

Office of the Clerk/Treasurer

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

**COMMON COUNCIL
MEETING NOTICE AND AGENDA
Monday, August 20, 2018
7:00 PM**

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

-
1. Call to Order and Pledge of Allegiance
 2. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact an Alderperson from your district prior to the meeting.
 3. Consent Agenda
 - 3.1. Approve Common Council Meeting Minutes Dated August 6, 2018
 - 3.2. Approve Accounts Payable Listings
 - 3.3. Approve Bartender Licenses
 4. Preliminary Discussion Regarding the Establishment of a Tax Increment Financing (TIF) District and Developer's Tax Incremental District (TID) [Phil Cosson - Ehlers]
 5. Discussion and Possible Action Regarding the Conceptual Approval of the Lake Country Commons Project on the Pewaukee Golf Course Property Located at N12 W26506 Golf Road (PWC 0944-994) [Woldanski]
 6. Update Related to the 2nd Quarter Police Services [Lieutenant Ripplinger]
 7. Discussion and Possible Action to Establish the 2019 Garbage and Recycling Fee Rate [Wagner]
 8. Discussion and Possible Action to Approve Change Order No. 2 for the Pewaukee Woods Culvert Replacement Contract to Include the Relay of 388 Feet of Existing Water Main [Mueller]
 9. Discussion and Possible Action to Dispose of Clean Fill on Private Property within the City of Pewaukee [Klein]
 10. Discussion and Possible Action to Appoint an Interim Zoning Administrator [Klein]
 11. Discussion and Possible Action to Pursue Legal Action Against Power Vac (PWC P039) Related to Delinquent Personal Property Taxes in the Amount of \$37,412.76 [Tarczewski]
 12. Discussion and Possible Action Regarding the Request of Lake Pewaukee Sanitary District (LPSD) to Revise the Stipulated Water Level Order That Establishes the Elevation Ranges of the Lake's Water Surface [Klein]
 13. Reminder that the Next Common Council Meeting is Scheduled for Monday, September 10th, 2018 at 7:00 p.m.

14. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact an Alderperson from your district prior to the meeting.
15. Closed Session – You are hereby notified that the Common Council and staff of the City of Pewaukee will convene into closed session after all regular scheduled business has been concluded and upon motion duly made and seconded and acted upon by roll-call vote as required under §19.85(1)(a), Stats. The purpose of the closed session is for the following:
 - §19.85(1)(c): Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility specifically related to personnel in the Building Services, Parks & Recreation, Human Resources and Planning.

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.

16. Adjournment

Kelly Tarczewski
Clerk/Treasurer

August 16, 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: August 20, 2018

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approve Common Council Meeting Minutes Dated August 6, 2018

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Minutes 8.6.2018

In attendance:

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

Also in Attendance:

Attorney S. Riffle, Administrator S. Klein, DPW Director J. Weigel, HR Director L. Bergersen, City Assessor J. Siebers, Lieutenant B. Ripplinger (7:19 p.m.) and Clerk/Treasurer K. Tarczewski.

1. Call to Order and Pledge of Allegiance - Mayor Bierce called the meeting to order at 7:00 p.m.
2. Public Comment - None.
3. Consent Agenda
 - 3.1. Approve Common Council Meeting Minutes Dated July 16, 2018
 - 3.2. Approve Accounts Payable Listings
 - 3.3. Approve Bartender Licenses
 - 3.4. Concur with the Plan Commission (PC 7/19/2018) to **APPROVE** the Conditional Use Permit for Aspire Dance LLC to Operate a Dance Studio for Children and Adults Located at W238 N1700 Rockwood Drive (PWC 0954-998-016)
 - 3.5. Concur with the Plan Commission (PC 7/19/2018) to **APPROVE** Certified Survey Map PC #180719-1 for a Land Combination for the Dawn Myers Properties Located at N37 W26773 Kopmeier Drive and N37 W26783 Kopmeier Drive Contingent Upon Addressing All of the Corrections Suggested by City Planner Fuchs (PWC 0894-016 & PWC 0984-017)

Mr. Klein and Attorney Riffle asked that Item #3.4 be removed for legal purposes.

A motion was made and seconded, (J. Wamser, B. Dziwulski) to approve the remaining items on the consent agenda. Motion Passed: 5-For, 0-Against.

- 3.4 Concur with the Plan Commission (PC 7/19/2018) to APPROVE the Conditional Use Permit for Aspire Dance LLC to Operate a Dance Studio for Children and Adults Located at W238 N1700 Rockwood Drive (PWC 0954-998-016)

Attorney Riffle stated there has been a change in the law, which now requires the Common Council to hold public hearings on all conditional uses. He recommended Council not take action on this item until they hold the public hearing.

4. Discussion and Possible Action to Extend the Temporary Part-Time Assistance in the Assessor's Office

Mr. Siebers was present for this item. He thanked the Council for allowing him to utilize part-time assistance in his office over the last couple of months. He stated he underestimated the task and was in need of additional help. He said he recently started the commercial inspections and quickly came to the realization that some businesses never filed personal property forms and he was in the process of collecting the data. There was additional discussion.

A motion was made and seconded, (J. Wamser, R. Grosch) to authorize the continuation of the temporary part-time assistance in the Assessor's Office for the remaining 21 weeks of the year for four days a week at six hours a day. Motion Passed: 5-For, 0-Against.

5. Discussion and Possible Action Regarding the Recent Property Owner Survey of Installing Stone or Ground Asphalt Shoulders on Parts of Rocky Point Road

Mr. Weigel was present for this item. He summarized the responses of the residents and they were split. He asked for the authorization to schedule the projects as time allows. He said this would be part of the department's regular maintenance.

A motion was made and seconded, (J. Kara, J. Wamser) to follow the recommendations of the DPW Director and complete the project over the next two years. There was additional discussion on this topic. Some Council members and the City Administrator voiced their concerns that the project was not going to be the entire street, instead it would be a "patchwork". Motion Passed: 3-For, 2 Against (B. Bergman and B. Dziwulski).

6. Discussion and Possible Action to Authorize the Removal of Two Trees on Private Property Along Green Road Most Likely the Result of the City Road Project

Mr. Weigel stated Wachtel did an inventory of the trees along Green Road and Springdale Road before the Green Road repaving project took place. They cautioned that working near the roots of the trees along the right of way may end up killing them or putting them in decline. Mr. Weigel stated he was convinced the dying trees on the Stewart and Jenns properties was a result of this. He asked for Council's authorization to allow staff to go onto these properties and remove the trees themselves. He said the Superintendent feels they can handle the job. Mr. Weigel stated they will also need right of entry and indemnification for these properties.

A motion was made and seconded, (B. Bergman, B. Dziwulski) to authorize the City Street Department to remove the trees, and authorize the City Attorney to prepare a right of entry and indemnification agreement with the property owners. Motion Passed: 5-For, 0-Against.

7. Discussion and Possible Action to Require Christ Ev. Church Located at W240 N3103 Pewaukee Road (PWC 0904-994-001 & PWC 0904-994-002) to Combine Their Parcels and Create a New Certified Survey Map and Consider Waiving / Delaying the Special Assessment Payment(s)

Mr. Klein gave an overview of the history of the church's development. He said improvements were placed over three different parcels. He recommended the Council direct the Church to combine the three parcels and file a new certified survey map which would trigger the special assessment for the water which could be paid over a ten year period with interest. It was noted that no one for the church was present.

A motion was made and seconded, (J. Wamser R. Grosch) to concur with staff recommendations and require Christ Evangelical Church to combine all three parcels and file a new certified survey map and begin paying the outstanding special assessments. Motion Passed: 5-For, 0-Against.

8. Discussion and Possible Action to Approve the Temporary Beer & Wine License for Buddies of Environmental Enjoyment and Recreation (BEER) to Hold a Beer Garden at Nettesheim Park Located at N26 W27495 Prospect Avenue (PWC 0936-988) on August 10, 11 and 12, 2018

A comment was made regarding the timing related to this license. Ms. Tarczewski stated Buddies of Environmental Enjoyment and Recreation (BEER) had to wait to file their request because their organization had to be in existence for at least six months before a temporary license could be issued. She stated there were no concerns about issuing the temporary beer and wine license.

A motion was made and seconded, (B. Dziwulski, J. Wamser) to approve the temporary beer and wine license for Buddies of Environmental Enjoyment and Recreation to hold a beer garden at Nettesheim Park on August 10, 11 and 12. Motion Passed: 5-For, 0-Against.

9. Discussion and Possible Action to Appoint Francis E. Dorsey III as Agent to the Marriott - Milwaukee West Facility Located at W231 N1600 Corporate Circle (PWC 0956-999-007).

Ms. Tarczewski stated the previous agent was transferred out of state and this gentlemen is his replacement. She recommended approval.

A motion was made and seconded, (J. Kara, J. Wamser) to appoint Francis E. Dorsey III as agent to the Marriott-Milwaukee West. Motion Passed: 5-For, 0-Against.

10. Request for an Update Related to the Deer Management Operations

Mr. Klein stated there were primarily two spots where hunters got additional nuisance tags. They were on the Carr and Lake Pewaukee Sanitary District (LPSD) properties. He said on the LPSD land six pregnant does and an additional seven smaller deer were killed, and on the Carr property approximately six to seven deer were killed. He said this did not come without expense. He said they purchased corn and arrows. He said the animals have to be gutted, the carcass has to be taken to the meat processor, and the head needed to go to the Department of Natural Resources (DNR) to be checked for chronic deer wasting disease, so there are additional expenses and time considerations. He asked if he could purchase gift certificates for dinner for their efforts.

Mr. Kara stated he'd like to have the sharp shooters back to take the number down and felt the nuisance hunters could reasonably manage the numbers. Mr. Klein stated he felt it was easier to administer the nuisance hunters vs. the sharp shooters. He suggested giving them some sort of payment consideration for their efforts in the future.

Mr. Bergman stated game management falls on the hunter and giving gift certificate incentives is a great use of the City's funds. He suggested that perhaps the City could provide a station area for gutting the deer and provide incentives to the individuals who do the work. The meat could go to a food pantry. Mayor Bierce stated he prefers local people do the hunting vs. hiring sharp shooters.

Council indicated that they did not have issues with providing a stipend to the hunters for their efforts.

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

Mayor Bierce recommended the following re-appointments: Dave Linsmeier to the Plan Commission and the Park & Recreation Board, Kate Marlin to the Zoning Board of Appeals, Angelo Bertoni to the Fire Commission and Jim Jaschke to the Board of Review.

Mayor Bierce suggested the following individuals to fill vacancies: Debra Tuttle to serve on the Zoning Board of Appeals Board and the Residence Board (representing District #1), Scott Wagner to serve on the Residence Board (representing District #2), Greg Pascucci to serve on the Bike and Pedestrian Planning Committee and Josh Figurski to serve on the Board of Review.

A motion was made and seconded, (J. Kara, B. Dziwulski) to concur with the Mayor's recommendation and appoint these individuals to the various committees and boards.

Motion Passed: 5-For, 0-Against.

12. Discussion and Possible Action to Select the Date and Time for 2018 Trick or Treating

After a brief discussion, **a motion was made and seconded, (B. Bergman, R. Grosch) to set the 2018 Trick or Treat hours to Saturday, October 27th from 4-7 p.m.**

Motion Passed: 5-For, 0-Against.

13. Discussion and Possible Action to Determine Whether or Not the First Common Council Meeting in September will be Cancelled or Rescheduled Due to the Labor Day Holiday

After discussion it was determined that there would be no Common Council meeting held the week of September 3rd. The first meeting of the month would be Monday, September 10th. The meeting on September 17th would be pushed to September 24th if there was a need to meet.

14. Public Comment

George Evert (N45 W24434 Lindsay Road) complained about the grass cutting along the right-of-way. He also asked that staff not wash out the shoulders when they do the hydrant flushing.

15. Adjournment

A motion was made and seconded, (J. Kara, R. Grosch) to adjourn the meeting at 8:37 p.m.

Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer

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

DATE: August 20, 2018

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approve Accounts Payable Listings

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

City & WS Summary

City & Election Payroll

City & WS Accounts Payable for:

8/20/2018

Vendor Name	Document Date	Document Amount	Transaction Description
NUMBER ON PORTABLES	7/31/2018	\$210.20	EMERGENCY DELIVERY NCL GRAPHICS FIRE
JOHNS DISPOSAL	8/3/2018	\$72.25	YARD WASTE SALES 6/7 -8/2/2018
NATIONWIDE RETIREMENT SOLUTIONS	8/6/2018	\$1,895.09	DEFERRED COMP
PEWAUKEE, VILLAGE OF	8/6/2018	\$65,409.91	AUGUST LIBRARY 2018
TD AMERITRADE TRUST COMPANY	8/6/2018	\$50.00	LOAN REPAYMENT
WAUKESHA PROFESSIONAL FIREFIGHTERS ASSO	8/6/2018	\$1,703.87	AUGUST UNION DUES
NATIONWIDE RETIREMENT SOLUTIONS	8/13/2018	\$1,895.09	DEFERRED COMP
TD AMERITRADE TRUST COMPANY	8/13/2018	\$50.00	LOAN REPAYMENT
KWIK TRIP	8/15/2018	\$4,868.82	JULY AMBO/ENGINE FUEL
		\$76,155.23	

ACCOUNTS PAYABLE AUGUST 20, 2018			
Vendor Name	Document Date	Document Amount	Transaction Description
ABACUS ARCHITECTS, INC	7/20/2018	\$ 420.00	PR DESIGN, ENG SERVICES
ADVANCE NAME PLATE & BADGE	7/19/2018	\$ 13.48	BI NAME PLATE
AFFIRM	6/30/2018	\$ 835.00	PR MARKETING
AIRGAS	7/24/2018	\$ 95.90	FD OXYGEN
ALL-WAYS CONTRACTORS, INC	7/18/2018	\$ 40.50	PR SCREENED PICKUP
ALPHA OMEGA CLEANING, INC.	8/1/2018	\$ 260.00	PR JANITORIAL SERVICES
BATZNER PEST MANAGEMENT	7/19/2018	\$ 55.00	PR PEST MANAGEMENT
BLANKENHEIM, KATHRYN	8/15/2018	\$ 121.13	EL ELECTION PAYROLL
BLOEDOW, TODD	7/27/2018	\$ 54.00	PR HEAD COACH REIMBURSEMENT
BOUCHER CADILLAC GMC OF WAUKESHA	7/27/2018	\$ 9.95	PR COACH REIMBURSEMENT
BOUNDTREE MEDICAL	7/25/2018	\$ 160.41	FD PANTS
BOUNDTREE MEDICAL	7/25/2018	\$ 301.94	FD MEDICAL SUPPLIES
BOUNDTREE MEDICAL	7/24/2018	\$ 375.23	FD MEDICAL SUPPLIES
BOUNDTREE MEDICAL	7/19/2018	\$ 369.68	FD MEDICAL SUPPLIES
BREDAN MECHANICAL SYSTEMS	7/30/2018	\$ 1,258.50	IT HVAC INSPECTION
BROOKS, RAY	8/15/2018	\$ 127.50	EL ELECTION PAYROLL
BROWN, CAROLYN	8/15/2018	\$ 57.38	EL ELECTION PAYROLL
BUMPER TO BUMPER HARTLAND	7/23/2018	\$ 170.81	BI AUTO REPAIR
BUMPER TO BUMPER HARTLAND	7/23/2018	\$ 6.76	BI SCREW CLAM
CARAULIA, CHERYL	8/15/2018	\$ 125.38	EL ELECTION PAYROLL
CARLSON, HEIDI	7/27/2018	\$ 54.00	PR COACH REIMBURSEMENT
CHRISTENSEN, JEN	8/3/2018	\$ 100.00	PR LIFEGUARD CERT
CONSIGNY, BARBARA	8/15/2018	\$ 162.50	EL ELECTION PAYROLL
CONSOLIDATED ELECTRICAL DISTRIBUTORS	7/18/2018	\$ 73.00	CT 10 PAK
D.F. TOMASINI, INC	7/26/2018	\$ 24,968.72	WS WATER MN REP-NORTH AVE
DAN PLAUTZ CLEANING SERVICE	7/16/2018	\$ 2,383.50	HR CLEANING JULY
DART, JEFF	7/27/2018	\$ 54.00	PR COACH REIMBURSEMENT
DE COSTE, PHYLLIS	8/15/2018	\$ 72.25	EL ELECTION PAYROLL
DWYER, CHARLIE	7/31/2018	\$ 130.80	PR MILEAGE
EICHENSEER, JAMES	8/15/2018	\$ 167.50	EL ELECTION PAYROLL
ELLIOTT ACE HARDWARE	7/16/2018	\$ 2.76	PR O RINGS
FIRST AYD	7/25/2018	\$ 171.21	FD SUPPLIES
GHA TECHNOLOGIES	7/24/2018	\$ 1,241.10	IT TREND MICROS
GILLUND ENTERPRISES	7/20/2018	\$ 159.90	PR GREASE FOR MOWERS
GILPIN, DONALD	8/15/2018	\$ 170.00	EL ELECTION PAYROLL
GLEASON, ROBIN	8/15/2018	\$ 68.00	EL ELECTION PAYROLL
GRAFF, MIKE	7/27/2018	\$ 54.00	FD HEAD COACH REIMBURSEMENT
GREGG MARTIN INSTRUMENTATION	7/20/2018	\$ 2,035.00	WS MNTNC FLOWMETER
GUIDINGER, LOIS	8/15/2018	\$ 68.00	EL ELECTION PAYROLL
HALEN HOMES	7/31/2018	\$ 2,000.00	BI EROSION BOND RETURN
HAWKINS, INC.	7/24/2018	\$ 1,999.41	WS CHEMICALS
HINK, LINDA	7/27/2018	\$ 30.00	PR 1 HOUR REFUND
HUSCHKA, JUDY	8/15/2018	\$ 68.00	EL ELECTION PAYROLL
IGNATEW, SEBASTIAN	7/20/2018	\$ 175.00	PR CAMP
IMEG CORP	7/9/2018	\$ 5,399.40	EN PROFESSIONAL SERVICES
JERKE, MARIANNE	8/15/2018	\$ 142.38	EL ELECTION PAYROLL
JERRY'S AUTOMOTIVE SERIVCE LLC	7/30/2018	\$ 124.32	FD STABILIZER KIT
JERRY'S AUTOMOTIVE SERIVCE LLC	7/26/2018	\$ 66.61	FD OIL CHANGE

ACCOUNTS PAYABLE AUGUST 20, 2018			
Vendor Name	Document Date	Document Amount	Transaction Description
JK LAWN SERVICE	7/31/2018	\$ 220.00	FD LAWN SERVICE
JK LAWN SERVICE	7/31/2018	\$ 228.00	FD LAWN SERVICE
JK LAWN SERVICE	7/31/2018	\$ 180.00	WS GRNDS MNTNC-PEW RD
JK LAWN SERVICE	7/31/2018	\$ 380.00	WS GRNDS MNT FX CRK
JOHN'S DISPOSAL SERVICE	7/25/2018	\$ 48,634.25	EN CONTRACTED BILLING
KAERREK HOMES INC	7/31/2018	\$ 500.00	BI OCCUPANCY BOND RETURN
KARPFINGER, BARBARA	8/15/2018	\$ 53.13	EL ELECTION PAYROLL
KEN WEBER TRUCK SERVICE	7/26/2018	\$ 125.00	PR SERVICE
KLEIN, DEANNA	8/15/2018	\$ 102.00	EL ELECTION PAYROLL
LA PORTA, CHARLENE	8/15/2018	\$ 162.50	EL ELECTION PAYROLL
LAKELAND SUPPLY, INC.	7/24/2018	\$ 1,015.56	PR PAPER TOWELS
LAMERS BUS LINE	7/20/2018	\$ 378.00	PR CHARTER
LAMERS BUS LINE	7/20/2018	\$ 378.00	PR CHARTER
LAMERS BUS LINE	7/20/2018	\$ 378.00	PR CHARTER
LAMERS BUS LINE	7/20/2018	\$ 248.46	PR CHARTER
LAMERS BUS LINE	7/20/2018	\$ 544.96	PR CHARTER
LARSON, CHERRIE	7/26/2018	\$ 12.80	PR CONTRACTED EMPLOYEE
LAUNER, LAUREN	7/26/2018	\$ 300.00	PR LIFEGUARD CERT REIMBURSEMENT
LAWN BOYZ	7/30/2018	\$ 2,670.83	CT CEMETERY CARE
LEE RECREATION	7/30/2018	\$ 1,712.00	PR TABLE
LITHO-CRAFT	7/31/2018	\$ 342.00	WS PR-CONS CONF RPT PRINTING
LUCHT, DONNA	8/15/2018	\$ 129.63	EL ELECTION PAYROLL
LUCHT, ROBERT	8/15/2018	\$ 129.63	EL ELECTION PAYROLL
MARSH, CHRISTYL	8/3/2018	\$ 20.00	CO WITNESS FEE
MAYER REPAIR	7/23/2018	\$ 502.99	FD SERVICE CALL
MAYER REPAIR	7/23/2018	\$ 425.12	FD SERVICE CALL
MENARDS	5/8/2018	\$ 6.99	PR CHIL BALL
MEYERS, ANN	8/15/2018	\$ 68.00	EL ELECTION PAYROLL
MID-AMERICAN RESEARCH CHEMICAL	7/20/2018	\$ 409.00	PR HORNET KILLER
MILWAUKEE LAWN SPRINKLER CORP	7/26/2018	\$ 1,408.08	PR SPRING START UP
MOLENDIA, JULIE	8/15/2018	\$ 74.38	EL ELECTION PAYROLL
NAMES, JOSEPH	8/15/2018	\$ 125.38	EL ELECTION PAYROLL
NAMES, MARILYN	8/15/2018	\$ 125.38	EL ELECTION PAYROLL
NEITZEL, DON	8/15/2018	\$ 140.25	EL ELECTION PAYROLL
OCCUPATIONAL HEALTH CENTERS	7/12/2018	\$ 56.00	HR RANDOM SCREEN
OCCUPATIONAL HEALTH CENTERS	7/20/2018	\$ 166.00	HR PHYSICAL RECERT
OFFICE COPYING EQUIPMENT, LTD	6/29/2018	\$ 5.84	CT COPIES
OFFICE COPYING EQUIPMENT, LTD	6/29/2018	\$ 113.85	CT COPIES
OFFICE COPYING EQUIPMENT, LTD	7/31/2018	\$ 4.96	CT COPIES
OFFICE COPYING EQUIPMENT, LTD	7/31/2018	\$ 82.71	CT COPIES
OFFICE DEPOT	7/26/2018	\$ 10.45	CT ADDING MACHINE ROLLS
OFFICE DEPOT	7/26/2018	\$ 8.32	FD OFFICE SUPPLIES
OFFICE DEPOT	7/24/2018	\$ 29.16	FD SOAP
OFFICE DEPOT	7/26/2018	\$ 27.99	BI PAPER
ON THE WATER PROMOTIONS	7/26/2018	\$ 712.80	PR GUIDED FISHING TRIPS
PASCUCCI, GREG	8/15/2018	\$ 51.00	EL ELECTION PAYROLL
PEREIRA, BOB	8/15/2018	\$ 138.13	EL ELECTION PAYROLL
PEWAUKEE, VILLAGE OF	7/3/2018	\$ 6,176.41	CT LAKE PATROL

ACCOUNTS PAYABLE AUGUST 20, 2018			
Vendor Name	Document Date	Document Amount	Transaction Description
PFEIFFER, RICHARD	8/15/2018	\$ 68.00	EL ELECTION PAYROLL
PFEIFFER, SANDIE	8/15/2018	\$ 59.50	EL ELECTION PAYROLL
PRAEGER, JANET	8/15/2018	\$ 53.13	EL ELECTION PAYROLL
PRAHL, PAUL & CORI	7/26/2018	\$ 1,250.00	BI OVERPMT
PREMIUM WATERS, INC	7/27/2018	\$ 61.50	PR WATER
RALLYE PRODUCTIONS, INC	7/30/2018	\$ 25.00	CT AWARDS BADGES & BUDDIES
RAMBADT, DONALD	8/3/2018	\$ 20.00	CO WITNESS FEE
ROBINSON, GWENN	8/15/2018	\$ 230.00	EL ELECTION PAYROLL
ROBINSON, MAURICE	8/15/2018	\$ 144.50	EL ELECTION PAYROLL
ROGAHN, SHIRLEY	8/15/2018	\$ 123.25	EL ELECTION PAYROLL
ROMENS, RANDY	7/30/2018	\$ 277.41	BI MILEAGE
ROSSI, DANNY	7/27/2018	\$ 150.00	PR LIFEGUARD RECERT
RUF, SALLY	8/15/2018	\$ 40.00	EL ELECTION PAYROLL
RUSS'S MULCH & TOPSOIL	7/26/2018	\$ 240.00	PR MULCH
SEVERSON, BILL	8/15/2018	\$ 110.50	EL ELECTION PAYROLL
SIEGERT, SUSAN	8/15/2018	\$ 55.25	EL ELECTION PAYROLL
SLESAR, PAULA	8/15/2018	\$ 142.38	EL ELECTION PAYROLL
SMITH, GEORGE	8/15/2018	\$ 125.38	EL ELECTION PAYROLL
SMITH, NINA	8/15/2018	\$ 125.38	EL ELECTION PAYROLL
STATE OF WI COURT FINES & ASSMTS	8/3/2018	\$ 8,951.72	CO ST SH CT COSTS & ASSMTS
THARMAN, JUDY	8/15/2018	\$ 140.25	EL ELECTION PAYROLL
THOMAS, BRIAN	8/15/2018	\$ 68.00	EL ELECTION PAYROLL
THOMAS, ELNETTA	8/15/2018	\$ 72.25	EL ELECTION PAYROLL
TIM O'BRIEN HOMES	7/30/2018	\$ 2,000.00	BI EROSION BOND RETURN
TLM SOLUTIONS	7/18/2018	\$ 154.95	CT TIME MACHINE REPAIR
TOEPEL, SUE	8/15/2018	\$ 57.38	EL ELECTION PAYROLL
TOTAL MECHANICAL	7/27/2018	\$ 1,989.00	WS BLDG MNTNC-DEERHVN
TRI NORTH BUILDERS	7/30/2018	\$ 1,699.00	BI REFUND BLDG PERMIT
TRI-COUNTY WATERWORKS ASSOCIATION	8/9/2013	\$ 20.00	WS CONT EDUC-SMITH
VERIZON	7/23/2018	\$ 22.14	FD MODEM
WATER REMEDIATION TECH., LL	8/1/2018	\$ 3,395.41	WS CHEMICALS
WAUKESHA CO TREASURER	7/9/2018	\$ 9,429.41	AD OVERTIME POLICE
WAUKESHA CO TREASURER	7/9/2018	\$ 3,230.89	AD OVERTIME COMM SERVICES
WAUKESHA CO TREASURER	7/11/2018	\$ 51.42	AD PRISONER HOUSING
WAUKESHA CO TREASURER	8/3/2018	\$ 2,007.69	CO CO JL ASSMTS & DVR IMP SUR
WE ENERGIES	7/20/2018	\$ 7.55	PR ENERGY USE
WE ENERGIES	7/20/2018	\$ 50.27	PR ENERGY USE
WEIS, DARLENE	8/15/2018	\$ 57.38	EL ELECTION PAYROLL
WI LEGAL BLANK CO., INC.	7/24/2018	\$ 2,389.00	PR FALL WINTER GUIDE
WI LEGAL BLANK CO., INC.	7/18/2018	\$ 49.95	BI BUSINESS CARDS
WI SUPREME COURT	8/3/2018	\$ 80.00	CO SEMINAR
WISCONSIN RURAL WATER ASSOC.	7/18/2018	\$ 402.38	HR TRAINING
WRAYBURN CONSULTING LLC	8/1/2018	\$ 1,795.00	BI PROFESSIONAL SERVICES
YEKO, JANE	8/15/2018	\$ 140.25	EL ELECTION PAYROLL
ZIEGERT, JIM	8/15/2018	\$ 114.75	EL ELECTION PAYROLL
TOTAL		\$ 158,391.07	

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

DATE: August 20, 2018

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approve Bartender Licenses

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Bartender License List 8.20.18

<u>Individual Name</u>	<u>Establishment Name</u>	<u>Type</u>
Balistierri, Brian J.	Pewaukee Golf Club	New
Davis, Colt L.	Wildwood Lodge	New
Gepner, Michelle M.	Wildwood Lodge	New

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

DATE: August 20, 2018

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Preliminary Discussion Regarding the Establishment of a Tax Increment Financing (TIF) District and Developer's Tax Incremental District (TID) [Phil Cosson - Ehlers]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Ehlers TIF Information

TIF Planning



EHLERS
LEADERS IN PUBLIC FINANCE

Tax Incremental Financing

City of Pewaukee

8/20/2018

1

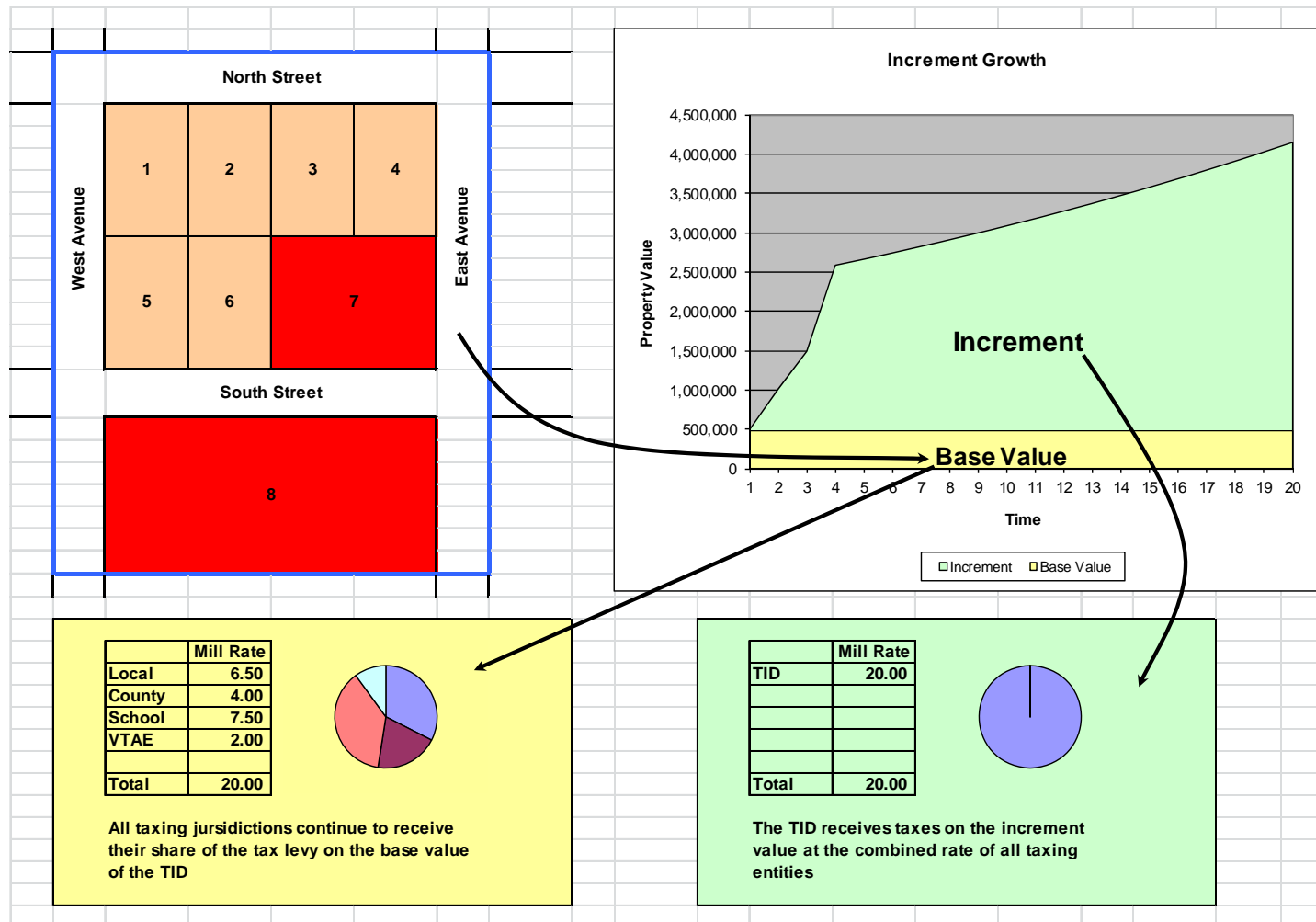


Tax Incremental Financing in Wisconsin

- Since 1976 has been the most powerful economic development tool available to local government
- Terminology
 - Tax Incremental Financing (TIF) – refers to the tool itself
 - Tax Incremental District (TID) – refers to the application of the tool in a specific area



How does TIF Work?



The “But For” Test

- Key underpinning of the TIF program is referred to as the “but for” test. But for the use of TIF, the proposed development would not occur:
 - as proposed
 - within the same time frame
 - with the same level of value
 - Property
 - Jobs
 - Amenities



Other Qualifications

- Maximum base value = 12% of total E.V.
- At least 50% of land in proposed TID is:
 - Blighted or in need of rehabilitation
 - Suitable and zoned for industrial use
 - Suitable for Mixed Use Development. Any combination of Industrial, Commercial, Residential (newly platted maximum of 35%)



More on Mixed Use District

- Mixed Use District – 35% of area newly platted residential
 - Density at least 3 units per acre
 - Conservation subdivision as defined in §.66.1027(1)(a) -- compact lots & common open space, natural features of land are maintained.
 - Traditional neighborhood development as defined in §.66.1027(1)(c) -- compact, mixed-use neighborhood where residential, commercial and civic buildings are within close proximity to each other



Maximum Life

- A District may remain open until the earliest of the following occurrences :
 - The District's maximum life is reached, which varies by type of District and when it was created
 - When total tax increments collected are sufficient to pay all of the District's project obligations
 - When the Governing Body passes a resolution to close the District (any unreimbursed project costs become a general liability of the municipality)



Maximum Life

TID Creation Date >	10-1-2004 or later
Blight Elimination	27 Years (+3)*
Conservation or Rehabilitation	27 Years (+3)*
Industrial	20 Years (+3)*
Mixed Use	20 Years (+3)*
Town	Exp. Period + 11 years (16 Years Max)
TID Creation Date >	10-1-2006 or later
Environmental Remediation	23 Years

* District eligible to receive an extension to maximum life



Eligible Project Costs

- Public works & improvements
- Financing costs
- Real property assembly costs (land write-down)
- Professional service costs
- Administrative costs
- Relocation costs
- Organizational costs
- Pro-rated costs of utility infrastructure
- Cash grants (requires developer agreement)
- Environmental remediation
- Projects with ½ mile of district



Prohibited Project Costs

- Costs of constructing or expanding administrative, police, fire, community, recreational, library and school buildings
- Costs of constructing or expanding facilities if similar facilities are normally financed with utility user fees
- General government expenses unrelated to the TIF district
- Costs associated with newly platted residential development (except in Mixed Use districts where the density test has been met)



Statutory Procedures

- Plan Commission prepares Project Plan
- Convene Joint Review Board
 - Each taxing body represented
 - One member of the public appointed
- Public Hearing by Plan Commission or CDA
- Governing Body approval
- Joint Review Board approval
- State approval as to procedural matters



Amendments

- Boundary Amendment
 - Limit of 4 allowed during life of district
 - May add and/or subtract property
 - Must be in compliance with 12% test to add territory to a district
- Project Plan Amendment
 - No limit to number allowed (except maximum expenditure period)
 - Used to amend list of TIF-eligible projects to be undertaken



Frequently Asked TIF Questions

- Is TIF a tax break?
 - Properties within a TIF District pay the same tax rate as properties outside the district. The difference is how the tax revenue is distributed.
- Is TIF only for blight elimination?
 - This was one of the primary historical intents of TIF, but the law has expanded the permitted uses for TIF.



Frequently Asked TIF Questions

- Does the TID change the zoning for property?
 - No. The TID does not change existing zoning already in place.
- Does the TID make it easier for the municipality to use eminent domain?
 - No. The process identified within State Statutes for eminent domain is the same whether a property is within a TID or outside a TID.



Why Should Incentives be Offered/Provided

- Communities want to foster Economic Development and/or Redevelopment
- Communities want to add or enhance property values
- Developer's want to make a profit
- The “But For” Clause
 - Is there a Gap that needs to be filled to make the project happen/profitable?
- Do your due diligence



When is the Incentive Provided

- Beginning of project
 - Community becomes Equity Partner
- Throughout project
 - Pay As you Go (Project financed)
- Conclusion of project
 - Developer financed
- Question of who takes on the risk or how it is shared



Using TIF Appropriately

- TIF is not without its risks.
 - TIF is only effective if development occurs
- If projects are financed by the municipality and development does not occur, municipality must pay the debt service.
- TIF is a partnership with other taxing jurisdictions to share in the responsibility for economic development. Risk should be mitigated as much as possible.





EHLEERS

LEADERS IN PUBLIC FINANCE

Philip Cosson
**Senior Municipal Advisor/
Director**

262-796-6161

pcosson@ehlers-inc.com

Greg Johnson
**Senior Municipal Advisor/
Vice President**

262-796-6168

gjohnson@ehlers-inc.com

Todd Taves
Senior Municipal Advisor/Principal

262-796-6173

ttaves@ehlers-inc.com



Planning Implementation Tools

Tax Increment Financing



Center for Land Use Education

www.uwsp.edu/cnr/landcenter

November 2009

TOOL DESCRIPTION

Tax increment financing (TIF) is a tool used to spur the development or redevelopment of an area. When a tax incremental district (TID) is created, all taxing jurisdictions—including the county, municipality, school district, technical college, and special taxing districts—agree to limit the amount of taxes they receive from the district based on property values in place when the district was created. The municipality agrees to pay for public improvements in the district in hopes of spurring additional private investment. As property values rise, taxes resulting from the incremental rise in value are used to repay the municipality.

COMMON USES

Since Wisconsin's TIF law was adopted in 1975, TIF use has expanded dramatically. Originally designed to redevelop blighted urban areas and to promote industrial development, TIF may now be used by cities and villages, and to a lesser extent, towns and counties for a variety of purposes. The tables below provide a list of eligible districts and costs by level of government.

Table 1: TIF Use by Local Government

Level of government	Statute	District type
City or village	§66.1105	Blight, Rehabilitation/Conservation, Industrial, Mixed-use
Town	§66.1105	Any of the above as part of an annexation agreement
Town	§60.85	Agricultural, Forestry, Manufacturing, Tourism
City, village, town, county	§66.1106	Environmental Remediation

Figure 1: TID #3 in the Village of Howard is being used to develop a new mixed-use village center.

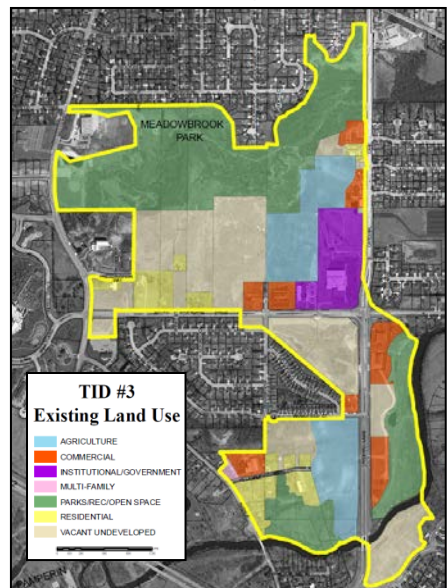


Table 2: TIF Project Costs

Eligible project costs	Ineligible project costs
<ul style="list-style-type: none"> Capital costs of buildings, public improvements and equipment to service the district Planning, engineering, architecture, legal, and other professional services Financing and property acquisition costs Environmental investigation and remediation Demolition, including removal of underground storage tanks, abandoned containers or asbestos Redevelopment, including business relocation and other improvements 	<ul style="list-style-type: none"> Costs of constructing or expanding administrative buildings, police and fire buildings, libraries, community and recreational buildings, and schools Costs generally financed by user fees General government expenses unrelated to TIF Cash grants made to owners, lessees or developers of land within a TIF district, unless a development agreement has been signed
<p>∞ Eligible costs may vary by type of district. Please refer to the appropriate state statute for your project. ∞</p>	

CREATION

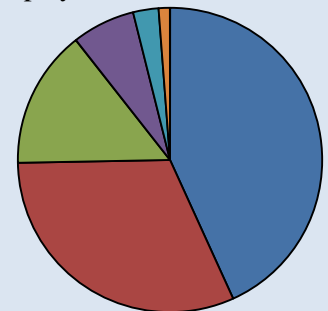
1. **Tax Incremental District.** The municipality identifies or a developer requests that an area be developed using TIF funds. Land must be contiguous, unlikely to develop “but for” the use of TIF, and qualify as one of the district types identified in Table 1.
2. **Project Plan and District Boundaries.** The plan commission prepares a project plan identifying district boundaries, public improvements, estimated project costs, financing and other details.
3. **Public Hearing and Notice.** The plan commission holds separate or joint public hearings to review the project plan and district boundaries. Advance notice is provided to affected property owners, taxing jurisdictions, and the general public.
4. **Local Government Approval.** Following public review and a recommendation from the plan commission, the governing body may approve, deny or modify the project plan and district boundaries. The governing body adopts a resolution creating the district.
5. **Joint Review Board Approval.** A joint review board, consisting of one representative from the county, municipality, school district, technical college and general public approves or denies the district.
6. **Determination of Base Value.** Once approved, the municipal clerk forwards an application to the Department of Revenue to determine the current or ‘base value’ of property located in the district. Until the district closes, property taxes allocated to each taxing jurisdiction are based on this value—all remaining taxes repay the municipality.

ADMINISTRATION

1. **Project Costs.** The municipality finances public improvements and other eligible costs shown in Table 2 through its general fund, a special TIF fund, or through the sale of notes or bonds. Some municipalities are also working with developers to provide financing.
2. **Private Investment.** As the municipality and private investors make improvements in the district (i.e. upgrading roads, adding sewer service, rehabilitating old buildings, etc.), the district’s property values increase. In some cases, staff may need to solicit or negotiate with developers to provide specific public improvements or favorable financing terms to make private investment more feasible.
3. **Allocation of Tax Increment.** Taxes on increased property values above the base value—known as the ‘tax increment’—are captured by the municipality to pay off its initial investment in the district.
4. **Annual Report.** Municipal officials are required to report annually on the status of the district to the general public, local taxing jurisdictions, and the Department of Revenue. Periodic accounting audits are also required.
5. **Amendment or Extension.** Following the same process used to create a district, a municipality may amend the project plan, add or remove property from the district, or reallocate excess TIF funds to another district. The life of some districts may be extended.
6. **District Closure.** After all project costs have been recovered, or the maximum life of the district is reached, whichever occurs first, the governing body adopts a resolution dissolving the district. District life is specified in state statutes and ranges from 16-27 years depending on the district type and date of creation. Upon closure, unpaid project costs become the responsibility of the municipality.

TIF by the numbers...

- In 2008, 389 Wisconsin municipalities (178 cities, 207 villages, and 4 towns) had 1,006 TIF districts, collecting \$334.4 million in property taxes.
- The state’s ten largest cities each had at least 5 districts.
- 104 municipalities (27%) had districts totaling at least 12% of municipal value, the current statutory limit for TIF spending.
- Twelve (3%) had districts totaling more than 30%.
- At 3.5% of gross property taxes, TIF levies are approaching the municipal portion of property taxes for towns and villages.
- Among 81 recently closed districts, 75% of TIF expenditures went to capital improvements and borrowing. Other expenditures are displayed below.



- Capital Expenditures 43.2%
- Borrowing Costs 31.5%
- Subsidies to Other TIDs 14.7%
- Miscellaneous 6.7%
- Grants to Developers 2.7%
- Administrative Costs 1.2%
- The average life of closed districts is 16.5 years.
- Since the state’s TIF law was adopted in 1975, Wisconsin property owners have paid a total of \$3.7 billion in property taxes towards TIF projects.

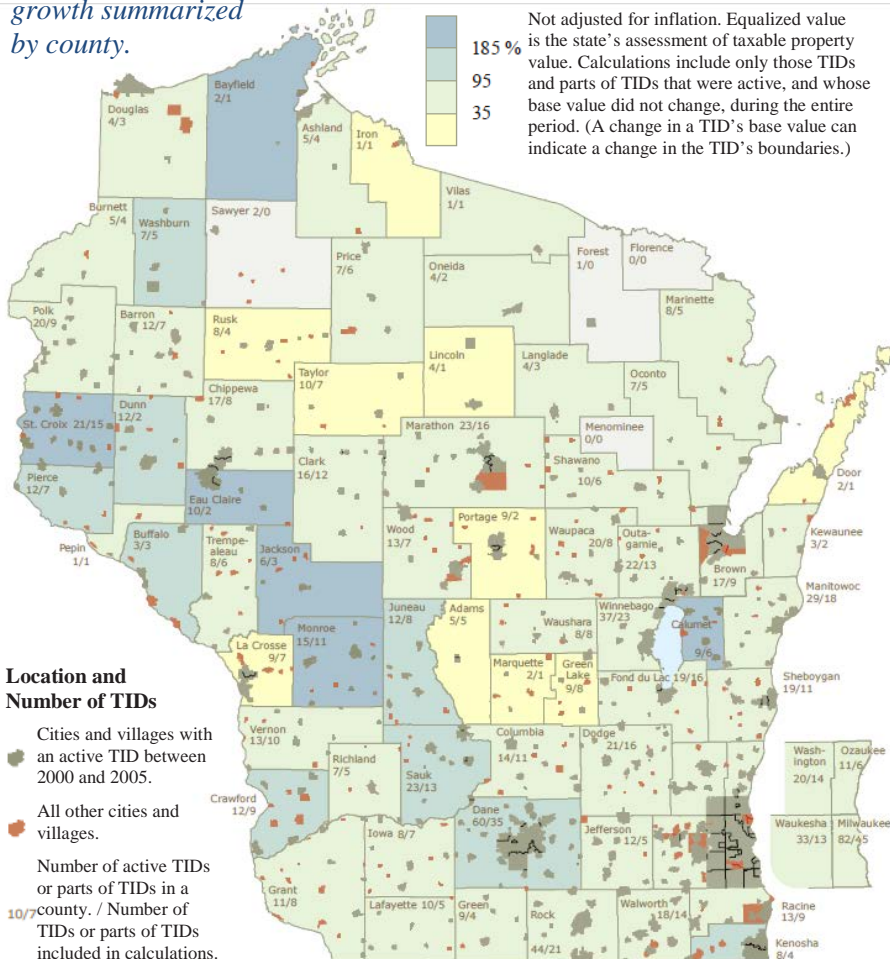
Excerpted from The Wisconsin Taxpayer, May 2009, Vol 77, No 5

Report Card

Cost	Money or staff resources required to implement the tool.
Upfront costs, long-term gains	A TIF bond is riskier than a general obligation bond, resulting in higher interest rates and more total interest paid. There are also higher issuance costs including feasibility studies, outside financial audits, and extra legal fees. The return on investment is not immediate, and there is no guarantee that a municipality will recoup its entire investment. Between 2007 and 2008, 24% of Wisconsin TIF districts lost property value. Conservative fiscal estimates and an understanding of long-term market trends can protect against these situations.
Public Acceptance	The public's positive or negative perception of the tool.
Mixed support	The public hearing required by the TIF law is often the only opportunity for the public to voice their support or concern over a proposed district. While many members of the public are willing to support the greater goal of improving a designated area, others are leery of forgone taxes, the inability to recoup the municipality's investment, and concerns over "greenfield" development, "big box" development, displaced businesses, and other negative externalities.
Political Acceptance	Local officials' willingness to implement the tool.
Widely used	In 2008, nearly 400 Wisconsin municipalities administered TIF districts. Given budget constraints and public concern over new taxes, TIF is one tool that local officials can use to find revenue sources without significantly raising taxes. Though TIF is widely used, there are political risks. If a TIF project does not perform as expected, local officials may be blamed. Taxing jurisdictions that do not see immediate benefit such as schools may be hesitant to support TIF.
Equity	Fairness to stakeholders regarding who incurs costs and consequences.
Shared benefits and risks	TIF allows for sharing of costs among all beneficiaries of public improvements. In the absence of TIF, municipalities and developers are responsible for financing public improvements. With TIF, the investment made by a municipality or developer is repaid, and the community-at-large benefits from an expanded tax base. However, there are also opportunity costs for all parties involved. There is no guarantee that the initial investment in the district will be repaid. Taxing jurisdictions forego increased taxes during the life of district. As property values rise, district property owners pay an increasing tax bill. The general public may also pay increasing taxes if additional services are provided.
Administration	Level of complexity to manage, maintain, enforce, and monitor the tool.
Highly technical	Many Wisconsin municipalities lack professional economic development and planning staff necessary to properly administer TIF. A great deal of work is required upfront to prepare the required planning documents and financial analyses. During the life of the district, regular accounting audits, assessment data and certification paperwork must be submitted to the Department of Revenue. If a municipality does not have adequate staff to perform these tasks, it may need to contract with a professional planning or accounting firm.
Scale	The geographic scale at which the tool is best implemented.
Local government	TIF has been used successfully by municipalities of all sizes. Cities and villages have greatest latitude in using TIF. County and town use is limited.

WISCONSIN EXAMPLES

Figure 2: TIF use by Wisconsin municipalities and value growth summarized by county.



Developing a TIF Policy

The City of Madison's TIF policy provides a model for how a community can set standards for TIF-funded development that goes above and beyond state requirements. The city encourages TIF districts that create living wage jobs, provide affordable housing, promote historic revitalization, encourage adaptive reuse, and promote infill development, among other goals. The policy document is available online at:

www.cityofmadison.com/planning/tidmaps/tifpolicy.pdf

The City of Muskego has also adopted TIF guidelines which are available online at:

<http://www.ci.muskego.wi.us/planning/CurrentPlanning/Documents/tabid/907/Default.aspx>

FOR MORE INFORMATION

Wisconsin Department of Revenue. Tax Incremental Financing Information. www.dor.state.wi.us/slf/tif.html Contains links to state statutes, an updated TIF Manual, and related reports and forms.

Moskal, Joe. 2005. Tax Incremental Finance Law of Wisconsin for Cities and Villages. Center for Community and Economic Development. www.uwex.edu/ces/CCED/economies/Tif_forWeb.pdf

Mayrl, Matthew. 2006. Efficient and Strategic TIF Use: A Guide for Wisconsin Municipalities. Center on Wisconsin Strategy. www.cows.org/pdf/rp_tif.pdf

ACKNOWLEDGEMENTS

Document prepared by Rebecca Roberts, 2009. The author gratefully acknowledges the thoughtful review and contributions of Linda Stoll, Center for Land Use Education; Kurt Muchow, Vierbicher Associates, Inc.; Russell Kashian, Department of Economics, UW-Whitewater; and Doug Venable, Economic Development Director (Retired), City of Janesville.

Figure 1 map from the Village of Howard www.villageofhoward.com/gis-maps.cfm. Figure 2 modified from the Wisconsin Legislative Reference Bureau www.legis.state.wi.us/LRB/pubs/waag/WAAG-06-2.pdf.

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

DATE: August 20, 2018

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding the Conceptual Approval of the Lake Country Commons Project on the Pewaukee Golf Course Property Located at N12 W26506 Golf Road (PWC 0944-994) [Woldanski]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Lake Country Commons

Wayburn Report

Engineering Report

Pewaukee Golf Club Redevelopment

“Lake Country Commons” Conceptual Approval

City of Pewaukee
Planning Commission
August 16, 2018

Proposed by:
Diamond Club Entertainment LLC



“Lake Country Commons”

Project Update

Since our initial introduction to the Planning Commission in May, we have met with many residents, community and city stakeholders regarding our proposed development. After listening to their concerns and recommendations, we feel there are four main issues that have been communicated to us that would impact the residents near the proposed development that we would like to discuss:

**TRAFFIC
LIGHT
NOISE
SECURITY**

We believe that the revisions we have made to our proposed development have addressed each area of concern to the best of our ability and we look forward to continuing to work with the city and community.

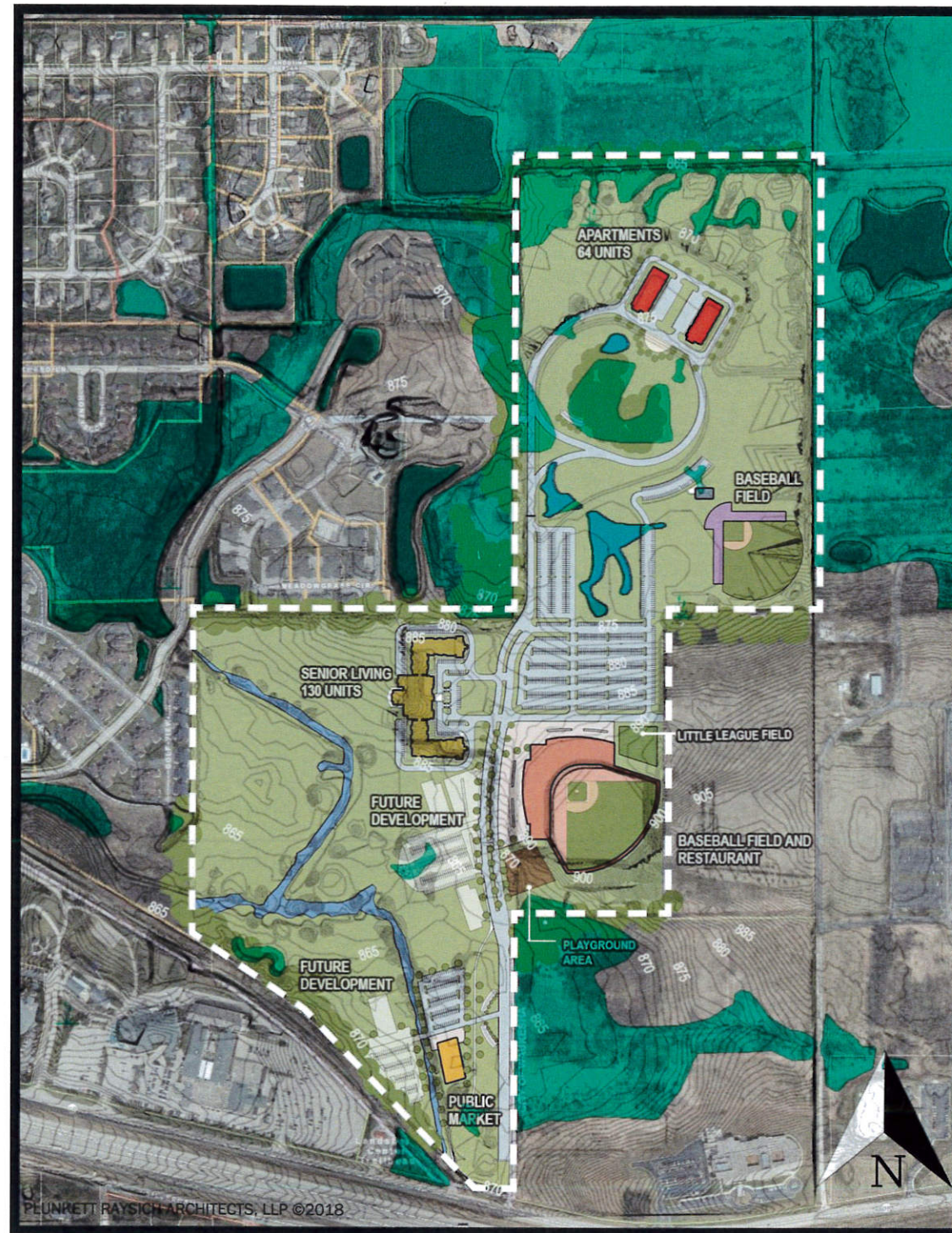
SITE PLAN PARKING

INITIAL PROPOSAL CHANGES

- ROTATED BASEBALL FIELD AND RESTAURANT
- REPLACED 6 LACROSEE FIELDS WITH ONE SMALLER BASEBALL DIAMOND
- DEVELOPMENT INCLUDES THE "BACK 9" 60 ACRES
- REDUCED NUMBER OF SENIOR APTS/MULTIFAMILY FROM 400 UNITS TO 200 UNITS
 - 130 SENIOR APTS
 - 64 MULTIFAMILY APTS
- RELOCATED SENIOR APTS
- RELOCATED MULTIFAMILY APTS
- MODIFIED THE ROADS
 - BOULEVARD – MAIN ACCESS
 - GATE TO MULTI FAMILY APTS
 - FIRE DEPT ACCESS GATE TO MILKWEED LANE FOR EMERGENCY USE ONLY



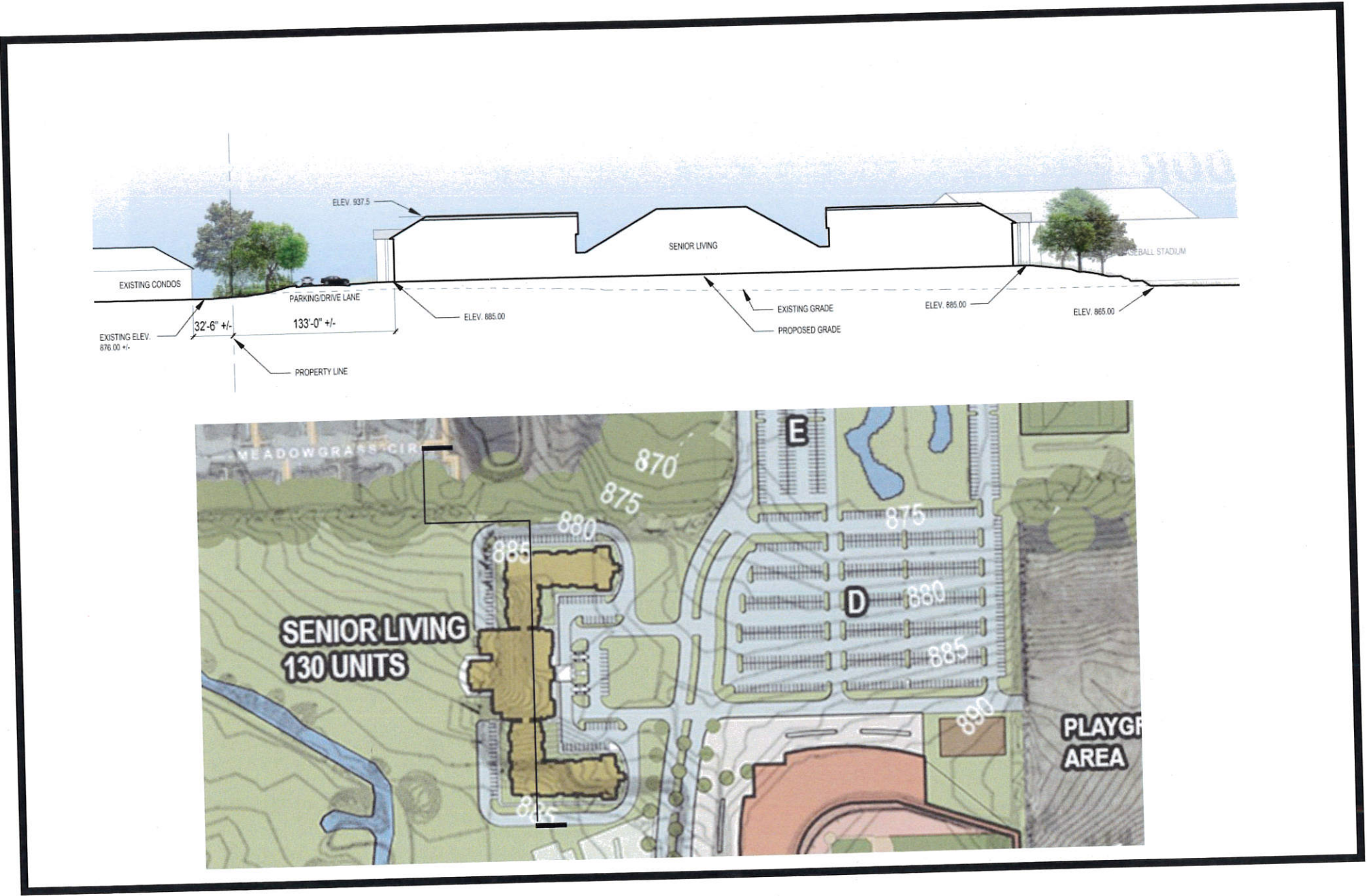
SITE PLAN WETLANDS



SITE PLAN ENVIRONMENTAL CORRIDOR



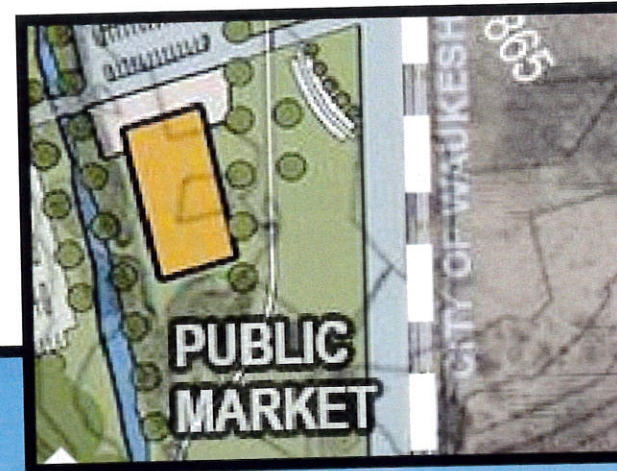
SITE SECTION



AERIAL



PUBLIC MARKET



BASEBALL STADIUM



SENIOR LIVING



MULTIFAMILY



“Lake Country Commons”

TRAFFIC

***Mr. John Bieberitz
Traffic Analysis and Design Inc.***



“Lake Country Commons”

LIGHT

***Mr. Greg Smidt
Musco Lighting***

Member, International Dark-Sky Association



"Lake Country Commons"

NOISE

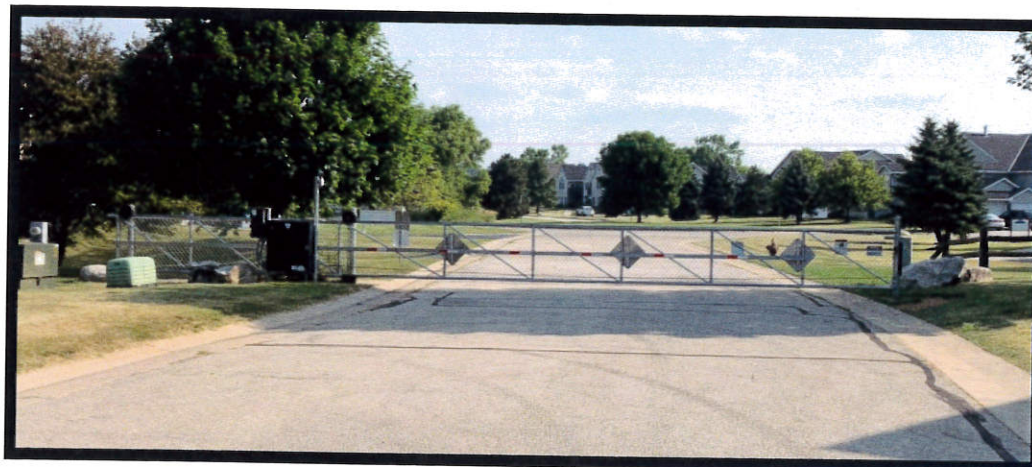


Kim Leonard
Professional Audio Designs Inc.

"Lake Country Commons"

SECURITY

***Mr. Edward M Baumann
Elite Protection Specialist LLC***



City of
PEWAUKEE
Wisconsin

ELITE PROTECTION SPECIALISTS LLC.

P.O. BOX 185, PEWAUKEE, WI 53072 • PHONE 262-370-1912 • www.Eliteprotection.org



To Whom It May Concern:

Elite Protection Specialist is proud to team up with Diamond Club Entertainment to provide security services for its newest venture.

Our management team has law enforcement and security experience. We provide a professional experienced agent, who displays outstanding ability, integrity and dependability.

We provide our services to a number of venues in the area like Miller Park, Country Thunder, Marquette University and the NIT Basketball Tournament to name a few.

Our biggest concern is customer service. We will work with Diamond Club Entertainment and the surrounding neighbors so that all will enjoy this exciting experience.

Sincerely,

Edward M. Baumann,
CEO/Founder
Elite Protection Specialist LLC





Wrayburn Consulting, LLC

info@wrayburnconsulting.com

13500 Watertown Plank Road, Suite 100

Elm Grove, WI 53122

262-893-3903

Date: August 7, 2018

To: City of Pewaukee Plan Commission
Scott Klein, City Administrator

From: Nick Fuchs, Wrayburn Consulting, LLC

RE: Lake Country Commons Conceptual Plan Summary

Introduction:

The proposed Lake Country Commons development was previously considered at the May 17, 2018 Plan Commission meeting. Following that meeting, the developers held a neighborhood meeting on June 21, 2018.

In response to comments and questions raised at those meetings, the applicants recently submitted revised plans for further consideration. The applicant has indicated that the revisions made are to address Plan Commission and neighbor concerns, particularly related to traffic, light, noise and security. The application materials note consultants that will be hired to focus on these specific items.

This project continues to be a significant redevelopment of the Pewaukee Golf Club located at N12 W26506 Golf Road. The applicant is proposing a mixed-use development consisting of a baseball stadium, restaurant, multi-family apartments, senior multi-family apartments, and other potential recreational and future commercial and entertainment type uses.

The developer has previously noted an anticipated project value of \$65 million. The developer plans to break ground in March of 2019 and complete the project with little to no phasing, other than the future development areas as noted on the site plan. The applicant has previously indicated that no tax-exempt uses are contemplated. The developer intends to request Tax Incremental Financing (TIF) to assist in infrastructure improvements. Specifics of that request have not yet been disclosed or discussed.

The subject property has an area of approximately 144.29 acres and is zoned P-1 Park and Open Space District and F-1 Floodplain District. The 2035 Future Land Use Map designation is primarily Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas and Public or Private Park and Recreation. A small portion of the southernmost portion of the property is designated as Office Commercial. The 2050 Land Use Map designates the property as Public or Private Park and Recreation and Water.

The site has several known protected natural resource features, including floodplain, wetland, and an intermittent stream. Natural resources must be delineated and if impacted, all other necessary governmental approvals must be obtained.

Note that the Department of Public Works letter, dated May 1, 2018 and distributed with the May Plan Commission packets, is still relevant to this current proposal. The letter outlines questions and potential issues related to the floodplain, road access, public sewer and water facilities and storm water management.

Project Description:

The applicant has made significant changes to the site design and proposed uses since the May Plan Commission meeting. It should be noted that prior to the May concept plans, the applicant had already made revisions to substantially reduce the amount of senior and market rate apartment units.

The May 2018 conceptual plans included the following uses:

- Baseball stadium located on the east side of the property consisting of 2,500 fixed seats and a maximum capacity of up to approximately 3,500 people;
- Restaurant located within or directly adjacent to the stadium;
- Lacrosse and soccer fields generally located on the west side of the property;
- 9-hole golf course located on the north half of the property;
- 200 market rate multi-family apartments within two separate buildings located to the south/southeast of the existing residential development to the north of the property;
- 210 age restricted multi-family senior apartments within two separate buildings located north of the proposed stadium;
- Recreational uses including trails throughout the development as well as a park and community gardens; and
- Other uses including future commercial/retail uses, entertainment type uses and a public market.

The August 2018 conceptual plans include the following uses:

- Baseball stadium (no change);
- Restaurant (no change);
- 64 market rate multi-family apartments, which are now located on the north half of the property;
- 130 age restricted multi-family senior apartments, which are located within one building to the west of the proposed stadium;
- Recreational uses are still planned, including a connection to the Lake Country Trail;
- Other uses including two future development areas. The likely uses for these areas are commercial/retail, office, entertainment, or recreational;
- Public Market located at the south end of the property near the entrance from Golf Road;
- Playground located to the southwest of the stadium. It is suggested that the applicant consider an all-inclusive design to differentiate this playground from others in the City. These types of playgrounds can be found throughout Wisconsin, including the Elvehjem Playground in Madison, Imagination Station in Oconomowoc, Kayla's Playground in Franklin and Possibility Park in Port Washington;
- Second baseball field generally located on the north half of the property, southeast of the market rate apartments; and
- Little League Field located directly to the northeast of the stadium.

Below is a further summary of the more substantial site plan changes.

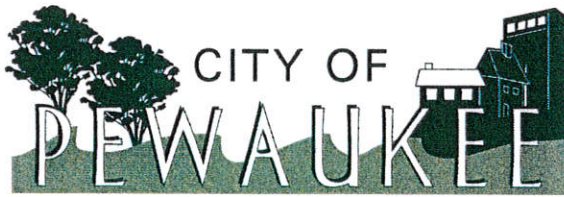
- The 9-hole golf course has been eliminated and replaced with the two market rate apartment buildings;
- The lacrosse/soccer fields have been removed throughout the site;
- Senior apartments have been relocated and are now within one building, opposed to two separate buildings;
- The stadium has been reoriented to face away from the neighboring residential properties;
- New uses, such as the Little League field and playground, are now incorporated into the site plan; and
- In conjunction with the other site changes, drives and parking lot locations have been revised.

Recommended Motion:

A motion to approve the Lake Country Commons conceptual plans submitted by Diamond Club Entertainment, LLC, for the redevelopment of the Pewaukee Golf Club property into a mixed use development consisting of a baseball stadium, restaurant, playground, little league field, baseball field, public market and other commercial and recreational uses.

The above motion will allow the applicant to continue to work with City staff to refine the site plan and proposed uses, and submit detailed plans and applications for final review and approval.

It is anticipated that a certified survey map, rezoning and conditional use application will be necessary to move forward with the proposed development. It appears the applicant will also need WDNR approval for impacts to wetlands.



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

MEMORANDUM

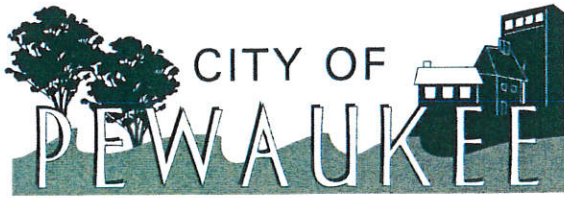
TO: Plan Commission
CC: Scott Klein, City Administrator/Planner
FROM: Jeffrey Weigel, Director of Public Works/City Engineer
Maggie Wagner, Assistant City Engineer
DATE: August 15, 2018
SUBJECT: August 16, 2018 Plan Commission Items

Scott suggested we prepare this memo, as neither Maggie nor I could attend the August meeting.

The Glen at Parkway Ridge

The current proposed site plan reflects several discussions with staff for this development. Our comments and concerns are as follows:

- 1) Storm sewer pipe outside of the right-of-way and ponds are typically constructed in outlots and not easements. Some storm sewer piping is located too close to some buildings. We will require televising of the storm sewer prior to acceptance.
- 2) The plans include water main, hydrants and sanitary sewers. We understand that these are shown as a possible way to serve the parcels, but we reserve any approvals until more complete plan sets are submitted.
- 3) The developer is aware of the substantial special assessments for sewer and water that are due at the time of recording of the CSM.
- 4) Longstanding City policy is to not allow trees in the right-of-way, as proposed.
- 5) This is a densely populated development. Parking is not allowed on these streets.
- 6) The entrance boulevard is sufficient to address the vehicle access issues; however, the right-of-way width for the boulevard is too narrow to allow for sidewalk for snow storage purposes. The right-of-way should be widened by 8' on the sidewalk side, or alternatively the sidewalk should be relocated to out of the right-of-way.
- 7) This development was originally presented as a "walkable" community, which rings shallow if the sidewalk connects to no other paved walkways. We suggest that the developer and City work toward a means of connecting the paved sidewalk in the Glen to the existing sidewalk in Morris Street.



Department of Public Works

W240N3065 Pewaukee Road

Pewaukee, WI 53072

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

Email: publicworks@pewaukee.wi.us

Page Two

Lake Country Commons Site

Most of our issues were presented at the last conceptual appearance.

- 1) We emphasize that there are significant issues relating to sewer transport and treatment capacity, issues that are tied to the Lake Pewaukee Sanitary District (LPSD), the Village of Pewaukee, and the City of Brookfield. In short, this site was planned for a golf course. Several independent studies of capacity of the existing mechanical systems (three lift stations), the capacity of the transmission piping, and the treatment at the wastewater plant are required and expected to take a year in process and probably hundreds of thousands of dollars, especially when we most likely need to purchase additional capacity.
- 2) A second, fully open street access is recommended. Gated streets do not work well in emergencies and often are impassable in winter.
- 3) A second, fully accessible water connection is required. "Looping" is essential.
- 4) The environmental concerns relating to wetlands and floodplain have been previously presented.

Stenz Property

- 1) The existing cul-de-sac on Lakeview Drive is temporary and insufficient for permanent use. If a Lakefield Drive cul-de-sac is permitted, it should be located on the Stenz property. Given the density suggested by this conceptual plan, we strongly recommend that Lakefield Drive be carried through to a connection at Golf Road.
- 2) This area is served by sewer from LPSD, and LPSD will also need to approve development on this site that connects to the sewer.
- 3) The conceptual plan shows a storm water pond adjacent to an existing storm water pond. The existing pond periodically overflows to the east. The neighbors abutting the pond site complain about the ground water infiltration into their homes—one has 4 sump pumps. The developer should relocate the new pond away from this existing pond.
- 4) City utilities (sewer, water, storm) should be in outlots.

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

DATE: August 20, 2018

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Update Related to the 2nd Quarter Police Services [Lieutenant Ripplinger]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

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

DATE: August 20, 2018

DEPARTMENT: PW - Engineering

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

SUBJECT:

Discussion and Possible Action to Establish the 2019 Garbage and Recycling Fee Rate [Wagner]

BACKGROUND:

Beginning in 2015 the City has contracted residential garbage and recycling collections with Johns Disposal. That contract contains seven billable services, four of which experience cost adjustments annually based Consumer Price Index (CPI) and Fuel Index (diesel) changes published in July. Under our contract the CIP index change of 1.96% (plus) accounts for 75% of the price adjustment and the Fuel Index change of 17.84% (plus) accounts for 25% of the price adjustment, for total price change of plus 5.93%; however, the contract provides for a maximum annual increase "cap" of no more than 2.65%.

The 2.65% increase for all or portions of the four adjustment categories have been applied as shown on the attached spreadsheet. As we project and estimate the 2019 costs, it should be noted that several categories change annually: 1) the number of residential customers is estimated to increase from 5,000 homes served to 5,100 homes served; 2) landfill disposal tons continues to increase at about 100 tons per year due to residential growth. The landfill disposal amounts in 2016 (3,553 tons) and 2017 (3616 tons) lead us to predict 3,800 tons in 2019, still below the over 4,000 tons that were landfilled in 2014 under the Advance Disposal contract; 3) we applied the June 2018 County recycling "dividends" of \$39,165 for carts, and \$36,037 for recycling incentives to reduce the per house rate. The remaining June 2019 County recycling "dividend" of \$30,965 was not applied against the per house rate since the City incurs additional costs for both the Johns contract and operations of the City Hall Campus recycling facility, primarily focused on yard waste collections and disposals.

FINANCIAL IMPACT:

The requested residential recycling and garbage collection fee of \$139 per home would make the collections of garbage and recycling, both by Johns and City staff at the City Hall Campus about 94.5% paid via the residential fee and dividends received from Waukesha County:

Total 2019 Budget Expenditures for Garbage and Recycling	\$856,000
Less Waukesha County "dividends" June 2019 (95% of '18)	(\$100,700)
<u>Less 2019 Fee (5,100 x \$139)</u>	<u>(\$708,900)</u>
City cost of Garbage and Recycling	\$46,400

RECOMMENDED MOTION:

We recommend establishing the 2019 Residential Recycling and Garbage Collection Fee at \$139.00 per home.

ATTACHMENTS:

Description

Recommend 2019 Fee

2018 Fee Recommendation

County report on CIP and Fuel Index

Landfill Tons to date

County June 2018 Recycling Dividends

2019 Budget Estimate Formula Increase per contract
Garbage & Recycling Collections Rate

5100 Total collection units

		2018		2019 rate	
Service Item	per hm/month	formula	No. units		
Garbage					
Garbage Cart	\$	0.70	\$	0.70	4958 \$ 41,647
Garbage collections	\$	4.18	\$	4.30	5100 \$ 263,160
Bulky Items	\$	0.92	\$	0.94	5100 \$ 57,528
Landfill	\$	44.12	\$	44.94	3800 \$ 170,772
Recycling					
96 gal recycling cart	\$	0.75	\$	0.75	4958 \$ 44,622
32 gal recycling cart	\$	0.40	\$	0.40	232 \$ 1,114
recycling collections	\$	3.25	\$	3.34	5100 \$ 204,408
recycling transport					
Highlighted rates change per contract					
		Total costs before County Reimburse.			\$ 783,251
				\$	153.58 per home
County reimbursements for recycling.					
Per House/month	\$0.22				\$ 13,055.00
96 gal recycling cart	\$	0.44			\$ 26,110.00
Total County Reimbursement			\$ 39,165.00	\$	39,165 \$ (39,165)
				\$	744,086 \$ 145.90 per home
County Recycling Incentive (2018 June)			\$ 36,037.00	\$	(36,037)
				\$	708,049 \$ 138.83 per home
				\$	195 per home
				\$	155 -20.50% per home
				\$	153 -1.30% per home
				\$	144 -5.90% per home
				\$	135 -6.25% per home
				\$	139 2.96% per home

2018 Budget Estimate	Formula Increase per contract
Garbage & Recycling Collections Rate	

	2017	2018 rate
2017		
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2020		
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\$ 476,215	Garbage costs
------------	---------------

\$ 226,936	Recycling costs
------------	-----------------

Total costs before County Reimburse. \$ 703,151

\$ 703,151

\$ 140.63 per home

\$ 747,814.80

\$149.56 per home

County reimbursements for recycling

per House/month	\$0.22	4848	\$ 12,798.72
-----------------	--------	------	--------------

Item	Unit	Price	Quantity	Total
96 gal recycling cart	\$	0.44	4,848.00	\$ 25,597.44

Total County Reimbursement 4,865 units

\$ (38,396)

\$ 664,755

per home (7.7% decrease) without County Recycling Incentive of \$38,701

County Recycling Incentive (2017 June)

\$ (38,701)

\$	195	2014	per home
\$	155	1015	-20.50% per home
\$	153	2016	-1.30% per home
\$	144	2017	-5.90% per home
\$	129	2018	-10.42% per home

From: Smith, Analiese K <aksmith@waukeshacounty.gov>
Sent: Friday, August 10, 2018 10:15 PM
Subject: Annual CPI and Fuel Adjustment
Attachments: ARA Calculations All Calculations for Municipalities.xlsx

Hello Municipal Partners,
I am the new Solid Waste Supervisor, replacing Rebecca Mattano as she was promoted within the department. I look forward to working with you!

The CPI adjustments for the year have been released. Annually we send out a spreadsheet with this information to use as a reference. Please remember that these are templates, and your individual contract may vary.

The most recent CPI changes are complicated by the fact that the previously used Index (CPI-U Milwaukee-Racine) is no longer published. The next closest CPI-U is for the entire Midwest. Using this data, the following adjustments appear to be correct.

CPI-U Midwest	1.96%
CPI-U Midwest Clerical	2.15%
Fuel	17.84%

Please, as always, carefully review your contract and all calculations prior to making any change. If you have any questions about how these calculations were derived, the source material, etc. do not hesitate to reach out!

Again, I look forward to working with you!

Analiese Smith

Solid Waste Supervisor | Land Resources Division
Waukesha County Department of Parks & Land Use
515 W. Moreland Blvd. AC 260 | Waukesha, WI 53188
Phone: 262-896-8014



How did we [serve](#) you?

Landfill Amounts

<u>Month</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
January		316.06	348.19	318.45
February	267.12	307.80	270.81	261.79
March	194.37	231.20	237.84	242.31
April	222.81	276.92	239.18	309.28
May	259.34	279.06	275.6	249.82
June	325.73	286.23	286.89	319.72
July	282.02	334.73	382.83	411.98
August	359.45	323.09	297.69	
September	301.28	278.74	325.78	
October	299.82	356.89	322.92	
November	373.93	275.00	277.48	
December	216.77	287.00	351.41	
	-22.25			
	3080.39	3552.72	3616.62	



RECEIVED
MAY 30 2018
CITY
CLERK'S OFFICE

WAUKESHA COUNTY
OFFICE OF THE COUNTY EXECUTIVE

May 25, 2018

Mayor Steve Bierce
City of Pewaukee
W240N3065 Pewaukee Road
Pewaukee, WI 53072

Dear Mayor Bierce:

I am pleased to enclose your 2018 Recycling Dividend payment in the amount of \$106,166. This tax relief is for your community's continued participation in the Waukesha County Recycling Program and is designed to help offset local program costs for recycling and solid waste management.

Again, this year Waukesha County is distributing over \$1.75 million in total dividends to our 27 community partners. The total dividend amount depends on local recycling rates, recycling markets, state grants and the current program fund balance. The amount for each partner is based on the following factors, as described in more detail in the attached memo:

- Local recycling program costs, such as collection contracts (base dividend);
- Total tons of recyclables collected and the local recycling rate (recycling incentive); and
- Recycling container size and hauling costs to the Joint MRF (direct haul and container credits per intergovernmental agreements).

Since 2001, the County has provided \$18.9 million in Recycling Dividend payments to our community partners. These annual payments have helped smooth out local budget impacts from fluctuating recyclable markets, increased program costs, and reduced state grant funding.

I am also excited to report that recycling tonnage is up over 44% and rates continue to increase with an overall recycling rate of 27.3%. Since this partnership began in 1991, we have collectively recycled approximately 556,000 tons of material, and avoided more than \$26 million in landfill disposal costs - without any County tax levy support. Businesses have used the recycled material to manufacture new products, supporting economic development and sustainability efforts.

Your continued cooperation is key to the program's success. Thank you!

Sincerely,

PAUL FARROW
County Executive
Attachments

CC: Clerk (original)
Klein (email)
Weigel (email)

515 W Moreland Blvd., AC320 • Waukesha, Wisconsin 53188-3878
Phone: (262) 548-7902 • Fax: (262) 896-8510 • www.waukeshacounty.gov

INVOICE NO.	DESCRIPTION	AMOUNT
CPewaukee18	2018 Dividend Payment	106,166.00

RECEIVED
MAY 30 2018

CITY OF PEWAUKEE
CLERK'S OFFICE

Vendor Number: 6203

Check Total: \$106,166.00

WARNING: THE FACE OF THIS DOCUMENT HAS A COLORED CHECK BACKGROUND ON WHITE PAPER AND MICRO-PRINTED ENDORSEMENT PRINTING ON THE BACK



COUNTY OF WAUKESHA
515 W. MORELAND BLVD.
WAUKESHA, WI. 53188

JP MORGAN CHASE BANK, N.A.
Milwaukee, WI

Check No: 239461

12-1
750

Date
05/16/2018

Amount
\$106,166.00

PAY: One Hundred Six Thousand One Hundred Sixty-Six and 00/100 Dollars

NON NEGOTIABLE AFTER 90 DAYS

PAY
TO THE
ORDER
OF

Pewaukee City
Treasurer
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

Paul F. Farn
Richard D. Loeck
Daniel J. Loeck



Waukesha County

Department of Parks and Land Use

DATE: May 22, 2018
TO: Community Recycling Partners
FROM: Rebecca Mattano, Solid Waste Supervisor (262-896-8014)
RE: 2018 Recycling Dividend Calculations & Payment

This memo explains the calculations for the 2018 Recycling Dividend payments to our 27 participating municipalities. The total amount of 2018 dividend payments is \$1.75 million. The specific payment for each municipality is dependent on several factors, as described further below.

Recycling tonnage increased approximately 600 tons (2%) resulting in the total recycling rate increase from 26.3% to 27.3% with solid waste disposal decreasing 1,400 tons (2%). Since the 2015 conversion to single sort recycling, there has been a 44% increase in recycling tonnage. The recycling rates and tonnage vary among municipalities and are the key factors in the recycling incentive calculation (#2 below).

More details on the four components of the recycling dividend are provided below. The amounts shown for each section are derived from either the county budget or the intergovernmental agreements.

1. **Base Dividend**

The total amount for this portion of the payment is prorated to each of the 27 participating communities according to average eligible recycling and yard waste program expenses over the past 10 years. The formulas are shown below:

$$\text{Recycling Program Costs (\%)} = \frac{\text{10 Year Average Recycling Cost for EACH Community}}{\text{10 Year Average Recycling Cost for ALL Communities}}$$

$$\text{Base Dividend (\$)} = \text{Recycling Program Costs (\%)} \times \$600,000$$

2. **Recycling Incentive**

The total amount for this portion of the payment is prorated to each of the 27 participating municipalities based on prior year actual recycling tonnage and calculated recycling rate. The value per ton (\$68.39) is

only used to distribute the budgeted amount and does not reflect current revenues from material sales, which averaged approximately \$109/ton in 2017. The complete formulas for this section are shown below:

$$\text{Recycling Rate (\%)} = \frac{\text{2017 Tons of Recyclables delivered to MRF}}{\text{2017 Tons Recycled} + \text{2017 Tons Refuse Landfilled}}$$

$$\text{Recycling Incentive (\$)} = \text{2017 Tons Recycled} \times \text{2017 Recycling Rate (\%)} \times \$68.39/\text{ton}$$

County Financial Assistance for Direct Haul and Recycling Containers

To facilitate the transition from dual to single sort recycling, 10-year intergovernmental agreements (IGAs) were executed with the communities that participate in the recycling program. The IGAs provide financial assistance for new, larger recycling containers and/or hauling of recyclables to the Joint County/City MRF in Milwaukee. Per the IGA, the annual payment to communities is described below.

3. Direct Haul Credit

The annual payment is based on community contract costs for hauling recyclables directly to the Joint MRF versus the Waukesha MRF. The payment is based on, and adjusted annually in accordance with executed collection contracts, not to exceed the average costs and RFP #1427 adjustment rate methodology.

$$\text{Direct Haul Credit (\$)} = \text{Payment}^*/\text{household/month} \times \text{number of households} \times 12 \text{ months/yr.}$$

* Payment = \$0.05 - \$0.23 based on executed IGAs for each municipality.

4. Recycling Container Credit

The annual payment is standardized, based on the average countywide container lease price, the number of households served and the size of the new, larger recycling container.

$$\text{Container Credit (\$)} = \text{Payment}^*/\text{household/month} \times \text{number of households} \times 12 \text{ months/year}$$

* Payment = \$0.44 for 96-gallon, \$0.38 for 64/48-gallon, or \$0.22 for 32-gallon containers

(Note: Communities are eligible for payment for a maximum of two containers per household for 32 gallon only)

Notes on Base Dividend and Recycling Incentive Payment (Budget):

- Budgeted amounts are dependent on recycling markets, processing contracts, state funding and the recycling program fund balance. The County will notify partners at least one (1) year prior to any proposed budget reductions for dividend payments.
- Yard waste costs are only included in the base dividend.
- Education and outreach is required to improve recycling rates. County staff will work with communities.

Notes on County Financial Assistance for Direct Haul and Recycling Containers (IGA):

- The Intergovernmental Agreement (IGA) for financial assistance began in 2015 and guides the calculation of these credits.
- The Village of Lac La Belle and Village of Oconomowoc Lake did not receive new recycling containers.
- The City of Muskego and Town of Vernon do not receive container credits.
- The City of Waukesha has several different sizes for the container credit.

2018 Waukesha County Recycling Dividend Payments

Municipality	1. Base	2. Recycling Incentive				3. Direct Haul Credit (IGA)		4. Container Credit (IGA)		Total Dividend Payment
	Recycling Program Costs	Tons Recycled (2017)	Tons Landfilled (2017)	Recycling Rate (2017)	Recycling Incentive Payment	Direct Haul (\$/HH/Month)	Direct Haul Payment	Recycling Container (\$/HH/Month)	Recycling Container Payment	
C. Brookfield	\$93,669	4,289	10,159	29.7%	\$87,068	\$0.06	\$10,243	\$0.22	\$37,702	\$228,682
C. Delafield	\$10,537	685	1,955	26.0%	\$12,167	\$0.22	\$8,247	\$0.22	\$8,247	\$39,198
C. Muskego	\$46,540	1,950	6,908	22.0%	\$29,364	\$0.10	\$11,329	\$0.00	-	\$87,233
C. New Berlin	\$25,643	3,847	9,836	28.1%	\$73,965	\$0.09	\$13,122	\$0.44	\$64,152	\$176,882
C. Oconomowoc	\$49,480	1,807	4,566	28.4%	\$35,050	\$0.22	\$14,934	\$0.44	\$29,869	\$129,333
C. Pewaukee	\$30,965	1,673	3,641	31.5%	\$36,037	\$0.22	\$13,055	\$0.44	\$26,110	\$106,166
C. Waukesha	\$128,668	5,424	14,559	27.1%	\$100,669	\$0.23	\$56,497	\$0.00	\$105,037	\$395,871
T. Brookfield	\$14,058	460	1,299	26.1%	\$8,220	\$0.05	\$1,196	\$0.22	\$5,262	\$28,736
T. Delafield	\$16,404	967	2,672	26.6%	\$17,563	\$0.14	\$5,153	\$0.22	\$8,097	\$47,216
T. Lisbon	\$22,742	1,044	3,287	24.1%	\$17,215	\$0.22	\$9,295	\$0.22	\$9,295	\$58,548
T. Merton	\$7,843	933	2,485	27.3%	\$17,409	\$0.13	\$5,029	\$0.22	\$8,511	\$38,793
T. Oconomowoc	\$7,605	872	2,587	25.2%	\$15,032	\$0.15	\$6,316	\$0.22	\$9,264	\$38,217
T. Vernon	\$20,375	809	2,467	24.7%	\$13,671	\$0.20	\$6,806	\$0.00	-	\$40,852
T. Waukesha	\$16,210	881	2,704	24.6%	\$14,803	\$0.22	\$8,279	\$0.44	\$16,558	\$55,851
V. Big Bend	\$3,757	141	479	22.7%	\$2,187	\$0.22	\$1,362	\$0.44	\$2,724	\$10,031
V. Chenequa	\$2,479	96	241	28.5%	\$1,875	\$0.22	\$747	\$0.22	\$747	\$5,849
V. Dousman	\$3,590	185	613	23.2%	\$2,927	\$0.15	\$1,188	\$0.44	\$3,485	\$11,190
V. Eagle	\$3,388	193	787	19.7%	\$2,597	\$0.22	\$1,901	\$0.44	\$3,802	\$11,688
V. Elm Grove	\$25,635	743	1,777	29.5%	\$14,992	\$0.22	\$5,858	\$0.22	\$5,858	\$52,343
V. Hartland	\$21,432	851	2,054	29.3%	\$17,032	\$0.15	\$4,624	\$0.44	\$13,564	\$58,142
V. Lac La Belle	\$1,021	135	210	39.1%	\$3,604	\$0.22	\$348	\$0.00	-	\$4,973
V. Merton	\$7,579	360	1,000	26.4%	\$6,506	\$0.14	\$1,746	\$0.44	\$5,486	\$21,317
V. Nashotah	\$3,050	130	206	38.7%	\$3,439	\$0.19	\$937	\$0.22	\$1,085	\$8,511
V. Oconomowoc Lake	\$2,574	83	171	32.7%	\$1,863	\$0.22	\$752	\$0.00	-	\$5,189
V. Pewaukee	\$16,782	483	1,774	21.4%	\$7,055	\$0.15	\$3,258	\$0.44	\$9,557	\$38,539
V. Summit	\$13,364	532	1,481	26.4%	\$9,601	\$0.22	\$5,024	\$0.22	\$5,024	\$33,013
V. Wales	\$4,609	321	859	27.2%	\$5,969	\$0.18	\$2,052	\$0.44	\$5,016	\$17,647
Grand Total	\$600,000	29,892	80,777	27.3%	\$557,880		\$199,301		\$384,452	\$1,750,010

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

DATE: August 20, 2018

DEPARTMENT: PW - Water/Sewer

PROVIDED BY: Jeffrey Weigel, Director, Jane Mueller Water & Sewer Manager, Maggie Wagner, Assistant City Engineer

SUBJECT:

Discussion and Possible Action to Approve Change Order No. 2 for the Pewaukee Woods Culvert Replacement Contract to Include the Relay of 388 Feet of Existing Water Main [Mueller]

BACKGROUND:

Recall that the Common Council earlier this year took the unusual step to award the Pewaukee Woods Culvert Replacement Contract to the second lowest bidder, Globe Contractors. The primary work under the contract is to replace four large culverts that carry the water from north to south under Paul Road and Roundy Drive. As Water/Sewer Superintendent Jane Mueller was reviewing these plans, she recalled the several water main breaks in this area. Earlier this year (May) the Utility spent \$25,000 on the emergency repair (contractor costs alone) in addition to several City force costs. Upon further research, Jane determined that most of the several leaks have been attributed to unused water laterals and valves--when this part of the water system was built the practice was to extend service laterals to the "lots": the lots were actually large parcels under a CSM type of development. The water installers assumed small lots and therefore lots of laterals. In fact the development that occurred consists of much larger lots and most buildings installed their own larger laterals. These laterals, their fittings (bolts, straps, etc.) have been deteriorating and under the pressure of the water produce leaks. In reviewing this situation, the first thought was to have the contractor excavate each lateral connection and shut it off at the main (referred to "killing the service"). When looking at the costs for these numerous shutoffs we realized that it might be less expensive in the long run to replace the water main rather than shut off the useless laterals in addition to the offsets needed to construct the culvert crossings (the offsets are essentially small water main relocations or offsets around or under the cross culverts). We asked the Contractor to prepare a price quote to relay (replace) one segment of the water main and reduce the need for one offset, and the net result is a \$182,052.50 increase of project cost. A copy of the price quote is attached.

It should be noted that work under Paul Road and Roundy Drive is difficult and expensive. The existing water main has fewer shut off valves than we typically require, causing wide spread water outages to the businesses. The culvert crossings will cause the road to be closed to traffic several times, further impeding business deliveries and trips. We find the price quote as reasonable and its method better serves the business park and the Water Utility.

Paul Road and Roundy Drive are slated for road re-paving in 2019 or 2020. The intent of the original contract award was to get these large culverts constructed ahead of the road paving work. Similarly, with the recognition of the multiple water main leaks under Paul and Roundy, it would be foolish to construct the new re-paving project without first addressing the water leak issues.

FINANCIAL IMPACT:

Approval of the change order to replace part of the water main will impact both the Storm Water Budget and the Water

Utility budget for the extra costs.

RECOMMENDED MOTION:

We recommend award of the change order 2 in the amount of \$182,052.50 and the reprogramming of the attendant Storm and Water Utility budgets.

ATTACHMENTS:

Description

Cost estimate for Change Order 2 water main relay



N50 W23076 BETKER RD. • P.O. BOX 450 • PEWAUKEE, WISCONSIN 53072
262-246-0600 • FAX: 262-246-0730

CITY OF PEWAUKEE, WOODS CULVERT REPLACEMENTS & ADDITIONAL WATER MAIN RELAY

TABLE 1 NEW BID ITEMS

	<u>Description</u>		<u>Q</u>	<u>Cost/Unit</u>	<u>Total</u>
1	12" WATER W/ SLURRY BF	LF	388	275.00	106,700.00
2	12" TAPPING TEE W/ GATE VALVE	EA	2	7,800.00	15,600.00
3	12" VALVE	EA	2	2,800.00	5,600.00
4	HYD, W/ VALVE & LEAD	EA	1	7,600.00	7,600.00
5	REPLACE 2" HDPE WATER	LF	45	210.00	9,450.00
6	ABANDON 2" WATER SERVICE	EA	1	2,000.00	2,000.00
7	30" RCP RELAY	LF	125	200.00	25,000.00
TOTAL TABLE 1					\$ 171,950.00

TABLE 2 - UPDATED QUANTITIES FOR EXISTING BID ITEMS

	<u>Description</u>		<u>Q</u>	<u>Cost/Unit</u>	<u>Total</u>
7	RESTORATION (TOPSOIL, S, F AND HYDRO-MULCH)	SY	200 350	10.00 ✓	3,500.00 2,000
8	FULL DEPTH SAW CUT PAVEMENT	LF	360 760	4.00 ✓	3,040.00 1,440
9	6-INCH ASPHALTIC CONCRETE TRENCH PATCH	SY	230 550	90.00 ✓	49,500.00 20,700
10	CONCRETE CURB AND GUTTER REPLACEMENT	LF	230 450	55.00 ✓	24,750.00 12,650
TOTAL TABLE 2 UPDATED					\$ 80,790.00

ELIMINATE

12	12-INCH DUCTILE IRON WATER MAIN OFFSET	LF	-27.5	825.00	(22,687.50)
16	30-INCH RCP RELAY	LF	-20	200.00	(4,000.00)
TOTAL ELIMINATED ITEMS					(26,687.50)

If you have any questions regarding this quote, please contact Bob Olson at 262-246-0600.

TOTAL CHANGE IN CONTRACT PRICE = \$182,052.50

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

DATE: August 20, 2018

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Dispose of Clean Fill on Private Property within the City of Pewaukee [Klein]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

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

DATE: August 20, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Appoint an Interim Zoning Administrator [Klein]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

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

DATE: August 20, 2018

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Pursue Legal Action Against Power Vac (PWC P039) Related to Delinquent Personal Property Taxes in the Amount of \$37,412.76 [Tarczewski]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

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

DATE: August 20, 2018

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding the Request of Lake Pewaukee Sanitary District (LPSD) to Revise the Stipulated Water Level Order That Establishes the Elevation Ranges of the Lake's Water Surface [Klein]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

LPSD Letter

LAKE PEWAUKEE SANITARY DISTRICT

N25 W27534 Oak Street • P. O. Box 111 • Pewaukee, WI 53072

(262) 691-4485 • Fax (262) 691-8096 www.lakepewaukeesd.org



August 2nd, 2018

Scott Klein, Administrator
City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

Larry Krause, Chairman
Town of Delafield
N14 W30782 Golf Road
Pewaukee, WI 53072

Scott Gosse, Administrator
Village of Pewaukee
235 Hickory Street
Pewaukee, WI 53072

SUBJECT: Input Needed – Potential Revision to Pewaukee Lake's Stipulated Water Level Order

Dear Mr. Klein, Krause and Gosse,

The Lake Pewaukee Sanitary District (LPSD) commissioned the Southeastern Wisconsin Regional Planning Commission (SEWRPC) to update the Lake's management plan. The updated report is anticipated to be released late this year. A part of this effort included reviewing lake use, aquatic plant management, dam operation, flooding, and other factors related to the Lake's water level regimen. With this letter, we formally request your thoughts regarding small changes to the existing water level order (the document that legally stipulates elevation ranges of the Lake's water surface) and your active participation in the public outreach process.

BACKGROUND

The WDNR published the existing water level order on June 14, 1974. The order stipulates the following:

1. "The maximum level of Pewaukee Lake is hereby established at elevation 852.80 feet, mean sea level.
2. The minimum level of Pewaukee Lake is hereby established at elevation 852.20 feet, mean sea level.
3. From May 15 to October 1 of each year, the Village of Pewaukee shall maintain a lake level as near the maximum as can reasonably be accomplished by proper operation of the dam.
4. From October 15 to May 1 of each year, the Village of Pewaukee shall maintain a lake level as near the minimum as can reasonably be accomplished by proper operation of the dam.

5. From May 1 to May 15, weather permitting, the lake level shall be gradually raised to conform to provision 3, above, and from October 1 to October 15, weather permitting, the lake level shall gradually be lowered to conform to provision 4, above.
6. The Department shall retain jurisdiction indefinitely for the purpose of amending or rescinding this order in accordance with public interest.”

Many changes have occurred in the 44 years that have elapsed since the original water level order was approved. The most obvious change is the complete removal of the Lake’s outlet dam and replacement with a new dam with very different operational capabilities. The new dam allows more flexible water level management, but also requires more operator oversight and maintenance, both of which can be enhanced by continuous measurement of the Lake’s water level elevation. The Pewaukee Lake watershed has experienced high rates of growth and urban development since the issuance of the original order, changes that increase the amount of runoff reaching the Lake. Finally, weather patterns appear to be changing, with early post-winter ice out more common than in the past. All these factors require consideration when crafting a new water level order. At a minimum, the water level order must be revised to reflect the presence of the newly reconstructed outlet dam.

The intent of this letter is to determine if communities around the Lake are in agreement that a dam order change is necessary. If so, then a formal request will be made to WDNR along with a commitment to participate in a public informational meeting to get their input.

Two meetings were already held to identify and examine issues with the existing water level regimen. Attendees at the meetings included the Village of Pewaukee (the dam operator), the City of Pewaukee, the Wisconsin Department of Natural Resources (WDNR), SEWRPC, and the LPSD. These meetings helped refine issues that many feel benefit the Lake and its residents.

PROPOSED CHANGES

To foster modern lake use and healthy lake ecology, and adjust to land use and weather pattern changes, management challenges, and public preferences, the timing of Lake filling and drawdown would be modified. Under this proposal, the Lake would be refilled substantially earlier in the spring every year, and, based upon weather conditions, may also be held at the higher summer elevation range a bit later into the fall. More details are presented below.

- **Spring refill.** The Lake would begin to be refilled starting March 15th, or the date when the Lake is completely free of ice cover, whichever is earlier. This refill timing better matches the Lake’s natural hydrology and thereby benefits its ecology, including fish spawning activity. The earlier refill timing also benefits early-season on-the-water recreation, and assures that the Lake is full for opening day of the fishing season.
- **Fall drawdown.** The Lake’s water temperature would control when Lake drawdown would be completed. All drawdown would be completed by the time water temperature reaches 55 degrees Fahrenheit. This would be done to protect hibernating animals within the Lake. SEWRPC is currently completing a comprehensive study of the Lake. As part of their study, SEWRPC will look at temperature patterns. Using this information, an alternate date could be suggested that would not be likely to differ significantly from the present stipulation (October 15th). A later fall drawdown helps the LPSD control invasive Eurasian aquatic milfoil, helps lakeshore residents have time to prepare for winter conditions (e.g., facilitates convenient seasonal boat removal), and encourages late-season water sports.

In summary, the six points listed in the 1974 water level order would be proposed to be modified roughly as follows:

1. The maximum level of Pewaukee Lake is hereby established at elevation 852.80 feet, mean sea level.
2. The minimum level of Pewaukee Lake is hereby established at elevation 852.20 feet, mean sea level.

3. From ~~May 15~~ April 1 of each year, or two weeks following annual post-winter ice out (whichever is earlier), to October 1, or the date two weeks before the Lake water temperature is anticipated to fall below 55 degrees Fahrenheit (whichever is later), the Village of Pewaukee shall maintain a Lake level as near the maximum as can be reasonably be accomplished by proper operation of the dam.
4. From October 15 or the date when the Lake water level declines to 55 degrees Fahrenheit to ~~May 1~~ March 15 of each year, or the date of annual post-winter ice out (whichever is earlier), the Village of Pewaukee shall maintain a Lake level as near the minimum as can reasonably be accomplished by proper operation of the dam.
5. From ~~May 1 to May 15~~ March 15 to March 29, or during the two weeks following annual post-winter ice out, weather permitting, the Lake level shall be gradually raised to conform to provision 3, above, and from October 1 to October 15, or the date two weeks before Lake water temperatures reach 55 degrees Fahrenheit (whichever is later), weather permitting, the Lake level shall gradually be lowered to conform to provision 4, above.
6. The Department shall retain jurisdiction indefinitely for the purpose of amending or rescinding this order in accordance with public interest.

YOUR ROLE

The WDNR's water level order has not been modified since its introduction in 1974. Over the past 44 years, lake conditions, weather patterns, lake use activities, and people's expectations have changed. The LPSD, the WDNR, and the Town of Delafield, The City of Pewaukee and the Village of Pewaukee have discussed this issue at length and would like to petition to revise the water level order in the manner generally described above. Before doing so we would greatly appreciate your opinion. In the space provided at the end of this letter, please give us feedback as to whether you generally agree or disagree with the changes.

Thanks for taking the time to consider these changes.

Sincerely,



Thomas Koepp, P.E., LEED AP
Manager
Lake Pewaukee Sanitary District

Cc: Steve Bierce, City of Pewaukee Mayor
Dan Naze, P.E., Village of Pewaukee Engineer/DWP
Tom Slawski, PHD, Chief Biologist, SEWRPC
Dale Buser, Principal/Specialist, SEWRPC
Michelle Hase P.E., WDNR Water Reg and Zoning Engineer
Ben Huessner, WDNR Fisheries Biologist
Heidi Bunk, WDNR Lakes Biologist
Don Gallo, Atty, Axley Brynelson, LLP
John Ruf, President, Lake Pewaukee Sanitary District

Stakeholder Feedback

1. Are you open to the spring water level order changes suggested in this letter? YES NO

2. Are you open to the fall water level order changes suggested in this letter? YES NO

3. Would you suggest any changes to our proposal? YES NO. If yes, please

comment: _____

4. Please give us some detail on what thoughts went into your decision making

process: _____

5. Organization Name: _____

6. Your Printed Name: _____

7. Your Signature: _____

8. Today's Date: _____

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 13.**

DATE: August 20, 2018

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Reminder that the Next Common Council Meeting is Scheduled for Monday, September 10th, 2018 at 7:00 p.m.

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

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

DATE: August 20, 2018

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

- §19.85(1)(c): Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility specifically related to personnel in the Building Services, Parks & Recreation, Human Resources and Planning.

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION: