Office of the Clerk/Treasurer

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

COMMON COUNCIL
MEETING NOTICE AND AGENDA
Monday, February 5, 2018
7:00 PM

Common Council Chambers ~ Pewaukee City Hall
W240 N3065 Pewaukee Road, Pewaukee, WI 53072

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1. Call to Order and Pledge of Allegiance

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

3. Consent Agenda

   3.1 Approval of Common Council Meeting Minutes Dated December 18, 2017.

   3.2 Approval of Common Council Meeting Minutes Dated January 15, 2018

   3.3 Approval of Accounts Payable Summaries

   3.4 Approve Bartender Licenses

   3.5 Concur with the Plan Commission (1/18/2018) to Approve the Conditional Use Permit for River Glen Church to Locate a Church at W229 N1400 Westwood Drive in a B-5 Commercial District (PWC 0959988004)

   3.6 Concur with the Plan Commission (1/18/2018) to Approve the 2050 Land Use/Transportation Plan for the Hillside/Glacier Neighborhood (Map 1)

   3.7 Concur with the Plan Commission (1/18/2018) to Approve the 2050 Land Use/Transportation Plan for the South Lake Neighborhood (Map 13)

   3.8 Concur with the Plan Commission (1/18/2018) to Approve the 2050 Land Use/Transportation Plan for the Meadowbrook Creek Neighborhood (Map 14)

   3.9 Concur with the Plan Commission (1/18/2018) to Approve the 2050 Land Use/Transportation Plan for the Northview Hills Neighborhood (Map 15)

   3.10 Approval of the Waukesha County/City of Pewaukee Agreement that would install EVP (Emergency Vehicle Pre-Emption) to the traffic signals planned to be installed as a part of the CTH JK & CTH KF Intersection Reconstruction this year.

   3.11 Common Council establishes the 2018 Sanitary Sewer Reserve Capacity Assessment (RCA) rate at $2,843.00 per RCA.

4. Presentation of Waukesha County Sheriff's Department 4th Quarter Status Report [Lt. Ripplinger]

5. Discussion and Possible Action Regarding **Resolution 18-02-01** Related to the Personal Property

Palpable Error for QRS Group Previously Located at W238 N4719 Woods Edge Drive (Q004) and Rescind $183.55 in Taxes [Tarczewski]

6. Discussion and Possible Action Regarding **Resolution 18-02-02** Related to the Personal Property Palpable Error of Blackhawk Industries Previously Located at N16 W23390 Stoneridge Drive Suite B (P305) and Rescind $639.86 in Taxes [Tarczewski]

7. Discussion and Possible Action Regarding **Resolution 18-02-03** Amending the Final Resolution Levying Special Assessment on the Brittain-Czycz Property (PWC 0925-994-001) [Riffle]

8. Discussion of the Financial Status of the Water Utility [Weigel]

9. Discussion and Possible Action to Implement the Collection of Water Pipe Special Assessments from Properties that have had the Water System Available for at Least Five Years [Weigel]

10. Discussion and Possible Action to Implement Policies to Extend Municipal Water Infrastructure to Properties Only if the Special Assessments Become Payable Within an Established, Consistent Timeframe [Weigel]

11. Discussion and Possible Recommendation to Establish a Formalized Reporting of Water and Sewer Financials to the Common Council or a Committee of Appropriate Expertise in the Evaluation of the Fiscal Impacts of Proposed Projects Prior to Authorization [Weigel]

12. Discussion and Possible Action to Establish a Review Process of Development Proposals and the Impact on the Water Utility Prior to the Approval of Development at the Common Council [Weigel]

13. Discussion and Possible Action to Authorize the Water and Sewer Utility to Hire a Financial Consultant to Assist the Utilities to Determine Best Financial Practices and Policies in Operation of Rate Based Water and Sewer Utilities [Weigel]

14. Discussion and Possible Action to Authorize Staff to Obtain Proposals from Consultants to Prepare a Separate Water and Sewer Facility Plan [Weigel]

15. Discussion and Possible Action to Authorize Staff to Pursue the Installation of a Street Light at the Intersection of Elmwood Drive & North Avenue [Weigel]

16. Discussion and Possible Action to Appoint a Liaison to the Waukesha/Pewaukee Convention and Visitors Bureau [Mayor Bierce]

17. Discussion and Possible Action to Appoint Gary Majeskie to the Joint Park & Recreation Board [Mayor Bierce]

18. Discussion and Possible Action to Disallow the Claim of BCF Construction Corp. Related to the Contract/Worked Performed at the Pewaukee Sports Complex [Riffle]

19. Discussion and Possible Action to Disallow the Claim of BCF Construction Corp. Related to the Contract/Worked Performed for the Pewaukee Commerce Circle Manhole Repair and Sanitary Sewer Relay [Riffle]

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

21. Adjournment

Kelly Tarczewski
Clerk/Treasurer

2/2/2018

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: February 5, 2018

DEPARTMENT: Clerk/Treasurer

PROVIDED BY: Kelly Tarczewski, Clerk / Treasurer

SUBJECT:

Approval of Common Council Meeting Minutes Dated December 18, 2017.

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Minutes 12/18/2017

In attendance:
Mayor S. Bierce, Aldermen B. Bergman, C. Brown, B. Dziwulski, R. Grosch, J. Kara, and J. Wamser.

Also in Attendance:
Attorney P. Alexy, Administrator S. Klein, DPW Director J. Weigel, Fire Chief K. Bierce, Assistant Chief M. Hoppe, IT Director B. Kewan, Lieutenant B. Ripplinger, and Clerk/Treasurer K. Tarczewski.

1. Call to Order and Pledge of Allegiance – Mayor Bierce called the meeting to order at 7:02 p.m.

2. Public Comment - None.

3. Consent Agenda
   - 3.1 Approval of Common Council Meeting Minutes
     - 3.1.1 Meeting Minutes Dated November 20, 2017
     - 3.1.2 Meeting Minutes Dated December 4, 2017
   - 3.2 Approve Accounts Payable Listings
   - 3.3 Approve Bartender Licenses
   - 3.4 Authorize Submitting the Emerald Acres Flooding Alternative Analysis to DNR with the Preferred Option as the Original Project Scope Alternative (Table 2)
   - 3.5 Award of the Annual Sewer Cleaning Contract

   A motion was made and seconded, (J. Wamser, B. Dziwulski) to approve the consent agenda. 6-For, 0-Against. Mr. Kara noted he was abstaining from 3.1.1

4. Swear In Pewaukee Fire Department Lieutenants

   Chief Bierce and Chief Hoppe were present for this item. They recognized the promotions of three paramedic firefighters to Lieutenants. Chief Bierce noted their numerous hours of various training and experience as well as their many years of service to the Pewaukee community.

   Tim Hetherington, Brandon Pierson, and Mark Delaney were sworn in as Lieutenants.

5. Acceptance of Pewaukee Firefighters' Auxiliary Donation

   Division Chiefs Dekan and Rohde were present for this item and presented Chief Bierce and the Pewaukee Fire Department with a check in the amount of $8,000 for thermal imagining cameras.

6. Discussion and Possible Action to Approve **Resolution 17-12-17** Establishing the 2018 Fee Schedule

   Mr. Kara stated in the future he'd like the fee schedule to be a part of the budget process. He wants to compare the revenues to the expenses as well as get justification for the fees charged.

   A motion was made and seconded, (J. Kara, J. Wamser) to approve Resolution 17-12-17 establishing the 2018 fee schedule. Motion Passed: 6-For, 0-Against.

7. Public Hearing Regarding the Class A Beer and Wine License for Stoneridge Market Located at W240N1485 Pewaukee Road and Possible Action to Approve the Licensed and Appoint Sukhdeep Garcha as Agent

   Ms. Tarczewski stated there is a new owner of the Stoneridge Market and he was interested in selling beer and wine. She said everything was in order and there were no concerns. Mayor Bierce opened the public hearing. Ms. Enters (N35 W22442 Wethersfield Court) supported the issuance of a license to the gas station. The petitioner said a few words. Mayor Bierce closed the public hearing after no one else expressed an interest in speaking.

A motion was made and seconded, (C. Brown, B. Dziwulski) to approve the beer and wine license for Stoneridge Market. Motion Passed: 6-For, 0-Against.

8. Discussion and Action to Concur with the Recommendation of the Public Works Committee (12/7/17) to Establish Two Tiers (Districts) Within the City.

Mr. Weigel was present for this item. He said the two rate tier related to sanitary sewer rates only. He said the City of Pewaukee does the billing not only for our service area but also for the Lake Pewaukee Sanitary District (LPSD), and some Village of Pewaukee services that are provided to our residents. He said after some investigation it was determined that it was not necessary to have one uniform rate if different rates could be justified. Mr. Weigel stated the City of Waukesha charges more than the City's rates and the LPSD charges less.

Mr. Weigel stated the Public Works Committee discussed this topic and concurred with staff recommendations that it would be more equitable to establish two sanitary sewer rates. He said one rate would be for the customers south of I-94 that are in the Waukesha service area and one for the remainder of customers. They further recommended passing the Waukesha costs with no additional administrative charges. Mr. Weigel stated this would affect parts of Cloverland Farms, Arrowhead Trails, University Heights, and Rolling Hills.

There was additional extensive discussion. Mr. Kara suggested a blended rate for everyone in the City would be more equitable. Mr. Wamser stated he didn't feel it was fair to subsidize other users for the services they receive. Mayor Bierce agreed. Ms. Brown stated it was unfair that the City of Waukesha controls this area of service and that they are passing the rates on to others.

A motion was made and seconded, (R. Grosch, J. Wamser) to concur with the recommendation of the Public Works Committee and establish a two-tier fee schedule for sanitary sewer rates. Motion Passed: 4-For, 2-Against. (J. Kara and C. Brown).

9. Discussion and Possible Action to Designate the Common Council as the "General Authority" of the Water Utility for PSC Reporting

Mr. Weigel stated as a Town, the Pewaukee Sanitary District #3 existed. It was a stand-alone entity that had the full authority over the Sewer/Water Utility. It had the ability to hire, fire, and establish policies. Mr. Weigel stated when we became a City, the Sanitary District ceased to exist and operated as a Commission in name with all the authority given to the Common Council. He said the ordinance states that it isn't actually a Commission but a Committee, meaning the management is through City Administration and the budget. The Committee has the ability to make recommendations that could be acted upon by the Common Council. He said the Water Utility is required to make an annual report and as part of that report it has to stipulate who is "in charge". Mr. Weigel requested formal action to recognize the Common Council having general authority over the Utility.

A motion was made and seconded, (B. Bergman, B. Dziwulski) to name the Common Council as the general authority of the Water Utility for PSC reporting purposes. Motion Passed: 6-For, 0-Against.

10. Discussion and Possible Action to Authorize the Application Process for a Department of Natural Resources (DNR) Deer Nuisance Permit

Mr. Klein stated the deer management study group met. He said the make-up of the group include two representatives from the DNR; one being a Warden and the other being a Wildlife Biologist, Lieutenant Ripplinger, two people from the Rocky Point neighborhood, Tom Koepp from the LPSD and Rick Carr who has enough acreage on his property that would allow for hunting, and himself. The DNR was in agreement that here is an overpopulation of deer within the City of Pewaukee and it is a nuisance. The DNR stated they were willing to issue nuisance permits, not only to the City but to residents that have more than 5 acres of land. Basically the permits could be turned around in a week's time. Mr. Klein was asking for permission to apply for the permits to have extra tags at no cost that could be handed out to hunters.

There was also discussion among the group regarding the importance of enforcing the "no feeding" ordinance which the Sheriff's Department could handle. Mr. Klein stated the DNR has a pamphlet that could be used to get the message out too.

Mr. Klein asked the attorney what liability the City potentially has for issuing nuisance tags to individuals. Mr. Klein also noted that the City's hunting ordinance is too restrictive, according to the DNR, and it will need to be updated. He said there is no distance for bow hunting as long as you get the property owner's permission to hunt on their property.

Mr. Klein stated there was discussion on how to get more citizen involvement. The group suggested that hunters could earn buck tags if they first killed three doe. He stated the meat all has to be tested for Chronic Wasting Disease (CWD). He said the group will monitor and determine if additional steps need to be taken and if the initiative needs to go citywide or not.

George Evert (N45 W24434 Lindsay Road) voiced his concerns regarding the killing of female deer in spring due to pregnancy. Mr. Klein stated the DNR was pushing for the hunting in the winter months to address this issue.

A motion was made and seconded, (B. Dziwulski, J. Kara) authorizing the application process for a DNR Deer Nuisance permit. Motion Passed: 6-For, 0-Against.

11. Discussion and Possible Action Regarding **Ordinance 18-01** Repealing and Recreating Portions of Section 6.035 of the Municipal Code Concerning Residency Restrictions for Sex Offenders

Mr. Klein stated this ordinance change is at the advice of The City attorney's office and is the first reading. Mr. Klein stated the map would need to be updated and the distance would have to be dropped down to 750 feet from schools, daycares and parks.

Ms. Brown asked about the Residence Board and whether or not there was any criteria required for these people to serve. She also commented that the recommended board make-up was comprised of only three people and she had concerns that only three people were making such a determination.

Attorney Alexy stated the provision of having a Residence Board appeal process ensures the offender is not "banished" or receives additional punishment for a previous offense.

Ms. Brown asked that this item not be placed in the consent agenda at the next meeting to allow for additional discussion.

12. Discussion and Action to Concur with the Plan Commission (11/16/2017) Approve Certified Survey Map (CSM) PC #171019-1 for the Gene Brittain Property Located on Bluemound Road (PWC 0925-994-002 & PWC 0925-994-003)

Mr. Klein stated this property was recently rezoned to two-family contingent upon the approval of the CSM. Mr. Klein said Mr. Weigel noted the setbacks were incorrectly noted on this map and would need to be revised to 45 feet from the road. He recommended approval contingent upon the correction being made.

A motion was made and seconded, (B. Bergman, R. Grosch) to approve Certified Survey Map PC #171019-1 contingent upon correcting the setbacks from the road from 40 feet to 45 feet . Motion Passed: 5-For, 0-Against.

13. Public Comment – None.

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

- 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 as authorized under §19.85(1)(g), Stats., specifically with regard to the City's Contract with John's Disposal.

- Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session as authorized under §19.85(1)(e), Stats. , specifically regarding First Offers for the Hill'n Dale Flood Easements and the Shady Lane Sewer and Water Easement acquisitions.

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, (J. Kara, R. Grosch) to adjourn into closed session at 8:36 p.m.
Motion Passed by Roll Call Vote: 6-For, 0-Agaisnt.

15. Adjournment

A motion was made and seconded, (B. Dziwulski, J. Kara) to adjourn the meeting from closed session at 8:54 p.m. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer

DRAFT

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.2

DATE: February 5, 2018

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of Common Council Meeting Minutes Dated January 15, 2018

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Meeting Minutes 1/15/2018

In attendance: Mayor S. Bierce, Alderman C. Brown, B. Dziwulski, R. Grosch, J. Kara and J. Wamser. B. Bergman was absent and excused.

Also Present: Attorney S. Riffle, Administrator S. Klein, Fire Chief K. Bierce, DPW Director J. Weigel and Clerk/Treasurer K. Tarczewski.

1. Call to Order and Pledge of Allegiance – Mayor Bierce called the meeting to order at 7:01 p.m.

2. Public Comment – None.

3. Consent Agenda
   3.1 Approval of Common Council Meeting Minutes Dated December 18, 2017
   3.2 Approve Accounts Payable Listings
   3.3 Approve Bartender Licenses

   Mayor Bierce noted that the Common Council meeting minutes were not available. **A motion was made and seconded, (R. Grosch, J. Kara) to approve the remaining items on the consent agenda**. Motion Passed: 5-For, 0-Agaisnt.

4. Introduction of Newly Hired Assessor James Siebers

   Mr. Klein introduced Mr. Siebers. Mr. Siebers stated he has a long career in public service. He noted he was the Assessor in Stevens Point and Mequon and has experience in assessing various property types. Most recently he worked for CoreLogic, who owns Marshall and Swift, which is the company that establishes various assessment data that are used by Assessors throughout the United States and Canada.

5. Discussion and Possible Action Regarding the Certified Survey Map for James Craig Builders to Divide Their Property on Swan Road into Four Lots (PWC 0876-998-002) (Plan Commission 11/17/16 & Common Council 12/5/16)

   Mr. Klein stated he was unsure why this was being brought back this evening. Craig from James Craig Builders stated it was approved over a year ago with the caveat that the Engineering Department would have to review and approve the grading plan and since it took over a year it would need to be approved again so that it could be filed at the County. He said nothing really changed.

   Mr. Weigel stated there are still issues that need to be addressed. He had no concerns about the Common Council affirming the original action taken last year with the same contingencies. He suggested that nothing be signed until the special assessments are paid. Craig stated he refused to pay for anything until the document is signed. He said he has hired two engineering firms over the last year to resolve the issues.

   A motion was made and seconded, (J. Kara, J. Wamser) to approve the certified survey map contingent upon final approval of the storm water management design and the payment of the special assessment fees for the street and water main for each of the created parcels. Motion Passed: 5-For, 0-Against.

6. Discussion and Possible Action Regarding **Ordinance 18-01** Repealing and Recreating Portions of Section 6.035 of the Municipal Code Concerning Residency Restrictions for Sex Offenders

Attorney Riffle stated the federal court has issued opinions on acceptable residency restrictions and suggested that individuals that may be barred from your municipality be given the opportunity to plead their case to a local Residency Board. Attorney Riffle recommended approval of this ordinance.

There was discussion regarding what the makeup of the Board should be. The Council members agreed that there should be a citywide committee consisting of a citizen member from each of the three aldermanic districts.

A motion was made and seconded, (C. Brown, B. Dziwulski) to approve Ordinance 18-01 with amended language to require the Residency Board to consist of three citizens, one from each aldermanic district, residing the City. Motion Passed: 5-For, 0-Against.

7. Discussion and Possible Action to Allow the Town of Delafield the Temporary Use of a Fire Truck

Chief Bierce stated approximately two months ago the Town of Delafield responded to a mutual aid call in the City of Pewaukee and totaled their engine. He said the City is in the position to lease out their reserve engine while the Town of Delafield is waiting for their replacement. Chief Bierce stated the contract was reviewed by the City Attorney and was acceptable. Attorney Riffle noted the document in the Common Council packet was not the correct document and instructed the Chief to provide the revised document to the Mayor for his signature. The members of the Council supported the efforts to work with other municipalities and potentially save money by sharing equipment.

A motion was made and seconded, (B. Dziwulski, J. Wamser) to approve the agreement with the Town of Delafield which allows for the use of the City's reserve engine.
Motion Passed: 5-For, 0-Against.

8. Discussion and Possible Action Regarding the Request to Split a Parcel of Vacant Land Owned by the Discalced Carmelite Nuns of Milwaukee Known as PWC 0931-976

Attorney Riffle stated the Register of Deeds inquired about a warrantee deed that was sent to them to be recorded. It relates to a parcel that was combined by meets and bounds. He said it is simply a land swap between adjoining neighbors and it does not create a non-conforming parcel. Both under State law and the City's ordinance it is allowed. He said he will be contacting the County Tax Lister to ensure there is only one tax key number assigned to the combined lots. No action on this item was taken.

9. Public Hearing Regarding the Name Change for the Class B Liquor License Previously Licensed as Hard Knocks Milwaukee LLC D/B/A Hard Knocks to Hard Knocks Milwaukee D/B/A SABR Tag Located at W229 N1400 Westwood Drive - Suite C with Carey Catania Continuing as Agent

Ms. Tarczewski stated the Clerk's office is still waiting on the proper paperwork from the state and recommends that the license be approved contingent on receiving the documents.

Mayor Bierce opened the public hearing. No one voiced any interest in speaking, so the Mayor immediately closed the public hearing.

A motion was made and seconded, (J. Wamser, C. Brown) to approve the name change of Hard Knocks Milwaukee D/B/A SABR contingent upon the Clerk's office receiving proper documentation before issuance. Passed: 5-For, 0-Against.

10. Public Comment

Attorney Riffle suggested that the Clerk enter all votes into the system as to not delay the meetings.

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:

- 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 as authorized under §19.85(1)(g), Stats., specifically with regard to the City's Contract with John's Disposal.

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, C. Brown) to adjourn into closed session at 7:42 p.m. Motion Passed by Roll Call Vote: 5-For, 0-Against.

A motion was made and seconded, (R. Grosch, C. Brown) to go back into open session at 8:04 p.m. Motion Passed: 5-For, 0-Against.

A motion was made and seconded, (B. Dziwulski, C. Brown) to approve the amendment to the Johns Disposal contract and request a $2,000 credit which will be used to notify the residents of the proposed changes to the bulk item pick up. Motion Passed: 4-For, 1-Against (R. Grosch).

12. Adjournment

A motion was made and seconded, (B. Dziwulski, R. Grosch) to adjourn the meeting at 8:05 p.m. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer

DRAFT

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.3

DATE: February 5, 2018

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of Accounts Payable Summaries

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

2017 Bills

2018 Bills

ACCOUNTS PAYABLE FEBRUARY 5, 2018

2017 BILLS

Vendor Name	Document Date	Document Amount	Transaction Description
AB DATA	12/31/2017	$ 583.58	CT INSERT STATEMENTS
AT&T CAROL STREAM IL	12/31/2017	$ 293.90	CT PHONE BILL
AURORA HEALTH CARE	12/31/2017	$ 50.00	HR DRUG SCREENING
CJ & ASSOCIATES, INC.	12/31/2017	$ 929.00	CT TASK CHAIRS
COMMUNICATIONS ENGINEERING CO	12/31/2017	$ 13,864.85	IT UPGRADE IN C COUNCIL
CONSOLIDATED ELECTRICAL DISTRIBUTORS	12/22/2017	$ 141.00	CT ALTO 30 PK
HEPP, KEITH	12/30/2017	$ 125.00	PR BOOTS
JENSEN EQUIPMENT	12/16/2017	$ 426.00	PR GRASE GUN, IMPACT
NATL BUSINESS FURNITURE	12/29/2017	$ 3,130.09	CT FILES, CABINETS
OFFICE COPYING EQUIPMENT, LTD	12/29/2017	$ 10.20	CT COPIES
PEWAUKEE CHAMBER OF COMMERCE	12/31/2017	$ 1,729.56	CT TOURISM GRANT
PEWAUKEE CHAMBER OF COMMERCE	12/8/2017	$ 6,000.68	CT TOURISM GRANT
PEWAUKEE, VILLAGE OF	12/31/2017	$ 55.61	CT PARK & REC SPLIT
PROHEALTH OCCUPATIONAL HEALTH	1/2/2018	$ 384.00	HR SCREENING
PROHEALTH OCCUPATIONAL HEALTH	10/30/2017	$ 220.00	HR FIRE EXAMS
PROHEALTH OCCUPATIONAL HEALTH	11/2/2017	$ 663.00	IT FIRE EXAMS
ROTROFF JEANSON & CO.	12/31/2017	$ 2,727.00	CT SERVICES PROVIDED
RUNDLE-SPENCE	12/21/2017	$ 404.12	CT LAV FAUCET
SAFEBUILT	12/31/2017	$ 812.50	BI INSPECTIONS
US CELLULAR	1/2/2018	$ 123.10	PR CELLS
WAUKESHA CO TREASURER	1/21/2018	$ 5,892.33	CT TAX BILLING
WAUKESHA CO TREASURER	9/1/2017	$ 140.00	PR NATURE QUEST PROGRAM
WAUKESHA COUNTY CLERK	1/22/2018	$ 3,907.25	CT DOG LICENSE
WI DEPT OF JUSTICE-RECORDS CHECK	12/31/2017	$ 27.00	HR HIGHAY/REC
	TOTAL	**$ 42,639.77**	

ACCOUNTS PAYABLE FEBRUARY 5, 2018			
2018 BILLS			
Vendor Name	**Document Date**	**Document Amount**	**Transaction Description**
AILCO EQUIPMENT FINANCE GROUP	1/1/2018	$ 412.00	IT PLOTTER LEASE
AIRGAS	1/9/2018	$ 67.78	FD OXYGEN
ALPHA OMEGA CLEANING, INC.	1/1/2018	$ 130.00	PR JANITORIAL SERVICES
APEX SOFTWARE	12/28/2017	$ 470.00	IT SKETCHING SOFTWARE
ARENAS, MELISSA	1/22/2018	$ 109.36	CT TAX REFUND
BAUMAN, MARGARET	1/22/2018	$ 41.81	CT TAX REFUND
BECHTHOLD, CHRISTOPHER	1/11/2018	$ 28.74	CO CITATION REOPENED
BELLOWS, BENJAMIN	1/8/2018	$ 60.00	SH CITATION OVERPMT
BOUNDTREE MEDICAL	1/9/2018	$ 550.38	FD EMS SUPPLIES
BOUNDTREE MEDICAL	1/4/2018	$ 350.74	FD EMS SUPPLIES
BRADY, KATHY	1/9/2018	$ 25.00	PR PROGRAM REFUND
BROCK, JEFF & HEIDI	1/22/2018	$ 7.34	CT TAX REFUND
BUILDING INSP. ASSOC. OF SOUTHEASTERN WI	1/11/2018	$ 50.00	BI MEMBERSHIP DUES
CARROLL, JANINE	1/22/2018	$ 516.36	CT TAX REFUND
CINTAS FIRST AID	1/3/2018	$ 40.71	PR FIRST AID RESTOCK
CIVICPLUS	1/22/2018	$ 50.00	IT ANNUAL FEE
CONSOLIDATED ELECTRICAL DISTRIBUTORS	1/9/2018	$ 73.00	CT PALTO 10 PK
DANMEIER, JACOB & JESSICA	1/22/2018	$ 277.09	CT TAX REFUND
DINY, JEAN ANNE	1/22/2018	$ 129.61	CT TAX REFUND
DIVERSIFIED BENEFIT SERVICES	1/9/2018	$ 437.07	CT HEALTH REIMBURSEMENT
DIVERSIFIED BENEFIT SERVICES	1/12/2018	$ 102.00	CT FLEX BENEFIT
ELECTRICAL INSP. ASSOC OF SOUTHEASTERN WI	1/11/2018	$ 95.00	BI REGISTRATION
ELLIOTT ACE HARDWARE	1/3/2018	$ 9.29	IT AIR DEFLECTOR
GRENZ SERVICE CO. LLC	1/1/2018	$ 5,500.00	FD CONTRACT PM
GRUSS, RACHEL	1/22/2018	$ 216.32	CT TAX REFUND
HALEN HOMES	1/11/2018	$ 500.00	BI OCCUPANCY BOND RETURN
HEXT, DANIEL & KRISTEN	1/22/2018	$ 7,134.13	CT TAX REFUND
HOISINGTON, LETICIA	1/22/2018	$ 221.88	CT TAX REFUND
HOLTON, GERARD & KAREN	1/22/2018	$ 36.11	CT TAX REFUND
HOOT, DUSTIN & KRISTIN	1/22/2018	$ 1,476.25	CT TAX REFUND
INFINITY HOMES	1/11/2018	$ 2,000.00	BI EROSION BOND RETURN
INTERSTATE POWER SYSTEMS	1/10/2018	$ 468.49	FD OIL CHANGE, FILTERS
INT'L ASSOC FIRE CHIEFS	1/1/2018	$ 234.00	FD MEMBERSHIP RENEWAL
IS OUTFITTERS	1/8/2018	$ 187.50	IT CONSULTATION
JENSEN EQUIPMENT	1/10/2018	$ 19.69	PR CHAINSAW CHAIN
JENSEN EQUIPMENT	1/10/2018	$ 35.84	PR PROPANE
JERRY'S AUTOMOTIVE SERIVCE, INC	1/18/2018	$ 65.27	FD BULB
JERRY'S AUTOMOTIVE SERIVCE, INC	1/5/2018	$ 96.37	FD OIL CHANGE
JOHNSTONE SUPPLY	1/16/2018	$ 212.48	PR SOUTH FURNACE MOTOR
JOHNSTONE SUPPLY	1/16/2018	$ 10.44	PR CAPACITOR
JX ENTERPRISES, INC.	1/4/2018	$ 209.99	FD FIX LEAK
KAGEL, JAMES & LAUREN	1/22/2018	$ 3,738.45	CT TAX REFUND

ACCOUNTS PAYABLE FEBRUARY 5, 2018			
2018 BILLS			
Vendor Name	**Document Date**	**Document Amount**	**Transaction Description**
KINGS WAY HOMES	1/11/2018	$ 2,000.00	BI EROSION BOND RETURN
KOHLER, DEB	1/22/2018	$ 8.69	CT TAX REFUND
KULAF, DEBORAH	12/28/2017	$ 76.67	CT TAX REFUND
LAATSCH, IRIS TRUST	1/22/2018	$ 97.67	CT TAX REFUND
LAKE PEWAUKEE SANITARY DISTRICT	10/17/2017	$ 181,700.00	CT LAKE MANAGEMENT 2018
LENSKE, TERI	1/22/2018	$ 53.02	CT TAX REFUND
MABBETT, ANASTASIA	1/22/2018	$ 117.56	CT TAX REFUND
MARKLUND, JOANNE & DAVID	1/22/2018	$ 260.05	CT TAX REFUND
MASTALIR, JEFFREY & KATHLEEN	1/22/2018	$ 55.99	CT TAX REFUND
MASTERGRAPHICS	1/8/2018	$ 471.00	EN INK
MENARDS	1/8/2018	$ 139.43	CT WINGGARD, BALLAST
MENARDS	1/8/2018	$ 199.00	CT PULLDOWN
MENARDS	1/9/2018	$ 288.05	CT SHOP LIGHTS
MENARDS	1/10/2018	$ 39.94	CT BALLAST
MENARDS	1/9/2018	$ 57.14	CT ANGLE STOP, ELBOW, PARTS
MENARDS	1/10/2018	$ 109.90	CT BULBS
MENARDS	1/6/2018	$ 44.98	FD DRILL BIT, BINOCULARS
MENARDS	1/8/2018	$ 39.54	PR VANDALISM
MENARDS	1/12/2018	$ 169.24	PR VACUUM CLEANERS
MENARDS	1/12/2018	$ 4.98	PR BAR OIL
MENARDS	1/3/2018	$ 23.33	PR CARWASH SUPPLIES
MENARDS	1/3/2018	$ 105.47	PR WAGNER
MENARDS - WAUKESHA	1/11/2018	$ 139.79	CT BALLAST
MENARDS - WAUKESHA	1/11/2018	$ 151.92	CT BULBS
MENARDS - WAUKESHA	1/11/2018	$ (151.92)	CT CREDIT
MENARDS - WAUKESHA	1/10/2018	$ 219.80	CT BULBS
MUNICIPAL PROPERTY INSURANCE	1/4/2018	$ 27,457.00	CT PROPERTY INSURANCE
NEOTERIC HOVERCRAFT INC.	1/9/2018	$ 55.00	FD ENGINE PART
NFPA	1/1/2018	$ 175.00	FD RENEWAL
NORPPA, ERIC & BETH	1/22/2018	$ 144.25	CT TAX REFUND
NORTH CENTRAL UTILITY	1/11/2018	$ 97.80	FD LED LAMP
NRPA	1/1/2018	$ 170.00	PR MEMBERSHIP
OFFICE DEPOT	1/2/2018	$ 277.56	CT CLEANING SUPPLIES
OFFICE DEPOT	1/4/2018	$ 94.85	CT OFFICE SUPPLIES
OFFICE DEPOT	1/9/2018	$ 44.26	CT BOXES
OFFICE DEPOT	1/2/2018	$ 13.59	BI OFFICE SUPPLIES
OFFICE DEPOT	1/5/2018	$ 20.49	BI OFFICE SUPPLIES
OFFICE DEPOT	1/4/2018	$ 23.02	BI OFFICE SUPPLIES
OFFICE DEPOT	1/1/2018	$ 14.99	PR OFFICE SUPPLIES
PALMER, CAROLYN & ANDREW	1/22/2018	$ 58.01	CT TAX REFUND
PATHAK, SUMIT & PRACHI	1/22/2018	$ 86.60	CT TAX REFUND
PEAK SOFTWARE SYSTEMS, INC	12/15/2017	$ 1,613.00	PR SPORTSMAN

ACCOUNTS PAYABLE FEBRUARY 5, 2018			
2018 BILLS			
Vendor Name	**Document Date**	**Document Amount**	**Transaction Description**
PEWAUKEE, VILLAGE OF	1/11/2018	$ 6,176.41	AD LAKE PATROL
PHRASAVATH, DOUANGMALA	1/22/2018	$ 317.01	CT TAX REFUND
PLUMBING INSP ASSOC OF SOUTHEASTERN WI	1/4/2018	$ 50.00	BI CONTINUING ED
PLUMBING INSP ASSOC OF SOUTHEASTERN WI	1/4/2018	$ 40.00	BI MEMBERSHIP
PONTIOUS, JESSICA & KATHRYN	1/22/2018	$ 397.04	CT TAX REFUND
POSITIVELY PEWAUKEE	1/20/2018	$ 13,000.00	CT TOURISM
PREMIUM WATERS, INC	1/8/2018	$ 27.50	PR WATER
PUNKO, DARREN	1/22/2018	$ 72.81	CT TAX REFUND
R&R INSURANCE SERVICES	12/18/2017	$ 1,800.00	CT RENEW POLICY
R&R INSURANCE SERVICES	12/18/2017	$ 3,994.00	CT RENEW POLICY
R&R INSURANCE SERVICES	12/19/2017	$ 2,594.00	CT RENEW POLICY
R&R INSURANCE SERVICES	12/18/2017	$ 24,120.00	CT RENEW POLICY
R&R INSURANCE SERVICES	12/18/2017	$ 17,902.00	CT WORKER'S COMP
R&R INSURANCE SERVICES	1/2/2018	$ 17,894.00	CT WORKERS COMP
RAMEGOWDA, VIGNESHA & KRISHNEGOWDA	1/22/2018	$ 133.36	CT TAX REFUND
SALBASHIAN, VICTOR	1/22/2018	$ 97.67	CT TAX REFUND
SOUTHWEST WI ELECTRICAL INSP ASSOC	1/4/2018	$ 25.00	BI MEMBERSHIP
STRAIGHT-UP	1/8/2018	$ 299.93	PR WORK COAT, HOODIES
SULLIVAN, KATHRYN	1/22/2018	$ 173.70	CT TAX REFUND
T. GAUGERT LANDSCAPING	12/26/2017	$ 2,670.83	CT CEMETERY
TANDUKAR, ROSHAN & PRADHAN, KALPANA	1/22/2018	$ 228.63	CT TAX REFUND
TIM O'BRIEN HOMES	1/4/2018	$ 2,000.00	BI EROSION BOND RETURN
TITAN PUBLIC SAFETY SOLUTIONS	1/1/2018	$ 8,796.00	IT ANNUAL MAINTENANCE
TRIPLE 9	1/19/2018	$ 1,848.00	FD MEDICAL GEAR
TRIPLE CROWN PRODUCTS	1/4/2018	$ 86.49	HI SHIRTS
TUMKUR, MADHUSUDAN	1/22/2018	$ 72.06	CT TAX REFUND
WAUKESHA CO PUBLIC WORKS ASSOC	1/4/2018	$ 70.00	HI MEMBER DUES
WAUKESHA-PEWAUKEE CVB	12/20/2017	$ 91,250.00	CT TOURISM
WI EMS ASSOCIATION	1/1/2018	$ 425.00	FD MEMBERSHIPS
WI SOCIETY OF FIRE SERVICE INSTRUCTORS	1/1/2018	$ 125.00	FD RENEWAL
WI STATE FIRE CHIEF'S ASSOC	1/1/2018	$ 95.00	FD MEMBERSHIP
WICHMAN, KATHLEEN SHARON TRUST	1/22/2018	$ 160.61	CT TAX REFUND
WISCONSIN TITLE	1/22/2018	$ 85.46	CT TAX REFUND
WISCONSIN TITLE	1/22/2018	$ 120.95	CT TAX REFUND
WOLTER, SHERYL	1/22/2018	$ 1,931.60	CT TAX REFUND
WU, XIONG & YUZHAO	1/22/2018	$ 439.49	CT TAX REFUND
YANKE, SCOTT & KATHRYN	1/22/2018	$ 2,857.09	CT TAX REFUND
ZIEBELL TRUCK PAINTING, INC	1/9/2018	$ 3,650.00	HI PAINT TRUCK
	TOTAL	**$ 449,189.79**	

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.4

DATE: February 5, 2018

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approve Bartender Licenses

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Bartender Licenses

Bartender License List **Meeting Date: February 5, 2018**

Individual Name	Establishment Name	Type
Schwartz, Kerri L.	Sabr Lazer Tag	New

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.5

DATE: February 5, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Concur with the Plan Commission (1/18/2018) to Approve the Conditional Use Permit for River Glen Church to Locate a Church at W229 N1400 Westwood Drive in a B-5 Commercial District (PWC 0959988004)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Conditional Use Permit

River Glen Church Conditional Use Application

Plan of Operation

Building Plan

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

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

__PWC 0959988004__

CONDITIONAL USE PERMIT: NO. CUP-18-1-1

Recording area

_____

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

LEGAL DESCRIPTION:

LOT 1 CERT SURV 7403 VOL 63/24 REC AS DOC# 1975258 PT SW1/4 SEC 24 & SE1/4 SEC 23 T7N R19E: ALSO R.O.W. EX R2114/1165 DOC# 4075856

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

River Glen Christian Church

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 public hearing on January 18, 2018; has reviewed the various elements of the petitioners 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, at their meeting held on February 5, 2018 concurred with the Plan Commission.

NOW, THEREFORE, let it be known that the City Common Council by its action on February 5, 2018 has, hereby, granted a Conditional Use Permit for the following use(s):

Operating River Glen Christian Church at this location.

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

1. No expansion allowed

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 _____, 2018 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

STATE OF WISCONSIN WAUKESHA COUNTY

- NOTICE OF CONDITIONAL USE PUBLIC HEARING -

PLEASE TAKE NOTICE THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF **RIVER GLEN CHRISTIAN CHURCH** FOR A **CONDITIONAL USE PERMIT** ON THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:

Legal description of property:

LOT 1 CERT SURV 7403 VOL 63/24 REC AS DOC# 1975258 PT SW1/4 SEC 24 & SE1/4 SEC 23 T7N R19E: ALSO R.O.W. EX R2114/1165 DOC# 4075856

Common Description or name: W229 N1400 Westwood Drive

Tax Key Number(s): PWC 0959988004 **Current zoning**: B-5 Highway Business District

This conditional use permit is requested in order to operate River Glen Christian Church at this location.

THE PUBLIC HEARING will be held at a meeting of the City Plan Commission in the City Hall Common Council Chambers on **Thursday, January 18th, 2018** at or after **7:00 PM**.

Dated this 19th day of December, 2017.

_____

Kelly Tarczewski
Clerk/Treasurer

W240 N3065 Pewaukee Rd Pewaukee, WI 53072 Building Services Office - 262-691-9107 City Hall Main Office – 262-691-0770 Fax - 262-691-1798	**BUSINESS PLAN OF OPERATION APPLICATION CITY OF PEWAUKEE**	Permit No. Parcel/Tax Key No. PWC0959988004

NAME OF PROPOSED BUSINESS: RiverGlen Christian Church | **SUITE#:**

SITE ADDRESS: W229 N1400 Westwood Drive | **City** Pewaukee | **State** WI | **Zip**

Business / Operator's Name (Please Print) ***IF SOLE PROPRIETOR-PLEASE SEE page 2 of 4 pages***	Mailing Address	City	State	Zip	Phone#
	S31 W30601 Sunset Drive	Waukesha	WI	53189	262.968.5252
RiverGlen Christian Church	Email Address: don.rowe@riverglen.cc				FEIN#
Tenant's Name: (Please Print)	Mailing Address	City	State	Zip	Phone#
	Email Address				FEIN#

DESCRIPTION OF BUSINESS OPERATION: Church

TYPE of BUSINESS: Please Check the appropriate Box for type:

- ☐ Retail
- ☐ Office
- ☐ Warehouse/Storage
- ☐ Industrial
- ☐ Wholesale
- ☐ Institutional
- ☒ Other? Church

Description

NEW USE?: Yes or (No) or **EXPANSION OF EXISTING USE?:** Yes or (No) or **OTHER?**

HOURS of OPERATION: From: 9:00AM to 12:00PM; 5:00PM 6:00PM **DAYS of OPERATION:** Sunday Saturday

MAXIMUM NUMBER OF EMPLOYEES How many Full Time? 2 How many Part Time? 3 **CURRENT ZONING:** B5C

Expected Customers per day: 200-300 split into 2 services

Number of Trucks per day: 0

Number of Autos per day: 100-200

PARKING

Available Parking/Parking Lot Spaces # 537

Loading Spaces # 0

Is there Overnight Parking? Yes or (No)

Where?

STORAGE

Any Outside Storage? Yes or (No)

Please list type of Storage?

SEWAGE DISPOSAL BY:

Public Sewer X

Septic Tank

Holding Tank

Storm Water Retention/Detention: Yes? or No?

WATER SUPPLY BY:

Public Water Main X

Private Well

Other

SOLID WASTE (trash) DISPOSAL BY:

Contract: TBD

Self:

Any flammable substances? Yes or (No)

If Yes, where Stored?

Any Special Equipment/Facilities/Requirements? Yes or (No)

What?

APPLICANT'S SIGNATURE _____ **APPLICANT'S PRINTED NAME** Steve Royer **DATE SIGNED** 12.18.17

PROPERTY OWNER'S SIGNATURE _____ **PROPERTY OWNER'S PRINTED NAME** _____ **DATE SIGNED**

APPROVAL CONDITIONS

Applicant is responsible to obtain any licenses, permits, certificates or other documents from other agencies of City Departments. For example: Cigarette and Alcoholic Beverage Licenses must be obtained from the City Clerk and Building Permits from the Building Inspector. Also, Occupancy of the premises requires approval of this application.

For City Staff ONLY

Submitted for Review on: _____ Date: _____

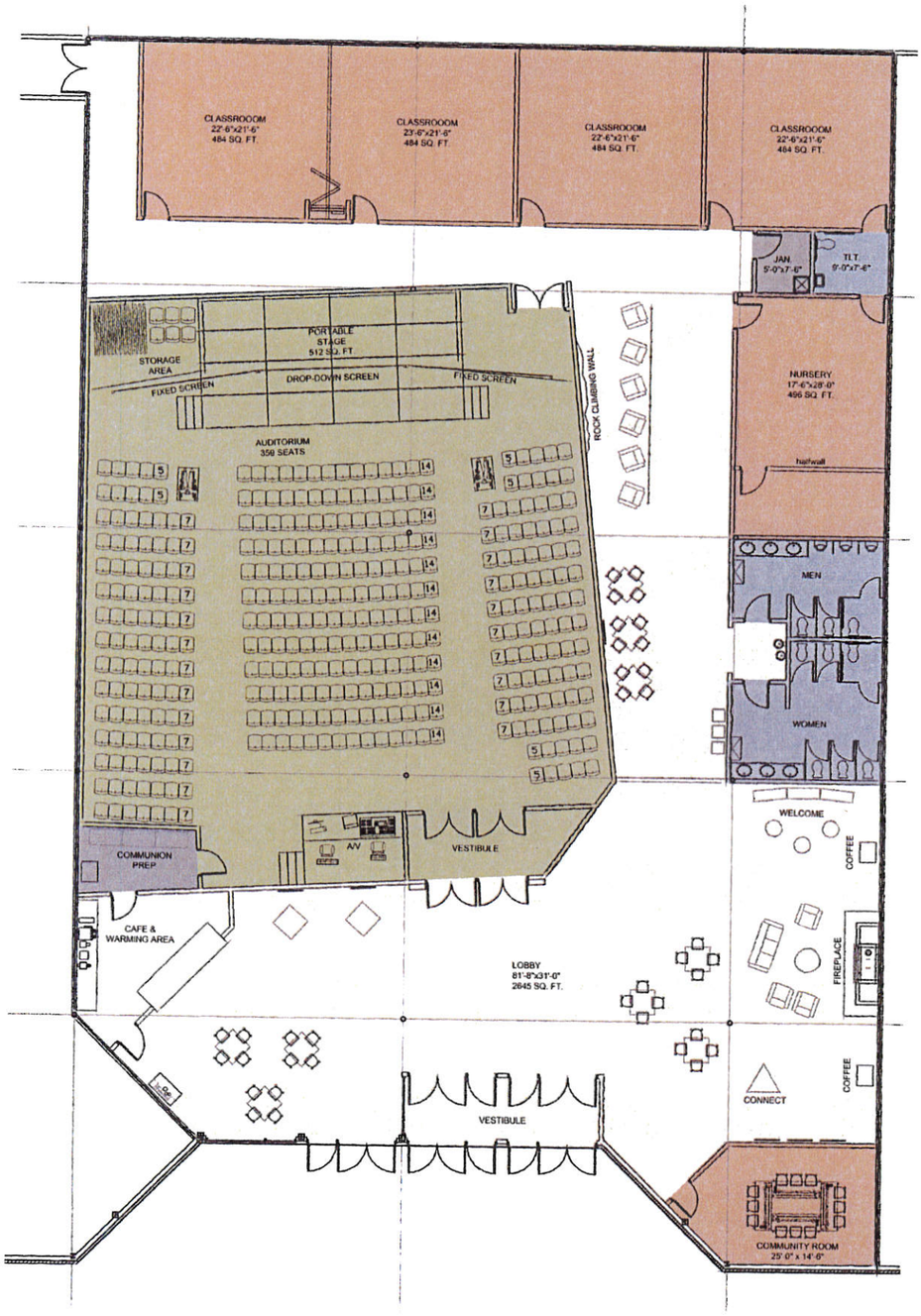
Approval by Zoning Administrator: _____ Date: _____

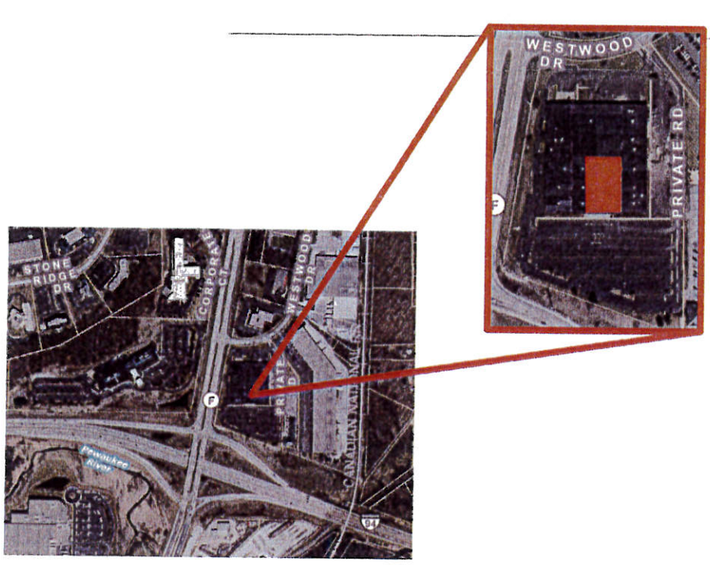
Approval by City Planner: _____ Date: _____

SPECIAL REQUIREMENTS/COMMENTS: _____

RIVERGLEN CHRISTIAN CHURCH

MULTI-SITE FACILITY
PEWAUKEE, WI





13,604 sf
Tenant Space

wellspring
CONSTRUCTION GROUP
227 Sussex Street
Pewaukee, WI 53072
262.696.4492
www.wellspringcg.com

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.6

DATE: February 5, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Concur with the Plan Commission (1/18/2018) to Approve the 2050 Land Use/Transportation Plan for the Hillside/Glacier Neighborhood (Map 1)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Hillside/Glacier 2050 Plan Description

Hillside/Glacier 2050 Plan Map

Hillside/Glacier 2035 Map

1 – HILLSIDE/GLACIER NEIGHBORHOOD 2050 Land Use/Transportation Plan

General Description. This almost completely developed neighborhood lies in the extreme NW corner of the City and encompasses all of U.S. Public Land Survey Section 6 as well as the northern three-quarters of Section 7 including about 303 acres of Pewaukee Lake. The neighborhood is bounded on the north by the City's joint boundary with the Town of Lisbon (also Lynndale Road/CTH JK); on the east by the section line between U.S. Public Land Survey Sections 5 and 6 and 7 and 8; on the south by the southern one-quarter of Section 7; and, on the west by the City's mutual boundary with the Town of Delafield. Due to the large amount of lake surface within the neighborhood, the neighborhood has an area of 1.65 square miles of land and water. STH 16 freeway, CTH JJ (W. Capitol Drive), City arterial Glacier Road and the Canadian Pacific (CP) Railroad all traverse the neighborhood in an east-west direction, thereby effectively slicing the neighborhood into five narrow pieces. The topography can be described as hilly.

Existing Land Uses. The western two-thirds of the area between the CP Railroad and the lake is wetland or floodplain land, the eastern one-third being the small Parkside Lane lakeshore single-family residential development dating back to the 1920's and 1930's. In the late 19th century and early 20th century lake ice warehouses serving, primarily, the beer and food businesses of Milwaukee, were located on the lake shore but were removed after modern refrigeration became popular and widely used.

TABLE 1

LAND USE	2015	2035 PLAN*	2050 PLAN
Residential *Dwelling Units (D.U.'s)* *Population*	277.5 acres *210* *525*	300.2 acres *222* *555*	300.2 acres *222* *555*
Commercial	0.19 acres	0.0 acres	0.0 acres
Industrial	0.0 acres	0.0 acres	0.0 acres
Institutional / Governmental	0.0 acres	0.0 acres	0.0 acres
Transportation *Streets & Highways*** *Railroad (Canadian Pacific) (CP)*	81.9 acres *(70.0 acres)* *(11.9 acres)*	83.6 acres *(71.7 acres)* *(11.9 acres)*	83.6 acres *(71.7 acres)* *(11.9 acres)*
Public & Private Parks-Recreation	0.0 acres	0.0 acres	0.0 acres
Floodplains, Wetlands, Water & Open Space* **	672.0 acres	672.0 acres	672.0 acres
Developable Land (*Primarily Agriculture*)	24.2 acres	0.0 acres	0.0 acres
Total Neighborhood Area	**1,055.8 acres**** (1.65 sq. miles)	**1,055.8 acres**	**1,055.8 acres**

*Adopted 2035 Plan Data Presented for Comparison Purposes.
**Includes 45.3 acres of City, County and State arterial streets and highways.
***Includes 303.4 acres of Pewaukee Lake

The area south of CTH JJ (Capitol Drive) and north of the CP Railroad tracks began to be developed in the early 1900's, first in the 1920's with homes overlooking the lake in the Hillside Grove residential subdivision area south of Glacier Road and then with septic tank development in the 1950's, 1960's and early 1970's in the Ishnala Hills, Hickory grove Estates, and Clara Court subdivision areas and in the 1990's with the Taylor Woods subdivision, all north of Glacier Road. The latest development in the area is the Glacier Ridge single-family residential subdivision on the north side of Glacier Road (the old mink farm) platted east of Taylors Woods in the early 2000's.

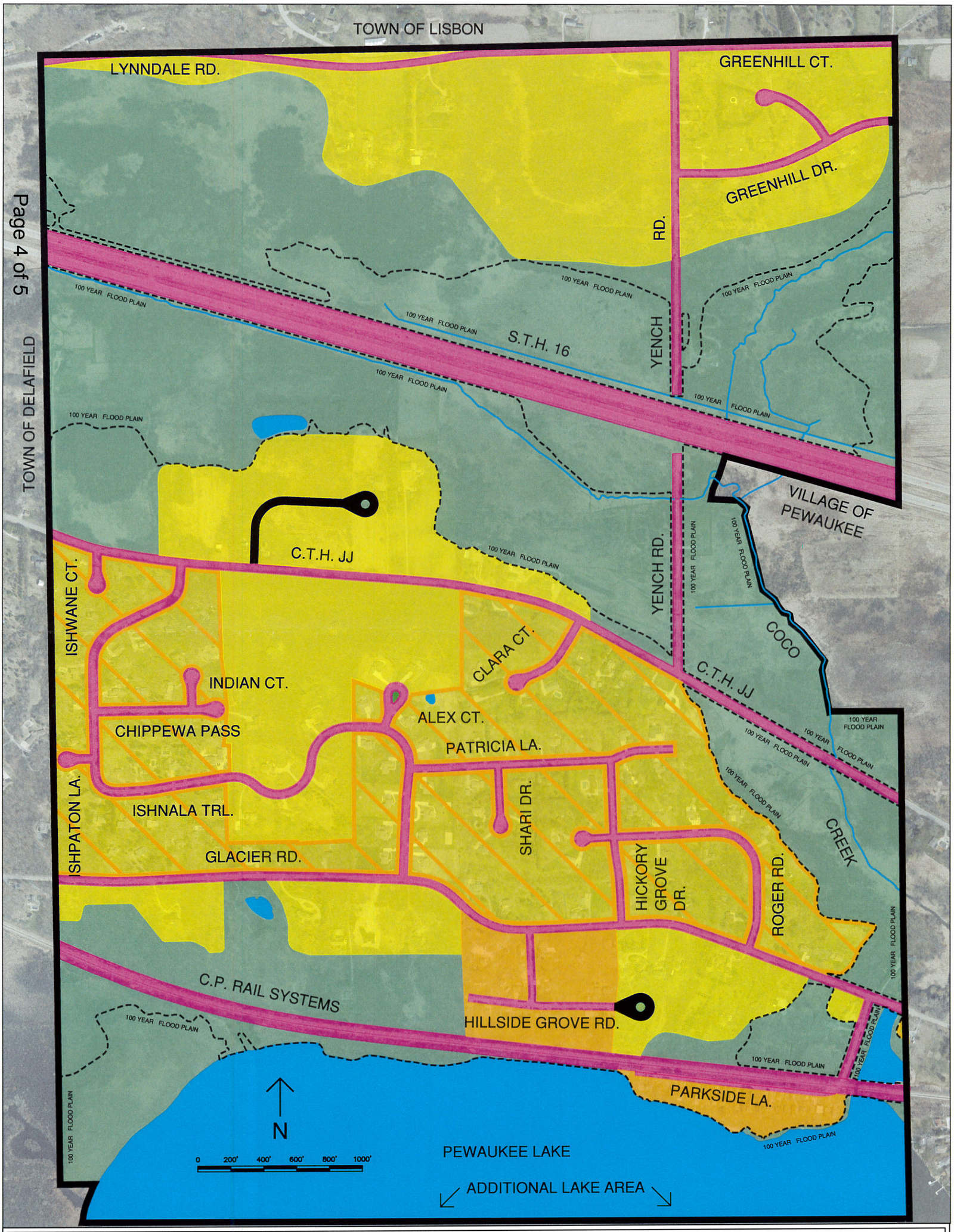
Interestingly, only the oldest development (Hillside Grove) and the newest (Glacier Ridge) are served with public sanitary sewers but no one is served with public water supply. The City's public sanitary sewerage facilities in this area are connected to the Village of Pewaukee sanitary sewer system which traverses both the Village and City to then connect to the Fox River Wastewater Pollution Control center (FRWPCC) in the City of Brookfield, which facility is jointly owned by six municipalities, including the City of Pewaukee, which owns approximately 21 percent of that facility's current 10 million gallons per day (gpd) wastewater treatment capacity.

Except for a half-dozen single-family properties, most of the land between STH 16 and CTH JJ (Capitol Drive) is either wetland or floodplain lands. About one-half of the land between STH 16 and Lynndale Road (CTH JK) is wetland and floodplain lands; one-quarter is the Greenhill low-medium density residential subdivision developed in the 1950's/1960's without public sanitary sewers or public water supply; and, the remaining one-quarter of the area is currently (2017) developed as large lot (low density) single-family use. Due to high cost and sparse development, it is unlikely that public sanitary sewerage facilities or public water facilities will be extended into this area within the next 25 years – if ever.

Proposed 2050 Land Use/Transportation. The detailed long range Hillside-Glacier Neighborhood Plan shown on Map No. 1 proposes the continuation of existing land uses within the neighborhood as well as the development by 2050 of any undeveloped lands. All floodplain lands, wetlands and upland conservancy lands are proposed to remain in their natural state. Developable lands west of Yench Road and south of Lynndale Road are proposed to remain as a large lot, low density (4+ acres/lot) single-family residential area served by on-site sanitary wastewater disposal systems and private shallow aquifer wells. There are no public sanitary sewerage system facilities serving development in the neighborhood north of an east-west line half way between Glacier Road and Capitol Drive and, as stated above for the area north of STH 16, it is unlikely that such facilities will be available to this northern area of the neighborhood within the long range foreseeable future, if ever. There are no planned specific changes to the street and highway system other than the minor streets that will be added when the large lot residential development is completed as shown in black on the plan, however, some substandard streets may need to be upgraded.

The 2050 Hillside/Glacier Neighborhood Land Use/Transportation Plan is an update and revision of the 2035 Hillside/Glacier Neighborhood Plan adopted in 2012. After public hearing, this 2050 Plan was adopted by the City Plan Commission on December 21, 2017 and by the City Common Council on ___, 2018 as a major part of the City's Comprehensive Plan for 2050.

MAP NO.1
HILLSIDE GLACIER NEIGHBORHOOD PLAN - 2050

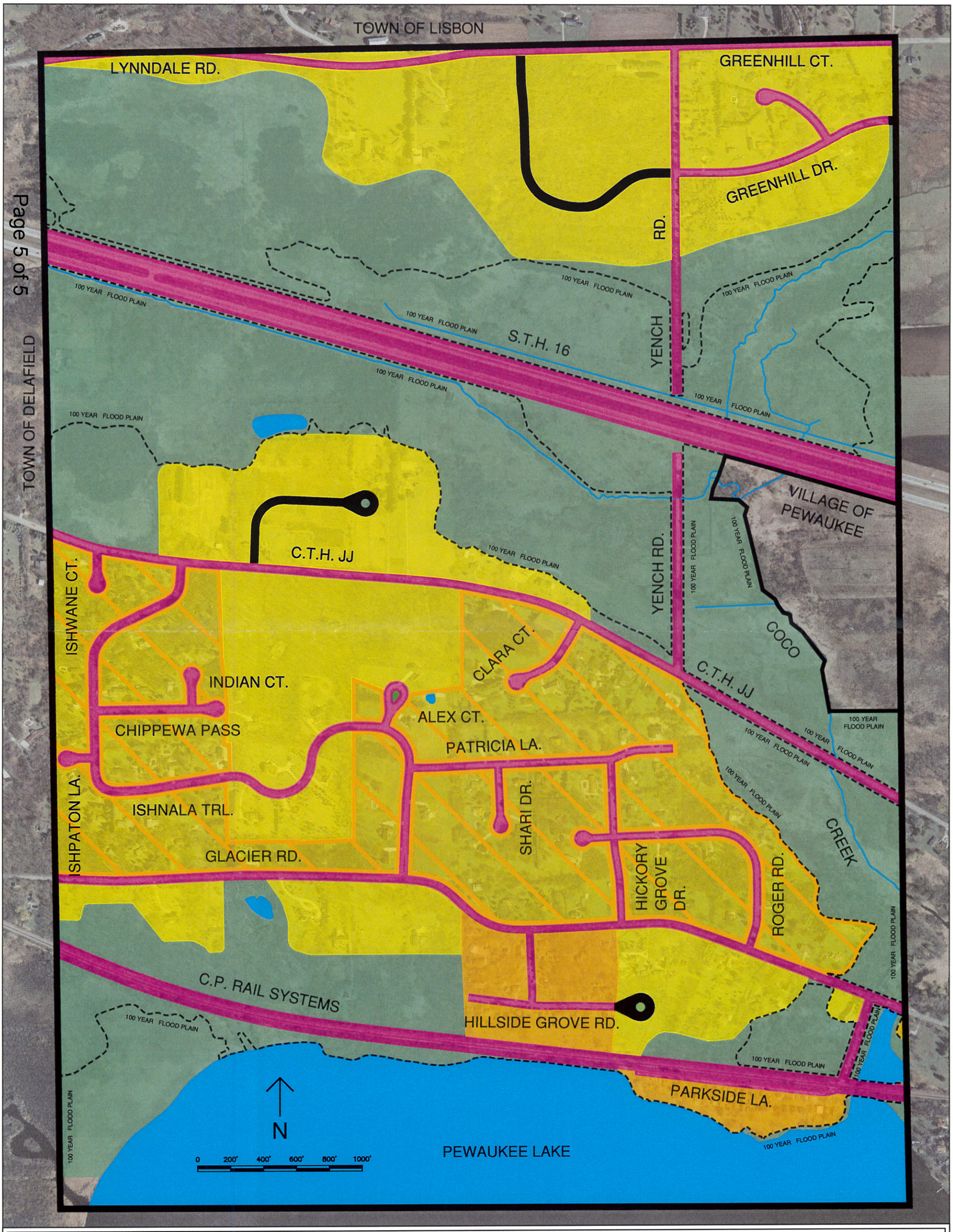


LEGEND

- WATER (> 2 AC.)
- AGRICULTURE
- PUBLIC OR PRIVATE PARK AND RECREATION
- FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCEY, & OTHER NATURAL AREAS
- LOW DENSITY RESIDENTIAL (> 2 AC. / DWELLING UNIT (D.U.))
- LOW – MEDIUM DENSITY RESIDENTIAL (1/2 AC. – 2 AC. / D.U.)
- MEDIUM DENSITY RESIDENTIAL (6,500 SQ. FT. – 1/2 AC. / D.U.)
- HIGH DENSITY RESIDENTIAL (< 6,500 SQ. FT. / D.U.)
- OFFICE COMMERCIAL
- MIXED OFFICE / RETAIL COMMERCIAL
- RETAIL / SERVICE COMMERCIAL
- TRANSPORTATION / UTILITIES
- GOVERNMENTAL / INSTITUTIONAL
- MANUFACTURING / FABRICATION / WAREHOUSING
- MINING
- EXISTING STREET & RAILROAD
- PROPOSED STREET
- CIVIL DIVISION BOUNDARY

DATE ADOPTED:_____

MAP NO.1
HILLSIDE GLACIER NEIGHBORHOOD PLAN - 2035



LEGEND

- WATER (> 2 AC.)
- AGRICULTURE
- PUBLIC OR PRIVATE PARK AND RECREATION
- FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCEY, & OTHER NATURAL AREAS
- LOW DENSITY RESIDENTIAL (> 2 AC. / DWELLING UNIT (D.U.))
- LOW – MEDIUM DENSITY RESIDENTIAL (1/2 AC. – 2 AC. / D.U.)
- MEDIUM DENSITY RESIDENTIAL (6,500 SQ. FT. – 1/2 AC. / D.U.)
- HIGH DENSITY RESIDENTIAL (< 6,500 SQ. FT. / D.U.)
- OFFICE COMMERCIAL
- MIXED OFFICE / RETAIL COMMERCIAL
- RETAIL / SERVICE COMMERCIAL
- TRANSPORTATION / UTILITIES
- GOVERNMENTAL / INSTITUTIONAL
- MANUFACTURING / FABRICATION / WAREHOUSING
- MINING
- EXISTING STREET & RAILROAD
- PROPOSED STREET
- CIVIL DIVISION BOUNDARY

DATE ADOPTED: 7–16–2012

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.7

DATE: February 5, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Concur with the Plan Commission (1/18/2018) to Approve the 2050 Land Use/Transportation Plan for the South Lake Neighborhood (Map 13)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

South Lake 2050 Plan Description

South Lake 2050 Plan Map

South Lake 2035 Map

13 – SOUTH LAKE NEIGHBORHOOD 2050 Land Use/Transportation Plan

General Description. This almost completely developed neighborhood lies in the west-central part of the City and encompasses all of U.S. Public Land Survey Sections 17 and 18 and the southern one-quarter of Sections 7 and 8 within the City. (*Please see Map No. 13*). Also included in the neighborhood is a very small land area along the shore of Pewaukee Lake located within U.S. Public Land Survey Section 13, T7N, R20E (formerly part of the Town of Delafield). The northern boundary of the neighborhood is the northern boundary of the southern one-quarter of Sections 7 and 8, all in the lake; the eastern boundary is the section line between Section 16 and section 17; the southern boundary is the section lines between Section 17 and 20 and between 18 and 19; and, the western boundary is the City's mutual boundary with the Town of Delafield. The large 2.26 square mile area of the neighborhood is due to a large portion of Lake Pewaukee included within the neighborhood. (*Please see Map No. 13 and Table 13*). Arterial streets Prospect/College Avenue (CTH SS) traverses the center of the neighborhood in an east-west direction and Meadowbrook Road/Prospect Avenue (CTH G) traverses the eastern one-third of the neighborhood in a NE/SW direction. The topography can be described as rolling.

TABLE 13

LAND USE	2015	2035 PLAN*	2050 PLAN
Residential *Dwelling Units (D.U.'s)* *Population*	582.8 acres *1,074* *2,685*	636.2 acres *1,208* *3,017*	636.2 acres *1,208* *3,017*
Commercial	9.4 acres	9.4 acres	9.4 acres
Industrial	0.0 acres	0.0 acres	0.0 acres
Institutional / Governmental	42.0 acres	42.0 acres	42.0 acres
Transportation – *Streets & Highways***	136.4 acres	147.7 acres	147.7 acres
Public & Private Parks/Recreation	13.0 acres	23.4 acres	23.4 acres
Floodplains, Wetlands, Water & Open Space***	586.0 acres	586.0 acres	586.0 acres
Developable Land (*Primarily Agriculture*)	75.1 acres	0.0 acres	0.0 acres
Total Neighborhood Area	**1,444.7 acres***** (*2.26 sq. miles*)	**1,444.7 acres**	**1,444.7 acres**

*Adopted 2035 Plan Data Presented for Comparison Purposes.
**Includes 33.6 acres of County arterial streets/highways.
***Includes 475.4 acres of Pewaukee Lake

Existing Land Uses. Uses of land in that portion of the neighborhood lying north of Prospect Avenue/College Avenue (CTH SS) are, with a few small exceptions, entirely residential. The exceptions include: a vehicle towing business and a church in the NW quadrant of the intersection of Prospect/Meadowbrook Road; a restaurant and beer depot on Elm Street; a boat

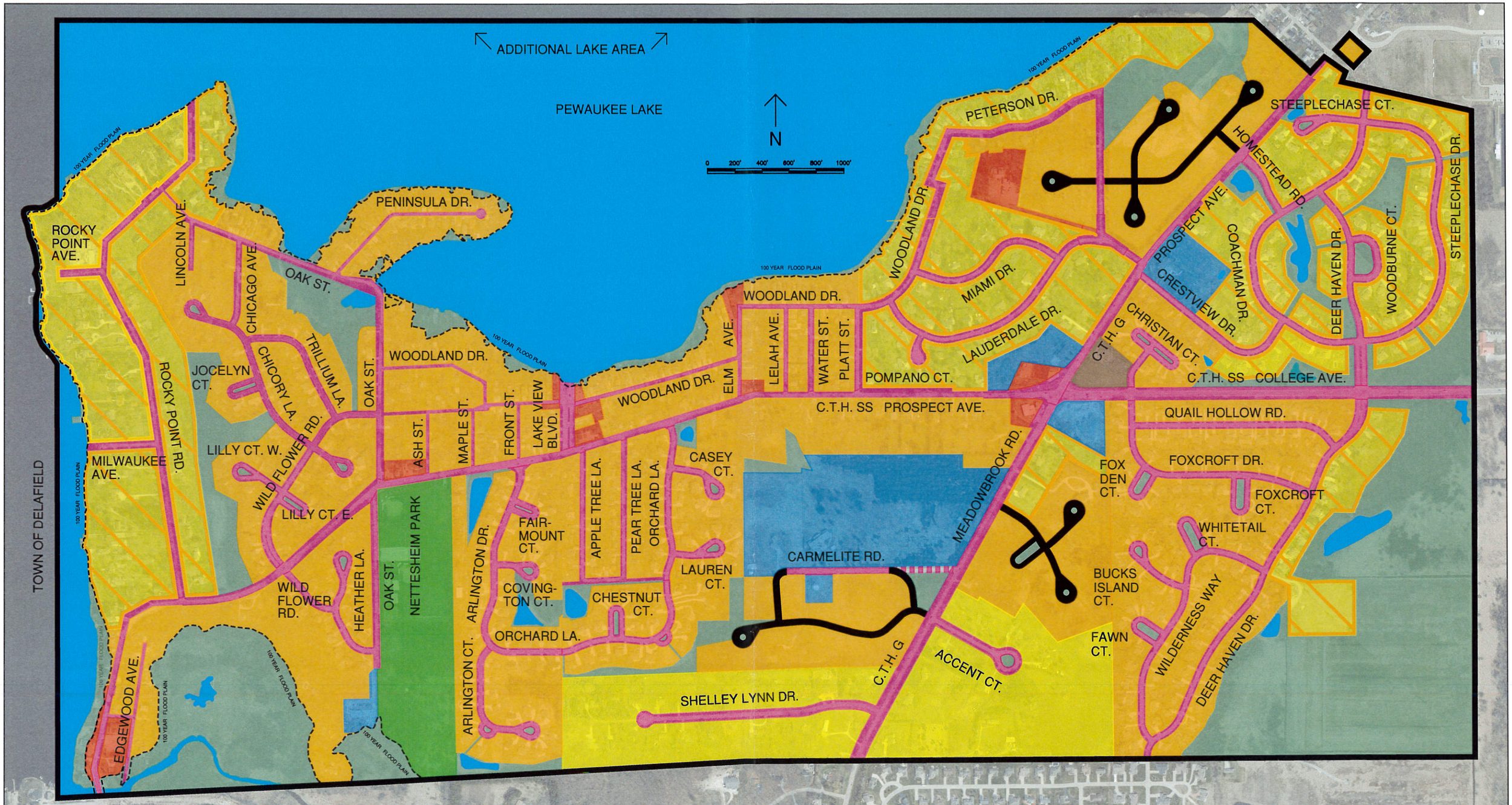
livery and a tavern on Lakeview Boulevard; an office and commercial business in the NE quadrant of the Oak Street /Prospect Avenue intersection; and, a mixture of restaurants, taverns, offices, and salons on the east and west sides of Prospect Avenue on the north side of Meadowbrook Creek. With the exception of the Steeplechase and Christian Court subdivisions developed in the 1990's and 2000's and the Rocky Point – north subdivision developed in the late 1980's, some of the older development in this area, dates back to prior to 1900.

Existing land uses in that portion of the neighborhood east of Meadowbrook Road and south of College Avenue include a large wetland/agricultural area and both low and medium density residential development including the older Accent Court subdivision developed in the 1960's and the Deer Haven subdivision developed in the 1990's. Existing land use in that portion of the neighborhood west of Meadowbrook Road and south of Prospect Avenue are all low/medium to medium density residential with five exceptions. The exceptions include: the gas station/car wash in the SW quadrant of the Prospect Avenue/Meadowbrook Road intersection; the Carmelite nunnery on Carmelite Road; Nettesheim City Neighborhood Park on Oak Street; the Pewaukee Lake Sanitary District offices; and, the several small businesses on the east side of Prospect Avenue in the vicinity of Edgewood Avenue. Residential development in this area includes the Orchards, Edgewood Farm and Palomino Point subdivisions, all developed in the 1990's and 2000's and the Rocky Point – South subdivision developed in the 1980's. Some of the other residential development in this area dates back to the 1920's. Also included within this neighborhood is the narrow strip of residential land between the lake and Prospect Avenue in the vicinity of Edgewood Avenue north of Meadowbrook Creek. There are both restaurants and residences in this narrow strip of land.

Proposed 2050 Land Use/Transportation. The detail long-range South Lake Neighborhood Plan depicted on Map No. 13 proposes that all flood lands, wetlands or upland conservancy lands be preserved in a natural state and all existing streets and highways be retained. Any developable lands should be converted to low-medium density residential use by 2035. There are also some small areas of developed land in the Edgewood Avenue area that may be redeveloped during the next 25 years. Some arterial and collector streets and highways in the neighborhood may need additional right-of-way as shown on the City Official Map. Any new development will require new public streets, which are shown on Map No. 13 in black.

This 2050 South Lake Neighborhood Land Use/Transportation Plan is an update and revision of the 2035 South Lake Neighborhood Plan adopted in 2012. After public hearing, this 2050 Plan was adopted by the City Plan Commission on December 21, 2017 and by the City Common Council on January ___2018 as a major part of the City's Comprehensive Plan for 2050.

MAP NO.13 SOUTH LAKE NEIGHBORHOOD PLAN - 2050



LEGEND

- WATER (> 2 AC.)
- AGRICULTURE
- PUBLIC OR PRIVATE PARK AND RECREATION
- FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCEY, & OTHER NATURAL AREAS
- LOW DENSITY RESIDENTIAL (> 2 AC. / DWELLING UNIT (D.U.))
- LOW – MEDIUM DENSITY RESIDENTIAL (1/2 AC. – 2 AC. / D.U.)
- MEDIUM DENSITY RESIDENTIAL (6,500 SQ. FT. – 1/2 AC. / D.U.)
- HIGH DENSITY RESIDENTIAL (< 6,500 SQ. FT. / D.U.)
- OFFICE COMMERCIAL
- MIXED OFFICE / RETAIL COMMERCIAL
- RETAIL / SERVICE COMMERCIAL
- TRANSPORTATION / UTILITIES
- GOVERNMENTAL / INSTITUTIONAL
- MANUFACTURING / FABRICATION / WAREHOUSING
- MINING
- EXISTING STREET & RAILROAD
- PROPOSED STREET
- CIVIL DIVISION BOUNDARY

DATE ADOPTED:_____

MAP NO.13 SOUTH LAKE NEIGHBORHOOD PLAN - 2035

LEGEND

- WATER (> 2 AC.)
- AGRICULTURE
- PUBLIC OR PRIVATE PARK AND RECREATION
- FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, & OTHER NATURAL AREAS
- LOW DENSITY RESIDENTIAL (> 2 AC. / DWELLING UNIT (D.U.))
- LOW – MEDIUM DENSITY RESIDENTIAL (1/2 AC. – 2 AC. / D.U.)
- MEDIUM DENSITY RESIDENTIAL (6,500 SQ. FT. – 1/2 AC. / D.U.)
- HIGH DENSITY RESIDENTIAL (< 6,500 SQ. FT. / D.U.)
- OFFICE COMMERCIAL
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- MANUFACTURING / FABRICATION / WAREHOUSING
- MINING
- EXISTING STREET & RAILROAD
- PROPOSED STREET
- CIVIL DIVISION BOUNDARY

DATE ADOPTED: 7–16–2012

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.8

DATE: February 5, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Concur with the Plan Commission (1/18/2018) to Approve the 2050 Land Use/Transportation Plan for the Meadowbrook Creek Neighborhood (Map 14)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Meadowbrook Creek 2050 Plan Description

Meadowbrook Creek 2050 Plan Map

Meadowbrook Creek 2035 Map

14 – MEADOWBROOK CREEK NEIGHBORHOOD 2050 Land Use/Transportation Plan

General Description. This almost completely developed neighborhood lies in the west-central area of the City north of I-94 and encompasses all of U.S. Public Land Survey Sections 19 and 20 north of I-94 within the City. *(Please see Map No. 14).* The neighborhood is bounded on the north by the section lines between Sections 18 & 19 and 17 & 20; on the east by the section line between Sections 20 & 21; on the south by I-94 and the City's mutual boundary with the City of Waukesha; and, on the west by the City's mutual boundary with the Town of Delafield. The area of the neighborhood is 1.45 square miles. Meadowbrook Road (CTH G) traverses the center of the neighborhood in a north-south direction, splitting the neighborhood into two approximately equal parts. The Waukesha County Lake Country (bike/hike) Trail, located on the WE Energies electric transmission line right-of-way paralleling Meadowbrook Creek, traverses the neighborhood diagonally from SE to NW. The topography of the neighborhood can be described as rolling.

TABLE 14

LAND USE	2015	2035 PLAN*	2050 PLAN
Residential *Dwelling Units (D.U.'s)*** *Population*	281.6 acres *997* *2,493*	291.1 acres *1,020* *2,550*	291.1 acres *1,020* *2,550*
Commercial	2.1 acres	2.1 acres	2.1 acres
Industrial	0.0 acres	0.0 acres	0.0 acres
Institutional / Governmental	9.9 acres	9.9 acres	9.9 acres
Transportation - *Streets & Highways****	109.5 acres	110.1 acres	110.1 acres
Public & Private Park/Recreation *(Includes Pewaukee Golf Course & Lake Country Trail)*	161.6 acres	161.6 acres	161.5 acres
Floodplains, Wetlands, Water & Open Space	350.3 acres	350.3 acres	350.3 acres
Developable Land (*Primarily Agriculture*)	10.1 acres	0.0 acres	0.0 acres
Total Neighborhood Area	**925.1 acres** (*1.45 sq. miles*)	**925.1 acres**	**925.1 acres**

** Adopted 2035 Plan Data presented for comparison purposes.*
*** Includes 161 multi-family units approved for construction (2015).*
**** Includes 51.0 acres of County and State arterial streets and highways.*

Existing Land Uses. Current (2015) land use development in the neighborhood east of Meadowbrook Road is primarily medium density residential development developed beginning in the 1980's but also includes an older 18-hole golf course and a large area of flood lands and wetlands. Part of the Deer Haven subdivision described in the South Lake Neighborhood extends into this neighborhood. Also, the very large Meadowbrook Farms/Meadowbrook Village residential development, including both medium density single-family and high density multi-

family condominium development, comprise the residential uses on the east side of Meadowbrook Road.

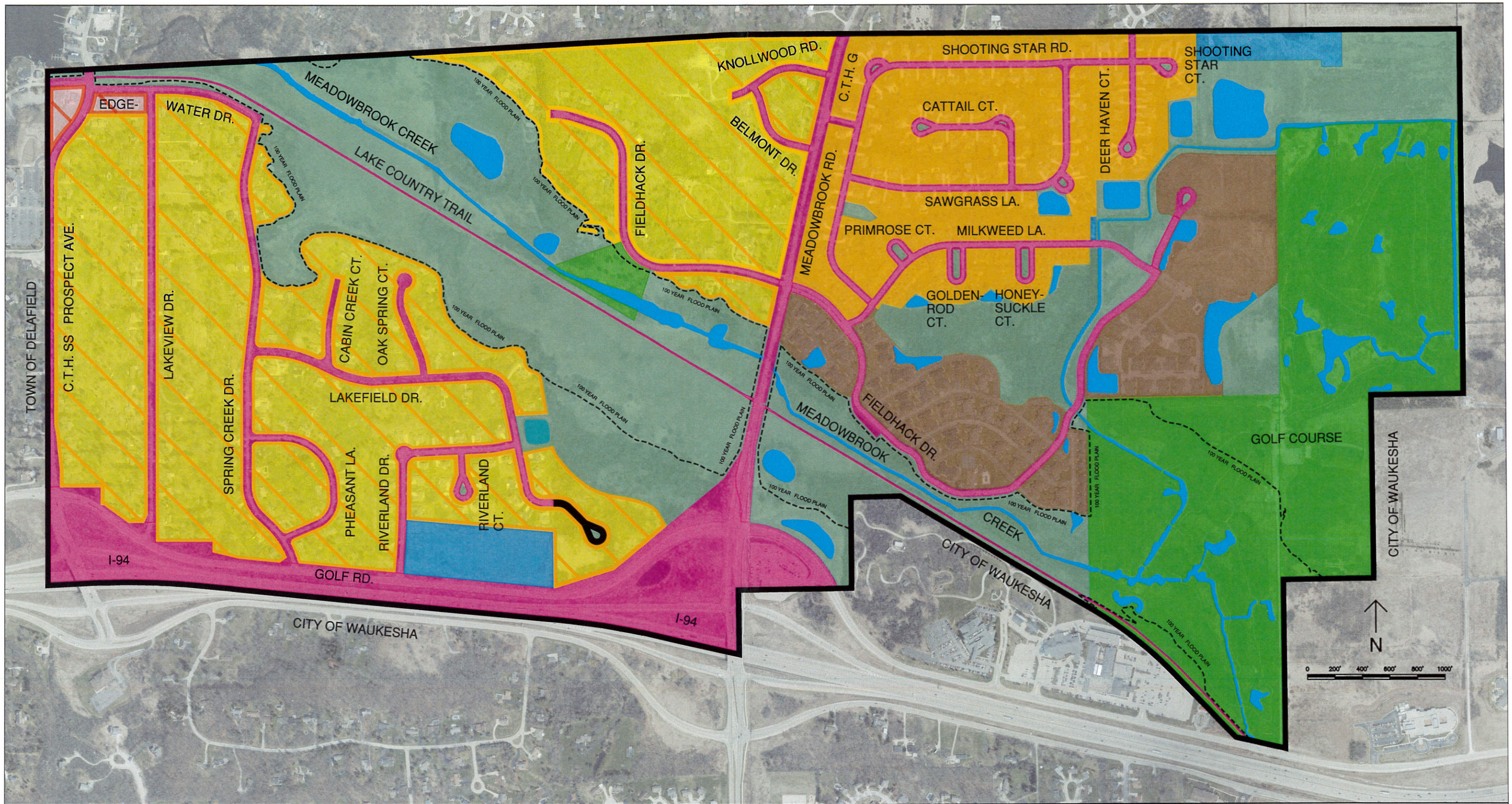
Existing land uses in that portion of the neighborhood lying west of Meadowbrook Road include several low - medium density single family residential subdivisions developed in the 1950's and 1960's, including Fieldhack, Knollwood, Oak Springs, Lake View, Lakefield-at-Spring-Hill and Spring Creek subdivisions. Oak Spring - South subdivision was developed in the 1990's. There is also a significant area of flood lands and wetlands on both sides of Meadowbrook Creek. In addition, there is a small office/commercial use located in the SE quadrant of the intersection of Prospect Avenue and Edgewater Drive. There are also two small commercial properties located on the west side of Prospect Avenue, one of which periodically has housed a restaurant. There is a small parcel of developable land on the north side of Golf Road west of Meadowbrook Road. *(See Table 14).*

Proposed 2050 Land Use/Transportation. There is no proposed change between the 2035 plan for this neighborhood adopted by the City in 2012 and this 2050 Plan. The 2050 long-range plan for the Meadowbrook Creek Neighborhood depicted on Map No. 14 proposes that all flood lands and wetlands be preserved in a natural state and all existing streets and highways be retained. The small parcel of developable land shown on Map 14 should be converted to medium density residential use or, perhaps, institutional use. The existing privately owned golf course could, eventually, be developed for some other neighborhood compatible use, although all but about 25 acres of the course is developable for another use, the majority of the land being floodplain or wetlands.

The existing County arterial streets/highways may require additional right-of-way as shown on the City Official Map. Any new development will require public utilities as well as public streets as shown in black on plan Map No. 14. Over time, the bike/hike trails in the City will be expanded to include connections to the Lake Country Trail, which traverses west-central City of Pewaukee and central Town of Delafield and will eventually be extended west to Oconomowoc. Also, based on need, public transit may be extended into this neighborhood within the planning period.

This 2050 Meadowbrook Creek Neighborhood Land Use/Transportation Plan is an update and revision of the 2035 Meadowbrook Creek Neighborhood Plan adopted in 2012. After public hearing, this 2050 Plan was adopted by the City Plan Commission on December 21, 2017 and by the City Common Council on January ___, 2018 as a major part of the City's Comprehensive Plan for 2050.

MAP NO.14 MEADOWBROOK CREEK NEIGHBORHOOD PLAN - 2050



LEGEND

- WATER (> 2 AC.)
- AGRICULTURE
- PUBLIC OR PRIVATE PARK AND RECREATION
- FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCEY, & OTHER NATURAL AREAS
- LOW DENSITY RESIDENTIAL (> 2 AC. / DWELLING UNIT (D.U.))
- LOW – MEDIUM DENSITY RESIDENTIAL (1/2 AC. – 2 AC. / D.U.)
- MEDIUM DENSITY RESIDENTIAL (6,500 SQ. FT. – 1/2 AC. / D.U.)
- HIGH DENSITY RESIDENTIAL (< 6,500 SQ. FT. / D.U.)
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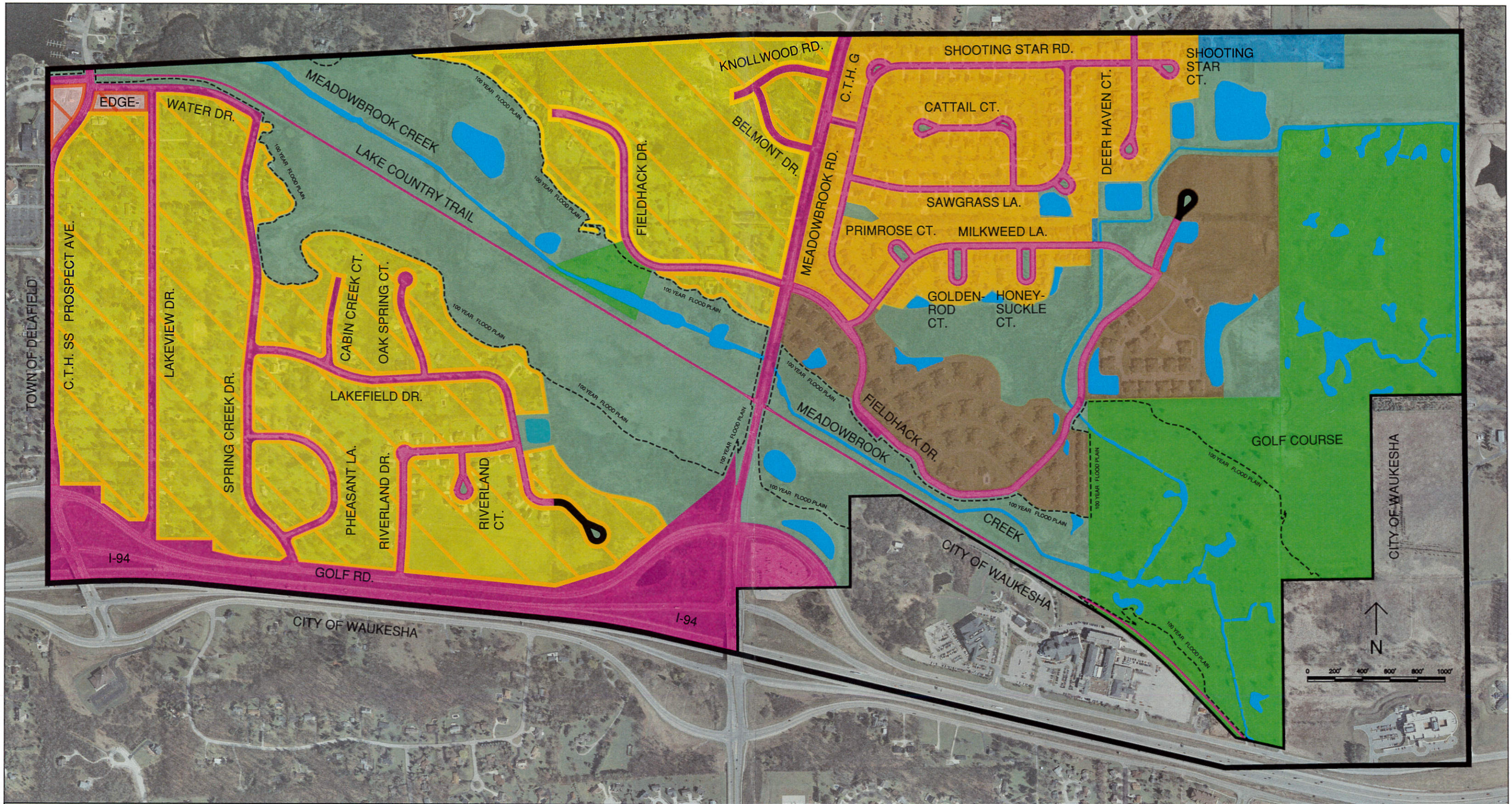
- RETAIL / SERVICE COMMERCIAL
- TRANSPORTATION / UTILITIES
- GOVERNMENTAL / INSTITUTIONAL
- MANUFACTURING / FABRICATION / WAREHOUSING
- MINING
- EXISTING STREET & RAILROAD
- PROPOSED STREET
- CIVIL DIVISION BOUNDARY

DATE ADOPTED:_____

MAP NO.14 MEADOWBROOK CREEK NEIGHBORHOOD PLAN - 2035



LEGEND

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- PROPOSED STREET
- CIVIL DIVISION BOUNDARY

DATE ADOPTED: 7–16–2012

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.9

DATE: February 5, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Concur with the Plan Commission (1/18/2018) to Approve the 2050 Land Use/Transportation Plan for the Northview Hills Neighborhood (Map 15)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Northview Hills 2050 Plan Description

Northview Hills 2050 Plan Map

Northview Hills 2035 Map

15 – NORTHVIEW HILLS NEIGHBORHOOD 2050 Land Use/Transportation Plan

General Description. This almost completely developed neighborhood lies in the southwestern area of the City and encompasses that portion of U.S. Public Land Survey Section 19 lying south of I-94 and all of Section 30. *(Please see Map No. 15).* The neighborhood is bounded on the north by I-94; on the east by Meadowbrook Road (CTH TT) and the City of Waukesha; on the south by the section line between Sections 30 and 31, also the City's mutual boundary with the City of Waukesha; and, on the west by the City's mutual boundary with the Town of Delafield. Please note that at some time in the future the governmental jurisdiction of CTH TT (Meadowbrook Road) south of I-94 may change to a state trunk highway. The area of the neighborhood is 1.06 square miles. Northview Road, a City arterial street, traverses the southern half of the neighborhood in an east-west direction. The topography can be described as hilly.

TABLE 15

LAND USE	2015	2035 PLAN*	2050 PLAN
Residential *Dwelling Units (D.U.'s)* *Population*	449.0 acres *319* *798*	527.9 acres *425* *1,063*	527.9 acres *425* *1,063*
Commercial	2.1 acres	0.0 acres	0.0 acres
Industrial	0.0 acres	0.0 acres	0.0 acres
Institutional / Governmental	7.2 acres	7.2 acres	7.2 acres
Transportation - *Streets & Highways***	92.9 acres	99.6 acres	99.6 acres
Public & Private Park/Recreation	13.2 acres	13.2 acres	13.2 acres
Floodplains, Wetlands, Water & Open Space	32.1 acres	32.1 acres	32.1 acres
Developable Land *(Primarily Agriculture)*	83.5 acres	0.0 acres	0.0 acres
Total Neighborhood Area	**680.0 acres** *(1.06 sq. miles)*	**680.0 acres**	**680.0 acres**

** Adopted 2035 Plan Data presented for comparison purposes.*
*** Includes 44.9 acres of City, County and State arterial streets and highways.*

Existing Land Uses. Existing land use development in the City portion of the neighborhood is mostly low-medium density single-family developed in the 1950's and 1960's. Other land uses include a small medium-density subdivision developed in the 2010's, the City's South Neighborhood Park, a small non-denominational church and a very small printing shop, which historically was a small neighborhood grocery store. The 1950's/1960's residential developments include Rolling Ridge Estates, Woodland Village, University Heights, and Arrowhead Trails subdivisions, in addition to the small Woodside Glen subdivision developed in the late 1990's. Cloverland Subdivision was developed in 2014/2015. None of the older subdivisions were served with public sanitary sewerage facilities until the 2000's and are not yet served with public water supply. Public sanitary sewerage service in this neighborhood is

purchased by the City Sewer and Water Utility from the City of Waukesha. There are about 80 acres of land in Section 30 owned by the Schoenstatt Sisters of St. Mary Retreat, headquartered in the Town of Delafield, of which about 60 acres is developable farmland. There is also a relatively small area of wetlands in the SW one-quarter of section 30. *(Please see Map 15 and Table 15).*

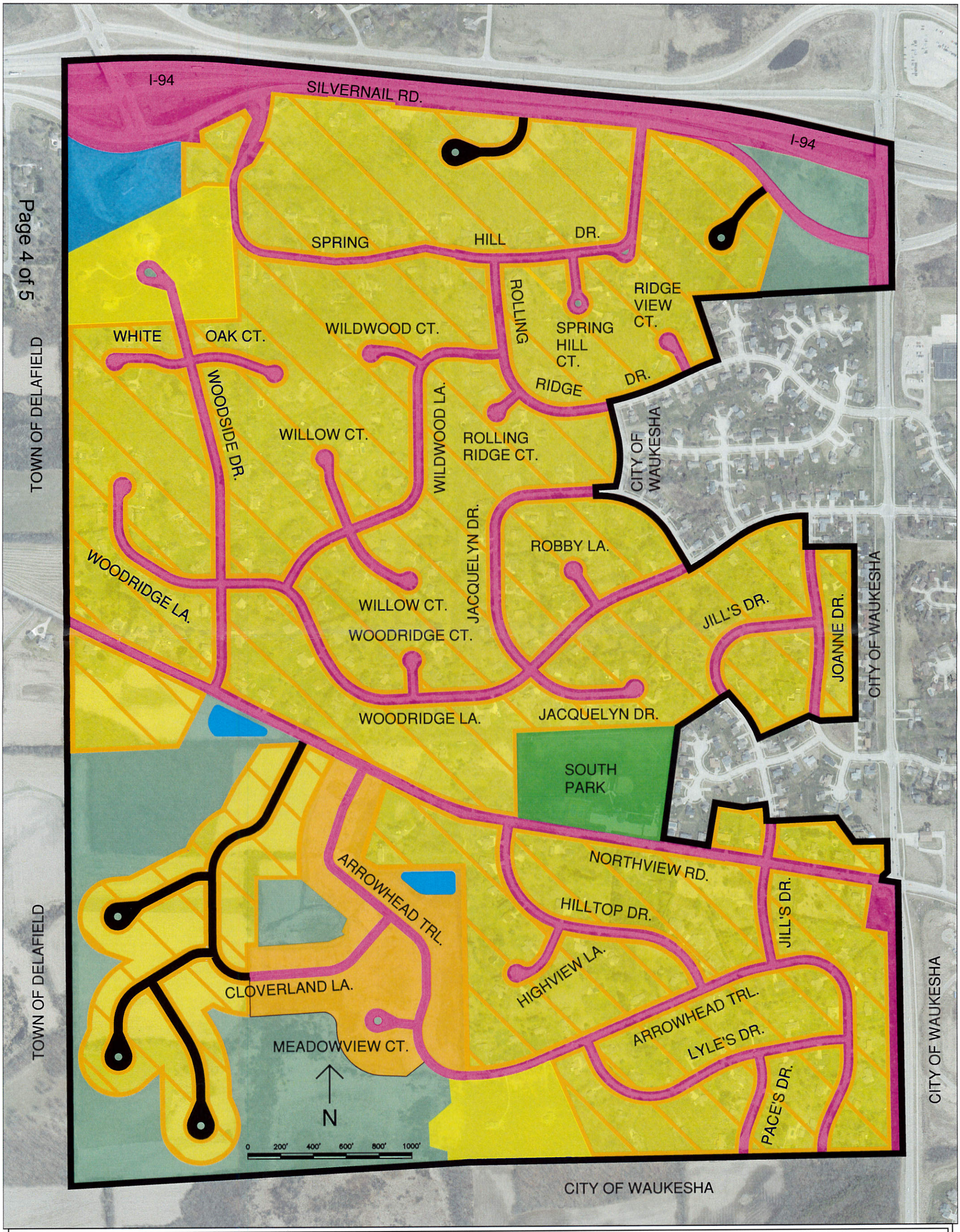
Proposed 2050 Land Use/Transportation. There is no proposed change between the 2035 Plan adopted by the City in 2012 and this proposed 2050 Plan. The long-range plan for the Northview Hills Neighborhood depicted on Map No. 15 proposes that the flood lands and wetlands in the neighborhood be preserved in a natural state and the existing streets and highways be retained. The Schoenstatt Sisters may choose to retain their farmland in the City as undeveloped but if the developable part of their land is ever developed, it should be converted to low-medium density residential use. There are also three large single-family parcels of land on Silvernail Road that the owners could convert to smaller lot residential development in the future if public sanitary sewers and water supply services can be provided.

Some arterial streets and highways may need additional right-of-way as shown on the City Official Map. Any new development will require public utilities as well as new public streets as shown in black on Map No. 15. Meadowbrook Road (CTH T) is in the process (2017) of being widened by the County to a four lane highway that is expected to be converted to a State Trunk Highway before 2035.

This 2050 Northview Hills Neighborhood Plan is an update of the 2035 Northview Hills Neighborhood Plan adopted in 2012. After public hearing, this 2050 Plan was adopted by the City Plan Commission on December 21, 2017 and by the City Common Council on January ___, 2018 as a major part of the City's Comprehensive Plan for 2050.

MAP NO.15

NORTHVIEW HILLS NEIGHBORHOOD PLAN - 2050



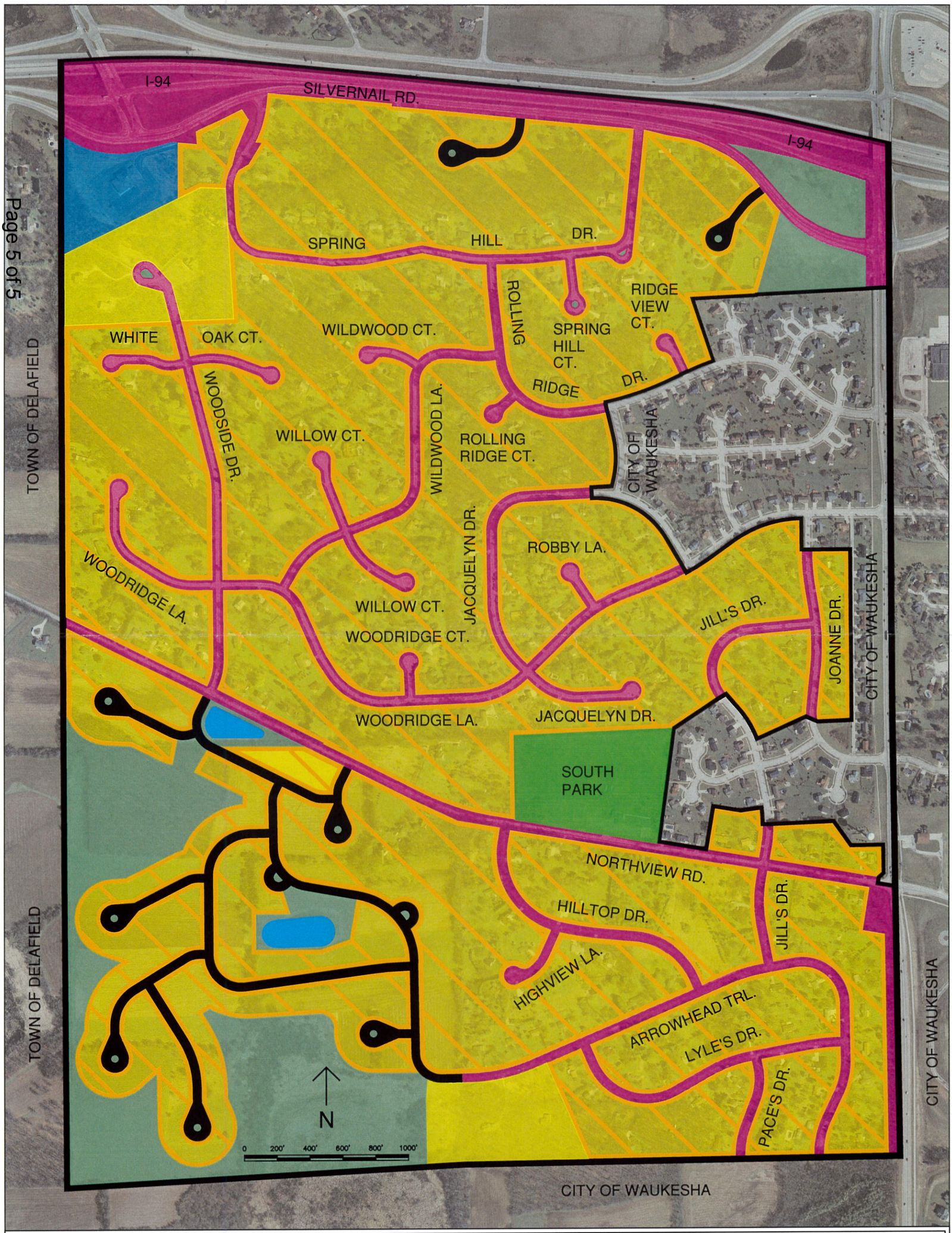
LEGEND

- WATER (> 2 AC.)
- AGRICULTURE
- PUBLIC OR PRIVATE PARK AND RECREATION
- FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCEY, & OTHER NATURAL AREAS
- LOW DENSITY RESIDENTIAL (> 2 AC. / DWELLING UNIT (D.U.))
- LOW – MEDIUM DENSITY RESIDENTIAL (1/2 AC. – 2 AC. / D.U.)
- MEDIUM DENSITY RESIDENTIAL (6,500 SQ. FT. – 1/2 AC. / D.U.)
- HIGH DENSITY RESIDENTIAL (< 6,500 SQ. FT. / D.U.)
- OFFICE COMMERCIAL
- MIXED OFFICE / RETAIL COMMERCIAL
- RETAIL / SERVICE COMMERCIAL
- TRANSPORTATION / UTILITIES
- GOVERNMENTAL / INSTITUTIONAL
- MANUFACTURING / FABRICATION / WAREHOUSING
- MINING
- EXISTING STREET & RAILROAD
- PROPOSED STREET
- CIVIL DIVISION BOUNDARY

DATE ADOPTED:_____

MAP NO.15

NORTHVIEW HILLS NEIGHBORHOOD PLAN - 2035



LEGEND

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- EXISTING STREET & RAILROAD
- PROPOSED STREET
- CIVIL DIVISION BOUNDARY

DATE ADOPTED: 7–16–2012

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.10

DATE: February 5, 2018

DEPARTMENT: PW - Engineering

PROVIDED BY: Weigel/Chief Bierce

SUBJECT:

Approval of the Waukesha County/City of Pewaukee Agreement that would install EVP (Emergency Vehicle Pre-Emption) to the traffic signals planned to be installed as a part of the CTH JK & CTH KF Intersection Reconstruction this year.

BACKGROUND:

Emergency Vehicle Pre-emption (EVP) allows Police and Fire vehicles to activate traffic signals to "green" to accommodate quicker responses. For example, an ambulance transporting a patient to a local hospital would reduce travel times through EVP. The City of Pewaukee established a practice to request EVP installations when a traffic signal was planned for installation or replacement.

In this case, Waukesha County is planning to reconstruct the CTH JK (Lynndale Road) & CTH KF (Ryan Road) intersection in 2018 and add traffic signals. The County requires the local community to pay for the EVP if requested. The north half of the intersection is in the Town of Lisbon and the south half is in the City of Pewaukee. Both communities have requested the EVP, and both are willing to share the installation costs. The agreement prepared by the County formally implements the EVP inclusion in the contract and defines the cost sharing.

FINANCIAL IMPACT:

There are two fiscal impacts defined: 1) the installation cost; and 2) any on-going maintenance costs.

The agreement estimates the City's installation cost at $5,502.20 and the 2018 Budget account #420-573320-8200 has $20,000 for this project and potential EVP installations associated with the reconstruction of the Springdale Road & Capitol Drive intersection. We recently learned that the City will most likely not incur costs for the Springdale/Capitol project.

The added cost commitment for maintence is ill-defined. We carry a "place holder" of $1,500 for maintenance in the Street Department Operations Budget, said number just being a guess. Maintenance would be by consultant/contractor (i.e. signal installation contractors) and it would be reasonable to assume that the City would incur more risk of maintenance costs with the addition of more EVP systems.

RECOMMENDED MOTION:

Common Council approves the execution of the County agreement with the contingency to include City Attorney Stan Riffle's Jan. 23 2018 review comments.

ATTACHMENTS:

Description

County Agreement

Page from 2018 Budget

Stan Riffle's Jan 23 review comments

Reference Map

TWO-PARTY CONSTRUCTION AGREEMENT
Between
WAUKESHA COUNTY by the DEPARTMENT OF PUBLIC WORKS
And
The CITY OF PEWAUKEE

This Agreement is made and entered into between Waukesha County by the Department of Public Works (hereinafter called the DEPARTMENT) and the City of Pewaukee (hereinafter called the CITY) to designate the responsibility for design, construction, maintenance and payment of certain costs associated with improvements and other items to be designed and constructed in conjunction with the DEPARTMENT'S roadway reconstruction of the County Trunk Highway KF (Ryan Road) County Trunk Highway JK (Lynndale Road) Intersection under Project Number 2762-00-70.

WHEREAS, the DEPARTMENT is planning for the reconstruction of the CTH KF/CTH JK Intersection in the City of Pewaukee and Town of Lisbon in 2018 (hereinafter called the "Project"), and

WHEREAS, the Project will include various road and infrastructure improvements that will be funded by the CITY/TOWN and the DEPARTMENT, and

WHEREAS, the DEPARTMENT and the CITY agree to enter into this mutually beneficial agreement to construct and maintain improvements and other items concurrent with and under the same contracts as the Project, and

WHEREAS, the CITY/TOWN agree to pay the actual costs associated with Non-Participating Items listed in the cost estimate attached hereto as Attachment 1, including the construction engineering necessary to incorporate those Non-Participating Items into the Project. The costs of the Non-Participating Items shall be shared equally between the CITY and TOWN.

NOW, THEREFORE BE IT RESOLVED, that the parties do mutually agree to the responsibilities related to the design and construction of the Non-Participating Items and to the funding of said construction as described below:

RESPONSIBILITIES:

The DEPARTMENT shall:

1. Through Wisconsin Department of Transportation (WDOT), finance the reconstruction costs of CTH KF, CTH JK Intersection to occur in 2018, subject to the terms of this Agreement.

2. Make the necessary changes to the contract plans, specifications and estimates in order to include the Non-Participating Items requested by the CITY, which are listed in Attachment 1.

3. Through WDOT publicly bid said roadway improvement under Project Number 2762-00-70 in accordance with all applicable state and local laws.

4. Keep accurate accounts of all construction activities, changes in work, construction costs, and any delays or additional work necessary to complete the Project and to accurately assess any incremental increases or decreases in quantities or costs.

5. Make available to the CITY, with reasonable notice, bidding documents, bid results, notice of award, and copies of all records recommendations of awards, reports, engineer findings, and correspondence regarding said roadway improvements.

6. Duly execute, award, and administer all such construction contracts necessary to complete the Project, including the Non-Participating Items, in an expeditious fashion in accordance with generally approved engineering and construction standards.

7. Issue work change directives, change orders, or other appropriate documents to the contractor, as contract or construction changes dictate, to expedite the progress of the construction work. Any document that would increase the CITY'S costs shall be provided before execution by the DEPARTMENT, via email, to the CITY'S Representative for review, and the CITY'S comments thereon considered if received by the DEPARTMENT within two business days of the time it is emailed to the CITY'S Representative.

8. Upon completion of the Project, furnish to the CITY a detailed breakdown of all actual construction costs incurred for the Non-Participating Items, including all change orders and work change directives.

9. Invoice the CITY on completion of project.

The CITY shall:

1. Pay the 1/2 (one-half) of the total actual costs associated with the Non-Participating Items listed in Attachment 1, including the construction engineering costs for such items. It is understood that the Non-Participating Items listed in Attachment 1 are the ***estimated bid costs*** for such items ($10,004.00) and ***construction engineering costs*** ($1,000.40). The CITY shall pay the total costs for these items when they are invoiced by the DEPARTMENT.

2. Within 30 days of receipt of an invoice from the DEPARTMENT, pay the entire

construction costs for the items that are the responsibility of the CITY.

3. Upon completion of the Project, the CITY/TOWN shall accept ownership and all future maintenance responsibilities for the Non-Participating Items.

4. Designate a representative to act for the CITY under this Agreement. The representative shall be:

   Kevin Bierce, Chief,
   Pewaukee Fire Department

OTHER TERMS

1. Assignment: The parties agree that there shall be no assignment or transfer of this Agreement nor of any interests, rights or responsibilities contained herein without a written amendment agreed to by both parties.

2. Amendment: The parties, by mutual consent, may amend this Agreement in writing at any time.

3. Severability: If any provision of this Agreement is held invalid under any applicable law, such invalidity shall not affect any other provision of this Agreement that can be given effect without the invalid provision and, to this end, the provisions hereof are severable.

Attachment 1: Item Description and Estimated Cost Spreadsheet

APPROVAL

This Agreement will be effective on the date of the DEPARTMENT'S signature.

CITY:	DEPARTMENT:
City of Pewaukee	Waukesha County
By: _____	By: _____
	Allison Bussler
Title: _____	Title: Director of Public Works
Date: _____	Date: _____
Address for CITY: City of Pewaukee W240 N3065 Pewaukee Road Pewaukee, WI 53072	Address for DEPARTMENT: Waukesha County Department of Public Works 515 W. Moreland Blvd. Room AC 210 Waukesha, WI 53188

ATTACHMENT 1

CONSTRUCTION BID ESTIMATE

CTH KF, INTERSECTION WITH CTH JK

2762-00-70

Waukesha County

Item Number	Description	Unit	Estimated Quantity	Bid Price	Extension
	CATEGORY 0020: CITY OF BROOKFIELD, NON-PARTICIPATING				
655.0900	TRAFFIC SIGNAL EVP DECTECTOR CABLE	LF	1,045	$1.20	$1,254.00
SPV.0060	SPECIAL .06 EVP DECTECTOR TYPE I	EACH	4	$800.00	$3,200.00
SPV.0060	SPECIAL .07 EVP CONFIRMATION LIGHT ASSEBLY TYPE I	EACH	4	$600.00	$2,400.00
SPV.0060	SPECIAL .08 EVP PHASE SELECTOR FOUR CHANNEL	EACH	1	$3,000.00	$3,000.00
SPV.0060	SPECIAL .09 EVP CARD RACK	EACH	1	$150.00	$150.00
					$0.00
	SUBTOTAL				**$10,004.00**
	CONSTRUCTION ENGINEERING (10%)				**$1,000.40**
	TOTAL ESTIMATED COST				***$11,004.40***
	TOWN OF LISBON ESTIMATED COST SHARE				***$ 5,502.20***
	CITY OF PEWAUKEE ESTIMATED COST SHARE				***$ 5,502.20***

CITY OF PEWAUKEE
2018 BUDGET
CAPITAL PROJECT FUND - Road Projects

		2016 Actual	2017 6 Month Actual	2017 Year End Forecast	2017 Budget	2018 Budget	Comments
Revenues and Other Sources							
420-411100-0000	General Tax Levy	200,000	200,000	200,000	200,000	300,000	
420-435340-0000	Grants	-	21,953	21,953			
420-436600-0000	DNR Tree Grant	-			-		
420-463100-0000	Developer Contribution (Billed/Not Recd)	-			-		
420-481000-0000	Interest on Idle Funds	3,285	46	3,000	8,500	500	
420-491100-0000	Proceeds of Long-Term Debt	1,165,000		1,400,000	1,145,900		
420-491200-0000	Bond Premium	10,505			-		
420-492100-0000	Transfer from Impact Fees	-			-		
420-492100-0000	Transfer from General Fund	-		1,000,000	-		
420-492100-0000	Transfer from General Fund-Committed	-			-		
	Total Revenue and Other Sources	1,378,790	221,999	2,624,953	1,354,400	300,500	
Expenditures and Other Uses							
420-57xxxx--8200	Street Reconstruction	1,150,504	23,106	1,500,330	2,135,000	2,605,000	
420-560000-8200	Street Paving Maintenance	-	-	-	-	-	
420-573320-8200	Traffic Signal Pre-emption	-	-	-	-	20,000	
420-582000-6990	Debt Issue Costs	22,934	-		-	-	
	Total Expenditures	1,173,438	23,106	1,500,330	2,135,000	2,625,000	
	Excess of Revenues Over (Under) Expenditures	205,352	198,893	1,124,623	(780,600)	(2,324,500)	
Fund Balance:							
	Beginning of Period	1,245,139	1,450,491	1,450,491	1,608,368	2,575,114	
	End of Period	1,450,491	1,649,384	2,575,114	827,768	250,614	

2018 PROJECTS	Project Costs	Budgeted Costs	% Assessable	Assessable Cost	Developer & LRIP Grants	Tax levy Non-Assessable
Roundy's Industrial Park	1,000,000	1,000,000	98%	980,000	0	20,000
Oak St/Peninsula Dr	1,130,000	-	10%	-	0	0
Steeplechase I	450,000	450,000	25%	112,500	0	337,500
Lindsay Rd Skin Coat -Turnberry to Duplainv	100,000	100,000	0%	-	0	100,000
Shady Lane & Shady Nook	325,000	-	10%	-	0	0
Deer Haven Phase II	850,000	850,000	30%	255,000	0	595,000
Lexington/Tacoma (design)	84,000	84,000	0%	-		84,000
Steeplechase II (design)	21,000	21,000	0%	-		21,000
Busse Road Bridge Replacement (1/2 cost)	100,000	100,000	0%			100,000
TOTALS	4,060,000	2,605,000		1,347,500	-	1,257,500

Weigel, Jeff

From: Stan Riffle <sriffle1@aol.com>
Sent: Tuesday, January 23, 2018 6:46 AM
To: Weigel, Jeff
Cc: Bierce, Kevin
Subject: Re: Waukesha County Emergency Signal Pre-Emption Agreement

Jeff-

Just one recommended change:

The CITY shall:

1. Pay the 1/2 (one-half) of the total actual costs associated with the Non- Participating Items listed in Attachment 1, including the construction engineering costs for such items. It is understood that the Non-Participating Items listed in Attachment 1 are the ***total*** **estimated bid costs** for such items ($10,004.00) and ***total*** **construction engineering costs** ($1,000.40). The CITY shall pay 1/2 (one-half) of the total costs for these items when they are invoiced by the DEPARTMENT.

Otherwise looks great.

Stan

H. Stanley Riffle
MUNICIPAL LAW & LITIGATION GROUP SC

PO Box 1348
Waukesha, WI 53187
262 548-1340 (w)
262 548-9211 (f)
414 254-5911 (c)

This message originates from the law firm of the Municipal Law & Litigation Group, S.C. It contains information that may be confidential or privileged and is intended only for the individual or entity named above. It is prohibited for anyone else to disclose, copy, distribute or use the contents of this message. All personal messages express views solely of the sender, which are not attributed to Municipal Law & Litigation Group, S.C., and may not be copied or distributed without this disclaimer. If you receive this message in error, please notify us immediately at sriffle1@aol.com or (262) 548-1340.

-----Original Message-----
From: Weigel, Jeff <Weigel@pewaukee.wi.us>
To: Stan Riffle (sriffle1@aol.com) <sriffle1@aol.com>
Cc: Bierce, Kevin <kbierce@pewaukee.wi.us>
Sent: Mon, Jan 22, 2018 1:19 pm
Subject: Waukesha County Emergency Signal Pre-Emption Agreement

Stan:
Waukesha County Public Works is preparing to reconstruct the CTH JK (Lynndale Road) & CTH KF (Ryan Road) intersection this summer, and we have requested the County to include Emergency Vehicle Pre-emption (EVP) as a part of the work. This intersection falls half in the Town of Lisbon and half in the City of Pewaukee, and the County typically requires the local community to pay for the EVP installations. Attached is the County's proposed agreement for the cost

PROJECT ID: 2762-00-70
With: n/a

COUNTY: WAUKESHA

INDEX OF SHEETS

Sheet No.	Title
Sheet No.	Typical Sections and Details
Sheet No.	Estimate of Quantities
Sheet No.	Miscellaneous Quantities
Sheet No.	Right of Way Plat
Sheet No.	Plan and Profile
Sheet No.	Standard Detail Drawings
Sheet No.	Sign Plates
~~Sheet No.~~	~~Structure Plans~~
Sheet No.	Computer Earthwork Data
Sheet No.	Cross Sections

TOTAL SHEETS =

STATE PROJECT	FEDERAL PROJECT	
	PROJECT	CONTRACT
2762-00-70		

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

PLAN OF PROPOSED IMPROVEMENT

CTH KF

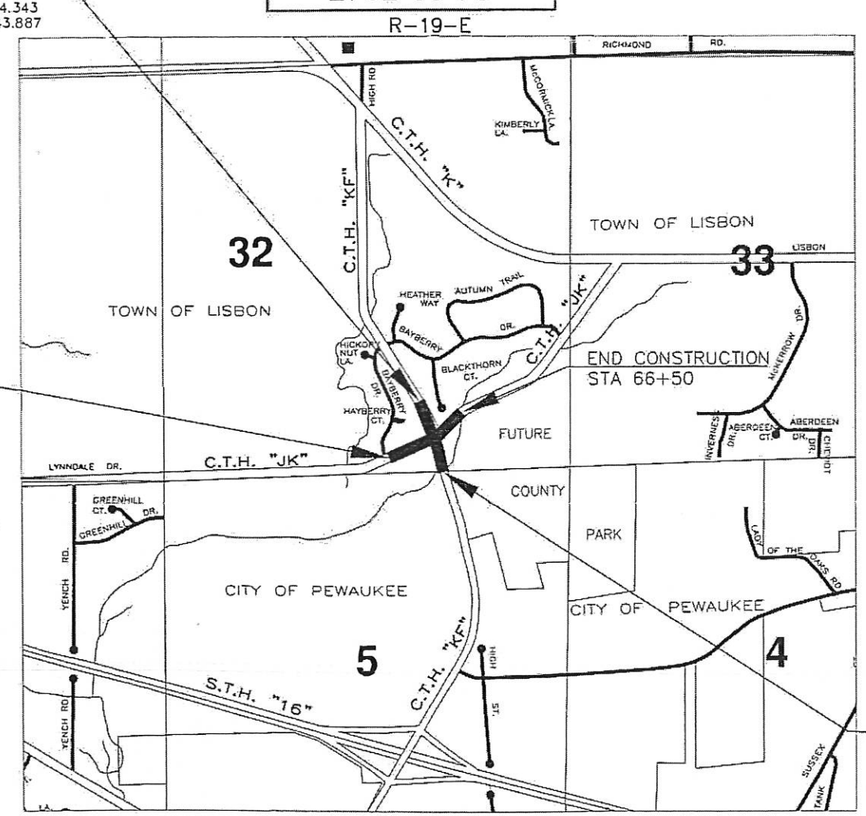
INTERSECTION WITH CTH JK

CTH KF

WAUKESHA COUNTY

STATE PROJECT NUMBER
2762-00-70

END PROJECT
STA 111+70
Y = 196,184.343
X = 672,443.887



BEGIN CONSTRUCTION
STA 51+98

BEGIN PROJECT
STA 99+50
Y = 195,057.465
X = 672,897.242

DESIGN DESIGNATION

A.A.D.T.	2012	= 9200
A.A.D.T.	2030	= 11,200
D.H.V.	-	= -
D.D.		= 59141
T.		= 9.9%
DESIGN SPEED		= 50 M.P.H.
ESALS		= 2,100,000

CONVENTIONAL SYMBOLS

PLAN
- CORPORATE LIMITS
- PROPERTY LINE
- LOT LINE
- LIMITED HIGHWAY EASEMENT
- EXISTING RIGHT OF WAY
- PROPOSED OR NEW R/W LINE
- SLOPE INTERCEPT
- REFERENCE LINE
- EXISTING CULVERT
- PROPOSED CULVERT (Box or Pipe)
- COMBUSTIBLE FLUIDS — CAUTION
- MARSH AREA
- WOODED OR SHRUB AREA

PROFILE
- GRADE LINE
- ORIGINAL GROUND
- MARSH OR ROCK PROFILE (To be noted as such) — ROCK
- SPECIAL DITCH — LABEL
- GRADE ELEVATION — 95.36
- CULVERT (Profile View)

UTILITIES
- ELECTRIC — E
- FIBER OPTIC — FO
- GAS — G
- SANITARY SEWER — SAN
- STORM SEWER — SS
- TELEPHONE — T
- WATER — W
- UTILITY PEDESTAL
- POWER POLE
- TELEPHONE POLE

LAYOUT
SCALE : 0 1/4

TOTAL NET LENGTH OF CENTERLINE = 0.2311 MI. (RURAL)

HORIZONTAL POSITIONS SHOWN ON THIS PLAN ARE WISCONSIN COUNTY COORDINATES, WAUKESHA COUNTY, NAD83 (2011), IN U.S. SURVEY FEET. VALUES ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL ELEVATIONS ON THIS PLAN ARE REFERENCED TO NAVD 88 (2012) IN US SURVEY FEET.

APPROVED FOR
WAUKESHA COUNTY
DEPARTMENT OF PUBLIC WORKS

10-19-17 Date — Director

10/19/17 Date — Engineering Services Manager

ORIGINAL PLANS PREPARED BY

WISCONSIN EDWARD A. HINRICHS E-32391 PLYMOUTH WIS. PROFESSIONAL ENGINEER

10/19/17 Date — Signature

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

PREPARED BY

Surveyor

Designer: WAUK. CO. DEPT. OF PUBLIC WORKS

Management Consultant: DAAR ENGINEERING, INC.

C.O. Examiner

APPROVED FOR DISTRICT OFFICE

DATE: 10/24/17 — Management Consultant Signature

E

FILE NAME : N:\DPW\ENGINEER\PROJECTS\KF AT JK INTERSECTION\5010-00-00\ACAD\SHEETSPLAN\010101-TI.DWG PLOT DATE : 08/15/2017 PLOT BY : SOEHNER, JIM

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.11

DATE: February 5, 2018

DEPARTMENT: PW - Water/Sewer

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

SUBJECT:

Common Council establishes the 2018 Sanitary Sewer Reserve Capacity Assessment (RCA) rate at $2,843.00 per RCA.

BACKGROUND:

The Sewer Utility has imposed and collected a sewer Reserve Capacity Assessment (RCA) since nearly the inception of the Sanitary District in the 1970's. The RCA was established by ordinance, and a copy of last year's January 31, 2017 memo to the Council provides an accurate background on the issue. Our request is the same as last year's request, that is to continue to increase the annual rate by 3.706% as was established in 1997.

Note that we will be requesting authorization to employ a consultant to review the rate structure in the Sewer Utility under a different action, and if approved, that review study would most likely recommend a rate structure that would automatically adjust annually avoiding the specific Common Council action each year.

FINANCIAL IMPACT:

The fiscal impact is positive, intending to keep up with inflationary construction costs as well as updates to the sewage treatment and conveyance system.

RECOMMENDED MOTION:

Common Council authorizes the 3.706% increase in the Sewer RCA rate for 2018 (rate changes from $2,741.00 to $2,843.00 ($102 increase)

ATTACHMENTS:

Description

2017 memo for background

CITY OF PEWAUKEE
The City in the Country

Department of Public Works
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

DPW Main Office: (262)-691-0804 Fax: 691-5729
Water & Sewer Division 691-0804 Fax: 691-5729
Street Division 691-0771 Fax: 691-6079
Engineering Division 691-0804 Fax: 691-5729

TO: Common Council

FR: Jeffrey Weigel, Public Works Director

DT: January 31, 2017

RE: Establishing the 2017 Sanitary Sewer Reserve Capacity Assessment (RCA) Rate

REQUESTED ACTION:
Common Council establishes the 2017 Reserve Capacity Assessment (RCA) rate at $2,741.00 per Equivalent Residential Unit (ERU).

RATIONALE:
The current sanitary sewer ordinance is from 1996 when the Town of Pewaukee Sanitary District No. 3 had jurisdiction over what is now the sewer and water utilities. The incorporation of the Town into the City in 1999 transferred the jurisdiction of the sewer and water to the Common Council. A revision of the sewer ordinance has been a work effort of the past few years and is planned for Common Council approval in 2017.

In 1997 the Sanitary District approved the Sewer RCA based on the enclosed recommendation, and provided for an annual increase of 3.706% based on the Clean Water Fund Loan used to fund the 1997 sewage treatment plan upgrades. Those upgrades have been completed and the loan paid off in 2016; however, sewage treatment plan upgrades continue but now outside of a single loan effort. The attached portion from the 2016-2020 section of the Utility Capital Budget illustrates some of the expenditures planned for the plant for this timeframe.

We recommend that the Common Council authorizes the continued collection of the Sewer RCA for 2017 with the same annual increase as was established between 1997 and 2016. During 2017 we anticipate completing a study on the Sewer RCA for the near future and present same for establishing an RCA rate for future years, similar to 1997.

PART OF CURRENT SEWER ORDINANCE

prohibited by this ordinance, shall in addition to any fines or penalties levied by the District for such prohibited discharge, pay for any increased operating, maintenance, including depreciation, and administrative costs attributable to such discharge.

RCA'S

(4) Reserve Capacity Assessments

(a) There was previously levied and assessed upon each lot or parcel of land currently within the District, but not having an existing connection to the Sewer System and upon land subsequently attached to the District, a Reserve Capacity Assessment (RCA). Such RCA charge shall be payable as herein provided and shall be on the basis of one RCA charge for each Residential Equivalent Connection connected to the Sewer System.

(b) Schedule of Charges: The Reserve Capacity Assessment for a single family residence shall be as determined by resolution by the District Commission which shall also be the unit of charge for a Residential Equivalent Connection. The District Engineer shall determine the residential equivalency units for all other categories of buildings. Special charges may be determined by the Approving Authority for large commercial or industrial users. The RCA charge shall be increased as required from time to time by the District.

(c) Payments: Payments of the RCA charge for future connections shall be made in full prior to the issuance of a building or plumbing permit.

(5) Special Rates: It is understood, however, that the approving authority may at any time hereafter, set special rates for any large commercial service, industrial use of any other unique user that does not readily fit into other categories of users.

1.07 ANNUAL BUDGET AND METHOD OF PAYMENT OF CHARGES

(1) Annually before November 1st, the District shall prepare a budget for the subsequent fiscal year which shall be separated into the following sections, 1) Operation and 2) General Maintenance and Administration and, 3) Debt Service.

Treatment Plant

2015 - 2026 WATER SEWER CAPITAL IMPROVEMENTS PLAN

Sewer Facilities	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Gun Club Rehab			$ 50,000	$ 100,000	$ 900,000	$ -	$ -	$ -	$ -	$ -	$ -
Spice Creek Lift Station Rehab	$ -	$ 75,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lift Station Inspections & Repairs	$ -	$ 35,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000
Subtotal	**$ -**	**$ 110,000**	**$ 85,000**	**$ 135,000**	**$ 935,000**	**$ 35,000**	**$ 35,000**	**$ 35,000**	**$ 35,000**	**$ 35,000**	**$ 35,000**

Sewer Equipment	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Portable diesel pump&piping		$ 57,000	$ 20,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fox River Water Polution Control Center (RCA's)											
Biogas Cond. & Cogeneration	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Aeration Efficiency Improvements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Rehab Clarifiers	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Upgrade RAS Pump Station	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Clean up digester gas for cogeneration	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Activated Sludge & Aerator Upgrades	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Replace failing disinfection system	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Install sewer jet vac drying station	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Automate GBT Washdown System	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Biosludge Storage Pumping Improvements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Phosphrus reduction	$ 10,500	$ 31,500	$ 84,000	$ 1,470,000	$ 21,000	$ -	$ -	$ -	$ -	$ -	$ -
Laboratory, HVAC and plant lighting upgrades	$ 21,000	$ 147,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Treatment Plant Roof Replacements	$ 3,780	$ 11,970	$ 3,570	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Replace standby generator and switchgear	$ 30,000	$ 300,000	$ 42,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal	**$ 65,280**	**$ 547,470**	**$ 149,570**	**$ 1,470,000**	**$ 21,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Sewer Projects	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Manhole Repair I & I	$ 15,000	$ 15,000	$ 17,000	$ 17,000	$ 20,000	$ 20,000	$ 20,000	$ 23,000	$ 23,000	$ 23,000	$ 25,000
Northwest Sewer Study	$ -	$ 25,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sewer RCA Study		$ 20,000									
Subtotal	**$ 15,000**	**$ 40,000**	**$ 17,000**	**$ 17,000**	**$ 20,000**	**$ 20,000**	**$ 20,000**	**$ 23,000**	**$ 23,000**	**$ 23,000**	**$ 25,000**

City Road Projects-Adjustments & Repairs	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Water Main Repairs	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000
Sanitary Sewer Repairs	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000
Five Fields Paving Work	$ 20,000	$ 20,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Bluemound Ind. Park Paving	$ 45,000	$ -	$ -	$ -	$ 40,000	$ -	$ -	$ -	$ -	$ -	$ -
Pewaukee Woods Ind. Park Paving		$ 20,000									
Residential Subdivision Paving	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000
Subtotal	**$ 105,000**	**$ 80,000**	**$ 40,000**	**$ 40,000**	**$ 80,000**	**$ 40,000**	**$ 40,000**	**$ 40,000**	**$ 40,000**	**$ 40,000**	**$ 40,000**

COMBINED SEWER & WATER FACILITIES	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
SCADA software upgrade (Split W/S)	$ 75,000	$ 33,000	$ 10,000	$ 20,000	$ 20,000	$ 75,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000
PLC & Control Upgrades @ Stations	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 35,000
Radio Upgrade-SCADA	$ -	$ 70,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Mapping GIS	$ 6,000	$ 30,000	$ 6,500	$ 6,500	$ 6,500	$ 6,500	$ 6,500	$ 6,500	$ 6,500	$ 6,500	$ 6,500

1997

Town of Pewaukee Sanitary District No. 3

Cost Recovery of the Fox River Water Pollution Control Center Project

Reserve Capacity Assessment Charge

ROTROFF
JEANSON & Company, SC
Certified Public Accountants & Consultants

District Commission
Town of Pewaukee Sanitary District No. 3
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072

Commissioners,

We have compiled the accompanying report on the reserve capacity assessment charge necessary for the cost recovery of the current upgrade and expansion of the Fox River Water Pollution Control Center and related facilities. Based upon our analysis we recommend the following changes to the District's reserve capacity assessment charge:

1) Increase the sewer reserve capacity charge to $1,322.00 per residential equivalent connection. The current RCA charge as of January 1, 1997 is $1,302.00.

2) Change the annual growth factor for the RCA charge from a flat $54.00 increase to a percentage increase related to the interest rate on the bond issue financing the cost of the project. The interest rate on the Clean Water Fund loan is 3.206%. The District's policy is to charge a 1/2 % premium over it's cost of borrowing on assessment roll projects. Following this policy the annual percentage increase in the RCA would be 3.706%.

Our report includes the following Schedules:

Schedule 1	System cost recovery and computation of reserve capacity assessment
Schedule 2	Projected user base 1997 through 2016
Schedule 3	New reserve capacity assessment charge 1997 through 2016
Schedule 4	Attachment from District Engineer on projected growth in user base

W239 N1690 Busse Road • Waukesha, Wisconsin 53188 • Phone (414) 523-4090 • Fax (414) 523-4093

Our recommendation on the sewer reserve capacity assessment charge is based on assumptions and estimates that take the form of a forecast. The assumptions disclosed herein are significant to our analysis and we provide no assurances as to their attainment. Furthermore, even if the stated assumptions were attained, there will usually will be differences between projected and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Significant Assumptions

1) The cost of the treatment plant and related facilities expansion and upgrade is estimated at $8,155,681 based upon current contract pricing. The project is expected to be completed in 1999.

2) The sewer user base of the District is expressed in terms of a single family residential equivalent unit (REC) using 210 gallons per day of capacity.

3) The growth in the user base over the twenty year design life of the treatment plant has been estimated at 250 REC's per year average. The district's user base was 2,926 REC's at 12/31/96. The average projected growth of 250 REC's will result in 5,000 new REC's during the twenty period and will bring total used capacity to 7,926 REC's at the end of the twenty year design life. The purchased capacity in the treatment plant is 2.1525 million gallons per day or 10,250 REC's.

4) The RCA charge is intended to recover the cost of new and unused capacity in the treatment plant over the twenty year life. The cost associated with upgrading used existing capacity will be recovered through user rates.

Sincerely,

Rotroff Jeanson & Company

Rotroff Jeanson & Company, SC

February 4, 1997

Sanitary District No.3

Schedule 1

Fox River Water Pollution Control Center Upgrade and Expansion
System Cost Recovery
Updated 2/1/97

Projected Plant Construction Costs

Cost Categories	Capc.	Cost	Funding Sources: Operations	Funding Sources: Clean Water Fund Loan
Step I - Facilities Plan		$67,562		67,562
Step II - Design Cost		378,622		378,622
Step III - Construction	Mg/d			
New & upgraded capacity	2.1000	7,213,582	7,287	7,206,295
New Berlin capacity purchased	0.0525	99,218	99,218	
Riverview interceptor upgrade		396,697		396,697
Step III cost	2.1525	7,709,497	106,505	7,602,992
Total projected cost		$8,155,681	106,505	8,049,176

Computation of Unit Costs

Residential Equivalents (210gl / day)	Mg/d	Residential Equivalent Connections: Total	Existing Capacity	New Capacity
Existing capacity	1.1000	5,240	5,240	
Added capacity	1.0525	5,010		5,010
		10,250	5,240	5,010
Anticipated use factor (Schedule 2)		77.3%	77.3%	77.3%
Practical capacity		7,926	4,052	3,874
Project cost allocated by capacity		$8,155,681	$4,169,420	$3,986,261
Project cost per REC		$1,029.00		

Computation of Reserve Capacity Assessment

Assigned REC's at 12/31/96	2,926	
Practical capacity of original plant	4,052	
Unassigned existing REC's	1,126	
Project cost per REC	1,029	
Extended cost of unassigned REC's	1,158,654	
Costs of upgrading unassigned existing capacity	(1,158,654)	1,158,654
Balance of unassigned 1985 plant costs 1,126 RECs @ $1,302 ea. (1)		1,466,052
Direct costs assigned to new capacity		3,986,261
Total costs assigned to available capacity		6,610,967
Projected new user base through year 2016 (7,926 - 2,926)		5,000
RCA charge per REC's assigned after 12/31/96		**$1,322.00**

(1) District RCA fees as of 1/1/97

Sanitary District No.3

Schedule 2

Projected User Base - 1997 through 2016

Dated 5/23/95

Revised 2/01/97

One REC = 210 gls/day

Capacity	MG/D	REC'S
Original Capacity	1.1000	5,240
Added Capacity	1.0525	5,010
Total	2.1525	10,250

Projected User Base - 1997 through 2016

	As of 12/31	System Capacity In REC's	REC'S Used		REC'S Available	Percent of Capacity Used	REC'S Added	Annual Growth Rate	Average Yearly Growth
Actual	1988	5,240	891	a	4,349	17%	n/a	n/a	
	1989	5,240	1,137	a	4,103	22%	246	27.6%	
	1990	5,240	1,500	a	3,740	29%	363	31.9%	305
	1991	5,240	1,699	a	3,541	32%	199	13.3%	269
	1992	5,240	1,950	a	3,290	37%	251	14.8%	265
	1993	5,240	2,117	a	3,123	40%	167	8.6%	245
	1994	5,240	2,363	a	2,877	45%	246	11.6%	245
	1995	5,240	2,537	a	2,703	48%	174	7.4%	235
	1996	5,240	2,926	a	2,314	56%	379	14.9%	253
Projected	1997	5,240	3,176	e	2,064	61%	250	8.5%	
	1998	5,240	3,426	e	1,814	65%	250	7.9%	
	1999	10,250	3,676	e	6,324	38%	250	7.3%	
	2000	10,250	3,926	e	6,324	38%	250	6.4%	
	2001	10,250	4,176	e	6,074	41%	250	6.4%	
	2002	10,250	4,426	e	5,824	43%	250	6.0%	
	2003	10,250	4,676	e	5,574	46%	250	5.6%	
	2004	10,250	4,926	e	5,324	48%	250	5.3%	
	2005	10,250	5,176	e	5,074	50%	250	5.1%	
	2006	10,250	5,426	e	4,824	53%	250	4.8%	
	2007	10,250	5,676	e	4,574	55%	250	4.6%	
	2008	10,250	5,926	e	4,324	58%	250	4.4%	
	2009	10,250	6,176	e	4,074	60%	250	4.2%	
	2010	10,250	6,426	e	3,824	63%	250	4.0%	
	2011	10,250	6,676	e	3,574	65%	250	3.9%	
	2012	10,250	6,926	e	3,324	68%	250	3.7%	
	2013	10,250	7,176	e	3,074	70%	250	3.6%	
	2014	10,250	7,426	e	2,824	72%	250	3.5%	
	2015	10,250	7,676	e	2,574	75%	250	3.4%	
	2016	10,250	7,926	e	2,324	77.3%	250	3.3%	

a Actual

e Estimated

Sanitary District No.3

Reserve Capacity Assessment - Sewer
Per Residential Equivalent Connection

Schedule 3

Dated 02/01/97

Growth Rate in RCA = Interest Rate on 1996 Clean Water Fund Loan Plus .5% or 3.706%

	Year	RCA Charge
Base Year	1997	$1,322.00
	1998	$1,371.00
	1999	$1,422.00
	2000	$1,475.00
	2001	$1,530.00
	2002	$1,587.00
	2003	$1,646.00
	2004	$1,707.00
	2005	$1,770.00
	2006	$1,836.00
	2007	$1,904.00
	2008	$1,975.00
	2009	$2,048.00
	2010	$2,124.00
	2011	$2,203.00
	2012	$2,285.00
	2013	$2,370.00
	2014	$2,458.00
	2015	$2,549.00
	2016	$2,643.00

Sanitary District No. 3

TOWN OF PEWAUKEE
691-0804

W240 N3065 Pewaukee Road • Pewaukee, Wisconsin 53072

TO: Mike Rotroff, Rotroff/Jeanson

FROM: Jeffrey Weigel, District Engineer

DATE: December 31, 1996

RE: Projected Sewer REC'S

The upgrade of the Brookfield Treatment Plant requires a projection of the number of sewer REC's expected to be sold over the next twenty years. Melinda's July 29, 1996 memo (copy enclosed) outlines the REC's required at District "Build-out": approximately 12,000 REC's. The current upgrade provides the District with 10,250 REC's (assuming 210 gal/REC). With approximately 3,250 REC's sold as of 12/96, there will be approximately 7,000 REC's available over the life of the upgrade (twenty years).

We have looked at several scenarios for growth during this period.

1) Optimistic High Growth - Sell all 7,000 REC's in the twenty years: 350/year.
2) Historical Growth - Past twenty years. 2702 REC's divided by 20 years = 135 REC's/year.
3) Historical Growth - Past seven years. 1646 REC's divided by 7 years = 235 REC's/year.

It is important to note that the past seven years represented a fairly consistent growth period.

YEAR	REC'S SOLD
1989	246
1990	363
1991	199
1992	251
1993	167
1994	246
1995	174
	1,646 divided by 7 = 235/year

Of the 7,000 REC's available, approximately 4,000 REC's are for areas already approved for development or areas where sewer is readily available (i.e. Avondale, Spice Creek, Riverwood Industrial Park Area, Springdale Estates final phase). The remaining 3,000 REC's are in areas of expected growth/development (northeast quadrant, Green Road/Duplainville Area, Steele Farms). It is reasonable to expect the 4,000 REC's in the "already approved for development area" to be developed during this twenty year period: a rate of 200 REC's per year. The 200 REC's per year is approximately 85% of the historical rate over the past seven years.

If we were to assume a 200 REC/year rate over the next twenty years, we would sell 4,000 REC's for a total of 7,250/10,250 or 70% of our purchased capacity. I therefore recommend that we plan for an annual REC sales rate of 200-250 REC's per year. I believe, however, that growth over this period will be closer to the 250-300 REC's per year.

JW/gc
Sewer REC's

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 4.

DATE: February 5, 2018

DEPARTMENT: Police Services

PROVIDED BY: Lieutenant Brian Ripplinger, City of Pewaukee Contract Supervisor

SUBJECT:

Presentation of Waukesha County Sheriff's Department 4th Quarter Status Report [Lt. Ripplinger]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

4th Qtr Report

CITY OF PEWAUKEE

2017 - 4TH QUARTER STATISTICS

ADMINISTRATIVE	
GAS GALLONS	5181.375
TOTAL MILES	57722.5

ENFORCEMENT	
CITATIONS	613
ORD. CITATIONS (JUV.)	11
ORD. CITATIONS (ADULT)	40
WRITTEN WARNINGS	148
DA REFERRALS (JUV.)	0
DA REFERRALS (ADULT)	9

ACTIVITY	
TOTAL CALLS FOR SERVICE	2649
TOTAL IR'S TAKEN	209
COMMUNITY CONTACTS	1433
TRAFFIC STOPS	896
ASSIST OTHER WSD	332
ASSIST OTHER AGENCY	133
BACK-UP REQUESTED	170
ASSIST FIRE/EMS	267
PDO ONLY	145
PERSONAL INJURY	28
FATAL ACCIDENT	1
OWI	13
BUSINESS CHECKS	1580
OPEN DOORS	31

CITY OF PEWAUKEE

4th QUARTER COMPARISON STATISTICS

	2014	2015	2016	2017	2018
ADMINISTRATIVE					
GAS GALLONS	5666.01	6,261.10	5214.4	5181.4	
TOTAL MILES	57,749.40	57,559.40	50,848.60	57,722.50	
ENFORCEMENT					
CITATIONS	887	908	478	613	
ORD. CITATIONS (JUV.)	2	5	0	11	
ORD. CITATIONS (ADULT)	42	21	53	40	
WRITTEN WARNINGS	186	115	66	148	
DA REFERRALS (JUV.)	2	0	0	0	
DA REFERRALS (ADULT)	24	28	13	9	
ACTIVITY					
TOTAL CALLS FOR SERVICE	2252	2499	2457	2649	
TOTAL IR'S TAKEN	192	200	159	209	
COMMUNITY CONTACTS	1545	1413	1659	1433	
TRAFFIC STOPS	929	923	605	896	
ASSIST OTHER WSD	162	196	279	332	
ASSIST OTHER AGENCY	100	91	94	133	
BACK-UP REQUESTED	162	180	182	170	
ASSIST FIRE/EMS	199	270	269	267	
PDO ONLY	140	146	184	145	
PERSONAL INJURY	40	31	27	28	
FATAL ACCIDENT	0	2	2	1	
OWI	23	13	14	13	
BUSINESS CHECKS	1824	1792	1540	1580	
OPEN DOORS	34	30	23	31	

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 5.

DATE: February 5, 2018

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding **Resolution 18-02-01** Related to the Personal Property Palpable Error for QRS Group Previously Located at W238 N4719 Woods Edge Drive (Q004) and Rescind $183.55 in Taxes [Tarczewski]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 6.

DATE: February 5, 2018

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding **Resolution 18-02-02** Related to the Personal Property Palpable Error of Blackhawk Industries Previously Located at N16 W23390 Stoneridge Drive Suite B (P305) and Rescind $639.86 in Taxes [Tarczewski]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 7.

DATE: February 5, 2018

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding **Resolution 18-02-03** Amending the Final Resolution Levying Special Assessment on the Brittain-Czycz Property (PWC 0925-994-001) [Riffle]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Resolution 18-02-03

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

RESOLUTION NO. 18-02-03

AMENDMENT TO FINAL RESOLUTION LEVYING SPECIAL ASSESSMENTS

WHEREAS, pursuant to action of the Common Council, tax parcel PWC 0925-994-001 ("Brittain-Czycz Parcel") became subject to special assessments for sewer and water improvements by virtue of Project Nos. 215A Bluemound Water Main, 215B Bluemound Water Lateral, 201 Bluemound Rd Trunk Sewer and 201 Bluemound Rd Local Sewer; and,

WHEREAS, the owners of the Brittain-Czycz Parcel applied for and received zoning approval per Ordinance 15-08 from RS-3 single family to RS-4 single-family on October 5, 2015; and

WHEREAS, the owners of the Brittain-Czycz Parcel applied for and received zoning approval per Ordinance 16-24 from RS-4 single family to RD-2 two-family on September 19, 2016; and

WHEREAS, the owners of the Brittain-Czycz Parcel were unaware that the serial rezoning of their property triggered multiple assessments against permitted additional structures, becoming due upon development; and

WHEREAS, the owners of the Brittain-Czycz Parcel therefore applied for and received zoning approval per Ordinance 17-11 from RD-2 two-family RS-3 single family on December 4, 2017, and requested that the special assessments levied and due for the projects be limited to those applicable for a single-family parcel.

NOW, THEREFORE, BE IT RESOLVED by the Pewaukee Common Council as follows:

1. That the special assessments levied and due as against tax parcel PWC 0925-994-001 shall be limited to those applicable for a single-family parcel.

2. That as a condition of any future land division of tax parcel PWC 0925-994-001, additional assessments shall be due in accord with the City's policies on special assessment, as the original "sunset" for assessments shall no longer apply.

The several sections of this resolution are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the resolution. The remainder of the resolution shall remain in full force and effect. Any other resolutions whose terms are in conflict with the provisions of this resolution are hereby repealed as to those terms that conflict.

EFFECTIVE DATE.

This resolution shall take effect immediately upon signing as provided by law.

Dated this 5th day of February 2018.

CITY OF PEWAUKEE

_____
Steve Bierce, Mayor

ATTEST:

_____
Kelly Tarczewski, Clerk

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 8.

DATE: February 5, 2018

DEPARTMENT: PW - Water/Sewer

PROVIDED BY: Jeffrey Weigel, Public Works Director

SUBJECT:

Discussion of the Financial Status of the Water Utility [Weigel]

BACKGROUND:

The Utility has been working on a cash basis since inception, and more recently projects have been constructed using funds on hand. Research has shown that our funds on hand were primarily Sewer funds (funds had been co-mingled since inception). It is time to recognize the need to function as a rate based utility, to be cognizant of requiring the payment of special assessments and how unlimited delays to these payment adversely affections the fiscal status of the water utility, and the consider the specific impacts to the Water and Sewer Utilities when development is considered remote from the existing infrastructure.

FINANCIAL IMPACT:

The fiscal impacts are significant. To continue as has been done for so many years will only worsen the Water Utility fiscal status. To recognize the need to change, to utilize expertise specific and attendant to operating a rate based utility is essential and in the long run in the best interest of the Utility and its fiscal sustainability.

RECOMMENDED MOTION:

This is a summary of the motions contained in separate agenda items.

The Public Works Committee recommends to the Common Council that the

1. Public Works Committee recommends that the Common Council enacts a policy change to implement the collection of water pipe infrastructure special assessment payments upon a date-certain after the water has been installed and determined to be available. We suggest that special assessment payments begin upon connection or at five years after the date of availability with payments allowed over a 10-year period, all similar to the pipe special assessment payment timeframe for sanitary sewer.
2. Public Works Committee recommends that the Common Council enacts a policy change that would only consider the expansion or extension of municipal water into an area if those properties in the area were required to begin payment of the special assessments within a specific timeframe, such as the 5 years discussed above.
3. Public Works Committee recommends that the Common Council develops a formal reporting process to the Common Council specific to the Water Utility regarding ongoing fiscal issues, the evaluation and authorization of specific capital expenditures (i.e. projects) prior to authorization.
4. Public Works Committee recommends that the Common Council establishes a process beginning in the initial stages of staff development review where the fiscal impacts of a development on the Water Utility are identified and considered prior to authorizing actions on the development by the Common Council.
5. Public Works Committee recommends that both the Water Utility and Sewer Utility utilizes an expert to consult

on the financial issues in the utilities, including the development of best financial practices; and continues with the consultant on the final version of the Water RCA study.

6. Public Works Committee recommends that the Water Utility updates its facilities plan, and that the Sewer Utility develops a facilities plan, both with the aid of consultants. These facilities plans will provide an important elements in the financial analysis.

ATTACHMENTS:

Description

Summary memo to the _PWC

Attachment 1 Feb 2017 Briefing to City Administrator and Planner

Attachment 2 Cash Basis vs Rate Basis

Attachment 3 Water Tower PSC Order

Attachment 4 2015 RCA Analysis report

Attachement 5 RCA Spreadsheet

Attachment 6 Pipe assessment spreadsheet

Department of Public Works

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Engineering Division 691-0804 Fax: 691-5729

TO: Public Works Committee

FR: Jeffrey Weigel, Public Works Director

DT: November 29, 2017

RE: Financial Status of the Water Utility

Requested Actions:

1) Agenda Item 6.3.a.
The Public Works Committee recommends to the Common Council that the Pewaukee Common Council becomes the designated authority for the Water Utility for PSC reporting. As the Town Sanitary District, the Sanitary District Commission had full authority over the operations of the Water and Sewer District.
2) Agenda Item 6.3.b.
Public Works Committee recommends that the Common Council enacts a policy change to implement the collection of water pipe infrastructure special assessment payments upon a date-certain after the water has been installed and determined to be available. We suggest that special assessment payments begin upon connection or at five years after the date of availability with payments allowed over a 10-year period, all similar to the pipe special assessment payment timeframe for sanitary sewer.
3) Agenda Item 6.3.c.
Public Works Committee recommends that the Common Council enacts a policy change that would only consider the expansion or extension of municipal water into an area if those properties in the area were required to begin payment of the special assessments within a specific timeframe, such as the 5 years discussed in (2) above.
4) Agenda Item 6.3.d.
Public Works Committee recommends that the Common Council develops a formal reporting process to the Common Council specific to the Water Utility regarding ongoing fiscal issues, the evaluation and authorization of specific capital expenditures (i.e. projects) prior to authorization.
5) Agenda Item 6.3.e.
Public Works Committee recommends that the Common Council establishes a process beginning in the initial stages of staff development review where the fiscal impacts of a development on the Water Utility are identified and considered prior to authorizing actions on the development by the Common Council.

CITY OF PEWAUKEE
The City in the Country

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6) Agenda Item 6.3.f.
   Public Works Committee recommends that both the Water Utility and Sewer Utility utilizes an expert to consult on the financial issues in the utilities, including the development of best financial practices; and continues with the consultant on the final version of the Water RCA study.
7) Agenda Item 6.3.g.
   Public Works Committee recommends that the Water Utility updates its facilities plan, and that the Sewer Utility develops a facilities plan, both with the aid of consultants. These facilities plans will provide an important elements in the financial analysis.

Rationale:
Over the past two years, we have learned and better understood some of fiscal issues relating to the Water Utility, some which have been in place since the inception of Utility as the Town of Pewaukee Sanitary District No. 3 in the 1970's, and some which have become more apparent over the past decade. Briefly,

Wisconsin Public Service Commission (PSC) staff have questioned whether our Water Reserve Capacity Assessments (RCA's) are sufficient to recapture costs

DNR staff have questioned the low level of cash reserves in the Water Utility

The Water Utility annual budget presents an annual loss each year

The auditors have researched the Water Utility and Sewer Utility cash reserves and found that the Water Utility has utilized about $5 M of the Sewer Utility cash reserves.

Earlier this year we prepared a summary briefing as staff began the research on the many components relating to the Water Utility finances—see the attached Feb. 10, 2017 memo to City Administrator/Planner Scott Klein. It is time, in my opinion, that the City take a close look at the fiscal status of the Water Utility and make changes in the way Water Utility capital projects are approved and financed, changes in the way the Water Utility undertakes capital projects, and changes to how the Utility collects reimbursements for capital expenditures, an in particular special assessments.

Historical Perspective.
Since its inception in the 1970's, the practice of the Town of Pewaukee Sanitary District No. 3 and its successor City of Pewaukee Water and Sewer Utility have essentially comingled funds in the bank account and operated day-to-day under a Cash Basis and not a Utility Basis, similar to how the Town of Pewaukee and City of Pewaukee continue to operate. At its simplest level, under a Cash Basis the

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Utility makes sure it has enough cash in the bank to pay the routine bills and capital projects, borrowing only when deemed necessary. Recently, the financial auditors researched the Utility records back to inception, and found that the funds were used to finance water infrastructure construction that were collected for both the Water Utility and Sewer Utility, and that about $5 M in Sewer Utility funds were expended for Water Utility construction. Said another way, the Sewer Utility has subsidized the Water infrastructure expenditures by about $5 M.

Cash Basis vs. Utility Basis.
Attached is a summary from a portion of a memo to the City Rochester, MN (2/26/14) from Ms. Susan Perkins, Director of Corporate Services that may be useful in better understanding cash based and rate based utilities. Our Water Utility and Sewer Utility are rate based, and the PSC regulates rates in the Water Utility; the Pewaukee Common Council regulates the rates in the Sewer Utility. Note that rate based utilities need to build cash reserves for future asset replacements.

Water Utility Revenue Sources.
The Water Utility revenue sources are only two: 1) water rates billed quarterly and are regulated by the PSC; and 2) special assessments composed of Reserve Capacity Assessments (RCA's) often referred to as "hook up fees: and special assessments related to pipes and infrastructure installed to provide water services to a specific property. All special assessments are regulated by the Pewaukee Common Council. In recent years, the PSC staff have become concerned about the funding in Pewaukee, and in particular whether the RCA's have been calculated to sufficiently recover the infrastructure costs, especially mindful that what the City does not collect through special assessments cannot, generally, be repaid through rates.

Rates.
A simplistic view of rate based utilities may be illustrated with the electric company. When the electric company needs to raise revenues to build a new power generation facility, it submits a rate application to the regulatory agency, PSC in Wisconsin, and if approved, starts collecting higher fees (rates) from its customers to pay for that new generation facility, a small amount on each monthly bill. Debt is often incurred for the construction and over time that debt is paid, and depreciated as an expense on the financial reports.

The Water Utility functions in many ways like the electric utility. When major projects come forward, permits must be obtained from both the Department of Natural Resources (DNR) and the Wisconsin Public Service Commission (PSC), and in the PSC permitting process, the applicant (City) must identify the intended funding source: rates or other (special assessments). An example of a recent application would be for the new City Hall Water Tower, where PSC issued its Certificate of Authority and Order (see enclosure) where the tower was approved at a total cost of $2,771,500 with 61% paid through rates and the remaining 39% paid through RCA's.

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Many of the capital improvements filed with PSC in the past may have assigned all of the cost to the RCA's, where in retrospect rates should have been included as a partial funding source.

Special Assessments-RCA's.
Commonly referred to as hookup fees, the RCA's are paid at the time of connection to the water system and are intended to pay for the cost of water towers, wells and storage tanks. In 2015 the City presented a report on the status of the RCA's to PSC, at PSC's request and a copy of that report is attached. As of this date, PSC has questions on that summary report; however, this report is useful for tracking the RCA's collected and reconciling any differences between the estimated costs of infrastructure construction and the actual cost annually, an important evaluation that was not undertaken on a regular schedule.

One way to think of the RCA's is to think about the new City Hall Water Tower. We planned that about $1 M of the new tower would be paid by RCA's or future water connections. At the 2017 rate of $4,517 per RCA about 239 homes would have to connect to pay this RCA dedicated cost. Note that there are many other improvements planned for RCA in addition to the water tower.

The first attached spreadsheet is intended to illustrate the status of residential lots that are available for home construction today (Feb. 2017) and predicted to be available within the next ten years.

- There are 142 vacant single family lots that could generate $641,414 in RCA's (2017 rate)
- There are 79 vacant condo lots that generate $356,843 in RCA's (2017 rate)
- There are 2090 existing and potential home sites in the areas of current water service
  - 821 existing homes shaded in yellow that could generate $3, 7 M in RCA's (2017 rate)
  - 1,269 potential homes (not shaded) that could generate $5.7 M in RCA's (2017 rate)

Another source of RCA's where water has been installed, primarily in existing neighborhoods, but homes have neither connected to the water system nor paid the RCA's. Examples of these neighborhoods are the Hill n Dale Subdivision, the Seaview Estates Subdivision and the Takoma Hills Subdivision. There are approximately 200 homes that have water available, some for more than 20 years, yet no connections and no RCA payments.

It is important to look at these potential RCA's in these areas as it is likely that development will occur in the future, say 10-25 years in these areas with only local water main extensions, and this information will be useful as we begin evaluating any changes to the recovery of RCA's.

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Pipe Special Assessments.
Pipe special assessments are those costs assessed against the property for providing the water in the neighborhood—the main line pipe in the street, the valves and the laterals (from the main line to the property line). Those costs can vary from around $5,000 per home to as much as $18,000 per home.

Beginning in 2004 the City began extending water main ahead of road construction projects for Pewaukee Road (Green Road to Swan Road), Swan Road (Pewaukee Road to Lindsay Road), and Lakefield Drive; and for connections to developing areas such as College Avenue/Bluemound Road, Lindsay Road, and the Lindsay Road/Duplainville Road/Weyer Road all resulting in large stretches of water with very few existing homes to connect. For projects such as these, we develop special assessments for the existing homes and calculate assessments for parcels that we anticipate to develop at some future date called "deferred assessments". For example, think of a farm house on a 50 acre parcel. If we were to extend the water past this parcel, we would typically calculate a 1-unit water assessment for that existing home (say $10,000) and defer 70 additional units (70 x $10,000=$70,000) for the case that the farm subdivides into 70 single family lots. For financial reporting deferred assessments are not booked as anticipated revenues as the number of deferred assessments and date of payment are unknown.

The second attached spreadsheet illustrates that about $4.4 M in sewer pipe assessments ($5.998 M less $1.591 M of non-assessable pipe) have been installed on these projects, all with no requirement for payment short of connection or development. Significant cost would be recovered over time, but that time is unknown but presumed to occur in the next 17 years if the area develops by 2035.

The "Pewaukee Way".
The City of Pewaukee and its predecessor Town of Pewaukee are very proud of doing business its own way, often differing from many of our peers. This Pewaukee Way was structured to protect the long standing residents from having to pay for sewer and water services, relying on developers to promulgate those services. We are now seeing some of the drawbacks in the short term, along with the long term consequences of developing lands and extending public utilities in this manner, including:

> The City of Pewaukee does not require residents to connect to the water services, leaving us today with thousands of feet of water main paid for by the Water Utility for some day when the lands develop or when the existing homes choose to connect and begin the repayment of this infrastructure. This is not true for the Pewaukee Sewer Utility which has mandatory connection timeframes, and it is probably not a coincidence that the sewer utility with its mandatory connection requirements is in better financial condition than the water utility.
>
> The City of Pewaukee encourages the use of special assessments for nearly every public infrastructure extension. There are over one hundred special assessment districts levying costs

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The City in the Country

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for roadway construction, sewer construction, water construction, water well construction, water storage tank construction, and even speed humps. The terms of special assessment payments or reimbursements vary by project: some have to connect in fifteen years, and some never. Some have compounding interest and some no interest. The result is a complex, often confusing array of opportunities for errors in tracking, collecting and responding to the many public inquiries on the assessments.

The City of Pewaukee has approved developments located far from the availability of sewer and water facilities, requiring developers to expend significant funds to extend the sewer/water facilities. Those facilities may or may not be fully funded by the developers. Those developments also cause the Water Utility to plan for and construct additional service pipes as design principles require water to be reinforced, or "looped" whereas sewer rarely needs this secondary support. Other communities either delay these remotely located developments until the services are closer or use other tools, such as Tax Incremental Finance districts (TIF's) to fund these very expensive infrastructure expansions.

The City needs to recognize that a change of this paradigm of fiscal management, from a cash based mindset to a rate based mindset, and to change how municipal water is expanded in the community and how the costs are recovered for those expansions.

Our initial recommendations are as follows:

1) Agenda Item 6.3.a.The Pewaukee Common Council becomes the designated authority for the Water Utility for PSC reporting. As the Town Sanitary District, the Sanitary District Commission had full authority over the operations of the Water and Sewer District. After our incorporation into the City of Pewaukee, the Sanitary District ceased to exist, and the Pewaukee Common Council created the Public Works Committee, originally referred to as the Public Works Commission, to take on the statutory responsibilities of the Board of Public Works. Over time the Committee has deferred financial decisions to the Common Council as the Common Council has budgetary authority. Each year the Water Utility must file an annual report with the Public Service Commission of Wisconsin and identify in that report the Governing Authority. It is more correct, in my opinion, that with the next report that we identify the Utility Governing Authority as the Pewaukee Common Council, and for purposes of financial reporting, formally identify that the Utility reports directly to the Common Council. The Public Works Committee would remain a committee that makes recommendations to the Common Council.

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2) Agenda Item 6.3.b.Enact a policy change and implement the collection of water pipe infrastructure special assessment payments upon a date-certain after the water has been installed and determined to be available. We suggest that special assessment payments begin upon connection or at five years after the date of availability with payments allowed over a 10-year period, all similar to the pipe special assessment payment timeframe for sanitary sewer. This would mean that areas such as Takoma Hills, Hill n Dale, Seaview Estates and others would now have to begin the payment of the pipe special assessments at some specific date. Public Hearings would be necessary prior to making a change for any special assessment district where other connection/payment terms were established.
3) Agenda Item 6.3.c.Enact a policy change that would only consider the expansion or extension of municipal water into an area if those properties in the area were required to begin payment of the special assessments within a specific timeframe, such as the 5 years discussed in (3) above. Two examples: 1) The proposed Oak Street/Peninsula Drive road project (see attached draft letter to the residents; and 2) the Lakefield Drive road paving project where water was extended as a part of the road project but no one is required to connect to the water.
4) Agenda Item 6.3.d. Develop a formal reporting process to the Common Council specific to the Water Utility regarding ongoing fiscal issues, the evaluation and authorization of specific capital expenditures (i.e. projects) prior to authorization. Alternatively, a special committee with expertise could be designated to act for the Common Council on these issues.
5) Agenda Item 6.3.e. Establish a process beginning in the initial stages of staff development review where the fiscal impacts of a development on the Water Utility are identified and considered prior to authorizing actions on the development by the Common Council. This may not apply to many development proposals, but it is important that the City now recognizes that developments have their challenges and costs.
6) Agenda Item 6.3.f. Both the Water Utility and Sewer Utility need an expert to consult on the financial issues in the utilities, including the development of best financial practices. In addition, the City needs to continue with the consultant on the final version of the Water RCA study. We request authorization to continue with the RCA Study consultant, and to seek a financial consultant to work with us on the various financial issues.
7) Agenda Item 6.3.g. The Water Utility needs to update its facilities plan, and the Sewer Utility needs to develop a facilities plan, both with the aid of consultants. These facilities plans will provide an important elements in the financial analysis.

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Director Jeffrey L. Weigel, P.E.

Department of Public Works

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TO: Scott Klein, City Administrator/Planner

FR: Jeffrey Weigel, Public Works Director

DT: February 10, 2017

RE: Status of Water Utility Fiscal, Assessment and Regulatory Issues

There are several complex and time intensive issues currently being addressed by City/Utility staff and consultants, and this communication is intended to summarize the status of same. Those issues are fundamentally linked in formulating the solutions. Simply stated, we are currently working on these projects as a high priority;

2015 PSC Reporting Compliance
2016 PSC Report
Revising the PSC required Water RCA study report
Complete the 2017 Water Rate Case Application to PSC
Updating the 1996 Sewer Utility Ordinance
Preparing modifications to the special assessment policy moving forward
Preparing recommendations to the special assessment policy looking backward (i.e. already levied)
Analyzing the fiscal implications of current special assessment policy actions
Analyzing the fiscal implications of changing existing special assessment policy actions
Finalizing special assessments of completed projects
Preparing a Sewer RCA rate justification study
Prepare and update to the Water Utility System Facility Plan
Prepare a Sewer Utility System Facility Plan
Clarify Utility Financial Reporting and Budgeting

A brief discussion of each element and key team personnel is found below.

2015 PSC Reporting Compliance.
PCS staff have notified the City that the 2015 reporting of RCA funded assets is deficient. Rotroff/Jeanson and Ruekert/Mielke are working on the reporting issue with an expected completion date of Feb. 28th.

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2016 PSC Report.
The PSC report is an annual work effort of Rotroff/Jeanson with substantial efforts by Jane Mueller, Renee Reed and Jeff Weigel. The report is due April 1st.

Revising the PSC required Water RCA study report.
In 2015 substantial efforts by Ruekert/Mielke, Rotroff/Jeanson and Jeff Weigel culminating with the first Water RCA Study for PSC and the study was submitted by the April 1 deadline; however, due to form of the submittal, PSC did not realize that the study was completed, and after locating same raised questions. It was this non-acceptance of the study that caused us to not follow up with the required new reporting in 2016 (how can we report the progress of a study template that was not approved?).The revised RCA study will be worked on by Ruekert/Mielke, Rotroff/Jeanson and Jeff Weigel with a completion date to be determined. Essential to this task will be the quantification of deferred special assessments (more on this later).

Complete the 2017 Water Rate Case Application to PSC.
The Water RCA study revealed that our most recent water rate case had one inaccuracy relating to the capitalization of the new water tower project that was cancelled in the WISPARK development due to Waukesha County permitting issues. The way to correct or reclassify the tower costs is to undertake a new Water Rate Case at PSC. Rotroff/Jeanson worked on this in 2016, and delayed completion as the 2016 PSC annual report effort of winter 2016/2017 would provide data that would be beneficial to the completion of the new rate case. Rotroff/Jeanson, Jane Mueller and Jeff Weigel are the key employees on this issue.

Updating the 1996 Sewer Utility Ordinance.
Jane Mueller has been the team leader on this ordinance update, assisted by City Attorney Stan Riffle, Jeff Weigel, Renee Reed and Maggie Wagner. We anticipate bringing this ordinance forward for approval in spring 2017.

Preparing modifications to the special assessment policy moving forward.
Comments by City accounting staff resultant the transfer of the Utility accounting functions to the City Clerk/Treasurer's office, and with the 2016 Departmental Organizational Study (Finding no. 19) are recommending that the City change its special assessment policy to simplify the process to establish consistency throughout the process, and seek improve revenue recoveries we are preparing recommended changes to the special assessment policy. Maggie Wagner is developing those recommendations to be considered by the City accounting staff and Common Council in spring 2017.

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Preparing recommendations to the special assessment policy looking backward (i.e. already levied).
The long standing policies of the Town of Pewaukee Sanitary District No. 3, the Town of Pewaukee, and the City of Pewaukee have been to not require connection to the water system. This practice has, in our opinion, had a detrimental impact on the Water Utility fiscal situation. Marianne Hiltunen is researching the past 50 years of special assessment files to quantify deferred special assessment files relating to new development; Chris Arndt is researching the past 50 years of special assessment files to quantify deferred special assessments for existing buildings; Renee Reed is researching the past 50 years to quantify the deferred special assessments related to developer financed projects (10.10) and Maggie Wagner will be preparing summary reports on same to develop recommendations on special assessments that have been levied. Jeff Faber will be preparing maps to assist with this investigation.

Analyzing the fiscal implications of current special assessment policy actions.
Analyzing the fiscal implications of changing existing special assessment policy actions.
These analytical and reporting tasks are linked to the research listed above. Maggie Wagner, Jeff Weigel, and Rotroff/Jeanson will be preparing reports and summaries as to the fiscal impacts of changing the long standing policy of neither requiring connections no payment of special assessments. Jeff Faber will be preparing maps and exhibits to assist the analysis. City accounting staff will most likely review and comment.

Finalizing special assessments of completed projects.
It has been noted by Rotroff and the City accounting staff that several special assessment projects have been completed but the final assessments not yet levied. Three reasons led to these delays: 1) many projects such as Green Road appear to be completed but ongoing contractual disputes actually render the projects as not yet completed; 2) the final adoption of assessment resolutions are generally limited to a nine month timeframe, the same timeframe the building construction seams to occupy much of the Engineering Department's time; and 3) the evaluation of changes to future special assessments could be incorporated into these lagging assessments before the final levy is approved. Maggie Wagner is the team leader on preparing final assessments for approval, and Jeff Faber provides the mapping.

Preparing a Sewer RCA rate justification study.
As discussed at the Feb. 6th Common Council meeting, the sewer RCA study recommended rate adjustments through 2016. We now need to prepare a study justifying rates for the next five years or more. Ruekert/Mielke will work with Jeff Weigel on developing this study which needs to be completed before the end of the year.

Prepare and update to the Water Utility System Facility Plan. Our water facilities plan was last updated in 2000; however, Village/City merger studies have performed some of this effort since. We do need to update the study since the east-west transmission main has been constructed as well as the

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new water tower. We are not currently approved in the 2017 budget for this work, but it is needed and an important element to identifying our short and long term needs, especially as it relates to Water RCA projections. Jeff Weigel will work on the budgeting and authorization; Jane Mueller, Maggie Wagner, Jeff Weigel and Ruekert/Mielke would work on the study.

Prepare a Sewer Utility System Facility Plan.
The City does not have a sewer systems facility plan as the sewer expansions have been usually driven by development proposals. A sewer systems facility plan would serve two purposes: 1) to identify the service areas and facilities needed; and 2) to identify the costs and potential funding sources. The first stages of the plan would be to consolidate in a plan document and map the various sewer studies that have been completed .The next step would be to determine the facilities needed to serve the areas that have not been planned. The final component would be to forecast the costs and sources of revenues, which may be an important element of future Sewer RCA collections. Jeff Faber will prepare the initial map showing the various study areas. Maggie Wagner and Jeff Weigel will evaluate the needs for additional study areas. The financial component will most likely be a combination of Maggie Wagner, Jane Mueller, Jeff Weigel, Ruekert/Mielke and Rotroff/Jeanson.

Clarify Utility Financial Reporting and Budgeting.
The 2017 City budget process revealed a need to present the Sewer & Water Utility Budgets in a clearer manner, identifying revenue sources and pay-back timeframes. Jeff Weigel and Jane Mueller will lead the effort from the Utility side, City Accounting staff and City Administrator/Planner should lead the effort from the overall City budgeting standpoint.

Cash Basis

Under the cash basis the revenue requirements include operations & maintenance expense, debt service, and normalized capital improvements.

The advantages of cash basis is it is understood by City Councils since it is the method that general fund budgeting typically uses. Cash basis attempts to match cash inflows and outflows on a yearly basis and it does meet the bond obligations.

The disadvantages are the cash basis tends to conceal any major rate problems and revenue deficiencies since this method does not take into consideration the future replacements of assets. The cash method tends to result in unexpected and large rate adjustments and is not generally accepted by courts if rates are challenged.

Utility Basis

Under the utility basis the revenue requirements include operations and maintenance expense, depreciation expense, and rate of return on assets. The rate of return is determined by including an inflationary increase in asset replacement costs plus interest expense.

The advantages of utility basis is it leads to more stable and consistent rate adjustments and typically leads to a more financially stable and healthy Utility.

The disadvantages are cash reserves will build more quickly for future asset replacements and the cash reserves level may need to be justified. Most governments operate on a cash basis, the Utility may need to explain the use of depreciation since it is a non-cash expense and may need to explain the importance of rate of return.

PUBLIC SERVICE COMMISSION OF WISCONSIN
610 North Whitney Way
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Madison, Wisconsin 53707-7854

NOTICE OF RIGHTS FOR REHEARING OR JUDICIAL REVIEW, THE TIMES ALLOWED FOR EACH, AND THE IDENTIFICATION OF THE PARTY TO BE NAMED AS RESPONDENT

The following notice is served on you as part of the Commission's written decision. This general notice is for the purpose of ensuring compliance with Wis. Stat. § 227.48(2), and does not constitute a conclusion or admission that any particular party or person is necessarily aggrieved or that any particular decision or order is final or judicially reviewable.

PETITION FOR REHEARING

If this decision is an order following a contested case proceeding as defined in Wis. Stat. § 227.01(3), a person aggrieved by the decision has a right to petition the Commission for rehearing within 20 days of the date of service of this decision, as provided in Wis. Stat. § 227.49. The date of service is shown on the first page. If there is no date on the first page, the date of service is shown immediately above the signature line. The petition for rehearing must be filed with the Public Service Commission of Wisconsin and served on the parties. An appeal of this decision may also be taken directly to circuit court through the filing of a petition for judicial review. It is not necessary to first petition for rehearing.

PETITION FOR JUDICIAL REVIEW

A person aggrieved by this decision has a right to petition for judicial review as provided in Wis. Stat. § 227.53. In a contested case, the petition must be filed in circuit court and served upon the Public Service Commission of Wisconsin within 30 days of the date of service of this decision if there has been no petition for rehearing. If a timely petition for rehearing has been filed, the petition for judicial review must be filed within 30 days of the date of service of the order finally disposing of the petition for rehearing, or within 30 days after the final disposition of the petition for rehearing by operation of law pursuant to Wis. Stat. § 227.49(5), whichever is sooner. If an *untimely* petition for rehearing is filed, the 30-day period to petition for judicial review commences the date the Commission serves its original decision.[1] The Public Service Commission of Wisconsin must be named as respondent in the petition for judicial review.

If this decision is an order denying rehearing, a person aggrieved who wishes to appeal must seek judicial review rather than rehearing. A second petition for rehearing is not permitted.

Revised: March 27, 2013

[1] *See Currier v. Wisconsin Dep't of Revenue,* 2006 WI App 12, 288 Wis. 2d 693, 709 N.W.2d 520.

SERVICE DATE
Oct 20, 2015

PUBLIC SERVICE COMMISSION OF WISCONSIN

Application of City of Pewaukee Water Utility, Waukesha County, Wisconsin, to Construct an Elevated Water Storage Tank	4625-CW-117

CERTIFICATE OF AUTHORITY AND ORDER

Introduction

On June 20, 2015, the Commission received an application from the City of Pewaukee Water Utility (Utility), as a public water utility, pursuant to Wis. Stat. § 196.49 and Wis. Admin. Code ch. PSC 184. (PSC REF#: 236711.) The Utility seeks authority to construct an elevated water storage tank, in the City of Pewaukee, at an estimated total cost of $2,771,500. The Commission issued a Notice of Investigation on July 27, 2015. (PSC REF#: 272639.) No hearing was held. No major concerns were brought to the attention of the Commission staff.

The Application is GRANTED, subject to conditions.

Findings of Fact

1. The Utility is a public utility as defined under Wis. Stat. § 196.01(5)(a) and provides water service to approximately 4,190 customers in Waukesha County.

2. This project consists of constructing an elevated water storage tank, at an estimated total cost of $2,771,500.

3. The type of project and the estimated cost of this project require Commission review and approval under Wis. Admin. Code ch. PSC 184.

4. The Utility reported water operating revenues of $1,967,415 in 2014.

5. The proposed project is necessary to provide adequate and reliable service for present and future customers.

6. The project, as conditioned herein, complies with Wis. Stat. § 196.49(3)(b) because:

a. The project will not substantially impair efficiency of utility service.

b. The project will not provide facilities unreasonably in excess of probable future requirements.

c. When placed in service, the project will increase the value or available quantity of service in proportion to any addition to the utility's cost of service.

7. The facilities approved by this Final Decision will not have undue adverse impacts on environmental values including ecological balance, public health and welfare, historic sites, geological formations, aesthetics of land and water, and recreational use.

8. The general public interest and public convenience and necessity require completion of the project.

Conclusions of Law

1. The Commission has authority under Wis. Stat. §§ 1.11, 44.40, 196.02, 196.025, 196.395, and 196.49, and Wis. Admin. Code chs. PSC 4 and 184, to issue a certificate and order authorizing the Utility to construct the proposed facilities at an estimated total cost of $2,771,500.

2. The Commission has authority under Wis. Stat. § 15.02(4) to delegate to the Administrator of the Division of Water, Compliance and Consumer Affairs, those functions vested by law as enumerated above.

Discussion

The City of Pewaukee Water Utility provides water service to its customers in the City of Pewaukee in Waukesha County. The Utility's existing water system consists of 10 wells, two elevated water tanks and 87.2 miles of water main. The Utility has a need for additional water storage, as identified in its *Water System Planning Study Update*. (PSC REF#: 236712.) Water storage is used to supplement water flow in the Utility's distribution system during general service, daily peak demands and for fire demands. The Utility previously received Commission approval for a 750,000 gallon tank in 2013 in Docket No. 4623-CW-116. (PSC REF#: 185958.) However, the previously intended location for the proposed tank was denied and it was not constructed. Its proximity to the Waukesha County Airport would have restricted the tank's height and its ability to provide the intended function. The Utility was required to resubmit this project for review.

The older of the Utility's two existing water tanks is a 250,000 gallon elevated tank that was constructed in 1974. The tank contains lead paint and requires refurbishment, upgrading and repainting. Its need to be repainted is overdue by several years and the necessary repairs and upgrades are estimated to cost approximately $640,000. (PSC REF#: 275216.) However, previous and current plans have been to install a larger tank and demolish this older tank. For comparison purposes, replacement of the 250,000 gallon tank with another 250,000 gallon tank is estimated to cost approximately $1,225,000. The proposed larger 750,000 gallon elevated tank would be constructed on the City Hall property where the existing tank is located. As part of this project's cost, the existing tank will be demolished and removed.

A system the size of the City of Pewaukee needs two elevated tanks for reliability in situations where tank one needs to be removed from service for maintenance or painting. Also, having two water tanks benefits daily functioning of Pewaukee's municipality and water system. There are two larger areas of Pewaukee that are connected by a long transmission main. Having a tank in each of the two major areas will provide better water pressure stability.

This Utility has a history of requiring new customers to pay for the facilities that will initially supply those new customers through Reserve Capacity Assessments (RCAs). In 1974, when the Utility was initially formed, it made use of a deep well and water tower that was originally constructed for the Company Central Stores of Wisconsin Electric Power Company. At the time of the formation of the Utility, the Town of Pewaukee Sanitary District adopted RCA charges applicable to new customers and stated, "There is capacity in the initial system to service an area considerably beyond the properties fronting the proposed mains at the time this ordinance was passed. This [Sanitary District] Commission directs that additional oversizing costs in future extensions will also be paid from RCAs." (PSC REF#: 194207.) The Town of Pewaukee later became a City and took over the assets of the Sanitary District. However, this system of financing the new supply facilities affects the Public Service Commission's evaluation of whether the project will increase the value or available quantity of service in proportion to any addition to the utility's cost of service.

The Commission last determined reasonable utility rates for this utility in Docket 4625-WR-102 with a rate order issued on February 14, 2014. (PSC REF#: 199410.) That rate order explained that plant additions that will be financed through RCAs are not included in Net Investment Rate Base. That order directed the Utility to track the funds that are

collected through RCAs and the cost of facilities that are constructed with RCA funds in order to monitor the Utility's net recovery of those costs. In the utility rate making process, facilities that are paid for by RCAs are treated in the same manner as facilities that are constructed by a developer and contributed to the Utility. Accordingly, to the extent the facilities will be paid for through RCAs, the facilities do not add to the Utility's cost of service. The evaluation of the effect on the cost of service is only applicable to that portion of the facilities that replaces existing facilities.

The elevated water tower for which construction authority is sought will in part replace existing facilities and in part will provide additional capacity to serve additional new customers. The water tower will be a 750,000 gallon water tower. It is replacing a 250,000 gallon water tower. In a data request issued on August 27, 2015, staff sought further information to assist in determining the appropriate allocation of the construction costs between those to be paid for through Utility rates and those to be paid for through RCAs. Staff obtained the information that the direct costs associated with only the replacement of the 250,000 gallon tower would have been $1,225,000. The comparable direct costs of the construction of the 750,000 gallon water tower are $2,005,000. It is reasonable to conclude that 61 percent of the cost of this project will be associated with replacing an existing facility and may be includable in rate base. (PSC REF#: 275678.) The remaining 39 percent of the cost of this project should be paid for through RCAs and should be accounted for as contributed plant. For purposes of providing an estimate of the impact of this construction on the utility's cost of service, a rate impact calculation is based on an estimated $1,690,615 addition to rate base.

The total estimated cost of this project is $2,771,500. However, the portion of these costs that are included in this rate impact calculation is $1,690,615. The Utility plans to fund this project with 10 to 20 year bonds at an anticipated 3 percent interest rate. Commission staff estimates that considering the portion project that may be included in rate base, this project would result in the need to increase rates by 13 percent.

The following additional detail shows the project's projected rate impact in terms of an average Utility customer's bill. For an average residential customer using 15,250 gallons per quarter, the estimated 13 percent increase in general service rates would cause the bill to increase from $68.36 to $77.25 per quarter. This does not include the portion for public fire protection which for this Utility is charged directly to water customers and therefore is on their water bills. This fire protection direct charge portion of the water bill is based on a charge of $0.04505 per $1,000 of assessed value. The 13 percent increase would bring this charge to $0.05091 per $1,000 of assessed value and then applied to the total assessed value of each customer's property.

This estimated rate impact is provided for information purposes. The actual amount of any rate increase and the portion of the costs of this project included in the rate base would be determined at the time that the Utility submits an application for a rate increase. The amount of any increase would depend on several factors, including but not limited to, project financing, growth in customer demand, inflation, actual project costs, and the requested rate of return.

The proposed construction is needed to provide a water supply that meets minimum standards for reliability. The Commission believes that completion of this project at the

estimated cost will not impair the efficiency of the Utility's service and, when placed in operation, will not disproportionately add to the costs of service.

This is a Type III action under Wis. Admin. Code § PSC 4.10(3). No unusual circumstances suggesting the likelihood of significant environmental effects on the human environment have come to the Commission's attention. Neither an environmental impact statement under Wis. Stat. § 1.11 nor an environmental assessment is required.

Certificate

City of Pewaukee Water Utility, as a public utility, is authorized to construct the facilities proposed in its June 20, 2015, application. The total cost of these improvements is estimated to be $2,771,500.

Order

1. The Utility's application for authority to construct facilities in Waukesha County, at an estimated total cost of $2,771,500 is granted.

2. The Utility shall account for 39 percent of the cost of this project as contributed plant.

3. The Utility shall acquire any other necessary permits and approvals required from other governmental entities before proceeding with construction.

4. The Utility shall promptly notify the Commission if the location of the proposed project changes or if the actual cost of the project exceeds $2,771,500 by more than ten percent and provide a reason for the change.

5. Unless the Commission grants an extension, the Utility must commence construction within two years of the effective date of this Certificate and Order.

6. This Certificate and Order takes effect one day after the date of service.

7. Jurisdiction is retained.

Dated at Madison, Wisconsin, October 20, 2015

For the Commission:

Jeff Stone
Administrator
Division of Water, Compliance and Consumer Affairs

JAS:PKF:pc:DL:00978458

See attached Notice of Rights

Ruekert · Mielke

Your Infrastructure Ally

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

March 17, 2015

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

RE: City of Pewaukee - Water RCA Study

Dear Mr. Weigel,

We have completed a draft of the Water Reserve Capacity Assessment (RCA) update and submit our analysis and findings for your review.

Ruekert & Mielke, Inc. (R/M) was originally retained to update the prior RCA studies and develop a tracking tool that could be used to monitor Water RCA balance and assess the adequacy of the current annual charge through the planning period 2015-2035. This tool comparing actual expenditures to RCA income will enable the City of Pewaukee Water Utility to comply with the Public Service Commission Final Decision in Docket 4625-WR-102. In this docket, the PSC required the Utility to file a report of the cumulative status of RCA collections compared to costs each year. This report is to be filed in conjunction with the Utility's PSC Annual Report by April 1st each year.

We prepared a schedule of RCA charges for water facilities using a projection of new customer connections and project costs for the planning period. Project funding includes a combination of RCA cash and new debt issuances. A copy of that analysis is enclosed. We believe that the revised method of forecasting RCA income based on historical analysis will track more accurately with actual experience and address the timing concerns that the PSC staff was concerned with in conducting the 2013-14 water rate case. This method will provide full recovery of the costs that the City can expect to incur for the water projects needed to extend service to future development.

Reserve Capacity Assessments

Reserve capacity assessments were computed for facilities based on the premise that new connections to the system should be required to "buy into" the new capacity needed to serve their parcel. In the earlier studies, the RCAs were computed for each infrastructure system by dividing a projection of future planned improvements to be financed through RCAs by the new capacity of the proposed capital facilities in Residential Equivalent Connections (RECs), to arrive at a current charge per REC. For the current study, the present RCA level was increased to provide a base RCA charge beginning in 2015. This new base charge is increased

5) The total historical value of RCA collections was reduced by the amount of outstanding long-term debt associated with RCA funded plant to arrive at the current balance of the RCA fund.

RCA Charge and Application

As shown in Table 5 of the enclosed analysis, the 2015 water utility RCA is $4,328 per REC. This base rate would be inflated 3.00% per year through the design period to be adjusted as needed to reflect actual costs/changes over the study period. The water RCAs would apply only to new connections within the City of Pewaukee to be provided with water service. Consistent with the recent past they would not be applied on private fire protection connections. We recommend laterals larger than one-inch be charged based on the rate multiplied by the PSC established ratio of equivalent service laterals but not to exceed the charge on a 3-inch lateral. This creates more equity between large and small users without jeopardizing desirable business growth.

The planned cost of future capital facilities, in terms of RECs, was computed based on information and data contained in the above-referenced PSC rate case workpapers from Docket 4625-WR-102 and R/M planning documents of supply, storage and transmission mains for the period 2015-2035.

Evaluation of RCA Use

The RCA alternative is consistent with past and current City practice in funding water supply, storage and transmission main capital costs. By adopting the past methodology of determining the RCA charge it continues the rate philosophy previously used. By simplifying the application to the historical 10-year annual REC connection average it makes the tracking mechanism more administratively feasible and realistic in terms of the dollars that can be depended on to be generated over the typical 20-year life of bonds or other debt vehicles. Because of the magnitude of the projected capital improvements to be funded with RCA dollars, it is necessary to provide long-term financing. The associated debt service can be paid using RCA cash, but will require structuring the bonds to pay only annual interest with the full principal due with the final payment.

Broadly speaking, RCAs have the advantage of fewer fund management requirements as compared for example to an Impact Fee. Each separate component of the RCA does not have to be deposited into a separate account. There is also no requirement that RCAs be applied only to the proportionate share of the cost of each improvement needed to serve future development.

A disadvantage of using RCAs is that the PSC is now requiring the Utility to provide annual tracking and reporting of actual RCA revenues and expenditures. In so doing the PSC is

The proposed alternative should be reviewed by the City Attorney with respect to the legal aspects of implementation.

Very truly yours,

RUEKERT & MIELKE, INC.

David A Sheard

David A. Sheard
Senior Economic Consultant
dsheard@ruekert-mielke.com

DAS:crp
Enclosure
cc: Kenneth R. Ward, P.E., Ruekert & Mielke, Inc.
File

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APPENDIX 11

Reserve Capacity Assessment for Existing Water System Capacity

The existing City water supply and distribution system serves customers within the City of Pewaukee only. The system consists of wells, pumping stations, booster stations, storage tanks and reservoirs, and water mains, hydrants, valves and meters.

Based on projected costs of needed new well capacity, storage and transmission mains in the 2015-2035 study period and forecast new customer connections through 2045, an annual RCA per Residential Equivalent Connection (REC) is computed as shown in Table 5. The RCA dollar balance is used to fund new well capacity, storage and transmission mains (oversizing). Certain transmission main projects are funded in part or whole by developer contribution or special assessments. Other capital costs including treatment that benefits new and existing customers alike is financed through general service rates as prescribed by the Public Service Commission (PSC).

Reserve Capacity Assessment for Planned Water System Capacity

In 2014, as part of the RCA evaluation, Ruekert/Mielke prepared water supply, storage and transmission facilities planning through 2035 for the City. This planning effort evaluated the capacity of the system to serve both existing and future customers and is incorporated herein by reference with a summary in the Appendix to this Report. The planning study recommended additional well, pumping station, treatment, storage and transmission main facilities. The improvements will be needed primarily to provide excess capacity for anticipated future development in the City of Pewaukee and generally will be funded through RCAs or debt financing amortized with RCA cash.

The cash flow projection in Table 5 takes into account the actual fee collections to date, future debt service for future projects and projected fees to be collected from new development in the future. Based on this analysis, the calculated RCA for 2015 would be $4,328 per REC. This amount would be increased annually for inflation (3.00% in attached Table 5). The RCA fee represents the amount that would generate sufficient revenues to cover the RCA share of cash or debt service given the underlying assumptions.

The estimated total cost of the planned water system improvements, including estimated future transmission water mains for the planning period is $29,583,530[i]. Approximately $11,774,019 would be RCA funded either with cash payment or debt amortized with RCA funds. Based on the estimated cost and the total forecast number of REU connections over the planning period, an annual Reserve Capacity Assessment per REC is computed for the facilities as shown in Table 5.

[i] In 2014 dollars

Table 1: RCA for Existing RCA Charges

Table 1

Reserve Capacity Assessment for Existing RCA Charges

			City's 1996 Review	City's 2004 Review	
1996 Analysis	Estimated Cost		$7,794,875	$15,811,000	
	Collected		$0	$2,408,000	
	Net		$7,794,875	$13,403,000	
	REUs		5200	4540	
	RCA Fee		$1,499.01	$2,952.20	
Estimated increase in ave day demand mgd		1.562			
RM est 2020 ave day pumpage				2,602,000	mgd
2013 ave day				1,246,000	0.4788624
2004 Analysis	Estimated Cost	$13,403,000	$13,403,000		
	REUs	4540	4540		
	RCA Fee	$2,952.20	$2,952.20		
		Estimated 2020 annual pumpage		949,730,000	mgd

RCA Fee (Inflationary Increase)	
2005	3,190
2006	3,318
2007	3,438
2008	3,514
2009	3,735
2010	3,713
2011	3,869
2012	4,008
2013	4,100

Table 3: Forecast Capital Improvents to be Funded by RCAs - Page 1

Table 3 Forecast Capital Improvements to be Funded by RCAs Page 1 of 2

Updated through 12/31/14 actuals

Item Description	Year Planned	Cost	Percent RCA Funded	RCA Fee Amount	2014	1 2015	2 2016	3 2017	Inflation Rate 0.03 4 2018	5 2019	6 2020
Well 8	2014	$2,194,611	100%	$2,194,611	$2,194,611						
WM - Swan Road	2014	$1,037,172	Actual	$87,206	$87,206						
Swan Road wetland and culver crossing	2014	$103,459	100%	$103,459	$103,459						
WM-Lakefield Dr.	2014	$349,523	Actual	$34,783	$34,783						
WM-Duplainville/Lindsay/Weyer	2014	$947,579	Actual	$77,026	$77,026						
Duplainville/Lindsay/Weyer--RR & Duplainville Crossing	2014	$89,915	100%	$89,915	$89,915						
WM-Bluemound Road S.	2014	$634,739	Actual	$63,257	$63,257						
Well 5 Treatment [1/]	2015	$1,274,000	0%	$0		$0					
Replacement Elevated Tank [/2]	2015	$2,525,000	0%	$0		$0					
WM-Deer Haven Ct. to E. Fieldhack Dr.	2015	$115,570	1%	$1,156		$1,190					
WM-Lindsay Road WM (Wilhar to Swan Road)	2016	$3,318,900	25%	$829,725			$880,255				
Lindsay Road (Wilhar to Swan Road) STH 74 Crossing	2016	$263,250	100%	$263,250			$279,282				
WM-Bluemound Road CTH F and River Crossings	2018	$1,299,935	75%	$974,951					$1,097,316		
WM-CTH SS (780 feet west of CTH G to Orchard Lane)	2018	$494,416	10%	$49,442					$55,647		
WM-CTH SS (Oak St. W. to Edgewater DR.)	2018	$863,993	10%	$86,399					$97,243		
WM-Edgewater/Spring Creek Dr.	2018	$611,130	10%	$61,113					$68,783		
Booster Station 1	2020	$130,000	100%	$130,000							$155,227
WM-Lindsay Road (Swan Road to High St.)	2020	$2,232,620	25%	$558,155							$666,466
Lindsay Road (Swan Road to High St.) STH 164 crossing	2020	$185,250	100%	$185,250							$221,198
WM-High St. (Lindsay Rd. north to CTH KF)	2020	$171,958	25%	$42,990							$51,332
Well 13 (Sandstone Well...at Well No. 8)	2025	$734,000	100%	$734,000							
Northwest Area Well	2025	$877,500	100%	$877,500							
NW Area Elevated Tank	2025	$1,177,000	100%	$1,177,000							
WM-Ryan Road (CTH KF)--(High St. to 1400' sout of S. of CTH JK)	2025	$294,840	25%	$73,710							
WM-Ryan Road (CTH KF):-(E-W, N-S segment to Capitol Dr. Crossing)	2025	$1,945,327	25%	$486,332							
Ryan Road (CTH KF) Capitol Dr. Crossing	2025	$292,500	100%	$292,500							
WM-Ishnala Trails (Capitol Dr. to Glacier Rd)	2025	$941,460	10%	$94,146							
WM-Glacier Rd (Ishnalla to Village of Pewaukee)	2025	$916,695	10%	$91,670							
Glacier Rd (Ishnalla to Village of Pewaukee) river crossing	2025	$91,000	100%	$91,000							
Booster Station 2	2025	$130,000	100%	$130,000							
WM-Springdale Road (developer financed)	2035	$633,932	1%	$6,339							
WM-Springdale Road Extension (Capitol Dr to Weyer Road)	2035	$1,666,080	75%	$1,249,560							
Booster Station 3	2035	$130,000	100%	$130,000							
TOTAL PROJECTS		$28,673,354		$11,266,444	$2,650,257	$1,190	$1,159,537	$0	$1,318,990	$0	$1,094,223
FINANCING					Cash	Cash	Debt		Debt		Cash
Debt							$1,159,537		$1,318,990		
Cash					$2,650,257	$1,190					$1,094,223

1/ Treatment facilities are placed in rate base and not paid for with RCA funds
2/ Replace smaller tank with 750,000 gallon tank: 1/3 of the added capacity is to meet 2035 peak day demand but use "0" as it was included in rate base in 2014 rate case
3/ Assumes annual cost inflation of 3% per year

Table 4: Cash and Debt Financing for Project Costs - Page 1

Table 4 - Cash and Debt Financing for Project Costs Page 1 of 2

Part 1- Debt Financing

Interest Rate 4.00%
Annual Debt Service Term 20 Interest Payments Principal at end

Initial Debt Year	Total Actual / Projected Project Costs	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
2016	$1,159,537			$46,381	$46,381	$46,381	$46,381	$46,381	$46,381	$46,381	$46,381	$46,381	$46,381	$46,381	$46,381
2017	$0														
2018	$1,318,990					$52,760	$52,760	$52,760	$52,760	$52,760	$52,760	$52,760	$52,760	$52,760	$52,760
2019	$0														
2020	$0							$0	$0	$0	$0	$0	$0	$0	$0
2021	$0														
2022	$0														
2023	$0														
2024	$0														
2025	$5,603,181												$224,127	$224,127	$224,127
2026	$0			$0											
Total	$8,081,708	$0	$0	$46,381	$46,381	$99,141	$99,141	$99,141	$99,141	$99,141	$99,141	$99,141	$323,268	$323,268	$323,268

Part 2- Cash Financing

Total	$6,323,851	$2,650,257	$1,190					$1,094,223							
Total 1/	$14,405,559	$2,650,257	$1,190	$46,381	$46,381	$99,141	$99,141	$1,193,364	$99,141	$99,141	$99,141	$99,141	$323,268	$323,268	$323,268

1/ The total plant that is either debt or cash financed is $14,405,559 which is more than CIP tab total of $ 11,266,444 due to inflating projects 3% per year from estimate in 2014 dollars

Table 5: RCA Fee Computation and Cash Flow Projection

Table 5

RCA Fee Computation and Cash Flow Projection

Year	New REUs	Fee/REC [1]	Collected	Interest Income [2]	Cash Cost or Debt Service	Balance
						$0
1977-2012	0	var	$8,657,421	$0	($5,292,871)	$3,364,550
2013	57	$4,100.00	$215,396	$16,823	($93,668)	$3,503,101
2014	116	$4,208.00	$489,588	$17,516	($2,650,257)	$1,359,947
2015	75	$4,328.00	$324,600	$6,800	($1,190)	$1,690,157
2016	75	$4,458.00	$334,350	$8,451	($46,381)	$1,986,576
2017	75	$4,592.00	$344,400	$9,933	($46,381)	$2,294,527
2018	75	$4,730.00	$354,750	$11,473	($99,141)	$2,561,609
2019	75	$4,872.00	$365,400	$12,808	($99,141)	$2,840,676
2020	75	$5,018.00	$376,350	$14,203	($1,193,364)	$2,037,865
2021	75	$5,169.00	$387,675	$10,189	($99,141)	$2,336,588
2022	75	$5,324.00	$399,300	$11,683	($99,141)	$2,648,430
2023	75	$5,484.00	$411,300	$13,242	($99,141)	$2,973,831
2024	75	$5,649.00	$423,675	$14,869	($99,141)	$3,313,234
2025	75	$5,818.00	$436,350	$16,566	($323,268)	$3,442,882
2026	75	$5,993.00	$449,475	$17,214	($323,268)	$3,586,303
2027	75	$6,173.00	$462,975	$17,932	($323,268)	$3,743,942
2028	75	$6,358.00	$476,850	$18,720	($323,268)	$3,916,243
2029	75	$6,549.00	$491,175	$19,581	($323,268)	$4,103,731
2030	75	$6,745.00	$505,875	$20,519	($323,268)	$4,306,856
2031	75	$6,947.00	$521,025	$21,534	($323,268)	$4,526,147
2032	75	$7,155.00	$536,625	$22,631	($323,268)	$4,762,135
2033	75	$7,370.00	$552,750	$23,811	($323,268)	$5,015,427
2034	75	$7,591.00	$569,325	$25,077	($323,268)	$5,286,561
2035	75	$7,819.00	$586,425	$26,433	($4,060,986)	$1,838,432
2036	75	$8,054.00	$604,050	$9,192	($276,887)	$2,174,788
2037	75	$8,296.00	$622,200	$10,874	($1,595,876)	$1,211,985
2038	75	$8,545.00	$640,875	$6,060	($224,127)	$1,634,793
2039	75	$8,801.00	$660,075	$8,174	($224,127)	$2,078,914
2040	75	$9,065.00	$679,875	$10,395	($224,127)	$2,545,057
2041	75	$9,337.00	$700,275	$12,725	($224,127)	$3,033,930
2042	75	$9,617.00	$721,275	$15,170	($224,127)	$3,546,247
2043	75	$9,906.00	$742,950	$17,731	($224,127)	$4,082,801
2044	75	$10,203.00	$765,225	$20,414	($5,827,308)	($958,868)
2045	75	$10,509.00	$788,175	($4,794)	$0	($175,487)
2046	75	$10,824.00	$811,800	($877)	$0	$635,435
Total			$26,409,830	$483,070	($26,257,464)	

1. Assumes 3.00% annual rate increase after 2015
2. Assumes 0.50% interest rate per year on the RCA fund balance

Assuming the sandstone well can be pumped at 500 gpm, at least 200 gpm of additional well capacity will be needed. It is proposed to construct an additional well in the northwest part of the City. Currently there are no water system facilities in the northwest part of the City. This portion of the City is somewhat isolated because it is separated from the remainder of the City by the Village of Pewaukee. In order to provide water service to this area, it will be necessary to construct a water main through the Village. Because the northwest part of the City will be supplied through a single long transmission main, it is recommended that the future well be constructed there. The land in the far west part of the City may be underlain by a significant sand and gravel aquifer. Hydrogeologic investigations will be needed to explore for potential well sites.

Current storage capacity is adequate. The Well 8 facility includes a 0.29 MG reservoir which will be needed to meet projected future demands. For a number of years it has been planned to replace the existing 250,000 gallon elevated tank located at the City Hall site with a larger tank. The original location selected for the new tank was initially approved, but subsequently rejected by Waukesha County for being too close to the Waukesha County Airport. The location currently under consideration is at the City Hall site. A 750,000 gallon tank was approved by the DNR and PSC.

A future 200,000 gallon tank will be located in the northwest portion of the City, west of the Village of Pewaukee, when that area develops.

S. F. Subdivisions Under Construction	Available RCA's	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
Woodleaf Reserve	7	2	2	2	1							
Woodleaf Reserve Add. No. 1	40	8	8	8	8	8						
Victoria Station III	0											
Victoria Station IV	12	4	4	4								
Broken Hill & No. 1	7	2	2	2	1							
Broken Hill & No. 2 (Bielinski)	14	2	3	3	3	3						
Hawks Meadow & Addition	5	2	2	2								
Still River	38	7	8	8	8	7						
Wyndemere	9	2	2	2	2	1						
Greenwood Manor	5	1	1	1	1	1						
Sunder Creek	5	1	1	1	1	1						
LOTS AVAILABLE FEB 2017	142	31	33	33	25	21	0	0	0	0	0	
Condo Development												
Meadowbrook Village	71	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	2.2		
Foxtrail	4		2		2							
Auburn Ridge	4	2	2									
Subtotal	79	10.6	12.6	8.6	10.6	8.6	8.6	8.6	8.6	2.2	0	
S.F. Subdivisions Preliminay Plat												
Woodleaf Reserve	99			12	12	12	12	12	12	12	15	
Whispering Winds	21			4	4	4	4	5				
Subtotal	120	0	0	16	16	16	16	17	12	12	15	
Totals		41.6	45.6	57.6	51.6	45.6	24.6	25.6	20.6	14.2	15	342
RCA Rate		$ 4,517	$ 4,653	$ 4,792	$ 4,936	$ 5,084	$ 5,236	$ 5,394	$ 5,555	$ 5,722	$ 5,894	
RCA Pd.		$ 187,907	$ 212,154	$ 276,024	$ 254,690	$ 231,827	$ 128,816	$ 138,074	$ 114,440	$ 81,252	$ 88,405	$ 1,713,591

Potential Devleopment Areas Within Current Water Service Area

Swan Road Neighborhood Planning Area 3	150
Century Farm Planing Neighborhood Area 4	325
Existing Woods Edge Subd.	*18*
Spring Creek Planning Neighborhood 5	100
Existing Valley Brook Subd.	*85*
Green Road Planning Neighborhood 6	*25*
Existing Shady Ln. & Shady Nk. Subd.	*21*
Springdale Neighborhood Plan Area 7	250
Quarry Neighborhood Plan Area 9	70
Existing Sherwood Forest Subd.	*72*
Office Industiral Neighborhood Plan Area 10	30
City Center Neighborhood Plan Area 11	19
North Bluemound Neighborhood Plan Area 12	300
South Lake Neighborhood Plan Area 13	*625*
	2090

$ 9,440,530 possible future RCA's 2017 rate

Existing Homes Near Water System	
Existing Woods Edge Subd.	*18*
Existing Valley Brook Subd.	85
Existing Shady Ln. & Shady Nk. Subd.	21
Existing Sherwood Forest Subd.	*72*
South Lake Neighborhood Plan Area 13	625
	821

Water Pipe Extensions with significant deferrals

Year	Project	Main Cost	No. Services	Main Deferments	System Costs (non-assessable)	
2004	Pewaukee Road (Green Rd to Swan Road)	$ 585,811			$ 375,164	
2012	Bluemound Road/College Ave	$ 524,279	$ 73		$ 1,215,952	
2014	Lakefield Drive	$ 292,666	$ 22			
2014	Dupl/Lindsay/Weyer	$ 305,715	$ 35	$ 683,363		
2015	Swan Road	$ 213,138	$ 44	$ 1,177,104		
2015	Lindsay Road	$ 66,085	$ 13	$ 559,182		
		$ 1,987,694	$ 187	$ 2,419,649	$ 1,591,116	$ 5,998,646

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 9.

DATE: February 5, 2018

DEPARTMENT: PW - Water/Sewer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Implement the Collection of Water Pipe Special Assessments from Properties that have had the Water System Available for at Least Five Years [Weigel]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 10.

DATE: February 5, 2018

DEPARTMENT: PW - Water/Sewer

PROVIDED BY: Jeffrey Weigel, Public Works Director and City Engineer

SUBJECT:

Discussion and Possible Action to Implement Policies to Extend Municipal Water Infrastructure to Properties Only if the Special Assessments Become Payable Within an Established, Consistent Timeframe [Weigel]

BACKGROUND:

The long standing policy of letting existing properties to avoid paying water main special assessments until the property choses to connect to the water system has left the Utility with millions of dollars of pipe infrastructure construction with no known time or expectation of payment of the infrastructure. In other words we have expended millions of dollars on building water main with very few properties paying us back for these investments.

FINANCIAL IMPACT:

If we continue to allow properties to not pay for the water system that was installed to eventually serve that property, our fiscal position will worsen, continueing to spend money, depreciate the expense and deplete cash reserves will quicken our path to bankruptcy. To adopt the recommended action will be the first step in reversing this path.

RECOMMENDED MOTION:

Public Works Committee recommends to the Common Council that water main not be extended past properties without a specific date or plan that would require the payments of special assessments, recommend 5 years.

ATTACHMENTS:

Description

Proposed Oak Street

Spreadsheet of Pipe Assessments

Department of Public Works

W240 N3065 Pewaukee Road
Pewaukee, WI 53072

DPW Main Office: (262)-691-0804 Fax: 691-5729
Water & Sewer Division 691-0804 Fax: 691-5729
Street Division 691-0771 Fax: 691-6079
Engineering Division 691-0804 Fax: 691-5729

TO: Common Council

FR: Jeffrey Weigel, Public Works Director

DT: January 31, 2017

RE: Authorize letter inquiring on interest in municipal water service for Oak Street & Peninsula Drive

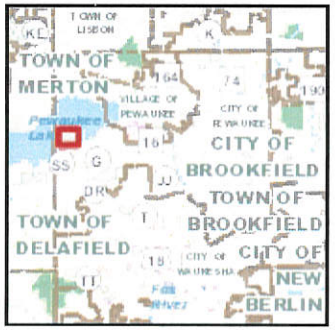
REQUESTED ACTION:
Common Council authorizes staff to send a letter to the property owners on Oak Street and Peninsula Drive inquiring on the level of interest in the City installing municipal water services as a part of a future street paving project.

RATIONALE:
In recent Capital Budget proposals for road projects, we have included the reconstruction of Oak Street and Peninsula Drive in the lake region. 2017 is a year for engineering design and 2018 is anticipated for street reconstruction.

The general project limits are Oak Street between Rocky Point Road and Woodland Drive, and all of Peninsula Drive. Please see the enclosed air photo. This area is generally rural in nature (ditches) and very dense in homes. All homes are served by sanitary sewer constructed by the Lake Pewaukee Sanitary District (LPSD) and private wells. The existing municipal water is shown in blue, limited to the homes constructed as a part of the Rocky Point subdivision. As a part of the design process in these types of areas, we recommend sending a letter similar to the enclosed Draft letter to inquire if any of the property owners are interested in municipal water. This is particularly important given the high groundwater in the area, and it would be very expensive to add the water mains after the road is reconstructed, must likely resulting in the total reconstruction of the road pavement and road base should water be added at a date after the 2018 project.

PEWAUKEE Wisconsin GIS Viewer

City of Pewaukee GIS Map



Legend

- Civil Division Boundary
- Parks
- Sanitary Mains
- Water Mains
- Municipal Boundary_1K
- Railroad_1K
- TaxParcel_1K_Labels
- SimultaneousConveyance
  - Assessor Plat
  - CSM
  - Condo Plat
  - Subdivision Plat
- TaxParcel_1K
- Cartoline_1K
  - <all other values>
  - EA-Easement_Line
  - PL-DA
  - PL-Extended_Tie_line
  - PL-IA
  - PL-Meander_Line
  - PL-Note
  - PL-Original_Parcel_Line
  - PL-PT
  - PL-Tie
  - PL-Tie_Line
  - ROW_CL
  - RR_CL
  - RW_Radius
  - SD-SD_Block_O_100

0 372.73 Feet

City of Pewaukee Disclaimer

Notes:

Printed: 1/31/2017

February ___, 2017

To the residents along Oak Street, Lincoln Avenue, Chicago Avenue, and Peninsula Drive:

The City is planning to reconstruct Oak Street, Lincoln Avenue, Chicago Avenue, and Peninsula Drive in the near future. It is prudent to ask the residents in this area if there is an interest in obtaining municipal water service prior to the road construction project. Along with this letter you will find a post card "ballot" to use to express your wishes on the water issue. Please mark the ballot and return it to the City Hall Public Works Department by _____. We will bring the results of the ballot or survey to the Public Works Commission at the _____ meeting (6:00 PM, City Hall Council Chambers). We will ask the Commission for the authorization to prepare the water plans if a majority of the residents were to respond in favor of the water. If a majority respond against the water, we will recommend canceling the water main project.

Please note that these ballots are used only to see if there is enough interest to authorize the engineering. A "yes" vote does not make a commitment to approve the water. If the water engineering is authorized, a Public Hearing will be held after the plans are prepared and bid. At that time, the Common Council will make the decision to approve or reject the water project, based on the public input before and during the hearing. Many projects are carried to the hearing stage only to be rejected by the residents and Council.

The costs of the water main pipes, hydrants and service laterals are paid by the residents through special assessments. Our consulting engineers have estimated the cost of these assessments to be between $8,000 and $10,000 per home. Connection to the water system is voluntary, but payment of the assessments will begin within one year of installation, and can be spread over ten years. Should you choose to connect to the water system, another assessment (hook-up fee) of $4,397 (201 6 rate) will be due. The hook-up fee is required only at the time of connection. You will also have costs associated with the work your plumber must do to connect to the water. You may keep your private well for watering your yard if your well and plumbing meet the code requirements and a permit is obtained from the City. Finally, as a water customer, you will receive a bill every three months. Our rate is $2.83 for each 1000 gallons of water plus a fixed meter charge. A "typical" home would be billed somewhere around $66 per quarter ($22 per month), depending on how much water you use.

We realize that this may be a confusing issue. Please feel free to attend the March 11th Public Works Commission meeting or call us if you have questions.

Sincerely,

Jeffrey L. Weigel, PE
Public Works Director

Cc: Acting Mayor Bierce
Alderperson Kara
Alderperson Brown

P:\City\Road Construction Projects\Oak-Peninsula\SAMPLE Water Survey Letter Peterson Dr. 02-14-02.docx

DRAFT

Water Pipe Extensions with significant deferrals

Year	Project	Main Cost	No. Services	Main Deferments	System Costs (non-assessable)	
2004	Pewaukee Road (Green Rd to Swan Road)	$ 585,811			$ 375,164	
2012	Bluemound Road/College Ave	$ 524,279	$ 73		$ 1,215,952	
2014	Lakefield Drive	$ 292,666	$ 22			
2014	Dupl/Lindsay/Weyer	$ 305,715	$ 35	$ 683,363		
2015	Swan Road	$ 213,138	$ 44	$ 1,177,104		
2015	Lindsay Road	$ 66,085	$ 13	$ 559,182		
		$ 1,987,694	$ 187	$ 2,419,649	$ 1,591,116	$ 5,998,646

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 11.

DATE: February 5, 2018

DEPARTMENT: PW - Water/Sewer

PROVIDED BY: Jeffrey Weigel, Public Works Director and City Engineer

SUBJECT:

Discussion and Possible Recommendation to Establish a Formalized Reporting of Water and Sewer Financials to the Common Council or a Committee of Appropriate Expertise in the Evaluation of the Fiscal Impacts of Proposed Projects Prior to Authorization [Weigel]

BACKGROUND:

Fiscal management within the Water Utility has been mostly limited to annual budget preparation and cash basis management. With the Common Council clearly responsible for the Utility management, and with the changes proposed, we believe direct reporting to the Common Council on a regular basis will be a prudent first step and necessary to keep the focus, both staff focus and Council focus on the various issues affecting the Utility.

FINANCIAL IMPACT:

There will be an increase in costs, yet undetermined, due to the need for consultant financial advice and the development of best practices and procedures. As we move through this process, it is anticipated that the consultant cost would diminish as the process would lead to less need for expertise on regular practices and limited to periodic advice and reviews. Long term the fiscal impact should be positive.

RECOMMENDED MOTION:

Public Works Committee recommends that eh Common Council develops a formal process to review and authorize expenditures that specifically affect the Utility fiscal status, primarily capital expenditures and projects,

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 12.

DATE: February 5, 2018

DEPARTMENT: PW - Water/Sewer

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

SUBJECT:

Discussion and Possible Action to Establish a Review Process of Development Proposals and the Impact on the Water Utility Prior to the Approval of Development at the Common Council [Weigel]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

Public Works Committee recommends that the Common Council establishes a process beginning in the initial stages of staff development review where the fiscal impacts of a development on the Water Utility are identified and considered prior to authorizing actions on the development by the Common Council

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 13.

DATE: February 5, 2018

DEPARTMENT: PW - Water/Sewer

PROVIDED BY: Jeffrey Weigel, Public Works Director and City Engineer

SUBJECT:

Discussion and Possible Action to Authorize the Water and Sewer Utility to Hire a Financial Consultant to Assist the Utilities to Determine Best Financial Practices and Policies in Operation of Rate Based Water and Sewer Utilities [Weigel]

BACKGROUND:

The PSC staff have questioned whether our Reserve Capacity Assessment collections (RCA's) are sufficient to recover the costs to install the infrastructure. In 2015 the City submitted a new report on the RCA's. To date the PSC believes that more work on this issue is required.

FINANCIAL IMPACT:

There will be additional consultant costs. We estimate $10,000-$20,000.

RECOMMENDED MOTION:

Concur with the Public Works recommendations and authorize the continued use of professional consultants to complete the RCA study report.

ATTACHMENTS:

Description

RCA Study report 2015

Ruekert · Mielke

Your Infrastructure Ally

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

March 17, 2015

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

RE: City of Pewaukee - Water RCA Study

Dear Mr. Weigel,

We have completed a draft of the Water Reserve Capacity Assessment (RCA) update and submit our analysis and findings for your review.

Ruekert & Mielke, Inc. (R/M) was originally retained to update the prior RCA studies and develop a tracking tool that could be used to monitor Water RCA balance and assess the adequacy of the current annual charge through the planning period 2015-2035. This tool comparing actual expenditures to RCA income will enable the City of Pewaukee Water Utility to comply with the Public Service Commission Final Decision in Docket 4625-WR-102. In this docket, the PSC required the Utility to file a report of the cumulative status of RCA collections compared to costs each year. This report is to be filed in conjunction with the Utility's PSC Annual Report by April 1st each year.

We prepared a schedule of RCA charges for water facilities using a projection of new customer connections and project costs for the planning period. Project funding includes a combination of RCA cash and new debt issuances. A copy of that analysis is enclosed. We believe that the revised method of forecasting RCA income based on historical analysis will track more accurately with actual experience and address the timing concerns that the PSC staff was concerned with in conducting the 2013-14 water rate case. This method will provide full recovery of the costs that the City can expect to incur for the water projects needed to extend service to future development.

Reserve Capacity Assessments

Reserve capacity assessments were computed for facilities based on the premise that new connections to the system should be required to "buy into" the new capacity needed to serve their parcel. In the earlier studies, the RCAs were computed for each infrastructure system by dividing a projection of future planned improvements to be financed through RCAs by the new capacity of the proposed capital facilities in Residential Equivalent Connections (RECs), to arrive at a current charge per REC. For the current study, the present RCA level was increased to provide a base RCA charge beginning in 2015. This new base charge is increased

5) The total historical value of RCA collections was reduced by the amount of outstanding long-term debt associated with RCA funded plant to arrive at the current balance of the RCA fund.

RCA Charge and Application

As shown in Table 5 of the enclosed analysis, the 2015 water utility RCA is $4,328 per REC. This base rate would be inflated 3.00% per year through the design period to be adjusted as needed to reflect actual costs/changes over the study period. The water RCAs would apply only to new connections within the City of Pewaukee to be provided with water service. Consistent with the recent past they would not be applied on private fire protection connections. We recommend laterals larger than one-inch be charged based on the rate multiplied by the PSC established ratio of equivalent service laterals but not to exceed the charge on a 3-inch lateral. This creates more equity between large and small users without jeopardizing desirable business growth.

The planned cost of future capital facilities, in terms of RECs, was computed based on information and data contained in the above-referenced PSC rate case workpapers from Docket 4625-WR-102 and R/M planning documents of supply, storage and transmission mains for the period 2015-2035.

Evaluation of RCA Use

The RCA alternative is consistent with past and current City practice in funding water supply, storage and transmission main capital costs. By adopting the past methodology of determining the RCA charge it continues the rate philosophy previously used. By simplifying the application to the historical 10-year annual REC connection average it makes the tracking mechanism more administratively feasible and realistic in terms of the dollars that can be depended on to be generated over the typical 20-year life of bonds or other debt vehicles. Because of the magnitude of the projected capital improvements to be funded with RCA dollars, it is necessary to provide long-term financing. The associated debt service can be paid using RCA cash, but will require structuring the bonds to pay only annual interest with the full principal due with the final payment.

Broadly speaking, RCAs have the advantage of fewer fund management requirements as compared for example to an Impact Fee. Each separate component of the RCA does not have to be deposited into a separate account. There is also no requirement that RCAs be applied only to the proportionate share of the cost of each improvement needed to serve future development.

A disadvantage of using RCAs is that the PSC is now requiring the Utility to provide annual tracking and reporting of actual RCA revenues and expenditures. In so doing the PSC is

The proposed alternative should be reviewed by the City Attorney with respect to the legal aspects of implementation.

Very truly yours,

RUEKERT & MIELKE, INC.

David A. Sheard

David A. Sheard
Senior Economic Consultant
dsheard@ruekert-mielke.com

DAS:crp
Enclosure
cc: Kenneth R. Ward, P.E., Ruekert & Mielke, Inc.
File

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APPENDIX 11

Reserve Capacity Assessment for Existing Water System Capacity

The existing City water supply and distribution system serves customers within the City of Pewaukee only. The system consists of wells, pumping stations, booster stations, storage tanks and reservoirs, and water mains, hydrants, valves and meters.

Based on projected costs of needed new well capacity, storage and transmission mains in the 2015-2035 study period and forecast new customer connections through 2045, an annual RCA per Residential Equivalent Connection (REC) is computed as shown in Table 5. The RCA dollar balance is used to fund new well capacity, storage and transmission mains (oversizing). Certain transmission main projects are funded in part or whole by developer contribution or special assessments. Other capital costs including treatment that benefits new and existing customers alike is financed through general service rates as prescribed by the Public Service Commission (PSC).

Reserve Capacity Assessment for Planned Water System Capacity

In 2014, as part of the RCA evaluation, Ruekert/Mielke prepared water supply, storage and transmission facilities planning through 2035 for the City. This planning effort evaluated the capacity of the system to serve both existing and future customers and is incorporated herein by reference with a summary in the Appendix to this Report. The planning study recommended additional well, pumping station, treatment, storage and transmission main facilities. The improvements will be needed primarily to provide excess capacity for anticipated future development in the City of Pewaukee and generally will be funded through RCAs or debt financing amortized with RCA cash.

The cash flow projection in Table 5 takes into account the actual fee collections to date, future debt service for future projects and projected fees to be collected from new development in the future. Based on this analysis, the calculated RCA for 2015 would be $4,328 per REC. This amount would be increased annually for inflation (3.00% in attached Table 5). The RCA fee represents the amount that would generate sufficient revenues to cover the RCA share of cash or debt service given the underlying assumptions.

The estimated total cost of the planned water system improvements, including estimated future transmission water mains for the planning period is $29,583,530[i]. Approximately $11,774,019 would be RCA funded either with cash payment or debt amortized with RCA funds. Based on the estimated cost and the total forecast number of REU connections over the planning period, an annual Reserve Capacity Assessment per REC is computed for the facilities as shown in Table 5.

[i] In 2014 dollars

Table 1: RCA for Existing RCA Charges

Table 1

Reserve Capacity Assessment for Existing RCA Charges

			City's 1996 Review	City's 2004 Review	
1996 Analysis	Estimated Cost		$7,794,875	$15,811,000	
	Collected		$0	$2,408,000	
	Net		$7,794,875	$13,403,000	
	REUs		5200	4540	
	RCA Fee		$1,499.01	$2,952.20	
Estimated increase in ave day demand mgd		1.562			
RM est 2020 ave day pumpage				2,602,000	mgd
2013 ave day				1,246,000	0.4788624
2004 Analysis	Estimated Cost	$13,403,000	$13,403,000		
	REUs	4540	4540		
	RCA Fee	$2,952.20	$2,952.20		
		Estimated 2020 annual pumpage		949,730,000	mgd

RCA Fee (Inflationary Increase)	
2005	3,190
2006	3,318
2007	3,438
2008	3,514
2009	3,735
2010	3,713
2011	3,869
2012	4,008
2013	4,100

Table 3: Forecast Capital Improvents to be Funded by RCAs - Page 1

Table 3 Forecast Capital Improvements to be Funded by RCAs Page 1 of 2

Updated through 12/31/14 actuals

Item Description	Year Planned	Cost	Percent RCA Funded	RCA Fee Amount	2014	1 2015	2 2016	3 2017	Inflation Rate 0.03 4 2018	5 2019	6 2020
Well 8	2014	$2,194,611	100%	$2,194,611	$2,194,611						
WM - Swan Road	2014	$1,037,172	Actual	$87,206	$87,206						
Swan Road wetland and culver crossing	2014	$103,459	100%	$103,459	$103,459						
WM-Lakefield Dr.	2014	$349,523	Actual	$34,783	$34,783						
WM-Duplainville/Lindsay/Weyer	2014	$947,579	Actual	$77,026	$77,026						
Duplainville/Lindsay/Weyer--RR & Duplainville Crossing	2014	$89,915	100%	$89,915	$89,915						
WM-Bluemound Road S.	2014	$634,739	Actual	$63,257	$63,257						
Well 5 Treatment 1/	2015	$1,274,000	0%	$0		$0					
Replacement Elevated Tank 2/	2015	$2,525,000	0%	$0		$0					
WM-Deer Haven Ct. to E. Fieldhack Dr.	2015	$115,570	1%	$1,156		$1,190					
WM-Lindsay Road WM (Wilhar to Swan Road)	2016	$3,318,900	25%	$829,725			$880,255				
Lindsay Road (Wilhar to Swan Road) STH 74 Crossing	2016	$263,250	100%	$263,250			$279,282				
WM-Bluemound Road CTH F and River Crossings	2018	$1,299,935	75%	$974,951					$1,097,316		
WM-CTH SS (780 feet west of CTH G to Orchard Lane)	2018	$494,416	10%	$49,442					$55,647		
WM-CTH SS (Oak St. W. to Edgewater DR.)	2018	$863,993	10%	$86,399					$97,243		
WM-Edgewater/Spring Creek Dr.	2018	$611,130	10%	$61,113					$68,783		
Booster Station 1	2020	$130,000	100%	$130,000							$155,227
WM-Lindsay Road (Swan Road to High St.)	2020	$2,232,620	25%	$558,155							$666,466
Lindsay Road (Swan Road to High St.) STH 164 crossing	2020	$185,250	100%	$185,250							$221,198
WM-High St. (Lindsay Rd. north to CTH KF)	2020	$171,958	25%	$42,990							$51,332
Well 13 (Sandstone Well...at Well No. 8)	2025	$734,000	100%	$734,000							
Northwest Area Well	2025	$877,500	100%	$877,500							
NW Area Elevated Tank	2025	$1,177,000	100%	$1,177,000							
WM-Ryan Road (CTH KF)--(High St. to 1400' sout of S. of CTH JK)	2025	$294,840	25%	$73,710							
WM-Ryan Road (CTH KF):-(E-W, N-S segment to Capitol Dr. Crossing)	2025	$1,945,327	25%	$486,332							
Ryan Road (CTH KF) Capitol Dr. Crossing	2025	$292,500	100%	$292,500							
WM-Ishnala Trails (Capitol Dr. to Glacier Rd)	2025	$941,460	10%	$94,146							
WM-Glacier Rd (Ishnalla to Village of Pewaukee)	2025	$916,695	10%	$91,670							
Glacier Rd (Ishnalla to Village of Pewaukee) river crossing	2025	$91,000	100%	$91,000							
Booster Station 2	2025	$130,000	100%	$130,000							
WM-Springdale Road (developer financed)	2035	$633,932	1%	$6,339							
WM-Springdale Road Extension (Capitol Dr to Weyer Road)	2035	$1,666,080	75%	$1,249,560							
Booster Station 3	2035	$130,000	100%	$130,000							
TOTAL PROJECTS		$28,673,354		$11,266,444	$2,650,257	$1,190	$1,159,537	$0	$1,318,990	$0	$1,094,223
FINANCING					Cash	Cash	Debt		Debt		Cash
Debt							$1,159,537		$1,318,990		
Cash					$2,650,257	$1,190					$1,094,223

1/ Treatment facilities are placed in rate base and not paid for with RCA funds
2/ Replace smaller tank with 750,000 gallon tank: 1/3 of the added capacity is to meet 2035 peak day demand but use "0" as it was included in rate base in 2014 rate case
3/ Assumes annual cost inflation of 3% per year

Table 4: Cash and Debt Financing for Project Costs - Page 1

Table 4 - Cash and Debt Financing for Project Costs Page 1 of 2

Part 1- Debt Financing

Interest Rate 4.00%
Annual Debt Service Term 20 Interest Payments Principal at end

Initial Debt Year	Total Actual / Projected Project Costs	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
2016	$1,159,537			$46,381	$46,381	$46,381	$46,381	$46,381	$46,381	$46,381	$46,381	$46,381	$46,381	$46,381	$46,381
2017	$0														
2018	$1,318,990					$52,760	$52,760	$52,760	$52,760	$52,760	$52,760	$52,760	$52,760	$52,760	$52,760
2019	$0														
2020	$0							$0	$0	$0	$0	$0	$0	$0	$0
2021	$0														
2022	$0														
2023	$0														
2024	$0														
2025	$5,603,181												$224,127	$224,127	$224,127
2026	$0			$0											
Total	$8,081,708	$0	$0	$46,381	$46,381	$99,141	$99,141	$99,141	$99,141	$99,141	$99,141	$99,141	$323,268	$323,268	$323,268

Part 2- Cash Financing

Total	$6,323,851	$2,650,257	$1,190					$1,094,223							
Total 1/	$14,405,559	$2,650,257	$1,190	$46,381	$46,381	$99,141	$99,141	$1,193,364	$99,141	$99,141	$99,141	$99,141	$323,268	$323,268	$323,268

1/ The total plant that is either debt or cash financed is $14,405,559 which is more than CIP tab total of $ 11,266,444 due to inflating projects 3% per year from estimate in 2014 dollars

Table 5: RCA Fee Computation and Cash Flow Projection

Table 5

RCA Fee Computation and Cash Flow Projection

Year	New REUs	Fee/REC (1)	Collected	Interest Income (2)	Cash Cost or Debt Service	Balance
						$0
1977-2012	0	var	$8,657,421	$0	($5,292,871)	$3,364,550
2013	57	$4,100.00	$215,396	$16,823	($93,668)	$3,503,101
2014	116	$4,208.00	$489,588	$17,516	($2,650,257)	$1,359,947
2015	75	$4,328.00	$324,600	$6,800	($1,190)	$1,690,157
2016	75	$4,458.00	$334,350	$8,451	($46,381)	$1,986,576
2017	75	$4,592.00	$344,400	$9,933	($46,381)	$2,294,527
2018	75	$4,730.00	$354,750	$11,473	($99,141)	$2,561,609
2019	75	$4,872.00	$365,400	$12,808	($99,141)	$2,840,676
2020	75	$5,018.00	$376,350	$14,203	($1,193,364)	$2,037,865
2021	75	$5,169.00	$387,675	$10,189	($99,141)	$2,336,588
2022	75	$5,324.00	$399,300	$11,683	($99,141)	$2,648,430
2023	75	$5,484.00	$411,300	$13,242	($99,141)	$2,973,831
2024	75	$5,649.00	$423,675	$14,869	($99,141)	$3,313,234
2025	75	$5,818.00	$436,350	$16,566	($323,268)	$3,442,882
2026	75	$5,993.00	$449,475	$17,214	($323,268)	$3,586,303
2027	75	$6,173.00	$462,975	$17,932	($323,268)	$3,743,942
2028	75	$6,358.00	$476,850	$18,720	($323,268)	$3,916,243
2029	75	$6,549.00	$491,175	$19,581	($323,268)	$4,103,731
2030	75	$6,745.00	$505,875	$20,519	($323,268)	$4,306,856
2031	75	$6,947.00	$521,025	$21,534	($323,268)	$4,526,147
2032	75	$7,155.00	$536,625	$22,631	($323,268)	$4,762,135
2033	75	$7,370.00	$552,750	$23,811	($323,268)	$5,015,427
2034	75	$7,591.00	$569,325	$25,077	($323,268)	$5,286,561
2035	75	$7,819.00	$586,425	$26,433	($4,060,986)	$1,838,432
2036	75	$8,054.00	$604,050	$9,192	($276,887)	$2,174,788
2037	75	$8,296.00	$622,200	$10,874	($1,595,876)	$1,211,985
2038	75	$8,545.00	$640,875	$6,060	($224,127)	$1,634,793
2039	75	$8,801.00	$660,075	$8,174	($224,127)	$2,078,914
2040	75	$9,065.00	$679,875	$10,395	($224,127)	$2,545,057
2041	75	$9,337.00	$700,275	$12,725	($224,127)	$3,033,930
2042	75	$9,617.00	$721,275	$15,170	($224,127)	$3,546,247
2043	75	$9,906.00	$742,950	$17,731	($224,127)	$4,082,801
2044	75	$10,203.00	$765,225	$20,414	($5,827,308)	($958,868)
2045	75	$10,509.00	$788,175	($4,794)	$0	($175,487)
2046	75	$10,824.00	$811,800	($877)	$0	$635,435
Total			$26,409,830	$483,070	($26,257,464)	

1. Assumes 3.00% annual rate increase after 2015
2. Assumes 0.50% interest rate per year on the RCA fund balance

Assuming the sandstone well can be pumped at 500 gpm, at least 200 gpm of additional well capacity will be needed. It is proposed to construct an additional well in the northwest part of the City. Currently there are no water system facilities in the northwest part of the City. This portion of the City is somewhat isolated because it is separated from the remainder of the City by the Village of Pewaukee. In order to provide water service to this area, it will be necessary to construct a water main through the Village. Because the northwest part of the City will be supplied through a single long transmission main, it is recommended that the future well be constructed there. The land in the far west part of the City may be underlain by a significant sand and gravel aquifer. Hydrogeologic investigations will be needed to explore for potential well sites.

Current storage capacity is adequate. The Well 8 facility includes a 0.29 MG reservoir which will be needed to meet projected future demands. For a number of years it has been planned to replace the existing 250,000 gallon elevated tank located at the City Hall site with a larger tank. The original location selected for the new tank was initially approved, but subsequently rejected by Waukesha County for being too close to the Waukesha County Airport. The location currently under consideration is at the City Hall site. A 750,000 gallon tank was approved by the DNR and PSC.

A future 200,000 gallon tank will be located in the northwest portion of the City, west of the Village of Pewaukee, when that area develops.

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 14.

DATE: February 5, 2018

DEPARTMENT: PW - Water/Sewer

PROVIDED BY: Jeffrey Weigel, Public Works Director and City Engineer

SUBJECT:

Discussion and Possible Action to Authorize Staff to Obtain Proposals from Consultants to Prepare a Separate Water and Sewer Facility Plan [Weigel]

BACKGROUND:

Facilities plans are necessary to project the infrastructure needs of the community, and especially necessary in Pewaukee as our community is growing. Facility plans are necessary for financial projections and studies as the infrastructure constructed is expensive and needs to be planned in advance. The 2002 and 2009 Village/City merger studies essentially filled the facility planning needs at that time, but much has changed since. Facility plans are essential in properly planning a communities' services and projecting the costs.

FINANCIAL IMPACT:

We estimate the cost of the Water Facility Plan update to cost about $25,000; We estimate the Sewer Facility Plan to cost about $75,000.

RECOMMENDED MOTION:

We recommend that the Public Works Committee recommends to the Common Council to authorize the staff to prepare Requests for Proposals (RFP's) for the Water and Sewer Facility Planning and present same to the Common Council for consideration of funds as soon as is practicable.

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 15.

DATE: February 5, 2018

DEPARTMENT: PW - Engineering

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

SUBJECT:

Discussion and Possible Action to Authorize Staff to Pursue the Installation of a Street Light at the Intersection of Elmwood Drive & North Avenue [Weigel]

BACKGROUND:

Last fall Ald. Dziwulski asked if a street light could be added to the Elmwood Drive & North Ave. intersection. I stated then that the Town/City has not installed a new street light in my 24 year tenure, and that the Town/City had a policy to not install new street lights in general. Ald. Dziwulski asked how that was responsive to his request, and he was correct.

A check of the file revealed that the City Public Works Committee recommended and Common Council concurred with the committee to not install a new street light at this location in 2012 (see attached minutes of CC meeting). Although the minutes are unclear as to why the street light was denied, I assume that it was based on the City having a policy to not install new lights and that we had very few because of that policy.
This time we decided to look at this issue further no one has taken responsibility for either adopting a policy as mentioned or even checking into the number of street lights existing in the City. We merely relied on advice from long standing City staff that this was the way it was.

Attached find a copy of a summary of street lights that was in the file, a very old copy since it included lights in the Maple Way subdivision that went into the City of Waukesha prior to 2008. I marked the list with a check mark that for locations that appear coincide with WE Energies mapping, and there are over 60 street lights on the current WE Energies map. The point is that whoever advised that we have about 14 street lights in the City was mistaken. As can be seen by this pre-2008 list, the Town/City have owned and maintained quite a few street lights; but, not installed many new ones since 1994. There is an ancillary issue as to where should the City maintain street lights, and which lights are being paid (63 according to the 2017 bill attached), but the main issue for consideration is should a light be added at the Elmwood & North Ave. intersection?

It is a good general practice to locate street lights at intersections of "major" roads to assist the driver with finding that intersection or turn-off on dark nights and foggy nights. This appears to be the case at 4 intersections of local roads with Springdale Road; at 5 intersections with Bluemound Road; at 6 intersections with Lindsay Road; at 4 intersections with Duplainville Road; and 2 intersections with Green Road.

With this being the second request for a light at Elmwood & North Ave, it is apparent that some residents want this intersection lit.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

2012 CC minutes

Old Town street light list marked up

WE Energies Street Light Map

2017 WE Energies bill

Springdale Estates Springdale Road photo

Elmwood & North photo

In attendance: Mayor S. Klein, Aldermen M. Hasslinger, C. Enters, C. Brown, J. Wamser, K. Novack and S. Bierce (arrived at 7:08 p.m.). Also present were Clerk/Treasurer K. Tarczewski, City Administrator T. LaBorde, DPW Director J. Weigel, Assistant Engineer M. Wagner, Fire Chief K. Bierce and Attorney J. Aquavia .

1.0 Call to Order and Pledge of Allegiance

2.0 Public Comment – None.

3.0 Consent Agenda

- 3.1 Approval of Common Council Meeting Minutes dated December 3, 2012
- 3.2 Accounts Payable Summaries
- 3.3 Bartender Licenses
- 3.4 Renew Contract with Town of Lisbon to Provide Administrative Support Services for TRACS Citation Processing
- 3.5 Concur with the Public Works Committee on the Approval of the Request of Quad Graphics for the installation of Pedestrian Crossing Warning Signs on Duplainville Road (PWC 11/29/12)
- 3.6 Concur with the Public Work s Committee on the recommended Denial of the Request for the installation of a street light in the intersection of Elmwood Drive and North Avenue (PWC 11/29/12)

Alderman Enters asked that item 3.6 be removed from the consent agenda for discussion.

A motion was made and seconded, (M. Hasslinger, K. Novack) to approve the remaining items on the consent agenda. Motion Passed: 5-For, 0-Against.

3.6 After a brief discussion, **a motion was made and seconded, (C. Enters, M. Hasslinger) to concur with the Public Works Committee and deny the request to install a street light at the intersection of Elmwood Drive and North Avenue.** Motion Passed: 5-For, 0-Against.

4.0 Discussion and Possible Action Regarding the Large Gathering Request of the Kiwanis for a Polar Plunge.

A motion was made and seconded, (J. Wamser, K. Novack) to approve the large gathering request of the Kiwanis for their Polar Plunge event.
Motion Passed: 6-For, 0-Against.

5.0 Discussion and Possible Action Regarding Request of Erika Reinders to Waive Balance Remaining on Ambulance Bill.

Erika Reinders was present for this item. She stated the bill was actually for a fire call, not an ambulance bill. She said her car was on fire and it went out by itself; she didn't make the emergency call, people who drove by, called on her behalf.

A motion was made and seconded, (C. Enters, K. Novack) to deny the request of Erika Reinders and instruct the Fire Chief to work out an installment plan to pay off the

✓ = ON RECENT MAP

CITY OF PEWAUKEE
We-Energies Street Lights

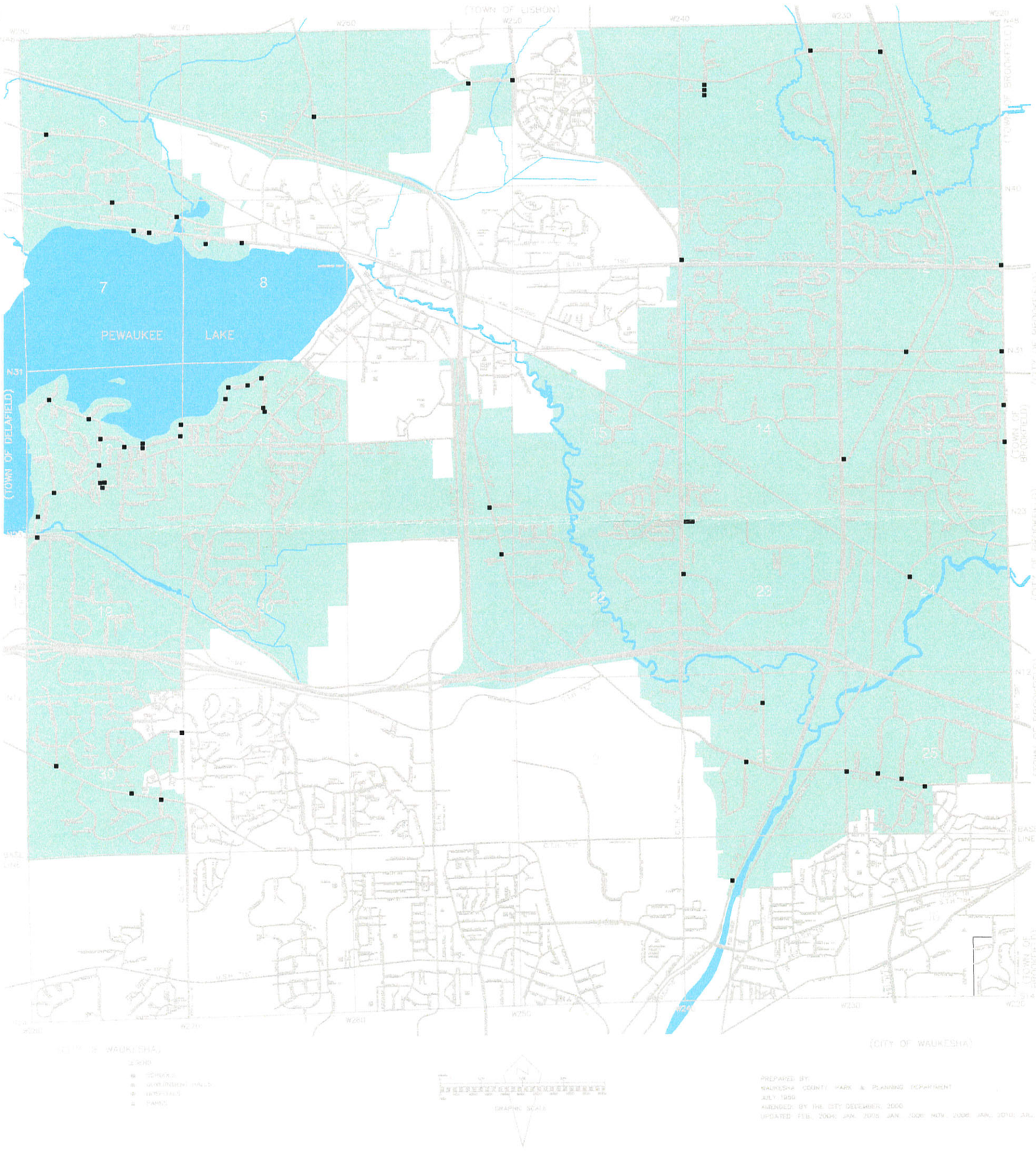
CSS PREM#	Rate	Pole #	Wattage	Pole Location	
226-607-174	MS-3	04-14200	100	NE COR OF ROCKWOOD DR & CTH J / STH 164	✓
226-607-174	MS-3	73-11743	150	NW COR MEADOWBROOK RD & WOODRIDGE LN	✓ ?
226-607-174	MS-3	68-8627	150	NE COR HWY 164 & LINDSAY RD	✓ ?
226-607-174	MS-3	69-2561	150	100' W OF WOODSEDGE DR 150' S OF LINDSAY RD	✓
226-607-174	MS-3	69-6551	100	NS GLACIER RD & HILLSIDE GROVE	✓
226-607-174	MS-3	68-7134	100	DEADEND LAKEVIEW BLVD 150' N OF WOODLAND DR	✓
226-607-174	MS-3	70-3505	100	IN PARK 100' W OF WOODSEDGE 500' S OF LINDSAY	✓
226-607-174	MS-3	70-3506	150	100' W OF WOODSEDGE DR 350' S OF LINDSAY RD	✓
226-607-174	MS-3	70-3965	200	NE COR NORTHVIEW RD & WOODSIDE DR	✓
226-607-174	MS-3	68T5411	100	SE COR NORTHVIEW RD & JILLS DR	✓
226-607-174	MS-3	74-3095	150	1/2 MI S OF BLUEMOUND RD WS OF STH 164	✓ ?
226-607-174	MS-3	75-2674	150	NE COR PEWAUKEE RD & W CAPITOL DR Ä	✓
226-607-174	MS-3	78-10810	100	SS OF PARKSIDE LN 1200' W OF ARMOUR LN	✓
226-607-174	MS-3	75-2704	100	SE COR TAKOMA DR & BLUEMOUND RD	✓
226-607-174	MS-3	75T40122	100	WS PETERSON DR 1000' N OF MIAMI DR	✓
226-607-174	MS-3	76-7361	100	SW COR OAK ST & PENINSULA DR	✓
226-607-174	MS-3	77-02420	100	NW COR PETERSON DR & LAUDERDALE DR	✓
226-607-174	MS-3	77-09128	150	NS NORTHVIEW RD 800' W OF JILLS DR	✓
226-607-174	MS-3	68-7131	100	NW COR ELM AVE & WOODLAND DR	?
226-607-174	MS-3	31-1423	100	SS PROSPECT AVE AT ROCKY POINT RD	✓
226-607-174	MS-3	77-02451	100	WS KOPMEIER DR 2400' W OF ISLE CT	✓
226-607-174	MS-3	61-7424	200	SW COR OVERHILL LN & DUPLAINVILLE RD	✓
226-607-174	MS-3	80-11932	100	SS OF PARKSIDE LN 500' W OF ARMOUR LN	✓
226-607-174	MS-3	29-3175	100	NE COR LINDSAY RD & HIGH RD	✓
226-607-174	MS-3	29-4465	100	SE COR GLACIER RD & PARKSIDE RD	✓
226-607-174	MS-3	48-4528	100	WS ROCKY POINT RD & OAK ST	✓
226-607-174	MS-3	55-4622	100	SW COR LINDSAY RD & SUSSEX RD	✓
226-607-174	MS-3	55-4630	150	SS WOODLAND DR & LAKEVIEW BLVD	✓
226-607-174	MS-3	56-4198	100	NE COR LEHMANNS ST & PROSPECT AVE	?
226-607-174	MS-3	57-1777	250	TOWN PARK S OF CTH SS E OF W PARK DR	?
226-607-174	MS-3	57-3276	200	WS BLUEMOUND RD AT VALLEYVIEW LN	✓
226-607-174	MS-3	51-4399	150	NW COR WOODLAND DR & ELM AVE	?
226-607-174	MS-3	61-7405	100	SW COR LINDSAY RD & DUPLAINVILLE RD	✓
226-607-174	MS-3	68-6904	100	NW COR NOTTINGHAM DR & BUSSE RD	✓
~~226-607-174~~	~~MS-3~~	~~62-0921~~	~~150~~	~~SE COR USH 18 & MERRILL HILLS RD~~	
226-607-174	MS-3	62-5123	100	ES SPRINGDALE RD & GREEN RD	✓ ?
226-607-174	MS-3	63-2022	150	NW COR PROSPECT AVE & OAK ST	✓
226-607-174	MS-3	65-4388	150	SE COR PEWAUKEE RD & W CAPITOL DR	✓ ?
226-607-174	MS-3	66-10231	100	NE COR PROSPECT AVE & EDGEWOOD RD	✓
226-607-174	MS-3	66-11079	200	WS JJ BLUEMOUND RD AT SUNNYRIDGE LN	✓
226-607-174	MS-3	68-40011	100	SE COR LINDSAY RD & PEWAUKEE RD	✓ ?
~~226-607-174~~	~~MS-3~~	~~68-6625~~	~~150~~	~~SE COR OF MAPLEWAY-W & SUMMIT AVE~~	
~~226-607-174~~	~~MS-3~~	~~68-6862~~	~~150~~	~~SE COR S MAPLEWAY-E & SUMMIT AVE~~	
226-607-174	MS-3	57-7137	250	TOWN PARK S OF PROSPECT AVE E OF OAK ST	✓
226-607-174	MS-4	96-L-02672	150	100' E OF PEWAUKEE RD CENTER AVONDALE EAST	✓
226-607-174	MS-3	79-08806	100	NW COR MEADOWBROOK RD & NORTHVIEW RD	?
226-607-174	MS-3	80-08807	150	SW COR SPRINGDALE RD & GLENWOOD LN	✓
226-607-174	MS-3	TEMP3887	100	SE COR ISHNALA TRAIL & CAPITOL DR	✓
226-607-174	MS-4	96-L-02673	150	230' E OF PEWAUKEE RD CENTER AVONDALE EAST	✓
226-607-174	MS-3	89-06971	150	NW COR EASTMOUND DR & BLUEMOUND RD	✓
226-607-174	MS-3	89-06965	100	SE COR WOLF RD & BLUEMOUND RD	✓ ?

CITY OF PEWAUKEE
We-Energies Street Lights

226-607-174	MS-3	89-06960	100	SE COR BADINGER RD & BLUEMOUND RD	✓
226-607-174	MS-3	88T33958	100	SS PETERSON DR 1000' N OF LAUDERDALE DR	✓
226-607-174	MS-3	88T33831	150	466' S OF PETERSON DR WS WOODLAND DR	✓
226-607-174	MS-3	88T1170	250	SE COR PEWAUKEE RD & GREEN RD	✓ ?
226-607-174	MS-3	88-06878	250	TOWN PARK S OF PROSPECT AVE E OF OAK ST	✓
226-607-174	MS-3	87T64284	100	SS PETERSON DR 1500' N OF LAUDERDALE DR	✓
226-607-174	MS-3	~~87T64148~~	~~100~~	~~SW COR OF SILVERNAIL & SPRING HILL DR~~	?
226-607-174	MS-3	87-11367	100	NE COR HWY 164 & DUPLAINVILLE RD	✓
226-607-174	MS-3	81-01115	150	WS PEWAUKEE RD & GREEN RD	
~~226-607-174~~	~~MS-3~~	~~80-00223~~	~~150~~	~~SE COR CTH M & CTH J~~	?
226-607-174	MS-3	86-01119	100	NE COR WATERTOWN RD & NORTH AVE	✓
226-607-174	MS-4	96-L-02674	150	360' E OF PEWAUKEE RD CENTER AVONDALE EAST	✓
226-607-174	MS-3	80-03766	100	2000' E OF DEADEND OF KOPMEIER S OF RR	✓
226-607-174	MS-3	80-08808	150	SW COR BURNINGWOOD LN & SPRINGDALE RD	✓
226-607-174	MS-3	81-08943	100	NS WOODLAND DR 200' W OF FRONT ST	✓
226-607-174	MS-3	81-08945	100	NE COR WOODLAND DR & OAK ST	✓
226-607-174	MS-3	81T64093	200	NW COR GREEN RD & DUPLAINVILLE RD	✓
226-607-174	MS-3	84-0672	150	SE COR PEWAUKEE RD & BADINGER RD	✓
~~226-607-174~~	~~MS-3~~	~~85-0354~~	~~150~~	~~NS CAPITOL DR AT SPRINGDALE RD/GUMIA~~	
226-607-174	MS-3	85-06644	200	S OF WATERTOWN RD 2000' W OF STH 164	
226-607-174	MS-3	80-04636	150	NW COR WESTMOUND DR & BLUEMOUND RD	
226-607-174	MS-3	03-05535	100	NW INTER OF PETERSON DR & LAUDERDALE DR	✓

BIG CHANGES ON PEWAUKEE RD

STREET LIGHT MAP 2017
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



Current Charges

Account #2298-413-806 10-53420-221/46313

PEWAUKEE,CITY OF
W340N3065 PEWAUKEE RD
PEWAUKEE WI 53072

Previous	Payment/CR	Other	Current	Sales Tax	Total
$1,148.39	$1,148.39CR		$1,143.72		$1,143.72

Payments/Credits:

Payment Received As Of 02/09/17	$1,148.39 CR
Total Credits	**$1,148.39 CR**

Billing Period: 12/29/16 to 01/30/17

Non-Standard Street or Area Light - MS4 32 Days

Facilities			$94.23
150 Watt Non-Standard Street Light - HPS	16 light(s)	at $7.44 per light	$119.04
Fuel Cost Adjustment (1,088 kWh @ $0.001992-)			$2.17 CR
Total			**$211.10**

Billing Period: 12/29/16 to 01/30/17

Street Lighting - MS3 32 Days

100 Watt Standard Street Light - HPS	35 light(s)	at $13.52 per light	$473.20
150 Watt Standard Street Light - HPS	19 light(s)	at $15.75 per light	$299.25
200 Watt Standard Street Light - HPS	5 light(s)	at $18.35 per light	$91.75
250 Watt Standard Street Light - HPS	3 light(s)	at $20.83 per light	$62.49
Fuel Cost Adjustment (3,758 kWh @ $0.001992-)			$7.49 CR
Total			**$919.20**

Billing Period: 12/29/16 to 01/30/17

Street Lighting - MS3 32 Days

100 Watt Standard Street Light - HPS	1 light(s)	at $13.52 per light	$13.52
Fuel Cost Adjustment (48 kWh @ $0.001992-)			$.10 CR
Total			**$13.42**

Monthly
#14 — $21 /mo

Installation?

Google Maps 2628 Springdale Rd

Image capture: Aug 2012 © 2017 Google

Brookfield, Wisconsin

Google, Inc.

Street View - Aug 2012

Google Maps 22545 North Ave

Image capture: Aug 2012 © 2017 Google

Waukesha, Wisconsin

Google, Inc.

Street View - Aug 2012

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 16.

DATE: February 5, 2018

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Appoint a Liaison to the Waukesha/Pewaukee Convention and Visitors Bureau [Mayor Bierce]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 17.

DATE: February 5, 2018

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Appoint Gary Majeskie to the Joint Park & Recreation Board [Mayor Bierce]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 18.

DATE: February 5, 2018

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Disallow the Claim of BCF Construction Corp. Related to the Contract/Worked Performed at the Pewaukee Sports Complex [Riffle]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Sprots Complex Claim

Steven J. Slawinski
Attorney at Law

O'NEIL CANNON
HOLLMAN DEJONG & LAING S.C.
Wisconsin's Premier Lawyers & Litigators

Steve.Slawinski@wilaw.com

November 30, 2017

HAND DELIVERY

City Of Pewaukee
c/o Kelly Tarczewski
City Clerk – Treasurer
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

Re: Claimant: BCF Construction Corp.
Project: City of Pewaukee Sports Complex, Project No. 114005

Dear Ms. Tarczewski:

Please be advised that this law firm represents the Claimant, BCF Construction Corp. Enclosed, please find our client's Notice of Circumstances Giving Rise to Claim and Claim Pursuant to Wis. Stat. § 893.80.

Sincerely,

Steven J. Slawinski
SJS/jlw

111 E. Wisconsin Avenue Suite 1400 Milwaukee, WI 53202-4870 PHONE 414.276.5000 FAX 414.276.6581 wilaw.com
1329 W. Grand Avenue Suite 200 Port Washington, WI 53074 PHONE 262.284.3407 FAX 262.284.0442

NOTICE OF CIRCUMSTANCES GIVING RISE TO CLAIM AND CLAIM PURSUANT TO WIS. STAT. § 893.80

To: City Of Pewaukee
c/o Kelly Tarczewski
City Clerk – Treasurer
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

1. The Claimant is BCF Construction Corp. ("BCF"), an existing Wisconsin Corporation having its principal offices at 1321 East Wabash Avenue, Waukesha, WI 53186.
2. In 2015, BCF entered into a contract with the City of Pewaukee ("City") for the construction of certain public improvements, known as the "City of Pewaukee Sports Complex Construction, Project No.: 1140005" (hereafter "the Project").
3. BCF completed all of the work within the scope of its base contract for the Project, and also completed certain additional work at the request and direction of the City and its representatives on which the City agreed to pay additional compensation. BCF is owed the total principal sum of $205,682.50 for said work. (See attached.)
4. BCF was required to perform certain additional work in connection with the project beyond the scope of its contract, for which it is entitled to additional compensation. The combined total cost of said additional work is $96,491.60, and BCF is entitled to be paid said amount. (See attached.) BCF is entitled to a change order for an increase in the contract time and price for said additional work, and the City has failed and refused to issue the same.
5. BCF submitted its final invoice and application for payment on or about September 20, 2017. BCF is owed the total unpaid principal sum of $302,174.10 for work that it performed for the City in connection with the Project.

6. By letter dated August 17, 2017, the City purported to terminate BCF's contract for cause pursuant to § 15.02 of the contract. (A copy of said letter is attached.) At the time of said purported termination, BCF's work had already been substantially completed. Pursuant to said purported termination, the City excluded BCF from the construction site, prohibited BCF from performing any further work, and withheld all further payment to BCF for work performed in connection with the Project.
7. The City's purported termination of the contract was groundless, wrongful, and was in breach of the contract.
8. In response to BCF's pay application and invoice, on September 21, 2017 the City, through its representative (R.A. Smith National), informed BCF as follows: "Per Article 16 of the General Conditional [sic] this pay request will not be recognized or accepted." The City has failed and refused to consider and to process BCF's payment application and invoice, and has failed and refused to make any payment against the same.
9. In addition to the principal balance due, BCF is entitled to recover interest accrued after September 20, 2017 at a rate of 12% per annum compounded monthly pursuant to Wis. Stat. § 66.0135(2), together with its attorney's fees pursuant to Wis. Stat. § 66.0135(6). In the alternative, BCF is entitled to interest at the legal rate of 5% per annum pursuant to Wis. Stat. § 138.04 accrued after September 20, 2017.
10. The City breached its contract with BCF by: 1) failing and refusing to make payment to BCF for work performed in the total principal amount of $302,174.10; 2) wrongfully purporting to terminate the contract for cause; and 3) failing and refusing to issue a change order to provide for additional compensation and time for certain additional work.

11. The total principal claim amount is: $302,174.10 (In addition, BCF is claiming accrued interest plus attorney's fees, as stated in ¶ 9 above.)

Dated: 11-30-17

O'NEIL, CANNON, HOLLMAN, DEJONG & LAING S.C.
Attorneys for the Claimant, BCF Construction Corp.

By: _____
Steven J. Slawinski
State Bar No. 1005115
Steve.Slawinski@wilaw.com

Post Office Address:

111 East Wisconsin Avenue, Suite 1400
Milwaukee, Wisconsin 53202-4870
(414) 276-5000

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 19.

DATE: February 5, 2018

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Disallow the Claim of BCF Construction Corp. Related to the Contract/Worked Performed for the Pewaukee Commerce Circle Manhole Repair and Sanitary Sewer Relay [Riffle]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Manhole Claim

Steven J. Slawinski
Attorney at Law

O'NEIL CANNON
HOLLMAN DEJONG & LAING SC
Wisconsin's Premier Lawyers & Litigators

Steve.Slawinski@wilaw.com

November 30, 2017

HAND DELIVERY

City Of Pewaukee
c/o Kelly Tarczewski
City Clerk – Treasurer
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

Re: Claimant: BCF Construction Corp.
Project: City of Pewaukee Commerce Circle Manhole Repair and Sanitary Sewer Relay

Dear Ms. Tarczewski:

Please be advised that this law firm represents the Claimant, BCF Construction Corp. Enclosed, please find our client's Claim Pursuant to Wis. Stat. § 893.80.

Sincerely,

Steven J. Slawinski
SJS/jlw

111 E. Wisconsin Avenue Suite 1400 Milwaukee, WI 53202-4870 PHONE 414.276.5000 FAX 414.276.6581 wilaw.com
1329 W. Grand Avenue Suite 200 Port Washington, WI 53074 PHONE 262.284.3407 FAX 262.284.0442

CLAIM PURSUANT TO WIS. STAT. § 893.80

To: City Of Pewaukee
c/o Kelly Tarczewski
City Clerk – Treasurer
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

1. The Claimant is BCF Construction Corp. ("BCF"), an existing Wisconsin Corporation having its principal offices at 1321 East Wabash Avenue, Waukesha, WI 53186.
2. In 2012, BCF entered into a contract with the City of Pewaukee ("City") for the construction of certain public improvements, known as the "Commerce Circle Manhole Repair and Sanitary Sewer Relay" (hereafter "the Project").
3. BCF properly and timely performed and completed all of the work within the scope of its base contract for the Project, and also completed certain additional work at the request and direction of the City and its representatives for which the City agreed to pay additional compensation. BCF is owed the total principal sum of $43,901.13 for said work. (See Invoices attached.)
4. Upon substantial completion of BCF's work, the City and its citizens began to make use of, and to enjoy the benefit of, the public improvements constructed by BCF.
5. BCF billed the City for its work as follows (See Invoices attached):

Description	Invoice Date	Amount
Concrete Pipe Repair	9/24/2012	$ 2,786.20
Base Contract	9/28/2012	$ 39,200.00
Electrical Repair	11/13/2012	$ 1,914.93
Total		$ 43,901.13

(See Invoices attached.)

6. The City has failed to make any payment whatsoever for the work performed by BCF in connection with the Project.
7. BCF is owed the total principal sum of $43,901.13 for work, services, labor and materials that it performed and provided in connection with the Project.
8. In addition to the principal balance due, BCF is entitled to recover interest at a rate of 12% per annum compounded monthly, pursuant to Wis. Stat. § 66.013(2), together with its attorney's fees, pursuant to Wis. Stat. § 66.0135(6). Interest began to accrue upon each of BCF's invoices on the 31st day after the date of each invoice, and shall continue to accrue until paid in full.
9. The City breached its contract with BCF by failing to make payment for the work, labor, and materials provided and performed by BCF.
10. The total principal claim amount is: $43,901.13. (In addition, BCF is claiming accrued interest plus attorney's fees, as stated in ¶ 8 above.)

Dated: 11-30-17

O'NEIL, CANNON, HOLLMAN, DEJONG & LAING S.C.
Attorneys for the Claimant, BCF Construction Corp.

By: _____

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