

Office of the Clerk/Treasurer

W240N3065 Pewaukee Road
Pewaukee, WI 53072
(262) 691-0770 Fax 691-1798

**COMMON COUNCIL
MEETING NOTICE AND AGENDA**

Monday, June 5, 2023

6:30 PM

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

-
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 February 6, 2023
 - 3.2. Approve the Accounts Payable Listing Dated June 5, 2023
 - 3.3. Approval of the Pewaukee Fire Department 2023 - 2028 Strategic Plan as Presented at the May 1st, 2023 Common Council Meeting
 - 3.4. Cancel the July 3, 2023 Common Council Meeting due to Independence Day
 4. Discussion and Possible Action Authorizing the Release of the Grading Agreement Cash Guarantee in the Amount of \$54,000 to Interstate Partners [Wagner]
 5. **PUBLIC HEARING**, Discussion and Possible Action Regarding a Conditional Use Permit for Quattro Development/Higher Ground Education for Property Located on Highfield Court (PWC 0906-994) for the Purpose of Constructing a Childcare Facility - *Applicant Requests Item to be Tabled* [Fuchs]
 6. Discussion and Possible Action Regarding **Ordinance 23-04** to Rezone Property Located at N29 W22817 Marjean Lane (PWC 0914-976) from Rs-5 Single-Family Residential to B-3 General Business for the Purpose of Constructing a 50-Unit Self-Storage Facility as Requested by Regal Development LLC [Fuchs]
 7. **PUBLIC HEARING**, Discussion and Possible Action Regarding the Conditional Use Permit for Regal Development LLC for Property Located at N29 W22817 Marjean Lane (PWC 0914-976) for the Purpose of Constructing a 50-Unit Self-Storage Facility [Fuchs]
 8. Discussion and Possible Action Regarding a Certified Survey Map for Wildeck, Inc. for Property Located on East North Street in the City of Waukesha for the Purpose of Dedicating the West Half of East North Street that is Currently Highway Right-Of-Way [Fuchs]
 9. Discussion and Possible Reconsideration of Fox View Court Assessments [Wagner]
 10. 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.

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

- §19.85(1)(g): Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, specifically related to the excessive personal property assessment claim of Amazon (A565).

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.

12. Adjournment

Kelly Tarczewski
Clerk/Treasurer

June 1, 2023

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 5, 2023

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approve Common Council Meeting Minutes Dated February 6, 2023

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

CC Minutes 2/6/2023

In Attendance:

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

Also in Attendance:

Attorney S. Riffle, Administrator S. Klein, DPW Director M. Wagner, Chief Engineer of Streets and Development M. Gabby 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

Dan Ladwig (N37 W26980 Kopmeier Drive) stated Canadian Pacific Railroad dropped some train cars in his yard and asked if Canadian Pacific provided any type of report related to the root cause of the incident and what they are doing to prevent future occurrences. Mr. Ladwig asked if other intersections would be discussed for potential quiet zones as part of this evening's agenda. Mayor Bierce suggested Mr. Ladwig discuss these issues with the City's DPW Director, Maggie Wagner.

3. Discussion and Possible Action to Approve the Accounts Payable Listing Dated February 6, 2023

A motion was made and seconded (J. Wamser, I. Clark) to approve the accounts payable listing dated February 6, 2023. Motion Passed: 6-For, 0-Against.

4. Discussion and Possible Action Regarding the Possible Creation of a Puppy Mill Ordinance

Ms. Brown noted she received emails from Mr. Pooler regarding puppy mills and the creation of a puppy mill ordinance in the City of Pewaukee.

Mason Pooler (N14 W27583 Silvernail Road) asked the Council to consider adopting a puppy mill ordinance. He stated if the City would pass such an ordinance, we would be one of ten other municipalities. He noted an ordinance would not impact any current established business within the City. Mr. Pooler stated there were three reasons he was requesting consideration of such an ordinance. One, dogs in puppy mills are treated inhumanely, two, they are exposed to diseases, which can pose a public health hazard, and three, the consumer aspect. He stated it is important for the City to protect its residents and pets and feels the ordinance would do that.

Shannon Sandercock (W244 N4429 Swan Road) stressed how important the ordinance is to prevent inhumane pet stores entering the City. She added awareness needs to be raised to the puppy mill crisis. She noted the Village of Pewaukee felt strong enough to pass the ordinance and would like the City to pass it also.

A representative from Bailing out Benji was also in attendance in case there were any questions.

Mayor Bierce asked where people can get a dog besides the Human Society if there are no pet stores. Ms. Sandercock stated there are responsible breeders who breed them humanely and there are rescues.

Discussion took place regarding purchasing from breeders versus pet stores.

Ms. Brown asked if there are any Wisconsin communities that don't have pet stores. Ms. Sandercock stated the ten communities who have ordinances do not have pet stores. She noted places may have pet stores but only sell supplies and services.

A brief discussion took place regarding areas in Wisconsin where animals are being sold inhumanely.

Mayor Bierce stated the City doesn't typically do preventive maintenance on ordinances. Mr. Klein felt it makes the most sense at the state level. Attorney Riffle stated he would be happy to research it and come up with an ordinance that would be supportive of current law.

Mr. Dziwulski didn't like the verbiage in section two.

The Common Council decided to have Attorney Riffle look into it. No action was taken.

5. Discussion and Possible Action Regarding an Offer to Donate Approximately 2.35 Acres of Land Located to the South of Springdale Park (PWC 0915-994-002)

Mr. Klein stated he was asked if the City would take over a piece of land adjacent to land around Springdale Park. Ms. Wagner noted per the original CSM, the lot was originally tied to the northern lot on the other side of the tracks. She said the City needs to see if they used this lot for green space. She is not sure when the 40 percent green space came into existence. Ms. Wagner said research needs to be done before the land could be accepted.

A motion was made and seconded (R. Reinbold, P. Vetterkind) to accept the donation of land as long as it doesn't negatively affect the adjacent parcel's green space requirements. Motion

Passed: 6-For, 0-Against.

6. Discussion and Possible Action Regarding the Final Plat for Cardinal Meadow Subdivision (PWC 0928-980)

Ms. Wagner stated the Cardinal Meadow Final Plat was approved at Plan Commission contingent on the binder course of asphalt being installed. Ms. Wagner supports the contingency but noted that she recently learned WE Energies is having issues with transformers due to supply chain issues. She said the other contingency would be that the transformers are installed and electric and gas service to the parcels must be done prior to execution of the Final Plat.

John Donovan from Bielinski Homes stated WE Energies does not have enough transformers and pedestals. He said WE Energies indicated their new policy will be that transformers will be put in when there is an application for a building permit. He said this will tie builder's hands if a contingency states to hold off on the Final Plat until transformers and pedestals are installed.

Discussion took place regarding building permits and occupancy permits without power.

A motion was made and seconded (J. Wamser, B. Dziwulski) to table this item until clear and precise information is obtained from WE Energies. Motion Passed: 6-For, 0-Against.

7. Discussion and Possible Action Regarding a Request by Interstate Partners to Remove Weight Limit Restrictions Along Green Road Between Redford Boulevard (Highway F) and Duplainville Road.

Ms. Wagner stated she contacted Waukesha County regarding the intersection at the County F ramp and Redford Boulevard. She noted she included the email from Waukesha County. She said the County cannot formally react to it since they don't have all the information. She said in general the intersection does not have a high accident rate and the geometry of the intersection appears to be good. The County suspects if there is going to be a large amount of truck turning movements, the length of the tappers will not be adequate. Ms. Wagner noted per the County, the ramp and Redford Boulevard have no weight restrictions and they have no intentions of funding improvements. She added that the County suggested the City require the completion of a TIA for the intersection.

Ms. Wagner stated the City does not object to opening the weight restriction with the contingency of additional signage, road improvements and the TIA being completed. She added the developer has pointed out that if you leave from the west they can legally go to the ramp and leaving from the east would require them to go to Duplainville Road. Ms. Wagner noted Common Council could restrict all truck turning movements using Duplainville Road. She added the final analysis that was done looked at the intersection of Duplainville Road and Green Road. She said trucks making turning movements would be traveling into oncoming traffic. Ms. Wagner stated to correct that, the City would have to acquire right-of-way, which would require the whole intersection to be extremely wide. She said an alternative would be to open Green Road to Highway 164 which has an intersection that can support truck traffic without any improvements to the intersection. Ms. Wagner noted from a traffic analyst's standpoint, it is the safest way for truck turning movements in the corridor.

Discussion took place regarding possible hazards when making an east bound to south bound turn onto Duplainville Road.

Ms. Brown asked if there was any way to restrict the size of a truck since it seems to be a length problem and not a weight issue. Attorney Riffle stated he is not aware of any statutory provisions saying a municipality can limit the length of a vehicle. Ms. Brown also asked about the client moving into the building. Caroline Brzezinski with Interstate Partners stated the tenants current plan for trucking is roughly 40 trucks a day, none of which are 53-foot trucks. Mayor Bierce stated he thought they must be able to access the building regardless of weight restrictions. Ms. Wagner noted they must take the shortest route in and out on the weight restricted roadway. Ms. Brzezinski said if trucks leave the west entrance by the City's ordinance, they can access the ramp. She stated the City is going to have this issue with each of the new developments along this road. Ms. Brzezinski suggested the City hold off and wait for the land to the west to be developed.

There was additional discussion regarding the usage of Highway F and the neighborhoods' concerns.

Mr. Vetterkind asked if they could use Highway F if nothing is done. Ms. Wagner stated only if they leave using the west entrance.

Ms. Brown stated she would want signage. She stated she doesn't want the tenants to go up Green Road to Hwy F.

A motion was made and seconded (C. Brown, J. Wamser) to keep the current weight restrictions for this development and have Interstate Partners work with the Engineering Department to add signage to the entrance ramp and restrict going past the ramp on Green Road. She asked Ms. Wagner if she thought that would be sufficient.

Ms. Wagner recommended adding improvements be made to the Green Road ramp intersection because it is not adequate for truck traffic.

Attorney Riffle stated you cannot order them to put signs up. They are simply asking for the weight restrictions to be removed.

Ms. Brzezinski stated if the weight restrictions are removed the improvements to the intersection would have to be considered. She stated they were willing to add the signage as an act of goodwill to ensure no one from their building went beyond that point.

Mr. Klein noted if the motion is approved, it would incur a lot of cost due to improvements that need to be made.

Mayor Bierce asked Interstate Partners if they would reconsider reconfiguring the ramp if the weight limit restriction is lifted. John Heller from Interstate Partners said yes.

Mr. Heller stated they were seeking a solution to the weight limit restrictions, so they met with Ms. Wagner. He said she asked them to make improvements to the turning radius. He said their engineer drafted a drawing widening the radius of the intersection per her request. He said in exchange for the weight limit restrictions to be lifted from Duplainville Road to the ramp they would be willing to make these improvements. Mr. Heller also suggested adding solar powered signage with flashing lights so that people could not mistakenly continue to go down past Alderman Reinbold's subdivision. He stated there were no conditions made during the building approval process that would require tenants to make only right turns. He stated they can leave the east drive and go to the ramp.

Ms. Brown rescinded her motion and Mr. Wamser rescinded his second.

Discussion took place regarding eliminating the weight limit.

A motion was made and seconded (C. Brown, J. Wamser) to open the weight restriction to Hwy F from Green Road, contingent on having Interstate Partners improve the intersection with signage.

Motion Passed: 6-For, 0-Against.

8. Discussion and Possible Action Regarding Establishing Quiet Zone Crossing for the Canadian Pacific Railroad, Specifically Springdale Road (CTH SR), Duplainville Road, and Watertown Road (CTH M)

Ms. Wagner stated the City of Brookfield reached out asking if the City of Pewaukee would be interested in partnering with them on a quiet zone on Springdale Road. She said the County does not object and would permit work in the right-of-way but will not participate in the cost of the quiet zone. Ms. Wagner noted it was not in the current budget. She said it was brought to the Public Works Committee and they agreed to move forward with it. As a staff, they considered Duplainville Road since it would provide a quiet zone for the east half of the community and Canadian Pacific would have a long stretch of quiet zone crossings. Ms. Wagner added they are looking at Weyer Road and Green Road as quiet zones. Ms. Wagner noted they added Watertown Road so that way the whole east half of the community will be a quiet zone.

Ms. Wagner asked for the Council's support of the quiet zone and to complete the studies. She noted the estimated cost of each study could be between \$45,000 and \$60,000, plus the cost of improvements. She added the work will be done in 2023 and repayment to the City of Brookfield will be done in 2024. Ms. Wagner stated she did not have estimates for the other studies. She recommended the studies be completed for Springdale Road, Duplainville Road and Watertown Road crossings, splitting the cost with City of Brookfield for Springdale Road and reallocating funds from

the road fund balance. She noted the only crossing that would be the City's responsibility is Parkside Road, which could be considered when the Village looks at their crossings on the west side.

Discussion took place regarding improvements that need to be made for quiet zones and cost.

Dan Ladwig (N37W26980 Kopmeier Drive) said he was happy to hear the east side of the City and Village are being attended to and asked why the west side isn't being done at the same time. Mayor Bierce stated they are so far apart and thought once the Village got to that point, the City would join them.

A motion was made and seconded (B. Dziwulski, P. Vetterkind) to authorize the three studies, to split the Springdale Road study with Brookfield and funding to be reallocated from the road fund balance. Motion Passed: 5-For, 1-Against (Brown).

9. Discussion and Possible Action Regarding the Revocable Agreement Authorizing Occupancy of Right of Way for Swan View Farms Development

Ms. Wagner noted the developer of Swan View Farms is bringing this back to the Common Council due to the trees within the right of way, the conduit that was placed in the roadway without permits and the electrical to feed the lights in the islands. She noted Common Council asked for a plan to show where the electrical conduit and trees were located and to wrap it into the Revocable agreement authorizing occupancy of right of way. She noted the developer did provide the plan and she added additional language to clarify the responsibilities between the developer and future HOA. Ms. Wagner stated there are two options, one is to order the trees and conduit be removed from the right of way or enter into the revocable agreement outlining the responsibilities between the HOA and the City. Ms. Wagner stated phase one of the tree inventory was completed so the City would request the information be provided so the City has a complete tree inventory of trees located within the right-of-way.

Mayor Bierce asked what would happen if the HOA disbanded. Ms. Wagner stated she addressed that in the agreement. She said if any work was needed it would be assessed back to the property owner and they would waive their right to a public hearing, and it would be a special charge on the tax bill.

Ms. Brown questioned if a tree could be replanted if it dies in the development. Ms. Wagner said if a tree dies in the right-of-way, they will need to get a permit from the City. Ms. Brown also asked if there were any other additions to Swan View. Mr. Klein noted this was the last phase in the development unless they bought the land to the east. Ms. Brown asked Ms. Wagner of the two options what her preference would be. Ms. Wagner stated it is not ideal but felt trees add value. She added the City does have the protection in the agreement to do whatever is needed to be done within the right-of-way and not be responsible for any cost. She said it also states they are responsible for locating anything placed in the right-of-way. Ms. Wagner stated she would lean toward executing the agreement and allowing the trees to remain.

A representative from Blaze Landscapers stated a common pedestal was put in but was unsure if the electric box in phase two was in the right-of way. He noted all electrical lighting for the trees are low voltage and will not be marked. He added the pedestal will have a GFI outlet next to it and City workers would not have to worry about any safety issues.

A motion was made and seconded (P. Vetterkind, R. Reinbold) to approve Option 2. Motion Passed: 6-For,0-Against.

10. Discussion and Possible Action Regarding City Entrance Signage and City Logo on Street Signs

Ms. Wagner stated Alderman Wamser and the Public Works Committee are requesting City of Pewaukee signs at the entrances and exits in and out of the community. She said they would be put at major points which would include 40 locations. Ms. Wagner stated the 24x30 inch signs would cost approximately \$5,000, or \$125 per sign, plus labor for highway staff to install. Ms. Wagner added the City would need to apply for permits to install them on County roads.

Ms. Wagner also stated staff would like to add the City logo to street signs. She said there are approximately 450 road name signs, and it would cost about \$34,000 plus labor. She said the City recently replaced all the signs and the Public Works Committee recommended adding the logo to future road signs.

Ms. Wagner added that City staff would like to change the logo. A discussion took place regarding options for changing the logo.

A motion was made and seconded (J. Wamser, R. Reinbold) to approve Welcome to the City of Pewaukee entrance signage without the logo, except for the circumference of the Village. Motion Passed: 6-for, 0-Against.

11. Discussion and Possible Action Regarding **Resolution 23-02-01** to Designate the Public Works Committee as the Tree Board in Accordance with the Tree City USA Requirements

Ms. Wagner stated Common Council previously directed staff to pursue the Tree City Designation. She said there are four standards that need to be met before applying. Ms. Wagner noted there will be an Arbor Day proclamation in April and a tree planting at the DPW yard. She said the City needs to designate a Tree Board and recommended the City execute the designation of the Public Works Committee as the Tree Board for the City in preparation of the Tree City USA designation.

Ms. Brown asked when designation would happen. Ms. Wagner stated after the City designates the Tree Board and the Arbor Day proclamation, the City can put in for the application. She noted it is an annual application that is done at the close of the year.

A motion was made and seconded (B. Dziwulski, P. Vetterkind) to approve Resolution 23-02-01 to designate the Public Works Committee as the Tree Board. Motion Passed 6-For, 0-Against.

12. Discussion and Possible Action to Establish the 2023 Residential Paving Assessment Cap at \$3,206.00 Per Parcel / Home

Ms. Wagner stated the annual raising of the paving cap increased by 6.7 percent and the new cap for paving projects will be \$3206. per parcel/home.

A motion was made and seconded (C. Brown, B. Dziwulski) to approve the 2023 residential paving assessment cap at \$3,206.00 per parcel/home. Motion Passed: 6-For, 0-Against.

13. Public Comment - None

14. Adjournment

A motion was made and seconded (B. Dziwulski, R. Reinbold) to adjourn the meeting at 8:36 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 5, 2023

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approve the Accounts Payable Listing Dated June 5, 2023

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

A/P 6/5/2023

05/31/2023 09:05 AM
User: OMAN
DB: City Of Pewaukee

CHECK DISBURSEMENT REPORT FOR PEWAUKEE
CHECK DATE FROM 04/29/2023 - 05/31/2023

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
04/29/2023	100	1178 (E)	LEASING SERVICES		52430	51420	324.00
05/02/2023	100	1193 (E) #	WE ENERGIES	STREET LIGHT REIMBURSEMENT	46321	00000	159.77
				CITY HALL - ELECTRICITY	52210	51600	3,670.59
				CITY HALL - HEAT	52220	51600	2,158.90
				FIRE ADMINISTRATION - ELECTRICITY	52210	52210	2,697.72
				FIRE ADMINISTRATION - HEAT	52220	52210	1,640.44
				HIGHWAY - ELECTRICITY	52210	53100	931.31
				PARKS - ELECTRICITY	52210	55200	2,309.66
				PARKS - HEAT	52220	55200	1,093.66
				CHECK 100 1193(E) TOTAL FOR FUND 100:			14,662.05
05/02/2023	100	1197 (E)	WI DEPT OF REVENUE/SALES TAX	SALES TAX DUE STATE	24213	00000	662.40
				SALES TAX DISCOUNT	41220	00000	(10.00)
				CHECK 100 1197(E) TOTAL FOR FUND 100:			652.40
05/02/2023	100	1231 (E)	AUTHNET	RECREATION PROGRAM - CREDIT CARD FEES	52900	55300	61.80
05/03/2023	100	1198 (E)	DELTA DENTAL	DENTAL CLEARING	21903	00000	1,547.40
05/03/2023	100	1202 (E)	HUMANA	HEALTH INSURANCE CLEARING	21901	00000	111,354.33
05/03/2023	100	1225 (E)	LEASING SERVICES		53400	53110	186.00
05/03/2023	100	1232 (E)	MERCHANT BANK	RECREATION PROGRAM - CREDIT CARD FEES	52900	55300	1,037.94
05/04/2023	100	1199 (E)	GREAT WEST TRUST - WDC	DEFERRED COMPENSATION	21570	00000	4,319.00
				DEF COMP - ROTH 457	21575	00000	3,038.70
				CHECK 100 1199(E) TOTAL FOR FUND 100:			7,357.70
05/04/2023	100	1200 (E)	GREAT WEST TRUST - WDC	DEFERRED COMPENSATION	21570	00000	4,725.16
				DEF COMP - ROTH 457	21575	00000	3,038.70
				CHECK 100 1200(E) TOTAL FOR FUND 100:			7,763.86
05/04/2023	100	1201 (E)	GREAT WEST TRUST - WDC	DEFERRED COMPENSATION	21570	00000	500.00
05/04/2023	100	137814	ADP SCREENING & SELECTION SERVICES	EMPLOYEE SERVICES - EMPLOYMENT EXAMS	52150	51430	148.40
05/04/2023	100	137815	ALL COUNTY ELECTRIC	FIRE ADMINISTRATION - BUILDING REPAIRS	52410	52210	20.00
05/04/2023	100	137817*#	AMERICAN PAPER & PACKAGING	HIGHWAY - CONTRACTED JANITORIAL	52400	53100	383.91
05/04/2023	100	137818*#	ARAMARK	HIGHWAY - CONTRACTED JANITORIAL	52400	53100	19.77

05/31/2023 09:05 AM
User: OMAN
DB: City Of Pewaukee

CHECK DISBURSEMENT REPORT FOR PEWAUKEE
CHECK DATE FROM 04/29/2023 - 05/31/2023

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
				HIGHWAY - UNIFORMS	53410	53100	88.00
				CHECK 100 137818 TOTAL FOR FUND 100:			107.77
05/04/2023	100	137819	AT&T CAROL STREAM IL	FIRE ADMINISTRATION - MDC AIR CARDS	52270	52210	704.86
05/04/2023	100	137820*#	BAKER TILLY VIRCHOW KRAUSE LLP	AUDIT SERVICES	52120	51510	3,000.00
05/04/2023	100	137821	CHERRIE LARSON	RECREATION PROGRAM - CONTRACTED	52190	55300	312.00
				RECREATION PROGRAM - CONTRACTED	52190	55300	312.00
				RECREATION PROGRAM - CONTRACTED	52190	55300	302.40
				CHECK 100 137821 TOTAL FOR FUND 100:			926.40
05/04/2023	100	137822	CHRIS STIYER	PARKS - SAFETY EQUIPMENT	53480	55200	132.30
05/04/2023	100	137825	CONWAY SHIELD	FIRE PROTECTIVE SERVICES - NEW	53950	52230	275.00
05/04/2023	100	137827	COREY OIL	HIGHWAY - FUEL	53420	53100	976.31
				HIGHWAY - FUEL	53420	53100	1,385.14
				CHECK 100 137827 TOTAL FOR FUND 100:			2,361.45
05/04/2023	100	137828	DIVERSIFIED BENEFIT SERVICES, INC.	INSURANCE CONSULTANT	52150	51930	364.80
05/04/2023	100	137829	ENTRANCE SYSTEMS LLC	CITY HALL - GROUNDS MAINTENANCE	52420	51600	1,930.00
05/04/2023	100	137830	FIRE SERVICE INC	FIRE PROTECTIVE SERVICES - VEHICLE	52440	52230	985.17
				FIRE PROTECTIVE SERVICES - VEHICLE	52440	52230	4,279.33
				CHECK 100 137830 TOTAL FOR FUND 100:			5,264.50
05/04/2023	100	137831*#	FORWARD TS	CLERK/TREASURER - EQUIP REPAIR & MAINT	52430	51420	614.95
				ENGINEERING - OPERATING SUPPLIES	53400	53110	78.10
				CHECK 100 137831 TOTAL FOR FUND 100:			693.05
05/04/2023	100	137832	GALLS LLC	FIRE PROTECTIVE SERVICES - UNIFORMS	53410	52230	137.67
05/04/2023	100	137833*#	GRAINGER	ENGINEERING - OPERATING SUPPLIES	53400	53110	54.30
05/04/2023	100	137835	HEARTLAND BUSINESS SYSTEMS	IT - OTHER PROFESSIONAL SERVICES	52190	51450	23.00
05/04/2023	100	137836	ICC	FIRE ADMINISTRATION - DUES, MEMBERSHIPS	53200	52210	145.00
05/04/2023	100	137837	IS OUTFITTERS	IT - OTHER PROFESSIONAL SERVICES	52190	51450	250.00
05/04/2023	100	137838	JAMES IMAGING SYSTEMS	IT - OTHER PROFESSIONAL SERVICES	52190	51450	65.00

05/31/2023 09:05 AM
User: OMAN
DB: City Of Pewaukee

CHECK DISBURSEMENT REPORT FOR PEWAUKEE
CHECK DATE FROM 04/29/2023 - 05/31/2023

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
05/04/2023	100	137839	JANET C LENZ	PARK RECREATION PROGRAMS	46721	00000	27.00
05/04/2023	100	137840	JX ENTERPRISES, INC.	HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	7,392.71
05/04/2023	100	137841	KATIE VITALBO	RECREATION PROGRAM - PROGRAM EXPENSES	53430	55300	136.54
05/04/2023	100	137842	KCI USA INC	CLEARING	21900	00000	39.86
05/04/2023	100	137843	KMB ELECTRIC	FIRE ADMINISTRATION - BUILDING REPAIRS	52410	52210	1,000.00
05/04/2023	100	137845	LANGE ENTERPRISES, INC	HIGHWAY - ROAD SIGNS & MARKINGS	53720	53100	194.28
				HIGHWAY - ROAD SIGNS & MARKINGS	53720	53100	59.40
				CHECK 100 137845 TOTAL FOR FUND 100:			253.68
05/04/2023	100	137846	LIFE-ASSIST INC	FIRE PROTECTIVE SERVICES - EMS	53450	52230	29.71
05/04/2023	100	137849#	MENARDS	HIGHWAY - OPERATING SUPPLIES	53400	53100	13.67
				HIGHWAY - OPERATING SUPPLIES	53400	53100	29.83
				HIGHWAY - OPERATING SUPPLIES	53400	53100	(12.97)
				HIGHWAY - NEW EQUIPMENT	53950	53100	285.82
				HIGHWAY - NEW EQUIPMENT	53950	53100	652.69
				HIGHWAY - NEW EQUIPMENT	53950	53100	446.95
				PARKS - BUILDING REPAIRS & MAINT	52410	55200	5.75
				CHECK 100 137849 TOTAL FOR FUND 100:			1,421.74
05/04/2023	100	137851*#	MSA PROFESSIONAL SERVICES INC	ENGINEERING - OUTSIDE ENGINEERING	52190	53110	1,307.50
05/04/2023	100	137852*#	MUNICIPAL LAW & LITIGATION GROUP	GENERAL AFFAIRS ATTORNEY	52100	51300	4,259.00
				ASSESSOR - ATTORNEY	52100	51530	511.00
				BOARD OF REVIEW - ATTORNEY	52100	51535	1,151.00
				POLICE - ATTORNEY	52100	52100	2,971.00
				PLANNER - ATTORNEY	52100	56300	60.00
				CHECK 100 137852 TOTAL FOR FUND 100:			8,952.00
05/04/2023	100	137855	QUALITY POWER SOLUTIONS	IT - OTHER PROFESSIONAL SERVICES	52190	51450	2,125.00
05/04/2023	100	137857#	RUNDLE-SPENCE	CITY HALL - BUILDING REPAIRS & MAINT	52410	51600	509.23
				PARKS - BUILDING REPAIRS & MAINT	52410	55200	399.00
				PARKS - EQUIP REPAIR & MAINT	52430	55200	516.45
				CHECK 100 137857 TOTAL FOR FUND 100:			1,424.68

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Fund: 100 GENERAL FUND							
05/04/2023	100	137858*#	SCHWAAB, INC	ENGINEERING - OPERATING SUPPLIES	53400	53110	20.00
05/04/2023	100	137859	SIGNARAMA	HIGHWAY - OPERATING SUPPLIES	53400	53100	95.70
05/04/2023	100	137862	SUMIE ADAMS	SALES TAX DUE STATE	24213	00000	13.30
				PARK RECREATION FIELD TRIPS	46722	00000	252.70
				CHECK 100 137862 TOTAL FOR FUND 100:			266.00
05/04/2023	100	137863	TK ELEVATOR CORPORATION	CITY HALL - BUILDING REPAIRS & MAINT	52410	51600	245.61
				CITY HALL - BUILDING REPAIRS & MAINT	52410	51600	245.61
				CHECK 100 137863 TOTAL FOR FUND 100:			491.22
05/04/2023	100	137864	UNIFIRST CORP	FIRE ADMINISTRATION - OPERATING	53400	52210	92.51
05/04/2023	100	137865*#	VILLAGE OF PEWAUKEE	BUILDING SERVICES DUE TO VILLAGE	24400	00000	2,802.75
				SHARED PARK & RECREATION PROGRAMS	47370	00000	22,328.40
				CONTRACTED BUILDING INSPECTION	47380	00000	(1,248.48)
				MISCELLANEOUS REVENUES	48900	00000	(90.00)
				CHECK 100 137865 TOTAL FOR FUND 100:			23,792.67
05/04/2023	100	137866	VILLAGE OF PEWAUKEE	PRIVATE FIRE PROTECTION PLAN REVIEW FEE	46240	00000	3,560.00
05/04/2023	100	137867	VILLAGE OF PEWAUKEE	PRIVATE FIRE PROTECTION PLAN REVIEW FEE	46240	00000	1,375.00
05/04/2023	100	137868	WASTE MANAGEMENT	RECYCLE - HAULING RECYCLABLES	52900	53635	937.36
05/04/2023	100	137869	WAUKESHA CO TREASURER	POLICE - OVERTIME	52150	52100	14,179.05
05/04/2023	100	137871	WLB CO INC	FIRE ADMINISTRATION - OPERATING	53400	52210	293.40
05/05/2023	100	1196(E)	DIVERSIFIED BENEFIT SERVICES, INC.	FLEX SPEND	21590	00000	286.98
05/05/2023	100	1204(E)	ADP, LLC		52480	51450	460.00
05/10/2023	100	1210(E)	DELTA DENTAL	DENTAL CLEARING	21903	00000	1,276.22
05/10/2023	100	1234(E)	US BANK	CLEARING	21900	00000	24,390.59
05/11/2023	100	1226(E)	LEASING SERVICES		53400	52400	116.00
05/12/2023	100	1203(E)	ADP, LLC		52160	51600	385.31
05/12/2023	100	1207(E)	DIVERSIFIED BENEFIT SERVICES, INC.	FLEX SPEND	21590	00000	513.65
05/12/2023	100	1208(E)	DIVERSIFIED BENEFIT SERVICES, INC.	FLEX SPEND	21590	00000	769.29
05/12/2023	100	137874	AIRGAS USA	FIRE PROTECTIVE SERVICES - EMS	53450	52230	233.96
				FIRE PROTECTIVE SERVICES - EMS	53450	52230	154.73

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				CHECK 100 137874 TOTAL FOR FUND 100:			388.69
05/12/2023	100	137876	BATZNER PEST CONTROL	PARKS - BUILDING REPAIRS & MAINT	52410	55200	82.50
				PARKS - BUILDING REPAIRS & MAINT	52410	55200	75.90
				CHECK 100 137876 TOTAL FOR FUND 100:			158.40
05/12/2023	100	137877	BLUELINE WINDOW WASHING LLC	FIRE ADMINISTRATION - BUILDING REPAIRS	52410	52210	637.50
05/12/2023	100	137878	CHARLIE DWYER	BUILDING SERVICES - MILEAGE & FUEL	53300	52400	176.85
05/12/2023	100	137880	CIVICPLUS	IT - SOFTWARE MAINTENANCE & UPDATES	52480	51450	7,142.52
05/12/2023	100	137881	DEYBI REYES GONZALEZ	COURT PENALTIES	45110	00000	35.00
05/12/2023	100	137882	ELEVITY GORDON FLESCH CO INC	IT - SOFTWARE MAINTENANCE & UPDATES	52480	51450	292.80
				IT - SOFTWARE MAINTENANCE & UPDATES	52480	51450	4,549.80
				IT - SOFTWARE MAINTENANCE & UPDATES	52480	51450	4,485.80
				IT - SOFTWARE MAINTENANCE & UPDATES	52480	51450	4,485.80
				CHECK 100 137882 TOTAL FOR FUND 100:			13,814.20
05/12/2023	100	137883	ELLEN KUEHL	COURT PENALTIES	45110	00000	230.00
05/12/2023	100	137884	EQUAL RIGHT DIVISION	RECREATION PROGRAM - TRAINING	52980	55300	15.00
05/12/2023	100	137885	EWALD CHEVROLET BUICK	FIRE PROTECTIVE SERVICES - VEHICLE	52440	52230	59.95
05/12/2023	100	137886*#	FORWARD TS	COURT - OPERATING SUPPLIES	53400	51200	14.62
				POLICE - OPERATING SUPPLIES	53400	52100	14.62
				FIRE ADMINISTRATION - OPERATING	53400	52210	32.39
				ENGINEERING - OPERATING SUPPLIES	53400	53110	42.43
				CHECK 100 137886 TOTAL FOR FUND 100:			104.06
05/12/2023	100	137887	FOUNTAIN OF YOUTH FOR BOATS	POLICE - COMMUNITY PROGRAM	52180	52100	1,574.00
05/12/2023	100	137888	GALLS LLC	FIRE PROTECTIVE SERVICES - UNIFORMS	53410	52230	187.79
05/12/2023	100	137890	JOHN'S DISPOSAL SERVICE	RECYCLE - GARBAGE COLLECTION	52800	53620	55,688.39
05/12/2023	100	137891	KAEREK HOMES INC	BOB22-0004	23175	00000	500.00
05/12/2023	100	137892	Kaerek Homes Inc	BOB22-0020	23175	00000	500.00
05/12/2023	100	137893	KWIK TRIP INC.	FIRE PROTECTIVE SERVICES - FUEL	53420	52230	4,086.58
05/12/2023	100	137894	LIFE-ASSIST INC	FIRE PROTECTIVE SERVICES - EMS	53450	52230	478.14
				FIRE PROTECTIVE SERVICES - EMS	53450	52230	352.82

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Fund: 100 GENERAL FUND				CHECK 100 137894 TOTAL FOR FUND 100:			830.96
05/12/2023	100	137895*#	MARIANNE HILTUNEN	ENGINEERING - MILEAGE	53300	53110	61.57
05/12/2023	100	137896	MATRIX TRUST COMPANY	DEFERRED COMPENSATION	21570	00000	50.00
				DEFERRED COMPENSATION	21570	00000	50.00
				CHECK 100 137896 TOTAL FOR FUND 100:			100.00
05/12/2023	100	137897*#	MENARDS	FIRE ADMINISTRATION - OPERATING	53400	52210	27.95
				PARKS - BUILDING REPAIRS & MAINT	52410	55200	25.17
				PARKS - NEW EQUIPMENT	53950	55200	45.95
				CHECK 100 137897 TOTAL FOR FUND 100:			99.07
05/12/2023	100	137898	NATIONWIDE RETIREMENT SOLUTIONS	DEFERRED COMPENSATION	21570	00000	2,069.00
				DEFERRED COMPENSATION	21570	00000	2,069.00
				CHECK 100 137898 TOTAL FOR FUND 100:			4,138.00
05/12/2023	100	137899	PATRICIA RODELL	COURT PENALTIES	45110	00000	960.00
05/12/2023	100	137900	PAWN AMERICA	COURT PENALTIES	45110	00000	40.00
05/12/2023	100	137901*#	POSTMASTER	ENGINEERING - POSTAGE	53110	53110	1,050.00
05/12/2023	100	137902	PREMARQUATA MYLES	COURT PENALTIES	45110	00000	185.00
05/12/2023	100	137903	PREMIUM WATERS, INC	POLICE - OPERATING SUPPLIES	53400	52100	77.99
05/12/2023	100	137904	PROHEALTH CARE MEDICAL ASSOCIATES	EMPLOYEE SERVICES - EMPLOYMENT EXAMS	52150	51430	350.00
				EMPLOYEE SERVICES - EMPLOYMENT EXAMS	52150	51430	100.00
				EMPLOYEE SERVICES - EMPLOYMENT EXAMS	52150	51430	200.00
				EMPLOYEE SERVICES - EMPLOYMENT EXAMS	52150	51430	50.00
				CHECK 100 137904 TOTAL FOR FUND 100:			700.00
05/12/2023	100	137905	PROHEALTH CARE MEDICAL GROUP	EMPLOYEE SERVICES - EMPLOYMENT EXAMS	52150	51430	100.00
05/12/2023	100	137906*#	R&R INSURANCE SERVICES	WORKER'S COMPENSATION	55110	51930	7,211.00
				FIRE PROTECTIVE SERVICES - WORKER'S	55110	52230	14,944.00
				RECREATION PROGRAM - WORKER'S	55110	55300	2,903.00
				CHECK 100 137906 TOTAL FOR FUND 100:			25,058.00
05/12/2023	100	137908	RUNDLE-SPENCE	PARKS - EQUIPMENT RENTAL	55310	55200	120.00

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05/12/2023	100	137909	RUSS'S MULCH & TOPSOIL	PARKS - GROUNDS MAINTENANCE	52420	55200	420.00
05/12/2023	100	137910	SAZS CATERING	EMPLOYEE SERVICES - SERVICE RECOGNITION	53430	51430	1,075.00
05/12/2023	100	137911	STATE OF WI COURT FINES & ASSMTS	COURT PENALTIES	45110	00000	5,741.25
05/12/2023	100	137912	TARGET SOLUTIONS LEARNING	IT - SOFTWARE MAINTENANCE & UPDATES	52480	51450	7,652.34
05/12/2023	100	137914	VILLAGE OF PEWAUKEE	OTHER PERMITS	44901	00000	21.00
				AMBULANCE RUNS	46230	00000	40,598.73
				CHECK 100 137914 TOTAL FOR FUND 100:			40,619.73
05/12/2023	100	137916	WAUKESHA CO TREASURER	COURT PENALTIES	45110	00000	1,959.14
05/12/2023	100	137918	WE ENERGIES	REAL ESTATE TAXES RECEIVABLE	12100	00000	16,568.12
05/12/2023	100	137919	WISCONSIN DEPARTMENT OF	EMPLOYEE SERVICES - EMPLOYMENT EXAMS	52150	51430	380.00
05/15/2023	100	1233(E)	US BANK EQUIPMENT FINANCE	ENGINEERING - OPERATING SUPPLIES	53400	53110	446.26
05/17/2023	100	1209(E)	DELTA DENTAL	DENTAL CLEARING	21903	00000	2,348.10
05/18/2023	100	1212(E)	GREAT WEST TRUST - WDC	DEFERRED COMPENSATION	21570	00000	4,522.08
				DEF COMP - ROTH 457	21575	00000	3,038.70
				CHECK 100 1212(E) TOTAL FOR FUND 100:			7,560.78
05/18/2023	100	1227(E) #	LEASING SERVICES		53400	51200	52.00
					53400	52100	52.00
				CHECK 100 1227(E) TOTAL FOR FUND 100:			104.00
05/18/2023	100	137922	4KZ CONTRTRACTING	HVAC PERMITS	44303	00000	287.05
05/18/2023	100	137923	AIRGAS USA	FIRE PROTECTIVE SERVICES - EMS	53450	52230	169.10
05/18/2023	100	137924	AT&T CAROL STREAM IL	FIRE ADMINISTRATION - MDC AIR CARDS	52270	52210	763.33
05/18/2023	100	137925*#	AT&T MOBILITY	ADMINISTRATOR - TELEPHONE & CELL	52260	51410	33.49
				CLERK/TREASURER - TELEPHONE & CELL	52260	51420	33.49
				EMPLOYEE SERVICES - PHONE & CELL	52260	51430	43.44
				IT - PHONE & CELL	52260	51450	81.96
				FIRE ADMINISTRATION - PHONE & CELL	52260	52210	133.96
				BUILDING SERVICES - PHONE & CELL	52260	52400	153.86
				HIGHWAY - PHONE & CELL	52260	53100	38.46
				ENGINEERING - PHONE & CELL	52260	53110	62.70
				PARKS - TELEPHONE & CELL	52260	55200	86.88

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				RECREATION PROGRAM - PHONE & CELL	52260	55300	111.88
				CHECK 100 137925 TOTAL FOR FUND 100:			780.12
05/18/2023	100	137929	BREDAN MECHANICAL SYSTEMS INC	CITY HALL - BUILDING REPAIRS & MAINT	52410	51600	505.78
05/18/2023	100	137932	DIVERSIFIED BENEFIT SERVICES, INC.	INSURANCE CONSULTANT	52150	51930	207.00
05/18/2023	100	137934	EMERGENCY LIGHTING & ELECTRONICS	FIRE PROTECTIVE SERVICES - EQUIP REPAIR	52430	52230	280.00
05/18/2023	100	137935*#	EMMONS BUSINESS INTERIORS	CLERK/TREASURER - NEW EQUIPMENT	53950	51420	3,942.81
				BUILDING SERVICES - OPERATING SUPPLIES	53400	52400	1,270.19
				CHECK 100 137935 TOTAL FOR FUND 100:			5,213.00
05/18/2023	100	137937	FROEDTERT HEALTH /	EMPLOYEE SERVICES - EMPLOYEE WELLNESS	52700	51430	1,200.00
05/18/2023	100	137938	GALLS	FIRE PROTECTIVE SERVICES - UNIFORMS	53410	52230	277.98
05/18/2023	100	137940	GRENZ SERVICE CO. LLC	FIRE ADMINISTRATION - BUILDING REPAIRS	52410	52210	156.48
				FIRE ADMINISTRATION - BUILDING REPAIRS	52410	52210	810.50
				CHECK 100 137940 TOTAL FOR FUND 100:			966.98
05/18/2023	100	137942	HALEN HOMES	BOB22-0041	23175	00000	500.00
				BOB22-0040	23175	00000	500.00
				CHECK 100 137942 TOTAL FOR FUND 100:			1,000.00
05/18/2023	100	137944	JENNIFER BATCHER	SALES TAX DUE STATE	24213	00000	6.31
				PARK RESERVATION FEES	46720	00000	126.19
				CHECK 100 137944 TOTAL FOR FUND 100:			132.50
05/18/2023	100	137945	KAEREK HOMES INC	EROSION/DITCH DEPOSIT	23173	00000	2,000.00
05/18/2023	100	137946	Korndoerfer Homes	BOB22-0063	23175	00000	500.00
05/18/2023	100	137947	LIFE-ASSIST INC	FIRE PROTECTIVE SERVICES - EMS	53450	52230	119.49
				FIRE PROTECTIVE SERVICES - EMS	53450	52230	472.79
				CHECK 100 137947 TOTAL FOR FUND 100:			592.28
05/18/2023	100	137948#	MENARDS	CITY HALL - BUILDING REPAIRS & MAINT	52410	51600	12.98
				CITY HALL - BUILDING REPAIRS & MAINT	52410	51600	11.50
				PARKS - GROUNDS MAINTENANCE	52420	55200	79.99
				PARKS - GROUNDS MAINTENANCE	52420	55200	74.16

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				PARKS - NEW EQUIPMENT	53950	55200	48.95
				CHECK 100 137948 TOTAL FOR FUND 100:			227.58
05/18/2023	100	137951	PORT-A-JOHN	PARKS - BUILDING REPAIRS & MAINT	52410	55200	129.00
				PARKS - BUILDING REPAIRS & MAINT	52410	55200	129.00
				PARKS - BUILDING REPAIRS & MAINT	52410	55200	129.00
				CHECK 100 137951 TOTAL FOR FUND 100:			387.00
05/18/2023	100	137952	PREMIUM WATERS, INC	PARKS - OPERATING SUPPLIES	53400	55200	42.99
05/18/2023	100	137954	SANDRA MCDONALD	PARK RECREATION PROGRAMS	46721	00000	38.00
05/18/2023	100	137955	SHP VI WSLG PEWAUKEE JV LLC	BOB21-0046	23175	00000	500.00
05/18/2023	100	137956	SHP VI WSLG PEWAUKEE JV LLC	BOB21-0041	23175	00000	500.00
05/18/2023	100	137957	SHP VI WSLG PEWAUKEE JV LLC	BOB21-0044	23175	00000	500.00
05/18/2023	100	137959	TRUGREEN PROCESSING	PARKS - BUILDING REPAIRS & MAINT	52410	55200	106.23
				PARKS - GROUNDS MAINTENANCE	52420	55200	642.99
				PARKS - GROUNDS MAINTENANCE	52420	55200	79.39
				PARKS - GROUNDS MAINTENANCE	52420	55200	51.43
				PARKS - GROUNDS MAINTENANCE	52420	55200	86.10
				CHECK 100 137959 TOTAL FOR FUND 100:			966.14
05/18/2023	100	137960	ULINE	PARKS - GROUNDS MAINTENANCE	52420	55200	221.33
05/18/2023	100	137961*#	VILLAGE OF PEWAUKEE	LIBRARY - OPERATING SUPPLIES	53400	55110	72,649.58
05/18/2023	100	137963	WAUKESHA CO TECHNICAL COLLEGE	FIRE PROTECTIVE SERVICES - TRAINING	52980	52230	1,134.00
05/18/2023	100	137964#	WAUKESHA CO TREASURER	POLICE - CONTRACT FOR SERVICES	52160	52100	275,250.52
				FIRE ADMINISTRATION - TRUNKED RADIO	52450	52210	4,561.43
				CHECK 100 137964 TOTAL FOR FUND 100:			279,811.95
05/18/2023	100	137965	Zomber Enterprises	Village Building	24400	00000	45.72
				Village Building	24400	00000	84.90
				Village Building	47380	00000	84.90
				Village Building	47380	00000	157.68
				CHECK 100 137965 TOTAL FOR FUND 100:			373.20
05/19/2023	100	1211 (E)	DIVERSIFIED BENEFIT SERVICES, INC.	FLEX SPEND	21590	00000	870.48

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05/24/2023	100	1214 (E)	DELTA DENTAL	DENTAL CLEARING	21903	00000	313.00
05/25/2023	100	137967	ABIGAIL TARWACKI	OPERATOR LICENSES	44120	00000	40.00
05/25/2023	100	137968	AIR ONE EQUIPMENT	FIRE PROTECTIVE SERVICES - EQUIP REPAIR	52430	52230	2,496.00
05/25/2023	100	137970	AMI HURD	CLERK/TREASURER - MILEAGE	53300	51420	13.75
05/25/2023	100	137971*#	ARAMARK	HIGHWAY - CONTRACTED JANITORIAL	52400	53100	18.72
				HIGHWAY - UNIFORMS	53410	53100	88.00
				HIGHWAY - UNIFORMS	53410	53100	88.58
				HIGHWAY - UNIFORMS	53410	53100	88.00
				CHECK 100 137971 TOTAL FOR FUND 100:			283.30
05/25/2023	100	137973	BATZNER PEST CONTROL	PARKS - BUILDING REPAIRS & MAINT	52410	55200	82.50
				PARKS - BUILDING REPAIRS & MAINT	52410	55200	149.60
				CHECK 100 137973 TOTAL FOR FUND 100:			232.10
05/25/2023	100	137974	BIEBEL'S TRUE VALUE AND JUST ASK	HIGHWAY - OPERATING SUPPLIES	53400	53100	27.63
05/25/2023	100	137975	BRIAN ANDERSON	HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	196.57
05/25/2023	100	137976	CINTAS	HIGHWAY - OPERATING SUPPLIES	53400	53100	106.37
05/25/2023	100	137977	COMPLEX SECURITY SOLUTIONS INC	IT - OTHER PROFESSIONAL SERVICES	52190	51450	2,415.00
05/25/2023	100	137978	CONLEY MEDIA	PLANNER - NOTICES & PUBLICAT	53470	56300	374.76
05/25/2023	100	137979	CONWAY SHIELD	FIRE ADMINISTRATION - NEW EQUIPMENT	53950	52210	1,000.00
05/25/2023	100	137980	COREY OIL	HIGHWAY - FUEL	53420	53100	2,029.78
				HIGHWAY - FUEL	53420	53100	2,022.37
				CHECK 100 137980 TOTAL FOR FUND 100:			4,052.15
05/25/2023	100	137981	DAN PLAUTZ CLEANING SERVICE	CITY HALL - JANITORIAL SUPPLIES	52400	51600	2,873.00
05/25/2023	100	137982	DIAMOND VOGEL	PARKS - GROUNDS MAINTENANCE	52420	55200	416.90
05/25/2023	100	137983	ELLIOTTS ACE HARDWARE	FIRE ADMINISTRATION - OPERATING	53400	52210	7.47
				FIRE ADMINISTRATION - OPERATING	53400	52210	3.78
				CHECK 100 137983 TOTAL FOR FUND 100:			11.25
05/25/2023	100	137984	GENERAL CODE	CITY HALL - DATA PROCESSING	52160	51600	995.00
05/25/2023	100	137985	GRAINGER	HIGHWAY - OPERATING SUPPLIES	53400	53100	14.66

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Fund: 100 GENERAL FUND							
				HIGHWAY - OPERATING SUPPLIES	53400	53100	14.66
				HIGHWAY - OPERATING SUPPLIES	53400	53100	77.79
				HIGHWAY - SAFETY EQUIPMENT	53480	53100	12.70
				CHECK 100 137985 TOTAL FOR FUND 100:			119.81
05/25/2023	100	137986	HEIN ELECTRIC	FIRE ADMINISTRATION - BUILDING REPAIRS	52410	52210	71.28
05/25/2023	100	137987	HOTSY CLEANING SYSTEMS	HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	207.57
05/25/2023	100	137988	J&B MEDICAL	FIRE PROTECTIVE SERVICES - EMS	53450	52230	135.93
05/25/2023	100	137989	J.F. AHERN COMPANY	FIRE ADMINISTRATION - BUILDING REPAIRS	52410	52210	1,125.68
05/25/2023	100	137990	JENNIFER SCHOLTKA	RECREATION PROGRAM - CONTRACTED	52190	55300	576.00
05/25/2023	100	137991	Jerry & Kristen Baake	BEB22-0009	23173	00000	2,000.00
05/25/2023	100	137992	JOHN'S DISPOSAL SERVICE	RECYCLE - GARBAGE COLLECTION	52800	53620	12,663.73
05/25/2023	100	137993	KEN WEBER TRUCK SERVICE	HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	437.50
05/25/2023	100	137994	KMB ELECTRIC	PARKS - BUILDING REPAIRS & MAINT	52410	55200	1,464.34
				PARKS - GROUNDS MAINTENANCE	52420	55200	1,500.00
				CHECK 100 137994 TOTAL FOR FUND 100:			2,964.34
05/25/2023	100	137995	KORNDORFER HOMES	EROSION/DITCH DEPOSIT	23173	00000	2,000.00
05/25/2023	100	137996	LIFE-ASSIST INC	FIRE PROTECTIVE SERVICES - EMS	53450	52230	517.17
05/25/2023	100	137997	MALECKI GRAPHIC ARTS SERVICES	RECREATION PROGRAM - PROGRAM PRINTING	53120	55300	1,080.00
05/25/2023	100	137998	MATRIX TRUST COMPANY	DEFERRED COMPENSATION	21570	00000	50.00
05/25/2023	100	137999*#	MENARDS	HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	15.66
				HIGHWAY - OPERATING SUPPLIES	53400	53100	163.88
				HIGHWAY - OPERATING SUPPLIES	53400	53100	95.68
				HIGHWAY - OPERATING SUPPLIES	53400	53100	33.21
				HIGHWAY - OPERATING SUPPLIES	53400	53100	40.96
				HIGHWAY - OPERATING SUPPLIES	53400	53100	60.73
				HIGHWAY - OPERATING SUPPLIES	53400	53100	179.55
				HIGHWAY - OPERATING SUPPLIES	53400	53100	52.78
				HIGHWAY - NEW EQUIPMENT	53950	53100	231.61
				PARKS - OPERATING SUPPLIES	53400	55200	50.14
				CHECK 100 137999 TOTAL FOR FUND 100:			924.20
05/25/2023	100	138000*#	MICHAELIS ROBERT GABBEY	ENGINEERING - TRAINING & SEMINARS	52980	53110	119.00
				ENGINEERING - MILEAGE	53300	53110	141.10

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Fund: 100 GENERAL FUND							
CHECK 100 138000 TOTAL FOR FUND 100:							260.10
05/25/2023	100	138002*#	MUNICIPAL LAW & LITIGATION GROUP	GENERAL AFFAIRS ATTORNEY	52100	51300	2,188.00
				ASSESSOR - ATTORNEY	52100	51530	1,950.00
				BOARD OF REVIEW - ATTORNEY	52100	51535	125.00
				POLICE - ATTORNEY	52100	52100	3,281.50
				FIRE ADMINISTRATION - ATTORNEY	52100	52210	190.00
				PLANNER - ATTORNEY	52100	56300	805.00
CHECK 100 138002 TOTAL FOR FUND 100:							8,539.50
05/25/2023	100	138003	Nathaniel & Katherine Studer	BEB21-0017	23173	00000	2,000.00
05/25/2023	100	138004	NATIONWIDE RETIREMENT SOLUTIONS	DEFERRED COMPENSATION	21570	00000	1,994.00
05/25/2023	100	138005	NICK PHALIN	RECREATION PROGRAM - MILEAGE	53300	55300	59.61
05/25/2023	100	138006*#	ODP BUSINESS SOLUTIONS LLC	CLERK/TREASURER - OPERATING SUPPLIES	53400	51420	74.99
				ENGINEERING - OPERATING SUPPLIES	53400	53110	47.40
CHECK 100 138006 TOTAL FOR FUND 100:							122.39
05/25/2023	100	138007	PEWAUKEE RIVER PARTNERSHIP	PARKS - GROUNDS MAINTENANCE	52420	55200	250.00
05/25/2023	100	138008#	PREMIUM WATERS, INC	HIGHWAY - OPERATING SUPPLIES	53400	53100	36.75
				HIGHWAY - OPERATING SUPPLIES	53400	53100	45.00
				PARKS - OPERATING SUPPLIES	53400	55200	33.74
CHECK 100 138008 TOTAL FOR FUND 100:							115.49
05/25/2023	100	138009	PROHEALTH PHARMACY WAUKESHA	FIRE PROTECTIVE SERVICES - EMS	53450	52230	801.32
05/25/2023	100	138011	SHAWNS DEER PICK UP	DEER CONTROL - CONTRACTED SERVICES	52990	54160	840.00
05/25/2023	100	138012	SOFT WATER, INC.	FIRE ADMINISTRATION - OPERATING	53400	52210	42.00
				FIRE ADMINISTRATION - OPERATING	53400	52210	20.00
CHECK 100 138012 TOTAL FOR FUND 100:							62.00
05/25/2023	100	138013	ST. BARTHOLOMEW'S EPISCOPAL CHURCH	RECREATION PROGRAM - PROGRAM EXPENSES	53430	55300	300.00
05/25/2023	100	138014	STACI JOERS	RECREATION PROGRAM - CONTRACTED	52190	55300	520.00
05/25/2023	100	138015	STEVE CALMES	HIGHWAY - SAFETY EQUIPMENT	53480	53100	204.75
05/25/2023	100	138017	TOM ROGACZEWSKI	EMPLOYEE SERVICES - LICENSES & CERTS	53440	51430	75.48
05/25/2023	100	138018	TREETOP EXPLORER LLC	RECREATION PROGRAM - CONTRACTED	52190	55300	74.00

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Fund: 100 GENERAL FUND							
05/25/2023	100	138019#	TRUGREEN PROCESSING	CITY HALL - GROUNDS MAINTENANCE	52420	51600	329.88
				PARKS - GROUNDS MAINTENANCE	52420	55200	2,538.47
				PARKS - GROUNDS MAINTENANCE	52420	55200	275.08
				PARKS - GROUNDS MAINTENANCE	52420	55200	221.41
				PARKS - GROUNDS MAINTENANCE	52420	55200	219.17
				PARKS - GROUNDS MAINTENANCE	52420	55200	1,243.49
				PARKS - GROUNDS MAINTENANCE	52420	55200	144.25
				PARKS - GROUNDS MAINTENANCE	52420	55200	743.63
				PARKS - GROUNDS MAINTENANCE	52420	55200	796.00
				PARKS - GROUNDS MAINTENANCE	52420	55200	1,223.36
				PARKS - GROUNDS MAINTENANCE	52420	55200	799.54
				PARKS - GROUNDS MAINTENANCE	52420	55200	1,122.72
				CHECK 100 138019 TOTAL FOR FUND 100:			9,657.00
05/25/2023	100	138020	VERIZON	FIRE PROTECTIVE SERVICES - EMERGENCY	52970	52230	46.71
05/25/2023	100	138021	VERIZON	FIRE PROTECTIVE SERVICES - EMERGENCY	52970	52230	61.78
05/25/2023	100	138022	WASTE MANAGEMENT	RECYCLE - HAULING RECYCLABLES	52900	53635	3,725.72
05/25/2023	100	138024	WI RURAL WATER ASSOCIATION	EMPLOYEE SERVICES - SAFETY PERSONAL	53480	51430	1,551.37
				EMPLOYEE SERVICES - SAFETY PERSONAL	53480	51430	145.86
				CHECK 100 138024 TOTAL FOR FUND 100:			1,697.23
05/26/2023	100	1213 (E)	ADP, LLC		52160	51600	369.28
05/26/2023	100	1216 (E)	DIVERSIFIED BENEFIT SERVICES, INC. FLEX SPEND		21590	00000	1,938.48
05/28/2023	100	1228 (E)	LEASING SERVICES		53400	52210	134.00
05/29/2023	100	1229 (E)	LEASING SERVICES		52430	51420	324.00
05/30/2023	100	1218 (E) *#	WE ENERGIES	CITY HALL - ELECTRICITY	52210	51600	598.25
05/30/2023	100	1221 (E) *#	MUTUAL OF OMAHA	DISABILITY INSURANCE	21531	00000	1,964.42
				LTD - FIRE UNION	21533	00000	709.77
				VOLUNTARY LIFE	21534	00000	1,160.75
				COURT - LIFE INSURANCE	51340	51200	12.16
				COURT - DISABILITY INSURANCE	51350	51200	18.21
				ADMINISTRATOR - LIFE INSURANCE	51340	51410	9.37
				ADMINISTRATOR - DISABILITY INSURANCE	51350	51410	27.79
				CLERK/TREASURER - LIFE INSURANCE	51340	51420	56.48
				CLERK/TREASURER - DISABILITY INSURANCE	51350	51420	86.27
				EMPLOYEE SERVICES - LIFE INSURANCE	51340	51430	20.48

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Fund: 100 GENERAL FUND							
				EMPLOYEE SERVICES - DISABILITY	51350	51430	27.79
				IT - LIFE INSURANCE	51340	51450	18.08
				IT - DISABILITY INSURANCE	51350	51450	27.79
				ASSESSOR - LIFE INSURANCE	51340	51530	43.84
				ASSESSOR - DISABILITY INSURANCE	51350	51530	67.57
				POLICE - LIFE INSURANCE	51340	52100	8.32
				POLICE - DISABILITY INSURANCE	51350	52100	11.10
				FIRE ADMINISTRATION - LIFE INSURANCE	51340	52210	65.28
				FIRE ADMINISTRATION - DISABILITY	51350	52210	83.37
				FIRE PROTECTIVE SERVICES - LIFE	51340	52230	537.28
				FIRE PROTECTIVE SERVICES - DISABILITY	51350	52230	111.16
				BUILDING SERVICES - LIFE INSURANCE	51340	52400	50.88
				BUILDING SERVICES - DISABILITY	51350	52400	76.75
				HIGHWAY - LIFE INSURANCE	51340	53100	127.30
				HIGHWAY - DISABILITY INSURANCE	51350	53100	200.73
				ENGINEERING - LIFE INSURANCE	51340	53110	108.96
				ENGINEERING - DISABILITY INSURANCE	51350	53110	161.32
				PARKS - LIFE INSURANCE	51340	55200	45.12
				PARKS - DISABILITY INSURANCE	51350	55200	66.10
				RECREATION PROGRAM - LIFE INSURANCE	51340	55300	31.84
				RECREATION PROGRAM - DISABILITY	51350	55300	50.23
				PLANNER - LIFE INSURANCE	51340	56300	20.64
				PLANNER - DISABILITY INSURANCE	51350	56300	27.79
				CHECK 100 1221(E) TOTAL FOR FUND 100:			6,034.94
05/30/2023	100	1222 (E)	ADP, LLC		52480	51450	1,972.90
05/31/2023	100	1192 (E)	WISCONSIN RETIREMENT SYSTEM	WRS GENERAL EMPLOYEES	21520	00000	38,121.26
				WRS FIRE EMPLOYEES	21522	00000	49,731.74
				WRS VOLUNTARY CONTRIBUTIONS	21523	00000	178.50
				CHECK 100 1192(E) TOTAL FOR FUND 100:			88,031.50
05/31/2023	100	1217 (E) #	DELTA DENTAL	DENTAL CLEARING	21903	00000	737.00
					52150	51930	400.16
				CHECK 100 1217(E) TOTAL FOR FUND 100:			1,137.16
05/31/2023	100	1224 (E) #	WE ENERGIES	STREET LIGHT REIMBURSEMENT	46321	00000	159.77
				CITY HALL - ELECTRICITY	52210	51600	4,354.72
				CITY HALL - HEAT	52220	51600	836.07
				FIRE ADMINISTRATION - ELECTRICITY	52210	52210	2,987.21
				FIRE ADMINISTRATION - HEAT	52220	52210	534.79

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Fund: 100 GENERAL FUND							
				HIGHWAY - ELECTRICITY	52210	53100	931.29
				PARKS - ELECTRICITY	52210	55200	3,351.24
				PARKS - HEAT	52220	55200	370.27
				CHECK 100 1224(E) TOTAL FOR FUND 100:			13,525.36
				Total for fund 100 GENERAL FUND			1,022,830.81

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Fund: 230 STORM WATER MANAGEMENT							
05/04/2023	100	137816	ALL-WAYS CONTRACTORS, INC	DITCH & CULVERT MAINT - DITCH	53520	53652	90.00
05/04/2023	100	137817*#	AMERICAN PAPER & PACKAGING	CONTRACTED JANITORIAL	52400	53650	189.09
05/04/2023	100	137818*#	ARAMARK	CONTRACTED JANITORIAL	52400	53650	9.74
05/04/2023	100	137831*#	FORWARD TS	OPERATING SUPPLIES	53400	53650	78.09
05/04/2023	100	137833*#	GRAINGER	OPERATING SUPPLIES	53400	53650	54.30
05/04/2023	100	137848	MACQUEEN EQUIPMENT	EQUIPMENT REPAIR & MAINT	52430	53650	614.95
05/04/2023	100	137851*#	MSA PROFESSIONAL SERVICES INC	PROJECTS - FACILITIES PLAN	58210	57357	1,307.50
05/04/2023	100	137854	POMP'S TIRE SERVICE, INC.	EQUIPMENT REPAIR & MAINT	52430	53650	532.94
05/04/2023	100	137856	REINDERS, INC.	DITCH & CULVERT MAINT - DITCH	53520	53652	84.00
05/04/2023	100	137858*#	SCHWAAB, INC	OPERATING SUPPLIES	53400	53650	20.00
05/12/2023	100	137873*#	AECOM TECHNICAL SERVICES, INC	OUTSIDE ENGINEERING	52190	53650	758.37
				PROJECTS - TACOMA STORM SEWER	58210	57322	24,500.00
				PROJECTS - YENCH ROAD CULVERT	58210	57355	910.14
				PROJECTS - WAGNER PARK POND	58200	57367	1,915.65
				PROJECTS - SPRINGDALE DRAINAGE EASEMENT	58210	57370	47.52
				CHECK 100 137873 TOTAL FOR FUND 230:			28,131.68
05/12/2023	100	137886*#	FORWARD TS	OPERATING SUPPLIES	53400	53650	42.44
05/12/2023	100	137895*#	MARIANNE HILTUNEN	PROJECTS - HILL 'N DALE	58210	57301	9.82
				PROJECTS - STORM INLETS & CATCH BASINS	58210	57338	11.79
				CHECK 100 137895 TOTAL FOR FUND 230:			21.61
05/12/2023	100	137901*#	POSTMASTER	POSTAGE	53110	53650	1,050.00
05/12/2023	100	137907*#	RUEKERT & MIELKE, INC.	OUTSIDE ENGINEERING	52190	53650	249.65
				OUTSIDE ENGINEERING	52190	53650	249.65
				OUTSIDE ENGINEERING	52190	53650	527.47
				OUTSIDE ENGINEERING	52190	53650	218.01

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Fund: 230 STORM WATER MANAGEMENT				OUTSIDE ENGINEERING	52190	53650	527.47
				OUTSIDE ENGINEERING	52190	53650	248.26
				OUTSIDE ENGINEERING	52190	53650	218.01
				OUTSIDE ENGINEERING	52190	53650	706.87
				OUTSIDE ENGINEERING	52190	53650	527.47
				OUTSIDE ENGINEERING	52190	53650	217.31
				OUTSIDE ENGINEERING	52190	53650	278.51
				PROJECTS - HILL 'N DALE	58210	57301	724.00
				SPICE CREEK/MEADOWBROOK #3	58210	57556	2,295.75
				CHECK 100 137907 TOTAL FOR FUND 230:			6,988.43
05/18/2023	100	137925*#	AT&T MOBILITY	TELEPHONE & CELL	52260	53650	144.61
05/18/2023	100	137962*#	VISU-SEWER	STORM SEWER MAINT - TELEVISIONING	52400	53651	3,143.37
05/25/2023	100	137969	ALL-WAYS CONTRACTORS, INC	DITCH & CULVERT MAINT - DITCH	53520	53652	54.00
05/25/2023	100	137971*#	ARAMARK	CONTRACTED JANITORIAL	52400	53650	9.38
05/25/2023	100	137999*#	MENARDS	EQUIPMENT REPAIR & MAINT	52430	53650	42.98
05/25/2023	100	138000*#	MICHAELIS ROBERT GABBEY	TRAINING & SEMINARS	52980	53650	119.00
				MILEAGE	53300	53650	141.10
				CHECK 100 138000 TOTAL FOR FUND 230:			260.10
05/25/2023	100	138002*#	MUNICIPAL LAW & LITIGATION GROUP	PROJECTS - HILL 'N DALE	58210	57301	333.00
05/25/2023	100	138006*#	ODP BUSINESS SOLUTIONS LLC	OPERATING SUPPLIES	53400	53650	47.40
				Total for fund 230 STORM WATER MANAGEMENT			43,249.61

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Fund: 250 TOURISM & CONVENTION							
05/25/2023	100	138010*#	R.A. SMITH & ASSOC., INC.	TOURISM - SPORTS COMPLEX TURF	58210	56700	3,260.25
Total for fund 250 TOURISM & CONVENTION							3,260.25

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 300 DEBT SERVICE							
05/30/2023	100	1215 (E) *#	WELLS FARGO	INTEREST EXPENSE	56200	58200	5,270.09
				Total for fund 300 DEBT SERVICE			5,270.09

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Fund: 420 CAPTIAL ROAD PROJECTS							
05/04/2023	100	137826	CORE & MAIN LP	DUPLAINVILLE TRACKS TO WEYER	58210	57420	968.77
05/04/2023	100	137852*#	MUNICIPAL LAW & LITIGATION GROUP	SPICE CREEK/MEADOWBROOK FARMS #3	58210	57556	60.00
05/04/2023	100	137853#	PAYNE & DOLAN	STEEPLECHASE #2	58210	57425	17,153.66
				FOX VIEW COURT	58210	57427	5,002.98
				CHECK 100 137853 TOTAL FOR FUND 420:			22,156.64
05/04/2023	100	137860	SOPER GRADING & EXCAVATING LLC	OAK/PENINSULA ROAD	58210	57428	57,674.61
05/04/2023	100	137861*#	STRAND ASSOCIATES, INC	DUPLAINVILLE TRACKS TO WEYER	58210	57420	428.28
				DUPLAINVILLE TRACKS TO WEYER	58210	57420	1,011.04
				APPLE TREE/PEAR TREE	58210	57561	1,499.63
				CHECK 100 137861 TOTAL FOR FUND 420:			2,938.95
05/12/2023	100	137873*#	AECOM TECHNICAL SERVICES, INC	LEXINGTON/TACOMA	58210	57426	1,293.05
05/12/2023	100	137895*#	MARIANNE HILTUNEN	DUPLAINVILLE TRACKS TO WEYER	58210	57420	10.48
				ROUNDY'S INDUSTRIAL PARK #2	58210	57422	1.97
				SPICE CREEK/MEADOWBROOK FARMS #2	58210	57552	16.38
				SPICE CREEK/MEADOWBROOK FARMS #3	58210	57556	47.81
				CHECK 100 137895 TOTAL FOR FUND 420:			76.64
05/12/2023	100	137907*#	RUEKERT & MIELKE, INC.	SHADY LANE	58210	57407	4,058.25
				ROUNDY'S INDUSTRIAL PARK #2	58210	57422	4,062.87
				SPICE CREEK/MEADOWBROOK FARMS #2	58210	57552	2,884.25
				JOSEPH ROAD	58210	57553	2,287.50
				SPICE CREEK/MEADOWBROOK FARMS #1	58210	57554	1,322.00
				CHECK 100 137907 TOTAL FOR FUND 420:			14,614.87
05/25/2023	100	138002*#	MUNICIPAL LAW & LITIGATION GROUP	SPICE CREEK/MEADOWBROOK FARMS #3	58210	57556	403.00
05/25/2023	100	138010*#	R.A. SMITH & ASSOC., INC.	QUIET ZONE - WEYER ROAD	58200	56700	646.70
				QUIET ZONE - GREEN ROAD	58200	56710	1,912.28
				CHECK 100 138010 TOTAL FOR FUND 420:			2,558.98
05/25/2023	100	138016*#	STRAND ASSOCIATES, INC	DUPLAINVILLE TRACKS TO WEYER	58210	57420	4,923.87
				APPLE TREE/PEAR TREE	58210	57561	4,290.19

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Fund: 420 CAPTIAL ROAD PROJECTS							
CHECK 100 138016 TOTAL FOR FUND 420:							9,214.06
05/25/2023	100	138023	WAUKESHA CO TREASURER	LINDSAY/REDFORD INTERSECTION STUDY	58210	57430	101,610.32
05/25/2023	100	138025#	WOLF PAVING	ROUNDY'S INDUSTRIAL PARK #2	58210	57422	57,801.60
				JOSEPH ROAD	58210	57553	97,770.77
				CHECK 100 138025 TOTAL FOR FUND 420:		155,572.37	
Total for fund 420 CAPTIAL ROAD PROJECTS							369,142.26

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Fund: 450 CITY HALL REMODEL							
05/12/2023	100	137913	THRIVE ARCHITECTS	CITY HALL REMODEL	58100	57700	3,268.10
				Total for fund 450 CITY HALL REMODEL			3,268.10

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Fund: 480 DPW BUILDING							
05/01/2023	100	137813	J.H. HASSINGER, INC.	DPW BUILDING	58100	57700	27,550.00
				DPW BUILDING	58100	57700	408,329.00
				CHECK 100 137813 TOTAL FOR FUND 480:			435,879.00
05/04/2023	100	137870	WELLSPRING CONSTRUCTION GROUP	DPW BUILDING	58100	57700	4,878.00
05/12/2023	100	137872	ABSOLUTE CONSTRUCTION	DPW BUILDING	58100	57700	151,850.89
05/16/2023	100	137921	WELLSPRING CONSTRUCTION GROUP	DPW BUILDING	58100	57700	4,878.00
05/18/2023	100	137935*#	EMMONS BUSINESS INTERIORS	DPW BUILDING	58100	57700	1,894.15
05/25/2023	100	137972	ARO LOCK & DOOR	DPW BUILDING	58100	57700	205.00
05/25/2023	100	137999*#	MENARDS	DPW BUILDING	58100	57700	2,095.53
				Total for fund 480 DPW BUILDING			601,680.57

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 490 CAPTIAL EQUIPMENT							
05/18/2023	100	137936	EWALD CHEVROLET BUICK	FIRE ADMINISTRATION - CAPITAL EQUIPMENT			** VOIDED **
05/18/2023	100	137950	PARKITECTURE & PLANNING	PARKS - CAPITAL EQUIPMENT	58100	57620	614.00
05/25/2023	100	138001	MIDWEST PAVING	HIGHWAY - CAPITAL EQUIPMENT	58100	57331	37,220.00
				Total for fund 490 CAPTIAL EQUIPMENT			37,834.00

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 600 WATER UTILITY							
05/02/2023	100	1205(E)*#	WE ENERGIES		52200	00623	978.33
05/03/2023	100	1206(E)	WE ENERGIES		52210	00622	21,473.45
05/04/2023	100	137820*#	BAKER TILLY VIRCHOW KRAUSE LLP	OPS - AUDITOR/ACCOUNTANT	52120	00923	1,100.00
05/04/2023	100	137823*#	CINTAS CORP	UNIFORMS	53410	00641	47.59
05/04/2023	100	137834	HAWKINS, INC.	CHEMICALS	53200	00631	4,099.32
05/04/2023	100	137847	LITHO-CRAFT	BILLING	53300	00903	553.50
				BILLING	53300	00903	553.50
				CHECK 100 137847 TOTAL FOR FUND 600:			1,107.00
05/04/2023	100	137850	MIDWEST METER INC.	REPAIRS - METERS	52400	00653	482.75
05/04/2023	100	137851*#	MSA PROFESSIONAL SERVICES INC	GIS SOFTWARE MAINTENANCE	52445	00950	1,307.50
05/04/2023	100	137852*#	MUNICIPAL LAW & LITIGATION GROUP	BLUEMOUND - S. OF HARKEN	12802	00107	1,965.56
				BLUMD WATER MAIN-BUSSE TO FOSTER	12810	00107	1,780.00
				APPLE TREE WELL 9&10 REHAB	12824	00107	270.00
				CHECK 100 137852 TOTAL FOR FUND 600:			4,015.56
05/04/2023	100	137861*#	STRAND ASSOCIATES, INC	WATER FACILITIES PLAN	52399	00923	2,455.00
05/12/2023	100	137875*	ALL CITY COMMUNICATIONS INC.	ANSWERING SERVICE	52331	00921	40.62
05/12/2023	100	137889	HYDROCORP	CROSS CONNECTION INSPECTION	52381	00641	1,171.00
05/12/2023	100	137906*#	R&R INSURANCE SERVICES	INSURANCE - WORKERS COMPENSATION	55110	00924	927.00
05/12/2023	100	137907*#	RUEKERT & MIELKE, INC.	BLUMD WATER MAIN-BUSSE TO FOSTER	12810	00107	32,413.79
				BLUMD WATER MAIN-BUSSE TO FOSTER	12810	00107	3,412.00
				NORTH AVE MCC	12822	00107	3,296.00
				APPLE TREE WELL 9&10 REHAB	12824	00107	235.57
				APPLE TREE WELL 9&10 REHAB	12824	00107	1,580.50
				SOURCE OF SUPPLY- REPAIRS	53400	00600	462.75
				REPAIRS - RESERVR & STANDPIPES	52400	00650	462.75
				PSC WATER RCA STUDY	52382	00928	5,177.50
				SCADA/TELEMETARY	52100	00950	312.14

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Fund: 600 WATER UTILITY							
				CHECK 100 137907 TOTAL FOR FUND 600:			47,353.00
05/12/2023	100	137915	WATER REMEDIATION TECHNOLOGY	RADIUM TREATMENT	52210	00631	4,091.19
05/12/2023	100	137920*	XEROX CORPORATION	OFFICE SUPPLIES & EXPENSES	53100	00921	131.81
05/18/2023	100	137926	BADGER METER	METER READING EXPENSES	52200	00901	300.00
05/18/2023	100	137930*#	CINTAS CORP	UNIFORMS	53410	00641	44.06
				UNIFORMS	53410	00641	44.06
				CHECK 100 137930 TOTAL FOR FUND 600:			88.12
05/18/2023	100	137939*	GRAINGER	SAFETY	52200	00950	5.62
05/18/2023	100	137941	GRINDLAND & ASSOC LLC	NORTH AVE MCC	12822	00107	2,545.43
05/18/2023	100	137943*#	JACOBUS ENERGY LLC	BUILDING AND GROUNDS	52310	00602	742.34
05/18/2023	100	137949	NORTHERN LAKE SERVICE, INC	WATER TESTING	52310	00632	100.00
				WATER TESTING	52310	00632	3,115.05
				WATER TESTING	52310	00632	4,153.40
				WATER TESTING	52310	00632	75.00
				WATER TESTING	52310	00632	300.00
				WATER TESTING	52310	00632	2,255.40
				WATER TESTING	52310	00632	100.00
				WATER TESTING	52310	00632	75.00
				CHECK 100 137949 TOTAL FOR FUND 600:			10,173.85
05/18/2023	100	137953	PUBLIC SERVICE COMMISSION OF WI	PSC WATER RCA STUDY	52382	00928	1,407.03
05/18/2023	100	137958*#	STRAND ASSOCIATES, INC	WATER FACILITIES PLAN	52399	00923	10,550.00
05/19/2023	100	137966	WI RURAL WATER ASSOCIATION	Utility Memberships & Continuing	53200	00930	110.00
				Utility Memberships & Continuing	53200	00930	110.00
				CHECK 100 137966 TOTAL FOR FUND 600:			220.00
05/25/2023	100	1220 (E) *	AT&T	SCADA/TELEMETARY	52100	00950	94.13
05/25/2023	100	138006*#	ODP BUSINESS SOLUTIONS LLC	OFFICE SUPPLIES & EXPENSES	53100	00921	47.40

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 600 WATER UTILITY							
05/30/2023	100	1215 (E) *#	WELLS FARGO	INTEREST/LONG TERM DEBT	56100	00427	1,784.92
05/30/2023	100	1221 (E) *#	MUTUAL OF OMAHA	BENEFITS - LIFE INSURANCE	51340	00926	79.35
				BENEFITS - DISABILITY INSURANCE	51350	00926	107.72
				CHECK 100 1221 (E) TOTAL FOR FUND 600:			187.07
05/31/2023	100	1219 (E) *#	WE ENERGIES		52200	00623	374.91
				Total for fund 600 WATER UTILITY			119,301.94

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Fund: 650 SEWER UTILITY							
05/02/2023	100	1205 (E) *#	WE ENERGIES		52210	01821	184.74
05/04/2023	100	137820*#	BAKER TILLY VIRCHOW KRAUSE LLP	OPS - AUDITOR/ACCOUNTANT	52120	00923	1,100.00
05/04/2023	100	137823*#	CINTAS CORP	Uniforms & Protective Equipment	53410	01827	47.60
05/04/2023	100	137824	CITY OF BROOKFIELD	PRE - PAYMENTS	16200	00143	26,984.76
05/04/2023	100	137844	LAKE PEWAUKEE SANITARY DISTRICT	WAUKESHA/LPDS PAYABLE			** VOIDED **
05/04/2023	100	137851*#	MSA PROFESSIONAL SERVICES INC	GIS SOFTWARE MAINTENANCE	52445	00950	1,307.50
05/04/2023	100	137852*#	MUNICIPAL LAW & LITIGATION GROUP	BLUEMOUND - S. OF HARKEN	12802	00107	1,965.57
05/04/2023	100	137861*#	STRAND ASSOCIATES, INC	OPS - SEWER STUDIES	52100	01850	7,290.00
05/04/2023	100	137865*#	VILLAGE OF PEWAUKEE	SEWER SERVICE CHARGE - LAKE PEWAUKEE	52341	01827	29,370.22
05/12/2023	100	137875*	ALL CITY COMMUNICATIONS INC.	ANSWERING SERVICE	52331	00921	40.63
05/12/2023	100	137879	CITY OF BROOKFIELD	PRE - PAYMENTS			** VOIDED **
05/12/2023	100	137897*#	MENARDS	MAINTENANCE OF GENERAL PLANT STRUCTURE	52400	01834	9.78
05/12/2023	100	137906*#	R&R INSURANCE SERVICES	INSURANCE - WORKERS COMPENSATION	55110	00924	927.00
05/12/2023	100	137907*#	RUEKERT & MIELKE, INC.	SCADA/TELEMETARY	52100	00950	312.14
05/12/2023	100	137917	WAUKESHA WATER UTILITY	SEWER SERVICE CHARGE - WCC	52344	01827	29,583.75
05/12/2023	100	137920*	XEROX CORPORATION	OFFICE SUPPLIES & EXPENSES	53100	00921	131.80
05/18/2023	100	137927#	BIELINSKI HOMES	WAUKESHA/LPDS PAYABLE	21124	00232	3,140.00
				ICA - WEST SIDE	46317	01622	1,200.00
				CHECK 100 137927 TOTAL FOR FUND 650:			4,340.00
05/18/2023	100	137928#	BIELINSKI HOMES	WAUKESHA/LPDS PAYABLE	21124	00232	3,256.00

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Fund: 650 SEWER UTILITY				WAUKESHA/LPDS PAYABLE	21124	00232	8,654.00
				ICA - WEST SIDE	46317	01622	1,230.00
				CHECK 100 137928 TOTAL FOR FUND 650:			13,140.00
05/18/2023	100	137930*#	CINTAS CORP	Uniforms & Protective Equipment	53410	01827	44.07
				Uniforms & Protective Equipment	53410	01827	44.07
				CHECK 100 137930 TOTAL FOR FUND 650:			88.14
05/18/2023	100	137931	CITY OF BROOKFIELD	SEWER SERVICE CHARGE - BROOKFIELD	52340	01827	219,358.84
05/18/2023	100	137933	ELLIOTTS ACE HARDWARE	MAINTENANCE OF PUMPING EQUIPMENT	52400	01832	0.79
05/18/2023	100	137939*	GRAINGER	SAFETY	52200	00950	5.62
05/18/2023	100	137943*#	JACOBUS ENERGY LLC	POWER/OTHER FUEL	53215	01821	256.80
05/18/2023	100	137958*#	STRAND ASSOCIATES, INC	Gun Club Sewer Study	12831	00107	60,390.00
				OPS - SEWER STUDIES	52100	01850	4,000.00
				CHECK 100 137958 TOTAL FOR FUND 650:			64,390.00
05/18/2023	100	137961*#	VILLAGE OF PEWAUKEE	SEWER SERVICE CHARGE - VILLAGE OF PEWAU	52342	01827	1,115.63
05/18/2023	100	137962*#	VISU-SEWER	MAINTENANCE OF COLLECTION SYSTEM	52400	01831	2,550.00
				MAINTENANCE OF COLLECTION SYSTEM	52400	01831	11,787.23
				MAINTENANCE SCS SEWER CLEANING	52410	01831	28,320.54
				CHECK 100 137962 TOTAL FOR FUND 650:			42,657.77
05/25/2023	100	1220 (E) *	AT&T	SCADA/TELEMETARY	52100	00950	94.13
05/25/2023	100	138002*#	MUNICIPAL LAW & LITIGATION GROUP	BLUEMOUND - S. OF HARKEN	12802	00107	1,349.00
05/25/2023	100	138006*#	ODP BUSINESS SOLUTIONS LLC	OFFICE SUPPLIES & EXPENSES	53100	00921	47.40
05/30/2023	100	1218 (E) *#	WE ENERGIES	POWER/ELECTRICITY	52200	01821	5,216.24
05/30/2023	100	1221 (E) *#	MUTUAL OF OMAHA	BENEFITS - LIFE INSURANCE	51340	00926	42.73
				BENEFITS - DISABILITY INSURANCE	51350	00926	58.01

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 650 SEWER UTILITY				CHECK 100 1221(E) TOTAL FOR FUND 650:			100.74
05/31/2023	100	1219 (E) *#	WE ENERGIES		52210	01821	153.79
				Total for fund 650 SEWER UTILITY			451,570.38

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 800 CEMETERY							
05/25/2023	100	138016*#	STRAND ASSOCIATES, INC	CAPITAL - ROAD RECONSTRUCTION	58200	54910	362.55
				Total for fund 800 CEMETERY			362.55
				TOTAL - ALL FUNDS			2,657,770.56

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

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

DATE: June 5, 2023

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of the Pewaukee Fire Department 2023 - 2028 Strategic Plan as Presented at the May 1st, 2023 Common Council Meeting

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

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

DATE: June 5, 2023

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Cancel the July 3, 2023 Common Council Meeting due to Independence Day

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

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

DATE: June 5, 2023

DEPARTMENT: Public Works

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and Possible Action Authorizing the Release of the Grading Agreement Cash Guarantee in the Amount of \$54,000 to Interstate Partners [Wagner]

BACKGROUND:

On April 17, 2023, Common Council approved an early grading agreement for the Interstate Partners Green Road Industrial Building to allow blasting, filling, and grading operations ahead of the issuance of their building permit.

The building permit has now been issued and the Developer is seeking to terminate the early grading agreement and a refund of the cash deposit for the agreement.

With the issuance of the building permit, Staff does not object to refunding the deposit and terminating the agreement.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

Common Council authorize the release of the \$54,000 cash deposit guarantee.

ATTACHMENTS:

Description

Early Grading Agreement

**CUTTING, FILLING AND GRADING AGREEMENT
REGARDING
IP GREEN ROAD LLC SITE**

THIS AGREEMENT made and entered into as of this 17th day of April, 2023, by and between the CITY OF PEWAUKEE, a Wisconsin municipal corporation ("City") and IP GREEN ROAD LLC, a Wisconsin limited liability company ("Developer"), as the developer of a 11.9-acre site at approximately N30 W22835 Green Road in Pewaukee ("GREEN ROAD").

WITNESSETH:

WHEREAS, Developer is seeking to construct a 115,000 square foot building (the "Building") and will be seeking a building permit for the Building upon the completion of the construction documents which are estimated to be completed in two to six weeks; and

WHEREAS, Developer must first grade the construction site, remove bedrock and import fill material according to the grading plan created by JSD Professional Services prior to construction of the Building to create the building pad while stormwater facilities designs are finalized and approved by the City (the "Grading Operation"); and

WHEREAS, on October 20th, 2022, the City's Plan Commission approved the Building and approved the rezoning of the property for industrial use; and

WHEREAS, Developer proposes to voluntarily enter into an agreement with the City relating to the Grading Operation;

NOW THEREFORE, in further consideration of the mutual promises and covenants hereinafter set forth, the City and Developer do hereby agree as follows:

Section A. Premises.

The premises to which this Agreement applies is described in the attached Exhibit A and is located in the City of Pewaukee, County of Waukesha, Wisconsin, with the tax key numbers PWC 091-4987 and PWC 091-4980.

Section B. Grading and Site Plan – Developer Responsibilities.

1. **Grading Plan** – Prior to the commencement of the Grading Operation, Developer shall file a Grading and Site Plan to be reviewed by the City. The Grading and Site Plan will address and include:

- Location and grades of berms
- Location and proposed elevation of the building pad
- Location and elevation of all hard surfaces

- Location of storm water ponds and basins-in process in conjunction with City input
 - Erosion control
 - Grading limits
2. **Plan Approval** – The City shall review the Grading and Site Plan in a timely manner. Approval of said plan shall not be unreasonably withheld.
3. **Compliance** – Developer shall conduct and complete the Grading Operation in compliance with the Grading and Site Plan and the provisions of this Agreement. All work performed under this Agreement shall be done at Developer’s risk.

Section C. Operational Aspects of the Grading Operation – Developer Responsibilities.

Developer, including all its subcontractors, and all parties who conduct any aspect of the Grading Operation, shall conduct the Grading Operation in full compliance with the following requirements:

1. **Term** – The term of this Agreement shall commence as of the date of execution of this instrument and be in effect for a period not to exceed six (6) months from the date of execution.
2. **Permissible hours of operation** – Developer shall conduct the Grading Operation only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and between the hours of 8:00 am and 7:00 pm, Saturday. No work allowed on Sunday without approval from the City Engineer.
3. **Amount of Fill** – Developer shall be permitted to deposit fill in sufficient quantities to grade and balance the construction site as set forth on the Grading and Site Plan.
4. **Trucking Route** – Developer shall inform and require all operators of trucks, other vehicles and machinery accessing the site for the Grading Operation to obey all City and Waukesha County postings and regulations related to heavy truck traffic. Access to the construction site and Premises shall be solely through the construction entrance located on the eastern end of Green Road using the existing drive cut. Access to the construction entrance/exit must be from Duplainville Road. Access from the Redford Boulevard (CTH F) Ramp is prohibited for vehicles exceeding 6 TONS. Any public street used for access by Developer to the construction site and Premises shall be kept free of mud, dirt and debris on a regular basis. In the event a clean-up order from the City is not complied with, such work shall be arranged and performed by the City and charged to Developer.
5. **Site Safety Measures** – Developer shall install and maintain construction entrance signage warning of construction activity at the entrance to the construction site.

6. **Operational Compliance** – Developer shall employ responsible personnel at the site to insure compliance with provisions of this Agreement during all hours of operation.

7. **Lighting** – Developer shall not install any lighting on the site during the Grading Operation.

8. **City Inspections** – Developer shall permit access to the site at all times for inspection by City personnel or agents of the City.

9. **Complaints, Operational Contact Personnel** – Developer shall designate a responsible party to handle complaints, operational questions, etc. during hours of operation. Said personnel shall be accessible by telephone or email during hours of operation. A separate after-hours, emergency phone number shall be designated. Developer shall provide the City's Director of Public Works with all such contact information.

10. **On site Storage** – Developer shall only store such equipment or materials on the site as is needed for operations, including, temporary site office (if needed), earth moving equipment, topsoil/grass seed/mulch needed to complete the Grading Operation.

11. **Erosion Control Implementation Plan (ECIP)** – Prior to the commencement of the Grading Operation, Developer shall provide the City a copy of the Erosion Control Implementation Plan ("ECIP") as approved by the State of Wisconsin Department of Natural Resources and the City.

12. **Permits** – Prior to the commencement of the Grading Operation, Developer shall submit City permit applications for the Grading Operations, specifically a fill permit, if any, and erosion control permit, the approval of which shall not be unreasonably withheld. Under no circumstances shall Grading Operations commence until all required permits are issued to Developer.

13. **Violations of Operation Aspects** – In the event the City believes that Developer is in violation of any term of this Agreement, City shall notify Developer of the violation and Developer shall immediately take necessary measures to cease and correct the violation within a reasonable time. In the event Developer fails to take such corrective measures, the City may, in addition to any other legal remedies or procedures available to the City, issue citations to Developer and/or Developer's subcontractors returnable to the City of Pewaukee Municipal Court.

14. **Reimbursement to City** – The City shall be reimbursed by Developer for all reasonable costs and expense incurred by the City in relation to this Agreement, including, but not limited to, plan review, inspection and related overhead costs. In the event Developer fails to remit any payment to the City when due, the City shall have the right to proceed to special charge all such unpaid amounts against GREEN ROAD, pursuant to the provisions of § 66.0627, Wis. Stats.

Section D. Operational Aspects of the Grading Operation – City Responsibilities

1. **Site Observations** – The City may conduct periodic site observations of the site as needed to determine compliance with this Agreement and the Grading and Site Plan.
2. **Permits** – The City Engineer shall review City permit applications for the Fill Operations, specifically a fill permit and erosion control permit in a timely basis. Approval of applications and issuance of permits shall not be unreasonably withheld.

Section E. Financial Security

To assure compliance with the above-mentioned conditions, including but not limited to the establishment of positive soil erosion control measures, performance hereunder shall be guaranteed with a cash deposit (the “DEPOSIT”) in an amount to be established by the City Engineer. In the event Developer does not comply with this agreement, the City is authorized to stabilize the site or to take other action to correct the Developer’s violations hereof by drawing funds against the DEPOSIT. Upon completion of the Initial Grading work, the DEPOSIT shall be reduced by the value of the completed work. The 20% amount in excess of the cost of work shall remain until the issuance of a building permit by the City for the Building. If any DEPOSIT funds remain upon completion of the Grading Operations, as reasonably determined by the City, the remaining funds shall be returned to the Developer, without interest.

Section F. Operational Aspects of the Grading Operation – State Agencies.
Wisconsin Department of Natural Resources responsibilities.

1. Developer and the City acknowledge that, while the Wisconsin Department of Natural Resources (WDNR) is not a party to this Agreement, the WDNR may require Developer to file for and receive permits from the WDNR including, but not limited to, stormwater management and erosion control prior to the commencement of the Grading Operation.
2. Developer and the City recognize that, while the WDNR is not a party to this Agreement, the WDNR may administer and regulate the Grading Operation during its term under their authority described in Wisconsin State Statutes and Administrative Codes.

Section G. General Provisions.

1. **Insurance** – Developer shall furnish to City prior to the start of work, an insurance policy endorsement which states and confirms that Developer has the types and amounts of

insurance referenced in Sections (a) through (d) below. Developer shall require all of its subcontractors to carry the same types and at least the amounts of coverage as required of Developer or may instead provide the coverage for any or all subcontractors. Developer is responsible for ensuring subcontractors' compliance with all the insurance requirements specified herein. Said insurance coverage and endorsements shall be maintained during the term of this Agreement.

(a) WORKER'S COMPENSATION AND EMPLOYEES LIABILITY

Coverage Amounts

Worker's Compensation		Statutory
Employer's Liability		
Bodily Injury by Accident	each accident	\$100,000
Bodily Injury by Disease	each employee	\$100,000
Bodily Injury by Disease	policy limit	\$500,000

(b) COMMERCIAL GENERAL LIABILITY

Limits of Liability

Bodily Injury/Property Damage	each occurrence	\$1,000,000
	general aggregate	\$1,000,000
	products/complete	
	operations aggregate	\$1,000,000
Personal Injury	aggregate	\$1,000,000

To include

- Occurrence form
- Premises/operations coverage
- No exclusion for explosion, collapse, or underground occurrences

(c) AUTOMOBILE LIABILITY

Limits of Liability

Bodily Injury/Property Damage	each accident	\$1,000,000
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To Include

Coverage on all owned, non-owned, and hired vehicles.

(d) UMBRELLA LIABILITY

Limits of Liability

Personal Injury/Property Damage	each occurrence	\$5,000,000
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Aggregate

\$5,000,000

To Include

- Occurrence form
- First dollar defense coverage
- Insuring agreement which will provide excess protection to the primary coverage

With respect to the coverage referred to in sections (b), (c), and (d) above, the City shall be named and maintained as an additional insured.

The worker's compensation and employers' liability endorsement shall confirm that thirty (30) day's notice of cancellation must be provided. For all other insurance coverage referenced above, a sixty (60) day's notice of cancellation must be provided. The endorsements must further state that such notice shall be provided to the City.

Developer and its subcontractors shall not perform any work under this Agreement after a policy of insurance has expired or been canceled unless a new or renewal policy is provided prior to the expiration or cancellation date of the previous policy. Prior to the commencement of any work, Developer shall have the responsibility of ensuring that the City is provided valid endorsements for itself and all subcontractors it plans to use.

2. **Indemnification** – In addition to and not to the exclusion or prejudice of any other provisions of this Agreement, Developer covenants and agrees that Developer shall indemnify and save harmless the City, its officers, agents, and employees and shall defend the same, from and against any and all liability, claims, loss, damages, interest, actions, suits, judgments, costs, expenses, attorney's fees, and the like, to whomsoever and by whomsoever and whensoever brought or obtained which may in any way come against the City in consequence of entering into this Agreement, or which in any way results from the carelessness or neglect of the Developer or the agents, employees, or workers of the Developer or its subcontractors in any respect whatever, or which may in any manner result from or arise in the course or not of the performance of the work and this Agreement, expressly including though not limited to: negligence and the breach of any duty, whether imposed by statute, ordinance, regulation, order, decree or law of any sort or by this Agreement, by Developer, Developer's officers, employees, agents, workers, and independent contractors, or by the City, its officers, employees, agents or workers, in carrying out operations and in supervising and safeguarding the same in any respect whatever; the infringement of any patent, trademark, trade name or copyright, or by claims arising under any law including worker's compensation laws. In every such case where judgment is recovered against the City, if notice has been given to Developer of the pendency of suit within a reasonable time after its commencement,

the judgment shall be conclusive upon Developer, not only as to the amount of damages but also as to Developer's liability to the City.

3. **Right of Entry Upon Premises** – The City and its agents and employees shall have the right to enter upon the Premises to inspect the same to determine if Developer is performing the covenants of this Agreement on its part to be performed.

4. **Non-waiver** – Any waiver of any breach of covenants or conditions herein contained to be kept and performed by either party shall be effective only if in writing and shall not be deemed or considered as a continuing waiver. Any waiver shall not operate to bar or prevent the waiving party from declaring a forfeiture or exercising its rights for any succeeding breach of either the same or other condition or covenant.

5. **Parties Bound** – Except as otherwise specifically provided in this Agreement, this Agreement shall run with the described premises and shall bind and inure to the benefit of the parties hereto and their respective administrators, legal representatives successors and assigns. In addition, in order to secure full performance of the provisions of this Agreement and in accord with the requirements, conditions and covenants set forth herein regarding the special charging of costs and expenses incurred by the City, the Developer shall execute this Agreement and be bound by the terms hereof.

6. **Notices** – All notices, requests, demands and other communication (collectively, "Notices") hereunder shall be in writing and given by (i) established express delivery service which maintains delivery records, (ii) personal delivery, or (iii) certified or registered mail, postage prepaid, return receipt requested, to the parties at the following addresses or at such other addresses the parties may designate by notice given in the above described manner.

CITY: Clerk of the City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

DEVELOPER: IP Green Road LLC
c/o Interstate Partners
N16 W23217 Stone Ridge Drive, Suite 200
Waukesha, WI 53188
Facsimile: 262-506-1001

Notices may also be given by facsimile transmission or e-mail provided the Notices are concurrently given by one of the above methods. Notices shall be effective upon receipt or upon

attempted delivery if delivery is refused or impossible because the recipient has failed to provide a reasonable means for accomplishing delivery.

7. **Legal Construction** – In the event any one or more of the provisions in this Agreement shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision has never been contained herein.

8. **Time of Essence** – Time is of the essence as to all terms and provisions of this Agreement.

9. **Entire Agreement** – This instrument contains the sole and only agreement of the parties. Any prior agreements, promises, negotiations or representations not expressly set forth in this Agreement are of no force or effect.

10. **Authority** – Each of the individuals and officers who have executed this Agreement represent and warrant that he or she is duly authorized to execute this Agreement on behalf of the City or Developer as the case may be, and that all action necessary for said party to so execute and perform the terms of this Agreement have been duly taken by said party and that no other signature and/or authorization is necessary for such party to enter into and perform the terms of this Agreement.

11. **Language of Construction** – The language of each paragraph, term, and/or provision of this Agreement shall, in all cases and for any and all purposes, and any and all circumstances whatsoever, be construed as a whole, according to its fair meaning, and not for or against any party hereto and with no regard whatsoever to the identity or status of any person or persons who drafted all or any portion of this Agreement.

12. **Amendment** – This Agreement, including any exhibits hereto, shall not be amended except in writing signed by the parties. Any amendment or addendum to this Agreement shall expressly refer to this Agreement.

13. **Personal Liability of Public Officials** – In carrying out any of the provisions of this Agreement or in exercising any power or authority granted to them thereby, there shall be no personal liability upon the City, its officers, officials, agents and employees, it being understood that in such matters they act as agents and representatives of the City. Any right of action by any party against the City, or its officers, officials, agents or employees, is hereby expressly waived.

14. **Permits and Licenses** – Developer shall procure all permits and licenses, pay all charges and fees, and give all notices necessary and incident to the due and lawful prosecution of the work.

15. **Sanitary Facilities** – Developer shall provide and maintain in a neat and sanitary condition such accommodation for its employees as may be necessary to comply with the statutes, requirements and regulations of the Wisconsin State Board of Health, local ordinances, or other authorities having jurisdiction and shall commit no public nuisance.

16. **Applicable Law** – This Agreement shall be governed by the laws of the State of Wisconsin and the City of Pewaukee, and the rules and regulations of the City.

17. **Standard of Care** – Developer will follow generally accepted industry practices, professional standards and guidelines in the performance of its obligation under this Agreement.

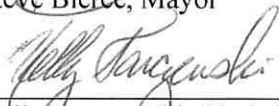
18. **Assignment** – Assignment by Developer of any portion of this Agreement without the express written approval of the City is prohibited.

19. **Laws, Ordinances and Regulations** – Developer and the Developer's agents and employees shall at all times observe and comply with all existing and future applicable federal, state and local laws, ordinances and regulations, and provisions of the Agreement, and shall provide affidavits, certificates, stipulations and representations which in any manner affect the conduct or the work. Developer shall also require from Developer's subcontractors such compliances, affidavits, certificates, stipulations and representations with respect to any contract entered into by Developer with regard to the work as may be required by all applicable federal, state and local laws, ordinances and regulations.

IN WITNESS WHEREOF, the parties hereto have executed this instrument on the date stated above.

CITY OF PEWAUKEE

By: 
Steve Bierce, Mayor

Attest: 
Kelly Tarczewski, Clerk / Treasurer

IP GREEN ROAD LLC

Developer

By: IP Green Road II LLC, Manager

By: 
John Heller, Manager

EXHIBIT A

LEGAL DESCRIPTION OF THE PREMIS

PARCEL A:

All that part of the North One-half (1/2) of the Northwest One-quarter (1/4) of Section Thirteen (13), in Township Seven (7) North, Range Nineteen (19) East, in the City of Pewaukee, County of Waukesha, State of Wisconsin, described as follows, to-wit: Beginning at a point in the North line of said Section, 687 feet East of the Northwest corner, thence East on the Section line 1456 feet to the intersection of the highways; thence South 27° West along the center of the highway 652 feet to the North line of the Chicago, Milwaukee & St. P. Ry.; thence West along the North line of said Railway 1213 feet; thence North 5° East 606 feet to the place of beginning.

Excepting therefrom those lands conveyed in a Warranty Deed recorded on November 19, 1900 in Volume 71 of Deeds, at Page 230, as Document No. 43543; and in a Warranty Deed recorded on May 27, 1889 in Volume 74 of Deeds, at Page 111, as Document No. 14005; and in a Warranty Deed recorded on November 19, 1892 in Volume 89 of Deeds, at Page 34, as Document No. 30659; and in a Warranty Deed recorded on January 20, 1945 in Volume 365 of Deeds, at Page 446, as Document No. 270818; and in a Conveyance of Lands recorded on August 19, 1952 in Volume 582, at Page 11, as Document No. 369391; and in a Warranty Deed recorded on June 20, 1958 in Volume 775 of Deeds, at Page 337, as Document No. 479976.

Also excepting therefrom the Northerly 33 feet for road purposes.

Tax Key No. PWC 0914-987

PARCEL B:

That part of the North One-half (1/2) of the Northwest One-quarter (1/4) of Section Thirteen (13), Township Seven (7) North, Range Nineteen (19) East, in the City of Pewaukee, County of Waukesha, State of Wisconsin, described as follows: Beginning at a point in the North line of said Section, 687 feet East of the Northwest corner of said Northwest 1/4 of Section 13 aforesaid; thence East on the Section line, 170 feet to a point; thence South 5°, West 370 feet to a point; thence West 170 feet parallel to the Section line in the center of the highway to a point; thence North 5° East, 370 feet to the place of beginning, except Northerly 33 feet for road purposes.

Tax Key No. PWC 0914-980

Address: N30 W22835 Green Road, Pewaukee, WI 53072

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

DATE: June 5, 2023

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

PUBLIC HEARING, Discussion and Possible Action Regarding a Conditional Use Permit for Quattro Development/Higher Ground Education for Property Located on Highfield Court (PWC 0906-994) for the Purpose of Constructing a Childcare Facility - *Applicant Requests Item to be Tabled* [Fuchs]

BACKGROUND:

At their May 18, 2023 meeting, the Plan Commission recommended denial of the Conditional Use Permit for the Guidepost Montessori School. This item was publicly noticed for this meeting; however, the applicant is requesting that the public hearing be postponed to a later date. Once that meeting date is determined, the item will be re-noticed accordingly.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to table to a future date.

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

DATE: June 5, 2023

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

Discussion and Possible Action Regarding **Ordinance 23-04** to Rezone Property Located at N29 W22817 Marjean Lane (PWC 0914-976) from Rs-5 Single-Family Residential to B-3 General Business for the Purpose of Constructing a 50-Unit Self-Storage Facility as Requested by Regal Development LLC [Fuchs]

BACKGROUND:

At their May 18, 2023 meeting, the Plan Commission unanimously recommended approval of the Rezoning Petition to rezone property located at N29W22817 Marjean Lane to B-3 District to allow construction of a 50-unit self storage facility use.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to approve the Rezoning Petition to change the zoning of the property located at N29W22817 Marjean Lane to B-3 General Business District.

ATTACHMENTS:

Description

Ordinance 23-04

Regal Storage staff report 5.18.23

Regal Storage narrative

Regal Storage rezoning exhibit

Regal Storage legal description

ORDINANCE 23-04

**TO AMEND THE ZONING MAP OF
THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN**

The Common Council of the City of Pewaukee, Waukesha County, Wisconsin do ordain that the Zoning Map of the City of Pewaukee, Wisconsin is hereby amended to change the zoning classification of the property described below as follows:

FROM: **Rs-5 Single Family Residential**

TO: **B-3 General Business**

SECTION 1 - DESCRIPTION**Common Description:**

PT NW1/4 & NE1/4 OF NW1/4 SEC 13 T7N R19E; COM SW CRNR OF SAID NW1/4; N01°28'13"E ALNG W LINE OF SAID NW1/4 1400.40 FT; S89°47'43"E 1014.63 FT; N12°11'40"E 179.61 FT TO BGN; N12°11'40"E 94.28 FT; N89°47'27"W 1.47 FT TO ELY LINE MARJEAN LN; N12°08'33"E ALNG ELY LINE 75.34 FT TO SLY LINE LOT 1 CSM #11595; S84°08'17"E ALNG SAID SLY LINE 246.97 FT; S27°58'41"W ALNG SLY LINE 92.22 FT; N63°39'59"W 1.21 FT; S28°43'34"W 108.08 FT; N79°10'58"W 187.00 FT TO BGN

Tax Key Number: PWC 0914-976

Property Address: N29 W22817 Marjean Lane

This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: constructing a self-storage facility.

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 5th day of June, 2023

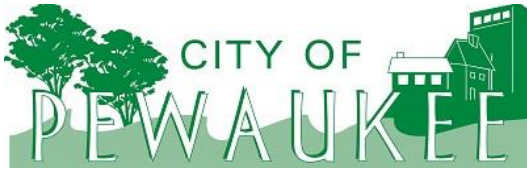
COMMON COUNCIL OF THE CITY OF PEWAUKEE

WAUKESHA COUNTY, WISCONSIN

Attest:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer



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

REPORT TO THE PLAN COMMISSION

Meeting of May 18, 2023

Date: May 9, 2023

Project Name: Rezoning Application, Conditional Use Application, and Site & Building Plan Review Application

Project Address/Tax Key No.: N29W22817 Marjean Lane/PWC 0914976

Applicant: Regal Development LLC

Property Owner: DUPLAINVILLE ACQUISITION LLC

Current Zoning: Rs-5-Single Family Residential

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: Residential to the south and east, and industrial to the north and west.

Project Description/Analysis:

The applicant submitted Rezoning, Conditional Use, and Site & Building Plan Review applications for the development of a 50-unit self-storage facility located at N29W22817 Marjean Lane. The proposal first came before the Plan Commission as a Conceptual Review at the January 19, 2023 meeting, and although most Commissioners spoke in general favor of the use, there were discussions about improving the design, as well as questions related to drainage.

The .88-acre property is currently vacant and zoned Rs-5 Single-Family Residential District. The lot abuts Marjean Lane and previously had an access easement through the residential property to the east to provide ingress/egress from Duplainville Road. Staff recently approved an access drive to the subject property from Marjean Lane and it is our understanding that the current property owner did or plans to discontinue the cross-access easement to Duplainville Road.

Rezoning

As noted above the property is currently zoned Rs-5. There are limited zoning and process options for this proposed development due to the size of the parcel. For example, it does not meet the minimum lot size of 2 acres for the M-1 or M-2 districts. The proposed rezoning is from Rs-5 to B-3 General Business District. The B-3 District allows a minimum lot area of 7,200 square feet and minimum lot width of 60-feet at the building setback line, which are both met.

Conditional Use

A Conditional Use Permit is required in order to allow a self-storage facility within the B-3 District. The B-3 District allows "Permitted and conditional uses allowed in the B-1, B-2 and B-4 districts and uses similar in character to the above-permitted uses and conducted as business on the premises and catering to the general public." Furthermore, Section 17.0209d. allows unclassified or unspecified uses to be approved by the Plan Commission if similar in nature to permitted uses within the district and would not detrimentally affect adjacent properties.

Sit and Building Plan Review

The preliminary site plan includes a mix of thirty-nine 10' x 20' storage units and eleven 10' x 10' storage units. The buildings consist primarily of LP Smartside (wood composite siding) with brick veneer towards the bottom, garage doors, and tinted windows facing the street and adjacent properties. The roof of the buildings is metal.

A security gate is being proposed at the entrance of the storage facility with a fence enclosing the buildings and drives. The applicant indicated that the fence would be chain-link and either six or eight feet in height. Staff recommends that the fence be aluminum, with the possible exception of the gate as may be approved by staff, and a maximum of six feet in height.

The traffic pattern being proposed is two-lane traffic at the entrance and then one-way traffic looping around the buildings. The applicant has indicated that wider drive aisles by the garage doors are incorporated to provide sufficient area for vehicles to pass by other vehicles that are parked at their unit.

Landscaping and plantings are being proposed on the south and east sides of the facility. Plantings consist of a total of 14 evergreen trees of two different types, White Fir and Serbian Spruce. In addition, some existing trees will remain, which are shown on the Grading & Erosion Control Plan and Landscape Plan. The proposed development meets the 40% greenspace requirement.

The lighting plan consists of a total of ten building lights. Eight lights will be mounted above garage doors on the two outer buildings and two lights will be mounted on the east and west ends of the middle building. The light on the west side is the same style as the other lights but has a higher wattage. All lights are mounted at eight feet high, and light levels are primarily at zero footcandles at the property lines.

The applicant provided a grading and erosion control plan that shall be subject to final approval by the Engineering Department prior to any land disturbance.

Recommendation:

A motion to recommend approval of the Rezoning for Regal Development LLC to rezone the property bearing Tax Key No. PWC 0914976 from Rs-5 Single Family Residential to B-3 General Business District.

A motion to recommend approval of the Conditional Use for the self-storage facility within the B-3 District for the property bearing Tax Key No. PWC 0914976.

and

A motion to approve the Site & Building Plans for the construction of a 50-unit self-storage facility upon the property bearing Tax Key No. PWC 0914976, contingent upon Common Council approval of the concurrently submitted Rezoning and Conditional Use applications.

Marjean Lane Development Building Plan Review

Project Narrative:

This .88 Acre lot located on Marjean Ln. is currently zoned residential, but is surrounded by an industrial park. The plan is to switch the zoning over to industrial and develop a gated, drive up, self-storage facility. I believe there is a need for this in the area because I called the owner of All One Storage LLC. He currently owns two self-storage unit facilities to the north and south of this site. (Located at W223 N3554 Duplainville Rd, Pewaukee, WI 53072 and 23050 Roundy Dr. Pewaukee, WI 53072). When I called I pretended like I needed a storage unit and I wanted to know how many units he had available. He stated that he currently had zero units available for rent and was 100% occupied. I looked at other facilities as well and they were mostly full with only a handful of vacancies. I believe self-storage would be great for this property because there isn't much else you could do with that size and shape of lot.

Site plans:

The goal for this design was something that looked more residential and not very industrial. Since the back side of this property currently faces houses I didn't want them to look at something unappealing. We came up with a plan to use a combination of brick, LP Smartside (Wood composite) and windows. The windows would be tinted so someone from the road couldn't see the items stored inside. Most storage units have garage doors facing the road to maximize space such as the one north of the site at W223 N3554 Duplainville Rd, Pewaukee, WI and the new Pewaukee just constructed at 229 Sussex St, Pewaukee, WI. My architect found a way to have all the garage doors face each other inside the buildings themselves so other property owners and people looking from the road will not see the garage doors on the perimeter of the building. We also would have a variety of pine / evergreen trees to help block the buildings out year-round.

Development schedule and Cost:

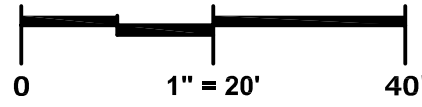
The goal is to have everything approved by May plan commission meeting. From there we have to clear the side and grade it. Then we have to lay the gravel base and pour the concrete slab. This should be done by the end of July. From there framing and electrical for the lights, security cameras and gates would take place for another month. Then siding, roof, garage doors and asphalt will take place and that will be about two months. If all went to plan I would open in the fall/early winter of 2023. I have a friend of mine currently building storage units for \$34 per square foot. If then number of units I have proposed get passed there would be 39 10x20' units and 11 10x10' units coming to a total of (200sqft x 39 units) + (100sqft x 11 units) = 8,900 sqft x \$34 a foot is \$302,600 plus the cost of land \$165,000 for a total cost/value of \$467,600.

On the follow pages are the site plan renderings and scale drawings.

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



GRAPHICAL SCALE (FEET)



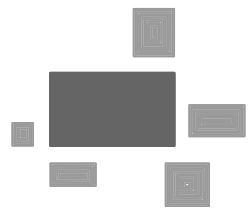
Coordinates referenced to the Wisconsin State Plane
Coordinate System, South Zone (NAD, 1983/2011).
Bearings are referenced to the west line of the Northwest
1/4 of Section 13, Township 7 North, Range 19 East has a
bearing of N01°28'07"E.

LANDS TO BE REZONED FROM Rs-5 TO B-3:

Part of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 13, Township 7 North, Range 19 East in the City of Pewaukee,
Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Northwest 1/4; Thence North 01° 28' 07" East (North 01° 28' 13" East - Record), along the
West line of said Northwest 1/4, 1400.40 feet; Thence South 89° 47' 49" East (South 89° 47' 43" East - Record), 1014.63 feet; Thence North
12° 11' 34" East (North 12° 11' 40" East - Record), 179.61 feet to the place of beginning of the lands to be described; Thence continuing
North 12° 11' 34" East, 94.28 feet; Thence North 89° 47' 33" West, 1.47 feet to a point on the Easterly line of Marjean Lane; Thence North
12° 08' 27" East, along said Easterly line, 75.34 feet to the Southerly line of Lot 1, Certified Survey Map No. 11595, recorded in the Office of
the Register of Deeds as Document No. 4290252, in Book 116, on page 30, of Certified Survey Maps; Thence South 84° 08' 23" East, along
said Southerly line, 246.97 feet to angle point; Thence South 27° 58' 35" West, along said Southerly line, 92.22 feet; Thence North 63° 40'
05" West, 1.21 feet; Thence South 28° 43' 28" West, 108.08 feet; thence North 79°11' 04" West, 187.00 feet to the place of beginning.
Containing 38,664 square feet (0.8876 acres) of land.

Tax Key Number: PWC 0914976



PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

N29W22817 MARJEAN LANE
CITY OF PEWAUKEE, WISCONSIN

REZONING EXHIBIT

REVISIONS

1	REVISED TO B-3	03/17/23			

PER JOB NO. 3115.00
PEG PM. ASZ
DATE 02/28/2023
SCALE 1"=20'
DRAFTED BY: KGD

SHEET

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© COPYRIGHT 2023
SURVEY

www.pinnacle-engr.com

LANDS TO BE REZONED FROM Rs-5 TO B-3:

Part of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 13, Township 7 North, Range 19 East in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Northwest 1/4; Thence North 01° 28' 07" East (North 01° 28' 13" East - Record), along the West line of said Northwest 1/4, 1400.40 feet; Thence South 89° 47' 49" East (South 89° 47' 43" East - Record), 1014.63 feet; Thence North 12° 11' 34" East (North 12° 11' 40" East - Record), 179.61 feet to the place of beginning of the lands to be described; Thence continuing North 12° 11' 34" East, 94.28 feet; Thence North 89° 47' 33" West, 1.47 feet to a point on the Easterly line of Marjean Lane; Thence North 12° 08' 27" East, along said Easterly line, 75.34 feet to the Southerly line of Lot 1, Certified Survey Map No. 11595, recorded in the Office of the Register of Deeds as Document No. 4290252, in Book 116, on page 30, of Certified Survey Maps; Thence South 84° 08' 23" East, along said Southerly line, 246.97 feet to angle point; Thence South 27° 58' 35" West, along said Southerly line, 92.22 feet; Thence North 63° 40' 05" West, 1.21 feet; Thence South 28° 43' 28" West, 108.08 feet; thence North 79° 11' 04" West, 187.00 feet to the place of beginning. Containing 38,664 square feet (0.8876 acres) of land.

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

DATE: June 5, 2023

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

PUBLIC HEARING, Discussion and Possible Action Regarding the Conditional Use Permit for Regal Development LLC for Property Located at N29 W22817 Marjean Lane (PWC 0914-976) for the Purpose of Constructing a 50-Unit Self-Storage Facility [Fuchs]

BACKGROUND:

At their May 18, 2023 meeting, the Plan Commission unanimously recommended approval of the Conditional Use Permit application to allow a self storage facility business use upon property located at N29W22817 Marjean Lane.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to approve the Conditional Use Permit for Regal Development LLC to operate a self storage facility use upon property located at N29W22817 Marjean Lane.

ATTACHMENTS:

Description

Regal Storage civil plans

Regal Storage architectural plans

Regal storage lighting plan

Regal Storage spec sheets

Regal Storage fence images

Regal Development draft conditional use permit

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

LEGAL DESCRIPTION:

AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER CO-13530 WITH AN EFFECTIVE DATE OF NOVEMBER 29, 2022.

Part of the Northwest ¼ and the Northeast ¼ of the Northwest ¼ of Section 13, Township 7 North, Range 19 East in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Northwest ¼, Thence North 01° 28' 13" East, along the West line of said Northwest ¼, 1400.40 feet; Thence South 89° 47' 43" East, 1014.63 feet; Thence North 12° 11' 40" East, 179.81 feet to the place of beginning of the lands to be described; Thence continuing North 12° 11' 40" East, 94.28 feet; Thence North 89° 47' 27" West, 1.47 feet t a point on the Easterly line of Marjean Lane; Thence North 12° 08' 33" East, along said Easterly line, 75.34 feet to the Southerly line of Lot 1, Certified Survey Map No. 11595, recorded in the Office of the Register of Deeds as Document No. 4290252, in Book 116, on page 30, of Certified Survey Maps; Thence South 84° 08' 17" East, along said Southerly line, 246.97 feet to angle point; Thence South 27° 58' 41" West, along said Southerly line, 92.22 feet; Thence North 63° 39' 59" West, 1.21 feet; Thence South 28° 43' 34" West, 108.08 feet; thence North 79° 10' 58" West, 187.00 feet to the place of beginning.

Tax Key No.: PWC 0914.976
Address: W227 N2905 Duplainville Road

GENERAL NOTES

- Survey prepared for: Regal Development, LLC
- Field work completed on FEBRUARY 7, 2023.
- At the time of this survey the subject property contained snow covered ground conditions. Pinnacle Engineering Group, LLC takes no responsibility for any improvements that can not be located based on a reasonable visual observation.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0204G with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Vertical Datum: North American Vertical Datum of 1988 (12), (NAVD88). Reference Benchmark: Chiseled Cross in top of hydrant located 117.77 feet northwest of the concrete monument with brass cap at the southwest corner of the Northwest 1/4 Section 13, Town 7 North, Range 19 East, Elevation = 857.794.
- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20230600940. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.



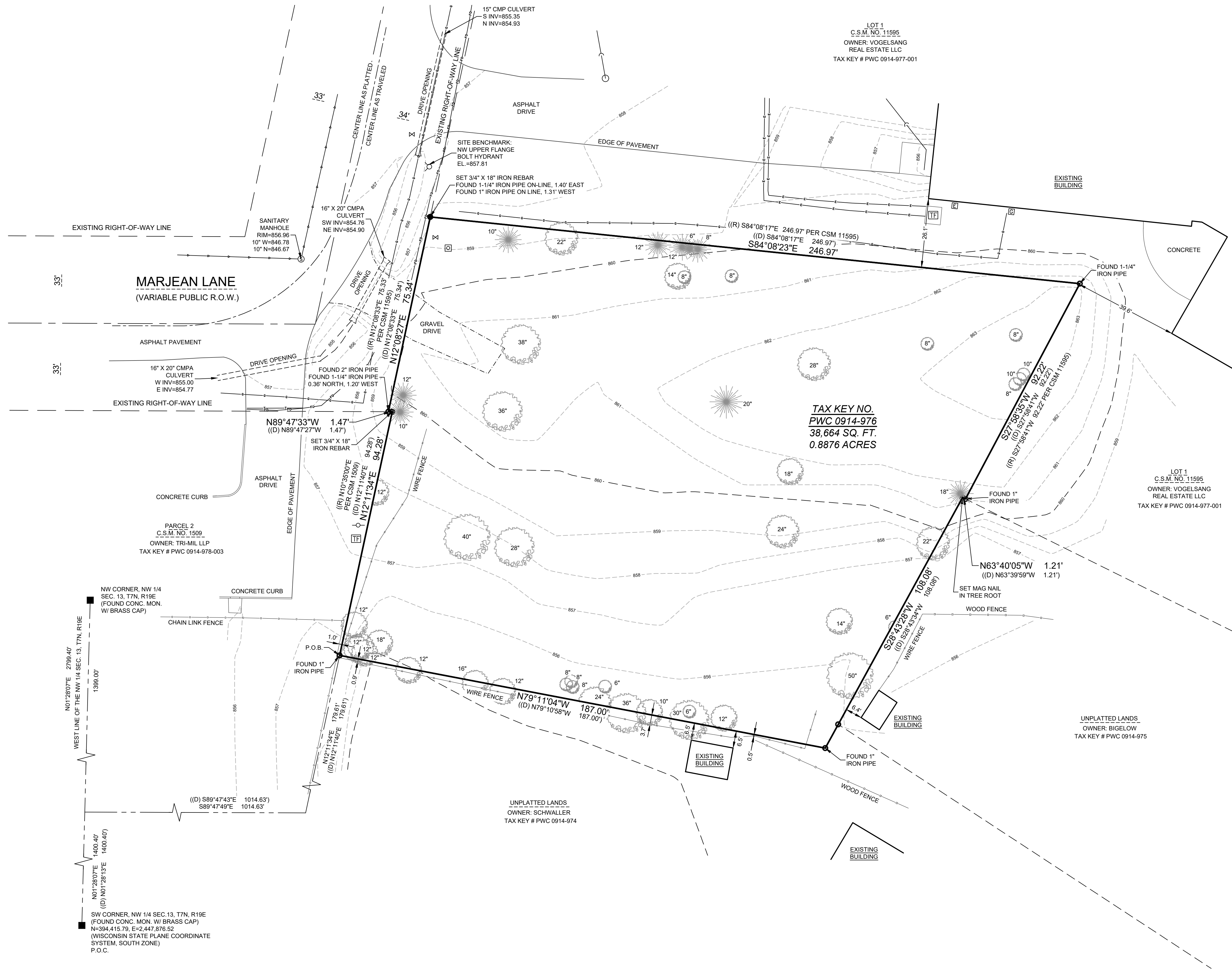
GRAPHICAL SCALE (FEET)

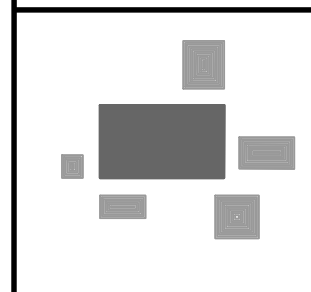
0 1" = 20' 40'

Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011)
Bearings are referenced to the west line of the Northwest 1/4 of Section 13, Township 7 North, Range 19 East has a bearing of N01°28'07"E.

LEGEND OF SYMBOLS & ABBREVIATIONS

① SANITARY MANHOLE	△ FIBER OPTIC MARKER	— SIGN
② STORM MANHOLE	③ FIBER OPTIC MANHOLE/VAULT	□ MAIL BOX
□ STORM INLET	④ TELEPHONE PEDESTAL	⚓ FLAG POLE
⑤ CLEANOUT	⑥ TELEPHONE MANHOLE/VAULT	⚡ BASKETBALL
○ CATCH BASIN	△ TELEPHONE MARKER	● HOOP BOLLARD
⑦ LATERAL	⑧ TRANSFORMER	✕ CROSS CUT
⑨ UNKNOWN MANHOLE	⑩ ELECTRIC METER/PEDESTAL	○ IRON PIPE
⑪ WELL	⑫ ELECTRIC MANHOLE/VAULT	● IRON REBAR/ROD
⑬ HYDRANT	⑭ CABLE TV RISER/BOX CABLE	● MAG NAIL
⑮ WATER VALVE	⑯ TV MANHOLE/VAULT	■ SECTION MONUMENT
⑰ DOWN SPOUT	⑱ GAS VALVE	⊙ BENCH MARK
⑲ SPRINKLER VALVE	⑳ GAS METER	☀ CONIFER TREE
㉑ WATER SHUT OFF	㉒ GAS MARKER	○ DECIDUOUS TREE
△ STANDPIPE	㉓ AIR CONDITIONING UNIT	⊖ BUSH
⊗ WATER MANHOLE	⊙ VENT	⚡ WETLAND SYMBOL
⬅ FLOOD LIGHT	➡ DIRECTIONAL ARROW	CL. =CENTERLINE
☆ LIGHT POLE	🗑 DUMPSTER	CONC. =CONCRETE
① TRAFFIC SIGNAL POLE	♿ HANDICAP STALL	EL. =ELEVATION
— UTILITY POLE	⊕ SPOT ELEVATION	EXT. =EXISTING
— GUY WIRE		INV. =INVERT
— SANITARY SEWER		MON. =MONUMENT
— STORM SEWER		P.O.B. =POINT OF BEGINNING
— WATER MAIN		P.O.C. =POINT OF COMMENCEMENT
— FO — FIBER OPTIC LINE		R.O.W. =RIGHT OF WAY
— T — TELEPHONE LINE		SEC. =SECTION
— E — ELECTRIC LINE		SQ. FT. =SQUARE FEET
— OW — OVERHEAD WIRES		W/ =WITH
— CATV — CABLE TELEVISION		(R) =RECORDED AS
— G — GAS MAIN		(D) =DEEDED AS
— WET — WETLANDS		
— TREE LINE		
— NO ACCESS		





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BROOKFIELD, WI 53186

(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

PEWAUKEE STORAGE

BEING PART OF THE NE 1/4 AND NW 1/4 OF THE NW 1/4 OF SEC. 13, T7N, R19E, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

EXISTING SITE PLAN

REVISIONS

1	DRIVEWAY	03/17/23

REG JOB No. 3115.00

REG PW. ASZ

DATE 03/01/2023

SCALE 1"=20'

DRAFTED BY. BR

SHEET 1 OF 5

EXISTING SITE PLAN

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LEGAL DESCRIPTION:

AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER CO-13530 WITH AN EFFECTIVE DATE OF NOVEMBER 29, 2022.

Part of the Northwest ¼ and the Northeast ¼ of the Northwest ¼ of Section 13, Township 7 North, Range 19 East in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Northwest ¼, Thence North 01° 28' 13" East, along the West line of said Northwest ¼, 1400.40 feet; Thence South 89° 47' 43" East, 1014.63 feet; Thence North 12° 11' 40" East, 179.81 feet to the place of beginning of the lands to be described; Thence continuing North 12° 11' 40" East, 94.28 feet; Thence North 89° 47' 27" West, 1.47 feet t a point on the Easterly line of Marjean Lane; Thence North 12° 08' 33" East, along said Easterly line, 75.34 feet to the Southerly line of Lot 1, Certified Survey Map No. 11595, recorded in the Office of the Register of Deeds as Document No. 4290252, in Book 116, on page 30, of Certified Survey Maps; Thence South 84° 08' 17" East, along said Southerly line, 246.97 feet to angle point; Thence South 27° 58' 41" West, along said Southerly line, 92.22 feet; Thence North 63° 39' 59" West, 1.21 feet; Thence South 28° 43' 34" West, 108.08 feet; thence North 79° 10' 58" West, 187.00 feet to the place of beginning.

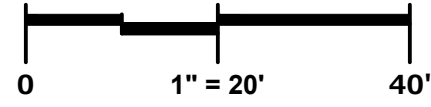
Tax Key No.: PWC 0914.976
Address: W227 N2905 Duplainville Road

GENERAL NOTES

- Survey prepared for: Regal Development, LLC
- Field work completed on FEBRUARY 7, 2023.
- At the time of this survey the subject property contained snow covered ground conditions. Pinnacle Engineering Group, LLC takes no responsibility for any improvements that can not be located based on a reasonable visual observation.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0204G with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Vertical Datum: North American Vertical Datum of 1988 (12), (NAVD88). Reference Benchmark: Chiseled Cross in top of hydrant located 117.77 feet northwest of the concrete monument with brass cap at the southwest corner of the Northwest 1/4 Section 13, Town 7 North, Range 19 East, Elevation = 857.794.
- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20230600940. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.



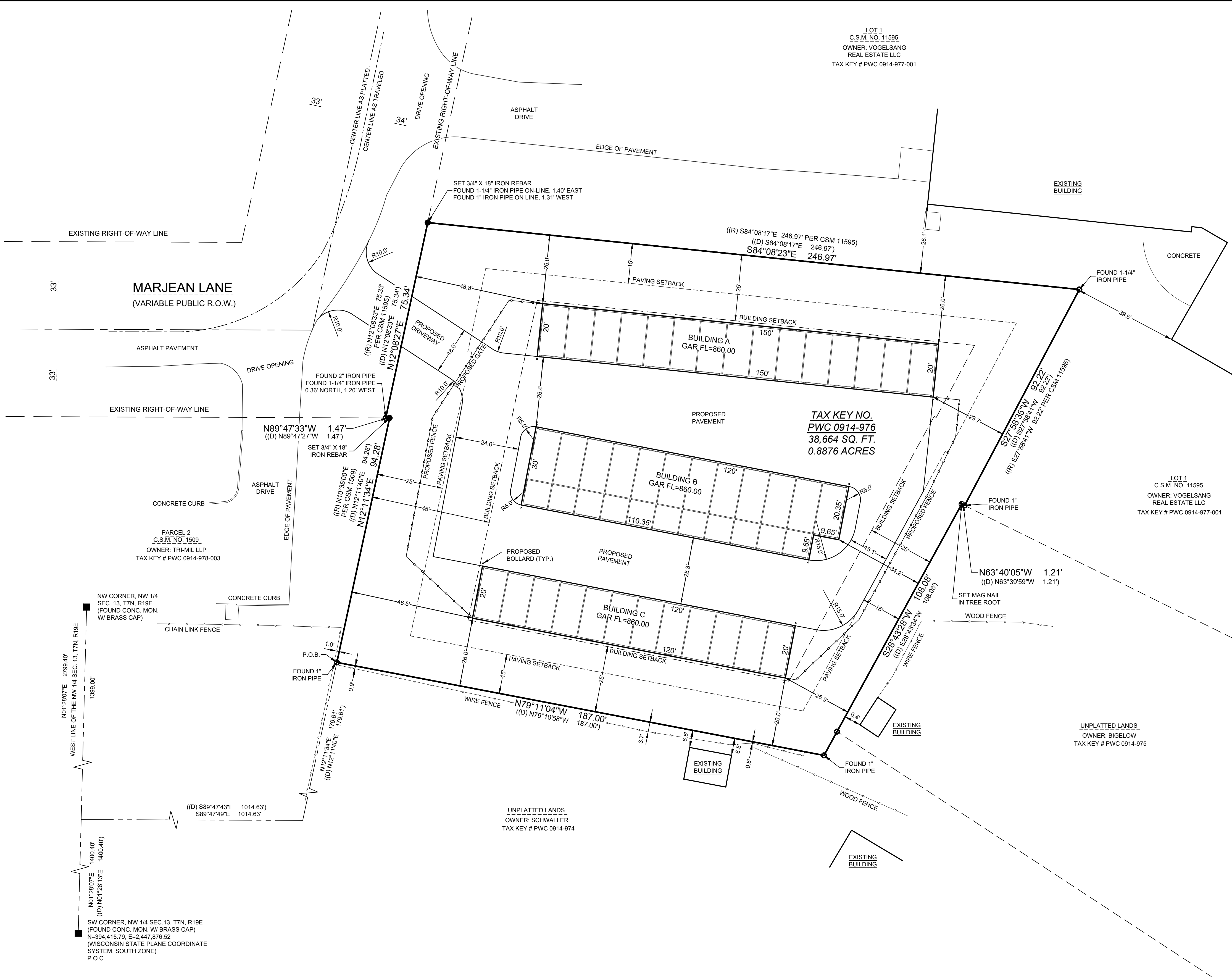
GRAPHICAL SCALE (FEET)

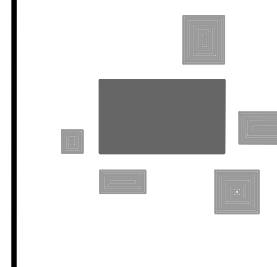


Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011).
Bearings are referenced to the west line of the Northwest 1/4 of Section 13, Township 7 North, Range 19 East has a bearing of N01°28'07"E.

LEGEND OF SYMBOLS & ABBREVIATIONS

	SANITARY MANHOLE		FIBER OPTIC MARKER		SIGN
	STORM MANHOLE		FIBER OPTIC MANHOLE/VAULT		MAIL BOX
	STORM INLET		TELEPHONE PEDESTAL		FLAG POLE
	CLEANOUT		TELEPHONE MANHOLE/VAULT		BASKETBALL
	CATCH BASIN		TELEPHONE MARKER		HOOP BOLLARD
	LATERAL		TRANSFORMER		CROSS OUT
	UNKNOWN MANHOLE		ELECTRIC METER/PEDESTAL		IRON PIPE
	WELL		ELECTRIC MANHOLE/VAULT		IRON REBAR/ROD
	HYDRANT		CABLE TV RISER/BOX CABLE		MAG NAIL
	WATER VALVE		TV MANHOLE/VAULT		SECTION MONUMENT
	DOWN SPOUT		GAS VALVE		BENCH MARK
	SPRINKLER VALVE		GAS METER		CONIFER TREE
	WATER SHUT OFF		GAS MARKER		DECIDUOUS TREE
	STANDPIPE		AIR CONDITIONING UNIT		BUSH
	WATER MANHOLE		VENT		WETLAND SYMBOL
	FLOOD LIGHT		DIRECTIONAL ARROW		CL. =CENTERLINE
	LIGHT POLE		DUMPSTER		CONC. =CONCRETE
	TRAFFIC SIGNAL POLE		HANDICAP STALL		EL. =ELEVATION
	UTILITY POLE		SPOT ELEVATION		EXT. =EXISTING
	GUY WIRE				INV. =INVERT
	SANITARY SEWER				MON. =MONUMENT
	STORM SEWER				P.O.B. =POINT OF BEGINNING
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	CABLE TELEVISION				(R) =RECORDED AS
	GAS MAIN				(D) =DEEDED AS
	WETLANDS				
	TREE LINE				
	NO ACCESS				





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PEWAUKEE STORAGE

BEING PART OF THE NE 1/4 AND NW 1/4 OF THE NW 1/4 OF SEC. 13, T7N, R19E, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

PROPOSED SITE PLAN

REVISIONS	
1. DRIVEWAY	03/17/23

REG JOB No. 3115.00

REG PM. ASZ

DATE 03/01/2023

SCALE 1"=20'

DRAFTED BY. BR

SHEET

2

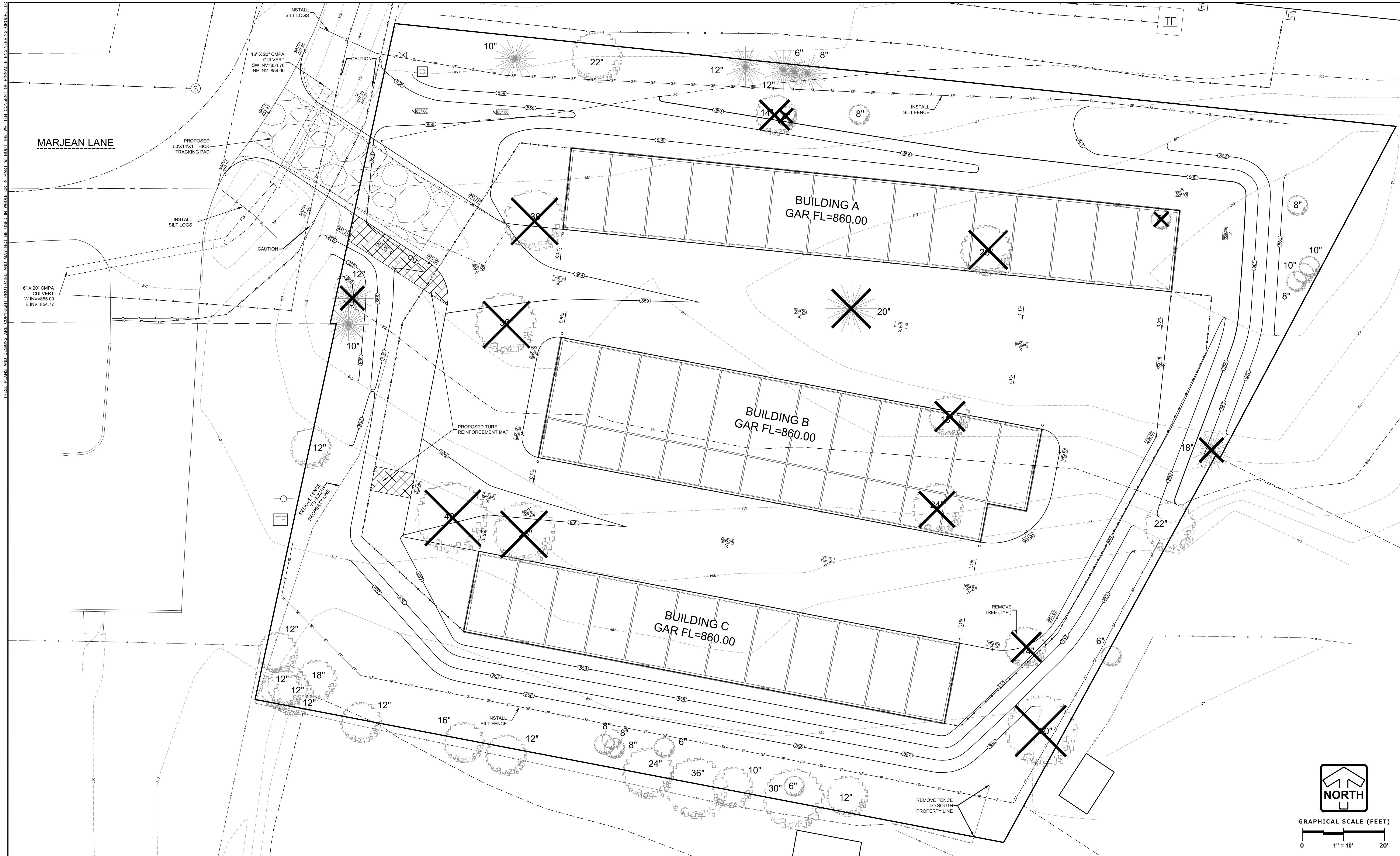
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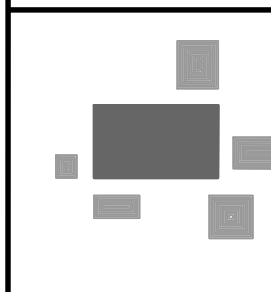
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GRADING & EROSION CONTROL PLAN





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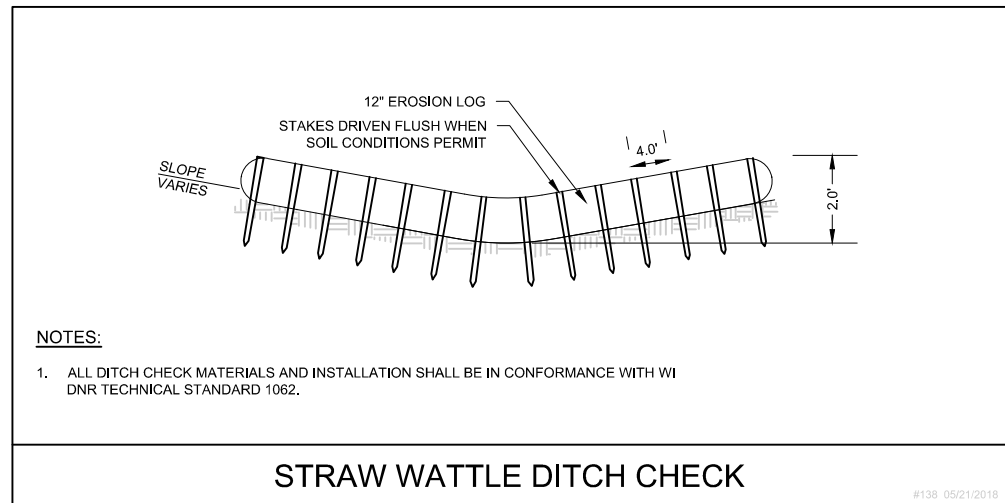
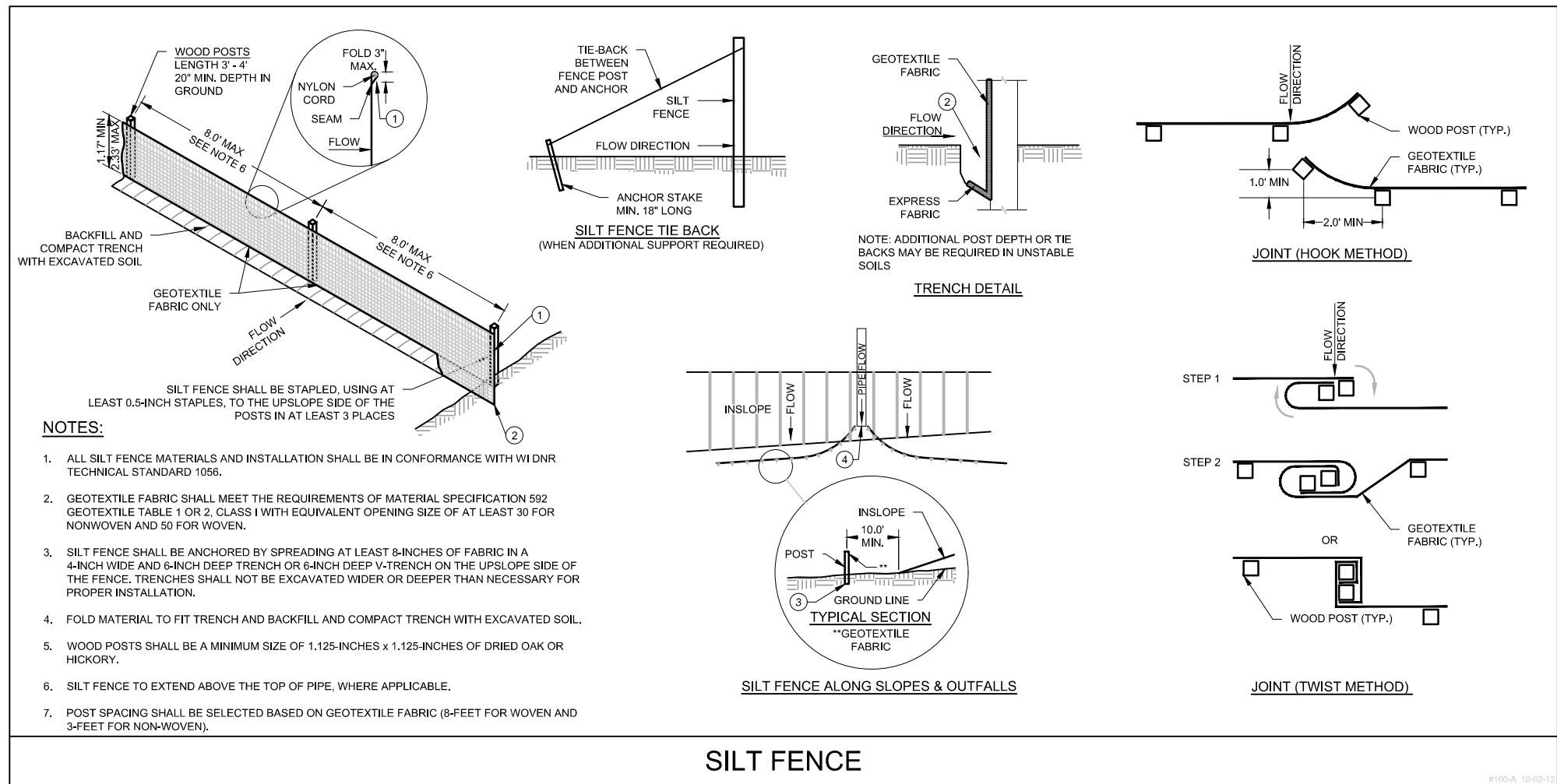
**GRADING & EROSION
CONTROL PLAN**

REVISIONS	
1. DRIVEWAY	03/17/23

REG JOB No. 3115.00
REG PM. ASZ
DATE 02/15/2023
SCALE 1"=10'
DRAFTED BY: BR

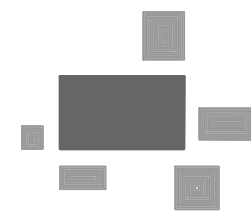
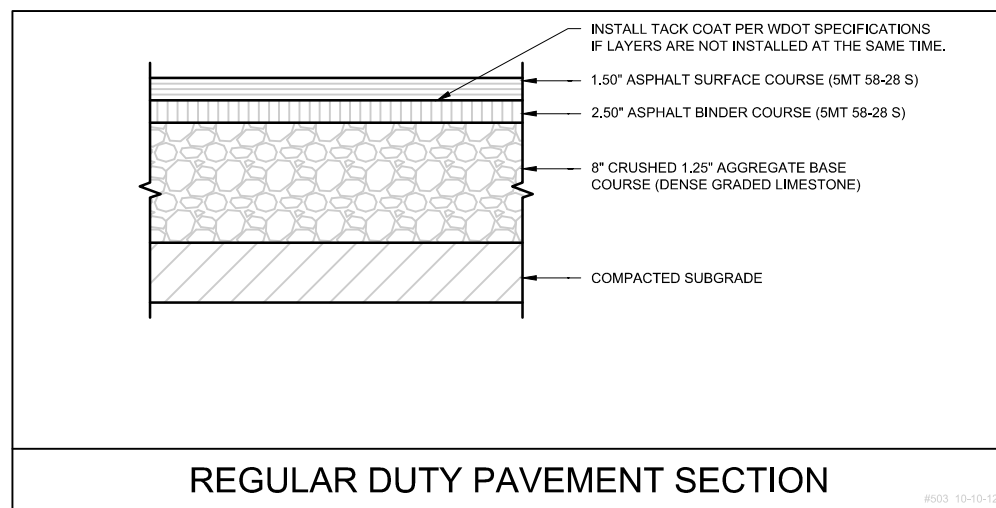
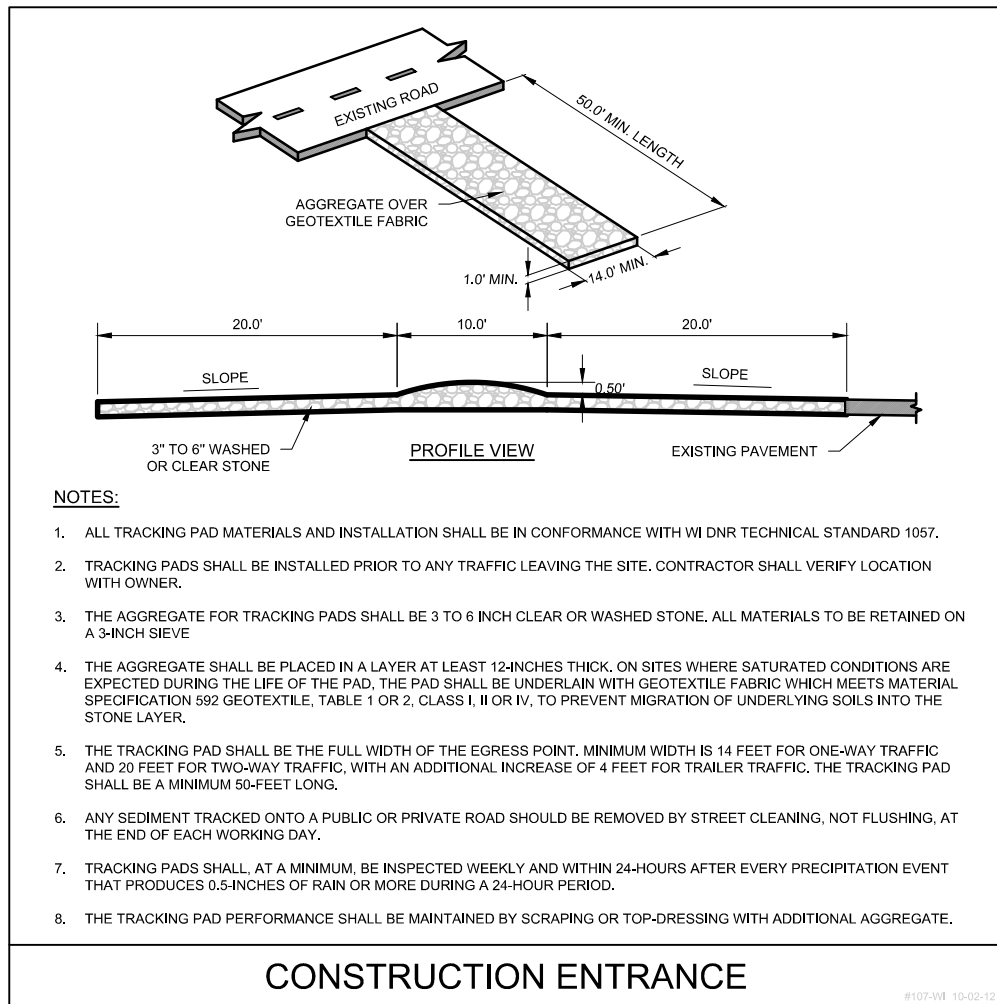
SHEET
3
5

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- CONSTRUCTION SEQUENCE:**
1. INSTALL TRACKING PAD, SILT FENCE AND DITCH CHECKS. CONTINUOUS INSPECTION OF EROSION CONTROL MEASURES THROUGHOUT THE PROJECT. THE GENERAL CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE IN A 24 HOUR PERIOD. WRITTEN DOCUMENTATION OF EACH INSPECTION SHALL BE MAINTAINED AT THE CONSTRUCTION SITE AND SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION OR MAINTENANCE PERFORMED IN RESPONSE TO THE INSPECTION.
 2. REMOVE TREES AND STRIP TOPSOIL.
 3. ROUGH GRADE SITE AND BEGIN BUILDING CONSTRUCTION.
 4. COORDINATE GAS, ELECTRIC, TELEPHONE AND CABLE INSTALLATION.
 5. FINE GRADE SITE, INSTALL STONE ON PAVED AREAS.
 6. INSTALL ASPHALT.
 7. RESPREAD TOPSOIL, SEED, FERTILIZE AND STABILIZE DISTURBED AREAS.
 8. MAINTAIN EROSION CONTROL MEASURES UNTIL THE SITE IS 80% REVEGETATED. UPON RECEIVING APPROVAL FROM THE CITY OF PEWAUKEE THE CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES. RESTORE ANY DISTURBED AREAS DUE TO EROSION CONTROL MEASURE REMOVAL.
- ESTIMATED START DATE: MAY 2023
ESTIMATED COMPLETION DATE: SEPTEMBER 2023
ESTIMATED DISTURBED AREA: 0.82 ACRES

- GRADING & EROSION CONTROL NOTES:**
- A. ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE CITY OF PEWAUKEE, WISCONSIN DNR AND THE WISCONSIN DNR TECHNICAL STANDARDS.
- B. ALL AREAS SHALL BE TOPSOILED (4" THICK), SEEDED AND STABILIZED WITH EROSION MAT (WISDOT CLASS 1, TYPE B) PER WISCONSIN DNR TECHNICAL STANDARD 1052. AREAS NOTED ON GRADING PLAN SHALL BE TOPSOILED (4" THICK) SEEDED AND STABILIZED WITH TURF REINFORCEMENT MATTING NORTH AMERICAN GREEN C350 OR EQUAL PER WISCONSIN DNR TECHNICAL STANDARD 1052. TEMPORARY AND PERMANENT SEEDING SHALL MEET WISCONSIN DNR TECHNICAL STANDARD 1055.
- C. TEMPORARY STABILIZATION IS REQUIRED FOR ANY AREA LEFT INACTIVE FOR MORE THAN SEVEN DAYS. TOPSOIL AND SOIL STOCKPILES SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF LAYUP USING AGRICULTURAL RYE WITH A SEEDING RATE OF 3 LBS/1000 SQUARE FEET. INSTALL SILT FENCE ON THE DOWNSLOPE SIDE OF THE PILE TO REDUCE SEDIMENT RUNOFF.
- D. TREES SHALL ONLY BE REMOVED TO COMPLETE THE GRADING AS SHOWN. NO OTHER TREES SHALL BE REMOVED. COORDINATE TREE REMOVAL WITH THE OWNER PRIOR TO ANY TREE REMOVAL WORK.
- E. ALL CONSTRUCTION TRAFFIC IS TO ENTER/EXIT THE SITE OVER THE TRACKING PAD FROM MARJAN LANE. THE TRACKING PAD IS PER WISCONSIN DNR TECHNICAL STANDARD 1057. ALL PRIVATE AND PUBLIC STREETS ARE TO BE KEPT CLEAN AT ALL TIMES.
- F. THE PERMANENT SEED MIXTURE FOR ALL DISTURBED AREAS SHALL BE WISCONSIN DOT SEED MIXTURE NO. 40 AND SOWN AT THE RATE OF 4 LBS/1000 SQ. FT. SEED MIXTURE NO. 40 CONSISTS OF 35% KENTUCKY BLUEGRASS, 20% RED FESCUE, 20% HARD FESCUE AND 25% IMPROVED FINE PERENNIAL RYEGRASS. THE TEMPORARY SEED MIX SHALL BE WINTER WHEAT.
- G. FERTILIZE SOIL WITH 10 LBS/1000 SQ. FT. OF 20-0-10 FERTILIZER.
- H. ANY DEWATERING THAT MAYBE REQUIRED DUE TO CONSTRUCTION SHALL BE COMPLETED SO THAT THE WATER IS PUMPED INTO A TYPE II GEOTEXTILE BAG ON THE UPSLOPE SIDE OF THE SILT FENCE. THE GEOTEXTILE BAG SHOULD BE PLACED IN A LOCATION THAT ALLOWS THE DISCHARGED WATER TO FLOW OVER A VEGETATIVE COVER. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1061.
- I. ALL BUILDING AND WASTE MATERIAL SHALL BE DISPOSED OF OFF SITE TO PREVENT RUNOFF OF MATERIAL.
- J. DUST CONTROL SHOULD BE ADDRESSED PER WISCONSIN DNR TECHNICAL STANDARD 1058. AT A MINIMUM, USE WATER, USE POLYMERS, TACKIFIER AND SOIL STABILIZERS IF NEEDED. INSPECT DAILY TO DETERMINE THE NEED TO IMPLEMENT A CONTROL.
- K. CONCRETE TRUCKS, IF NEEDED, ARE TO BE WASHED OUT IN PAVEMENT SUB-BASE AREAS.



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T7N, R19E, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

CONSTRUCTION DETAILS

REVISIONS

1	DRIVEWAY	03/17/23			

REG JOB No. 3115.00
REG PM. ASZ

DATE 02/15/2023
SCALE N.T.S.

DRAFTED BY: BR

SHEET
4
5

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CONSTRUCTION DETAILS

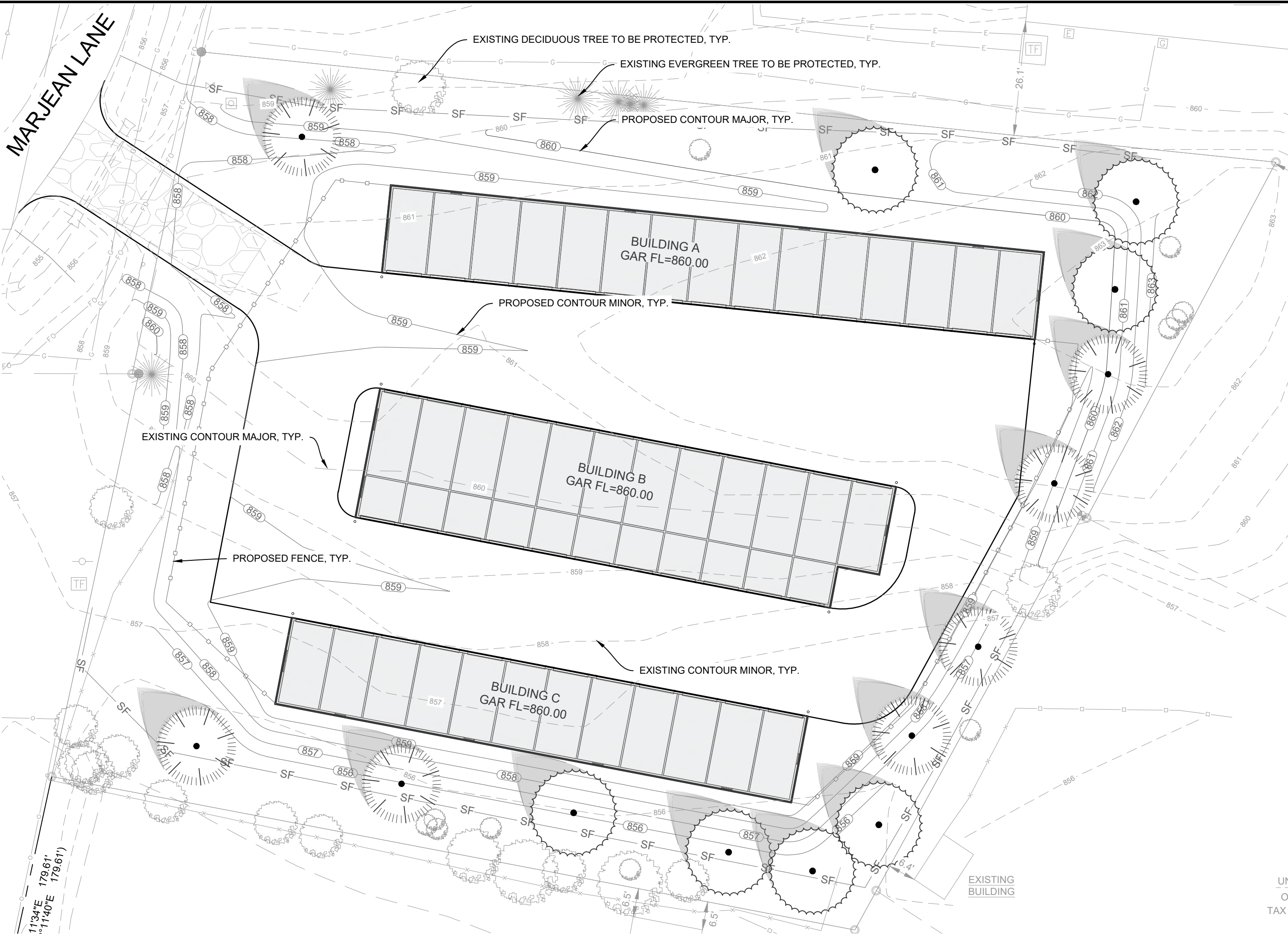
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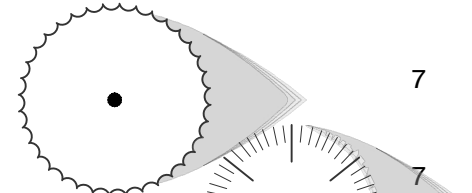
REVIEWED: DJB

DESIGNED: SAT

DRAFTED: SAT



PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	7	Abies concolor	White Fir	5' Ht.	40' T x 23' W
	7	Picea omorika	Serbian Spruce	5' Ht.	55' T x 23' W



GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

UP
O
TAX

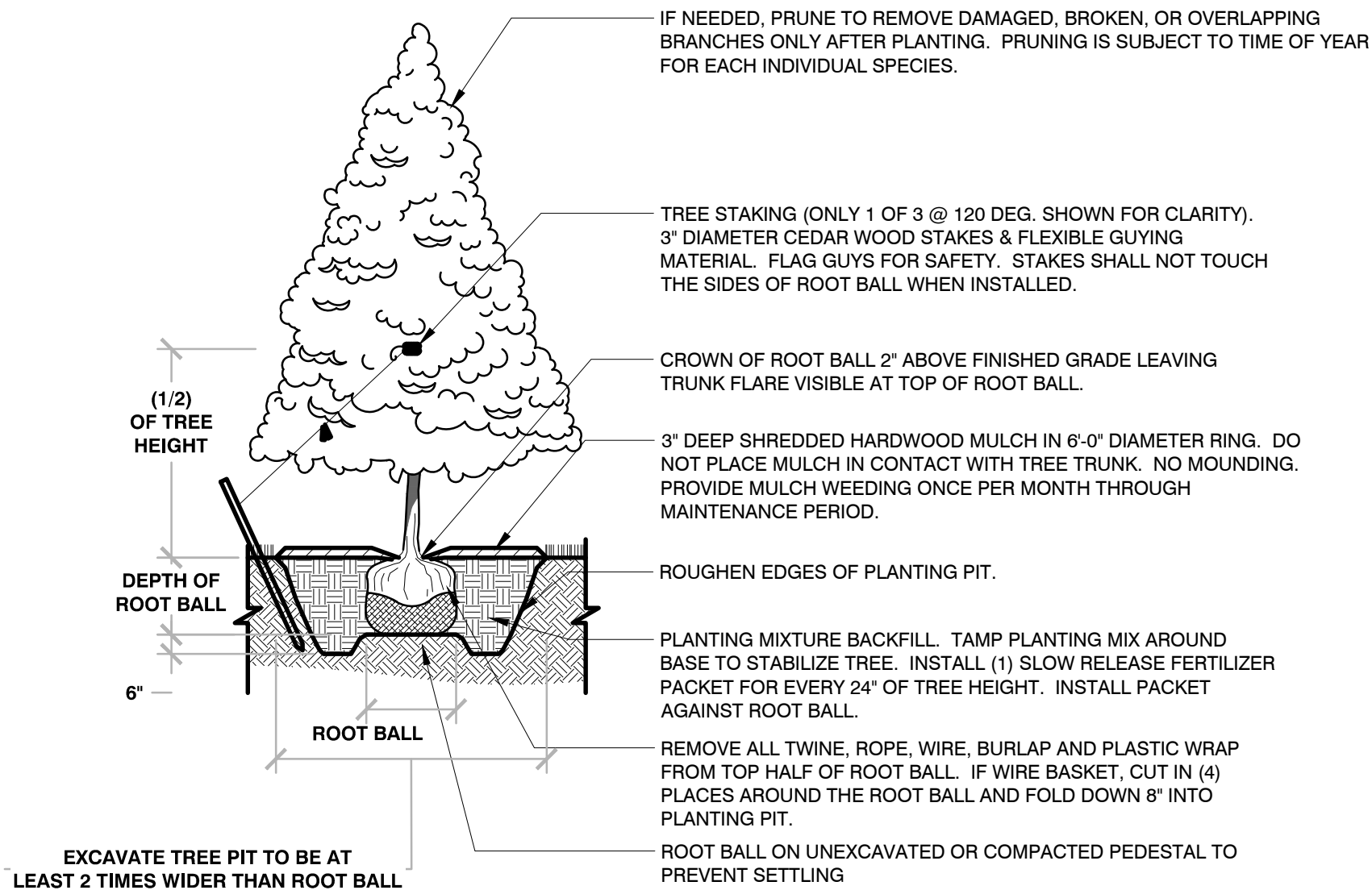
GENERAL PLANTING NOTES

- THE LAYOUT OF ALL INDIVIDUAL TREES SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MULTI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- WHILE PLANTING TREES, BACKFILL $\frac{2}{3}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- TREES SHALL BE INSTALLED NO CLOSER THAN:
 - 10 FEET FROM ANY FIRE HYDRANT
 - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, DRIVEWAYS, AND WATER SERVICE
- THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

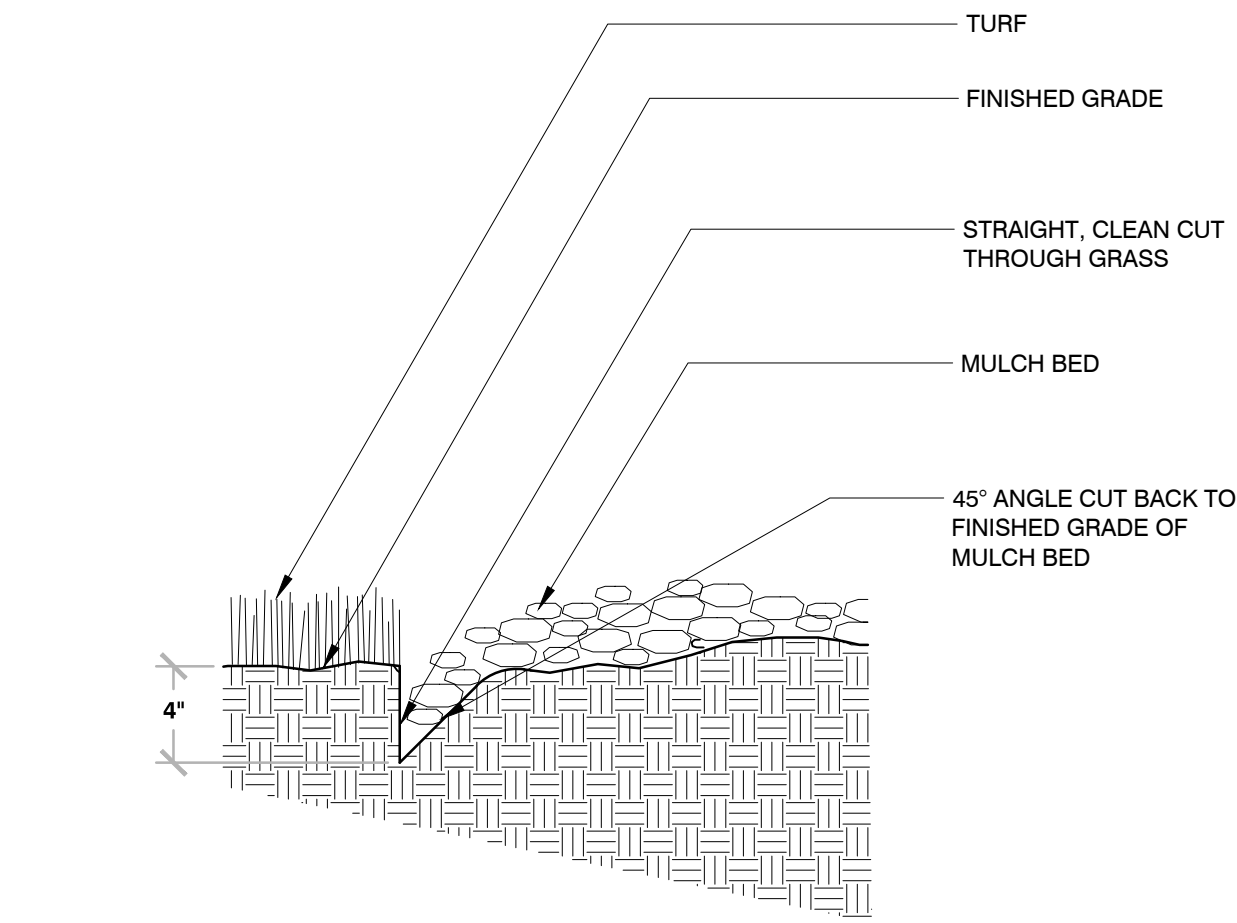
- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEIOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL.
- TREE HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.



1 EVERGREEN TREE PLANTING

1/4" = 1'-0"

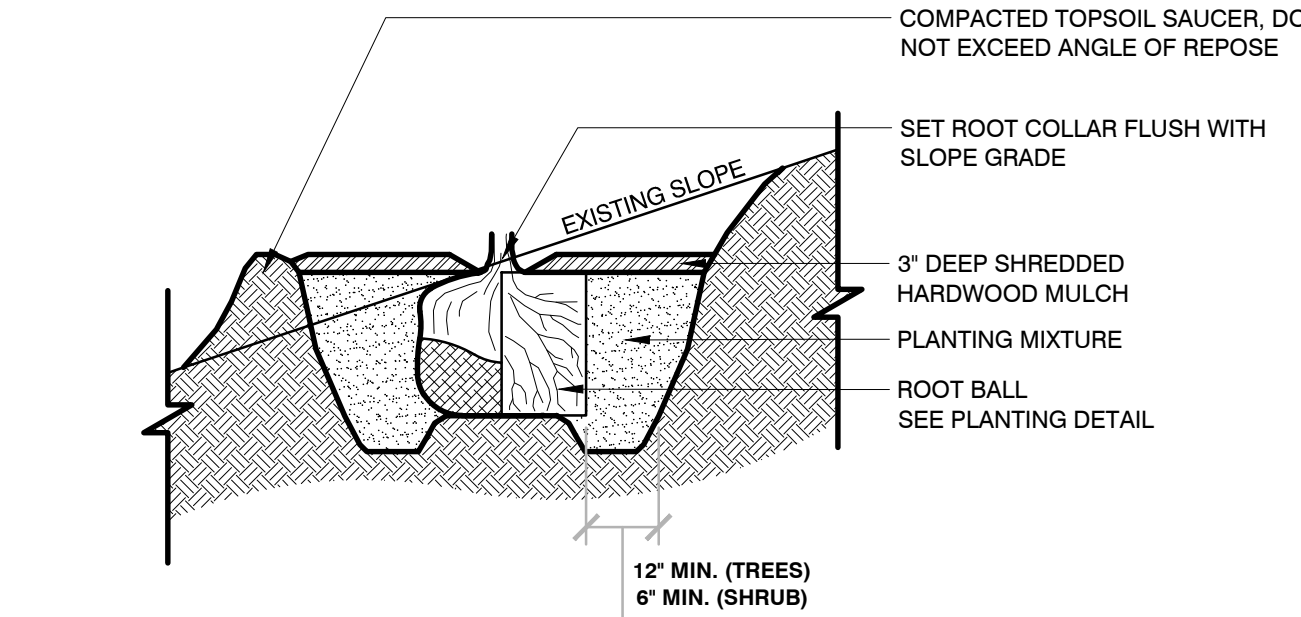
32 9343-03



2 TRENCHED BED EDGE

3/4" = 1'-0"

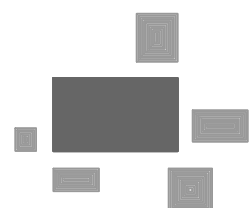
3293-03



3 TREE PLANTING ON SLOPE

3/8" = 1'-0"

32 9343-02



PINNACLE ENGINEERING GROUP

PLAN | DESIGN | DELIVER
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WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE - NATIONWIDE

PEWAUKEE STORAGE

BEING PART OF THE NE 1/4 AND NW 1/4 OF THE NW 1/4 OF SEC. 13,
T7N, R19E, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

LANDSCAPE PLAN

REVISIONS

—	—	—	—
—	—	—	—
—	—	—	—

REG JOB No. 3115.00
REG PN ASZ
START DATE 02/28/23
SCALE VARIES

SHEET
5
OF
5

Pewaukee Storage

Pewaukee, WI



Pewaukee Storage
Marjean Lane, Pewaukee, WI



CLIENT

REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

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PROJECT #: 22105

DATE: 03.02.2023

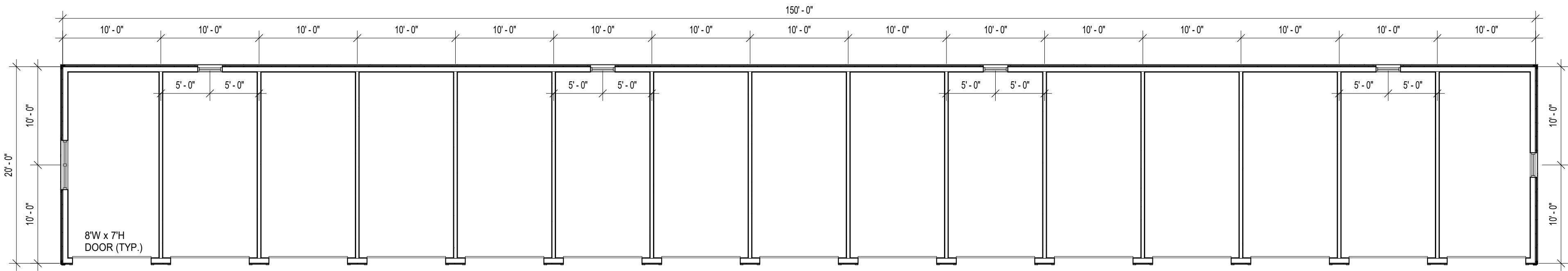
ISSUED:

NOT FOR CONSTRUCTION

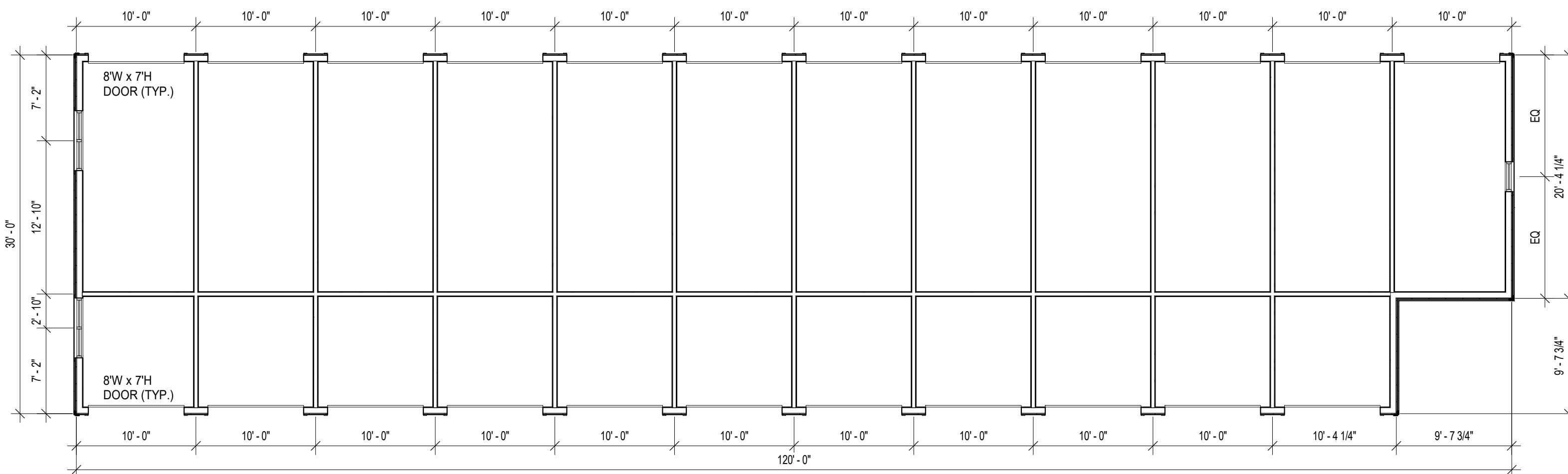
COVER SHEET

A000a

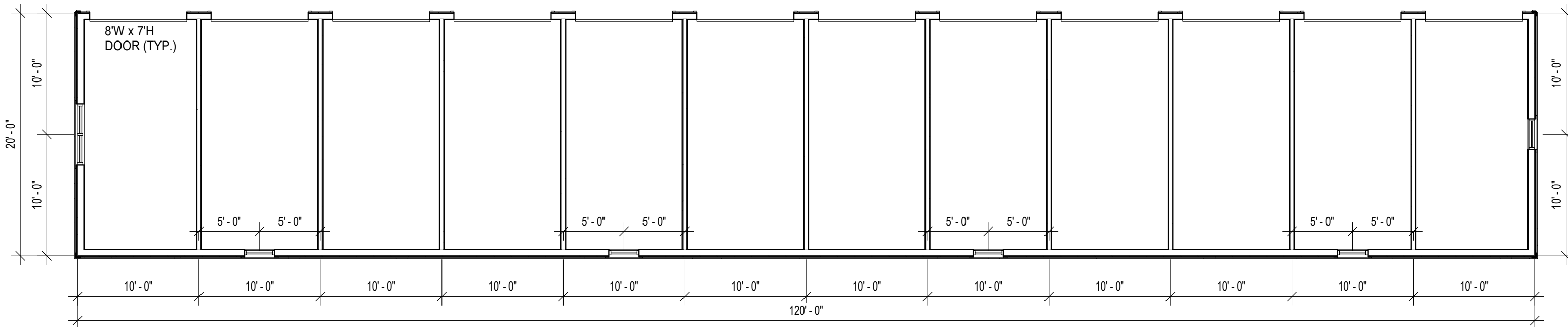
PURE architecture studio, llc



① BUILDING A - FLOOR PLAN
1/8" = 1'-0"



② BUILDING B - FLOOR PLAN
1/8" = 1'-0"



③ BUILDING C - FLOOR PLAN
1/8" = 1'-0"



Pewaukee Storage

Marjean Lane, Pewaukee, WI

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REVISIONS

NO.	DESCRIPTION	DATE

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PROJECT #: 22105

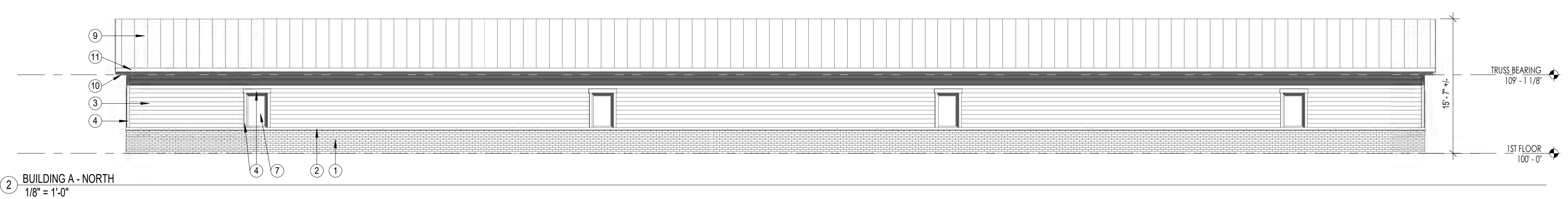
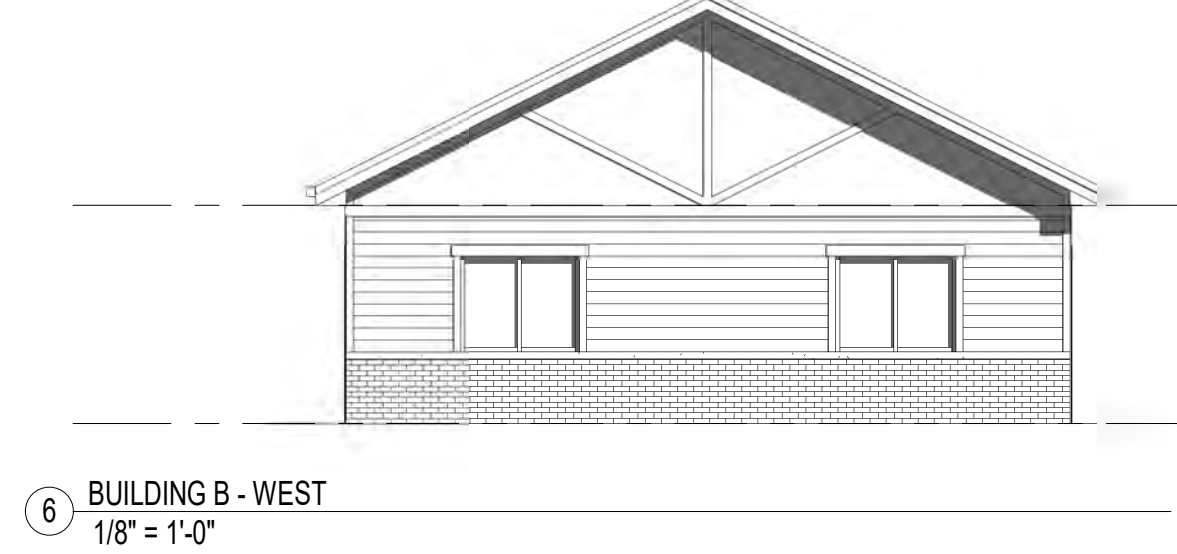
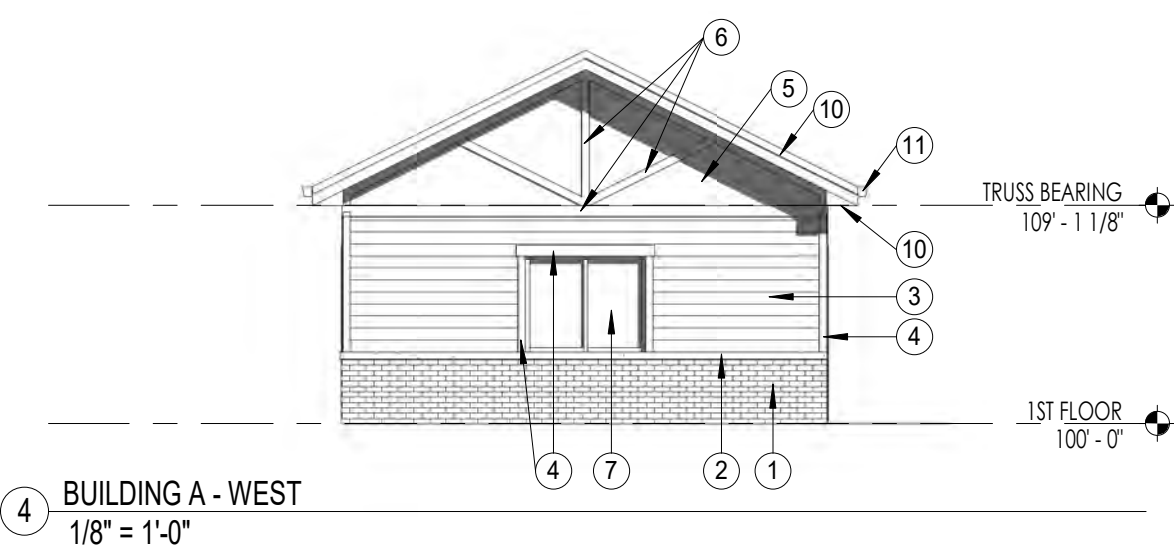
DATE: 03.02.2023

ISSUED:

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1ST FLOOR PLAN

A101



- KEYNOTES - ELEVATION
- 1 'BRICK-LOOK' SIDING
 - 2 'STONE-LOOK' SIDING BAND
 - 3 HORIZONTAL LAP SIDING
 - 4 LAP SIDING TRIM BOARD
 - 5 PANEL SIDING
 - 6 PANEL SIDING TRIM BOARD
 - 7 VINYL WINDOW SYSTEM
 - 8 8'W x 7'H PREFINISHED OVERHEAD DOOR SYSTEM
 - 9 PREFINISHED METAL ROOFING SYSTEM
 - 10 PREFINISHED METAL FASCIA & VENTED SOFFIT
 - 11 PREFINISHED METAL GUTTER & DOWNSPOUT (TIE INTO UNDERGROUND STORM SYSTEM AS INDICATED ON CIVIL DRAWINGS)



Pewaukee Storage
Marjean Lane, Pewaukee, WI

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REVISIONS		
NO.	DESCRIPTION	DATE

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PROJECT #: 22105

DATE: 03.02.2023

ISSUED:

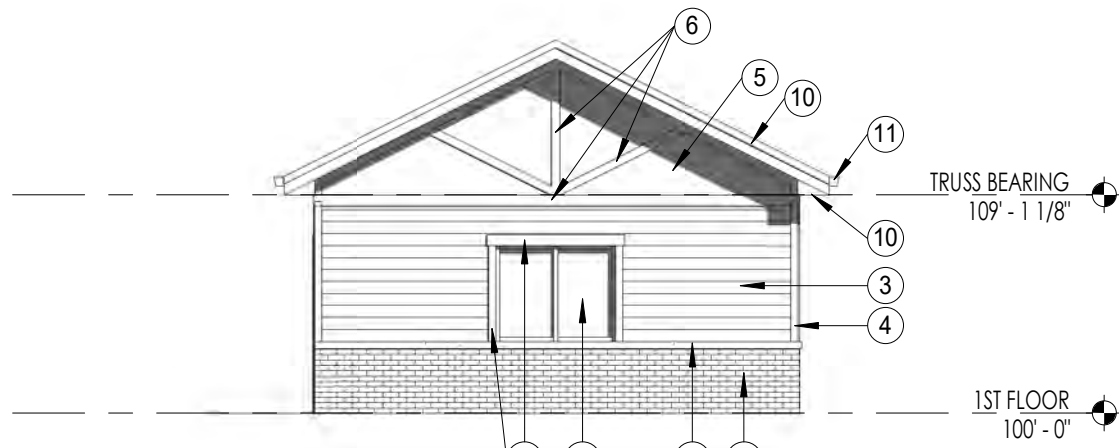
NOT FOR CONSTRUCTION

BUILDING ELEVATIONS

A401



4 BUILDING B - EAST
1/8" = 1'-0"



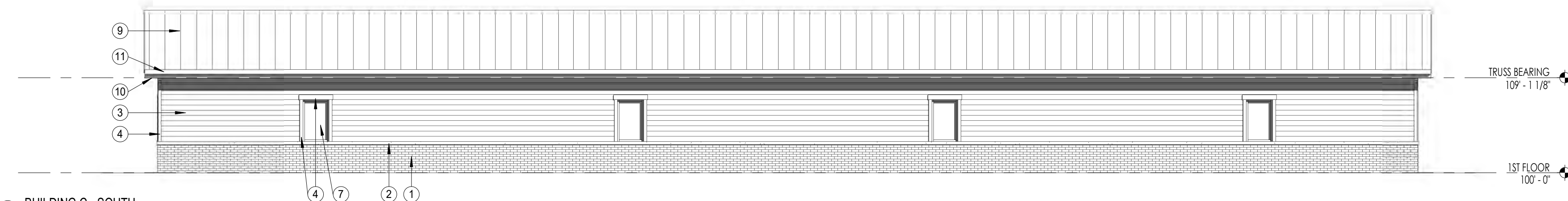
5 BUILDING C - WEST
1/8" = 1'-0"



6 BUILDING C - EAST
1/8" = 1'-0"



3 BUILDING C - NORTH
1/8" = 1'-0"



2 BUILDING C - SOUTH
1/8" = 1'-0"



1 BUILDING B - SOUTH
1/8" = 1'-0"

KEYNOTES - ELEVATION

- 1 'BRICK-LOOK' SIDING
- 2 'STONE-LOOK' SIDING BAND
- 3 HORIZONTAL LAP SIDING
- 4 LAP SIDING TRIM BOARD
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REVISIONS

NO.	DESCRIPTION	DATE
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PROJECT #: 22105

DATE: 03.02.2023

ISSUED:

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BUILDING ELEVATIONS

A402



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northwest perspective

02.17.2023

Page 11 of 20

Pewaukee Storage





southeast perspective

02.17.2023

Page 12 of 20

Pewaukee Storage





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southwest perspective

02.17.2023

Page 13 of 20

Pewaukee Storage





Color: Bronze

Weight: 6.6 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.30A
208V	0.20A
240V	0.15A
277V	0.10A
Input Watts	29.3/28.4/29.5W

LED Info

Watts	29W
Color Temp	3000K/4000K/5000K
Color Accuracy	80 CRI
L70 Lifespan	100,000 Hours
Lumens	4010/4204/4076 lm
Efficacy	136.7/148.2/138.1 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Color temperature selectable by 3000K, 4000K and 5000K

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

IP Rating:

Ingress protection rating of IP65 for dust and water

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PLMZOTHA3J3K

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

Equivalent to 125W Metal Halide

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.30A, 208V: 0.20A, 240V: 0.15A, 277V: 0.10A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:

120-277V selectable photocell that can be turned on and off.

Construction

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 50°C (122°F)

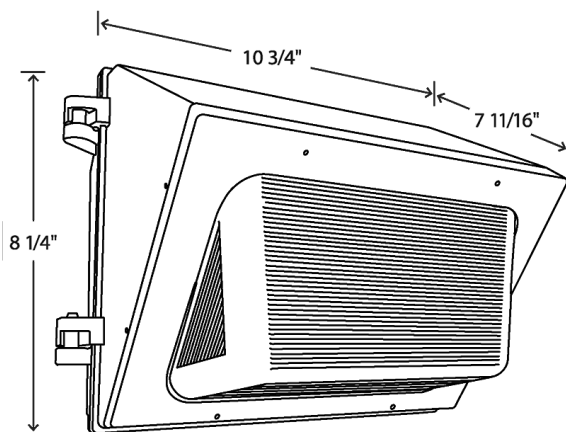
Housing:

Die-cast aluminum

Technical Specifications (continued)

Construction	Other	Installation
Lens: Tempered glass	Note: All values are typical (tolerance +/- 10%)	Mounting: Wall mount
Finish: Formulated for high durability and long-lasting color	5 Yr Limited Warranty: The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty .	
Green Technology: Mercury and UV free. RoHS-compliant components.	Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.	

Dimensions



Features

- DLC Premium listed
- IP65 Rated
- 100,000-Hour LED lifespan
- 5-Year, limited warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Voltage/Driver	Options
WP1FA	29				
29 = 29W Blank = 3000K/4000K/5000K Blank = Bronze Blank = 120-277V, 0-10V Dimming Blank = Selectable Photocell /LC = Lightcloud® Controller					

The fence will be a black aluminum. It will be 6' tall with snow gates in needed locations in case we have a bad snow year to push the snow into a grass area. It will be a similar style to the ones in the photos below.



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

**TAX KEY NUMBER(S)
OR PARCEL(S) INVOLVED:** **CONDITIONAL USE
PERMIT:
NO. CUP-23-5-1**

PWC 0914976

LEGAL DESCRIPTION:

PT NW1/4 & NE1/4 OF NW1/4 SEC 13 T7N R19E; COM SW CRNR
OF SAID NW1/4; N01°28'13"E ALNG W LINE OF SAID NW1/4
1400.40 FT; S89°47'43"E 1014.63 FT; N12°11'40"E 179.61 FT TO
BGN; N12°11'40"E 94.28 FT; N89°47'27"W 1.47 FT TO ELY LINE
MARJEAN LN; N12°08'33"E ALNG ELY LINE 75.34 FT TO SLY
LINE LOT 1 CSM #11595; S84°08'17"E ALNG SAID SLY LINE
246.97 FT; S27°58'41"W ALNG SLY LINE 92.22 FT; N63°39'59"W
1.21 FT; S28°43'34"W 108.08 FT; N79°10'58"W 187.00 FT TO BGN

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

Regal Development, LLC

Recording area

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

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

WHEREAS, The City Plan Commission has held a meeting on May 18, 2023; 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 5, 2023.

NOW, THEREFORE, let it be known that the City Common Council, by its action on June 5, 2023 has, hereby, granted a Conditional Use Permit for the following use(s):

Development of a self-storage facility.

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

1. Staff recommends that the fence be aluminum, with the possible exception of the gate as may be approved by staff, and a maximum of six feet in height.
2. The applicant provided a grading and erosion control plan that shall be subject to final approval by the Engineering Department prior to any land disturbance.

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 _____, 2023 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 8.**

DATE: June 5, 2023

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

Discussion and Possible Action Regarding a Certified Survey Map for Wildeck, Inc. for Property Located on East North Street in the City of Waukesha for the Purpose of Dedicating the West Half of East North Street that is Currently Highway Right-Of-Way [Fuchs]

BACKGROUND:

At their May 18, 2023 meeting, the Plan Commission unanimously recommended approval of the proposed Certified Survey Map.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to approve the proposed Certified Survey Map.

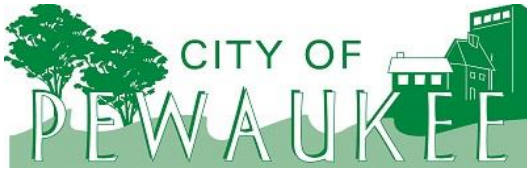
ATTACHMENTS:

Description

Wildeck CSM staff report 5.18.23

Wildeck CSM narrative

Wildeck CSM



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 May 18, 2023

Date: May 11, 2023

Project Name: Wildeck Waukesha Certified Survey Map

Project Address/Tax Key No.: Pewaukee Rd./PWC 1002996001

Applicant: Wildeck Redevelopment

Property Owner: North Street Plant15, LLC

Current Zoning: M-5A

2050 Land Use Map Designation: Floodplains, Lowland & Upland Conservancy and Other Natural Areas

Use of Surrounding Properties: The quarry is to the north and east with the City of Waukesha to the south and west.

Project/Description Analysis:

The applicant filed a Certified Survey Map Application regarding the Wildeck redevelopment project on East North Street in the City of Waukesha. The vast majority of the CSM (Lots 1, 2, and 4) and all buildings are located within the City of Waukesha; however, Lot 3 is located within the City of Pewaukee. As such, the City must also review and approve the CSM.

Lot 3 is a small, 0.67-acre parcel, that is used by Wildeck as the back corner of their parking lot. Overall, the CSM includes four lots and will dedicate the west half of East North Avenue that is currently highway right-of-way.

Note that any improvements proposed now or in the future within Lot 3 are subject to review and approval by the City of Pewaukee.

Recommendation:

A motion to recommend approval of the Certified Survey Map for property bearing Tax Key No. PWC 1002996001.

April 13, 2023

Project/CSM Narrative

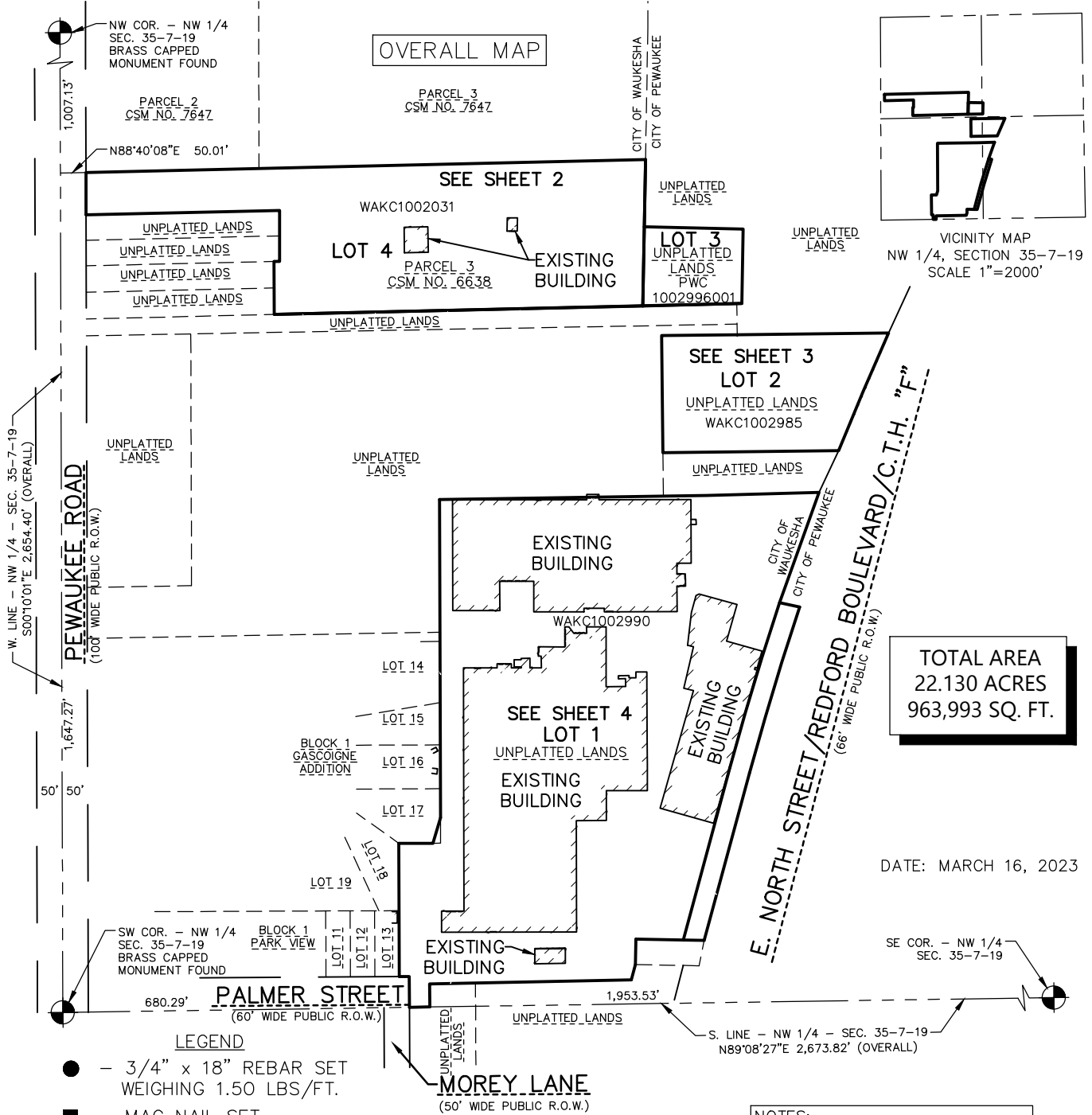
Project: Office Addition for WilDeck, Inc.
1900 E. North Street
Waukesha, WI

VJS Construction Services on behalf of North Street Plant15, LLC is submitting a Certified Survey Map for review and approval in association with a redevelopment project and office addition on to the existing facility located on the west side of E North Street in the City of Waukesha. The purpose of the CSM is to clean up the east property line along E. North Street and officially dedicate the west side of E North Street to the City of Waukesha. The west half of the right-of-way is highway right of way per DOT Plat Project No 805 although it was never officially dedicated. The CSM is being submitted to the City of Pewaukee as one of the existing lots (Lot 3) that the City of Waukesha has requested to be included in the CSM is within the City of Pewaukee jurisdiction. No changes to the existing property are proposed.

Proposed site improvements of the redevelopment project include: demolition of existing buildings, reduction of impervious surfaces, construction of parking to serve the office addition, utility improvements, and landscape improvements. The office addition will be located on the east side of the existing South manufacturing building. The three-story addition is approximately 40,000 square feet with exterior finishes consisting of utility sized brick veneer, metal paneling, and storefront windows. Access to the existing development will remain from the north and south driveways off of E. North Street. Parking along E North Street will generally be provided within the footprint of the existing building being demolished and will encroach closer to the right-of-way/property line than currently exists.

CERTIFIED SURVEY MAP NO.

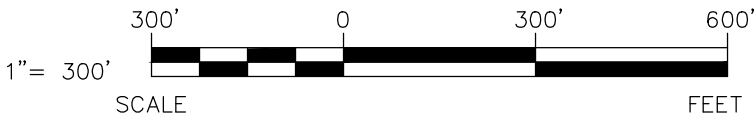
FOR
NORTH STREET PLANT15, LLC
PARCEL 3, CSM NO. 6638, PART OF LOT 17, BLOCK 1,
GASCOIGNE ADDITION & PART OF THE NW 1/4, NE 1/4,
SW 1/4 & SE 1/4 OF THE NW 1/4, SECTION 35,
TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA
& CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



- LEGEND
- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
 - - MAG NAIL SET
 - ▲ - 1" IRON PIPE FOUND
 - ⊗ - 2" IRON PIPE FOUND
 - - 3/4" REBAR FOUND
 - - MAG NAIL FOUND
 - △ - RAILROAD SPIKE FOUND
 - ✕ - CUT "X" FOUND
 - ⊙ - SECTION CORNER MONUMENT FOUND

(R.A.) "RECORDED AS" INFORMATION

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 35 HAS A BEARING OF SOUTH 00°-10'-01" EAST.



NOTES:

SEE SHEET 2 THROUGH SHEET 4 FOR LOT DIMENSIONS.

SEE SHEET 5 FOR EASEMENTS.

OWNER:
NORTH STREET PLANT15, LLC
6103 N. 76TH STREET
MILWAUKEE, WI 53218

DRAFTED BY: RYAN WILGREEN, PLS

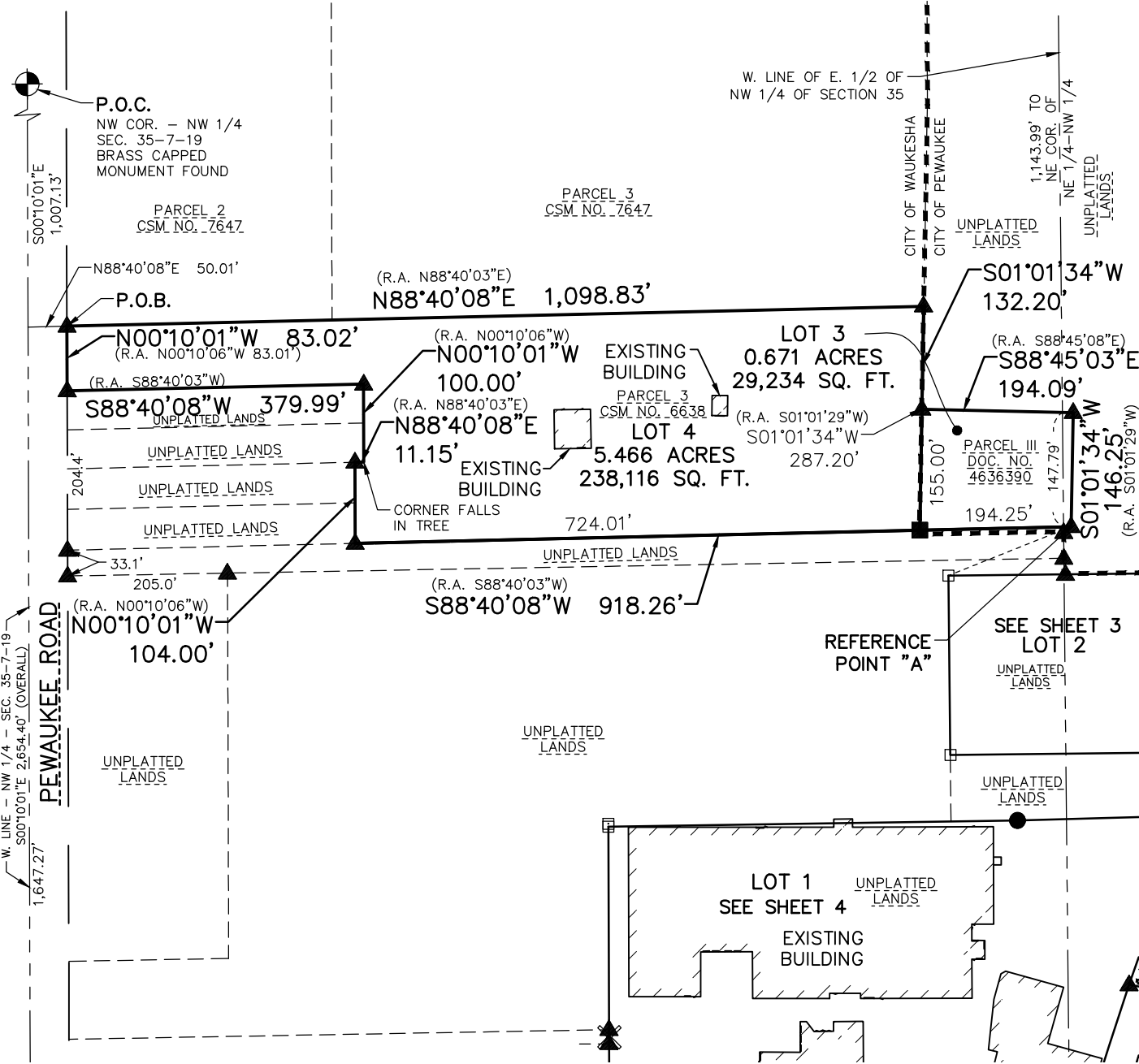
SHEET 1 OF 10 SHEETS

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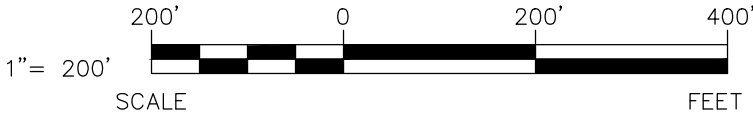
100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com
JOB NO. 2206880

CERTIFIED SURVEY MAP NO.

FOR
NORTH STREET PLANT15, LLC
PARCEL 3, CSM NO. 6638, PART OF LOT 17, BLOCK 1,
GASCOIGNE ADDITION & PART OF THE NW 1/4, NE 1/4,
SW 1/4 & SE 1/4 OF THE NW 1/4, SECTION 35,
TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA
& CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE WEST LINE
OF THE NORTHWEST 1/4 OF SECTION 35 HAS A BEARING OF
SOUTH 00°-10'-01" EAST.

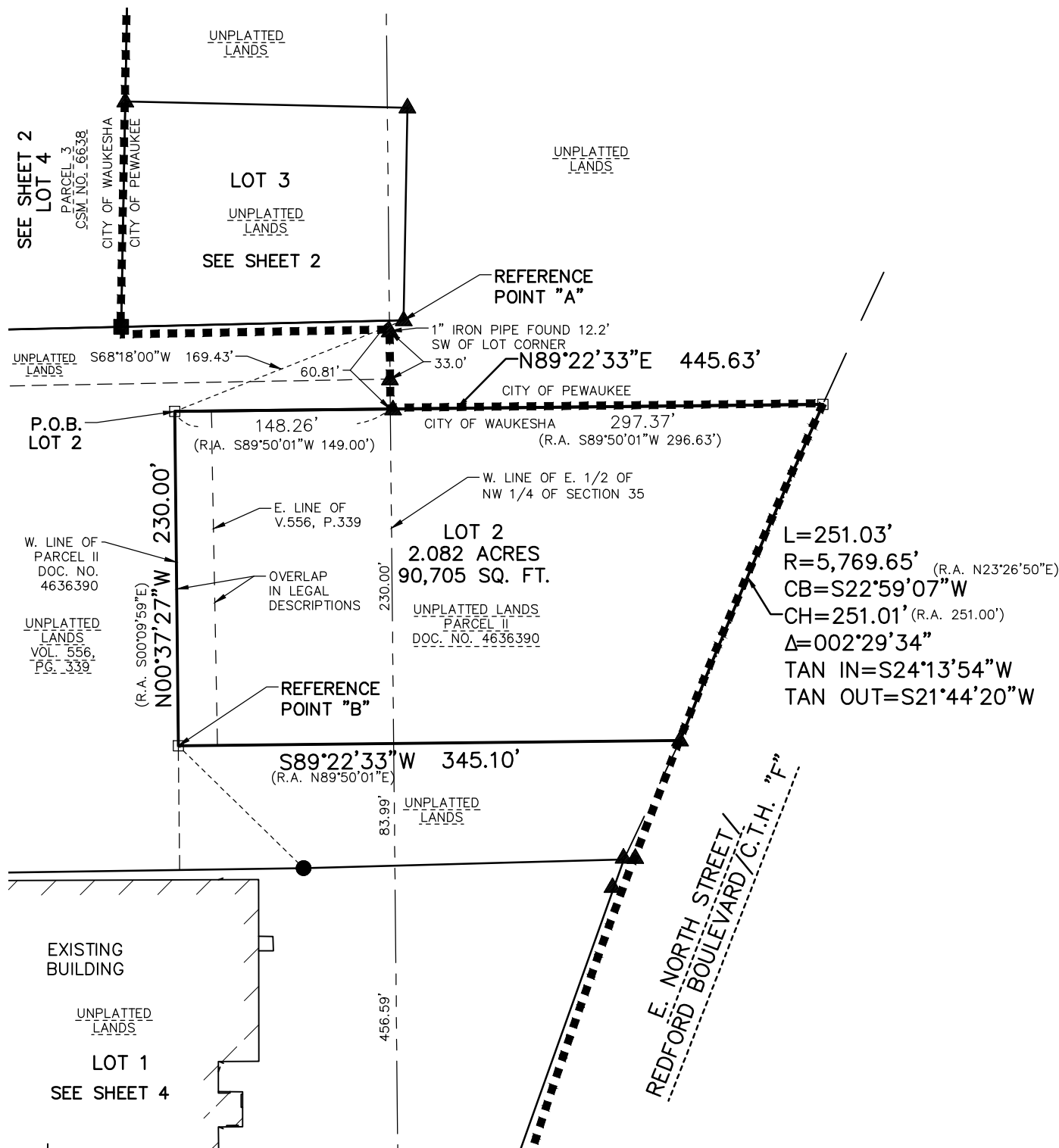


SHEET 2 OF 10 SHEETS

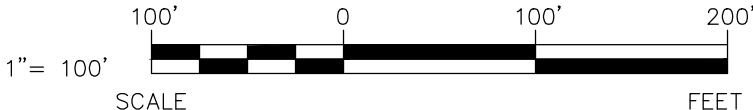
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& CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 35 HAS A BEARING OF SOUTH $00^{\circ}-10'-01''$ EAST.



SHEET 3 OF 10 SHEETS

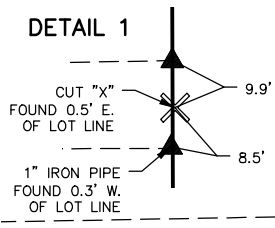
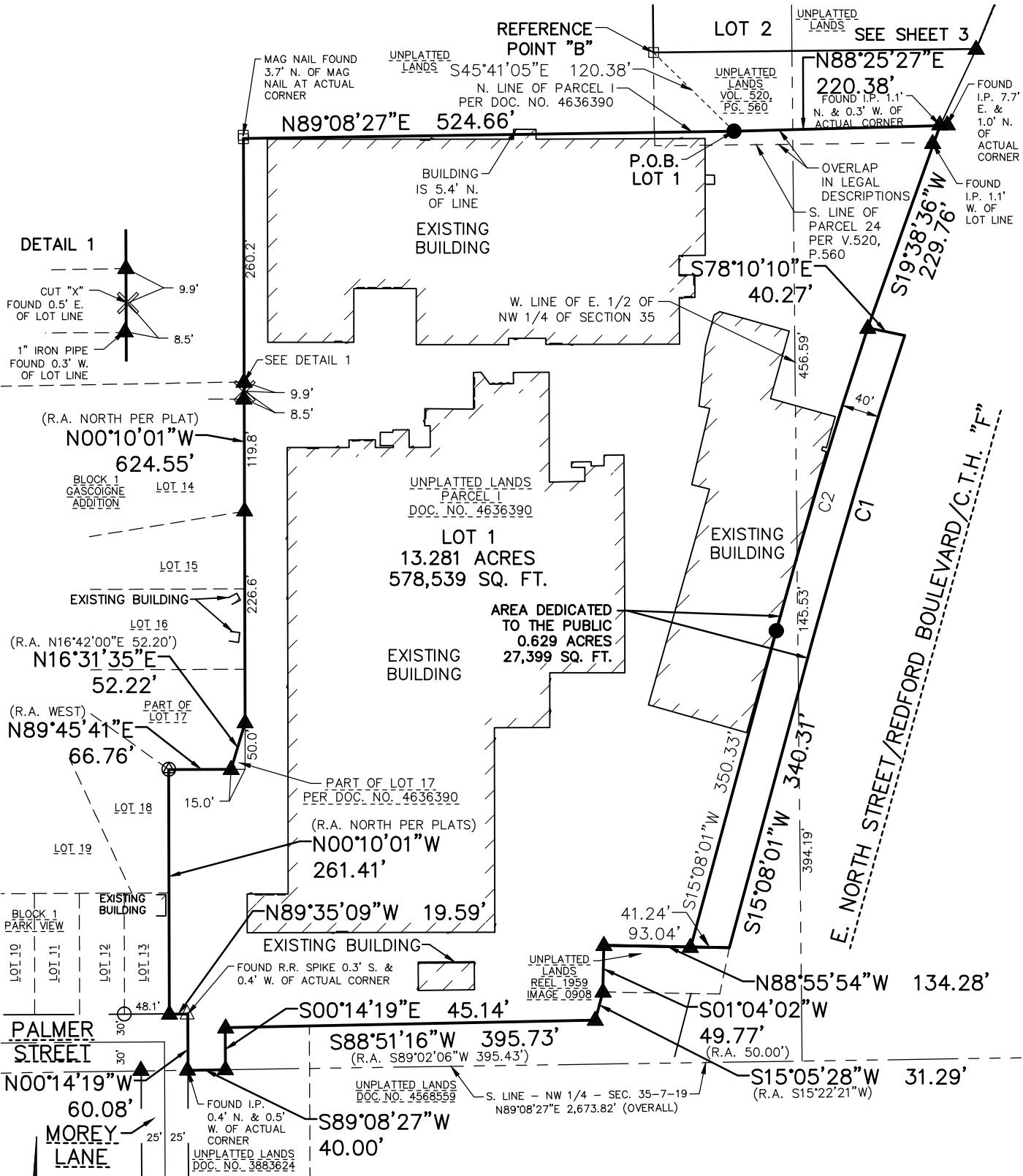


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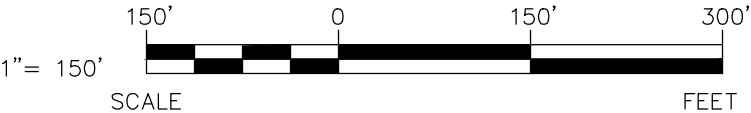
CERTIFIED SURVEY MAP NO.

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GASCOIGNE ADDITION & PART OF THE NW 1/4, NE 1/4,
SW 1/4 & SE 1/4 OF THE NW 1/4, SECTION 35,
TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA
& CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



Curve	Length	Radius	Chord Bearing	Chord Length	Delta	Tangent	Tangent
C1	340.81'	5,815.23'	S16°49'31\"W	340.76'	003°21'28\"	S18°30'15\"W	S15°08'46\"W
C2	338.47'	5,855.23'	S16°48'08\"W	338.43'	003°18'44\"	S18°27'30\"W	S15°08'46\"W

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 35 HAS A BEARING OF SOUTH 00°-10'-01\" EAST.



SHEET 4 OF 10 SHEETS

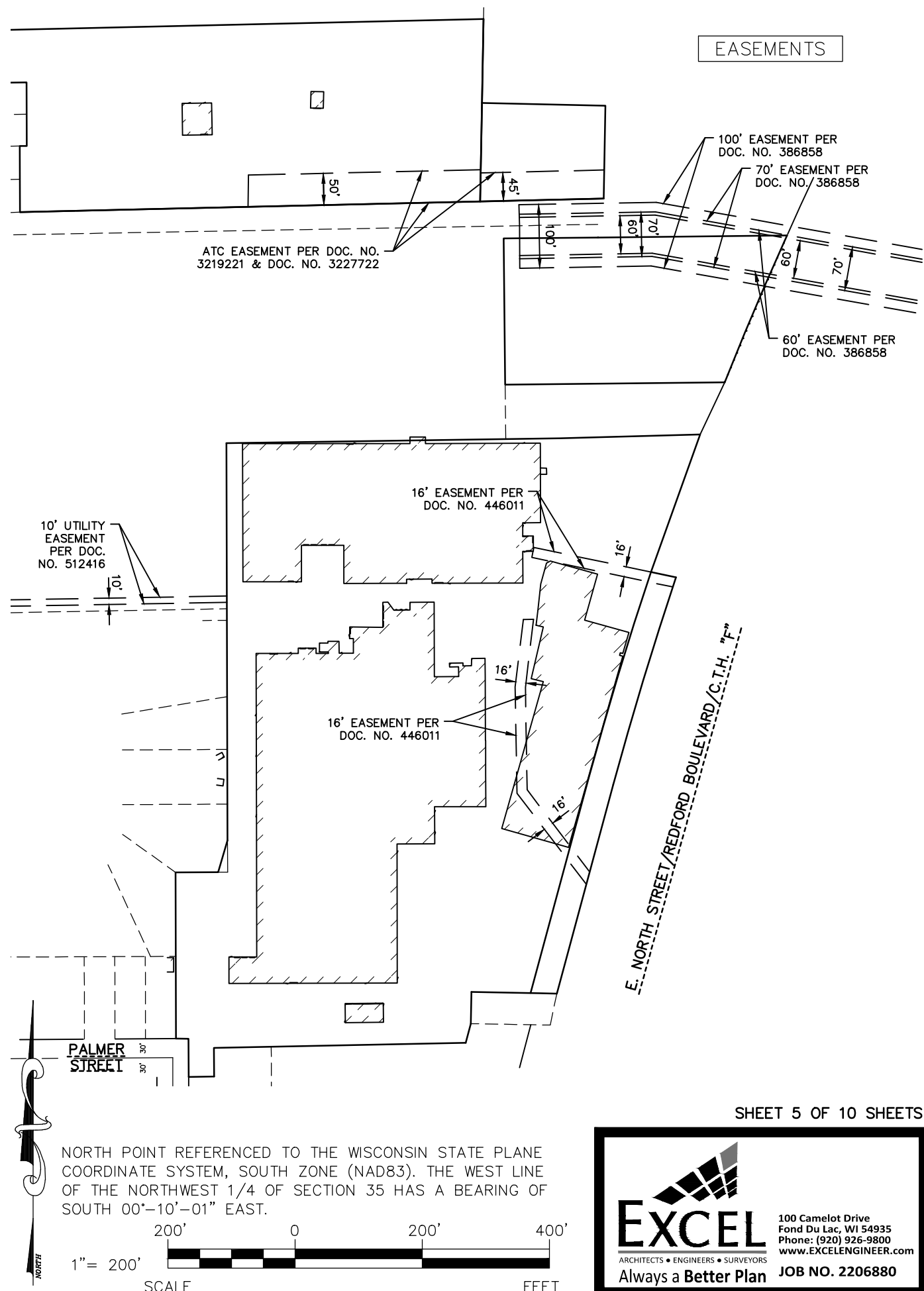


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JOB NO. 2206880

CERTIFIED SURVEY MAP NO.

FOR
NORTH STREET PLANT15, LLC
PARCEL 3, CSM NO. 6638, PART OF LOT 17, BLOCK 1,
GASCOIGNE ADDITION & PART OF THE NW 1/4, NE 1/4,
SW 1/4 & SE 1/4 OF THE NW 1/4, SECTION 35,
TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA
& CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



SHEET 5 OF 10 SHEETS

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JOB NO. 2206880

CERTIFIED SURVEY MAP NO. _____

PARCEL 3, CSM NO. 6638, PART OF LOT 17, BLOCK 1, GASCOIGNE
ADDITION & PART OF THE NW 1/4, NE 1/4, SW 1/4 &
SE 1/4 OF THE NW 1/4, SECTION 35, TOWNSHIP 7
NORTH, RANGE 19 EAST, CITY OF WAUKESHA & CITY OF
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of North Street Plant15, LLC bounded and described as follows:

Parcel 3 of Certified Survey Map No. 6638, recorded in the Waukesha County Register of Deeds Office in Volume 55 of Certified Survey Maps on Page 168 as Document No. 1697530, part of Lot 17, Block 1 of Gascoigne Addition, recorded in the Waukesha County Register of Deeds Office in Volume 19 of Plats on Page 56 as Document No. 422563 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 19 East, City of Waukesha and City of Pewaukee, Waukesha County, Wisconsin being more particularly described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of said Section 35; thence South 00°-10'-01" East along the West line of said Northwest 1/4, a distance of 1,007.13 feet to the Westerly extension of the North line of said Parcel 3; thence North 88°-40'-08" East along said Westerly extension, a distance of 50.01 feet to the East right-of-way line of Pewaukee Road, said point being the point of beginning; thence continuing North 88°-40'-08" East along the North line of said Parcel 3, a distance of 1,098.83 feet to the Northeast corner of said Parcel 3; thence South 01°-01'-34" West along the East line of said Parcel 3, a distance of 132.20 feet to the Northwest corner of lands described as Parcel III per Document No. 4636390; thence South 88°-45'-03" East along the North line of said described lands, a distance of 194.09 feet to the Northeast corner of said described lands; thence South 01°-01'-34" West along the East line of said described lands, a distance of 146.25 feet to the Easterly extension of the South line of said Parcel 3, said point to be known as Reference Point "A"; thence South 88°-40'-08" West along said Easterly extension and said South line, a distance of 918.26 feet to a Westerly line of said Parcel 3; thence North 00°-10'-01" West along said Westerly line, a distance of 104.00 feet to a Westerly line of said Parcel 3; thence North 88°-40'-08" East along said Westerly line, a distance of 11.15 feet to a Westerly line of said Parcel 3; thence North 00°-10'-01" West along said Westerly line, a distance of 100.00 feet to a Southerly line of said Parcel 3; thence South 88°-40'-08" West along said Southerly line, a distance of 379.99 feet to the East right-of-way line of Pewaukee Road; thence North 00°-10'-01" West along said East line, a distance of 83.02 feet to the point of beginning;

Also including

Commencing at said Reference Point "A"; thence South 68°-18'-00" West, a distance of 169.43 feet to the Northwest corner of lands described as Parcel II per Document No. 4636390, said point being the point of beginning of Lot 2 of this Certified Survey Map; thence North 89°-22'-33" East along the North line of said described lands, a distance of 445.63 feet to the Westerly right-of-way line of E. North Street; thence Southwesterly 251.03 feet along said Westerly line on a curve to the left having a radius of 5,769.65 feet, the chord of said curve bears South 22°-59'-07" West, a chord distance of 251.01 feet to the South line of said described lands; thence South 89°-22'-33" West along said South line, a distance of 345.10 feet to the Southwest corner of said described lands, said point to be known as Reference Point "B"; thence North 00°-37'-27" West along the West line of said described lands, a distance of 230.00 feet to the point of beginning of said Lot 2;

Continued on Sheet 7

SHEET 6 OF 10 SHEETS

CERTIFIED SURVEY MAP NO. _____

PARCEL 3, CSM NO. 6638, PART OF LOT 17, BLOCK 1, GASCOIGNE
ADDITION & PART OF THE NW 1/4, NE 1/4, SW 1/4 &
SE 1/4 OF THE NW 1/4, SECTION 35, TOWNSHIP 7
NORTH, RANGE 19 EAST, CITY OF WAUKESHA & CITY OF
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE (continued)

Also including

Commencing at said Reference Point "B"; thence South 45°-41'-05" East, a distance of 120.38 feet to the North line of lands described as Parcel I per Document No. 4636390, said point being the point of beginning of Lot 1 of this Certified Survey Map; thence North 88°-25'-27" East along said North line, a distance of 220.38 feet to the Westerly right-of-way line of E. North Street; thence South 19°-38'-36" West along said Westerly line, a distance of 229.76 feet; thence South 78°-10'-10" East, a distance of 40.27 feet to the former centerline of State Trunk Highway "164"; thence Southwesterly 340.81 feet along said former centerline on a curve to the left having a radius of 5,815.23 feet, the chord of said curve bears South 16°-49'-31" West, a chord distance of 340.76 feet; thence South 15°-08'-01" West along said former centerline, a distance of 340.31 to the North line of lands described per Reel 1959, Image 0908; thence North 88°-55'-54" West along said North line, a distance of 134.28 feet to the Northwest corner of said described lands; thence South 01°-04'-02" West along the West line of said described lands, a distance of 49.77 feet to the Southwest corner of said described lands; thence South 15°-05'-28" West along a Northerly line of lands described per Document No. 4568559, a distance of 31.29 feet to a Northerly line of said described lands; thence South 88°-51'-16" West along said Northerly line and its Westerly extension, a distance of 395.73 feet to a Northerly line of lands described per Document No. 3883624; thence South 00°-14'-19" East along said Northerly line, a distance of 45.14 feet to the South line of the Northwest 1/4 of Section 35; thence South 89°-08'-27" West along said South line, a distance of 40.00 feet to the East right-of-way line of Morey Lane; thence North 00°-14'-19" West along said East line, a distance of 60.08 feet to the North right-of-way line of Palmer Street; thence North 89°-35'-09" West along said North line, a distance of 19.59 feet to the East line of Lot 13, Block 1 of Park View Subdivision; thence North 00°-10'-01" West along said East line and the East line of Lot 18, Block 1 of said Gascoigne Addition, a distance of 261.41 feet to the South line of Lot 17, Block 1 of said Gascoigne Addition; thence North 89°-45'-41" East along said South line, a distance of 66.76 feet to the Westerly line of that part of said Lot 17 described per Document No. 4636390; thence North 16°-31'-35" East along said Westerly line, a distance of 52.22 feet to the East line of said Block 1; thence North 00°-10'-01" West along said East line and its Northerly extension, a distance of 624.55 feet to the North line of lands described as Parcel I per Document No. 4636390; thence North 89°-08'-27" East along said North line, a distance of 524.66 feet to the point of beginning of said Lot 1.

Said lands contain 22.130 acres (963,993 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Waukesha and the City of Pewaukee in surveying, dividing and mapping the same.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 2206880

CERTIFIED SURVEY MAP NO. _____

PARCEL 3, CSM NO. 6638, PART OF LOT 17, BLOCK 1, GASCOIGNE
ADDITION & PART OF THE NW 1/4, NE 1/4, SW 1/4 &
SE 1/4 OF THE NW 1/4, SECTION 35, TOWNSHIP 7
NORTH, RANGE 19 EAST, CITY OF WAUKESHA & CITY OF
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

North Street Plant15, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

North Street Plant15, LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1. City of Waukesha
- 2. City of Pewaukee

WITNESS the hand and seal of said owner this _____ day of _____, 20__.

North Street Plant15, LLC

_____, _____
(Print) (Title)

STATE OF _____)
_____ COUNTY)SS

Personally, came before me this _____ day of _____, 20__, the above named
_____ to me known to be the person who executed the foregoing instrument and
acknowledged the same.

Notary Public, _____ County, _____
My Commission Expires: _____

CERTIFIED SURVEY MAP NO. _____

PARCEL 3, CSM NO. 6638, PART OF LOT 17, BLOCK 1, GASCOIGNE
ADDITION & PART OF THE NW 1/4, NE 1/4, SW 1/4 &
SE 1/4 OF THE NW 1/4, SECTION 35, TOWNSHIP 7
NORTH, RANGE 19 EAST, CITY OF WAUKESHA & CITY OF
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

CITY OF WAUKESHA PLAN COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the City of Waukesha Planning Commission on this
_____ day of _____, 2023.

Shawn Reilly, Mayor

, Secretary

CITY OF WAUKESHA COMMON COUNCIL APPROVAL

This Certified Survey Map is hereby approved by the City of Waukesha Common Council on this
_____ day of _____, 2023.

Shawn Reilly, Mayor

Gina Kozlik, City Clerk

CERTIFIED SURVEY MAP NO. _____

PARCEL 3, CSM NO. 6638, PART OF LOT 17, BLOCK 1, GASCOIGNE
ADDITION & PART OF THE NW 1/4, NE 1/4, SW 1/4 &
SE 1/4 OF THE NW 1/4, SECTION 35, TOWNSHIP 7
NORTH, RANGE 19 EAST, CITY OF WAUKESHA & CITY OF
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

CITY OF PEWAUKEE PLAN COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the City of Pewaukee Planning Commission on this
_____ day of _____, 2023.

Steve Bierce, Mayor

, Secretary

CITY OF PEWAUKEE COMMON COUNCIL APPROVAL

This Certified Survey Map is hereby approved by the City of Pewaukee Common Council on this
_____ day of _____, 2023.

Steve Bierce, Mayor

Kelly Tarczewski, City Clerk

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

DATE: June 5, 2023

DEPARTMENT: PW - Engineering

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and Possible Reconsideration of Fox View Court Assessments [Wagner]

BACKGROUND:

Prior to finalizing the assessments for Fox View Court, the Homeowner's Association is requesting a review of the assessments.

For those new to the Council since we discussed this last time. Fox View Court was a late addition to our road program in 2019 due to the complaints of the residents and our field staff regarding the condition of the curbs and roadway. Upon review, the curb appeared to be failing rapidly and needed to be replaced in its entirety rather than our typical spot repairs when we complete our road paving. It is unknown the reason for the premature failure of the curb but it was speculated it could be a bad concrete mix, plow damage, or poor installation. The residents questioned whether they should have to pay to replace curb that failed prematurely. In addition, the 2 units that have access off North Avenue questioned whether they should be included in the assessment roll since their driveways are located off North Avenue.

On April 1, 2019, a public hearing was held regarding the project which was ultimately awarded. There was no change in our assessment policy or the assessments as presented to the Council. The Council included all the assessments for the curb and included the 2 units off of North Avenue. Please see April 1 2019 agenda and minutes attached.

After the public hearing, the HOA president requested we revisit the assessments, specifically the assessment of the North Avenue access units and the curb assessments. This was held on June 3, 2019. The Council directed Staff to remove the North Avenue access parcels from the road assessment, but include them in the curb assessment. Please see June 3 2019 Agenda and Minutes attached.

After this meeting, the HOA president requested it be revisited prior to finalizing the assessments as he did not feel he was able to articulate his arguments as he was not sure of the protocols of a public meeting. Attached is an email and preconstruction photographs sent by the HOA for inclusion in the agenda packet. In addition, 2 photographs were provided for curb damage that occurred during the first winter after construction.

FINANCIAL IMPACT:

See June 3, 2019 agenda item.

RECOMMENDED MOTION:

Common Council concur with the 6/3/2019 decision or provide alternate decision for finalizing this assessment.

ATTACHMENTS:

Description

April 1 2019 agenda

April 1 2019 minutes

June 3 2019 agenda

June 3 2019 minutes

Paving Assessment Policy

HOA President Request

HOA Preconstruction Photos

HOA Post Construction Curb Damage

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

DATE: April 1, 2019

DEPARTMENT: PW - Engineering

PROVIDED BY: Weigel/Wagner

SUBJECT:

PUBLIC HEARING Regarding the Fox View Court Road Paving Project [Weigel]

BACKGROUND:

Proposed re-paving of Fox View Court

FINANCIAL IMPACT:

2019 Budget: \$125,000

City Costs (Road: \$32,444.53 + 1/2 Curb \$21,554.08)=\$53,998.61

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Letter to the Fox View Ct Residents

Air photo of Fox View Court

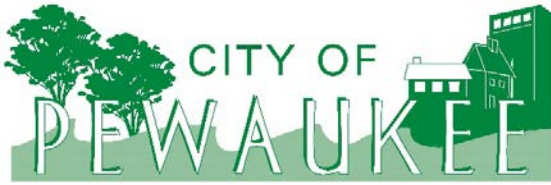
Fox View Court Notice and Map

Fox View Court Engineer's Report

Fox View Court Assessment Roll

Bids

Recommendation of Award



**Department of Public Works
Engineering Division**

W240N3065 Pewaukee Road • Pewaukee, WI 53072

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

Email: publicworks@pewaukee.wi.us

March 13, 2019

To the residents along Fox View Court:

As you may be aware, the pavement and curb of Fox View Court is in poor condition and should be replaced or reconditioned. As such, we have bid the Fox View Court road paving project which consists of full depth pavement removals and curb replacements. We will remove and replace all the existing curb and asphalt around the cul-de-sac and the island.

The cost of half of the curb replacement is paid by the Storm Water Utility. The road repaving and half of the curb replacement costs are paid by the City of Pewaukee.

Beginning in 1984, the cost of road and curb construction have been recovered through special assessments to the properties that abut the streets. A Public Hearing for these proposed special assessments has been scheduled to begin at **6:00 p.m. on Monday, April 1, 2019 in the Common Council Chambers at Pewaukee City Hall located at W240N3065 Pewaukee Road**. The purpose of the public hearing is to provide a public forum where the merits of the project will be discussed and the affected property owners will have had a chance to comment before the Common Council on the proposed project. Enclosed is a portion of the assessment roll that shows the potential special assessments for your property which are capped at \$2,639.00 (2019 rate) for each the road and the curb (total of \$5,278.00). The assessments are due when the final assessment resolution is passed (anticipated summer 2020). The assessments may be paid over a 10-year period with annual simple interest accruing on any unpaid balance on the end of year tax bill, for an approximate \$527.80 per year cost, plus interest, for each of the 10 years beginning with the December 2020 tax bill.

These special assessments may be confusing, and we hope to provide a clear understanding of the proposals and the costs at the April 1st hearing. The decision to proceed with the project or cancel the project will be made by the Common Council at that April 1st meeting.

Please contact our office at (262) 691-0804 for more information or to schedule an appointment.

Sincerely,

Jeffrey L. Weigel, P.E.
Public Works Director

CC: Common Council



LAND INFORMATION SYSTEMS DIVISION

Waukesha County GIS Map



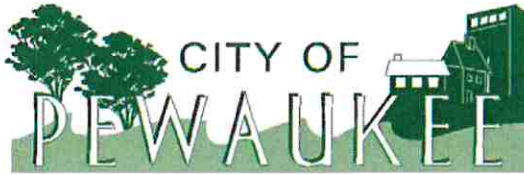
- Legend**
- Civil Division Boundary
 - Parks
 - Assessment Data
 - Parcels
 - Plats
 - Retired Parcels
 - Retired Plats
 - Municipal Boundary_2K
 - FacilitySites_2K_Labels
 - Lots_2K
 - Lot
 - Outlot
 - SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
 - Cartoline_2K
 - <all other values>
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - Road Centerlines_2K
 - Railroad_2K
 - TaxParcel_2K
 - Waterbodies_2K_Labels
 - Waterlines_2K_Labels
 - Municipal Boundary_5K
 - FacilitySites_5K_Labels
 - Waterbodies_5K_Labels
 - Waterlines_5K_Labels
 - Railroad_5K

Notes:

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

0 240.83 Feet

Printed: 3/25/2019



**Department of Public Works
Engineering Division**

W240N3065 Pewaukee Road • Pewaukee, WI 53072

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

Email: publicworks@pewaukee.wi.us

**CITY OF PEWAUKEE NOTICE OF INTENT TO LEVY AREA-WIDE
FOX VIEW COURT ROAD RECONDITIONING ASSESSEMENTS
FOR THE COSTS INCURRED BY THE CITY OF PEWAUKEE,
WAUKESHA COUNTY, WISCONSIN
APRIL 1, 2019 6:00 PM**

PLEASE TAKE NOTICE, that the Common Council of the City of Pewaukee has declared its intention to exercise its police powers in accordance with Sec. 66.0703, Wis. Stats., to levy area-wide Fox View Court Road Reconditioning Assessments for benefits conferred upon such properties as a result of the construction roadway, drainage improvements, and related facilities upon all the property described as follows:

LEGAL DESCRIPTION: All that part of lands located in the Northeast quarter of Section 24, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin (full legal description on file at the Engineer's office, see attached map).

PLEASE TAKE FURTHER NOTICE, that when the proposed assessments will become payable, the manner of payment, deferments and/or interest will be determined by the Common Council after the public hearing.

PLEASE TAKE FURTHER NOTICE, that the report of the Engineer showing the costs, assessment calculations and the proposed assessments is on file in the Clerk's office and the Engineer's office and may be inspected there on any business day on and after March 13, 2019 between 8:00 a.m. and 4:30 p.m.

The Common Council will hear all interested persons, or their agents, concerning matters contained in the preliminary resolution authorizing the assessment and the report of the Engineer at **6:00 p.m. on the 1st day of April, 2019** IN THE COMMON COUNCIL CHAMBERS AT PEWAUKEE CITY HALL LOCATED AT W240N3065 PEWAUKEE ROAD. All objections will be considered at this hearing, and thereafter a decision will be made to either proceed with the project and determine the amount of the assessment, if any, modify the project, or reject the project.

Dated 3-6-19

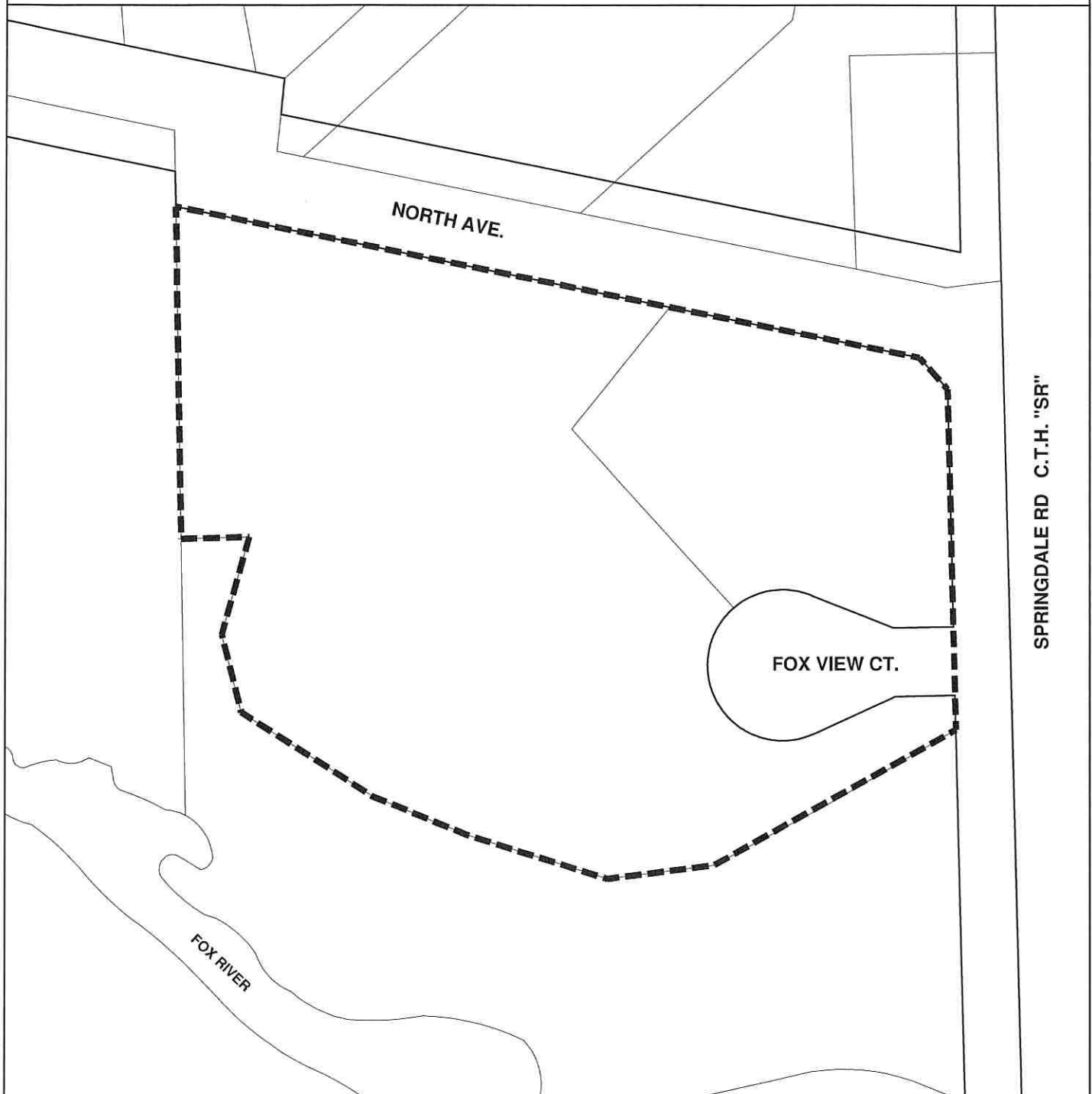
Signed 
Director of Public Works

LAKE COUNTRY
PLEASE PUBLISH 3/13/2019
DISPLAY AD WITH MAP

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 Jeffrey Weigel, Director of Public Works, at (262) 691-0804 by 12:00 p.m. the day of the meeting so that arrangements can be made to accommodate the request.

FOX VIEW CT. ROAD RECONSTRUCTION 2019
RD-19-574270
ROAD ASSESSMENT
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



LEGEND

— ROAD ASSESSMENT
— AREA BOUNDARY



0 100 200 300
SCALE IN FEET

DATE: FEB., 2019

Preliminary Report of the Engineer
On The Proposed Fox View Court
Pavement Rehabilitation Assessments
In The City of Pewaukee

In accordance with the resolution passed by the City Council of the City of Pewaukee, we herewith submit our report on assessments for the rehabilitation of Fox View Court road, curb replacement, and drainage improvements to be made in the City of Pewaukee. All data shown here is based on bid prices.

This report consists of the following Schedules:

- Schedule "A": Summary of options for assessments and related costs.
- Schedule "B": Legal descriptions, dated March, 2019, and maps, dated February 2019, of all parcels within the assessment district.
- Schedule "C": Estimated assessment for each parcel affected.

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

Jeffrey L. Weigel, P.E.
Director of Public Works/City Engineer
City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072
April 1, 2019

Prepared by:
Magdelene J. Wagner, P.E.
Assistant City Engineer
March 6, 2019

Schedule "A" – Fox View Court

The City of Pewaukee is considering the pavement and curb rehabilitation of Fox View Court. The improvements consist of road rehabilitation, curb replacement, and related facilities.

The cost of the road improvements and 50% of curb repairs will be apportioned to all property owners abutting the street with direct or indirect access. The City of Pewaukee shall cap the road and curb assessments to the single family, duplex residential and residential condominium properties. All other properties shall pay the full road assessment.

50% of the curb repairs will be paid by the Storm Water Management Utility.

It is recommended the costs for the improvements in Fox View Court be determined on a unit basis.

UNIT RATE COMPUTATIONS

Road Rehabilitation Unit Rate – Fox View Court

Estimated Road Reconstruction Costs (see attached breakdown)		\$24,957.33
Engineering, Administration, & Contingencies		\$7,487.20
Total Estimated Road Reconstruction Assessable Cost		\$32,444.53

$$\boxed{\$32,444.53} \div \boxed{8} = \boxed{\$4,055.57} / \text{unit}$$

Use $\boxed{\$4,055.57}$ as the Road Rehabilitation Unit Rate¹.

¹A maximum assessment of \$2,639.00 (2019 Pavement Cap) will be assessed to single family, duplex, and condominium residential properties.

Curb Replacement Unit Rate – Fox View Court

Estimated Curb Replacement Costs (see attached breakdown)		\$16,580.06
Engineering, Administration, & Contingencies		\$4,974.02
Total Estimated Curb Replacement Assessable Cost		\$21,554.08

$$\boxed{\$21,554.08} \div \boxed{8} = \boxed{\$2,694.26} / \text{unit}$$

Use $\boxed{\$2,694.26}$ as the Curb Replacement Unit Rate¹.

¹A maximum assessment of \$2,639.00 (2019 Pavement Cap) will be assessed to single family, duplex, and condominium residential properties.

Storm Water Management – Fox View Court

Estimated Drainage Improvement Costs (see attached breakdown)				\$14,992.21
Engineering, Administration, & Contingencies				\$4,497.66
Total Estimated Drainage Improvement Costs				\$19,489.87

COST SUMMARY

Cost Summary

Total Project Costs				\$73,488.48
Total Fox View Ct Road Assessable Costs (deduct)				\$21,112.00
Total Fox View Ct Curb Assessable Costs (deduct)				\$21,112.00
Total Storm Water Utility Costs (deduct)				\$19,489.87
Net Non-assessable and City Costs				\$11,774.61

Computation of Costs

Total Rehabilitation Project Costs

<u>Item</u> <u>No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated</u> <u>Quantity</u>	<u>Bid Unit</u> <u>Price</u>	<u>Cost</u>
201	Mobilization	L.S.	1.00	\$1,052.34	\$1,052.34
202	Traffic Control	L.S.	1.00	\$500.00	\$500.00
203	Inlet sediment guards, Type C	EA.	2	\$55.00	\$110.00
204	Dust Control using water	1000 GAL	3	\$150.00	\$450.00
205	Full depth saw cut pavement	L.F.	62.0	\$2.00	\$124.00
206	Full Depth pavement milling	S.Y.	860.0	\$3.75	\$3,225.00
207	1 1/4 inch Crushed limestone T.B. base aggregate	TON	20.0	\$12.45	\$249.00
208	3/4 inch Crushed limestone T.B. base aggregate	TON	5.0	\$13.00	\$65.00
209	Excavation below subgrade	C.Y.	45.0	\$17.00	\$765.00
210	Excavation below subgrade backfill	TON	90.0	\$17.00	\$1,530.00
211	GeoGrid subgrade stabilization material	S.Y.	135.00	\$3.50	\$472.50
212	3 1/4 inch asphaltic concrete binder course	TON	190.00	\$53.00	\$10,070.00
213	Tack Coat	GAL	85.00	\$0.50	\$42.50
214	1 3/4 inch asphaltic concrete surface course	TON	100.00	\$56.00	\$5,600.00
215	30" Concrete Curb and gutter replacement	L.F.	380	\$48.24	\$18,331.20
216	30" HES concrete curb and gutter replacement for driveways	L.F.	45	\$53.56	\$2,410.20
217	30" reverse pan concrete curb and gutter replacement	L.F.	175	\$43.39	\$7,593.25
218	6" concrete bull nose for island	S.F.	78	\$8.52	\$664.56
219	6" HES concrete driveway repair	S.F.	135	\$17.03	\$2,299.05
220	Topsoil, seed, fertilizer, and hydromulch	S.Y.	120	\$7.30	\$876.00
221	Topsoil, seed, fertilizer, and erosion mat	S.Y.	10	\$10.00	\$100.00
	Subtotal of Contract				\$56,529.60
	Engineering, Administration, & Contingencies				\$16,958.88
	Total Project Costs				\$73,488.48

Total Road Rehabilitation & Assessment Costs – Fox View Court

<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated Quantity</u>	<u>Bid Unit Price</u>	<u>Cost</u>
201	Mobilization	L.S.	0.44	\$1,052.34	\$463.03
202	Traffic Control	L.S.	0.44	\$500.00	\$220.00
203	Inlet sediment guards, Type C	EA.	2	\$55.00	\$110.00
204	Dust Control using water	1000 GAL	2.5	\$150.00	\$375.00
205	Full depth saw cut pavement	L.F.	56.0	\$2.00	\$112.00
206	Full Depth pavement milling	S.Y.	860.0	\$3.75	\$3,225.00
207	1 1/4 inch Crushed limestone T.B. base aggregate	TON	20.0	\$12.45	\$249.00
208	3/4 inch Crushed limestone T.B. base aggregate	TON	4.5	\$13.00	\$58.50
209	Excavation below subgrade	C.Y.	40.0	\$17.00	\$680.00
210	Excavation below subgrade backfill	TON	80.0	\$17.00	\$1,360.00
211	GeoGrid subgrade stabilization material	S.Y.	135.00	\$3.50	\$472.50
212	3 1/4 inch asphaltic concrete binder course	TON	190.00	\$53.00	\$10,070.00
213	Tack Coat	GAL	85.00	\$0.50	\$42.50
214	1 3/4 inch asphaltic concrete surface course	TON	100.00	\$56.00	\$5,600.00
218	6" concrete bull nose for island	S.F.	39	\$8.52	\$332.28
219	6" HES concrete driveway repair	S.F.	67.5	\$17.03	\$1,149.53
220	Topsoil, seed, fertilizer, and hydromulch	S.Y.	60.0	\$7.30	\$438.00
Subtotal of Contract					\$24,957.33
Engineering, Administration, & Contingencies					\$7,487.20
Total Project Costs					\$32,444.53

Total Potential Unit abutting the Road = unit

Computation of Unit Cost
$$\frac{\$32,444.53}{8} = \$4,055.57/\text{unit}$$

Use as the Road Rehabilitation Unit Rate¹.

¹A maximum assessment of \$2,639.00 (2019 Pavement Cap) will be assessed to single family residential, duplex family residential, residential condominium properties.

Total Curb Replacement & Assessment Costs – Fox View Court

<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated Quantity</u>	<u>Bid Unit Price</u>	<u>Cost</u>
201	Mobilization	L.S.	0.29	\$1,052.34	\$305.18
202	Traffic Control	L.S.	0.29	\$500.00	\$145.00
		1000			
204	Dust Control using water	GAL	0.5	\$150.00	\$75.00
205	Full depth saw cut pavement	L.F.	3.0	\$2.00	\$6.00
208	3/4 inch Crushed limestone T.B. base aggregate	TON	0.25	\$13.00	\$3.25
209	Excavation below subgrade	C.Y.	2.5	\$17.00	\$42.50
210	Excavation below subgrade backfill	TON	5.0	\$17.00	\$85.00
215	30" Concrete Curb and gutter replacement	L.F.	190	\$48.24	\$9,165.60
216	30" HES concrete curb and gutter replacement for driveways	L.F.	22.5	\$53.56	\$1,205.10
217	30" reverse pan concrete curb and gutter replacement	L.F.	87.5	\$43.39	\$3,796.63
218	6" concrete bull nose for island	S.F.	39.00	8.52	332.28
219	6" HES concrete driveway repair	S.F.	67.5	\$17.03	\$1,149.53
220	Topsoil, seed, fertilizer, and hydromulch	S.Y.	30	\$7.30	\$219.00
221	Topsoil, seed, fertilizer, and erosion mat	S.Y.	5	\$10.00	\$50.00
	Subtotal of Contract				\$16,580.06
	Engineering, Administration, & Contingencies				\$4,974.02
	Total Project Costs				\$21,554.08

Total Potential Unit abutting the Road = 8 unit

Computation of Unit Cost

$$\frac{\$21,554.08}{8} = \$2,694.26/\text{unit}$$

Use \$2,694.26 as the Road Rehabilitation Unit Rate¹.

¹A maximum assessment of \$2,639.00 (2019 Pavement Cap) will be assessed to single family residential, duplex family residential, residential condominium properties.

Total Estimated Storm Water Utility Costs – Fox View Court

<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated Quantity</u>	<u>Bid Unit Price</u>	<u>Cost</u>
201	Mobilization	L.S.	0.27	\$1,052.34	\$284.13
202	Traffic Control	L.S.	0.27	\$500.00	\$135.00
205	Full depth saw cut pavement	L.F.	3.0	\$2.00	\$6.00
208	3/4 inch Crushed limestone T.B. base aggregate	TON	0.25	\$13.00	\$3.25
209	Excavation below subgrade	C.Y.	2.5	\$17.00	\$42.50
210	Excavation below subgrade backfill	TON	5.0	\$17.00	\$85.00
215	30" Concrete Curb and gutter replacement	L.F.	190	\$48.24	\$9,165.60
216	30" HES concrete curb and gutter replacement for driveways	L.F.	22.5	\$53.56	\$1,205.10
217	30" reverse pan concrete curb and gutter replacement	L.F.	87.5	\$43.39	\$3,796.63
220	Topsoil, seed, fertilizer, and hydromulch	S.Y.	30	\$7.30	\$219.00
221	Topsoil, seed, fertilizer, and erosion mat	S.Y.	5	\$10.00	\$50.00
	Subtotal				\$14,992.21
	Engineering, Administration, & Contingencies				\$4,497.66
	Total Project Costs				\$19,489.87

Total Estimated Storm Water Utility Project Costs – Fox View Ct = \$19,489.87

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
FOX VIEW CT 2019 RECONSTRUCTION
RD-19-574270

CITY OF PEWAUKEE

NO.	OWNERS NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	Unit	COST/Unit	COST	ASSESSMENT CAP	ASSESSMENT	TOTAL ASSESSMENT
1	THOMAS L WEGHORST AND PAMELA J WEGHORST N19W22075 FOX VIEW CT UNIT 1B WAUKESHA WI 53186-1191	PWC 0957001002	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
2	THOMAS J CRUCIUS AND CHERYL A CRUCIUS N20W22133 NORTH AVE UNIT B WAUKESHA WI 53186	PWC 0957001006	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
3	ANTHONY D STEVENS AND JEAN A STEVENS N19W22028 FOX VIEW CT UNIT B WAUKESHA WI 53186-1191	PWC 0957003002	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
4	GERALD F & NANCY L STERN JOINT REVOCABLE TRUST N19W22081 FOX VIEW CT UNIT 2A WAUKESHA WI 53186-1191	PWC 0957001003	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
5	WAYNE STRONG AND CAROL STRONG N19W22075 FOX VIEW CT UNIT 1A WAUKESHA WI 53186-1191	PWC 0957001001	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
6	MICHAEL J KREITER AND MARGARET L KUEHT-BECKER N20W22133 NORTH AVE UNIT 4A WAUKESHA WI 53186-1114	PWC 0957001005	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
7	JAMES K & JOYCE M RYDER LIVING TRUST N19W22081 FOX VIEW CT UNIT 2B WAUKESHA WI 53186-1191	PWC 0957001004	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
8	LEE Z & MARY K JAEGER REVOCABLE TRUST DTD 1-16-04 N19W22028 FOX VIEW CT UNIT 3A WAUKESHA WI 53186	PWC 0957003001	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
TOTAL CONTRIBUTION IN AID OF ROAD CONSTRUCTION				8.00					\$21,112.00
TOTAL CONTRIBUTION IN AID OF CURB CONSTRUCTION				8.00					\$21,112.00

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



BID SUMMARY

2019 Road Program Steeplechase Phase 2 & Fox View Court

City of Pewaukee, Waukesha, Wisconsin

Bids Open: Wednesday, February 27, 2019; 10:00 a.m.

CONTRACTOR	BID BOND	ADDENDUM 1	CONTRACT A BASE BID	CONTRACT B BASE BID	CONTRACT A MANDATORY ALTERNATES	CONTRACT B MANDATORY ALTERNATES
Payne & Dolan, Inc.	✓	✓	509,449.24	56529.60	20,200.00	8400.00
Starke Asphalt	✓	✓	571033.00	74,600.00	19,125.00	7325.00

APPARENT LOW BID:

APPARENT LOW BIDDER:

Payne & Dolan, Inc.

RUEKERT & MIELKE, INC., W233 N2080 Ridgeview Parkway, Waukesha, WI 53188-1020

W233 N2080 Ridgeview Parkway • Waukesha, WI 53188-1020 • Tel. (262) 542-5733

March 15, 2019

Mr. Jeffrey L. Weigel, P.E.
DPW Director
City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

RE: Steeplechase Phase 2 and Fox View Court
Projects RD-19-574250 and RD-19-574270

Dear Mr. Weigel:

Bids for the above project were opened on February 27, 2019 at 10:00 a.m. at the Pewaukee City Hall and were as follows:

	<u>Bidder</u>	<u>Base Bid</u>
1.	<u>Payne & Dolan, Inc.</u>	\$ <u>565,978.84</u>
2.	<u>Stark Pavement Corp.</u>	\$ <u>645,633.00</u>

We reviewed the documentation submitted by the apparent low bidder and found that:

1. The Bid Form has been appropriately completed.
2. We have no objections to the low bidder, nor to the proposed major subcontractors and suppliers.
3. Low bidder has successfully completed similar projects over the last ten years.

On these bases, we recommend that Payne & Dolan, Inc. be awarded the Steeplechase Phase 2 and Fox View Court contract, in the amount of \$565,978.84. This amount is based on the bid unit prices and estimated quantities. Actual quantities, and therefore the final contract price, may vary. On all construction projects, unpredictable factors may increase the final contract amount. For this reason we recommend that the City of Pewaukee include a 10 percent contingency when preparing the financial plan for this work.

Our review did not include an evaluation of bidder's current financial condition nor of their permanent safety program.

Should you decide to accept our recommendation, we have prepared the enclosed Notice of Award for your use. After Common Council approval has been received, please have the appropriate official sign where indicated and forward all three signed copies of the Notice of Award to our office. We will then fill in the date at the top of page one and forward it, with

~26-10096 Road Program 2019 Steeplechase Phase 2 > 200 Design & Bidding > Bidding > Recommendation of Award.docx~

Mr. Jeffrey L. Weigel, P.E.
Recommendation of Award
March 15, 2019
Page 2

contracts for execution, to the Contractor. One fully completed Notice of Award will be returned to you for your records.

Bids remain subject to acceptance until May 28, 2019, unless Bidder agrees to an extension. Please advise us of your award decision, or call if there are any questions.

Very truly yours,

RUEKERT & MIELKE, INC.



Maria C. Kealey, E.I.T.
Project Engineer
mkealey@ruekert-mielke.com

MCK:tmg

Encl: Notice of Award

cc: Magdelene J. Wagner, P.E., City of Pewaukee
Kenneth R. Ward, P.E., Ruekert & Mielke, Inc.
File

NOTICE OF AWARD

Contract: Steeplechase Phase 2 and Fox View Court	Date of Issuance:
	Owner: <u>City of Pewaukee</u>
Bidder: Payne & Dolan, Inc.	Owner's Contract No.: RD-19-574250 and RD-19-574270
Address: N3 W23650 Badinger Road Waukesha, WI 53188	Engineer: Ruekert & Mielke, Inc. Engineer's Project No.: 26-10096 and 26-10097

TO BIDDER:

You are notified that your Bid dated February 27, 2019 for the above Contract has been accepted by Owner and you are the Successful Bidder and are awarded a Contract for:

Steeplechase Phase 2, Project RD-19-574250 and Fox View Court, Project RD-19-574270

The Contract Price of your Contract is: \$ 565,978.84

2 copies of the proposed Contract Documents (except Drawings) accompany this Notice of Award or have been transmitted or made available to Bidder electronically.

Bidder must comply with the following conditions precedent within 15 days of the date of issuance of this Notice of Award:

1. Deliver to Engineer 2 fully executed counterparts of the Contract Documents.
2. Deliver with the executed Agreement the Bid security as specified in the Instructions to Bidders (Article 21), General Conditions (Paragraph 6.01), and Supplementary Conditions (Paragraph SC-6.01).
3. Deliver with the executed Agreement certificates and other evidence of insurance as specified in the General Conditions (Article 6) and the Supplementary Conditions modifying Article 6 of the General Conditions.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Engineer will return to you one fully executed counterpart of the Agreement.

Owner: City of Pewaukee

By: _____

Authorized Signature

Title: _____

Date: _____

Copy: Engineer

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

DATE: April 1, 2019

DEPARTMENT: PW - Engineering

PROVIDED BY: Weigel/Wagner

SUBJECT:

Discussion and Possible Action to Award Steeplechase Phase 2 and Fox View Court Paving Contracts to the Lowest Qualified Bidder, Payne and Dolan Based on the Lowest Qualified Bid of \$565,978.84. [Weigel]

BACKGROUND:

FINANCIAL IMPACT:

The combined City Road Project budget for the combined projects is \$625,000
The projected City Road account expenditures are estimated to be \$616,074.76.

RECOMMENDED MOTION:

We recommend award of the combined projects of the Steeplechase 2 and Fox View Court paving projects to the lowest qualified bidder, Payne & Dolan based on the lowest bid of \$565,978.84.

ATTACHMENTS:

Description

Bid Summary

Recommendation of Award



BID SUMMARY

2019 Road Program Steeplechase Phase 2 & Fox View Court

City of Pewaukee, Waukesha, Wisconsin

Bids Open: Wednesday, February 27, 2019; 10:00 a.m.

CONTRACTOR	BID BOND	ADDENDUM 1	CONTRACT A BASE BID	CONTRACT B BASE BID	CONTRACT A MANDATORY ALTERNATES	CONTRACT B MANDATORY ALTERNATES
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Starke Asphalt	✓	✓	571033.00	74,600.00	19,125.00	7325.00

APPARENT LOW BID:

APPARENT LOW BIDDER:

Payne & Dolan, Inc.

RUEKERT & MIELKE, INC., W233 N2080 Ridgeview Parkway, Waukesha, WI 53188-1020

W233 N2080 Ridgeview Parkway • Waukesha, WI 53188-1020 • Tel. (262) 542-5733

March 15, 2019

Mr. Jeffrey L. Weigel, P.E.
DPW Director
City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

RE: Steeplechase Phase 2 and Fox View Court
Projects RD-19-574250 and RD-19-574270

Dear Mr. Weigel:

Bids for the above project were opened on February 27, 2019 at 10:00 a.m. at the Pewaukee City Hall and were as follows:

	<u>Bidder</u>	<u>Base Bid</u>
1.	<u>Payne & Dolan, Inc.</u>	\$ <u>565,978.84</u>
2.	<u>Stark Pavement Corp.</u>	\$ <u>645,633.00</u>

We reviewed the documentation submitted by the apparent low bidder and found that:

1. The Bid Form has been appropriately completed.
2. We have no objections to the low bidder, nor to the proposed major subcontractors and suppliers.
3. Low bidder has successfully completed similar projects over the last ten years.

On these bases, we recommend that Payne & Dolan, Inc. be awarded the Steeplechase Phase 2 and Fox View Court contract, in the amount of \$565,978.84. This amount is based on the bid unit prices and estimated quantities. Actual quantities, and therefore the final contract price, may vary. On all construction projects, unpredictable factors may increase the final contract amount. For this reason we recommend that the City of Pewaukee include a 10 percent contingency when preparing the financial plan for this work.

Our review did not include an evaluation of bidder's current financial condition nor of their permanent safety program.

Should you decide to accept our recommendation, we have prepared the enclosed Notice of Award for your use. After Common Council approval has been received, please have the appropriate official sign where indicated and forward all three signed copies of the Notice of Award to our office. We will then fill in the date at the top of page one and forward it, with

~26-10096 Road Program 2019 Steeplechase Phase 2 > 200 Design & Bidding > Bidding > Recommendation of Award.docx~

Mr. Jeffrey L. Weigel, P.E.
Recommendation of Award
March 15, 2019
Page 2

contracts for execution, to the Contractor. One fully completed Notice of Award will be returned to you for your records.

Bids remain subject to acceptance until May 28, 2019, unless Bidder agrees to an extension. Please advise us of your award decision, or call if there are any questions.

Very truly yours,

RUEKERT & MIELKE, INC.



Maria C. Kealey, E.I.T.
Project Engineer
mkealey@ruekert-mielke.com

MCK:tmg

Encl: Notice of Award

cc: Magdelene J. Wagner, P.E., City of Pewaukee
Kenneth R. Ward, P.E., Ruekert & Mielke, Inc.
File

NOTICE OF AWARD

Contract: Steeplechase Phase 2 and Fox View Court	Date of Issuance:
	Owner: <u>City of Pewaukee</u>
Bidder: Payne & Dolan, Inc.	Owner's Contract No.: RD-19-574250 and RD-19-574270
Address: N3 W23650 Badinger Road Waukesha, WI 53188	Engineer: Ruekert & Mielke, Inc. Engineer's Project No.: 26-10096 and 26-10097

TO BIDDER:

You are notified that your Bid dated February 27, 2019 for the above Contract has been accepted by Owner and you are the Successful Bidder and are awarded a Contract for:

Steeplechase Phase 2, Project RD-19-574250 and Fox View Court, Project RD-19-574270

The Contract Price of your Contract is: \$ 565,978.84

2 copies of the proposed Contract Documents (except Drawings) accompany this Notice of Award or have been transmitted or made available to Bidder electronically.

Bidder must comply with the following conditions precedent within 15 days of the date of issuance of this Notice of Award:

1. Deliver to Engineer 2 fully executed counterparts of the Contract Documents.
2. Deliver with the executed Agreement the Bid security as specified in the Instructions to Bidders (Article 21), General Conditions (Paragraph 6.01), and Supplementary Conditions (Paragraph SC-6.01).
3. Deliver with the executed Agreement certificates and other evidence of insurance as specified in the General Conditions (Article 6) and the Supplementary Conditions modifying Article 6 of the General Conditions.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Engineer will return to you one fully executed counterpart of the Agreement.

Owner: City of Pewaukee

By: _____

Authorized Signature

Title: _____

Date: _____

Copy: Engineer

Ms. Brown closed the public hearing at this time. Mr. Weigel asked Common Council to hold off on their determination until after the next public hearing.

5. **PUBLIC HEARING** Regarding the Fox View Court Road Paving Project

5.1 Discussion and Possible Action Regarding the Engineer's Report and Assessment Roll

Mr. Weigel stated this was right off Springdale Road. He said this is a single cul-du-sac and the curbs are breaking apart. The whole center island curb needs to be removed and replaced along with the outside curbs. The pavement showed numerous cracks as well. He said the pavement costs are running approximately \$4,000 per unit, with the cap of \$2,600 and the curb costs is also running about \$2,600 per unit. The storm water utility will pay for half of these costs. He said the City's policy is to assess each element of repair.

Mr. Bergman asked why the owner of the property off of North Avenue is being assessed. Mr. Weigel stated the owner of the property that accesses the driveway that serves the other parcels. He said he and Ms. Wagner discussed it and decided to make them part of the project. It would be easier to take him out if it was determined that should be done. Mr. Weigel stated there are four duplex buildings with two units each. So each parcel is looking at paying \$5,278.00.

Ms. Brown opened the public hearing. Tom Weghorst (N19 W22075 Fox View Court – Unit 1B) stated he was the president of the Fox View condominium association. He said there are only eight members of this group. He said the owner are in favor of the work because the road is in such ill repair. He said he believes the damage is due to the snow plows. Mr. Weghorst stated the road is only 25 years old and has very little traffic. He said they would be paying 57% of the project. Mr. Weghorst asked when the project would start. Ms. Wagner stated it takes approximately 30 days to award the contract and could move forward at that point. They will send notification to the property owners when a schedule is set and would be providing a point of contact if issues come up. Mr. Weghorst stated they want to make sure they can get in and out during the construction and get to their mailboxes. Ms. Wagner stated they will have access to their driveways and mailboxes, but at times there may be delays. There was discussion about blending the curb. Mr. Weghorst asked about the payment plans and interest that would be charged. Mr. Weigel stated it would be detailed and provided when the project is closed. Mr. Weghorst state he thought the property that was being discussed earlier should not be required to pay the assessment. Mr. Weigel stated the Common Council could make that determination, but stated that only three of the duplex owners would be paying for the project and the fourth one would not. Mr. Weghorst asked if the assessment amount would change for the remaining properties. Mr. Weigel stated it would not.

Ms. Brown closed the public hearing at this time. Mr. Kara stated percentage of cost seems high compared to the Steeplechase project. Mr. Bergman stated it is a product of math; the total number of homes in the project.

Mr. Bergman stated he does not feel the property off of North Avenue should to be assessed since they won't reap any benefits of the cul-du-sac being paved. Mike Kreiter (N20 W22133 North Avenue – Unit 4A) stated he'd be willing to bear some of the assessment costs.

6. Discussion and Possible Action to Award Steeplechase Phase 2 and Fox View Court Paving

Contracts to the Lowest Qualified Bidder, Payne and Dolan Based on the Lowest Qualified Bid of \$565,978.84.

A motion was made and seconded, (J. Kara, B. Dziwulski) to award the Steeplechase Phase 2 and Fox View Court paving contracts to Payne and Dolan in the amount of \$565,978.84.

Motion Passed: 5-For, 0-Against.

7. Consent Agenda

- 7.1. Approval of the Common Council Meeting Minutes Dated March 4, 2019
- 7.2. Approval of the Common Council Meeting Minutes Dated March 18, 2019
- 7.3. Approval of Accounts Payable Listings
- 7.4. Approval of Bartender License

Ms. Brown noted that the minutes from March 4th, 2019 have not been completed and should be removed from the consent agenda. Mr. Kara stated he would be abstaining from the March 18th, 2019 minutes.

A motion was made and seconded, (J. Wamser, B. Dziwulski) to approve the remaining items on the consent agenda. Motion Passed: 5-For, 0-Against, 1-Abstain (J. Kara) from the February 18, 2019 meeting minutes only.

8. **PUBLIC HEARING** Regarding the Class B (Beer) and Class C (Wine) Licenses for Battle House MKE LLC Located at W229 N1400 Westwood Drive Unit C and Naming Stacy Gonzales as Agent

Ms. Tarczewski stated the liquor license for this location was originally issued to Sabr Tag and they have recently gone out of business. She said Battle House wishes to take over and they are only requesting a beer and wine license. They have submitted all the other necessary paperwork. At this time Ms. Brown opened the public hearing and no one indicated they wished to speak on the matter. The public hearing was immediately closed.

A motion was made and seconded, (J. Wamser, R. Grosch) to issue the beer and wine licenses to Battle House and name Stacy Gonzales as the Agent. Motion Passed: 5-For, 0-Against.

9. Discussion and Possible Action Related to the 2018 DNR Storm Water Report

Mr. Weigel stated every year a NR216 report needs to be prepared. He said Rich Wirtz provided a brief synopsis of accomplishments. He said the report will tell you what the storm water fees are actually being used for. The report also indicated areas that need attention. No action was needed on this item.

10. Discussion and Possible Actions to Approve a Developers Agreement, Letter of Credit, and Wellhead Protection Special Permitted Use Agreement as Necessary for the Planned Development of Parcel PWC 0962-998-005 Located on Northmound Drive Attendant to the Development Proposal of Briohn Building Corporation to Construct One Multi-Tenant Building as Recommended by the City Plan Commission

Mr. Weigel stated the property owner is currently looking to have the City vacate a portion of right-of-way on Northmound Drive, which they want to acquire to create a cul-du-sac. He said this single building development construction will require a public road to be constructed with large drainage

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

DATE: June 3, 2019

DEPARTMENT: PW - Engineering

PROVIDED BY: Maggie Wagner, Assistant City Engineer, Jeffrey Weigel PWD & City Engineer

SUBJECT:

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

BACKGROUND:

During the April 1st Public Hearing the Common Council posed two questions relating to the proposed special assessments for further discussion:

1) Why would the two condos (1-duplex) that has driveway access to North Avenue be expected to pay the assessments for Fox View Court?

Staff answer:

The condo lot configuration is unusual as one duplex is on one lot, and four duplexes are on another. Of the four on the one lot, one duplex has a driveway access to CTH "M" (North Avenue) and the other three share one driveway access to Fox View Court. The current street assessment policy does not address this specific situation--corner lots are the closest referenced within the policy, but not an exact fit to this situation. Staff believes that in this case it is more equitable to include the one duplex off of North Avenue along with its shared three "lot mates" that access Fox View Court because in all other matters they equally share all other common expenses.

2) Why is Fox View Court curb replacement costs being assessed to the property owners when on other projects the curb replacement is part of the paving and storm sewer costs?

Staff answer:

On most other projects, the curb replacement is generally repairs of isolated spots of settlement or cracking, and not nearly-full scale replacement as in the case of Fox View Court. Section 2 of the current street assessment policy (page 6 of the policy) refers to construction or reconstruction of curb/gutter being assessed. Our opinion is that the work on Fox View Court constitutes reconstruction rather than spot repairs. It should be noted that the Common Council did make an exception on the Green Road reconstruction project and specifically find that the curb/gutter would not be assessed on Green Road.

FINANCIAL IMPACT:

As presented April 1st, the paving project would recover \$42,224 in special assessment costs for paving and curb/gutter.

Should the Common Council delete the two street and curb/special assessments (Parcel #1 and #6) from the assessment roll, then the City would recover \$10,556 less in costs (City costs above assessments would rise from \$11,774.61 to \$22,330.61). Said another way, the City unrecovered project cost rises from 16% to 30%.

Should the Common Council delete the curb/gutter assessments, but not eliminate the two condos from the roll that

access North Avenue, then the City would recover \$21,112.00 less in costs (City costs above assessments would rise from \$11,774.61 to \$32,886.61). Said another way, the City unrecovered project cost rises from 16% to 45%. Should the Common Council eliminate the two condos that access North Avenue from the assessment roll and eliminate the curb/gutter assessments, then the city would recover \$36,946.00 less in costs (City costs above assessments would rise from \$11,774.61 to \$48,720.61). Said another way, the City unrecovered project cost rises from 16% to 66%.

RECOMMENDED MOTION:

This is a matter of policy and the Council's prerogative to make changes to policy as it sees fit. . Staff presented the April 1 assessment roll based on our understanding of the current policy and past practices.

ATTACHMENTS:

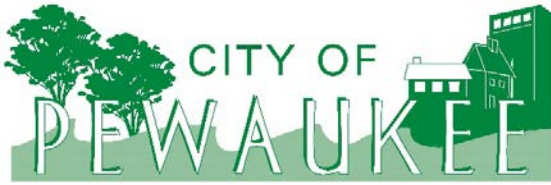
Description

May 24th notice to residents

Minutes of April 1 2019 CC meeting

April 1 2019 Assessment report and roll

Street Assessment Policy



**Department of Public Works
Engineering Division**

W240N3065 Pewaukee Road • Pewaukee, WI 53072

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

Email: publicworks@pewaukee.wi.us

May 24, 2019

To the Residents along Fox View Court:

As you may be aware, the Common Council requested that Staff bring the assessment discussion for the Fox View Court rehabilitation project back for further discussion. At the public hearing, the Common Council awarded the project which will be moving forward in June (specific date to be determined).

We have scheduled the discussion for the June 3, 2019 Common Council meeting. The meeting begins at **7:00 p.m. on Monday, June 3, 2019 in the Common Council Chambers at Pewaukee City Hall located at W240N3065 Pewaukee Road.**

The Common Council requested we discuss the following:

1. The assessment for the concrete curb and gutter as a separate assessment from the roadway.
2. The inclusion of the units that front on North Avenue (CTH M) in the assessment roll.
3. An alternative assessment method.

These special assessments may be confusing, and we hope to provide a clear understanding of the assessment against your parcels at the June 3rd meeting.

Please contact our office at (262) 691-0804 for more information or to schedule an appointment.

Sincerely,

Jeffrey L. Weigel, P.E.
Public Works Director

CC: Common Council

In attendance:

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

Also in Attendance:

Attorney V. Anderson, Administrator S. Klein, DPW Director J. Weigel, Assistant Engineer M. Wagner, Park and Recreation Director N. Phalin, City Assessor J. Siebers, and Clerk/Treasurer K. Tarczewski.

1. Call to Order and Pledge of Allegiance

In the absence of Mayor Bierce, Council President C. Brown opened the meeting at 7:00 p.m.

2. Public Comment

Kathy Guetenkunst stated her client is the High Point Center Church and would be part of the closed session discussion this evening. She referenced the letter she sent to the City Clerk dated January 25, 2019. She said this property has historically been a church. It was tax exempt up through and including 2017 and on August 23, 2018 her client received a letter stating it was going to be reassessed. The land was going to residential acreage and building improvements / new construction (addition to residence) and would no longer be exempt. Ms. Guetenkunst stated the property remains consistent to its original use; a church.

3. Introduction of the New Joint Park and Recreation Director Nick Phalin

Mr. Klein introduced Nick Phalin to the Members of the Common Council. He said they had a very strong group of applications for this position and Nick was everyone's top choice.

Mr. Phalin stated he is already in week four and Kelley has been a great resource for him. He stated previously he worked the communities of Greendale and Shorewood. He said he was excited to be here and looks forward to serving the community.

4. **PUBLIC HEARING** for Steeplechase Phase Two Road Paving Project

4.1 Discussion of the Engineer's Report and Proposed Special Assessments

Mr. Weigel stated there are two public hearings on tonight's agenda. He said he would talk about them separately even though they were bid out as one large project to save costs. He said the second phase of the Steeplechase subdivision includes Deer Haven Drive, Woodburn Court, part of Coachman Drive, and Crestview Drive. He called attention to the assessment roll and noted that it included all of the members of Steeplechase phase one and two due to the commonly owned outlot. Mr. Weigel stated the homeowner's association representative reached out to him and asked that it be spread out among all the property owners in the area, so the original phase would be adjusted to add the prorated portion of the outlot.

He said the project was bid out on February 27th and two bids were received and Payne and Dolan was the low bidder. He said there are 54 lots in the Engineer's report. The total cost for the project is approximately \$562,000 which would equate to \$10,408 per parcel but the current

City road paving cap for 2019 is only \$2,639. There is additional charges for the outlots; phase one properties will be charged \$83.54 and phase two properties will be charged \$114.74. He said there are additional infrastructure costs such as sanitary sewer at the cost of \$35,505 covered by the Sanitary Sewer Utility, water utility costs of \$30,975.10 paid for by the Water Utility, and storm water utility costs of \$38,726 paid for by the Storm Water Utility. The overall cost of the project, including administrative costs, is \$662,284.

Ms. Brown asked for an explanation of the different charges for the outlots.

Mr. Bergman questioned the budgeted amount vs what the proposed project totals were. Mr. Weigel stated different portions of the project were coming out of different accounts within the budget, such as Storm Water, Sewer and Water Utilities as well as the road budget. Mr. Bergman suggested all future outlot assessments be automatically charged to the various property owners. Attorney Anderson stated that is usually determined by declaration of restrictions for the subdivision.

Mr. Kara recalled an issue with Steeplechase phase one. Ms. Wagner stated there was a workmanship issue with the curbs and they were all replaced. She said it was the fault of the sub-contractor. Mr. Kara asked if Engineering had any reservations about using Payne and Dolan again. Ms. Wagner had no concerns. Mr. Kara asked how the interest rate was determined. Ms. Tarczewski stated it is based on the amount the City was charged the last time they borrowed funds plus an additional 1%.

Mr. Dziwulski asked if Payne and Dolan was still able to complete the work since they just received a large paving project for Foxconn. Mr. Weigel stated he did not think we could ask them to withdraw their bid. Mr. Dziwulski stated there were issues with the Springdale Estates paving job, where the road remained unfinished for a long period of time. Ms. Wagner stated the City's contracts require additional milestones to keep the project moving. Mr. Weigel stated overall the completion dates are contractual. Attorney Anderson stated the City could activate the bond and hire whoever they'd like to complete the work if needed.

Ms. Brown opened the public hearing. Michael Johnson (N28 W26391 Crestview Drive) stated he was willing to pay for the repairs to Crestview Drive but not necessarily for the outlot in the Steeplechase subdivision. He asked if he was actually paying for his fair share. Mr. Weigel stated Mr. Johnson was only paying for one home's worth. Mr. Johnson also asked if the Galilee Lutheran Church was exempt from the assessment charges. Mr. Weigel stated no and they would actually be charged at the full amount of \$10,408. Mr. Johnson asked if the people on Crestview Drive could be given a different rate than those in Steeplechase. Mr. Weigel stated he can't change a contract arbitrarily the contract would have to be rejected and rebid it. Ms. Wagner stated this road project has met the cap, she said he would most likely be paying the same amount if it was bid out separately.

Mark Schmiedel (N27 W26270 Crestview Drive) asked the Engineering Department how they determine when a road actually needs to be replaced. He said most of Crestview Drive is in good shape. He admitted the entrance could use some resurfacing. Mr. Weigel stated the roads are rated and if we go into a neighborhood they want to get it done all at once.

Ms. Brown closed the public hearing at this time. Mr. Weigel asked Common Council to hold off on their determination until after the next public hearing.

5. **PUBLIC HEARING** Regarding the Fox View Court Road Paving Project

5.1 Discussion and Possible Action Regarding the Engineer's Report and Assessment Roll

Mr. Weigel stated this was right off Springdale Road. He said this is a single cul-du-sac and the curbs are breaking apart. The whole center island curb needs to be removed and replaced along with the outside curbs. The pavement showed numerous cracks as well. He said the pavement costs are running approximately \$4,000 per unit, with the cap of \$2,600 and the curb costs is also running about \$2,600 per unit. The storm water utility will pay for half of these costs. He said the City's policy is to assess each element of repair.

Mr. Bergman asked why the owner of the property off of North Avenue is being assessed. Mr. Weigel stated the owner of the property that accesses the driveway that serves the other parcels. He said he and Ms. Wagner discussed it and decided to make them part of the project. It would be easier to take him out if it was determined that should be done. Mr. Weigel stated there are four duplex buildings with two units each. So each parcel is looking at paying \$5,278.00.

Ms. Brown opened the public hearing. Tom Weghorst (N19 W22075 Fox View Court – Unit 1B) stated he was the president of the Fox View condominium association. He said there are only eight members of this group. He said the owner are in favor of the work because the road is in such ill repair. He said he believes the damage is due to the snow plows. Mr. Weghorst stated the road is only 25 years old and has very little traffic. He said they would be paying 57% of the project. Mr. Weghorst asked when the project would start. Ms. Wagner stated it takes approximately 30 days to award the contract and could move forward at that point. They will send notification to the property owners when a schedule is set and would be providing a point of contact if issues come up. Mr. Weghorst stated they want to make sure they can get in and out during the construction and get to their mailboxes. Ms. Wagner stated they will have access to their driveways and mailboxes, but at times there may be delays. There was discussion about blending the curb. Mr. Weghorst asked about the payment plans and interest that would be charged. Mr. Weigel stated it would be detailed and provided when the project is closed. Mr. Weghorst state he thought the property that was being discussed earlier should not be required to pay the assessment. Mr. Weigel stated the Common Council could make that determination, but stated that only three of the duplex owners would be paying for the project and the fourth one would not. Mr. Weghorst asked if the assessment amount would change for the remaining properties. Mr. Weigel stated it would not.

Ms. Brown closed the public hearing at this time. Mr. Kara stated percentage of cost seems high compared to the Steeplechase project. Mr. Bergman stated it is a product of math; the total number of homes in the project.

Mr. Bergman stated he does not feel the property off of North Avenue should to be assessed since they won't reap any benefits of the cul-du-sac being paved. Mike Kreiter (N20 W22133 North Avenue – Unit 4A) stated he'd be willing to bear some of the assessment costs.

6. Discussion and Possible Action to Award Steeplechase Phase 2 and Fox View Court Paving

Contracts to the Lowest Qualified Bidder, Payne and Dolan Based on the Lowest Qualified Bid of \$565,978.84.

A motion was made and seconded, (J. Kara, B. Dziwulski) to award the Steeplechase Phase 2 and Fox View Court paving contracts to Payne and Dolan in the amount of \$565,978.84.

Motion Passed: 5-For, 0-Against.

7. Consent Agenda

- 7.1. Approval of the Common Council Meeting Minutes Dated March 4, 2019
- 7.2. Approval of the Common Council Meeting Minutes Dated March 18, 2019
- 7.3. Approval of Accounts Payable Listings
- 7.4. Approval of Bartender License

Ms. Brown noted that the minutes from March 4th, 2019 have not been completed and should be removed from the consent agenda. Mr. Kara stated he would be abstaining from the March 18th, 2019 minutes.

A motion was made and seconded, (J. Wamser, B. Dziwulski) to approve the remaining items on the consent agenda. Motion Passed: 5-For, 0-Against, 1-Abstain (J. Kara) from the February 18, 2019 meeting minutes only.

8. **PUBLIC HEARING** Regarding the Class B (Beer) and Class C (Wine) Licenses for Battle House MKE LLC Located at W229 N1400 Westwood Drive Unit C and Naming Stacy Gonzales as Agent

Ms. Tarczewski stated the liquor license for this location was originally issued to Sabr Tag and they have recently gone out of business. She said Battle House wishes to take over and they are only requesting a beer and wine license. They have submitted all the other necessary paperwork. At this time Ms. Brown opened the public hearing and no one indicated they wished to speak on the matter. The public hearing was immediately closed.

A motion was made and seconded, (J. Wamser, R. Grosch) to issue the beer and wine licenses to Battle House and name Stacy Gonzales as the Agent. Motion Passed: 5-For, 0-Against.

9. Discussion and Possible Action Related to the 2018 DNR Storm Water Report

Mr. Weigel stated every year a NR216 report needs to be prepared. He said Rich Wirtz provided a brief synopsis of accomplishments. He said the report will tell you what the storm water fees are actually being used for. The report also indicated areas that need attention. No action was needed on this item.

10. Discussion and Possible Actions to Approve a Developers Agreement, Letter of Credit, and Wellhead Protection Special Permitted Use Agreement as Necessary for the Planned Development of Parcel PWC 0962-998-005 Located on Northmound Drive Attendant to the Development Proposal of Briohn Building Corporation to Construct One Multi-Tenant Building as Recommended by the City Plan Commission

Mr. Weigel stated the property owner is currently looking to have the City vacate a portion of right-of-way on Northmound Drive, which they want to acquire to create a cul-du-sac. He said this single building development construction will require a public road to be constructed with large drainage

pipes underneath it and moving of a hydrant. This will require a developer's agreement and letter of credit. He said what is rare about this site is that it is adjacent to one of the City's drinking water wells and wellhead protection areas and there are certain setbacks that need to be followed under state and local code. He added there is a provision within our code also to allow it. He said specifically related to the detention ponds. The setback prohibits holding ponds.

Mr. Weigel provided a report by Strand Engineering which stated the proposed design is appropriate in that location and therefore the City would consider a special permitted use for it. Per the recommendation of the City Attorney it was discussed that the permitted use permit should be folded into the developer's agreement. The signing of the document should be contingent upon the final approval of by the City Engineer, City Administrator, and the City Attorney.

Mr. Kara stated his concern is making sure the well is being protected. Mr. Klein stated that is why they asked for a report from Strand Engineering. Mr. Kara asked if the City did a cost analysis on this project. Mr. Klein stated the City has never weighed one project over another based on what the City will receive in return. Mr. Siebers stated he has worked in different municipalities with TIF districts and developers are required to offer a minimum value guarantee. Mr. Weigel stated taxpayers should not pay for the development and that is why certain costs are billed back to the developer.

Ms. Brown stated one of the concerns she has is that the tenant that wants to go into the building uses various chemicals and she worries about the closeness of well. Mr. Klein stated the chemicals will be discharged to sanitary sewer. Mr. Weigel is also concerned but doesn't have enough knowledge to make a judgement. He said most households use the same chemicals but not at the amount of the proposed tenant.

Mr. Kara asked if the fire chief had any concerns on a hazmat level. It is reasonable to assume that extra precautions should be made since they are potentially dealing with carcinogens. Mr. Weigel stated the property owners need to report the chemicals they use.

Mr. Grosch stated the storm water pond is proposed to be within the wellhead projection and asked what the setbacks were. Mr. Weigel replied 400 feet and the property owner wants to be just beyond 50 feet. Mr. Grosch then asked if it was a shallow or deep well. Mr. Weigel responded it was in between, he said it was a fractured limestone well.

Ms. Brown asked if there were going to be any issues with the construction of the building being so close to the wells. Mr. Weigel stated he was more concerned about the dynamic compaction method to pound the ground. He said particular attention will be paid to the construction oversight and testing and monitoring.

A motion was made and seconded, (J. Kara, B. Bergman) to approve the developers agreement, letter of credit and the wellness protection permit and authorize signature upon the approval of City Administrator, City Engineer and City Attorney. 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

Pewaukee will convene into closed session after all regular scheduled business has been concluded and upon motion duly made and seconded and acted upon by roll-call vote as required under §19.85(1)(a), Stats. The purpose of the closed session is for the following:

- §19.85(1)(g): Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Specifically related to the Excessive Assessment Claims for the following:
 - W232 N3471 Hunters Ridge Road (PWC 0908-996)
 - N26 W24511 College Avenue (PWC 0931-999-014)
 - N17 W24300 Riverwood Drive (PWC 0949-991-001)
 - N45 W25338 Lindsay Road (PWC 0877-996-004)

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.

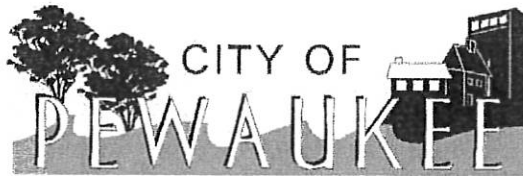
A motion was made and seconded, (B. Dziwulski, R. Grosch) to go into closed session at 7:51 p.m. Motion Passed by Roll Call Vote: 5-For, 0-Against.

13. Adjournment

While still in closed session, a motion was made and seconded, (J. Wamser, B. Dziwulski) to adjourn the meeting at 8:15 p.m. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer



**Department of Public Works
Engineering Division**

W240N3065 Pewaukee Road • Pewaukee, WI 53072

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

Email: publicworks@pewaukee.wi.us

March 13, 2019

To the residents along Fox View Court:

As you may be aware, the pavement and curb of Fox View Court is in poor condition and should be replaced or reconditioned. As such, we have bid the Fox View Court road paving project which consists of full depth pavement removals and curb replacements. We will remove and replace all the existing curb and asphalt around the cul-de-sac and the island.

The cost of half of the curb replacement is paid by the Storm Water Utility. The road repaving and half of the curb replacement costs are paid by the City of Pewaukee.

Beginning in 1984, the cost of road and curb construction have been recovered through special assessments to the properties that abut the streets. A Public Hearing for these proposed special assessments has been scheduled to begin at **6:00 p.m. on Monday, April 1, 2019 in the Common Council Chambers at Pewaukee City Hall located at W240N3065 Pewaukee Road**. The purpose of the public hearing is to provide a public forum where the merits of the project will be discussed and the affected property owners will have had a chance to comment before the Common Council on the proposed project. Enclosed is a portion of the assessment roll that shows the potential special assessments for your property which are capped at \$2,639.00 (2019 rate) for each the road and the curb (total of \$5,278.00). The assessments are due when the final assessment resolution is passed (anticipated summer 2020). The assessments may be paid over a 10-year period with annual simple interest accruing on any unpaid balance on the end of year tax bill, for an approximate \$527.80 per year cost, plus interest, for each of the 10 years beginning with the December 2020 tax bill.

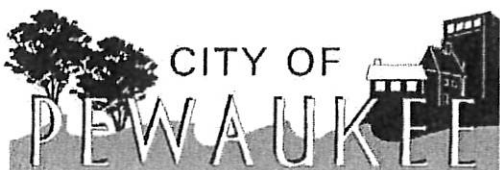
These special assessments may be confusing, and we hope to provide a clear understanding of the proposals and the costs at the April 1st hearing. The decision to proceed with the project or cancel the project will be made by the Common Council at that April 1st meeting.

Please contact our office at (262) 691-0804 for more information or to schedule an appointment.

Sincerely,

Jeffrey L. Weigel, P.E.
Public Works Director

CC: Common Council



**Department of Public Works
Engineering Division**

W240N3065 Pewaukee Road • Pewaukee, WI 53072

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

Email: publicworks@pewaukee.wi.us

**CITY OF PEWAUKEE NOTICE OF INTENT TO LEVY AREA-WIDE
FOX VIEW COURT ROAD RECONDITIONING ASSESSEMENTS
FOR THE COSTS INCURRED BY THE CITY OF PEWAUKEE,
WAUKESHA COUNTY, WISCONSIN
APRIL 1, 2019 6:00 PM**

PLEASE TAKE NOTICE, that the Common Council of the City of Pewaukee has declared its intention to exercise its police powers in accordance with Sec. 66.0703, Wis. Stats., to levy area-wide Fox View Court Road Reconditioning Assessments for benefits conferred upon such properties as a result of the construction roadway, drainage improvements, and related facilities upon all the property described as follows:

LEGAL DESCRIPTION: All that part of lands located in the Northeast quarter of Section 24, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin (full legal description on file at the Engineer's office, see attached map).

PLEASE TAKE FURTHER NOTICE, that when the proposed assessments will become payable, the manner of payment, deferments and/or interest will be determined by the Common Council after the public hearing.

PLEASE TAKE FURTHER NOTICE, that the report of the Engineer showing the costs, assessment calculations and the proposed assessments is on file in the Clerk's office and the Engineer's office and may be inspected there on any business day on and after March 13, 2019 between 8:00 a.m. and 4:30 p.m.

The Common Council will hear all interested persons, or their agents, concerning matters contained in the preliminary resolution authorizing the assessment and the report of the Engineer at **6:00 p.m.** on the **1st day of April, 2019** IN THE COMMON COUNCIL CHAMBERS AT PEWAUKEE CITY HALL LOCATED AT W240N3065 PEWAUKEE ROAD. All objections will be considered at this hearing, and thereafter a decision will be made to either proceed with the project and determine the amount of the assessment, if any, modify the project, or reject the project.

Dated 3-6-19

Signed


Director of Public Works

LAKE COUNTRY
PLEASE PUBLISH 3/13/2019
DISPLAY AD WITH MAP

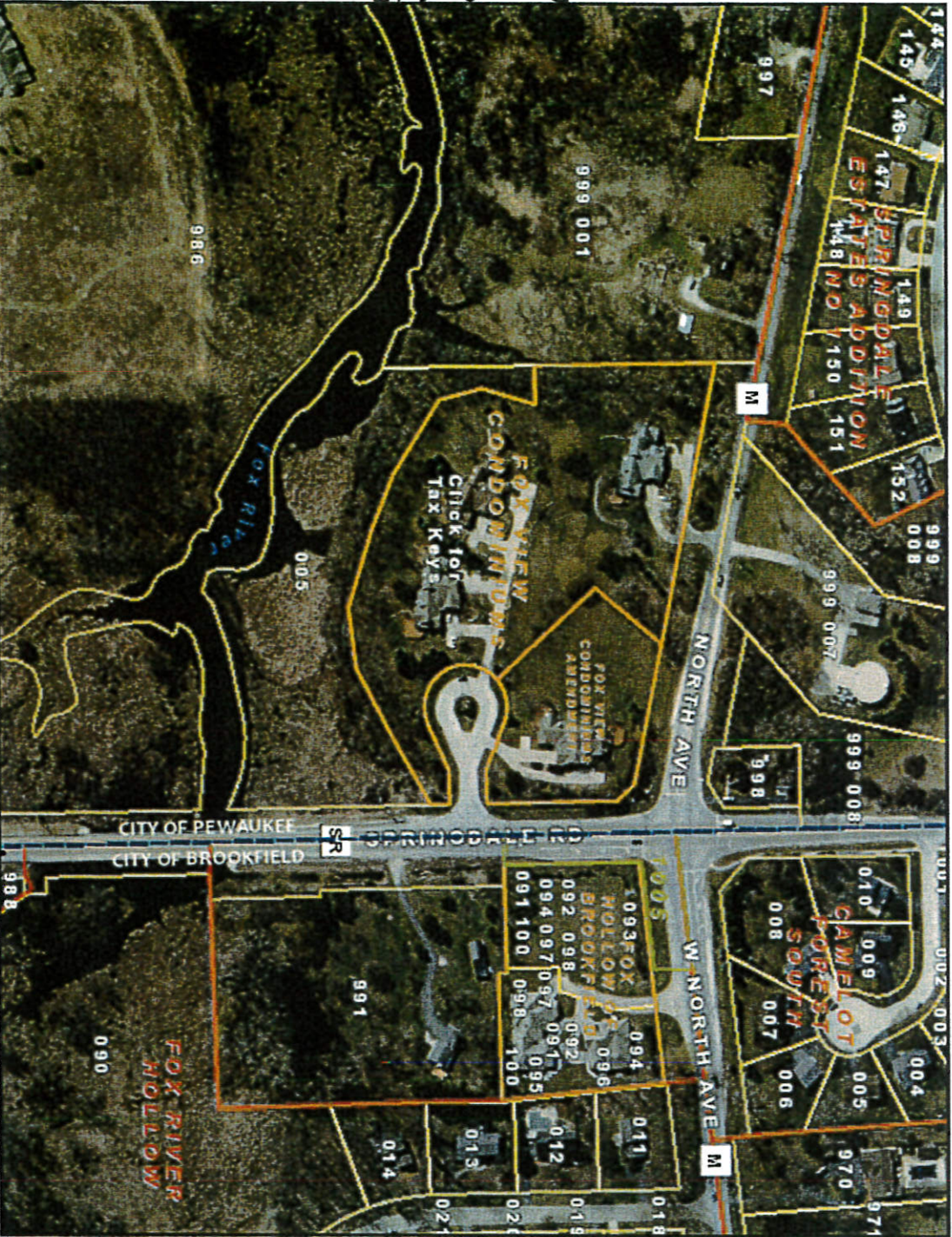
NOTICE

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 Jeffrey Weigel, Director of Public Works, at (262) 691-0804 by 12:00 p.m. the day of the meeting so that arrangements can be made to accommodate the request.



LAND INFORMATION SYSTEMS DIVISION

Waukesha County GIS Map



- Legend
- ☐ Civil Division Boundary
 - ☐ Parks
 - ☐ Assessment Data
 - ☐ Parcels
 - ☐ Plats
 - ☐ Retired Parcels
 - ☐ Retired Plats
 - ☐ Municipal Boundary_2K
 - ☐ FacilitySites_2K_Labels
 - ☐ Lots_2K
 - ☐ Lot
 - ☐ Outlot
 - ☐ SimultaneousConveyance
 - ☐ Assessor Plat
 - ☐ CSM
 - ☐ Condominium
 - ☐ Subdivision
 - ☐ Cartoline_2K
 - ☐ <all other values>
 - ☐ EA-Easement_Line
 - ☐ PL-DA
 - ☐ PL-Extended_Line
 - ☐ PL-Meander_Line
 - ☐ PL-Note
 - ☐ PL-Tie
 - ☐ PL-Tie_Line
 - ☐ Road Centerlines_2K
 - ☐ Railroad_2K
 - ☐ TaxParcel_2K
 - ☐ Waterbodies_2K_Labels
 - ☐ Waterlines_2K_Labels
 - ☐ FacilitySites_5K_Labels
 - ☐ Waterbodies_5K_Labels
 - ☐ Waterlines_5K_Labels
 - ☐ Railroad_5K

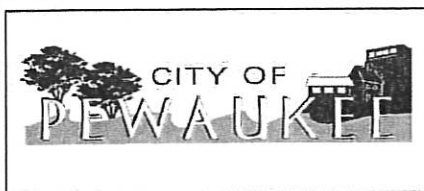
Notes:

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

Printed: 3/25/2019



FOX VIEW CT. ROAD RECONSTRUCTION 2019
RD-19-574270
ROAD ASSESSMENT
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



LEGEND

— ROAD ASSESSMENT
AREA BOUNDARY



0 100 200 300
SCALE IN FEET

DATE: FEB., 2019

Preliminary Report of the Engineer
On The Proposed Fox View Court
Pavement Rehabilitation Assessments
In The City of Pewaukee

In accordance with the resolution passed by the City Council of the City of Pewaukee, we herewith submit our report on assessments for the rehabilitation of Fox View Court road, curb replacement, and drainage improvements to be made in the City of Pewaukee. All data shown here is based on bid prices.

This report consists of the following Schedules:

- Schedule "A": Summary of options for assessments and related costs.
- Schedule "B": Legal descriptions, dated March, 2019, and maps, dated February 2019, of all parcels within the assessment district.
- Schedule "C": Estimated assessment for each parcel affected.

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

Jeffrey L. Weigel, P.E.
Director of Public Works/City Engineer
City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072
April 1, 2019

Prepared by:
Magdelene J. Wagner, P.E.
Assistant City Engineer
March 6, 2019

Schedule "A" – Fox View Court

The City of Pewaukee is considering the pavement and curb rehabilitation of Fox View Court. The improvements consist of road rehabilitation, curb replacement, and related facilities.

The cost of the road improvements and 50% of curb repairs will be apportioned to all property owners abutting the street with direct or indirect access. The City of Pewaukee shall cap the road and curb assessments to the single family, duplex residential and residential condominium properties. All other properties shall pay the full road assessment.

50% of the curb repairs will be paid by the Storm Water Management Utility.

It is recommended the costs for the improvements in Fox View Court be determined on a unit basis.

UNIT RATE COMPUTATIONS

Road Rehabilitation Unit Rate – Fox View Court

Estimated Road Reconstruction Costs (see attached breakdown)			\$24,957.33
Engineering, Administration, & Contingencies			\$7,487.20
Total Estimated Road Reconstruction Assessable Cost			\$32,444.53

$$\boxed{\$32,444.53} \div \boxed{8} = \boxed{\$4,055.57}/\text{unit}$$

Use $\boxed{\$4,055.57}$ as the Road Rehabilitation Unit Rate¹.

¹A maximum assessment of \$2,639.00 (2019 Pavement Cap) will be assessed to single family, duplex, and condominium residential properties.

Curb Replacement Unit Rate – Fox View Court

Estimated Curb Replacement Costs (see attached breakdown)			\$16,580.06
Engineering, Administration, & Contingencies			\$4,974.02
Total Estimated Curb Replacement Assessable Cost			\$21,554.08

$$\boxed{\$21,554.08} \div \boxed{8} = \boxed{\$2,694.26}/\text{unit}$$

Use $\boxed{\$2,694.26}$ as the Curb Replacement Unit Rate¹.

¹A maximum assessment of \$2,639.00 (2019 Pavement Cap) will be assessed to single family, duplex, and condominium residential properties.

Storm Water Management – Fox View Court

Estimated Drainage Improvement Costs (see attached breakdown)				\$14,992.21
Engineering, Administration, & Contingencies				\$4,497.66
Total Estimated Drainage Improvement Costs				\$19,489.87

COST SUMMARY

Cost Summary

Total Project Costs				\$73,488.48
Total Fox View Ct Road Assessable Costs (deduct)				\$21,112.00
Total Fox View Ct Curb Assessable Costs (deduct)				\$21,112.00
Total Storm Water Utility Costs (deduct)				\$19,489.87
Net Non-assessable and City Costs				\$11,774.61

Computation of Costs

Total Rehabilitation Project Costs

<u>Item</u> <u>No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated</u> <u>Quantity</u>	<u>Bid Unit</u> <u>Price</u>	<u>Cost</u>
201	Mobilization	L.S.	1.00	\$1,052.34	\$1,052.34
202	Traffic Control	L.S.	1.00	\$500.00	\$500.00
203	Inlet sediment guards, Type C	EA.	2	\$55.00	\$110.00
204	Dust Control using water	1000 GAL	3	\$150.00	\$450.00
205	Full depth saw cut pavement	L.F.	62.0	\$2.00	\$124.00
206	Full Depth pavement milling	S.Y.	860.0	\$3.75	\$3,225.00
207	1 1/4 inch Crushed limestone T.B. base aggregate	TON	20.0	\$12.45	\$249.00
208	3/4 inch Crushed limestone T.B. base aggregate	TON	5.0	\$13.00	\$65.00
209	Excavation below subgrade	C.Y.	45.0	\$17.00	\$765.00
210	Excavation below subgrade backfill	TON	90.0	\$17.00	\$1,530.00
211	GeoGrid subgrade stabilization material	S.Y.	135.00	\$3.50	\$472.50
212	3 1/4 inch asphaltic concrete binder course	TON	190.00	\$53.00	\$10,070.00
213	Tack Coat	GAL	85.00	\$0.50	\$42.50
214	1 3/4 inch asphaltic concrete surface course	TON	100.00	\$56.00	\$5,600.00
215	30" Concrete Curb and gutter replacement	L.F.	380	\$48.24	\$18,331.20
216	30" HES concrete curb and gutter replacement for driveways	L.F.	45	\$53.56	\$2,410.20
217	30" reverse pan concrete curb and gutter replacement	L.F.	175	\$43.39	\$7,593.25
218	6" concrete bull nose for island	S.F.	78	\$8.52	\$664.56
219	6" HES concrete driveway repair	S.F.	135	\$17.03	\$2,299.05
220	Topsoil, seed, fertilizer, and hydromulch	S.Y.	120	\$7.30	\$876.00
221	Topsoil, seed, fertilizer, and erosion mat	S.Y.	10	\$10.00	\$100.00
Subtotal of Contract					\$56,529.60
Engineering, Administration, & Contingencies					\$16,958.88
Total Project Costs					\$73,488.48

Total Road Rehabilitation & Assessment Costs – Fox View Court

<u>Item</u>			<u>Estimated</u>	<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Price</u>	<u>Cost</u>
201	Mobilization	L.S.	0.44	\$1,052.34	\$463.03
202	Traffic Control	L.S.	0.44	\$500.00	\$220.00
203	Inlet sediment guards, Type C	EA.	2	\$55.00	\$110.00
		1000			
204	Dust Control using water	GAL	2.5	\$150.00	\$375.00
205	Full depth saw cut pavement	L.F.	56.0	\$2.00	\$112.00
206	Full Depth pavement milling	S.Y.	860.0	\$3.75	\$3,225.00
207	1 1/4 inch Crushed limestone T.B. base aggregate	TON	20.0	\$12.45	\$249.00
208	3/4 inch Crushed limestone T.B. base aggregate	TON	4.5	\$13.00	\$58.50
209	Excavation below subgrade	C.Y.	40.0	\$17.00	\$680.00
210	Excavation below subgrade backfill	TON	80.0	\$17.00	\$1,360.00
211	GeoGrid subgrade stabilization material	S.Y.	135.00	\$3.50	\$472.50
212	3 1/4 inch asphaltic concrete binder course	TON	190.00	\$53.00	\$10,070.00
213	Tack Coat	GAL	85.00	\$0.50	\$42.50
214	1 3/4 inch asphaltic concrete surface course	TON	100.00	\$56.00	\$5,600.00
218	6" concrete bull nose for island	S.F.	39	\$8.52	\$332.28
219	6" HES concrete driveway repair	S.F.	67.5	\$17.03	\$1,149.53
220	Topsoil, seed, fertilizer, and hydromulch	S.Y.	60.0	\$7.30	\$438.00
	Subtotal of Contract				\$24,957.33
	Engineering, Administration, & Contingencies				\$7,487.20
	Total Project Costs				\$32,444.53

Total Potential Unit abutting the Road = 8 unit

Computation of Unit Cost $\frac{\$32,444.53}{8} = \$4,055.57/\text{unit}$

Use \$4,055.57 as the Road Rehabilitation Unit Rate¹.

¹A maximum assessment of \$2,639.00 (2019 Pavement Cap) will be assessed to single family residential, duplex family residential, residential condominium properties.

Total Curb Replacement & Assessment Costs – Fox View Court

<u>Item</u> <u>No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated</u> <u>Quantity</u>	<u>Bid Unit</u> <u>Price</u>	<u>Cost</u>
201	Mobilization	L.S.	0.29	\$1,052.34	\$305.18
202	Traffic Control	L.S.	0.29	\$500.00	\$145.00
		1000			
204	Dust Control using water	GAL	0.5	\$150.00	\$75.00
205	Full depth saw cut pavement	L.F.	3.0	\$2.00	\$6.00
208	3/4 inch Crushed limestone T.B. base aggregate	TON	0.25	\$13.00	\$3.25
209	Excavation below subgrade	C.Y.	2.5	\$17.00	\$42.50
210	Excavation below subgrade backfill	TON	5.0	\$17.00	\$85.00
215	30" Concrete Curb and gutter replacement	L.F.	190	\$48.24	\$9,165.60
216	30" HES concrete curb and gutter replacement for driveways	L.F.	22.5	\$53.56	\$1,205.10
217	30" reverse pan concrete curb and gutter replacement	L.F.	87.5	\$43.39	\$3,796.63
218	6" concrete bull nose for island	S.F.	39.00	8.52	332.28
219	6" HES concrete driveway repair	S.F.	67.5	\$17.03	\$1,149.53
220	Topsoil, seed, fertilizer, and hydromulch	S.Y.	30	\$7.30	\$219.00
221	Topsoil, seed, fertilizer, and erosion mat	S.Y.	5	\$10.00	\$50.00
	Subtotal of Contract				\$16,580.06
	Engineering, Administration, & Contingencies				\$4,974.02
	Total Project Costs				\$21,554.08

Total Potential Unit abutting the Road = 8 unit

Computation of Unit Cost $\frac{\$21,554.08}{8} = \$2,694.26/\text{unit}$

Use \$2,694.26 as the Road Rehabilitation Unit Rate¹.

¹A maximum assessment of \$2,639.00 (2019 Pavement Cap) will be assessed to single family residential, duplex family residential, residential condominium properties.

Total Estimated Storm Water Utility Costs – Fox View Court

Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Cost
201	Mobilization	L.S.	0.27	\$1,052.34	\$284.13
202	Traffic Control	L.S.	0.27	\$500.00	\$135.00
205	Full depth saw cut pavement	L.F.	3.0	\$2.00	\$6.00
208	3/4 inch Crushed limestone T.B. base aggregate	TON	0.25	\$13.00	\$3.25
209	Excavation below subgrade	C.Y.	2.5	\$17.00	\$42.50
210	Excavation below subgrade backfill	TON	5.0	\$17.00	\$85.00
215	30" Concrete Curb and gutter replacement	L.F.	190	\$48.24	\$9,165.60
216	30" HES concrete curb and gutter replacement for driveways	L.F.	22.5	\$53.56	\$1,205.10
217	30" reverse pan concrete curb and gutter replacement	L.F.	87.5	\$43.39	\$3,796.63
220	Topsoil, seed, fertilizer, and hydromulch	S.Y.	30	\$7.30	\$219.00
221	Topsoil, seed, fertilizer, and erosion mat	S.Y.	5	\$10.00	\$50.00
	Subtotal				\$14,992.21
	Engineering, Administration, & Contingencies				\$4,497.66
	Total Project Costs				\$19,489.87

Total Estimated Storm Water Utility Project Costs – Fox View Ct = \$19,489.87

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
FOX VIEW CT 2019 RECONSTRUCTION
RD-19-574270

CITY OF PEWAUKEE

NO.	OWNERS NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	Unit	COST/Unit	COST	ASSESSMENT CAP	ASSESSMENT	TOTAL ASSESSMENT
1	THOMAS L WEGHORST AND PAMELA J WEGHORST N19W22075 FOX VIEW CT UNIT 1B WAUKESHA WI 53186-1191	PWC 0957001002	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
2	THOMAS J CRUCIUS AND CHERYL A CRUCIUS N20W22131 NORTH AVE UNIT B WAUKESHA WI 53186	PWC 0957001006	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
3	ANTHONY D STEVENS AND JEAN A STEVENS N19W22028 FOX VIEW CT UNIT B WAUKESHA WI 53186-1191	PWC 0957003002	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
4	GERALD F & NANCY L STERN JOINT REVOCABLE TRUST N19W22081 FOX VIEW CT UNIT 2A WAUKESHA WI 53186-1191	PWC 0957001003	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
5	WAYNE STRONG AND CAROL STRONG N19W22075 FOX VIEW CT UNIT 1A WAUKESHA WI 53186-1191	PWC 0957001001	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
6	MICHAEL J KREITER AND MARGARET L KUEHT-BECKER N20W22131 NORTH AVE UNIT 4A WAUKESHA WI 53186-1114	PWC 0957001005	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
7	JAMES K & JOYCE M RYDER LIVING TRUST N19W22081 FOX VIEW CT UNIT 2B WAUKESHA WI 53186-1191	PWC 0957001004	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
8	LEE Z & MARY K JAEGER REVOCABLE TRUST DTD 1-16-04 N19W22028 FOX VIEW CT UNIT 3A WAUKESHA WI 53186	PWC 0957003001	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
TOTAL CONTRIBUTION IN AID OF ROAD CONSTRUCTION				8.00					\$21,112.00
TOTAL CONTRIBUTION IN AID OF CURB CONSTRUCTION				8.00					\$21,112.00

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

ADOPTED 2/20/2006

RESOLUTION 06-02-1

**ESTABLISHMENT OF A POLICY FOR THE SPECIAL
ASSESSMENT OF STREET AND STREET RELATED
IMPROVEMENTS IN THE CITY OF PEWAUKEE**

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

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

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

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

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

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

- a. Where the street abuts a lot zoned or used as a single-family or two-family residential property, farm property or upland conservancy property which has direct access to the street, the full cost of the street improvement shall be special assessed to the properties by one of the three following formulae:
 - (1) By dividing the full cost of the improvement(s) by the total number of individual parcels, lots or units which have primary access or potential access to the street, and assessing the quotient, to a maximum of \$1,806, effective January 1, 2006, plus annual

adjustment thereafter, per parcel, lot or unit.

- (2) By dividing the full cost of the improvement by the total street front footage of all parcels, lots or units abutting the street improvement and which have primary access or potential access to the street, and assessing each parcel, lot or unit, to a maximum of \$1,806, effective January 1 2006, plus annual adjustment thereafter, per parcel, lot or unit.
- (3) By dividing the full cost of the improvement(s) by the total acreage of all lots or parcels abutting the street or street related improvement and which have primary access or potential access to the street to determine the per-acre cost and then assessing the per-acre cost to each parcel or lot based on lot acreage, to a maximum of \$1,806, effective January 1, 2006, plus annual adjustment thereafter, per parcel or lot.

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

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

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

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

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

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

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

American City and County magazine.

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

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

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

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

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

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

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

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

- c. Where the street abuts floodplain or lowland conservancy property which has direct access to the streets, the full cost of the street improvement shall be special assessed to the properties by one of the three following formulae:
 - (1) By dividing the full cost of the improvement by the total number of individual parcels, lots or units which have primary access or potential access to the street, and assessing the quotient, to a maximum of \$569, effective January 1, 2006, plus annual adjustment thereafter, per parcel, lot or unit.
 - (2) By dividing the full cost of the improvement by the total street front footage of all parcels, lots or units abutting the street improvement and which have primary access or potential access to the street, and assessing each lot or parcel owner the result of multiplying the quotient from such division by the abutting footage of each parcel, lot or unit, to a maximum of \$569, effective January 1, 2006, plus annual adjustment thereafter, per parcel, lot or unit.
 - (3) By dividing the full cost of the improvement(s) by the total acreage of all lots or parcels abutting the street or street related improvement and which have primary access or potential access to the street to determine the per-acre cost and then assessing the per-acre cost to each lot or parcel based on lot acreage to a maximum of \$569 effective January 1, 2006, plus annual

adjustment thereafter, per parcel or lot.

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

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

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

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

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

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

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

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

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

2. CONSTRUCTION OR RECONSTRUCTION OF CURB-AND-GUTTER

All construction or reconstruction of curb-and-gutter within the right-of-way of existing City streets of any classification shall be assessed to the owners of the abutting properties in the same manner, and using the same applicable formula as set forth for paving, repaving or reconstruction of streets in 1, above. Special assessment for curb-and-gutter will be in addition to any other special assessment.

3. CONSTRUCTION OR RECONSTRUCTION OF STORM SEWERS, STORM DITCHES AND RELATED FACILITIES

The full cost of storm sewer or ditch construction or reconstruction shall be assessed to each lot or parcel or unit within the drainage basin served by such facility based on the calculations of the area proportion of each lot or parcel to the entire drainage basin. Special assessment for storm sewer and storm ditches will be in addition to any other special assessment. The City will bear the calculated proportional cost for all lands within the drainage basin lying outside the City boundaries and such cost shall be placed on the next general tax levy. In addition, project costs will include driveway and access culverts as a necessary part of the storm drainage system.

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

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

5. ASSESSMENT OF STREET AND STREET RELATED IMPROVEMENTS TO FUTURE URBAN DEVELOPMENT

When street and street related improvements have been made and special

assessed to large parcels of land where such special assessment does not include the entire actual cost of the improvement due to the provision for the maximum cost as set forth in 1-a and 1-c, above, and the land is developed for urban land use purposes within five (5) years from the completion of the project, the City will assess, to the developer or owner of the lands being developed, those costs for such project improvement which were previously paid as a part of the general tax levy and which are attributable to the abutting property.

6. IMPROVEMENT COSTS ON NEWLY DEVELOPED STREETS

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

7. WORK DURING LIFE EXPECTANCY OF STREETS

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

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

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

8. THIS POLICY UNRELATED TO OTHER ASSESSMENT POLICY

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

9. ASSESSMENT POLICY NOT EXCLUSIVE

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

10. SEVERABILITY

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

DATED THIS _____ DAY OF _____, 2006.

CITY OF PEWAUKEE

SCOTT KLEIN, MAYOR

KELLY DEMOTTO, CLERK

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

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

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

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

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

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

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

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

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

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

RESOLUTION 06-02-1**ESTABLISHMENT OF A POLICY FOR THE
SPECIAL ASSESSMENT OF STREET
AND STREET RELATED IMPROVEMENTS
IN THE CITY OF PEWAUKEE**

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

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

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

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

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

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

- a. Where the street abuts a lot zoned or used as a single-family or two-family residential property, farm property or upland conservancy property which has direct access to the street, the full cost of the street improvement shall be special assessed to the properties by one of the three following formulae:

- (1) By dividing the full cost of the improvement(s) by the total number of individual parcels, lots or units which have primary

access or potential access to the street, and assessing the quotient, to a maximum of \$1,806, effective January 1, 2006, plus annual adjustment thereafter, per parcel, lot or unit.

- (2) By dividing the full cost of the improvement by the total street front footage of all parcels, lots or units abutting the street improvement and which have primary access or potential access to the street, and assessing each parcel, lot or unit, to a maximum of \$1,806, effective January 1 2006, plus annual adjustment thereafter, per parcel, lot or unit.
- (3) By dividing the full cost of the improvement(s) by the total acreage of all lots or parcels abutting the street or street related improvement and which have primary access or potential access to the street to determine the per-acre cost and then assessing the per-acre cost to each parcel or lot based on lot acreage, to a maximum of \$1,806, effective January 1, 2006, plus annual adjustment thereafter, per parcel or lot.

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

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

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

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

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

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

The maximum payment applicable to single-family or two-family residential properties, farm properties or upland conservancy properties ("special assessment cap") shall be adjusted on an annual basis in accord with the "Construction Cost

Index” as published in the preceding December issue of the American City and County magazine.

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

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

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

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

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

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

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

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

- c. Where the street abuts floodplain or lowland conservancy property which has direct access to the streets, the full cost of the street improvement shall be special assessed to the properties by one of the three following formulae:
 - (1) By dividing the full cost of the improvement by the total number of individual parcels, lots or units which have primary access or potential access to the street, and assessing the quotient, to a maximum of \$569, effective January 1, 2006, plus annual adjustment thereafter, per parcel, lot or unit.
 - (2) By dividing the full cost of the improvement by the total street front footage of all parcels, lots or units abutting the street improvement and which have primary access or potential access to the street, and assessing each lot or parcel owner the result of multiplying the quotient from such division by the abutting footage of each parcel, lot or unit, to a maximum of \$569, effective January 1, 2006, plus annual adjustment thereafter, per parcel, lot or unit.
 - (3) By dividing the full cost of the improvement(s) by the total acreage of all lots or parcels abutting the street or street related improvement and which have primary access or potential access to the street to determine the per-acre cost and then assessing the per-acre cost to each lot or parcel based on lot acreage to a maximum

of \$569 effective January 1, 2006, plus annual adjustment thereafter, per parcel or lot.

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

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

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

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

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

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

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

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

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

2. CONSTRUCTION OR RECONSTRUCTION OF CURB-AND-GUTTER

All construction or reconstruction of curb-and-gutter within the right-of-way of existing City streets of any classification shall be assessed to the owners of the abutting properties in the same manner, and using the same applicable formula as set forth for paving, repaving or reconstruction of streets in 1, above. Special assessment for curb-and-gutter will be in addition to any other special assessment.

3. CONSTRUCTION OR RECONSTRUCTION OF STORM SEWERS, STORM DITCHES AND RELATED FACILITIES

The full cost of storm sewer or ditch construction or reconstruction shall be assessed to each lot or parcel or unit within the drainage basin served by such facility based on the calculations of the area proportion of each lot or parcel to the entire drainage basin. Special assessment for storm sewer and storm ditches will be in addition to any other special assessment. The City will bear the calculated proportional cost for all lands within the drainage basin lying outside the City boundaries and such cost shall be placed on the next general tax levy. In addition, project costs will include driveway and access culverts as a necessary part of the storm drainage system.

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

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

5. ASSESSMENT OF STREET AND STREET RELATED IMPROVEMENTS TO FUTURE URBAN DEVELOPMENT

When street and street related improvements have been made and special assessed to large parcels of land where such special assessment does not include the entire actual cost of the improvement due to the provision for the maximum cost as set

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

6. IMPROVEMENT COSTS ON NEWLY DEVELOPED STREETS

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

7. WORK DURING LIFE EXPECTANCY OF STREETS

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

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

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

8. THIS POLICY UNRELATED TO OTHER ASSESSMENT POLICY

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

9. ASSESSMENT POLICY NOT EXCLUSIVE

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

10. SEVERABILITY

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

DATED THIS 20th DAY OF FEBRUARY, 2006.



CITY OF PEWAUKEE

A handwritten signature in dark ink, appearing to read "Scott Klein", written over a horizontal line.

SCOTT KLEIN, MAYOR

A handwritten signature in dark ink, appearing to read "Kelly Demotto", written over a horizontal line.

KELLY DEMOTTO, CLERK

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

Wagner, Magdelene

From: weghorstt <weghorstt@aol.com>
Sent: Friday, May 26, 2023 3:10 PM
To: Wagner, Magdelene; Michael Kreiter; Katie Cameron
Subject: FW: Pic's of damage to new curbing
Attachments: 20191205_132459_resized.jpg; 20191205_132447_resized.jpg

Hi Magie.

I have forwarded you two pic's taken after the first plow following the completion of the Foxview Court renovation show damage starting all over again.

I did contact you and you got the problem resolved.

I believe this shows what the plowing damage did over 20 plus years to the curbs and gutters. Showing this in our opinion was the major contribtor to the premature failure of the curhs and gutters on Foxview Ct.

Hopefully you can get this info into the meeting packets .

Thanks,

Tom

Sent from my U.S.Cellular© Smartphone

----- Original message -----

From: weghorstt <weghorstt@aol.com>
Date: 5/25/23 8:19 AM (GMT-06:00)
To: Weghorstt <weghorstt@aol.com>
Subject: Pic's of damage to new curbing

Sent from my U.S.Cellular© Smartphone



Preconstruction Photo



Preconstruction Photo



Preconstruction Photo



Preconstruction Photo



Preconstruction Photo



Preconstruction Photo



Preconstruction Photo



Preconstruction Photo



Preconstruction Photo



Curb Damage – Winter 2019/2020



Curb Damage – Winter 2019/2020

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM •**

DATE: June 5, 2023

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

§19.85(1)(g): Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, specifically related to the excessive personal property assessment claim of Amazon (A565).

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION: