIFT PULLEY BY MILLWORKER, SEE DETAILS ON A4.4
4	NO LIGHTS OVER SIMULATOR UNITS.

ROOM FINISH SCHEDULE						
ROOM #	**ROOM NAME**	**FLOOR FINISH**	**BASE FINISH**	**Wall Finish**	**CEILING FINISH**	**COMMENTS**
100	SIMULATOR ZONE	CFT-1	WB-1	PNT-1	--	SEE FINISH PLAN FOR ACCENT FLOOR LOCATIONS
101	VESTIBULE	WCPT-1	--	--	PNT-1	
102	BAR	CFT-2,3,4	WB-1	PNT-1	--	SEE FINISH PLAN AND RENDERING FOR ACCENT FLOOR LOCATIONS
103	LOUNGE	CPT-1	WB-1	PNT-1	--	SEE FINISH PLAN FOR ACCENT WALL TILE LOCATIONS
104	STORAGE	SC-1	VB-1	PNT-1	--	
105	MECHANICAL	EXISTING	EXISTING	EXISTING	EXISTING	
106	RESTROOM	CFT-2	CFT-4	PNT-1	ACT-1	SEE ELEVATION FOR WET WALL TILE PATTERN.
107	RESTROOM	CFT-2	CFT-4	PNT-1	ACT-1	SEE ELEVATION FOR WET WALL TILE PATTERN.
108	BAR STORAGE	SC-1	VB-1	PNT-1	--	
109	ELECTRICAL	EXISTING	EXISTING	EXISTING	EXISTING	

KEYED FINISH FLOOR PLAN NOTES	
TAG #	**DESCRIPTION**
1	SHOWER WALL AND FLOOR TILE TO BE CWT-1. INSTALL IN 1/3 ASHLAR PATTERN IN NORTH-SOUTH ORIENTATION ON WALL.
2	3' X 18' CUSTOM LOOSE LAY RUG, CPT-2. SEE FINISH SCHEDULE FOR MORE DETAILS.



4 A3.1 RESTROOM WALL TILE PATTERN
1/2" = 1'-0"

REFLECTED CEILING PLAN GENERAL NOTES:

A. THIS DRAWING INDICATES THE GENERAL LOCATION OF FIXTURES, ARCHITECTURAL DETAILS AND FINISHES. DESIGN/BUILD ELECTRICIAN SHALL REVIEW LIGHTING SPECIFICATIONS AND PROVIDE ANY AND ALL REQUIRED ASSOCIATED ACCESSORIES, WIRING, JUNCTION BOXES, ETC. WHICH MAY NOT BE EXPLICITLY IDENTIFIED IN THESE DRAWINGS.

B. SEE FINISH SCHEDULE, FINISH PLANS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

C. ALL CEILING TILE TO BE CENTERED IN BOTH DIRECTIONS IN EACH ROOM OR SPACE U.N.O.

D. SEE ELECTRICAL DRAWINGS FOR FIXTURE LOCATIONS. VERIFY MOUNTING HEIGHTS OF DECORATIVE FIXTURES WITH ARCHITECT PRIOR TO INSTALLATION.

E. ALL DOWN LIGHTS AND WALL WASHERS TO BE CENTERED IN CEILING TILE OR SOFFIT, U.N.O.

F. DESIGN/BUILD MECHANICAL CONTRACTOR SHALL REVIEW FOR DUCT AND EQUIPMENT LAYOUT AND PROVIDE ANY AND ALL REQUIRED ASSOCIATED ACCESSORIES, DUCTS, EQUIPMENT, ETC. WHICH MAY NOT BE EXPLICITLY IDENTIFIED IN THESE DRAWINGS.

G. COORDINATE LOCATION OF ELECTRICAL FIXTURES, MECHANICAL GRILLES AND DIFFUSERS, SPRINKLER HEADS, AND OTHER CEILING MOUNTED ITEMS, NOTIFY ARCHITECT OF CONFLICTS PRIOR TO FINAL INSTALLATION.

H. EXIT AND EXIT ACCESS DOORS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGNS SHALL COMPLY WITH IBC 1013.1. PROVIDE ABILITY TO PROVIDE 90 MINUTE OF CONTINUOUS ILLUMINATION IN CASE OF POWER LOSS. EMERGENCY LIGHTING TO BE DESIGNED/PROVIDED BY DESIGN/BUILD ELECTRICIAN.

I. **ALL LIGHTING TO BE DIMMABLE VIA DIMMER SWITCHES, DIMMING IS NOT REQUIRED AT STORAGE AND UTILITY ROOMS.**

2X2 SCHEDULED ACOUSTIC CEILING TILE

PAINTED GYP. BD. CEILING

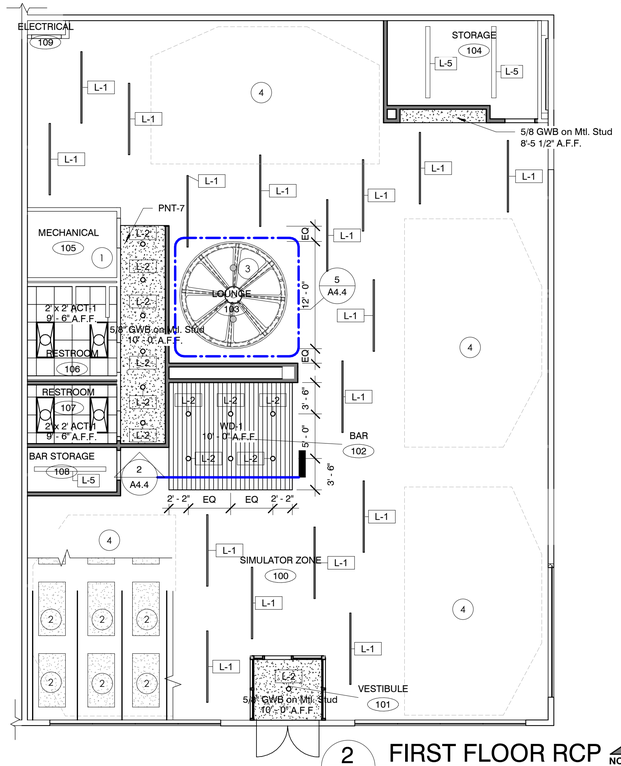
L-1 FOCAL POINT SEEM 1 8FT SUSPENDED LINEAR

L-2 4" LED RECESSED CAN

L-3 TECH LIGHTING SOCO PENDANT, 700TDMRD-11-PORT-T-B-700TDSOCOP-M-08-B-B, # 300BHV520 T14 ARCHIPELAGO RADIO 2700K BULB

L-4 AMICA 2X4 LED LAY IN LIGHT FIXTURE, FAML-24-ACR-4500L-35K-1C-G1-WH

L-5 LED UTILITY LIGHT FIXTURES BY CONTRACTOR



2 A3.1 FIRST FLOOR RCP
1/8" = 1'-0"
NORTH

FINISH FLOOR PLAN GENERAL NOTES:

A. THIS DRAWING INDICATES THE GENERAL LOCATION OF FIXTURES, ARCHITECTURAL DETAILS AND FINISHES. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.

B. SEE FINISH SCHEDULE, REFLECTED CEILING PLAN, STRUCTURAL DRAWINGS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

C. FLOORING TRANSITIONS TO OCCUR AT CENTERLINE OF DOOR OPENING, U.N.O.

D. SEE SCHEDULE FOR BASE TYPES.

E. MECHANICAL GRILLES AND DIFFUSERS SHALL BE PAINTED TO MATCH ADJACENT WALL SURFACE, U.N.O.

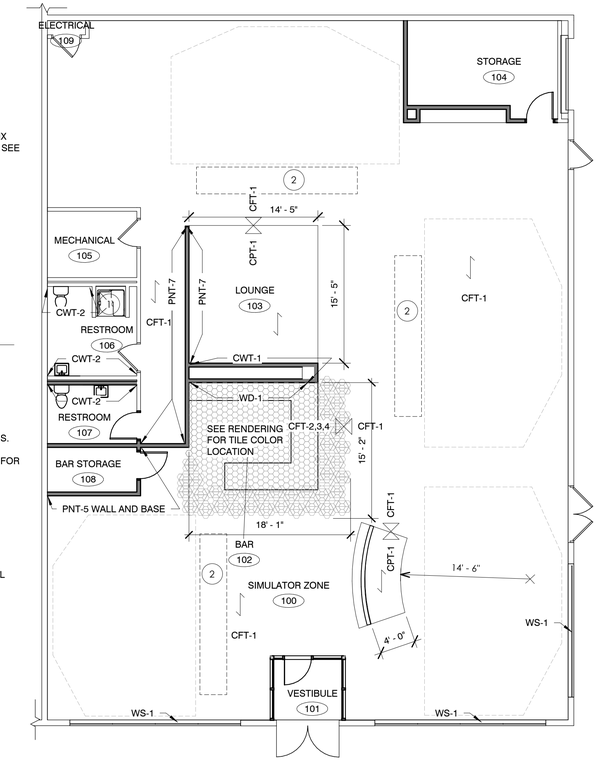
F. FLOOR TILE INSTALLER SHALL PROVIDE ARCHITECT A FLOOR PLAN PROVIDING PROPOSED CONTROL JOINT LOCATIONS PRIOR TO INSTALLATION.

G. SEE SCHEDULE FOR PORCELAIN TILE INFO (INCLUDING PATTERN).

H. SEAL ALL GROUT AND FLOORING AS RECOMMENDED BY MANUFACTURER.

I. HATCH PATTENS ON FINISH PLAN ARE REPRESENTATIVE OF DIFFERENT MATERIALS AND DO NOT DESIGNATE TILE LAYOUTS/SPACING/ETC.

J. INDICATES FLOORING PATTERN DIRECTION.



1 A3.1 FINISH FLOOR PLAN
1/8" = 1'-0"
NORTH

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REVISIONS

NO.	REV. DATE	DESCRIPTION

PROJECT INFO
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BR

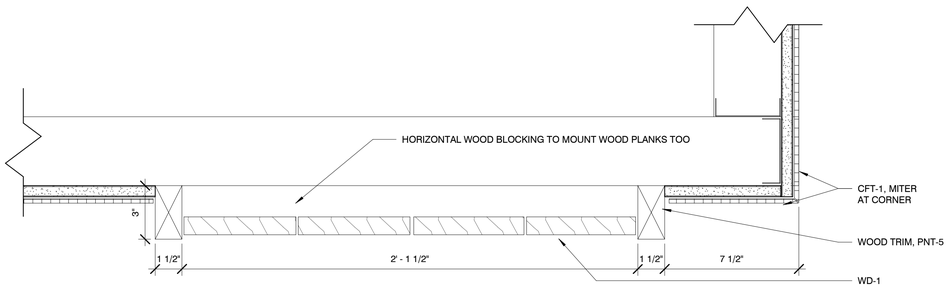
SHEET TITLE
RCP, FINISH FLOOR PLAN AND ROOM FINISH SCHEDULE

A3.1

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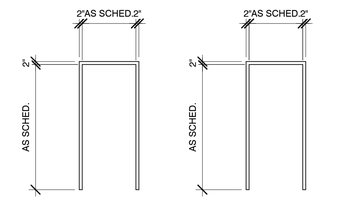


9 BAR WOOD WALL DETAIL
A3.0 | A4.1

3" = 1'-0"

DOOR SCHEDULE

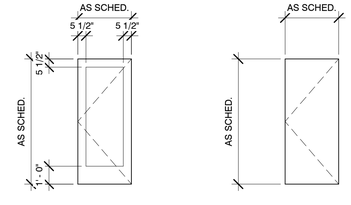
Door #	Type	Door						Fire Rating	Hardware	Frame					Comments
		Width	Height	Thickness	Material	Finish	Under Cut			Type	Material	Finish	Jamb	Head	
101B	D-2	3' - 0"	8' - 0"	1 3/4"	ALUM/GLASS	ANOD.			HW-02	F-2	ALUM	ANOD	7/A4.1	7/A4.1	
101C	D-1	3' - 0"	8' - 0"	1 3/4"	WD	PNT-2			HW-03	F-1	HM	PNT-2			EXISTING DOOR AND FRAME
104	D-1	3' - 0"	8' - 0"	1 3/4"	WD	PNT-2			HW-03	F-1	HM	PNT-2	6/A4.1	6/A4.1	REUSE SALVAGED DOOR AND FRAME, PROVIDE HARDWARE AS SCHEDULED
105	D-1	3' - 0"	8' - 0"	1 3/4"	WD	PNT-2			EXIST	F-1	HM	PNT-2	6/A4.1	6/A4.1	EXISTING DOOR AND FRAME
106	D-1	3' - 0"	8' - 0"	1 3/4"	WD	PNT-2			HW-01	F-1	HM	PNT-2	6/A4.1	6/A4.1	EXISTING DOOR AND FRAME
107	D-1	3' - 0"	8' - 0"	1 3/4"	WD	PNT-2			HW-01	F-1	HM	PNT-2	6/A4.1	6/A4.1	REUSE SALVAGED DOOR AND FRAME, PROVIDE HARDWARE AS SCHEDULED
108	D-1	3' - 0"	8' - 0"	1 3/4"	WD	PNT-2			HW-03	F-1	HM	PNT-2	6/A4.1	6/A4.1	REUSE SALVAGED DOOR AND FRAME, PROVIDE HARDWARE AS SCHEDULED
109	D-1	3' - 0"	8' - 0"	1 3/4"	WD	PNT-2			EXIST	F-1	HM	PNT-2			EXISTING DOOR AND FRAME
110	D-1	3' - 0"	8' - 0"	1 3/4"	HM	PNT-2			HW-04	F-1	HM	PNT-2	6/A4.1	6/A4.1	EXISTING DOOR AND FRAME HAS SOME RUST, REMOVE, AND PROPERLY PREP DOOR FOR NEW PAINT



F-2
DARK BRONZE NODIZED ALUMINUM FRAME W/ THERMAL BREAK

F-1
EXISTING/SALVAGED HOLLOW METAL FRAME

FRAME TYPES
1/4" = 1'-0"



D-2
STILE AND RAIL DARK BRONZE ANODIZED ALUMINUM DOOR W/ CLEAR GLASS

D-1
EXISTING/SALVAGED FLUSH SOLID CORE WOOD VENEER DOOR

DOOR TYPES
1/4" = 1'-0"

DOOR HARDWARE

HW-01 TOILET ROOMS

(3) 4.5x4.5 BB1279 HINGES	693	HAGER
ND40S PRIVACY LOCK	622	SCHLAGE
405 WALL STOP	BSP	ROCKWOOD
K1050 KICKPLATE	BSP	ROCKWOOD
(1) 4040XP CLOSER	BLK	LCN

HW-02 VESTIBULE ENTRY

CONTINUOUS HINGE		
RM3310-RM3312 OFFSET PULL	BSP	ROCKWOOD
RM3102-RM3122 PUSH	BSP	ROCKWOOD
4040XP CUSH H/O CLOSER		LCN

HW-3 STORAGE ROOM

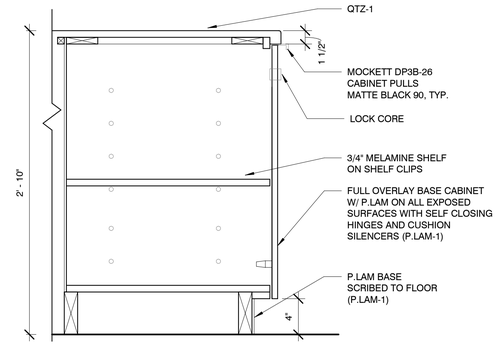
(3) 4.5x4.5 BB1279 HINGES	693	HAGER
ND80 STORERROOM FUNCTION	622	SCHLAGE
(1) 4040XP CLOSER	BLK	LCN
405 WALL STOP		ROCKWOOD

HW-4 EMERGENCY EXIT

3	EA	HINGES	EXISTING		
1	EA	EXIT DEVICE	EXISTING		
2	EA	CYLINDER	AS REQUIRED	626	YAL
1	EA	CLOSER	EXISTING		
1	EA	THRESHOLD	8425	719	NGP
1	EA	SWEEP	200NA	628	NGP
1	SET	WEATHERSTRIPPING	110NA	628	NGP

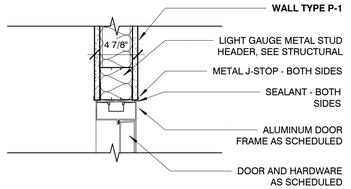
GENERAL DOOR AND HARDWARE NOTES:

1. VERIFY LEVER STYLE WITH OWNER PRIOR TO APPROVAL.
2. ITEMS OF HARDWARE NOT DEFINITELY SPECIFIED HEREIN, BUT NECESSARY FOR COMPLETION OF THE WORK SHALL BE PROVIDED. SUCH ITEMS SHALL BE OF TYPE AND QUALITY SUITABLE TO THE SERVICE REQUIRED AND COMPARABLE TO THE ADJACENT HARDWARE. WHERE SIZE AND SHAPE OF MEMBERS IS SUCH AS TO PREVENT THE USE OF TYPES SPECIFIED, HARDWARE SHALL BE FURNISHED OF SUITABLE TYPES HAVING AS NEARLY AS PRACTICABLE THE SAME OPERATION AND QUALITY AS THE TYPE SPECIFIED. SIZES SHALL BE ADEQUATE FOR THE SERVICE REQUIRED. INCLUDE SUCH NUANCES AS STRIKE TYPE, STRIKE LIP, RAISED BARREL HINGES, MOUNTING BRACKETS, FASTENERS, SHIMS, AND COORDINATION BETWEEN CONFLICTING PRODUCTS.
3. ALL DOORS SHALL BE PROVIDED WITH A STOP.
4. PROVIDE CYLINDERS FOR ALL NEW HARDWARE.
5. CONFIRM ALL KEYING WITH OWNER PRIOR TO ORDERING CYLINDERS.
6. ITEMS OF HARDWARE NOT DEFINITELY SPECIFIED HEREIN, BUT NECESSARY FOR COMPLETION OF THE WORK SHALL BE PROVIDED.
7. HARDWARE SUPPLIER TO COORDINATE ELECTRICAL HARDWARE WITH ELECTRICAL CONTRACTOR. VERIFY ALL VOLTAGES AND TRANSFORMER REQUIREMENTS.
8. FIRE RATED OPENINGS SHALL BE PROVIDED AS POSITIVE LATCHING AND SELF-CLOSING REGARDLESS OF WHAT IS SPECIFIED IN THE SETS.
9. ALL HARDWARE SHALL BE ADA COMPLIANT PER APPLICABLE CODES.



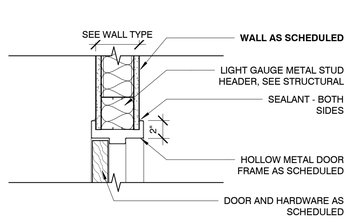
8 MILLWORK LOWER
A4.2 | A4.1

1 1/2" = 1'-0"



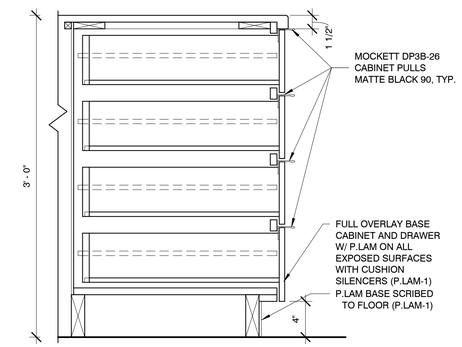
7 DOOR HEAD - JAMB SIM
A4.1

1 1/2" = 1'-0"



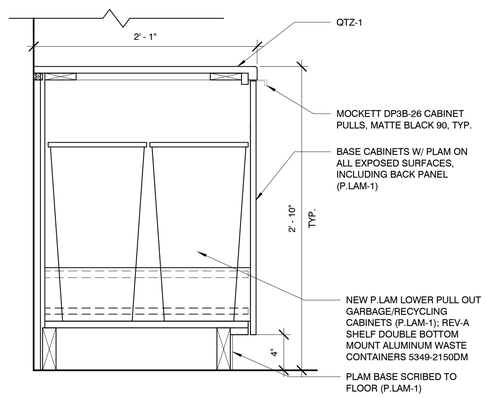
6 DOOR HEAD - JAMB SIM
A4.1

1 1/2" = 1'-0"



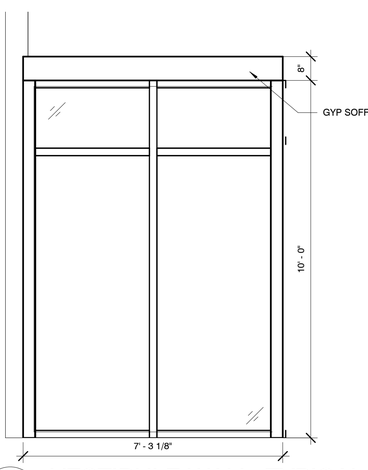
55 MILLWORK LOWER DRAWERS
A4.2 | A4.1

1 1/2" = 1'-0"



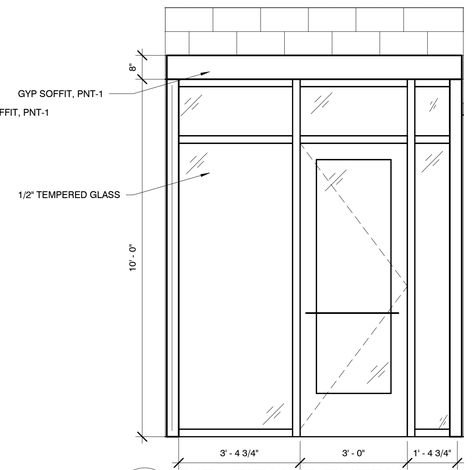
4 GARBAGE/RECYCLING MILLWORK
A4.2 | A4.1

1 1/2" = 1'-0"



2 VESTIBULE WALL, TYPICAL
A3.0 | A4.1

1/2" = 1'-0"



1 VESTIBULE ENTRY
A3.0 | A4.1

1/2" = 1'-0"

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Drawings For:
URBAN SLOPES
N35W23770 CAPTIOL DR
PEWAUKEE, WI 53072

REVISIONS

NO.	REV. DATE	DESCRIPTION

PROJECT INFO
Original Issue Date 3/31/21
Project No. 21.009
Drawn By BR

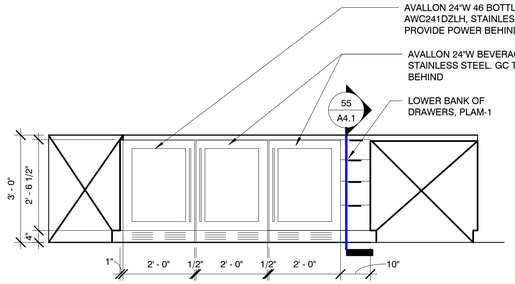
SHEET TITLE
DOOR SCHEDULE, TYPES AND DETAILS

A4.1

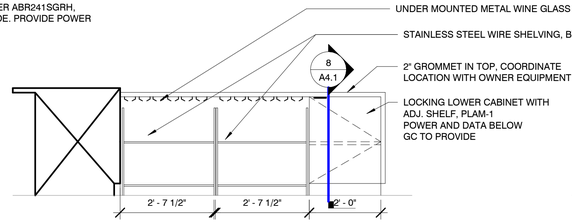
FOR CONSTRUCTION

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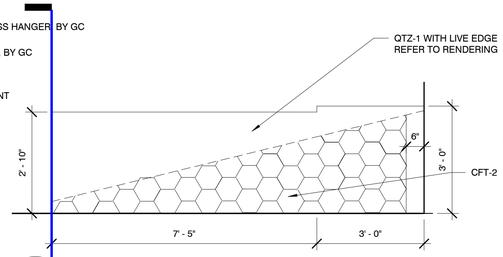
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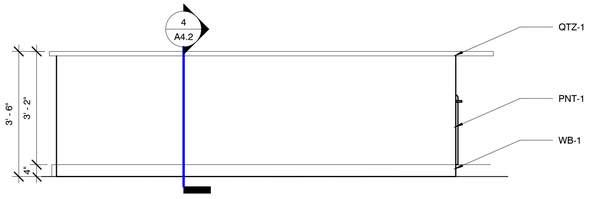
10 BAR INTERIOR SIDE
A3.0 A4.2
1/2" = 1'-0"



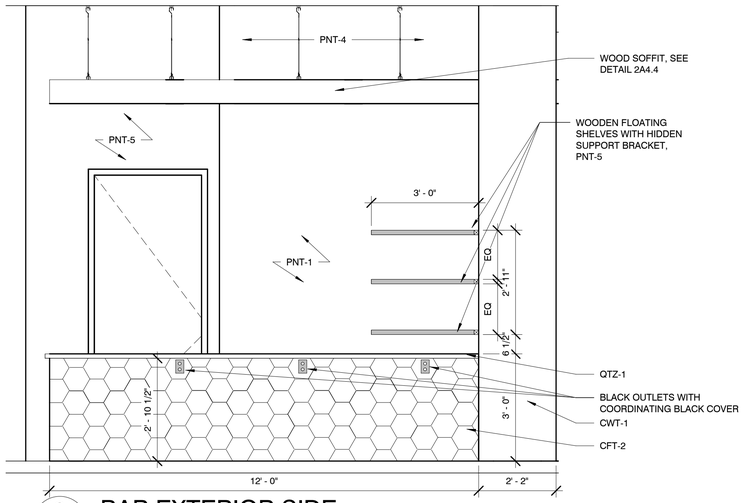
9 BAR INTERIOR FRONT
A3.0 A4.2
1/2" = 1'-0"



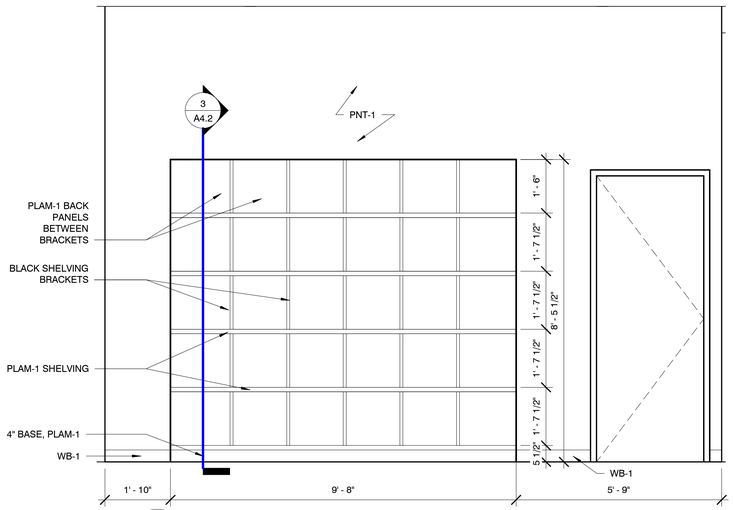
8 BAR EXTERIOR FRONT
A3.0 A4.2 3 A4.4
1/2" = 1'-0"



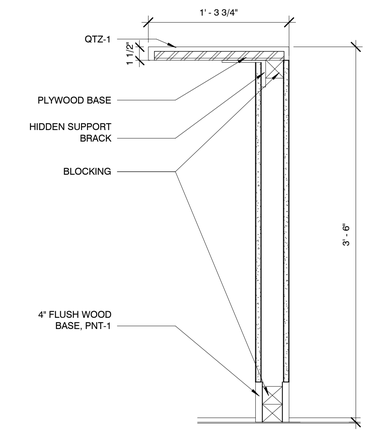
7 SIMULATOR SEATING WALL
A3.0 A4.2
1/2" = 1'-0"



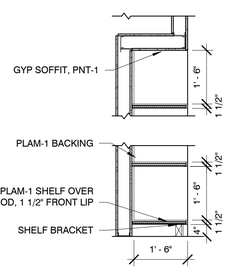
6 BAR EXTERIOR SIDE
A3.0 A4.2
1/2" = 1'-0"



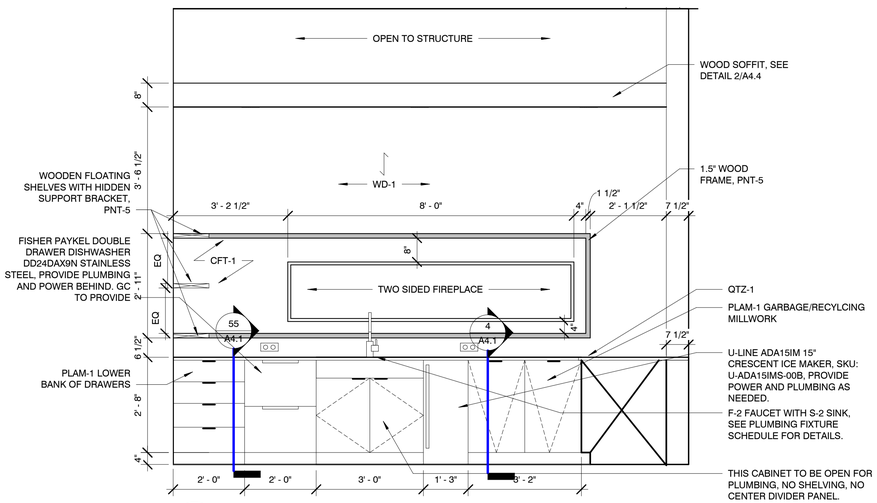
5 SKI BOOT STORAGE
A3.0 A4.2
1/2" = 1'-0"



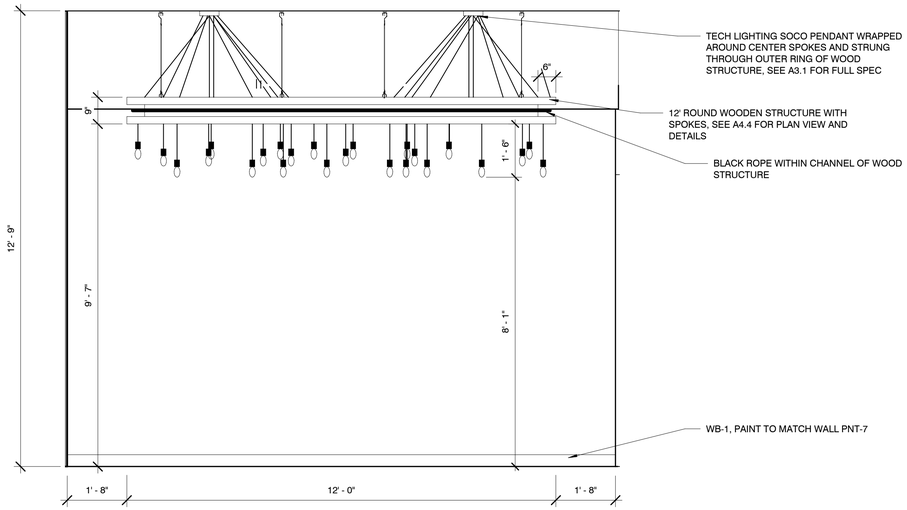
4 SEATING WALL SECTION
A4.2 A4.2
1 1/2" = 1'-0"



3 SKI BOOT SHELVING
A4.2 A4.2
1/2" = 1'-0"



2 BAR FIREPLACE WALL
A3.0 A4.2
1/2" = 1'-0"



1 LOUNGE BACK WALL
A3.0 A4.2
1/2" = 1'-0"

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Drawings For:
URBAN SLOPES
N35W23770 CAPTIOL DR
PEWAUKEE, WI 53072

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Project No.
21.009

Drawn By
BR

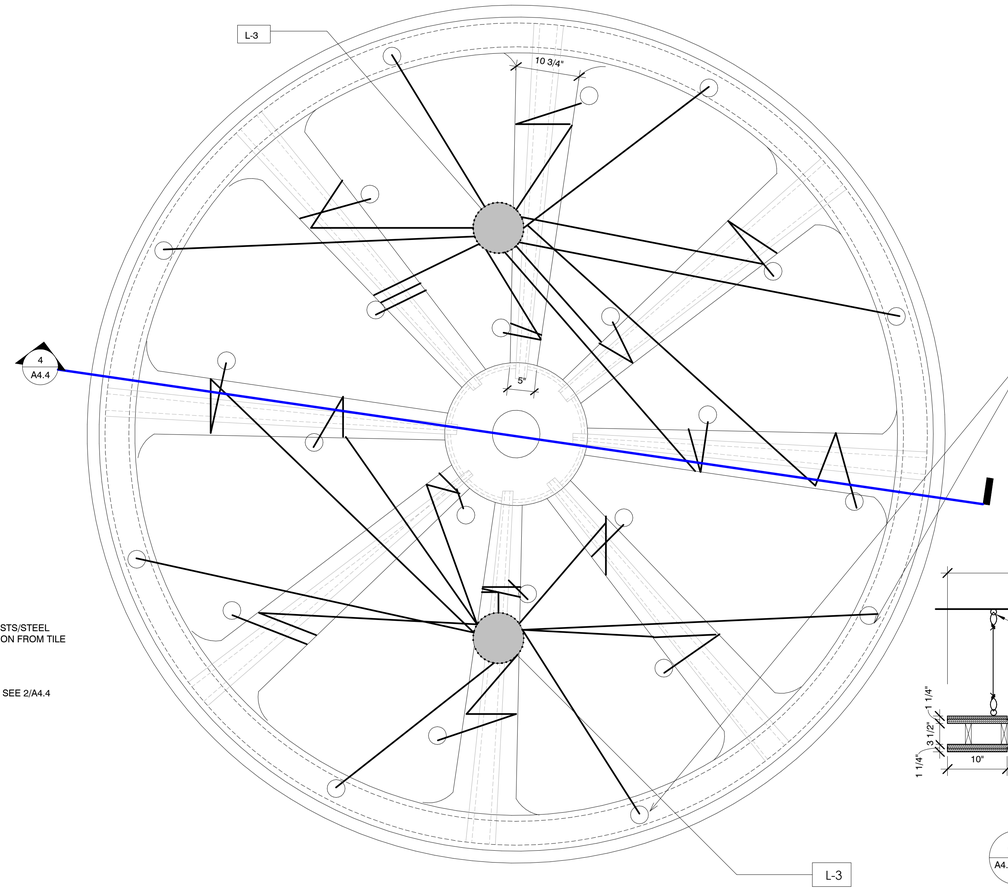
SHEET TITLE
INTERIOR ELEVATIONS AND DETAILS

A4.2

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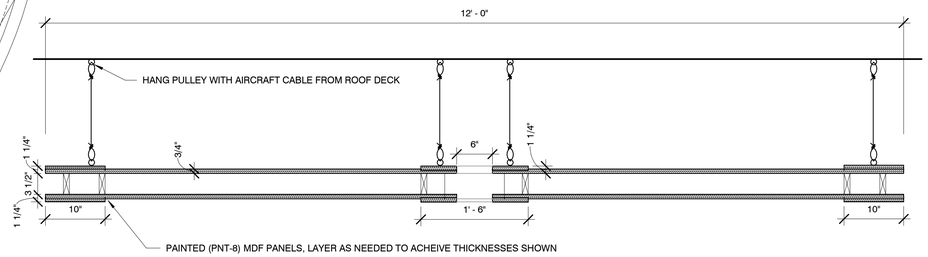


5 PULLEY LIGHT - PLAN VIEW
A3.1 | A4.4

1" = 1'-0"

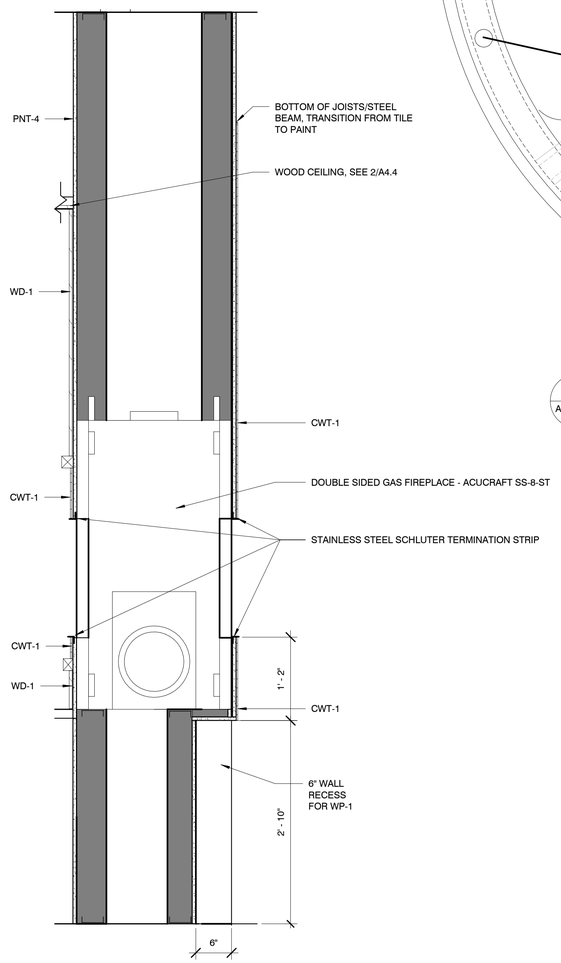


RENDERING FOR CONCEPTUAL REFERENCE ONLY



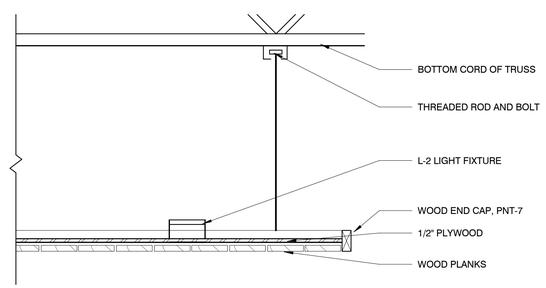
4 PULLEY LIGHT - SECTION CUT
A4.4 | A4.4

1" = 1'-0"



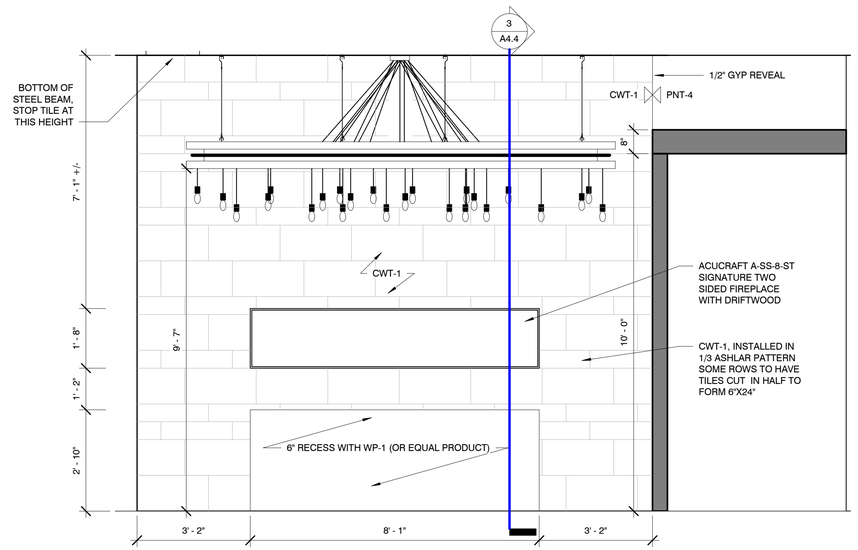
3 TWO SIDED FIREPLACE WALL SECTION
A4.2 | A4.4

1" = 1'-0"



2 WOOD SOFFIT SECTION
A3.1 | A4.4

1" = 1'-0"



1 LOUNGE FIREPLACE WALL
A3.0 | A4.4

1/2" = 1'-0"

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REVISIONS

NO.	REV. DATE	DESCRIPTION

PROJECT INFO

Original Issue Date 3/31/21
Project No. 21.009
Drawn By BR

SHEET TITLE
INTERIOR ELEVATIONS AND DETAILS

A4.4

FOR CONSTRUCTION

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A COVENANT
REGARDING THE ISSUANCE OF A
CONDITIONAL USE PERMIT
BY THE
CITY OF PEWAUKEE

TAX KEY NUMBER(S) OR PARCEL(S) INVOLVED:

PWC 0906999006

CONDITIONAL USE PERMIT: NO. CUP-21-6-1

Recording area

_____

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

LEGAL DESCRIPTION:

PARCEL 4 CSM #1804 VOL 12/218 REC AS DOC #844507 PT NW1/4 SEC 11 T7N R19E :: ALSO ELY 33 FT LYING IMMEDIATELY E OF PARCEL 4 CSM #1804 :: INCLUDING ACCESS EASEMENT AS SHOWN ON CSM #1804 RECORDED ON MARCH 23, 1973 AND EXTENDED BY DOC #4367365 RECORDED ON OCTOBER 23, 2018 :: EX HWY PER DOC #3091993 :: DOC #3850862

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

Urban Slopes, LLC

WHEREAS, It is understood by all parties to this covenant that Section 62.23 of WIS. Statutes prescribes the legal basis for the granting of a conditional use permit by a City and Chapter 17 of the City Codes and Ordinances provides for the issuance of such permits as well as the standards by which all such uses will be measured; and,

WHEREAS, The City Plan Commission has held a meeting on June 17, 2021; has reviewed the various elements of the petitioner's proposal; and has recommended that a Conditional Use Permit be granted to the above-named petitioner for the property/parcel identified above; and,

WHEREAS, The City Common Council held a public hearing meeting on June 21, 2021.

NOW, THEREFORE, let it be known that the City Common Council, by its action on June 21, 2021 has, hereby, granted a Conditional Use Permit for the following use(s):

Operating a ski simulator facility.

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

1. The sale and service of alcohol beverages shall be contingent upon the City's granting of a liquor license.

The parties hereto, namely the City of Pewaukee and the Equitable Owner of the property for which this conditional use has been sought, set their signatures or the signatures of their representatives below, thereby agreeing to the provisions and conditions set forth in this covenant.

_____ _____

Attest: Signature of equitable owner

_____

Date

_____ _____

Kelly Tarczewski
City Clerk

Steve Bierce
Mayor, City of Pewaukee

_____

Date

State of Wisconsin
County of Waukesha

Signed or attested before me on _____, 2021 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

_____

(Seal) Ami Hurd
My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 6.

DATE: June 21, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action and Regarding **Ordinance 21-06** Rezoning the Property Located at N6 W27539 Northview Road (PWC 0983-999-005) from Rs-1 Single-Family Residential to Rs-4 Single-Family Residential at the Request of Debra Aukofer [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Aukofer rezoning application & map

Aukofer Staff Report

Ordinance 21-06 Aukofer Rezone

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

PETITION FOR A REZONING DISTRICT MAP AMENDMENT

TO THE HONORABLE MAYOR AND COMMON COUNCIL OF THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin to rezone the following property **FROM** RS-1 zoning district(s) **TO** RS-4 zoning district(s):

Legal description of property to be rezoned – Please attach.

Common property description or name:

Property Address: N6W27539 Northview Rd. **Tax Key Number(s):** PWC0983999005

Property owner(s) (Full Legal Name): Debra A. Aukofer

Owner's Address: N6W27539 Northview Rd. **City/State/Zip:** Waukesha, WI 53188

Phone: 262-744-0682 **Email:** Debraaukofer@yahoo.com

This amendment to the zoning map is being proposed in order to Downsize partial w. the house to make it more manageable for widow spouse

Applicant (Full Legal Name):

Name: Debra A. Aukofer

Company:

Address: N6W27539 Northview Rd.

City/State/Zip: Waukesha WI 53188

Phone: 262-744-0682

Email: Debraaukofer@yahoo.com

Contact Person (Full Legal Name):

Name: Steve Beres (Stephen A.)

Company: John Beres Builders

Address: 17909 W. Lincoln Ave.

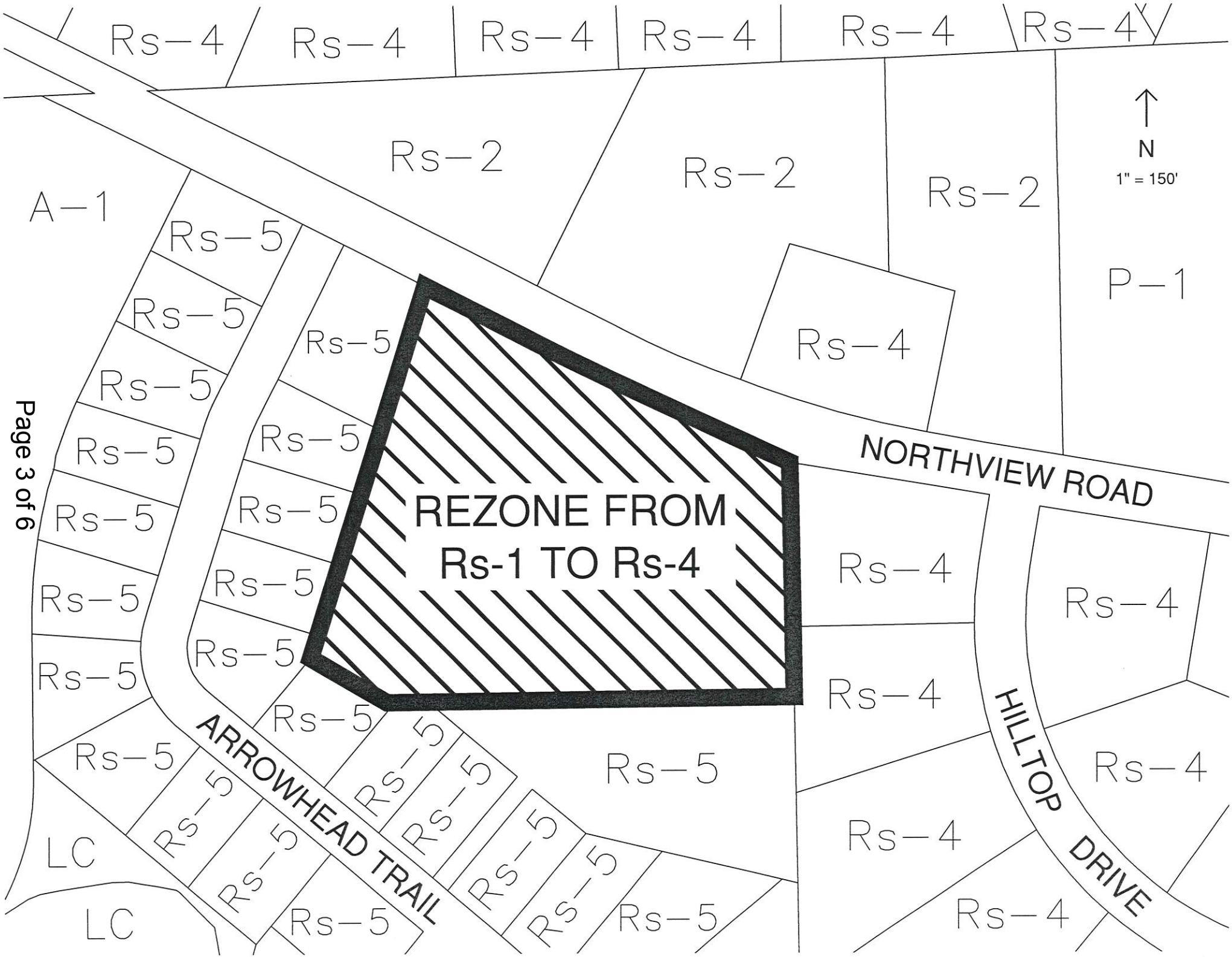
City/State/Zip: New Berlin, WI 53146

Phone: 414-333-2676

Email: Steve@johnberesbuilders.com

Rezoning submittals must include and be accompanied by the following:

- ☐ This Application form accurately completed with original signatures.
- ☐ Application Filing Fee, payable to the City of Pewaukee:
  - $400.00, plus cost for publication, notice and all attorney fees related to Project
- ☐ Five (5) complete collated sets of Application materials to include:
  - A written project narrative detailing the request and proposed zoning as well as any future development plans or any proposed site or building improvements.
  - A Rezoning Exhibit that illustrates the property boundaries, areas to be rezoned and specifically notes the existing and proposed zoning.
  - Building and Site Plans as may be applicable.
- ☐ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to hurd@pewaukee.wi.us.
- ☐ Note twelve (12) additional sets of plans will be required for Plan Commission following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.


Rs-4
Rs-4
Rs-4
Rs-4
Rs-4
Rs-4
Rs-2
Rs-2
Rs-2
N
1" = 150'
A-1
P-1
Rs-5
Rs-4
NORTHVIEW ROAD
REZONE FROM
Rs-1 TO Rs-4
Rs-4
Rs-4
Rs-4
Rs-4
HILLTOP DRIVE
ARROWHEAD TRAIL
LC
LC

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

REPORT TO THE PLAN COMMISSION

Meeting of June 17, 2021

Date: June 11, 2019

Project Name: Aukofer Rezoning and Certified Survey Map

Project Address/Tax Key No.: N6W27539 Northview Road/Tax Key Nos. 0983999005

Applicant: Debra A. Aukofer

Property Owner: Debra A. Aukofer

Current Zoning: Rs-1 Single-Family Residential District

Proposed Zoning: Rs-4 Single-Family Residential District

2050 Land Use Map Designation: Low-Medium Density Residential (1/2 Ac. - 2 AC. / D.U.)

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

Project Description

Rezoning:
The applicant filed a Rezoning Application requesting approval to rezone property located at N6W27539 Northview Road from Rs-1 Single-Family Residential District to Rs-4 Single-Family Residential District.

The property is designated as Low-Medium Density Residential on the City's Year 2050 Land Use/Transportation Plan; therefore, the rezoning is consistent with the City's Comprehensive Master Plan.

The rezoning also matches the zoning of the Arrowhead Trails Subdivision located directly to the east.

Certified Survey Map:
A Certified Survey Map was also submitted requesting to divide the existing 5.48-acre lot into three separate parcels. Lot 1 has an area of 2.175-acres and contains an existing barn, Lot 2 has an area of 1.725-acres and consists of the existing home and detached garage, and Lot 3 has an area of 1.577-acres and is vacant.

All proposed lots comply with the Rs-4 District minimum lot size of 20,000 square feet and minimum lot width at the setback line of 110-feet. The existing home and detached garage also meet the Rs-4 District development standards.

The existing barn structure on Lot 1 is considered an accessory structure. As accessory structures are not allowed without a principal structure per Section 17.0208b., *staff is recommending that the barn located on Lot 1 shall be razed within 12 months from Common Council approval of the CSM, unless a*

Building Permit is issued for a new home. Furthermore, a Letter of Credit shall be provided in an amount sufficient to raze the barn, subject to be approval by the City Planner.

The existing driveway is primarily located on Lot 2, but does extend into Lot 1. Driveways require a minimum 5-foot setback per Section 17.0604d.; therefore *staff is recommending that the existing driveway shall be modified to conform to the standards of Section 17.0606, prior to recording the CSM with the Waukesha County Register of Deeds*.

Additionally, staff is recommending that all lots connect to public sewer, including the existing home on Lot 2.

It can be noted, and the applicant has been made aware, that if land disturbance to develop these lots exceeds 1-acre, storm water management requirements must be met. *Staff recommends that a separate plan illustrating the anticipated areas of land disturbance, including driveways and the area needed to construct the homes be provided to the Engineering Department for review and conceptual approval prior to recording the CSM*.

It can further be noted that the applicant has been made aware that Lot 1 and 3 will require access approval from the City. Staff also indicated that there are assessments that will be due prior to recording the CSM.

Finally, staff is not necessarily opposed or concerned with the proposed lot configuration considering the existing lot size and location, but please be aware of the City's lot design standard below.

> 18.0800f.(5) Excessive Depth of Lots in relation to width shall be avoided and a proportion of two to one (2:1) shall be considered a maximum depth to width ratio under normal conditions. Lots shall normally be rectangular in shape and lots having more than five (5) sides shall be avoided. Depth of lots or parcels designated for commercial or industrial use shall be adequate to provide for all off-street service and parking required by the use contemplated.

Recommendation

A motion recommending approval of the rezoning request to rezone property located at N6W27539 Northview Road from Rs-1 Single-Family Residential District to Rs-4 Single-Family Residential District.

A motion recommending approval of a 3 Lot Certified Survey Map for property located at N6W27539 Northview Road, subject to staff's recommended conditions noted in this report.

STATE OF WISCONSIN CITY OF PEWAUKEE WAUKESHA COUNTY

ORDINANCE 21-06

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: **M-6 Mixed Industrial District**

TO**:** **M-1 General Wholesale Business / Warehouse District**

SECTION 1 - DESCRIPTION
Common Description:

LOT 1 CERT SURV 7955 VOL 68/328 REC AS DOC# 2102679 PT SW1/4 SEC 30 T7N R19E R2206/211

Tax Key Number: PWC 0983-999-005

Property Address: N6 W27539 Northview Road

This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: Splitting the property into three (3) separate lots in order to downsize the property.

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 21st day of June, 2021.

COMMON COUNCIL OF THE CITY OF PEWAUKEE

WAUKESHA COUNTY, WISCONSIN

_____

Attest: Steve Bierce, Mayor

_____
Kelly Tarczewski, Clerk/Treasurer

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 7.

DATE: June 21, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding a Certified Survey Map for Debra Aukofer for Property Located at N6 W27539 Northview Road (PWC 0983-999-005) for the Purpose of Dividing the Property Into Three Separate Lots [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Aukofer CSM

CERTIFIED SURVEY MAP NO._____ *Sheet 1 of 4*

Being a division of Lot 1 of Certified Survey Map No. 7955 and being part of the Northeast 1/4 of the Southwest 1/4 of Section 30, Town 7 North, Range 19 East

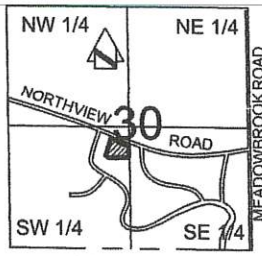
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SCALE IN FEET

0' 100'

OWNER/SUBDIVIDER:
DEBRA A AUKOFER
N6W27539 NORTHVIEW RD
WAUKESHA, WI 53188
PHONE: (262) 786-5003

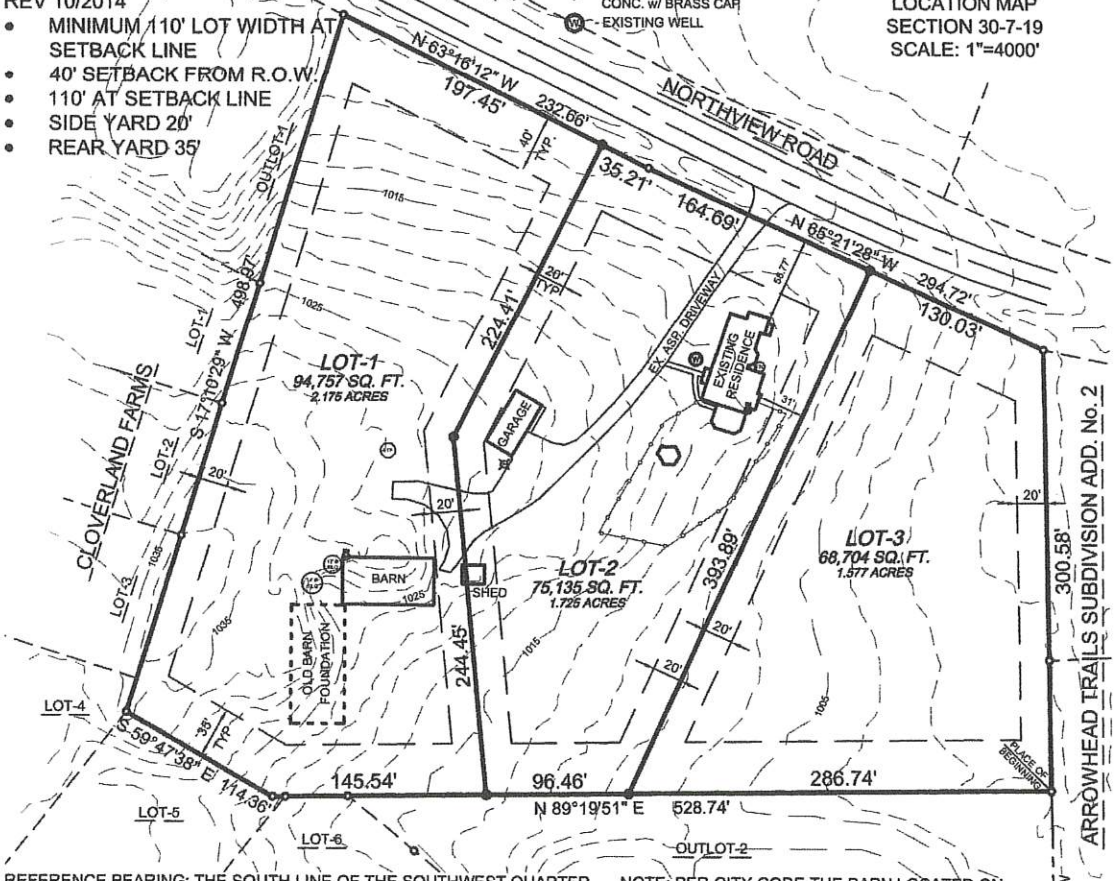
SURVEYOR:
JOHN R. STIGLER, PLS
JAHNKE & JAHNKE ASSOC., INC.
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188-2479
PHONE: (262) 542-5797



LOCATION MAP
SECTION 30-7-19
SCALE: 1"=4000'

LEGEND
- 1" IRON PIPE FOUND
- IRON PIPE 18" x 1" DIA. PLACED 1.13 LBS. PER LIN. FT.
- SECTION CORNER MONUMENT CONC. w/ BRASS CAP
- EXISTING WELL

RS-4 ZONING
PER CCH 17.0408 CITY OF PEWAUKEE
REV 10/2014
- MINIMUM 110' LOT WIDTH AT SETBACK LINE
- 40' SETBACK FROM R.O.W.
- 110' AT SETBACK LINE
- SIDE YARD 20'
- REAR YARD 35'



REFERENCE BEARING: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWN 7 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF N 86°47'00" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)

NOTE: THE EXISTING DRIVEWAY SERVING THE BARN SHALL BE MODIFIED TO CONFORM TO SECTION 17.0604, PRIOR TO THE RECORDING OF THE CSM.

NOTE: PER CITY CODE THE BARN LOCATED ON LOT-1 SHALL BE RAZED WITHIN 12 MONTHS FROM COMMON COUNCIL APPROVAL OF THE CSM UNLESS A BUILDING PERMIT IS ISSUED FOR A NEW HOME. A LETTER OF CREDIT SHALL BE PROVIDED IN AN AMOUNT SUFFICIENT TO RAZE THE BARN, SUBJECT TO BE APPROVED BY THE CITY PLANNER.

SW COR SW 1/4 30-7-19 — 2399.422' N 86° 47' 00" E — SE COR SW 1/4 30-7-19

SOUTH LINE OF THE SW 1/4, SEC 30-7-17

WISCONSIN
JOHN R. STIGLER
S-1820
WAUKESHA
WIS.
LAND SURVEYOR

John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S -1820
DATED this 9th DAY of JUNE, 2021

INSTRUMENT DRAFTED BY JOHN R. STIGLER
P.S. Pewaukee 3541
FILE NAME: S:\PROJECTS\21-9329\DWG\21-9329.DWG

Being all of Lot 1 of Certified Survey Map No. 7955 and being a
Part of the NE 1/4 of the SW 1/4 of Section 30, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Commencing at the Southwest Corner of Section 30, Town 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, being marked by a concrete monument with brass cap; thence North 86°47'00' East along the South line of the Southwest Quarter (SW 1/4) of Section 30, 2395.35 feet to the Southeast corner of the Southwest Quarter (SW 1/4) of Section 30, Town 7 North, Range 19 East; thence North 00°51'40" West along the East line of the Plat of Cloverland Farms 1785.54 feet to the Southeast corner of Certified Survey Map No. 7955 recorded in Volume 68 of Certified Survey Maps on pages 328 – 330 inclusive as Document No. 2102679 and being the place of beginning of the land herein after described; thence continuing North 00°51'40" West300.58 feet along the East line of said Certified Survey Map No. 7955 to the South right-of-way line of Northview Road; thence North 65°21'28" West 294.72 feet along the South right-of-way line; thence North 63°16'12" West 232.66 feet along said South right-of-way line; thence South 17°10'29" West 498.97 feet along the West line of said Certified Survey Map No. 7955; thence South 59°47'38" East 114.38 feet along said South line; thence North 89°19'51" East 528.74 feet along said South line to the place of beginning.

Containing a net area of 238,595 square feet or 5.4773 acres of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the City of Pewaukee in surveying, dividing and mapping the same.

John R. Stigler
JOHN R. STIGLER– Wis. Reg. No. S-1820
Dated this 8th day of June, 2021

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)
The above certificate subscribed and sworn to me this 8th day of June, 2021.

My commission expires July 5, 2023

Peter A. Muehl
PETER A. MUEHL - NOTARY PUBLIC

PETER A. MUEHL
NOTARY PUBLIC
STATE OF WISCONSIN

NOTE: Lot-1 & 3 will require across approval from the City of Pewaukee at time of building permit.

NOTE: All sewer laterals must be extended at the time of residence construction (including Lot-2).

NOTE: Assessments will be owed prior to recording the CSM

WISCONSIN
JOHN R. STIGLER
S-1620
WAUKESHA
WIS.
LAND SURVEYOR

OWNER: DEBRA A. AUKOFER

Instrument drafted by John R. Stigler

P.S. Pewaukee 3541

Being all of Lot 1 of Certified Survey Map No. 7955 and being a
Part of the NE 1/4 of the SW 1/4 of Section 30, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

DEBRA A. AUKOFER, duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that it caused the land described on this map to be surveyed, divided and mapped as represented on this map. It also certifies that this Certified Survey Map is required to be submitted to the following for approval: City of Pewaukee.

_____
DEBRA A. AUKOFER

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

Personally came before me this_____day of_____, 2021, the above named DEBRA A. AUKOFER, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires _____

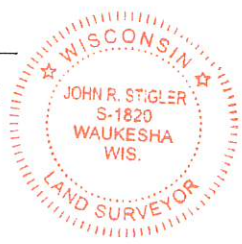
_____
NOTARY PUBLIC -

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

Personally came before me this ____ day of _____, 2021 _____ of the above named DEBRA A. AUKOFER, to me known as the person who executed the foregoing instrument, and to me known to be the _____ of the _____ and acknowledged that they executed the foregoing instrument as such officer as the deed of _____ by it authority.

_____
Notary Public - _____
State of _____
My commission expires _____

John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
Dated this 8th day of JUNE, 2021



OWNER: DEBRA A. AUKOFER

Instrument drafted by John R. Stigler

P.S. Pewaukee 3541

CERTIFIED SURVEY MAP NO._____

Being all of Lot 1 of Certified Survey Map No. 7955 and being a
Part of the NE 1/4 of the SW 1/4 of Section 30, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

PLAN COMMISSION APPROVAL:
Approved by the Plan Commission, City of Pewaukee, this _____ day of _____, 2021.

STEVE BIERCE – CHAIRMAN

AMI HURD – RECORDING SECRETARY

COMMON COUNCIL APPROVAL:
Approved by the Common Council, City of Pewaukee, this _____ day of _____, 2021.

STEVE BIERCE – MAYOR

KELLY TARCZEWSKI – CLERK/TREASURER

WISCONSIN
JOHN R. STIGLER
S-1820
WAUKESHA
WIS.
LAND SURVEYOR

John R. Stigler

JOHN R. STIGLER - Wis. Reg. No. S-1820
Dated this 8TH day of JUNE, 2021

OWNER: DEBRA A. AUKOFER

Instrument drafted by John R. Stigler

P.S. Pewaukee 3541

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 8.

DATE: June 21, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding **Ordinance 21-04** Related to Weapons Discharge for Urban Deer Management (*First Reading)* [Brown / Riffle]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Ordinance 21-04 Weapons Discharge

STATE OF WISCONSIN CITY OF PEWAUKEE WAUKESHA COUNTY

ORDINANCE NO. 21-04

AN ORDINANCE TO REPEAL AND RECREATE SECTION 6.02(3)(c) OF THE CITY ORDINANCE

WHEREAS, the City of Pewaukee enacted § 6.02(3)(c) of the City Code of Ordinances which provides an exception to the limitations on the discharge of weapons within the boundaries of the City pursuant to the terms of an Urban Deer Management program; and

WHEREAS, the Common Council wishes to expand the City's Deer Management program to use volunteer hunters within the context of a Nuisance Deer Permit issued to the City by the Wisconsin Department of Natural Resources.

NOW THEREFORE, the Common Council of the City of Pewaukee hereby repeals and recreates § 6.02(3)(c) of the City Code of Ordinances as follows:

SECTION 1:

§ 6.02(3)(c) of the City Code of Ordinances shall provide:

(3) EXCEPTIONS.

(c) When used pursuant to the terms of a City sponsored Volunteer Urban Deer Management program approved by the Common Council, excepted as follows:

1. The Program shall be according to DNR GENERAL PERMIT REQUIREMENTS, and Standard Nuisance Deer Permit Conditions FOR DEER HARVESTED BY NON-CONTRACTED HUNTERS.

2. The Program is specific to the Rocky Point Peninsula residential area, and adjoining Lake Pewaukee Sanitary District (LPSD) lands to the north and south.

3. The Program is limited to volunteer hunters vetted and receiving written consent by individual property owners, or in case of LPSD properties, the LPSD.

4. For hunting within Rocky Point conservancy areas under the jurisdiction of the Rocky Point Homeowners Association, the Program is limited to volunteer hunters vetted and receiving written consent by the Rocky Point Homeowners Association.

5. The Program is limited to Bows, Crossbows, and other like weapon or instruments only, from tree stands elevated a minimum of 10 feet off of the ground. No such weapons shall be discharged within 35 yards from a habitable building on any other adjacent property, unless the owner of such adjacent property or habitable building has given written

permission to be closer. In no case shall such weapons or instruments be discharged in a direction that could result in the projectile landing on or flying over any adjacent properties unless the owner(s) of such adjacent properties have given written permission to do so.

6. Under this Program, Hunters shall have permission to collect culled deer and deliver them for Chronic Wasting Disease (CWD) testing and processing of the meat for donation to food pantries or to private individuals. Property owners refusing to give volunteer hunters permission to collect culled deer from their property shall be responsible for tagging the deer, delivering the deer head to a DNR CWD testing site, and for donating culled deer either to private individuals or a food pantry, or otherwise disposing of the culled deer.

7. The time period for the Program hunt shall be from January 22, 20__ through February 28, 20__, or until such time that the City designates the use of CONTRACTED SHARPSHOOTERS, or otherwise extends or ends the volunteer program.

SECTION 2: Effective Date.

This ordinance shall be effective upon publication or posting as provided by law.

Dated this ____ day of June 2021.

CITY OF PEWAUKEE

_____
Steve Bierce, Mayor

ATTEST:

_____
Kelly Tarczewski, City Clerk

This ordinance posted or published _____ .

DATE: June 21, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding **Ordinance 21-07** Amending Chapter 17 of the City of Pewaukee Zoning Ordinance Including Sub-Sections 17.0702f., 17.0706c., 17.0708a., and Section 17.0711, Related to Electronic or Movable Copy Directional Signs and Menu Boards for Restaurants [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Sign Code Amendment Staff Report

Ch. 17 Ordinance Revisions

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

REPORT TO THE PLAN COMMISSION

Meeting of June 17, 2021

Date: June 11, 2021

Project Name: Digital Menu Boards and Directional Signs

Project Address/Tax Key No.: City-wide

Project Description/Analysis

The City received a request from Octane Coffee to place a 9 square foot digital monitor/sign on its building to provide messages to their customers. Currently the City's Sign Code does not permit this type of signage.

As such, staff prepared an amendment to the Sign Code that includes: 1) adding language to Section 17.0702f. to allow electronic or movable copy directional signs as may be approved by the Plan Commission; 2) adding language to Section 17.0706c. to allow movable words and numbers on permanent ground signs if serving solely as a menu board for a restaurant use; 3) adding a reference to Section 17.0702 within Section 17.0708a.; and 4) adding text to 17.0711 to allow movable copy as expressly allowed by ordinance.

The draft changes are attached for review and consideration.

Recommendation

A motion to recommend approval of the proposed Sign Code Amendment related to the allowance of electronic or movable copy directional signs and menu boards for restaurants.

possible access to the property is on a street property line the length of which is less than 300 feet, but in no case shall the distance be less than 150 feet.

c. Access barriers such as curbing, fencing, gates, ditching, landscaping, or other physical barriers may be required by the Plan Commission to prevent unauthorized vehicular ingress or egress to the above-specified streets or highways.

d. Temporary access to the above rights-of-way may be granted by the Common Council after review and recommendation by the highway agencies having jurisdiction. Such access permit shall be temporary, revocable, and subject to any conditions required, and shall be issued for a specific period, not exceeding 12 months.

SECTION 17.0700 SIGNS AND GRAPHICS

17.0701 INTENT AND PURPOSE

The intent of this section is to provide for and regulate the location and safe construction of signs in the City in a manner that will ensure that such signs are compatible with surrounding land uses, are aesthetic in design and structure and express the identity of individual proprietors and the community as a whole. It is the further intent that by these regulations, the community will be spared the presence of visual clutter and distraction along its thoroughfares by the display of multiple signs on the same property or on adjacent parcels with near identical content while at the same time ensuring that no property owner is denied his/her right to visually communicate in a regulated, aesthetic and morally responsible manner. It shall be unlawful for any person, firm or corporation to locate, erect, move, reconstruct, extend, enlarge, convert, or structurally alter any sign without first complying with the requirements of this section. All signs shall be maintained and kept in good repair. Signs intended to be permanent must be structurally affixed to a building, structure or a ground mounting and constructed of materials that are permanent in nature. All other signs are classified as temporary signs. Lighting and landscaping of permanent signs must be accomplished to the satisfaction of the Plan Commission. Certain types of signs may be prohibited as set forth in subsection 17.0708.

17.0702 SIGNS PERMITTED IN ALL ZONING DISTRICTS **WITHOUT A PERMIT**

Certain signs are permitted on private property in all zoning districts without a permit as may be set forth in the individual district regulations. No sign, however, may be located within a public right of way or on public lands without written permission of the public body having jurisdiction. No sign shall be erected on any property without a 'vision triangle' at street intersections. Signs erected in violation of the regulations in this section may be removed without notice. (See sub-section 17.0708) The following signs may be permitted in any zoning district without permit:

a. Memorial Sign, Tablet, Name of Building and Date of Erection Sign when cut into any masonry surface or when constructed of metal and affixed flat against a structure and not illuminated, thereby rendering them 'permanent' signs.

b. Any Official Sign such as traffic control, parking restrictions, public information and notices, not exceeding six (6) feet in height unless extended over public right-of-way by use of a cantilevered pole or structure, when authorized by the City. Portable temporary traffic warning or control equipment may be used by

the City or County emergency personnel or authorized highway construction crews within public rights-of-way without a permit.

c. Election Campaign Signs. Election campaign signs may be allowed in any district without a permit provided that permission shall be obtained from the property owner, renter, or lessee; and provided that such sign shall not be erected for more than the election campaign period (Wis. Stat. 12.04), and removed within seven (7) days following the election. Such signs in residential zoning districts shall not exceed 16 square feet on each sign face per sign, unless located on a county or state trunk highway or City designated arterial street, in which case the maximum sign area may be increased to 32 square feet; may not exceed six (6) feet in height; and, may not exceed a total of 32 square feet per lot. To avoid sign clutter and visual distraction, individual signs more than four square feet in area should be spaced apart from other signs on the property at least 30 feet. No such sign shall be placed on public lands, within public rights-of-way without permission of the unit or agency of government having jurisdiction and if so placed without such permission will be subject to removal without notice.

d. A Short Term Temporary Sign advertising such neighborhood or community-wide coming activities or events as: a garage sale; a civic organizations annual picnic, bicycle race or boat race; a 'grand opening'; a 'final close out'; a church raffle, picnic or ice cream social; or, a community or county annual fair or outing. Because such signs are intended to be temporary and, therefore, are usually not constructed of materials that will withstand wind, rain and snow conditions for long periods of time, they should be erected for only a short period of time in advance of the event and shall be removed within seven (7) days following the advertised event or activity. The signs shall conform to the size, height and location restrictions in section 17.0702c, above. No such sign shall be placed on public lands, within the rights of way of public streets or highways without written permission of the unit or agency of government having jurisdiction and if so placed without such permission will be subject to removal without notice. (Also see 17.0708).

e. Real estate 'For Sale' or "For Lease' sign. Such signs on an individual residential parcel shall not exceed 16 square feet in sign face area or, if related to an entire residential subdivision or development plat, may not exceed 32 square feet in area. Such signs in other zoning districts may not exceed 32 square feet in area. If such signs are illuminated a permit issued by the Building Inspector is required. Only one sign will be permitted for each street or lake frontage and must be placed on the property involved. Because such signs, though temporary, might be in place for a long period of time, such signs should be constructed of durable material and shall be maintained in good repair and must be removed within seven (7) days following the sale or lease of the individual building parcel or, if a multi-parcel development, the initial sale or lease of the last parcel in the development. The City may order removal or replacement of signs that are in disrepair. Such signs may not be erected in a location that will block vision of motorists at intersecting streets or at driveways. No such sign may be more than eight (8) feet in height and no such sign may advertise 'for sale' or 'for lease' land or property other than the premises on which the sign is located. (Also see sub-section 17.0708).

f. Small, Permanent On-Site Traffic Directional Signs erected within private development and not more than nine (9) square feet in area and not more than five (5) feet high. An electronic or movable copy directional sign may be permitted by the Plan Commission if determined to not adversely impact

adjacent properties or cause any traffic or other safety related concerns. Such signs shall be subject to conditions related to message duration, hold times, display change frequency, motion and animation restrictions, text scrolling limitations, lighting and brightness standards, limited hours of operation, and other operational functions as required by the Plan Commission.

17.0703 SIGNS PERMITTED IN INDIVIDUAL ZONING DISTRICTS **WITH A PERMIT**
The following signs may be permitted in any specific zoning district after application and issuance of a permit by the Building Inspector or Zoning Administrator**.** No sign, however, may be located within a public right of way or on public lands without written permission of the public body having jurisdiction or on any property within a 'vision triangle' of intersecting streets and if so erected or placed in violation of the regulations in this section may be removed without notice. (Also see 17.0708).

a. Permanent Bulletin Board for public, charitable or religious institutions not to exceed thirty-two (32) square feet in sign area, eight (8) feet in height and located on the premises of the institutional use. Such signs shall be set back from the property line at least one-quarter (1/4) of the building setback requirements of the District in which the property is located and be illuminated only to the extent necessary to permit reading of the sign from a maximum distance of 10 feet**.** Such signs may have a portion of the sign devoted to words and numbers that are changeable by hand and are not larger than four (4) inches in height.

b. Temporary Sign or Banner, other than those allowed under sub-section 17.0702. For purposes of this section a temporary sign or banner is one which will be used for no more than sixty (60) days in a six (6) calendar month period, measured from the date the sign is erected. In order to avoid visual clutter of multiple signs only one such sign or banner may be placed on a property street frontage. Such signs shall not exceed 16 square feet in area in residential districts, 32 square feet in sign area in all other districts when placed on the property line abutting a minor, collector or standard arterial street, or up to 100 square feet in sign area when placed on commercial or industrial zoned property and at least 100 feet from the edge of the nearest through traffic lane of an expressway or freeway; shall be attached to the principle building or be erected as a ground sign no more than eight (8) feet in height in an aesthetic and structurally sound manner and shall meet all setback regulations as set forth in this section. Portable signs with or without wheels and signs on trucks, trailers or other vehicles that are parked on public or private property with the intent to be used for temporary or permanent advertisement purposes are not in keeping with the aesthetic requirements of this ordinance and are, therefore, not allowed.

17.0704 SIGNS PERMITTED IN AGRICULTURAL ZONING DISTRICTS **WITH A PERMIT**
The following signs are permitted in Agricultural Zoning Districts upon the issuance of a permit by the Building Inspector or Zoning Administrator, and subject to the following regulations:

a. Permanent Name, Occupation or Organization Sign not to exceed ten (10) square feet in sign area, six (6) feet in height, and not exceeding one (1) sign per 450 feet of street or highway frontage. No such sign may be erected on public street or highway rights of way or within the vision triangle of two intersecting streets**.**

b. 'For Sale' or 'For Lease/rent' sign pertaining to the sale or lease of a farm building or the sale of farm produce raised on the farm, farm equipment or animals. Such signs shall not exceed six (6) feet in height; may be located on the property line up to 25 square feet in area and must be set back from the

property line one (1) foot for each additional square foot in sign area over 25 square feet up to 50 square feet in area; and, shall not exceed one (1) sign per street frontage. No such sign shall be erected or maintained within an inside curve of a highway unless such signs are placed at least fifty (50) feet from the highway right-of-way and further than fifty (50) feet from the right-of-way as may be necessary to prevent such sign from interfering with vision along the highway for a distance of at least one thousand (1,000) feet in each direction by those traveling thereon. Such signs are considered temporary signs and shall be removed no later than seven (7) days after closing of the sale or lease and the permit for such sign shall expire on June 30th each year unless extended for a specific period of time by official action of the Zoning Administrator or Plan Commission.

17.0705 SIGNS PERMITTED IN RESIDENTIAL DISTRICTS **WITH A PERMIT**

The following signs are permitted in residential districts upon the issuance of a permit by the Building Inspector or Zoning Administrator and subject to the following regulations:

a. Permanent Name Sign not exceeding four (4) square feet in sign area and located on the premises.

b. Permanent Subdivision/Development Identification Sign no more than six (6) feet in height; constructed of wood, metal and/or masonry; and, of a design which will be compatible with the landscape and shall state only the name and address of the subdivision. Such signs and their location**,** height and size shall be reviewed and approved by the Plan Commission and/or the City Planner prior to issuance of a permit.

17.0706 SIGNS PERMITTED IN BUSINESS, INDUSTRIAL, PARK AND INSTITUTIONAL DISTRICTS **WITH A PERMIT**

The following signs are permitted in all Business, Industrial, Park and Institutional Districts upon the issuance of a permit by the Building Inspector or Zoning Administrator and subject to the following restrictions:

a. Permanent Wall Sign placed on or against the exterior wall(s) of buildings shall not extend more than one (1) foot outside of a building's wall surface; shall not exceed in sign area the equivalent of two (2) square feet for each linear one (1) foot of building (store) and, any ancillary lighting shall be shielded to avoid glare. Wall signs (and structure) shall not extend above the ceiling level of the top floor of the building upon which they are located and shall not block window, door or vent openings. Such signs may not be used as ‘for sale’ or ‘for lease/rent’ signs except for the property on which the sign is located. The sign must comply with the site and building standards set forth in sub-section 17.0210.

b. Permanent Projecting Sign fastened to, suspended from or supported by structures on buildings shall not exceed 50 square feet in sign area, or 100 percent of the building setback from the property line as expressed in square feet, whichever is larger, to a maximum of 150 square feet for any one premise; shall not extend into any public right-of-way; shall not extend above the lowest point on the roof; shall not be less than ten (10) feet from all side lot lines, or beyond the building wall, whichever is less; shall not exceed a height of 16 feet above the adjacent center line street grade and shall not be less than ten (10) feet above the level of the primary access, nor less than 15 feet above a driveway and, shall not be located within 150 feet from any ground sign. Such

sign must comply with the site and building standards set forth in sub-section 17.0210.

c. Permanent Ground Sign, other than billboards, as defined herein, shall not exceed 12 feet in height above the mean centerline grade of the nearest street unless approved by the Plan Commission; shall not exceed in sign area 25 square feet on one side at the street property line but may be increased in sign area size one (1) square foot for each one (1) foot the sign is set back from the street property line to a maximum of 150 square feet on one side. Only one (1) ground sign shall be allowed on a street frontage of a single (individual) property and no ground sign shall be placed closer than 150 feet from another ground sign, projecting sign or billboard. Any such sign located within 660 feet of a residential zoning district boundary shall not be illuminated during the seven hour period beginning at eleven (11) PM and ending at six (6) AM. No such sign shall have exposed flashing, digital or electrically movable lighting or images of any kind with the exception that such signs may have movable words and numbers if serving solely as a menu board for a restaurant use or if required by local, state or federal law. Such signs must comply with the site and building standards set forth in sub-section 17.0210. Permanent ground signs on parcels of more than five acres in area, over 75 feet in sign area, and any subsequent changes to such signs must be approved by the Plan Commission. (Also see sub-section 17.0708).

d. Off-Premise Directional/Sales Sign as defined herein, other than billboards when permitted by the Plan Commission, shall meet the requirements of the type of sign as set forth in this Section; shall not exceed two (2) in number within the City per business, resort or commercial recreation facility as well as the principal merchandise sold; shall not exceed in sign area 25 square feet on one side at the street property line but may be increased in size one (1) square foot for each one (1) foot the sign is set back from the street property line to a maximum of 50 square feet on one side; and, shall be a maximum three (3) miles distance from the designated business being advertised. Such sign may be placed only in a retail business or industrial zoning district. The permit for such sign shall expire on June 30th each year but may be extended for one year upon issuance of a new permit by the Zoning Administrator or Building Inspector. (Also see sub-section 17.0708).

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

g. Billboard as defined herein is considered a commercial use and as such may only be permitted in retail business or industrial zoned areas and when permitted by the Plan Commission shall not exceed 25 feet in height; shall be set back from a property line the same distance as set forth for principal buildings in the zoning district regulations; shall be located not closer than 1,320 feet from another billboard**,** ground sign or off-premises sign and no such sign shall have exposed, flashing, digital or electrically movable lighting, or images of any kind. A billboard located within 660 feet of a residential zoning district boundary shall not be illuminated during the seven hour period beginning at eleven (11) PM and ending at six (6) AM.

h. Combinations of any signs in this Section shall meet all the requirements for the individual sign.

i. Roof Signs as defined herein shall not be allowed.

j. All signs with no current permit must be removed.

17.0707 SIGNS PERMITTED IN CONSERVANCY AND FLOODPLAIN ZONING DISTRICTS WITH A PERMIT

Signs as permitted in sub-section 17.0703 (a) and (b) shall be permitted in the Upland and Lowland Conservancy Zoning Districts upon the issuance of a permit by the Building Inspector or Zoning Administrator. No sign may be permitted in a Floodplain District.

17.0708 SPECIAL RESTRICTIVE PROVISIONS

Following are special restrictive provisions that relate, generally, to all signs or premises in the City:

a. Roof Top signs; Flashing, Blinking or Electronically Movable Copy Signs, Portable and other movable signs, as well as any sign within a public street or highway right-of-way, shall be prohibited except as provided in sub-section 17.0702 or 17.0706 . Small permanent directional signs for religious and other institutional or governmental destinations within the community such as a hospital, a school, government building or a church may be located within public right-of-ways when approved by the Plan Commission or the county or state agency having jurisdiction.

b. Signs Facing on Federal Interstate or Federal Aid Primary Highways shall meet all the requirements and regulations set forth in Wisconsin statutes and federal regulations as well as the regulations for the type and location of signs set forth herein, whichever is more restrictive.

c. Words and Phrases on Signs should be kept to a minimum to allow reading or interpretation from a moving vehicle at posted speed limits without slowing down**,** thereby reducing potential traffic hazard. A combination of ten (10) words, sets of numbers, logos, or pictures should, under normal circumstances, be considered as a guide for maximum sign phrasing.

d. The Plan Commission or Zoning Administrator may require a cash bond or irrevocable letter of credit of the applicant for a permanent sign permit to ensure that the sign is erected as required by these regulations and the Plan Commissions directions.

e. Signs advertising land or building space 'For Sale' or 'For Lease/Rent' are temporary signs and may not be a permanent sign and must be removed when the property/premises on which the sign is located is sold, leased or rented. The permit for any such sign requiring a permit will expire on June 30th each year and must be renewed in writing by the Building Inspector to extend the permit. Such signs may not advertise properties other than the property on which the sign is located.

17.0709 SEARCHLIGHTS**/**BALLOONS

The Zoning Administrator or Building Inspector may permit the temporary use of a searchlight or balloons for advertising purposes in any district except residential districts provided that the searchlight or balloon will not be located in any public right-of-way; will not be located closer than 10 feet to an adjacent property; and, will not be a vision or audio nuisance or cause a hazard to traffic or adjoining properties. Searchlight and balloon permits shall be granted for a period of not

more than five (5) days in any six (6) month period and the searchlight shall not be illuminated during the period beginning at 10:00 PM and ending at dawn.

17.0710 FACING OF SIGNS

No illuminated signs, except those permitted in residential zoning districts, shall be permitted to face an adjoining residence and no sign-related illuminating device shall be directed toward residential parcels in a residential zoned district.

17.0711 LIGHTING, DESIGN AND COLOR

Signs shall not resemble, imitate, or approximate the shape, size, form or color of railroad or traffic signs, signals or devices. Signs shall not obstruct or interfere with the effectiveness of railroad or traffic signs, signals, or devices. Signs shall not be erected, relocated, or maintained so as to prevent free ingress to or egress from any door, window, or fire escape and no sign shall be attached to a standpipe or fire escape. Signs shall be placed so as not to obstruct or interfere with traffic visibility and shall not be lighted in a way which causes glare or impairs driver visibility upon public ways. Except as expressly allowed by ordinance, ~~Continuous~~ continuous moving (traveling) copy, electronically movable copy, or flashing picture signs shall not be allowed. Signs may be illuminated as set forth herein, but non-flashing, decorative or wall art shall only be allowed after affirmative action by the Plan Commission.

17.0712 EXISTING SIGNS

Signs lawfully existing at the time of the adoption of or related amendment to this section may be continued although the size or location does not conform to this section provided that the owners of such signs shall, within three (3) months of the effective date of this section or any amendment thereto, fill out a permit application for the Building Inspector's records. Upon the filing of such application, the Building Inspector shall issue an initial permit to the sign owner without fee. Certain existing signs are of a type that requires a permit that is valid for a specific time period and are subject to the regulation of such signs as set forth herein.

Nonconforming permanent signs shall be kept in good repair, but the cost of maintenance shall not be considered grounds for their continued use. If not kept in good repair to the satisfaction of the Building Inspector, the Building Inspector may require removal of the sign within a 60 day period. The owners of signs which are not repaired, painted, or maintained pursuant to written notification and orders by the Building Inspector shall also be subject to enforcement action. (See sub-section 17.0715)

17.0713 ADMINISTRATION

Applications for permits for the erection of signs requiring a permit shall be filed with the Building Inspector, who shall review the application for its completeness, accuracy and adherence to this ordinance and approve or deny the application within a reasonable period from the date of receipt unless the time is extended by written agreement with the applicant. A sign permit shall become null and void if work authorized under the permit has not been completed within six (6) months from the date of issuance. Applications shall be made on forms provided by the Building Inspector and shall contain or have attached thereto at least the following information:

a. Name, Address, and Telephone Number of the applicant, and location of building, structure, lot or property to which or upon which the sign is to be attached or erected.

b. Name of Person, Firm, Corporation or Association erecting the sign.

c. Written Consent of the owner or lessee of the building, structure, or land to which or upon which the sign is to be affixed or erected.

d. A Scale Drawing of such sign indicating the dimensions, the materials to be used, the type of illumination, if any, and the method of construction and attachment.

e. A Scale Site Drawing indicating the location and position of such sign in relation to nearby buildings, structures, property boundaries, streets, driveways or other signs.

f. Type of Sign such as 'permanent' or 'temporary' or 'for sale/lease'.

g. Copies of any other permit required and issued for said sign, including the written approval by the Electrical Inspector in the case of illuminated signs. The Building Inspector shall examine the plans and specifications, inspecting all wiring and connections to determine if the same complies with the City Codes and Ordinances.

h. Additional Information such as photographs

i. Payment of a fee as set forth herein. The Building Inspector may, if necessity requires, direct that the applicant for a sign permit meet with the Plan Commission to review the request and provide guidance in the issuance of the permit or interpretation of the standards.

17.0714 INSPECTION AND REMOVAL OF SIGNS

From time to time the Zoning Administrator or Building Inspector may inspect signs within the City for compliance with the provisions of this Section and if such provisions are not being met, such fact shall be reported to the sign owner with a request that the sign be made to comply with this Section. If, within a reasonable period of time set by the Building Inspector (see Sections 17.0712 and 17.0713), the sign is not made to comply with this Section, the Building Inspector may direct that the sign be removed by the owner, and if not so removed shall cause the sign to be removed and the cost of such removal assessed to the sign owner or the owner of the property from which the sign is removed.

17.0715 MAINTENANCE OF PERMANENT SIGNS

The owner of a permanent sign and/or the owner of the land on which the sign is located shall maintain such sign in good and safe condition which includes restoring, repainting, or replacement of a worn or damaged legally existing sign to its original condition, and shall maintain the premises on which the sign is erected in a clean, sanitary, and inoffensive condition, free and clear of all obnoxious substances, rubbish, weeds, and grass. Failure to do so after notice from the Building Inspector shall be cause for the removal of such signs under sub-section 17.0714. Whenever the Building Inspector determines that the cost to repair a sign will exceed 50% of its replacement cost, such sign shall be deemed a hazard and the Building Inspector shall order its removal as set forth in sub-section 17.0714. This Section shall apply to both new and legal nonconforming signs.

17.0716 SIGN CONSTRUCTION STANDARDS

a. Wind Pressure and Dead Load Requirements: All permanent signs and other advertising structures shall and temporary signs should be designed and constructed to withstand wind pressure of not less than 30 pounds per square

foot of area, and shall be constructed to receive dead loads as required in the City Building Code or other Ordinances.

b. Protection of the Public: The temporary occupancy of a sidewalk or street or other public property during construction, removal, repair, alteration, or maintenance of a sign is permitted provided the space occupied is roped off, fenced off, or otherwise isolated to prevent hazard to pedestrians and property.

c. Supporting Members or Braces of all signs shall be constructed of galvanized iron, properly treated wood, stainless steel, or other non-corrosive, non-combustible material. All projecting signs, if placed at an angle to the wall of any building, shall be attached by such non-corrosive metal bolts, anchors, cable, or other metal attachments as shall ensure permanent and safe construction and shall be maintained free from defects, rust or other deterioration. Every means or device used for attaching any sign shall extend through the walls of the building should the Building Inspector determine that the safe and permanent support of such sign so requires and shall be securely anchored by wall plates and nuts to the inside of the walls or to bearings on the underside of two (2) or more roof or ceiling joists in accordance with instruction given by the Building Inspector. Small, flat signs containing less than 10 square feet of area may be attached to a building by the use of non-corrosive lag bolts or other means to the satisfaction of the Building Inspector.

d. No Signs, or any part thereof, or sign anchors, braces, or guide rods shall be attached, fastened, or anchored to any fire escape, fire ladder, or stand pipe, and no such sign or any part of any such sign or any anchor, brace, or guide rod shall be erected, put up, or maintained so as to hinder or prevent ingress or egress through a door, doorway, or window or so as to hinder or prevent the raising or placing of ladders against a building by the Fire Department as necessity therefore may require.

17.0717 PERMIT FEES

a. Initial Application for a Sign Erection Permit and extension of such permits as required herein**.** Each application for a required permit or extension of a permit shall be accompanied by a fee as set forth in the City approved fee schedule. (See Appendix A). Each individual sign requires a permit unless specifically stated otherwise in these regulations. All permits for temporary signs expire on June 30th each year unless stated otherwise herein. The fees have been established by the Common Council as a part of the City's comprehensive fee schedule and are subject to periodic review and change by action of the Common Council.

b. Liability. The acceptance of fees as provided herein shall not be deemed an assumption of liability by the City.

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 10.

DATE: June 21, 2021

DEPARTMENT: Public Works

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and Possible Action for Sharing the Municipal Sanitary Sewer Extension and Water Main Oversizing Cost with Westridge Builders for the Swan View Farms Development Phase 2 [Wagner]

BACKGROUND:

On January 20, 2020, the Common Council took action to cost share with the Swan View Farms Developer, Westridge Builders, for the additional depth for sanitary sewer to serve properties beyond their subdivision. See attached agenda item and minutes. The Common Council approved approximately $475,000 cost share. The first phase has been completed and the cost share on this phase is $64,055.

The Developer is moving onto Phase 2 of the development. The Developer received new bids on the construction of Phase 2 from his contractor. The cost share in Phase 2 for sanitary sewer is now $476,075.

This results in a total cost share by the City at $540,130 which is $65,130 above the original approval. Recall this will be paid by the Sanitary Sewer Utility and future levied as a special assessment for all contributing areas. Staff still recommends completing this construction and is seeking affirmation of the increased value.

On a related but separate issue, the Developer is now also seeking a cost share for the Water Main upsizing. Staff required the Developer to install a 12" water main through the subdivision to Balmer Park. This would allow the City to connect through Balmer Park and a small stretch of Lindsay Road to the existing water main at the Sports Complex. This creates a secondary loop for the Northeast Quadrant of the City (Woodleaf Reserve, Victoria Station, etc.) and bolsters the fire protection in this area. Orginally this loop would extend from Swan Road (installed in 2014), but this subdivision gives us the opportunity to make this connection sooner and at a considerable shorter distance and cost. The loop to Swan Road will still be installed, but it gives the Utility some time to allow the development of this corridor and perhaps shared construction costs with a further Developer in the area.

The requested cost share is $51,772.50. This cost would be included in our next rate case and paid through the rates of the water utility since it would be a benefit to the system overall. In the short term, this would be added to our borrowing for 2021 for the Water Utility projects.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

Common Council agrees to the additional cost share for the additional depth of sanitary sewer and the cost share of the

water main upsizing in the Swan View Farms Development Phase 2 contingent on an agreement for the terms of the cost share (to be drafted by our City Attorney for execution by the Developer and the City), and the cost be recovered through a special assessment of the benefited area and through the water rates in a future rate case.

ATTACHMENTS:

Description

20200120 agenda item

20200120 minutes

2021 Cost Share Request

Sewer Cost Share Original

Sewer Cost Share 2021

Water Main Cost Share

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 7.

DATE: January 20, 2020

DEPARTMENT: Public Works

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and Possible Action for Sharing the Municipal Sanitary Sewer Extension Cost with Westridge Builders for the Swan View Farms Development [Wagner]

BACKGROUND:

Westridge Builders (Developer) has proposed and received City of Pewaukee approval for the development of Swan View Farms (the reddish pink area on the sewer service map). As part of this development, the extension of municipal sanitary sewer service will reach near the South edge of Balmer Park (the red dot on the sewer service map). The City had a consultant review the sewer service area and then undertook an in-house study of the sanitary sewer service area with the proposed subdivision to determine the most effective way to serve this area with municipal sanitary sewer. During these studies, several alternatives were considered of which two alternatives appear to be the most relevant. They include: Alternate A- one large lift station to serve the area or the existing Broken Hill lift station deepened and expanded including a interceptor line in bedrock or Alternative B- 2 or 3 smaller lift stations to serve the area which would pump through a larger lift station downstream reducing the amount of sewer installed in bedrock. Staff has determined Alternative A is the more desirable alternative as it reduces the number of lift stations and thereby reduces the operations and maintenance cost long term. Due to the larger lift station benefiting a large area of land outside of the current development and the location would be on a parcel of land not within the current development, the Developer requested to install a smaller temporary lift station to serve his development in the interim until the larger lift station could be built. Staff agreed and it should be noted the temporary lift station can serve a limited amount of land outside of the current development.

As discussions for the new development progressed, City Staff informed the developer that his sanitary sewer and temporary lift station would need to be about 10 feet deeper to allow for the service of lands beyond his proposed subdivision. The developer was designing the sewer service for his development in a manner which would largely be out of the bedrock that is prevalent in the area. With the requested 10 feet of additional depth, the sewer will now be in bedrock and will require blasting for its installation. The developer has presented a preliminary cost estimate showing the additional 10 feet in depth in bedrock will cost an additional $474,986 (see attached estimate). The Developer is requesting the Sewer Utility pay for this additional expense as the benefit is for the service of lands outside of his development. Staff does not object to this cost sharing proposal, however further discussions are needed to ensure the cost estimate provided is accurate. In addition, we would need to finalize the numbers once actual construction bids are obtained and executed by the Developer. Staff would also seek to recover this cost through an assessment on the benefited lands as discussed below.

The service area this sanitary sewer could serve includes an existing subdivision north of Lindsay Road (Woods Edge) which is currently on septic and developable lands in the Northeast corner of Swan Road and Lindsay Road (this is the blueish purple area shown on the sewer service map). Staff has had discussions with the owner of the developable lands as he has an interest in potentially developing the lands if sanitary sewer was available to him. He is currently waiting to see the outcome of the Swan View Farms development before he contemplates his development.

The bright pink area shown on the on the sewer service map show the areas that will ultimately be served by the larger lift station. A couple of property owners in the bright pink area on the west side of the proposed development (one immediately west of the development and the second west of Swan Road) have been discussing with City Staff possible development alternatives. This area may be able to be served by the temporary lift station, however they would not benefit from the deeper sewer within the Swan View Farms development. Staff would need to evaluate the extra capacity of the temporary lift station and these developments would need to extend sewer to their properties that would tie into the temporary lift station.

The temporary lift station within the Swan View Farms Development would be removed and an interceptor sewer installed to the larger lift station that will serve the entire service area at some time the future (this would be all the colored areas on the sewer service map). It is unclear the exact time frame for the construction of this future lift station. Staff is considering the expansion of the Broken Hill Lift station or the construction of a new lift station which may or may not include the abandonment of the current Broken Hill lift station. Additional studies will need to be completed before a decision can be made on the future lift station.

FINANCIAL IMPACT:

The City would need to enter into an agreement with the Developer to fund the additional depth of sewer, estimated at $474,986. The Sewer Utility has funds to complete this work on hand currently. The cost would ultimately be recaptured through an assessment for the lands that would be tributary to this section of sewer (the blueish purple area). This would likely be an Interceptor Capacity Assessment (ICA) for the area which would be collected upon connection to the system.

RECOMMENDED MOTION:

Common Council agrees to cost share for the additional depth of sanitary sewer in the Swan View Farms Development contingent on Staff review of the final construction bids, an agreement for the terms of the cost share (to be drafted by our City Attorney for execution by the Developer and the City), and the cost be recovered through a special assessment of the benefited area.

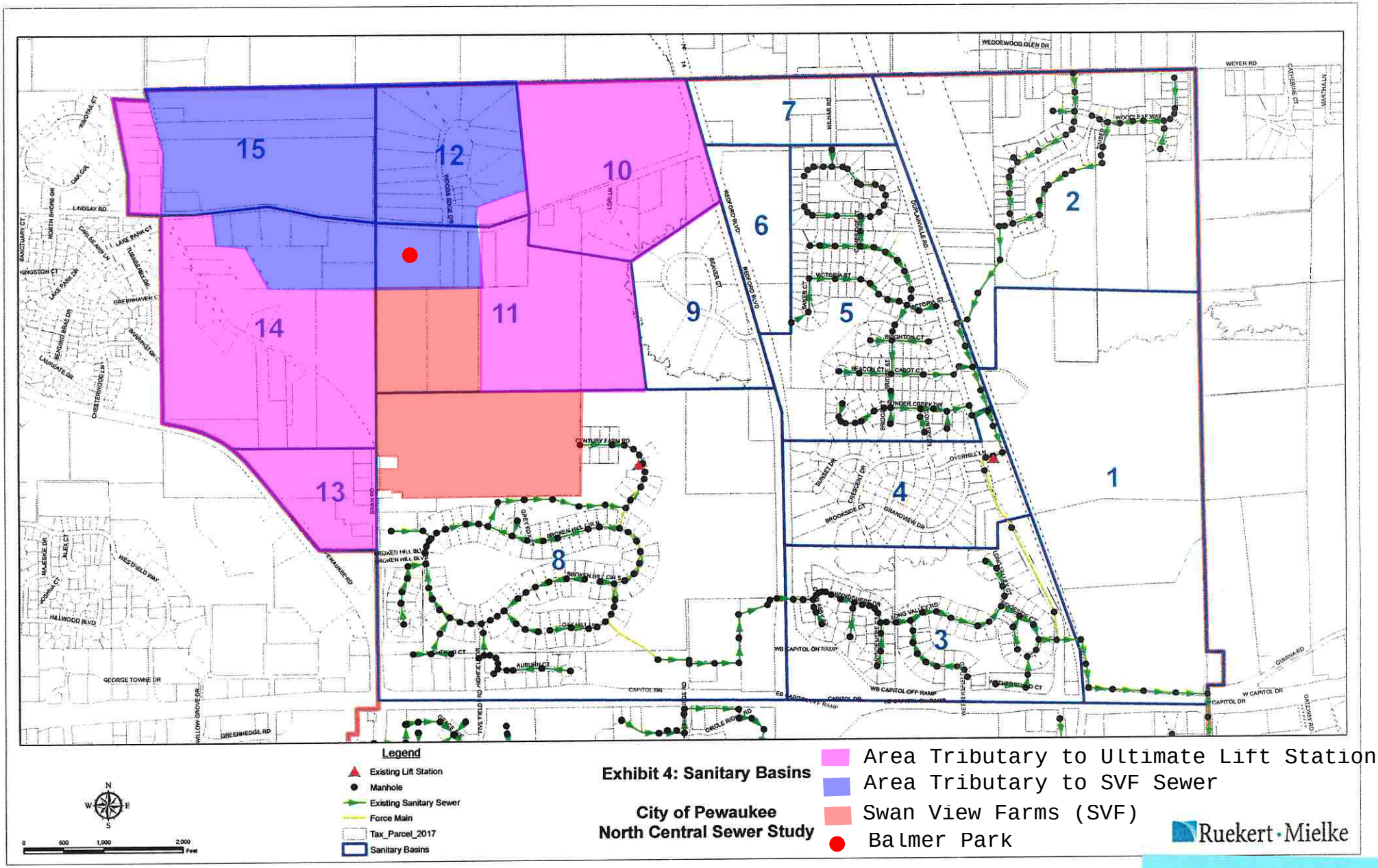
ATTACHMENTS:

Description

Sewer Service Map

Sewer Cost Estimate

Swan View Prelim Plat


15
12
10
7
6
2
14
11
9
5
1
13
4
8
3
Legend
Existing Lift Station
Manhole
Existing Sanitary Sewer
Force Main
Tax_Parcel_2017
Sanitary Basins
Exhibit 4: Sanitary Basins
City of Pewaukee
North Central Sewer Study
Area Tributary to Ultimate Lift Station
Area Tributary to SVF Sewer
Swan View Farms (SVF)
Balmer Park
Ruekert·Mielke

UPI, LLC [P] 262-548-9451 [F] 262-548-0904

2180 S. SPRINGDALE RD., NEW BERLIN, WI 53146

TO: CARL TOMICH - WESTRIDGE BUILDERS

FROM: MIKE DRETZKA

RE: SWAN VIEW FARMS PHASE 2 SEWER COMPARISON

13-Jan-20

Item #	Description	Quantity	Units	Unit Price	Ext. Price
	SANITARY PHASE 2 SEWER BASE BID				
1	8" PVC MAIN - GRAVEL BF	1,653.00	L.F.	$103.00	$170,259.00
2	MANHOLE	11.00	EACH	$3,125.00	$34,375.00
	TOTAL SANITARY BASE:				**$204,634.00**
	SANITARY PHASE 2 DEEP SEWER FOR FUTURE SERVICE TO THE NORTH				
1	8" PVC C900 MAIN - GRAVEL BF	1,653.00	L.F.	$220.00	$363,660.00
2	DEEP MANHOLE (3 ADDITIONAL MH'S TO NORTH)	14.00	EACH	$7,520.00	$105,280.00
3	RISERS	9.00	EACH	$1,920.00	$17,280.00
4	ROCK REMOVAL SANITARY TRENCH	1,700.00	L.F.	$102.00	$173,400.00
5	ROCK REMOVAL FOR DEEPER LIFT STATION	1.00	L.S.	$20,000.00	$20,000.00
	TOTAL DEEP SEWER:				**$679,620.00**
	TOTAL ADDITIONAL COSTS:				**$474,986.00**

UPI, LLC. IS A CERTIFIED MBE/DBE MINORITY BUSINESS

QUANTITIES LISTED ARE "PROPOSED" QUANTITIES, U.P.I. WILL BE PAID ON A PER UNIT INSTALLED BASIS.
ALL TRENCH SPOIL MATERIAL IS TO BE LEFT CAST ON SITE
ENGINEERING, SURVEY, PERMITS & INSPECTION FOR THE ABOVE LISTED ITEMS IS NOT INCLUDED.
LANDSCAPE OR PAVEMENT RESTORATION IS NOT INCLUDED EXCEPT WHERE NOTED
PAYMENT TO BE RECEIVED WITHIN 30 DAYS OF MONTHLY INVOICE.
1 1/2% INTEREST CHARGED ON ALL PAST DUE BALANCES

AGREED & ACCEPTED BY:_____ DATE:_____

PRELIMINARY PLAT
OF
SWAN VIEW FARMS

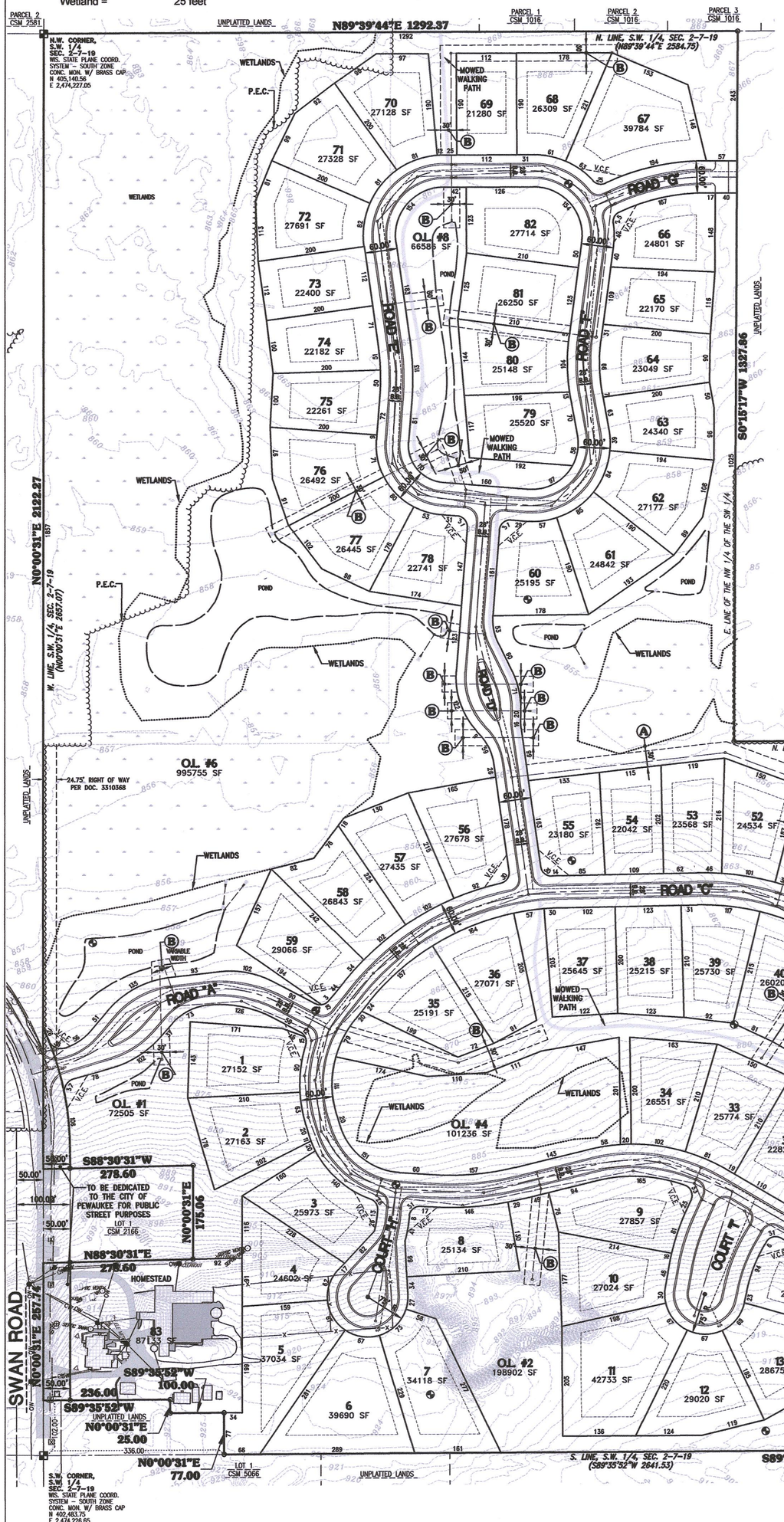
BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND ALL OF THE NORTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

Zoning District Summary

SINGLE-FAMILY
RESIDENTIAL DISTRICT Rs-4

LOT AREA = 20,000 s.f. min.
LOT WIDTH = 110 feet (at setback)

SETBACK
Street = (minimum) 40 feet
Side = 20 feet
Rear = 35 feet
Wetland = 25 feet

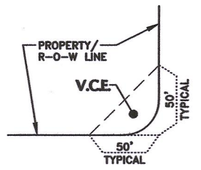


LEGEND

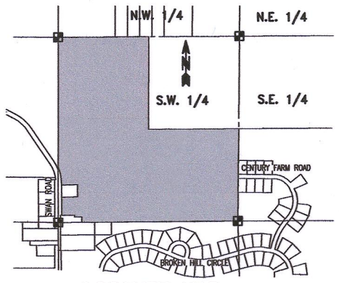
- INDICATES SOIL BORING LOCATION
- W — W — INDICATES EXISTING WATERMAIN
- INDICATES PROPOSED WATERMAIN
- SAN — INDICATES EXISTING SANITARY SEWER
- INDICATES PROPOSED SANITARY SEWER
- ST — INDICATES EXISTING STORM SEWER
- INDICATES PROPOSED STORM SEWER
- 800 — INDICATES EXISTING CONTOUR

VISION CORNER EASEMENT: (V.C.E.)

Lots 1, 3, 8, 9, 14, 20, 25, 55, 56, 59, 60, 66, 67, and Outlots 2 and 3 are herein subject to a Vision Corner Easement as shown on this plat. Vision corner easements to be granted to the Village of Summit: No structure of any kind shall be permitted within a vision corner which exceeds 2 feet above the intersection except for necessary highway and traffic signs, public utility lines and open fences, through which there is clear vision, nor shall any plant material be permitted which obscures safe vision of the approaches to the intersection.



VISION CORNER EASEMENT DETAIL



LOCALITY MAP:
SW 1/4, SEC. 2, T. 7 N., R. 19 E.
SCALE: 1"=1000'

BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

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

BASEMENT RESTRICTION FOR BEDROCK NOTE:

Although all Lots in the Subdivision have been reviewed and approved for development with single and multi-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of bedrock near the ground surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer be consulted regarding the construction of basements in these area where bedrock may be present near the ground surface. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

VISION CORNER EASEMENT: (V.C.E)

Lots 1, 3, 8, 9, 14, 20, 25, 55, 56, 59, 60, 66, 67 and Outlots 2 & 3 are subject to a Vision Corner Easement as shown on this Plat in that the height of all plantings, berms, fences, signs or other structures within the Vision Corner Easement is limited to 24 inches above the elevation of the center of the intersection. No access to any roadway shall be permitted within the Vision Corner Easement.

WETLAND / P.E.C DELINEATION NOTE:

Wetland boundaries shown herein were field delineated by Oneida Total Integrated Enterprises (OTIE) (Scott M. Horzen) on April 20, 2016 and provided in digital format. Primary Environmental Corridor (P.E.C.) boundaries shown herein were taken from SEWRPC records.

HORIZONTAL DATUM PLANE:

All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the South line of the S.W. 1/4 of Section 2, Town 7 North, Range 19 East, bears North 89°35'52" East.

VERTICAL DATUM PLANE:

All elevations are referenced to the National Geodetic Vertical Datum of 1929. Contours/Elevations shown on this Preliminary Plat are via a ground survey performed by Rams Contracting, LTD. and supplemented by Trio Engineering, LLC.

SCALE: 1"=100'
0 50 100 200

DEVELOPMENT SUMMARY:

1. Subdivision contains approximately 115.2217 Acres.
2. Subdivision contains 83 Lots and 8 Outlots.
3. All lots to be served by Public Sanitary Sewer and Watermain.
4. Public Streets to have Concrete Curb and Gutter, Metal Catch Basins, Underground Storm Sewer and Asphalt Pavement.
5. All lots to have Underground Telephone, Electric, Cable and Gas Service.
6. Proposed Zoning = "RS-4" (Single-Family Residential District).
7. Outlots 1, 2, 3, 6, 7, and 8 contain Stormwater Management Facilities and Open Space to be Owned and maintained by the Owners of all Lots within this Subdivision.
8. Outlots 3, 4, 5, 6, and 7 contain Wetland Conservancy Areas and Open Space to be Owned and maintained by the Owners of all Lots within this Subdivision.
9. The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1, 2, 3, 4, 5, 6, 7, and 8 of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.

EASEMENT LEGEND:
- (A) — 30' WIDE PUBLIC SANITARY SEWER EASEMENT
- (B) — 30' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

JOB NUMBER: 16-024-789-01	**DESCRIPTION:** PRELIMINARY PLAT	**REVISIONS:**
SHEET: 1 OF 1		

PROJECT:
SWAN VIEW FARMS
SINGLE FAMILY RESIDENTIAL SUBDIVISION
VILLAGE OF PEWAUKEE, WISCONSIN
BY: BWC INVESTMENTS, LLC.
N89°22'20 JOHNSON DR.
WAUKESHA, WI 53186

DEVELOPER:
BWC INVESTMENTS, LLC.
N89°22'20 JOHNSON DR.
WAUKESHA, WI 53186
PHONE:
FAX:

ENGINEER / SURVEYOR:
TRIO ENGINEERING, LLC
12660 W. NORTH AVE, BLDG. D
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481

AGENCIES HAVING THE AUTHORITY TO OBJECT:
- State of Wisconsin, Department of Administration
- Waukesha County, Department of Parks and Land Use

APPROVING AUTHORITY:
- Village of Pewaukee

SURVEYOR'S CERTIFICATE:
I hereby certify that this Preliminary Plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the Subdivision and Platting Code of the Village of Pewaukee.

Date: 8-17-18

Ted R. Indermuehle, P.L.S.
Professional Land Surveyor S-3119

WISCONSIN TED R. INDERMUEHLE S-3119 BROOKFIELD, WI LAND SURVEYOR

TRIO DESIGN • LAND SURVEYING CIVIL ENGINEERING

12660 W. NORTH AVE., BLDG. "D"
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: tindermuehle@trioeng.com

5. Discussion and Possible Action regarding Bridlewood Apartments
   5.1 Approve and Accept the Dedication of Easements for the Municipal Sanitary Sewer and Municipal Water Main Installed as Part of the Green Road Townhomes Phase 1 Development By Continental XIV Fund Limited Partnership.
   5.2 Approve **Resolution 20-01-01** Accepting the Public Improvements of the Green Road Townhomes Phase 1 Development.

Ms. Wagner stated the Bridlewood Apartments were sold. While doing their due diligence, it was determined that the City of Pewaukee never accepted the improvements as part of the developer's agreement from the 1990's. She said passing the resolution will accept the public improvements and concludes the developer's agreement. She said it was also determined that when the original certified survey map was recorded it did not include the easements for public utilities that run through the property. She said the water main does not run in a straight line; it has multiple angles throughout the property and the sewer easement is in the back of the property. She said the City attorney reviewed the language and a few tweaks were made this morning. It was noted that the legal descriptions were not correct and need to be revised. Ms. Wagner stated the owners have not responded to the changes yet.

A motion was made and seconded (J. Wamser, B. Dziwulski) to follow staffs' recommendations, contingent upon the Attorney's final review of documents and any comments made by the owners. Motion Passed: 5-For, 0-Against.

6. Discussion and Possible Action Regarding the Agreement Assigning Rights and Liabilities for the Completion of the Woodleaf Reserve Addition #2 Subdivision

Ms. Wagner stated Homes by Towne is selling the Woodleaf Reserve subdivision to two approved developers who are within the subdivision. It was noted they started their own partnership. She said this agreement will assign all the original developer's agreements to the new developers as well as the cash deposit and liabilities for the final improvements in phase III. She said it is currently within the one year warranty period. Ms. Wagner stated there is also a cash deposit for the construction of ponds for a future construction phase. Ms. Wagner stated additional language pertaining to the storm water maintenance agreement may be needed to assign the agreement to the new developers.

It was noted that the new entity will be called Woodleaf Investments LLC and would consist of Kaerek Builders and Korndoerfer Builders.

Mr. Bergman asked about the lift station and whether or not there were still outstanding credits on it. Ms. Wagner stated Town Homes built the Overhill lift station and it expired in September of last year, so that portion of the 10-10 agreement has been closed.

A motion was made and seconded (B. Dziwulski, R. Grosch) to approve the agreement contingent upon the City Attorney's final approval. Motion Passed: 5-For, 0-Against.

7. Discussion and Possible Action for Sharing the Municipal Sanitary Sewer Extension Cost with Westridge Builders for the Swan View Farms Development

Ms. Wagner stated Broken Hill subdivision basically surrounds the Swan View Farms development. She said there were issues in determining the best option for serving the new subdivision with sanitary sewer service. She said it was thought a portion could be served by the Overhill lift station and another

part of the subdivision could be served by the Broken Hill lift station. Ms. Wagner stated there is another area of the subdivision that is posing some issues related to topography and bedrock. She said they hired Ruekert and Mielke to do a study to determine the best way to service the area and they proposed two or three additional lift stations. Ms. Wagner stated the City is not in favor of this suggestion due to the amount of money it takes to maintain them. Staff reviewed the option further and felt one additional lift station would be the answer. She said another potential option would be to put in another wet well at Broken Hill with innovated hydraulics that would split the flow. She said the issue is the developer wants to get started right away and is not willing to wait. They want to have homes ready to sell by the end of the year. She said this was not enough time for the City to build a lift station.

Ms. Wagner stated they have talked to the developer and will allow them to build a temporary lift station that would serve approximately 85 homes they want to build. She said the temporary lift station could serve up to 200 homes. She stated there were other properties near that area that are also looking to develop.

Ms. Wagner stated the developer came to the City and said having the sanitary sewer go deeper into the bedrock would benefit the City and asked if the City was willing to cost share. She was told by the developer the cost estimate is an additional $475,000 to go ten feet deeper. Ms. Wagner stated she questioned the numbers.

Mayor Bierce asked who would be paying for the permanent lift station. Ms. Wagner stated only the undeveloped parcels would eventually hook up to it and they would be paying for it through assessments. She said operation and maintenance rates would also pay for a portion of the lift station, but would have to be approved by the Public Service Commission (PSC).

Mr. Bergman asked for clarification on the following. He said what he heard was that the developer has submitted plans and the City approved his temporary lift station, which will serve this development by pumping to the Broken Hill lift station. He said the City is then looking at a regional plan to serve sewer in this region so we are asking the developer to lower the sewer by ten feet so we can put a future lift station in the Swan View Farms subdivision. Ms. Wagner stated that was correct.

Mr. Kara asked what the annual maintenance cost is for a lift station. Ms. Wagner talked about current issues with some of the pumps but did not give a dollar amount. Mr. Grosch asked what the estimated cost of the pumping station and interceptor was. She stated the cost of construction is approximately $1 - $1.5 million for the station itself. When adding the lines it could be a total of $2 - $2.5 million. She said in this case there will be wetland and environmental issues that will require working with the Department of Natural Resources (DNR). She said this sewer will also need final connection to the Victoria Station lift station, which will result in construction costs downstream for force mains and gravity.

Mr. Kara estimated the assessment amount in that area would be $7,900 per property based on approximately 60 parcels. Mr. Klein stated that was no higher than in any other areas. He added there would be costs for the development of the lot and the sewer that goes into it.

A motion was made and seconded (B. Bergman, J. Wamser) to agree to cost share the additional depth of the sanitary sewer for the Swan View Farms development contingent upon staff review of the final construction bids and the agreement of terms to be drafted by the City

Attorney for execution by the developer and the City and the costs to be recovered by a special assessment of the benefited areas. Motion Passed: 5-For, 0-Against.

8. Discussion and Possible Action to Delay Construction and Re-Allocate 2020 Road Funds from Roundy's Industrial Park Phase 2 to Northview Road and Ishwane Court Sealing Projects

   Ms. Wagner suggested delaying construction of Roundy's Industrial Park Phase 2 that consists of Roundy's Circle, Roundy's Drive and Paul Road, due to a water main relay project taking place in Paul Road. She said by delaying this project, the water main expenses could become part of the 2021 Public Service Commission (PSC) rate case as well as the Safe Drinking Water Loan rate case for the well treatment system on Northmound. She said this will eliminate the need to spend $1 million of road construction funds this year.

   Ms. Wagner stated she had other ideas on how to utilize the money to prolong the pavement of other roads. She suggested using sealants on Northview Road and Ishwane Court. She estimated the cost to be $55,000 to $75,000 and asked the Council to reallocate the funds.

   A motion was made and seconded (B. Dziwulski, R. Grosch) to concur with staff recommendations and delay the Roundy's Industrial Park Phase 2 paving project to 2021 and reallocate $75,000 of those funds for sealing projects on Norhtmound Road and Ishwane Court. Motion Passed: 5-For, 0-Against.

9. Discussion Regarding **Ordinance 20-01** *(First Reading)* Repealing Section 1.01(1)(d) Spending Cap and Referendum Requirements for Building and Public Works Projects

   Mr. Klein stated this came to light while working on the facilities plan for the highway shop. He said the original ordinance in 2006 was created for political reasons after the recall election to placate the citizens' fears regarding government spending. He said other communities do not have ordinances like this. He asked Common Council to repeal it.

   Mr. Klein said the cap amounts were never revised over the years and are outdated. Ms. Wagner concurred and said the ordinance has road projects capped at $2 million dollars and construction costs have escalated over the years. She voiced her concerns regarding larger projects.

   It was stated that Attorney Riffle would prepare the formal ordinance for the next meeting.

10. Discussion and Possible Action Regarding **Resolution 20-01-02** Rescinding Person Property Taxes Pursuant to Section 74.33(1)(d) for State Farm Mutual Auto Insurance Company (PWC S519) in the Amount of $3.01

    Ms. Tarczewski stated this business is no longer in the City of Pewaukee and shouldn't have received a personal property tax bill.

    A motion was made and seconded (B. Bergman, R. Grosch) to approve Resolution 20-01-02 rescinding the personal property taxes for State Farm Mutual Auto Insurance Company in the amount of $3.01. Motion Passed: 5-For, 0-Against.

11. Public Comment – None.

12. Closed Session – You are hereby notified that the Common Council and staff of the City of

Wagner, Magdelene

From: Carl Tomich <carlt@westridgebuilders.com>
Sent: Monday, June 14, 2021 12:14 PM
To: Wagner, Magdelene; Fuchs, Nick
Subject: Swan phase 2
Attachments: 0201_001.pdf; 0079_001.pdf; 0083_001.pdf

Maggie

Attached is a cost to upsize the rest of Swan phase 2 water main to 12" from 8", clearly this isn't needed for our subdivision and I assume you all want this for future expansion. Please confirm that this is something you all requested and I request this is added for reimbursement. Attached is also the new pricing (and old) for doing the extra deep utilities that was approved last year, keep in mind these prices could go up again because the manufacture will not hold pricing until the pipe is actually made. We have put in the order because the lead time is longer than normal as you might imagine .

Carl

Carl P Tomich
President/C.E.O.
P262.547.0326 F262.542.4361
carlt@westridgebuilders.com
www.westridgebuilders.com





OLD

UPI, LLC [P] 262-548-9451 [F] 262-548-0904

2180 S. SPRINGDALE RD., NEW BERLIN, WI 53146

TO: CARL TOMICH - WESTRIDGE BUILDERS

FROM: MIKE DRETZKA

RE: SWAN VIEW FARMS PHASE 2 - CITY COST BREAKDOWN

02-Mar-20

Item #	Description	Quantity	Units	Unit Price	Ext. Price
	DEEP SANITARY FOR FUTURE				
4	ROCK REMOVAL	1,700.00	L.F.	$102.00	$173,400.00
5	8" PVC C900 SANITARY > 15' DEEP - GRAVEL BF	1,639.00	L.F.	$229.00	$375,331.00
6	DEEP MANHOLE	11.00	EACH	$7,900.00	$86,900.00
7	RISER	9.00	EACH	$1,920.00	$17,280.00
			TOTAL SANITARY:		**$652,911.00**
	SANITARY				
1	8" PVC MAIN - GRAVEL BF	1,639.00	L.F.	$115.00	$188,485.00
3	MANHOLE	11.00	EACH	$3,160.00	$34,760.00
			TOTAL SANITARY:		**$223,245.00**
			CITY COST VARIANCE:		**$429,666.00**

UPI, LLC [P] 262-548-9451 [F] 262-548-0904

2180 S. SPRINGDALE RD., NEW BERLIN, WI 53146

OLD

TO: CARL TOMICH - WESTRIDGE BUILDERS
FROM: MIKE DRETZKA
RE: SWAN VIEW FARMS PHASE 2

02-Mar-20

Item #	Description	Quantity	Units	Unit Price	Ext. Price
	SANITARY				
1	8" PVC MAIN - GRAVEL BF	1,149.00	L.F.	$115.00	$132,135.00
2	6" PVC LATERALS	23.00	EACH	$2,750.00	$63,250.00
3	MANHOLE	7.00	EACH	$3,160.00	$22,120.00
4	ROCK REMOVAL	1,700.00	L.F.	$102.00	$173,400.00
5	8" PVC C900 SANITARY > 15' DEEP - GRAVEL BF	1,639.00	L.F.	$229.00	$375,331.00
6	DEEP MANHOLE	11.00	EACH	$7,900.00	$86,900.00
7	RISER	9.00	EACH	$1,920.00	$17,280.00
	TOTAL SANITARY:				**$870,416.00**
	WATER MAIN				
1	12" PVC MAIN - GRAVEL BF	1,405.00	L.F.	$86.00	$120,830.00
2	12" VALVE	5.00	EACH	$2,715.00	$13,575.00
3	8" PVC MAIN - GRAVEL BF	1,167.00	L.F.	$59.00	$68,853.00
4	8" VALVE	3.00	EACH	$1,330.00	$3,990.00
5	HYDRANT W/ LEAD & VALVE	7.00	EACH	$5,677.00	$39,739.00
6	1 1/4" PE SERVICE	23.00	EACH	$2,210.00	$50,830.00
	TOTAL WATER:				**$297,817.00**
	STORM				
1	12" RCP - GRAVEL BF	845.00	L.F.	$56.00	$47,320.00
2	15" RCP - GRAVEL BF	795.00	L.F.	$55.00	$43,725.00
3	15" RCP - SPOIL BF	350.00	L.F.	$48.00	$16,800.00
4	18" RCP - GRAVEL BF	235.00	L.F.	$50.00	$11,750.00
5	21" RCP - GRAVEL BF	57.00	L.F.	$52.00	$2,964.00
6	24" RCP - GRAVEL BF	50.00	L.F.	$73.00	$3,650.00
7	30" RCP - GRAVEL BF	278.00	L.F.	$85.00	$23,630.00
8	12" FES W/ RIP RAP	3.00	EACH	$915.00	$2,745.00
9	15" FES W/ RIP RAP	5.00	EACH	$915.00	$4,575.00
10	18" FES W/ RIP RAP	1.00	EACH	$1,020.00	$1,020.00
11	21" FES W/ RIP RAP	1.00	EACH	$1,130.00	$1,130.00
12	24" FES W/ RIP RAP	1.00	EACH	$1,140.00	$1,140.00
13	30" FES W/ RIP RAP	1.00	EACH	$1,275.00	$1,275.00
14	INLET	28.00	EACH	$2,195.00	$61,460.00
15	MANHOLE	5.00	EACH	$2,400.00	$12,000.00
16	FIELD INLET	3.00	EACH	$2,250.00	$6,750.00
17	OUTLET STRUCTURE W/ GRATES	2.00	EACH	$6,200.00	$12,400.00
	TOTAL STORM:				**$254,334.00**
	TOTAL PROJECT:				**$1,422,567.00**

UPI, LLC. IS A CERTIFIED MBE/DBE MINORITY BUSINESS

PRICE DOES NOT INCLUDE BOND FEES

QUANTITIES LISTED ARE "PROPOSED" QUANTITIES, U.P.I. WILL BE PAID ON A PER UNIT INSTALLED BASIS.

ALL TRENCH SPOIL MATERIAL IS TO BE LEFT CAST ON SITE

ENGINEERING, SURVEY, PERMITS & INSPECTION FOR THE ABOVE LISTED ITEMS IS NOT INCLUDED.

LANDSCAPE OR PAVEMENT RESTORATION IS NOT INCLUDED EXCEPT WHERE NOTED

ROCK EXCAVATION (IF REQUIRED) WILL BE AT $260.00 PER C.Y.

HEAVY OR FORMAL DEWATERING (IF REQUIRED) WILL BE CHARGED ON A TIME AND MATERIAL BASIS.

PAYMENT TO BE RECEIVED WITHIN 30 DAYS OF MONTHLY INVOICE.

1 1/2% INTEREST CHARGED ON ALL PAST DUE BALANCES

AGREED & ACCEPTED BY:_____ DATE:_____

UPI, LLC [P] 262-548-9451 [F] 262-548-0904

2180 S. SPRINGDALE RD., NEW BERLIN, WI 53146

TO: CARL TOMICH - WESTRIDGE BUILDERS

FROM: MIKE DRETZKA

RE: SWAN VIEW FARMS PHASE 2 - REVISED CITY COST BREAKDOWN

07-Apr-21

Item #	Description	Quantity	Units	Unit Price	Ext. Price
	DEEP SANITARY FOR FUTURE				
4	ROCK REMOVAL	1,700.00	L.F.	$116.00	$197,200.00
5	8" PVC C900 SANITARY > 15' DEEP - GRAVEL BF	1,639.00	L.F.	$250.00	$409,750.00
6	DEEP MANHOLE	11.00	EACH	$8,185.00	$90,035.00
7	RISER	9.00	EACH	$1,995.00	$17,955.00
			TOTAL SANITARY:		**$714,940.00**
	SANITARY AT ORIGINAL DESIGN DEPTH FOR DEVELOPMENT				
1	8" PVC MAIN - GRAVEL BF	1,639.00	L.F.	$120.00	$196,680.00
3	MANHOLE	11.00	EACH	$3,835.00	$42,185.00
			TOTAL SANITARY:		**$238,865.00**
			CITY COST RESPONSIBILITY:		**$476,075.00**

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AGREED & ACCEPTED BY:_____ DATE:_____

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2180 S. SPRINGDALE RD., NEW BERLIN, WI 53146

TO: CARL TOMICH - WESTRIDGE BUILDERS

FROM: MIKE DRETZKA

RE: SWAN VIEW FARMS PHASE 2 - REVISED COSTS

07-Apr-21

Item #	Description	Quantity	Units	Unit Price	Ext. Price
	SANITARY				
1	8" PVC MAIN - GRAVEL BF	1,149.00	L.F.	$120.00	$137,880.00
2	6" PVC LATERALS	23.00	EACH	$3,014.00	$69,322.00
3	MANHOLE	7.00	EACH	$3,835.00	$26,845.00
4	ROCK REMOVAL	1,950.00	L.F.	$116.00	$226,200.00
5	8" PVC C900 SANITARY > 15' DEEP - GRAVEL BF	1,639.00	L.F.	$250.00	$409,750.00
6	DEEP MANHOLE	11.00	EACH	$8,185.00	$90,035.00
7	RISER	9.00	EACH	$1,995.00	$17,955.00
	TOTAL SANITARY:				**$977,987.00**
	WATER MAIN				
1	12" PVC MAIN - GRAVEL BF	1,436.00	L.F.	$100.00	$143,600.00
2	12" VALVE	6.00	EACH	$2,725.00	$16,350.00
3	8" PVC MAIN - GRAVEL BF	1,410.00	L.F.	$67.75	$95,527.50
4	8" VALVE	5.00	EACH	$1,465.00	$7,325.00
5	HYDRANT W/ LEAD & VALVE	8.00	EACH	$5,645.00	$45,160.00
6	1 1/4" PE SERVICE	23.00	EACH	$2,325.00	$53,475.00
7	SAMPLE STATION	1.00	EACH	$3,645.00	$3,645.00
	TOTAL WATER:				**$365,082.50**
	STORM				
1	12" RCP - GRAVEL BF	845.00	L.F.	$58.00	$49,010.00
2	15" RCP - GRAVEL BF	795.00	L.F.	$57.00	$45,315.00
3	15" RCP - SPOIL BF	350.00	L.F.	$50.00	$17,500.00
4	18" RCP - GRAVEL BF	235.00	L.F.	$51.00	$11,985.00
5	21" RCP - GRAVEL BF	57.00	L.F.	$56.00	$3,192.00
6	24" RCP - GRAVEL BF	50.00	L.F.	$75.00	$3,750.00
7	30" RCP - GRAVEL BF	278.00	L.F.	$87.00	$24,186.00
8	12" FES W/ RIP RAP	3.00	EACH	$925.00	$2,775.00
9	15" FES W/ RIP RAP	5.00	EACH	$925.00	$4,625.00
10	18" FES W/ RIP RAP	1.00	EACH	$1,030.00	$1,030.00
11	21" FES W/ RIP RAP	1.00	EACH	$1,135.00	$1,135.00
12	24" FES W/ RIP RAP	1.00	EACH	$1,135.00	$1,135.00
13	30" FES W/ RIP RAP	1.00	EACH	$1,285.00	$1,285.00
14	INLET	28.00	EACH	$2,535.00	$70,980.00
15	MANHOLE	5.00	EACH	$2,450.00	$12,250.00
16	FIELD INLET	3.00	EACH	$2,300.00	$6,900.00
17	OUTLET STRUCTURE W/ GRATES	2.00	EACH	$6,300.00	$12,600.00
	TOTAL STORM:				**$269,653.00**
	TOTAL PROJECT:				**$1,612,722.50**

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PAYMENT TO BE RECEIVED WITHIN 30 DAYS OF MONTHLY INVOICE.

1 1/2% INTEREST CHARGED ON ALL PAST DUE BALANCES

AGREED & ACCEPTED BY:_____ DATE:_____

UPI, LLC [P] 262-548-9451 [F] 262-548-0904

2180 S. SPRINGDALE RD., NEW BERLIN, WI 53146

TO: CARL TOMICH - WESTRIDGE BUILDERS

FROM: MIKE DRETZKA

RE: SWAN VIEW FARMS PHASE 2 - 12" TO 8" WATER COST DIFFERENCE

07-Jun-21

Item #	Description	Quantity	Units	Unit Price	Ext. Price
	WATER MAIN - ORIGINAL PLAN W/ 8" WATER MAIN				
1	12" PVC MAIN - GRAVEL BF	1,436.00	L.F.	$100.00	$143,600.00
2	12" VALVE	6.00	EACH	$2,725.00	$16,350.00
3	8" PVC MAIN - GRAVEL BF	1,410.00	L.F.	$67.75	$95,527.50
4	8" VALVE	5.00	EACH	$1,465.00	$7,325.00
5	HYDRANT W/ LEAD & VALVE	8.00	EACH	$5,645.00	$45,160.00
6	1 1/4" PE SERVICE	23.00	EACH	$2,325.00	$53,475.00
7	SAMPLE STATION	1.00	EACH	$3,645.00	$3,645.00
	TOTAL BASE WATER:				**$365,082.50**
	WATER MAIN				
1	12" PVC MAIN - GRAVEL BF	2,846.00	L.F.	$100.00	$284,600.00
2	12" VALVE	11.00	EACH	$2,725.00	$29,975.00
5	HYDRANT W/ LEAD & VALVE	8.00	EACH	$5,645.00	$45,160.00
6	1 1/4" PE SERVICE	23.00	EACH	$2,325.00	$53,475.00
7	SAMPLE STATION	1.00	EACH	$3,645.00	$3,645.00
	TOTAL 12" UPSIZE:				**$416,855.00**
	BALANCE:				**$51,772.50**

UPI, LLC [P] 262-548-9451 [F] 262-548-0904



2180 S. SPRINGDALE RD., NEW BERLIN, WI 53146

TO: CARL TOMICH - WESTRIDGE BUILDERS
FROM: MIKE DRETZKA
RE: SWAN VIEW FARMS PHASE 2 - REVISED COSTS 12" WATER UPSIZE

07-Jun-21

Item #	Description	Quantity	Units	Unit Price	Ext. Price
	SANITARY				
1	8" PVC MAIN - GRAVEL BF	1,149.00	L.F.	$120.00	$137,880.00
2	6" PVC LATERALS	23.00	EACH	$3,014.00	$69,322.00
3	MANHOLE	7.00	EACH	$3,835.00	$26,845.00
4	ROCK REMOVAL	1,950.00	L.F.	$116.00	$226,200.00
5	8" PVC C900 SANITARY > 15' DEEP - GRAVEL BF	1,639.00	L.F.	$250.00	$409,750.00
6	DEEP MANHOLE	11.00	EACH	$8,185.00	$90,035.00
7	RISER	9.00	EACH	$1,995.00	$17,955.00
	TOTAL SANITARY:				**$977,987.00**
	WATER MAIN				
1	12" PVC MAIN - GRAVEL BF	2,846.00	L.F.	$100.00	$284,600.00
2	12" VALVE	11.00	EACH	$2,725.00	$29,975.00
5	HYDRANT W/ LEAD & VALVE	8.00	EACH	$5,645.00	$45,160.00
6	1 1/4" PE SERVICE	23.00	EACH	$2,325.00	$53,475.00
7	SAMPLE STATION	1.00	EACH	$3,645.00	$3,645.00
	TOTAL WATER:				**$416,855.00**
	STORM				
1	12" RCP - GRAVEL BF	845.00	L.F.	$58.00	$49,010.00
2	15" RCP - GRAVEL BF	795.00	L.F.	$57.00	$45,315.00
3	15" RCP - SPOIL BF	350.00	L.F.	$50.00	$17,500.00
4	18" RCP - GRAVEL BF	235.00	L.F.	$51.00	$11,985.00
5	21" RCP - GRAVEL BF	57.00	L.F.	$56.00	$3,192.00
6	24" RCP - GRAVEL BF	50.00	L.F.	$75.00	$3,750.00
7	30" RCP - GRAVEL BF	278.00	L.F.	$87.00	$24,186.00
8	12" FES W/ RIP RAP	3.00	EACH	$925.00	$2,775.00
9	15" FES W/ RIP RAP	5.00	EACH	$925.00	$4,625.00
10	18" FES W/ RIP RAP	1.00	EACH	$1,030.00	$1,030.00
11	21" FES W/ RIP RAP	1.00	EACH	$1,135.00	$1,135.00
12	24" FES W/ RIP RAP	1.00	EACH	$1,135.00	$1,135.00
13	30" FES W/ RIP RAP	1.00	EACH	$1,285.00	$1,285.00
14	INLET	28.00	EACH	$2,535.00	$70,980.00
15	MANHOLE	5.00	EACH	$2,450.00	$12,250.00
16	FIELD INLET	3.00	EACH	$2,300.00	$6,900.00
17	OUTLET STRUCTURE W/ GRATES	2.00	EACH	$6,300.00	$12,600.00
	TOTAL STORM:				**$269,653.00**
	TOTAL PROJECT:				**$1,664,495.00**

UPI, LLC. IS A CERTIFIED MBE/DBE MINORITY BUSINESS
PRICE DOES NOT INCLUDE BOND FEES
QUANTITIES LISTED ARE "PROPOSED" QUANTITIES, U.P.I. WILL BE PAID ON A PER UNIT INSTALLED BASIS.
ALL TRENCH SPOIL MATERIAL IS TO BE LEFT CAST ON SITE
ENGINEERING, SURVEY, PERMITS & INSPECTION FOR THE ABOVE LISTED ITEMS IS NOT INCLUDED.
LANDSCAPE OR PAVEMENT RESTORATION IS NOT INCLUDED EXCEPT WHERE NOTED
ROCK EXCAVATION (IF REQUIRED) WILL BE AT $260.00 PER C.Y.
HEAVY OR FORMAL DEWATERING (IF REQUIRED) WILL BE CHARGED ON A TIME AND MATERIAL BASIS.
PAYMENT TO BE RECEIVED WITHIN 30 DAYS OF MONTHLY INVOICE.
1 1/2% INTEREST CHARGED ON ALL PAST DUE BALANCES

AGREED & ACCEPTED BY:_____ DATE:_____

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 11.

DATE: June 21, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Determine Whether or Not Virtual Meetings are Still Necessary for the Various Boards, Commissions and Committees [Klein]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 12.

DATE: June 21, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Appoint Members to Various Boards, Commissions and Committees [Mayor Bierce]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Appointments Needed

PLAN COMMISSION	Original Appointment	Current Term	
		From	To
Doug Kiser	6/1/2020	6/1/2020	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
Welcenbach, Robert	6/1/2015	5/15/2017	5/1/2020
Tredwell, Jim	2/15/2016	5/20/2019	5/1/2022
VACANCY			5/1/2022
VACANCY - Alternate			5/1/2023
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.

FIRE COMMISSION	Original Appointment	Current Term	
		From	To
Farley, Thomas	3/2/2020	3/2/2020	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
Wells, Larry	6/7/2021	6/7/2021	5/1/2026
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.*

JOINT LIBRARY BOARD	Original Appointment	Current Term	
		From	To
Noll, Dale	5/2/2016	5/21/2018	5/1/2021
Muchowski, Laura *(nominated by Pewaukee School District)*	2/21/2005	5/15/2017	5/1/2020
Wildman, Karen	7/15/2013	5/20/2019	5/1/2022
Clark, Ian - Alderman	6/7/2021	6/6/2021	Indefinitely
Village Resident			
Village Resident			
Village Trustee			

This Board was created by Ordinance 05-4 on 1/17/2005. The Board consists of (3) members appointed by the Village Board and (3) members appointed by the City Common Council. No more than (1) member from each municipality shall be an elected official. (1) additional member shall be a City of Pewaukee resident and shall be nominated by the Superintendent of the Pewaukee School District and appointed by the Common Council. Members shall serve a staggering 3-year term.

JOINT PARK & RECREATION BOARD	Original Appointment	Current Term	
		From	To
Majeskie, Gary	2/19/2018	5/20/2019	1/1/2022
Kaatz, Del	1/20/2003	7/20/2020	1/1/2023
Linsmeier, Dave	4/3/2006	8/6/2018	1/1/2021
Dziwulski, Brian - Alderman	7/17/2017	7/17/2017	Indefinitely
Village Resident			
Village Resident			
Village Trustee			

This Board was created by Ordinance 96-19 on 11/4/1996. The Board consists of (7) voting members and (2) non-voting ex-officio members. The breakdown of members is as follows: (1) Village Trustee, (2) Village citizens, (1) City Alderman, and (3) City residents. In addition the Administrators from the Village and City may attend meetings and take part in discussions. The terms are 3-years with appointments in January. Although no compensation was listed in the ordinance, citizen members are being paid $20 for each meeting they attend.

ETHICS BOARD	Original Appointment	Current Term	
		From	To
Farley, Tom	2/7/2008	5/15/2017	4/30/2023
Farrow, Margaret	2/7/2008	5/20/2019	4/30/2022
VACANCY			4/30/2024
VACANCY - Alternate			4/30/2024

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

TOURISM COMMISSION	Original Appointment	Current Term	
		From	To
Bierce, Steve - Mayor	1/1/2017	1/1/2017	Indefinitely
Wamser, Jerry - Alderman	9/19/2017	5/20/2019	9/19/2020
Brown, Colleen - Alderman	9/19/2017	5/20/2019	9/19/2020
Grosch, Ray - Alderman	9/19/2017	5/20/2019	9/19/2020
Doresey, Frank - Hotel Representative	10/15/18	5/20/2019	9/19/2020

Created by Ordinance 16-22 on September 19, 2016. It is to consist of the Mayor and (3) Alderman and (1) member who shall represent the Wisconsin hotel & motel industry. Commissioners shall serve for a one-year term. Among the members they shall elect a chairperson, vice-chairperson and secretary.

FINANCE COMMITTEE	Original Appointment	Current Term	
		From	To
Bergman, Brandon - Alderman	5/4/2015	6/6/2016	Indefinitely
Brown, Colleen - Alderman	5/6/2013	6/6/2016	Indefinitely
VACANT			Indefinitely
Klein, Scott - Administrator	1/1/2017	1/1/2017	Indefinitely

Created by Ordinance 09-02 on January 19th, 2009. The Committee shall consist of the following: Two (2) Common Council Members & the City Administrator. The appointments are to be made by the first regular meeting of the newly elected Council. The Mayor shall designate the chairman and secretary of the committee. On November 16th, 2009 it was revised by Ordinance 09-18 to add one (1) resident preferably with a financial background and Administrator as staff representative.

EMPLOYEE SERVICES COMMITTEE	Original Appointment	Current Term	
		From	To
VACANT - Alderman			Indefinitely
Grosch, Ray - Alderman	6/6/2016	6/6/2016	Indefinitely
Woldanski, Kelley - Director of People & Culture	1/19/2009	1/19/2009	Indefinitely

The Human Resource Committee was created by Ordinance 09-02 on January 19th, 2009. The Committee shall consist of the following: Two (2) Common Council Members & the Human Resource Director. The appointments are to be made at the first meeting of the newly elected Council. The Mayor shall designate the Chairman and Secretary of the Committee. Revised on November 16th, 2009 by Ordinance 09-18 to name the HR Director as staff representative. On 4/22/2019 via an email received by the Administrator, the Human Resource Director title changed to Director of People & Culture and the HR Department will be known as Employee Services.

PEWAUKEE LAKE PATROL ADVISORY COMMITTEE	Original Appointment	Current Term	
		From	To
Heier, Timothy - Police Chief	5/1/2019		
Twelmeyer, Lucas - Sergeant			
Heyrman, Greg Sergeant			
Clark, Ian - City of Pewaukee Alderman	6/21/2021	6/21/2021	Indefinitely
Van Horn, Pete - Town of Delafield - Supervisor			
Hill, Ed - Village of Pewaukee - Trustee			
Koepp, Thomas - Lake Pewaukee Sanitary District	5/2/2011	5/2/2011	Indefinitely

Created upon discussion at the Common Council meeting on 2/2/2009. A termination needs to be made on the make-up of committee members and the purpose of the group. Town of Delafield has different opinion on the appointment of Thomas Koepp and doesn't believe he belongs on the committee. Whereas we wanted someone from the LPSD to serve on the committee for times when the water levels were too high to help determine safety.

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 •

DATE: June 21, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

§19.85(1)(e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session specifically related to the property located on Green Road / Duplainville Road.

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION: