

Office of the Clerk/Treasurer

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

**COMMON COUNCIL
MEETING NOTICE AND AGENDA**

Monday, April 5, 2021

6:30 PM

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

-
1. Call to Order and Pledge of Allegiance
 2. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your District Alderperson prior to the meeting.
 3. Consent Agenda
 - 3.1. Approve Common Council Meeting Minutes Dated February 15th, 2021
 - 3.2. Approve Common Council Meeting Minutes Dated March 15th, 2020
 - 3.3. Approve Accounts Payable Listing Dated April 5th, 2020
 4. **PUBLIC HEARING**, Discussion and Possible Action Regarding the Class A - Beer License Request for Smokey's LLC Located at N27 W27250 Woodland Drive and Naming John Heimsch as Agent [Tarczewski]
 5. **PUBLIC HEARING**, Discussion and Possible Action Regarding the Conditional Use Permit for Zeilhofer Properties, LLC for Property Located at N4 W22540 Bluemound Road (PWC 0963-997) for the Purpose of Constructing a New Freestanding Two-Story Storage Building [Fuchs]
 6. **PUBLIC HEARING**, Discussion and Possible Action Regarding the Conditional Use Permit for Octane Coffee for Property Located at W229 N1400 Westwood Drive (PWC 0959-988-004) for the Purpose of Installing and Operating a Drive-Thru Coffee Business [Fuchs]
 7. Discussion and Possible Action Regarding **Resolution 21-04-10** Revising the Fee Schedule for Commercial Plan Reviews for Building, HVAC, Fire Alarm, Fire Suppression and Plumbing [Fuchs]
 8. Discussion and Possible Action Regarding Well #1 Motor and Pump Rehabilitation Project [Wagner / Mueller]:
 - 8.1 **Resolution 21-04-11** Declaring Official Intent to Reimburse Expenditures for Well #1 Motor and Pump Rehabilitation.
 - 8.2 Award the Project to the Lowest Qualified Bidder, Municipal Well & Pump, in the Amount up to \$90,591.00.
 9. Discussion and Possible Action Regarding **Resolution 21-04-12** Declaring Official Intent to Reimburse Expenditures for North Avenue Well #3 Motor Control Center Project [Wagner / Mueller]
 10. Discussion and Possible Action to Approve **Resolution 21-04-13** Declaring Official Intent to

Reimburse Expenditures for the Joseph Road Reconstruction, Water Main Extension, Sanitary Sewer Extension and Storm Sewer Project [Wagner / Mueller].

11. Discussion and possible action to approve **Resolution 21-04-14** Declaring Official Intent to Reimburse Expenditures for the Meadowbrook Farms Subdivision Phase 1 Road Rehabilitation Project [Wagner]
12. Discussion and Possible Action for the Roundy's Industrial Park Including Roundy Drive, Roundy Circle, and Paul Road Rehabilitation Project [Wagner / Mueller]:
 - 12.1 Approve Preliminary **Resolution 21-04-15**
 - 12.2 Approve **Resolution 21-04-16** Declaring Official Intent to Reimburse Expenditures for the Roundy's Industrial Park Including Roundy Drive, Roundy Circle, and Paul Road Rehabilitation and Water Main Relay Project
13. Discussion and Possible Action to Re-Allocate Funding for the Design of the Lindsay Road Trail [Wagner]
14. Discussion and Possible Action to Waive the Second Reading and Approve **Ordinance 21-02** to Repeal and Recreate Section 5.05(3)(a) Pertaining to Regulating Heavy Traffic [Wagner]
15. Discussion and Possible Action Regarding The Waters Development [Wagner]:
 - 15.1 Approval of the Grading Agreement.
 - 15.2 Approval of the Value of the Guarantee as \$126,000.00 for the Grading Agreement.
16. Discussion and Possible Action to Approve **Resolution 21-04-17** Supporting Strong State & Local Partnership Related to Shared Revenue Funds [Klein / Mayor Bierce]
17. Discussion and Possible Action to Appoint Members to Various Committees, Commission and Boards [Mayor Bierce]
18. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your district Alderperson prior to the meeting.
19. Closed Session – You are hereby notified that the Common Council and staff of the City of Pewaukee will convene into closed session after all regular scheduled business has been concluded and upon motion duly made and seconded and acted upon by roll-call vote as required under §19.85(1)(a), Stats. The purpose of the closed session is for the following:
 - §19.85(1)(g): Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved specifically related to the High Pointe Center Church located at N45 W25338 Lindsay Road (PWC 0877-996-004), Parkside of Arbor View located at W232 N3471 Hunters Ridge Road (PWC 0908-996) and Parkside Legacy located at N26 W26511 College Avenue (PWC 0931-999-014).

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.

20. Adjournment

Kelly Tarczewski
Clerk/Treasurer

April 1, 2021

NOTICE

It is possible that members of other governmental bodies of the municipality may be in attendance to gather information that may form a quorum. At the above stated meeting, no action will be taken by any governmental body other than the governmental body specifically referred to above in this notice.

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the Clerk/Treasurer, Kelly Tarczewski, at (262) 691-0770 three business days prior to the meeting so that arrangements may be made to accommodate your request.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.1.**

DATE: April 5, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approve Common Council Meeting Minutes Dated February 15th, 2021

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

CC Minutes 2.15.2021

In Attendance:

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

Also in Attendance:

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

1. Call to Order and Pledge of Allegiance

Mayor Bierce called the meeting to order at 7:07 p.m. and requested everyone to stand for the Pledge of Allegiance.

2. Public Comment - None.

3. Consent Agenda

3.1. Approval of the Common Council Budget Workshop Meeting Minutes Dated September 28, 2020

3.2. Approval of the Accounts Payable Listing Dated February 15th, 2021

Ms. Brown asked that Item #3.2 be removed for discussion.

A motion was made and seconded (J. Wamser, R. Grosch) to approve Consent Agenda item 3.1 meeting minutes from September 28, 2020. Motion Passed: 6-For, 0-Against.

3.2. Approval of the Accounts Payable Listing Dated February 15th, 2021

Ms. Brown questioned pages 3 of 10 and 5 of 10 regarding two different significant entries for Sheriff's Deputy overtime hours. Ms. Brown asked if these numbers were from 2020 or where they are coming from. Ms. Tarczewski stated she would investigate and follow up at the next meeting.

A motion was made and seconded (C. Brown, J. Kara) to approve Consent Agenda item 3.2 accounts payable listing dated February 15, 2021. Motion Passed: 6-For, 0-Against.

4. Discussion and Possible Action Regarding a Conditional Use Permit for the Property Located at N16 W22420 Watertown Road (PWC 0957-986) for a 72-Unit Multiple-Family Apartment Use and an Amendment to the Existing Conditional Use Permit Granted to DBTM Associates, Dated February 24, 1993 and Amended June 25, 1999, to Remove the Property Located at N16 W22420 Watertown Road and the Existing Residential Planned Unit Development Use of 72 Condominium Units Used by the General Electric Medical Systems Division in Exclusive Conjunction with the Training Center Based on the Public Hearing Held on February 1st, 2021

Mr. Fuchs stated the public hearing for this conditional use was held at the last Common Council meeting and was tabled. He said no changes were made to the submittal and staff recommended approval.

A motion was made and seconded (J. Kara, R. Grosch) to approve the conditional use permit for the property located at N16 W22420 Watertown Road for a 72-unit multi-family apartment use and an amendment to the existing conditional use permit granted to DBTM Associates to remove the property. Motion Passed: 6-For, 0-Against.

5. Discussion and Possible Action to Approve the City Waiver of the Lift Station Assessment Agreement Regarding the General Electric Training Center Development

Ms. Wagner stated this was an agreement between DBTM and a private owner regarding a lift station assessment. Ms. Wagner stated the developer wants the City to sign off on the agreement stating there are no additional assessments due. Ms. Wagner said the current development has no assessments due and any future development or changes could have assessments related to the development.

Attorney Riffle stated the bank noted a two-party agreement to divide up the lift station charges when it was put in. He said there was no record of it being paid in the past. He felt this was many years ago and it would not have gone unpaid. Attorney Riffle said the City is not out for anything and the bank wanted to make sure everything is complete. Attorney Riffle noted everything was fine and it was simply a document stating nothing is owed.

Mr. Grosch questioned who owns the lift station. Attorney Riffle noted the lift station is owned by the City. He also said the City of Pewaukee built, paid for, and maintains it.

Ms. Brown asked if the City was protecting themselves in case a future upgrade would be needed. Attorney Riffle stated whether the agreement was in place or not, the City is protected and we can always special assess in the future.

A motion was made and seconded (B. Dziwulski, J. Wamser) to approve the City waiver of the lift station assessment agreement regarding the General Electric Training Center Development. Motion Passed: 6-For, 0-Against.

6. Discussion and Possible Action Regarding a Professional Services Agreement Between the City of Pewaukee and EPLEX, LLC (DBA E-Plan Exam) for Building Permit Plan Review Services and the City Becoming a Delegated Agent of the Wisconsin Department of Safety and Professional Services

Mr. Fuchs stated the City staff were looking to apply to become a delegated municipality with the State of Wisconsin. The City would then contract with E-Plan Exam to complete State plan reviews. He said the State currently does the plan reviews, as the City does not have the authority to do non-residential buildings or buildings of a certain size. Mr. Fuchs stated the State gets backed up and plan reviews are taking much longer to be completed. E-Plan Exam has a time frame of 15 days maximum per the agreement, versus the State taking a month or more. Mr. Fuchs noted that the City will get 10 percent of the plan review fees and the remaining 90 percent will go to E-Plan exam. Currently the City does not receive anything from the State for plan reviews. Mr. Fuchs stated the City will need to adopt and amend the current fee schedule. He said they also need to go through ordinance amendments to update code references. Mr. Fuchs noted the City is not bound to E-Plan Exam for a certain length of time and can pull back if there are any unforeseen issues and could go back to the State for plan reviews if needed.

Mayor Bierce asked if there were any other communities who have used E-Plan Exam and if there was a concern that a for-profit company could be more easily manipulated by builders who are in a hurry and want to cash their checks. Mr. Fuchs noted the City of Waukesha uses E-Plan Exam.

Ed Lisinski and DA Mattox from EPLEX, LLC (DBA E-Plan Exam) were present for this item.

Mr. Mattox stated there is no influence and integrity is one of the founding core principals of the company. He said all direction comes from DSPS and they audit the procedures. The goal of E-Plan is to maintain as much transparency as possible, and the City will have access to their system so the City can see it live.

Mr. Bergman stated this has been a frustrating point of business. He said State reviewers have cut budgets and things are moved 12 to 14 weeks out. He felt the City needed an alternative. Mr. Bergman asked if residential reviews will still be done through Building Services. Mr. Fuchs stated residential reviews will still be done through the City and once the City is delegated depending on staff the City does have the ability to have E-Plan Exam review them.

Mr. Mattox stated the State of Wisconsin requires a community to have a licensed architect or engineer do reviews for fire alarm, fire sprinkler building and HVAC. Plumbing plan reviews require a master plumber. E-Plan has the capability to do all of this in house. Mr. Mattox noted that the goal is to have businesses open sooner and not take 16 weeks for a plan review to be completed.

Discussion took place regarding the amount of plan reviews the City may have per month and businesses opening faster.

Mr. Kara asked if this would impact the Engineering Department. Ms. Wagner stated it could affect the department if someone was adding additional pavement, disturbing more than an acre, or new development, because Engineering would need to do reviews. She was not sure if it would cause more of an issue. She said there may be a back log at first, but once they are into a rhythm, it is something they will be able to handle.

Mayor Bierce asked what an adequate amount of time would be to get back together to decide if this is the way the City wants to go. Mr. Fuchs stated the City can bring it back for review. He said the City needs to go through the delegation application, code amendments and adopt a fee schedule, which will require a public hearing. It may take a couple of months and could possibly be looked at come fall.

A motion was made and seconded (J. Wamser, B. Bergman) to approve the professional service agreement between the City of Pewaukee and EPLEX, LLC doing business as E-Plan Exam.

Motion Passed: 6-For, 0-Against.

7. Discussion and Possible Action Regarding 2020 Assign Capital Funds

Mr. Klein reported where the City closed out for 2020. The assigned funds report shows expenditures that were made and the set asides for capital equipment with a column of proposed expenditures for 2021 that were approved in the budget. Mr. Klein stated some items show they were pushed off and it reflects it was not completed in the year it was planned to be done but is for 2021. This is a recap and summary of the past budget and this year's budget. Ms. Brown asked what was happening with the adjustments. Mr. Klein stated the amount came out of impact fees to close it out.

Mr. Kara asked about an entry for SBICA. Mr. Klein stated it is a breathing apparatus the Fire Department uses. The City had put it in the budget and ended up getting a grant for it, so it was taken out of the budget. Discussion took place regarding the 2020 ending balance and the estimated balance for 2021.

Mr. Kara felt the budget looked nice and Carol should be thanked.

8. Discussion and Possible Action to Determine When the City of Pewaukee Will Go Back to In Person Meetings

Mayor Bierce stated he was happy doing Zoom meetings. Mr. Wamser and Mr. Dziwulski stated they preferred in person. Mr. Bergman recommended we wait three more months. Mr. Kara agreed and felt Common Council should wait to see where we are at the end of March.

Discussion took place about changing the meeting time to 6:00 p.m.

Ms. Brown stated she missed the personal interaction and would like to be together before Mr. Kara steps down from the Council.

It was decided that meetings will start at 6:00p.m. going forward and they will remain virtual.

9. Public Comment - None.

10. Adjournment

A motion was made and seconded (C. Brown, R. Grosch) to adjourn the meeting at 8:00 p.m.

Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer

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

DATE: April 5, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approve Common Council Meeting Minutes Dated March 15th, 2020

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

CC Minutes 3-15-2021

In Attendance:

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

Also in Attendance:

Attorney S. Riffle, Administrator S. Klein, DPW Director M. Wagner, City Planner & Community Development Director N. Fuchs, Park & Recreation Director N. Phalin, Lieutenant M. Moonen and Clerk/Treasurer K. Tarczewski.

1. Call to Order and Pledge of Allegiance

Mayor Bierce called the meeting to order at 6:02 p.m. and asked everyone to stand for the Pledge of Allegiance.

2. Public Comment - None.

3. Consent Agenda

- 3.1. Concur with the Park & Recreation Board (March 10, 2021) to Approve the Use of \$39,430 in 2021 Ahead of the Planned City Capital Playground Funds for Playground Improvements at South Park
- 3.2. Concur with the Park & Recreation Board (March 10, 2021) to Approve the Reallocation of \$10,428 of Capital Equipment Savings from 2020 to be put Towards Permanent Pickleball Courts
- 3.3. Approval of Common Council Meeting Minutes Dated February 1, 2021
- 3.4. Approval of the Accounts Payable Listing Dated March 15th, 2021

Mr. Bergman asked that Item #3.2 be removed for discussion and Ms. Brown asked that Item #3.1 be pulled as well.

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

- 3.1 Concur with the Park & Recreation Board to Approve the Use of \$39,430 in 2021 Ahead of the Planned City Capital Playground Funds for Playground Improvements at South Park

Ms. Brown stated she was excited about the proposal but voiced her concerns regarding the flooding issues at that park and hoped they would be taking care of that issue before money was to be spent to renovate the park. She asked if any thought was given to include a special needs swing. Ms. Brown said it would be wonderful addition to the park.

Mr. Phalin was confident that there would be a solution regarding the flooding issue. He said the park is now connected to sewer instead of using the septic tank. He said because of that, they can look at relocating the playground equipment to the right of the pavilion. It is a flatter area and is level with the parking lot. He said he would continue to work with the Engineering Department and playground experts.

Mr. Phalin stated he did not specifically consider an inclusive swing, but assured Ms. Brown that he would talk to the designer. He did mention that the spinner was inclusive.

Mayor Bierce voiced his support to create more inclusive park areas.

A motion was made and seconded (B. Dziwulski, C. Brown) to concur with the Park & Recreation Board and authorize the use of \$39,430 in 2021 for playground improvements at South Park. Motion Passed: 6-For, 0-Against.

- 3.2 Concur with the Park & Recreation Board to Approve the Reallocation of \$10,428 of Capital Equipment Savings from 2020 to be put Towards Permanent Pickleball Courts

Brandon stated he was excited about the pickleball courts. He asked which tennis court would be converted over to the pickleball court and questioned how many courts could be made out of one tennis court.

Mr. Phalin said one regular tennis court could produce four pickleball courts. He said a four-foot fence would be installed around each newly created court so it could no longer be utilized for regular tennis again. Mr. Phalin said the exact location has not been determined as of yet. He stated the number of people interested in pickleball grows every year.

Mr. Phalin stated the amount requested to be put aside will not cover the expenses. He said this a commitment to the open space plan recently approved. He said the conversion would be completed at the same time that the courts need renovation, and he estimated the total cost would be between \$60,000 - \$80,000.

A motion was made and seconded (B. Bergman, B. Dziwulski) to approve the capital reallocation of \$10,428 to be put towards the pickleball courts.

Mr. Klein voiced his concern about setting a precedent of distributing unspent money from a project from a previous year and allocating it a few years out for something that wasn't yet in the budget. He said typically the unspent money is rolled into the undesignated fund balance and discussed at budget time.

Mayor Bierce asked if it would make more sense to have Mr. Phalin put it in his budget, and the Council would support it at that time. Mr. Phalin stated he appreciated the support and would do so.

Based on the conversation, Mr. Bergman and Mr. Dziwulski both withdrew their motion. Mr. Phalin was directed to add the pickleball courts to his capital budget in 2022.

4. Discussion and Possible Action Regarding the Temporary No Parking Restriction on One Side of All the Streets in the Swan View Farms Subdivision

Ms. Wagner stated this item was to official notify the Council that she is implementing a temporary no parking on one side of the streets within the Swan View Farms Subdivision. She said the construction traffic, in its current state, does not allow for the safe travel of emergency vehicles. Ms. Wagner stated no official action by the Council was needed.

Ms. Brown assumed this wouldn't be the last time this action would need to be done. She questioned whether or not it could be done without notifying the Council. Ms. Wagner stated this is usually not an

issue because the homes are built in stages. She said the Parade of Homes are hurrying to complete the homes so more traffic is in the area at this time.

5. Discussion and Possible Action to Adopt **Resolution 21-03-08** Government Responsibility Resolution for the Department of Natural Resources (DNR) Storm Water Planning Grant Application

Ms. Wagner stated every two years the DNR offers planning grants for storm water and this year they would like to move forward with an application. She said this has been a long-standing project and the request for proposal is expected to go out this year. The grant would cover the water quality aspect of the project and would be available in 2022. Ms. Wagner stated the resolution would grant her the authorization to sign the applications and sign the paperwork for reimbursements.

A motion was made and seconded (J. Kara, R. Grosch) to approve the government

responsibility resolution, 21-03-08, for the Department of Natural Resources. Motion Passed: 6-For, 0-Against.

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

Ms. Wagner stated she received this agreement from Waukesha County for the restricted crossing “U” turn safety improvements for the intersection at Redford Boulevard and Lindsay Road. She said the County secured a grant and would be responsible for 90 percent of the project costs and the City would be responsible for the other 10 percent. Ms. Wagner stated this agreement lays out the costs, as well as who the project lead is and who will do the review. Ms. Wagner made note that there are proposed LED lights at the intersection and the City would be responsible for the long-term maintenance of them. She said the agreement was reviewed by the City Attorney and herself and she had a few questions related to the document. She said there is land acquisition needed, as well as some grading work, but the County was unsure of their needs at this time. Ms. Wagner stated she’d rather grant them an easement, versus giving them the land. She said flood plain changes are needed in that northeast quadrant and the City may have use for that land. The project would not take place until 2023 and as much as the Council would like to see the project expedited, she said the County felt that would not be possible due to funding issues. Ms. Wagner stated the plan doesn’t show pedestrian or bicycle crossing and the County would not consider building the facility because there is nothing currently there and there is high-volume on the roadway. It is not a safe crossing area. Ms. Wagner stated if the Council wants it, they need to put in the walkway or trail prior to the project. Ms. Wagner wanted a provision added to the agreement that the City can reject all bids if they come in too high. Ms. Wagner recommended approving the agreement contingent on final review of the agreement by staff and the City Attorney.

Mr. Bergman asked if a crossing was proposed in the City’s bike and pedestrian plan. Ms. Wagner confirmed that it was. She said there are trails proposed down Lindsay Road, Swan Road and Duplainville Road that would connect to Balmer Park and the Sports Complex.

Mr. Bergman thought if the City had a plan for future development, the County would have to build it to accommodate for that future improvement. Ms. Wagner stated that was correct if they were reconstructing the road. However, this is just an intersection improvement funded by a safety grant.

Mr. Grosch stated he thought the County had a facility for crossing when they originally proposed the improvements to the City. Ms. Wagner said they had a provision showing how it would look, but it was removed.

Mr. Kara stated he was disappointed that this project won't be completed until 2023. This plan will make it useless for bikes and pedestrians. Ms. Wagner stated it was her understanding that this would be a raised intersection. Ms. Wagner stated they would have to "snake" around to cross the intersection to avoid the curb. Mr. Kara asked if the plan created a more dangerous situation for bicycles.

Ms. Brown stated this intersection was already dangerous. She said this improvement came to the Council because it was dangerous for cars.

Mr. Dziwulski voiced his displeasure that the County took out the crossing. He felt it was too dangerous.

Mr. Grosch stated some provision should be made in this area since the City has a plan for trails in the area.

Ms. Wagner read the following comment from the County: "If the City feels strongly regarding the crossing, we would need to meet and not only discuss the impacts and safety of the crossing, but the City's improvements to connect walks and overall." Ms. Wagner continued to say that the County feels this is a minor inconvenience for bicyclists for a major safety gain.

Mr. Bergman agreed with Mr. Kara's safety concerns and thought it should be brought back to Waukesha County for reconsideration to make it safe for bicyclist and pedestrians as well.

Ms. Wagner was directed to go back to the County to voice the City's concerns.

Ms. Wagner stated the County is going to ask when the trails are going in on Lindsay Road to justify the pedestrian crossing. She said the project could be added to the 2022 budget.

Mayor Bierce asked when Duplainville Road and Lindsay Road were projected to be done. Ms. Wagner stated Duplainville Road is proposed for 2022. She said Lindsay Road has been pushed off because they are waiting for utilities to come to that area. She estimated sometime within in the next five years.

Ms. Brown stated she was concerned that this would tie future Councils. She said no costs were given and she didn't agree with this.

Attorney Riffle stated we were not tying future Council hands because no contract is being signed.

Mr. Klein concurred with Attorney Riffle.

Ms. Wagner stated she would come back to the Council requesting a budget amendment for engineering fees.

Mr. Grosch asked if it would be an on-road or off-road plan. Ms. Wagner stated she believes the recommendation is for an on-road trail but feels there are some pretty significant grading issues to do so.

7. Discussion and Possible Action Regarding **Ordinance 21-01** Amending Chapter 5 - Traffic to Add Broken Hill Boulevard, Century Farm Road, and Highfield Road to Section 5.05(3)(b)

Ms. Wagner stated this is in response to the complaints received related to the Swan View Farms construction traffic driving through the Broken Hill subdivision. She indicated even though the developer's agreement prohibits large trucks from using these streets, the vendors are still cutting

through. She stated the only way the City can enforce traffic control is to put weight restrictions at the three entrances of the subdivision. The restrictions will be removed once the construction is completed.

A motion was made and seconded (J. Kara, R. Grosch) to approve Ordinance 21-01.

Motion Passed: 6-For, 0-Against.

8. Discussion and Possible Action to Appoint Members to the Public Works Committee

Mayor Bierce recommended the appointment of Michael Kreiter to the Public Works Committee.

A motion was made and seconded (C. Brown, J. Kara) to concur with the Mayor's recommendations and appoint Michael Kreiter to the Public Works Committee.

Motion Passed: 6-For, 0-Against.

9. Discussion and Possible Action Regarding **Resolution 21-03-09** Revising the 2021 Fee Schedule, Specifically Related to the Cost of House Numbers

A motion was made and seconded (J. Kara, J. Wamser) to approve Resolution 21-03-09 revising the cost of house numbers. Motion Passed: 6-For, 0-Against.

10. Discussion and Possible Action to Determine Whether the City of Pewaukee Will Continue Virtual Meetings in the Month of April

Mayor Bierce asked the Council members if they would like to return to in-person meetings again. Mr. Dziwulski stated he'd prefer to be in-person. Mr. Wamser indicated he would rather attend virtually. Ms. Brown stated she was okay with in-person and so did Mr. Kara. Mr. Grosch and Mr. Bergman indicated they were fine with either way.

It was determined that the Common Council will have their meetings in-person from now on, starting at 6:30 p.m. in person. The Mayor stated the other Boards, Commissions and Committees should decide on their own whether to return to live meetings or stay virtual for a while longer.

11. Public Comment - None.

12. Adjournment

A motion was made and seconded, (C. Brown, R. Grosch) to adjourn the meeting at 7:12 p.m.

Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer

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

DATE: April 5, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approve Accounts Payable Listing Dated April 5th, 2020

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

A/P 4-5-2021

Check Date	Check	Vendor Name	Description	Amount
Bank 100 GENERAL FUND CHECKING				
03/13/2021	259(E)	LEASING SERVICES		167.85
03/18/2021	260(E)	LEASING SERVICES		52.00
				52.00
				104.00
03/31/2021	283(E)	WISCONSIN RETIREMENT SYSTEM	WRS GENERAL EMPLOYEES	36,736.16
			WRS FIRE EMPLOYEES	40,612.50
			WRS Voluntary Contributions	172.74
				77,521.40
03/15/2021	286(E)	DIVERSIFIED BENEFIT SERVICES, INC.	Flex Spend	526.51
03/12/2021	287(E)	DIVERSIFIED BENEFIT SERVICES, INC.	Flex Spend	8.02
03/17/2021	290(E)	DELTA DENTAL	Dental Clearing	1,221.40
03/19/2021	291(E)	DIVERSIFIED BENEFIT SERVICES, INC.	Flex Spend	1,626.26
03/22/2021	292(E)	WE ENERGIES	FEB & MAR GROUP BILL ELECTRIC	32,173.21
03/12/2021	293(E)	ADP, LLC		465.00
03/25/2021	294(E)	LEASING SERVICES		150.00
03/29/2021	295(E)	LEASING SERVICES		324.00
03/19/2021	297(E)	ADP, LLC		355.54
03/26/2021	299(E)	DIVERSIFIED BENEFIT SERVICES, INC.	Flex Spend	60.00
03/26/2021	300(E)	DIVERSIFIED BENEFIT SERVICES, INC.	Flex Spend	770.57
03/26/2021	301(E)	DELTA DENTAL	Dental Clearing	2,104.00
03/25/2021	302(E)	GREAT WEST TRUST - WDC	DEFERRED COMPENSATION-PAY DATE 3/12/20	2,520.00
			DEF COMP - ROTH 457-PAY DATE 3/12/20	1,815.00
				4,335.00
03/25/2021	303(E)	GREAT WEST TRUST - WDC	DEFERRED COMPENSATION-PAY DATE 3/26/21	2,520.00
			DEF COMP - ROTH 457-PAY DATE 3/26/21	1,815.00
				4,335.00
03/26/2021	304(E)	ADP, LLC	IT - Software Maintenance & Updates	1,739.85
03/29/2021	305(E)	WE ENERGIES	Power Purchased/Pumping	32,002.11
03/26/2021	306(E)	MUTUAL OF OMAHA	Benefits - Life Insurance	66.98
			Benefits - Life Insurance	36.06
			Court - Life Insurance	11.52
			Administrator - Life Insurance	8.86
			CLERK/TREASURER - LIFE INSURANCE	64.00
			HUMAN RESOURCES - LIFE INSURANCE	19.04
			IT - Life Insurance	16.96
			Assessor - Life Insurance	30.24
			Police - Life Insurance	7.68
			FIRE ADMINISTRATION - LIFE INSURANCE	70.72
			Fire Protective Services - Life Insuranc	408.80
			Building Services - Life Insurance	44.32
			Highway - Life Insurance	131.09
			Engineering - Life Insurance	86.08
			Parks - Life Insurance	12.96
			RECREATION PROGRAM - LIFE INSURANCE	29.28
			Planner - Life Insurance	19.36
			BENEFITS - DISABILITY INSURANCE	101.50
			Benefits - Disability Insurance	54.65

Check Date	Check	Vendor Name	Description	Amount
			Disability Insurance	1,015.47
			LTD - Fire Union	531.45
			COURT - DISABILITY INSURANCE	16.87
			Administrator - Disability Insurance	27.79
			CLERK/TREASURER - DISABILITY INSURANCE	96.58
			Human Resources - Disability Insurance	27.79
			IT - Disability Insurance	27.06
			Assessor - Disability Insurance	47.38
			POLICE - DISABILITY INSURANCE	9.61
			FIRE ADMINISTRATION - DISABILITY INSURAN	98.65
			FIRE PROTECTIVE SERVICES - DISABILITY IN	109.17
			BUILDING SERVICES - DISABILITY INSURANCE	64.76
			HIGHWAY - DISABILITY INSURANCE	203.36
			Engineering - Disability Insurance	127.15
			Parks - Disability Insurance	19.68
			Recreation Program - Disability Insuranc	45.60
			PLANNER - DISABILITY INSURANCE	27.79
			Voluntary Life	1,029.60
				4,745.86
03/26/2021	307 (E)	AT&T	Scada/Telemetry	36.05
			Scada/Telemetry	36.05
				72.10
03/15/2021	131498	AIRGAS USA	FD OXYGEN	107.20
03/15/2021	131499	ALL CITY COMMUNICATIONS INC.	SW ANSWERING SERVICE	54.25
03/15/2021	131500	ALL COUNTY ELECTRIC	FD DBL ENDED BALLAST BYPASS	35.96
03/15/2021	131501	ALPHA OMEGA CLEANING, INC.	P&R JANITORIAL SERVICES	142.00
03/15/2021	131502	ASSESSMENTS USA	HR EXAMS	747.00
03/15/2021	131503	AT&T MOBILITY	FD AIR CARDS	423.86
03/15/2021	131504	AUCA CHICAGO MC LOCKBOX	HWY UNIFORMS	87.82
			HWY UNIFORMS	84.34
				172.16
03/15/2021	131505	BADGER METER	SW BEACON	241.56
03/15/2021	131506	BADGER OIL EQUIPMENT	HR DIESEL NOZZLE REPAIR	336.70
03/15/2021	131507	BUMPER TO BUMPER HARTLAND	SW ROTOR AND CERAMIC PADS	6.00
03/15/2021	131508	BURKE TRUCK & EQUIPMENT	HWY TRUCK EQUIPMENT	2,204.18
03/15/2021	131509	CHARLIE DWYER	BLD FEB 2021 MILEAGE REIMBURSEMENT	106.40
03/15/2021	131510	CINTAS	HWY SAFETY RESTOCK	94.05
03/15/2021	131511	CITY OF BROOKFIELD	SW PHOSPHORUS REMOVAL	682,820.82
03/15/2021	131512	COREY OIL	HWY DIESEL EXHAUST FLUID	268.78
			HWY CLEAR DIESEL	1,587.38
				1,856.16
03/15/2021	131513	DIGITAL OFFICE SOLUTIONS	BLD MANAGED PRINT SERVICES	35.53
03/15/2021	131514	DWD-UI	UNEMPLOYMENT	825.08
03/15/2021	131515	FIRE RESCUE SUPPLY LLC	2862 FRONT LINE ENGINE	23,375.00
03/15/2021	131516	FIRE SERVICE INC	FD COMMERCIAL BAT	833.32
			FD REPLACE THERMOSTAT	4,200.07
			FD VEHICLE REPAIR	8,664.71
			FD VEHICLE REPAIR	1,232.29
			FD VEHICLE REPAIR	1,600.00
				16,530.39

Check Date	Check	Vendor Name	Description	Amount
03/15/2021	131517	GRAINGER	SW FUSE	21.55
03/15/2021	131518	HECKEL DANCE LLC	P&R WINTER DANCE	563.20
03/15/2021	131519	HUMPHREY SERVICE PARTS, INC	HWY WIPER BLADE	54.00
			HWY STUD AND HUB CLEANER TOOL	97.02
			HWY WORK LAMP, BOLT FLANGE	297.83
				448.85
03/15/2021	131520	HYDROCORP	SW MCC 2 YR CROSS CONNECTION	1,084.00
03/15/2021	131521	JENSEN EQUIPMENT	HWY SAFETY EQUIP	270.36
			HWY PROPANE	35.84
				306.20
03/15/2021	131522	JX ENTERPRISES, INC.	HWY COOLER OIL	2,140.97
03/15/2021	131523	KEN WEBER TRUCK SERVICE	FD TOW HEAVY	487.50
03/15/2021	131524	KWIK TRIP INC.	FD FUEL	3,136.95
03/15/2021	131525	LANGE ENTERPRISES, INC	BLD TILES	266.77
			HWY ROAD SIGNS	545.83
			HWY ROAD SIGNS	2,155.72
			HWY POSTS	87.70
				3,056.02
03/15/2021	131526	LIFE-ASSIST INC	FD FOAMING HAND RUB	22.04
03/15/2021	131527	LITHO-CRAFT	SW ENVELOPES	534.00
			SW BILLING STATEMENT PAPER	636.00
				1,170.00
03/15/2021	131528	MENARDS	P&R SCREWDRIVER, WINGGARD	84.81
			FD RATCHET TDOWN	9.99
			HWY POST SUPPORT AND MOUNT	85.95
			HWY POST MOUNT COMBO, EYEGLASSES CLIP	109.86
			HWY SELECT BOARD	26.98
			HWY POLY SPRAYER	14.95
			HWY MAILBOX POST	26.99
			HWY BATTERIES	55.92
				415.45
03/15/2021	131529	MID-AMERICAN RESEARCH CHEMICAL	HWY WASH N WAX	416.25
03/15/2021	131530	MIKE MRAZ	FD HOVERCRAFT SERVICE	690.00
03/15/2021	131531	MOTION & CONTROL ENTERPRISES LLC	HWY PIPES AND ELBOWS	50.19
			HWY FITTING ASSY	270.37
			HWY CRIMP HOSE ASSY	124.64
			HWY COUPLER	331.60
				776.80
03/15/2021	131532	MUNICIPAL LAW & LITIGATION GROUP S.	CT LEGAL FEES	19,341.88
03/15/2021	131533	MUNICIPAL WELL & PUMP	SW WELL 5 REHAB	23,190.00
03/15/2021	131534	NORTHERN LAKE SERVICE, INC	SW WATER TESTING	84.00
			SW WATER TESTING	63.00
			SW WATER TESTING	84.00
			SW WATER TESTING	63.00
				294.00

Check Date	Check	Vendor Name	Description	Amount
03/15/2021	131535	OFFICE COPYING EQUIPMENT, LTD	CRT SHARP MX3571 CONTRACT P&R SHARP MX 3070N CONTRACT FD SHARP 3070N CONTRACT FD SHARP MX3070N CONTRACT	8.37 289.23 95.46 94.69 <u>487.75</u>
03/15/2021	131536	OFFICE DEPOT	BLD PEN REFILLS BLD PEN REFILLS P&R PAPER	5.18 5.18 2.82 <u>13.18</u>
03/15/2021	131537	PREMIUM WATERS, INC	CRT WATER HWY WATER	65.75 67.50 <u>133.25</u>
03/15/2021	131538	PROHEALTH WAUKESHA MEMORIAL HOSPITA	FD PHARMACY TRANSFERS	1,278.46
03/15/2021	131539	PROJECT ENTERTAINMENT DBA FUN FLICK	P&R DEPOSIT FOR SUMMER MOVIE SCREEN RENT	849.30
03/15/2021	131540	PUBLIC SERVICE COMMISSION OF WI	SW DIRECT ASSESSMENT	125.61
03/15/2021	131541	R&R INSURANCE SERVICES	APRIL 2021 WORKERS COMP INSTALLMENT APRIL INSTALLMENT - PACKAGE POLICY	27,357.00 25,817.00 <u>53,174.00</u>
03/15/2021	131542	R.A. SMITH & ASSOC., INC.	SW SWAN VIEW LIFT	5,409.60
03/15/2021	131543	RICKESHA MCAFFEE	CRT RESTITUTION 3W80LCTK2D	400.00
03/15/2021	131544	ROTROFF JEANSON & CO.	CT PREPARE 1099 CT PHONE CONFERENCE ON TAX ROLL PROCEDUR	383.00 93.00 <u>476.00</u>
03/15/2021	131545	SCBAS	FD BREATING AIR TEST	463.04
03/15/2021	131546	STATE OF WI COURT FINES & ASSMTS	CRT STATES SHARE OF COURT COSTS AND ASSE	6,765.30
03/15/2021	131547	TRIPLE CROWN PRODUCTS	HWY CLOTHING	141.13
03/15/2021	131548	WATER REMEDIATION TECHNOLOGY	SW BASE TREATMENT CHG	3,590.23
03/15/2021	131549	WAUKESHA CO SHERIFF'S DEPT	CRT WARRANT FEE	120.00
03/15/2021	131550	WAUKESHA CO TECHNICAL COLLEGE	FD TRAINING CARDS	42.00
03/15/2021	131551	WAUKESHA CO TREASURER	CRT COUNTY JAIL ASSESSMENTS & DRIVER IMP	1,645.78
03/15/2021	131552	WAUKESHA WATER UTILITY	SW FEB SEWER SERVICE CHG	55,191.93
03/15/2021	131553	WISCONSIN DEPARTMENT OF	HR EXAMS	120.00
03/15/2021	131554	WISCONSIN MUNICIPAL JUDGES ASSOCIAT	CRT JUDGES ASSOCIATION DUES	75.00
03/15/2021	131555	WOLF CONSTRUCTION COMPANY	HWY COLD MIX	282.92
03/17/2021	131556	USPS	Billing	2,200.00
03/18/2021	131557	AILCO EQUIPMENT FINANCE GROUP	IT ENGINEERING PLOTTER	412.00
03/18/2021	131558	AIRGAS USA	FD OXYGEN	67.23
03/18/2021	131559	ARO LOCK & DOOR	SW LOCK SET AND REPLACE	161.00
03/18/2021	131560	AT&T CAROL STREAM IL	CT TELEPHONE	1,106.45
03/18/2021	131561	B.A.T.I.	IT HEATING ISSUES	396.00
03/18/2021	131562	BANK OF FLOWERS	CT FLOWER ARRANGMENT	111.98
03/18/2021	131563	BARBARA ALBRECHT	P&R PROGRAM REFUND	172.50
03/18/2021	131564	BREDAN MECHANICAL SYSTEMS	IT HEAT ISSUES WSD	3,377.32
03/18/2021	131565	CINTAS CORPORATION #184	FD MATS FD MATS	61.14 128.41 <u>189.55</u>
03/18/2021	131566	CORRY EIFERT	BLD REFUND FOR BATTERY	4.08

Check Date	Check	Vendor Name	Description	Amount
03/18/2021	131567	DAN PLAUTZ CLEANING SERVICE	HR CLEANING SERVICE	2,873.00
03/18/2021	131568	DEMLANG BUILDERS	BLD 201162 OCCUPANCY BOND REFUND	500.00
03/18/2021	131569	DIVERSIFIED BENEFIT SERVICES, INC.	MARCH HRA ADMIN SERVICES	309.73
03/18/2021	131570	ELEVITY	IT MONTHLY EMAIL, M365, MONITORING, MIME	4,360.00
03/18/2021	131571	ELLIOTT ACE HARDWARE	SW BATTERIES	10.99
			SW FASTENERS	1.69
			SW KINGSIZE MARKER	2.79
			IT BATTERIES	14.99
				30.46
03/18/2021	131572	FEI BEHAVIORAL HEALTH	HR EAP	637.65
03/18/2021	131573	FIRE SERVICE INC	FD VEHICLE REPAIR	711.10
			FD VEHICLE REPAIR	736.09
				1,447.19
03/18/2021	131574	GILES ENGINEERING ASSOCIATES, INC	ENG JOSEPH RD IMPROVE	2,982.50
			ENG MEADOWBROOK FARMS ROAD IMPROVE	5,250.00
				8,232.50
03/18/2021	131575	GRAINGER	SW PUMP REPAIR KIT	36.60
			SW STANDBY 120VAC	461.32
				497.92
03/18/2021	131576	HAWKINS, INC.	SW CHEMICALS	3,331.08
			SW METERING PUMP	1,277.63
				4,608.71
03/18/2021	131577	HOME DEPOT CREDIT SERVICE	P&R WAGNER DOOR TRIM	125.20
03/18/2021	131578	HURD, AMI	CT MAR MILEAGE REIMBURSEMENT	14.00
03/18/2021	131579	J.H. HASSINGER, INC.	WISPARK PUMP STATION PMT 3	22,933.70
03/18/2021	131580	JCH WATER METER TESTING & REPAIR	SW TEST AND REPAIR METERS	9,720.00
03/18/2021	131581	JENNIFER SCHOLTKA	P&R ZUMBA GOLD SESSION 2	363.00
03/18/2021	131582	JOHN'S DISPOSAL SERVICE	ENG GARBAGE/RECYCLING	51,794.96
			ENG GARBAGE/RECYCLING	11,368.71
				63,163.67
03/18/2021	131583	KELLY TARCZEWSKI	CT MAR 2021 MILEAGE	20.72
03/18/2021	131584	KORNDORFER HOMES	BLD 201092 OCCUPANCY BOND REFUND	500.00
03/18/2021	131585	LIFE-ASSIST INC	FD SAFETY RESTOCK	233.01
			FD GLOVES	132.00
				365.01
03/18/2021	131586	MARY FIRNROHR	P&R TAI CHI SESSION 2	163.20
03/18/2021	131587	MENARDS	SW WASH WAX	4.99
			SW FS BOX COVER, BACKWIRE, WIRE GARD	76.80
			P&R ROOFING NAIL, GREEN TREATED, ROOF ED	64.77
			P&R GREEN TREATED AC2	7.49
			P&R JOINT CONNECTOR, GUTTER SCREWS, SEAL	308.03
				462.08

Check Date	Check	Vendor Name	Description	Amount
03/18/2021	131588	MIDWEST ORTHOPEDIC NETWORK	OVERPAYMENT M517	384.98
03/18/2021	131589	NAPA	SW WIPER BLADE	40.60
03/18/2021	131590	OFFICE COPYING EQUIPMENT, LTD	ENG SHARP 4070N CONTRACT	211.78
03/18/2021	131591	OFFICE DEPOT	SW PAPER AND BINDERS	235.92
			FD OFFICE SUPPLIES	47.68
			P&R OFFICE SUPPLIES	33.62
				317.22
03/18/2021	131592	POSITIVELY PEWAUKEE	CT TOURISM	20,000.00
03/18/2021	131593	PREMIUM WATERS, INC	P&R WATER	46.49
03/18/2021	131594	PROHEALTH CARE MEDICAL ASSOCIATES	HR EXAMS	1,029.00
03/18/2021	131595	RUEKERT & MIELKE, INC.	SW PAUL ROAD WATER MAIN RELAY	2,195.25
			SW WELL 5 HMO FILTRATION TREATMENT	14,326.00
			SW WELL 5 HMO FILTRATION TREATMENT	2,153.25
			SW WELL 5 HMO FILTRATION TREATMENT	775.05
			SW WATER MODEL UPDATE	2,452.00
			SW WATER MODEL UPDATE	1,047.00
			SW WISPAK RESERVOIR INSPECTION	153.00
			SW NORTH AVE PUMP STATION	256.75
			SW WASTEWATER RATE STUDY	319.50
			SW WELL 5 REHABILITATION AND PUMP REPLAC	2,521.25
			SW DEER HAVEN WELL DESIGN	1,264.50
			SW SCADA SERVICE WORK	639.24
				28,102.79
03/18/2021	131596	TRUCK & AUTO ELEGANCE	SW WEATHERGUARD LADDER RACK	570.00
03/18/2021	131597	TYRE & CHILDS PUBLIC SAFETY CONSULT	HR NEW HIRE EVAL	2,000.00
03/18/2021	131598	USA BLUEBOOK	SW METER GASKET	158.63
03/18/2021	131599	WAUKESHA CO TREASURER	CONTRACT FOR POLICE SERVICES	248,986.29
			P&R LEARN TO SKATE PROGRAM	660.00
				249,646.29
03/18/2021	131600	WAUKESHA PEWAUKEE CVB	CT TOURISM	50,000.00
03/18/2021	131601	WI DEPT TRANSPORTATION	ENG DUPLAINVILLE ROAD DESIGN	2,283.63
03/18/2021	131602	XEROX CORPORATION	SW MAR BASE CHG AND METER USAGE	244.32
03/25/2021	131603	ACTION POWER SPORTS	FD POLARIS RNGR MAINTENANCE	639.14
03/25/2021	131604	AECOM TECHNICAL SERVICES, INC	ENG PEWAUKEE SITE STORMWATER PLAN REVIEW	3,245.31
03/25/2021	131605	AQUATIC ADVENTURES	FD OPEN ENDED DRYSUIT ZIPPER AND LABOR	344.99
03/25/2021	131606	ARROW TERMINAL, LLC	HWY WASHERS, CLEAR SEAL SHRINK	231.23
03/25/2021	131607	AUCA CHICAGO MC LOCKBOX	HWY UNIFORMS	87.82
03/25/2021	131608	AUTO ZONE	FD EAGLE ONE NEVER	8.36
03/25/2021	131609	BAYCOM	FD BATT IMPRESS	1,479.20
03/25/2021	131610	BREDAN MECHANICAL SYSTEMS	IT MID SEASON FILTERS	801.00
03/25/2021	131611	BUMPER TO BUMPER HARTLAND	HWY SPRAY GUN	119.99
			HWY NON-CHLOR BK CLN	31.37
				151.36
03/25/2021	131612	BURKE TRUCK & EQUIPMENT	HWY GAUGE, HYD SIGHT & TEMP	63.34
03/25/2021	131613	CARLSON DETTMANN CONSULTING	HR COMPENSATION STUDY INSTALLMENT 2 OF 5	3,200.00
03/25/2021	131614	CHERRIE LARSON	P&R KIDVENTURES	422.40
03/25/2021	131615	COMPASS MINERAL	HWY SAND AND SALT	30,025.74
03/25/2021	131616	COREY OIL	HWY CLEAR DIESEL	866.07
			HWY UNLEADED GASOLINE	1,330.67
				2,196.74

Check Date	Check	Vendor Name	Description	Amount
03/25/2021	131617	CUMMINS SALES & SERVICE	SW CONTROL ASSY BATT CHGR	1,122.49
03/25/2021	131618	DALE WIEGERT	SW REFUND UMS 10103	421.93
03/25/2021	131619	DIVERSIFIED BENEFIT SERVICES, INC.	MARCH FLEX	265.50
03/25/2021	131620	DUO-SAFETY LADDER CORPORATION	FD PREMIUM GRADE MANILA ROPE BY THE FOOT	28.67
03/25/2021	131621	FASTENAL	SW METER SUPPLIES S/S FHN, S/S HCS	31.29
03/25/2021	131622	FIRE SERVICE INC	FD RED LED LENS	319.28
03/25/2021	131623	GREGG MARTIN INSTRUMENTATION	SW SEMI ANNUAL FLOW METER CALIBRATION	1,980.00
03/25/2021	131624	GREGORY BROSTOWITZ	DOG LISCENSE OVERPMT	10.00
03/25/2021	131625	GRENZ SERVICE CO. LLC	FD FAN MOTOR AND AIR FILTERS	914.80
03/25/2021	131626	HAWKINS, INC.	SW CHEMICALS	2,694.80
03/25/2021	131627	HEARTLAND BUSINESS SYSTEMS	IT MONITORING SUPPORT	92.00
03/25/2021	131628	HUMPHREY SERVICE PARTS, INC	SW OIL FILTER	4.15
			HWY FLAP DISC AND BOLT FLANGE	113.54
			HWY 8G-8MBX	55.88
			HWY 8G-8MBX	27.94
			HWY HIGH AMP CIRCUIT BREAKER	77.40
				278.91
03/25/2021	131629	IMEG CORP	ENG BUSSE RD BRIDGE REPLACEMENT	5,185.00
03/25/2021	131630	JUAN TERAN	SW REFUND UMS 14954	158.85
03/25/2021	131631	KAESTNER AUTO ELECTRIC CO.	HWY 80 AMP CIR	96.80
03/25/2021	131632	KMB ELECTRIC	CH INSTALL NEW MOTION LIGHT	174.18
03/25/2021	131633	LIFE-ASSIST INC	FD HERO WIPES	83.00
			FD SAFETY RESTOCK	496.89
			FD SAFETY RESTOCK	516.39
				1,096.28
03/25/2021	131634	LINCOLN CONTRACTORS	HWY ROTARY LASER	380.00
03/25/2021	131635	MARTHA FURST	P&R YOGA SUB 3-16	30.00
03/25/2021	131636	MATRIX TRUST COMPANY	PD 3/12/21 LOAN REPAYMENT	50.00
			PD 3/26/21 LOAN REPAYMENT	50.00
				100.00
03/25/2021	131637	MENARDS	SW COUPLING	4.99
			SW PVC PIPE AND TRIM	96.73
			SW BLANKPLATE	0.79
			SW LOCTITE	6.97
			FD TEFLON TAPE COUPLER	7.06
			HWY MAILBOX POST	84.88
			HWY EXT DECK COMBO	35.10
				236.52
03/25/2021	131638	MILLER-BRADFORD & RISBERG, INC	HWY MULTIFASTER	501.39
03/25/2021	131639	NAPA	FD WHITE MP GRS CART	12.72
03/25/2021	131640	NATIONWIDE RETIREMENT SOLUTIONS	PD 3/12/21 RETIREMENT	1,829.09
			PD 3/26/21 RETIREMENT	1,829.09
				3,658.18
03/25/2021	131641	OFFICE DEPOT	SW STAMP	39.99
			FD OFFICE SUPPLIES	40.49
				80.48
03/25/2021	131642	POMP'S TIRE SERVICE, INC.	FD SERVICE CHG	280.00

Check Date	Check	Vendor Name	Description	Amount
03/25/2021	131643	PREMIUM WATERS, INC	HWY WATER	53.25
03/25/2021	131644	PUBLIC SERVICE COMMISSION OF WI	SW STILL RIVER WELL NO 8	56.95
03/25/2021	131645	SHERWIN INDUSTRIES	HWY MANHOLE PROTECTION WINGS AND GLOVES	717.94
03/25/2021	131646	SOPER GRADING & EXCAVATING LLC	ENG PMT 4 REVISED , OAK & PENINSULA WATE	154,327.58
03/25/2021	131647	STACI JOERS	P&R COOKING WITH CLASS	216.00
03/25/2021	131648	TOTAL MECHANICAL	SW WISPARK WELL HOUSE SHALLOW WELL ROOM	942.70
03/25/2021	131649	VERIZON	SW TELEPHONE	334.74
			FD AIR CARDS	534.41
			FD AIR CARDS	43.40
				<u>912.55</u>
03/25/2021	131650	VILLAGE OF PEWAUKEE	APR 2021 JOINT LIBRARY	69,572.91
03/25/2021	131651	WAUKESHA CO TREASURER	HWY JAN BRINE SALES	2,769.00
03/25/2021	131652	WISCONSIN LEGAL BLANK	ASR ENVELOPES	497.00
03/31/2021	131653	ADP SCREENING & SELECTION SERVICES	HR EXAMS	315.06
03/31/2021	131654	AFTERSCHOOL ENRICHMENT SOLUTIONS	P&R MUSICSTART WINTER 2021	640.00
			P&R STAGE STARS WINTER 2021	560.00
				<u>1,200.00</u>
03/31/2021	131655	AIR ONE EQUIPMENT	FD FEMALE COUPLER	60.00
			FD BATTERY PACK - GRANT	2,250.00
				<u>2,310.00</u>
03/31/2021	131656	AIRGAS USA	FD OXYGEN	107.01
03/31/2021	131657	AUCA CHICAGO MC LOCKBOX	HWY UNIFORMS	82.60
			HWY UNIFORMS	82.02
				<u>164.62</u>
03/31/2021	131658	BAKER TILLY VIRCHOW KRAUSE LLP	PROGRESS BILLING #3 FOR 12/31/20 AUDIT	22,000.00
			PROGRESS BILLING #1 FOR AUDIT 12/31/20	5,000.00
				<u>27,000.00</u>
03/31/2021	131659	BARRIENTOS DESIGN & CONSULTING	FINAL DESIGN OF DPW GARAGE	88,200.00
03/31/2021	131660	BRIAN LANG	BLD 210154B/210156P/210157E/210155Z REFU	397.00
03/31/2021	131661	CERTIFIED FLEET CONSULTING	FD FLEET MAINTENANCE CONSULTING	1,637.50
03/31/2021	131662	CHRIS STIYER	P&R 2021 BOOT REIMBURSEMENT	80.71
03/31/2021	131663	CINTAS	HWY SAFETY RESTOCK	223.04
03/31/2021	131664	COMMUNICATIONS ENGINEERING CO	IT FIX READER LOCK ISSUE	287.50
03/31/2021	131665	COMPASS MINERAL	HWY SAND AND SALT	25,409.22
			HWY SAND AND SALT	1,617.39
				<u>27,026.61</u>
03/31/2021	131666	COREY OIL	HWY CLEAR DIESEL	769.66
			HWY CLEAR DIESEL	1,194.07
				<u>1,963.73</u>
03/31/2021	131667	CTACCESS	IT ENGINEER REMOTE SUPPORT	77.50
03/31/2021	131668	DUO-SAFETY LADDER CORPORATION	FD MANILA ROPE	100.04
03/31/2021	131669	FRED'S SANITARY SERVICE	P&R PUMP GREASE TRAP AT WAGNER PARK	175.00
03/31/2021	131670	FREDRICK, RICHARD	HWY BOOT REIMBURSEMENT 2021	125.00

Check Date	Check	Vendor Name	Description	Amount
03/31/2021	131671	GALLS	FD GARRISON BELT	31.99
			FD CLOTHING	111.97
			FD CLOTHING	111.97
			FD GARRISON BELT	31.99
			FD CLOTHING	221.95
			FD GARRISON BELT	31.99
				<u>541.86</u>
03/31/2021	131672	GENERAL CODE	CT ECODE360 ANNUAL MAINTENANCE	995.00
03/31/2021	131673	HEALTH AND WELLNESS PROFESSIONALS I	HR EMPLOYEE SERVICES	100.00
03/31/2021	131674	HORNER PLUMBING CO., INC.	FD CARTRIDGES	75.54
03/31/2021	131675	HUMPHREY SERVICE PARTS, INC	BLD OIL FILTER	7.85
			BLD FILTER	11.23
			SW FILTERS	16.00
			HWY HYDRAULIC HOSE	1,445.50
			HWY LARGE GLOVES	66.22
			HWY PNEUMATIC VAC	130.50
			HWY 12G-12MBX FOR PLOW TRUCKS	277.92
				<u>1,955.22</u>
03/31/2021	131676	INSIGHT FS	P&R FIELD MARKING CHALK AND TURF PRODUCT	587.00
03/31/2021	131677	JAMES DENIG	CT 2021 PILGRIMS REST CEMETERY MAINTENAN	22,500.00
03/31/2021	131678	JENSEN EQUIPMENT	SW FUEL TOOL COMBO KIT, BATTERY	499.00
			HWY PROPANE	103.04
			HWY PICCO STAR NOSE	73.59
				<u>675.63</u>
03/31/2021	131679	JOHN'S DISPOSAL SERVICE	CT YARD WASTE STICKERS	32.50
03/31/2021	131680	KAEREK HOMES INC	BLD 200932 OCCUPANCY BOND REFUND	500.00
03/31/2021	131681	KMB ELECTRIC	FD CONVERT LIGHTS FROM FLUORESCENT TO LE	175.00
			CT ELECTRICAL WORK	1,785.16
				<u>1,960.16</u>
03/31/2021	131682	LANGE ENTERPRISES, INC	BLD TILES	140.41
03/31/2021	131683	LIFE-ASSIST INC	FD BAYONET	62.51
			FD AIRWAY KIT, CARRY CASE	5.82
			FD SAFETY RESTOCK	543.50
			FD SAFETY RESTOCK	85.28
			FD GLOVES	250.00
				<u>947.11</u>
03/31/2021	131684	M&E TREE SERVICE LLC	HWY TREE REMOVAL	875.00
03/31/2021	131685	MENARDS	FD WATER	51.20
			FD WATER, LATCH BOX, TOTE CEMENT	32.21
			P&R CHISEL SCRAPER, RUBBER WALL BASE, TE	30.59
			P&R TILE SPACER, TILE CUTTER, NOTCH TROW	66.90
			FD WILD BIRD FOOD	13.49
				<u>194.39</u>
03/31/2021	131686	MOTION & CONTROL ENTERPRISES LLC	HWY FEMALE PIPE ADA	50.60
03/31/2021	131687	NAPA	FD BOXED CAPSULES	33.03
03/31/2021	131688	NEW PIG	FD LATEX RESPONSE BOOTS	122.71
03/31/2021	131689	NORTH CENTRAL UTILITY	HWY CHAIN ASSEMB	78.96

Check Date	Check	Vendor Name	Description	Amount
03/31/2021	131690	OFFICE DEPOT	FD OFFICE SUPPLIES	41.70
			FD OFFICE SUPPLIES	16.96
			FD OFFICE SUPPLIES	134.28
			CT LEAD AND PAPER ROLLS	12.03
				<u>204.97</u>
03/31/2021	131691	OFFICE FURNITURE WAREHOUSE LLC	FD LATERAL FILE	830.00
03/31/2021	131692	PREMIUM WATERS, INC	P&R WATER	20.99
			HWY WATER	28.50
				<u>49.49</u>
03/31/2021	131693	PURCHASE POWER	CT POSTAGE	4,745.11
03/31/2021	131694	REINDERS, INC.	HWY GRANULAR DRY SEED MULCH	16.75
03/31/2021	131695	SAFETY-KLEEN CORP	HWY OIL SERVICE	217.00
03/31/2021	131696	SHAWNS DEER PICK UP	HWY DEER PICKUP	360.00
03/31/2021	131697	STATE OF WI	SW LOAN REPAYMENT	792.16
03/31/2021	131698	VILLAGE OF PEWAUKEE	SW SANITARY SEWER STUDY	4,170.75
03/31/2021	131699	VISU-SEWER	SW VACTOR, WASTES DISPOSAL	3,930.00
03/31/2021	131700	WAUKESHA CO TREASURER	HWY BRINE SALES	1,404.00
03/31/2021	131701	WAUKESHA YMCA	P&R 2021 ROBINS SOFTBALL REGISTRATION FO	685.00
03/31/2021	131702	WISCONSIN LEGAL BLANK	HWY PRINT WORK ORDER FORMS	209.00
			CT VOTER ID PADS	510.45
				<u>719.45</u>

100 TOTALS:

Total of 226 Disbursements:

2,062,822.40

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

DATE: April 5, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

PUBLIC HEARING, Discussion and Possible Action Regarding the Class A - Beer License Request for Smokey's LLC Located at N27 W27250 Woodland Drive and Naming John Heimsch as Agent [Tarczewski]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Smokey's Application

Original Alcohol Beverage Retail License Application

(Submit to municipal clerk.)

For the license period beginning: 07/01/2020 ending: 06/30/2021
(mm dd yyyy) (mm dd yyyy)

To the Governing Body of the: ☐ Town of ☐ Village of ☒ City of PEWAUKEE

County of WAUKESHA Aldermanic Dist. No. _____
(if required by ordinance)

Check one: ☐ Individual ☒ Limited Liability Company
☐ Partnership ☐ Corporation/Nonprofit Organization

Applicant's Wisconsin Seller's Permit Number <u>456-1030602052-02</u>	
FEIN Number	
TYPE OF LICENSE REQUESTED	FEE
<input type="checkbox"/> Class A beer	\$ 100
<input type="checkbox"/> Class B beer	\$ 100
<input type="checkbox"/> Class C wine	\$ 100
<input type="checkbox"/> Class A liquor	\$ 500
<input type="checkbox"/> Class A liquor (cider only)	\$ N/A
<input type="checkbox"/> Class B liquor	\$ 500
<input type="checkbox"/> Reserve Class B liquor	\$ 10000
<input type="checkbox"/> Class B (wine only) winery	\$
Publication fee	\$ 32
TOTAL FEE	\$

Name (individual / partners give last name, first, middle; corporations / limited liability companies give registered name)
Smoley's LLC

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the full name and place of residence of each person.

President / Member Last Name <u>Heimsch</u>	(First) <u>John</u>	(Middle Name) <u>Daniel</u>	Home Address (Street, City or Post Office, & Zip Code) <u>W279N4263 Ishola Tr., Pewaukee, WI 53072</u>
Vice President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Secretary / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Treasurer / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Agent Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Directors / Managers Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)

1. Trade Name Smoley's Business Phone Number (262) 691-9659
2. Address of Premises N27W27250 Woodland Dr. Post Office & Zip Code 53072
Pewaukee, WI

3. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)

Store & upstairs
Beer coolers next to counter
Upstairs office

4. Legal description (omit if street address is given above): _____

5. (a) Was this premises licensed for the sale of liquor or beer during the past license year? ☒ Yes ☐ No

(b) If yes, under what name was license issued? Laimon Enterprises, Inc.

6. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? If yes, explain ☒ Yes ☐ No
Applicant will take online training course
7. Is the applicant an employee or agent of, or acting on behalf of anyone except the named applicant? ☐ Yes ☒ No
 If yes, explain.
8. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? If yes, explain ☐ Yes ☒ No
9. (a) Corporate/limited liability company applicants only: Insert state Wisconsin and date 2/19/21 of registration.
- (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? If yes, explain ☐ Yes ☒ No
- (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? If yes, explain. ☐ Yes ☒ No
10. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277] ☒ Yes ☐ No
11. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] ☒ Yes ☐ No
12. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? ☒ Yes ☐ No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000. Signer agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants, or one member of a partnership applicant must sign; one corporate officer, one member/manager of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

Contact Person's Name (Last, First, M.I.) <u>John D. Heimsch</u>	Title/Member <u>Sole Member</u>	Date <u>3/9/21</u>
Signature <u>John D. Heimsch</u>	Phone Number <u>608-576-7300</u>	Email Address <u>johnheimsch@gmail.com</u>

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk <u>3/9/21</u>	Date reported to council / board	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

**Schedule for Appointment of Agent by Corporation / Nonprofit
Organization or Limited Liability Company**

RECEIVED
SEP 9 2021
CITY OF PEWAUKEE
CLERK'S OFFICE

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: ☐ Town ☐ Village ☒ City of Pewaukee County of Waukesha

The undersigned duly authorized officer/member/manager of Smoky's LLC
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as

Smoky's
(Trade Name)

located at N27 W27250 Woodland Dr. Pewaukee, WI 53072

appoints John Heimsch
(Name of Appointed Agent)

W279N4263 Ishrala Tr., Pewaukee, WI 53072
(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

☒ Yes ☐ No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).
Liberty's Bar & Grill

Is applicant agent subject to completion of the responsible beverage server training course? ☒ Yes ☐ No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? _____

Place of residence last year W279N4263 Ishrala Tr., Pewaukee, WI 53072

For: Smoky's LLC
(Name of Corporation / Organization / Limited Liability Company)

By: John C. Heimsch
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

ACCEPTANCE BY AGENT

I, John Heimsch, hereby accept this appointment as agent for the
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

John C. Heimsch 3/9/21 Agent's age 52
(Signature of Agent) (Date)
W279N4263 Ishrala Tr., Pewaukee, WI 53072 Date of birth 9/1/68
(Home Address of Agent)

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY
(Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on _____ by _____ Title _____
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)

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

DATE: April 5, 2021

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

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

BACKGROUND:

At their March 18, 2021 meeting, the Plan Commission tabled the Conditional Use Permit and Site & Building Plans for the Zeilhofer storage building. It is anticipated that the applicant will submit revised plans for review at the April 15th Plan Commission meeting.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

It is recommended that this matter be postponed and continued to the May 3, 2021 Common Council meeting.

ATTACHMENTS:

Description

Zeilhofer Staff Report 3.18.21

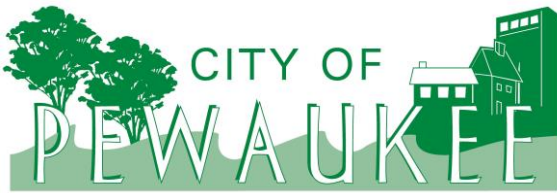
Zeilhofer Narrative

Zeilhofer Revised Civil Plans

Zeilhofer Revised Exterior Elevations

Zeilhofer Revised Landscape Plans

Zeilhofer Responses to Staff Comments



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

REPORT TO THE PLAN COMMISSION

Meeting of March 18, 2021

Date: March 11, 2021

Project Name: Zeilhofer storage building Conditional Use and Site & Building Plan Review

Project Address/Tax Key No.: N4W22540 Bluemound Road/PWC 0963997

Applicant: Mark Wershay, Zimmerman Architectural Studios, Inc.

Property Owner: Robb Zeilhofer

Current Zoning: B-4 Office District

2050 Land Use Map Designation: Manufacturing / Fabrication / Warehousing

Use of Surrounding Properties: Industrial to the north and west, single-family residential to the south, and mixed use property zoned single-family residential to the east

Project Description/Analysis

The applicant submitted a Conditional Use Permit and a Site & Building Plan Review Application for the construction of a storage building upon property located at N4W22540 Bluemound Road.

The subject property currently contains a single-family home that was previously converted to an office. The applicant/property owner is currently utilizing the building as an office for his real estate management and construction business.

Conditional Use Permit

The subject property is zoned B-4 Office District. As noted above, the existing structure is being used as office space for Mr. Zeilhofer's business. The proposed storage building, which will house vehicles and equipment related to Mr. Zeilhofer's real estate business, is allowed as a conditional use per Sections 17.0209c. and 17.0209d. of the City's Zoning Code.

Section 17.0209c. states, "...In addition to those uses specified elsewhere herein, the following uses may be deemed to be conditional uses by the Plan Commission: Any principal use in addition to the first such use on a single building parcel or space."

Section 17.0209d. allows "Unclassified or Unspecified Uses may be permitted by the Plan Commission provided that such uses are similar in character to the principal uses permitted in the zoning district and create no circumstances that would detrimentally affect adjacent properties."

It can be noted that this property as well as the properties to the north, east and west are all designated as Manufacturing/Fabrication/Warehousing on the City's Year 2050 Land Use/Transportation Plan map. The proposed use is consistent with that designation.

It can also be noted that a rezoning was considered to accommodate this development; however, the property is 1.2677-acres, which is less than the 2-acre minimum lot size of the M-2 District and the 3-acre minimum of the M-4 District, which are both adjacent zoning districts to the subject property and would permit this use. Furthermore, building and parking setbacks are smaller in the B-4 District, which are more appropriate for a property of this size. As such, staff found that the Conditional Use option was appropriate.

Site & Building Plans

The proposed storage building is 2-stories and approximately 7,600 square feet. The building consists of cement board siding and a CMU foundation, which will be exposed on the south elevation and partially exposed on the sides of the building.

The north elevation includes three overhead doors and a service door. The south elevation has five overhead doors and a row of windows along the top of the building. The east and west elevations both contain windows and a service door. The building has a standing seam metal roof.

Considering the existing and proposed improvements, the site has almost 50% greenspace, which is in compliance with the City's minimum greenspace ratio of 40%.

In addition to the building, the site includes a gravel area to the north of the building, which will be used to store and park vehicles and trailers. A dumpster will be located within this area as well. It is recommended that the applicant construct an enclosure around the dumpster to screen it and contain any loose trash and debris.

As the development disturbs less than one acre of land, storm water management is not required. It is recommended that final grading and erosion control plans shall be submitted for approval by the Engineering Department prior to any land disturbance activities.

Parking:

There are six parking spaces along the west property line. Parking spaces are all a minimum of 180 square feet to comply with the City's Zoning Code standard. There is also an ADA accessible parking space located on the north side of the office building.

Lighting:

The only proposed lighting is on the building and shown on the north and south building elevations. In total there are three wall lights.

Signage:

The applicant plans to remove the existing freestanding sign and replace it with a new monument sign. The location is illustrated on the site plan. Note that signage shall comply with all standards set forth in Section 17.0700 of the City's Zoning Code and require separate review and approval by the City Planner as well as a Sign Permit from the Building Services Department, prior to installation.

Landscape Plan:

The Demo Plan (Sheet C1.20) shows the existing trees that will be removed. A Landscape Plan has been provided that illustrates the new plantings to be provided. This includes evergreen plantings along the east and west property lines to screen the paved area between the two buildings and the gravel area on the north end of the site.

Utilities:

Sewer and water is not located directly to this site. They would have to be extended from the south side of Bluemound Road at Takoma Drive. The applicant is requesting to construct this building without having to extend public utilities to the site. The applicant has noted that the proposed building does not have any water or sanitary needs.

Recommendation

Staff recommends that the Plan Commission recommend approval of the Conditional Use Permit and approve the Site & Building Plan Review Application, subject to Conditional Use approval and staff's recommendations as noted above in this report.

February 1, 2021

Nick Fuchs
Planner & Community Development Director
City of Pewaukee
W240N3065 Pewaukee Road
Pewaukee, WI 53072

RE: Zeilhofer Storage Building, N4W22540 Bluemound Road
Conditional Use and Plan Commission Submittals

Mr. Fuchs,

We are excited to present to you this request for Building Plan/Plan Commission review for a new freestanding two-story storage building located at N4W22540 Bluemound Road, Pewaukee WI 53186. This property is zoned B-4 and the existing office building on site will be maintained. Aside from some new exterior paving leading up to that structure, we are not improving it in any way as part of this project.

Following a preliminary review by Staff, it was determined that the existing lot size was not eligible for a rezoning to either a M-2 or M-4 District. Therefore, we are simultaneously requesting a Conditional Use Permit to allow the proposed contractor storage building on a B-4 property. Our property is flanked by manufacturing business parks on three sides.

The proposed 7,600 square foot building will be used for storage of goods consumed in real estate management and real estate construction related businesses. Hours of operation would be unchanged; 7:00am – 7:00 pm, Monday through Saturday.

Construction would tentatively commence spring of 2021 and be wrapped up by spring of 2022. The estimated value of new construction is \$900,000.

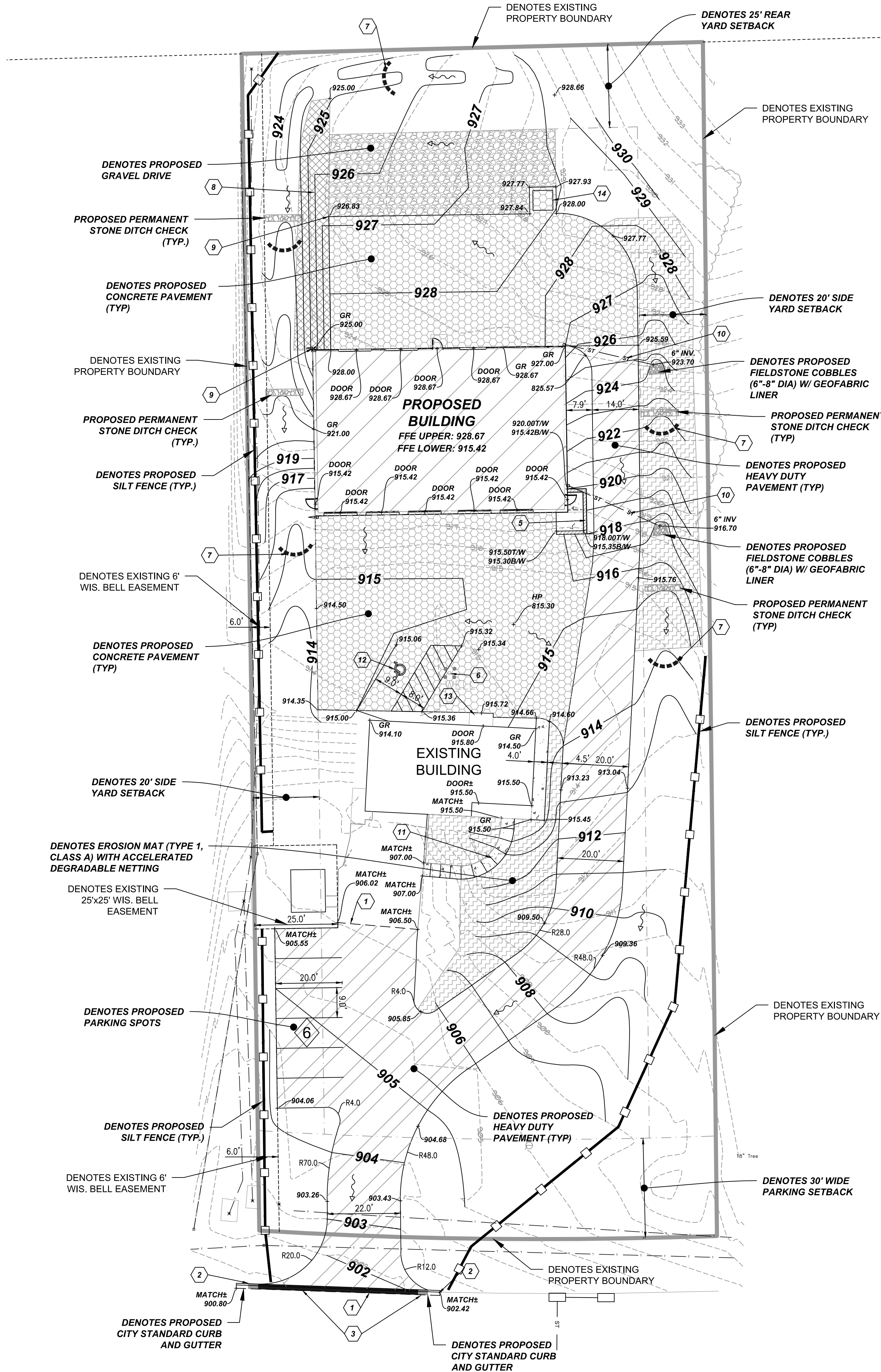
If you have any additional questions about our business plan, please reach out to me directly.

Thank you,

Robb Zeilhofer, Owner
Zeilhofer Properties, LLC
(414) 507-1550



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



SITE CALCULATION TABLE

TOTAL SITE AREA	1.136 AC
TOTAL DISTURBED AREA	0.881 AC
PROPOSED GREENSPACE	0.565 AC (49.7% OF SITE)

*CONTRACTOR SHALL STAY WITHIN THE SILT FENCE BOUNDARY AND FOLLOW THE GRADING, EROSION CONTROL AND DEMO PLAN AS NOT TO DISTURB OVER 1 ACRE.

NOTES

1. SAWCUT EXISTING PAVEMENT (FULL DEPTH) AND CREATE BUTT JOINT WHERE PROPOSED MEETS EXISTING
2. MATCH INTO EXISTING CURB AND GUTTER.
3. DENOTES PROPOSED 3' CURB TAPER.
4. INSTALL NEW DEPRESSED CURB AND GUTTER. MATCH INTO EXISTING CURB AND GUTTER.
5. DENOTES PROPOSED SEGMENTAL CONCRETE RETAINING WALL. OWNER PROVIDED AND INSTALLED.
6. EXISTING WATER WELL TO REMAIN. WELL TO BE MODIFIED AS NEEDED TO MEET CODE. INSTALL 4 BOLLARDS AROUND EXISTING WELL
7. DENOTES PROPOSED DITCH CHECK
8. DENOTES PROPOSED PERMANENT EROSION MATTING
9. DENOTES PROPOSED DOWNSPOUT AT GRADE WITH SPLASHBLOCK
10. DENOTES PROPOSED 6\"/>

EROSION CONTROL LEGEND

SILT FILTER FENCE	
EROSION MAT	
DITCH CHECK	
PERMANENT EROSION MATTING	

HATCH LEGEND

	PROPOSED CONCRETE SIDEWALK
	PROPOSED GRAVEL DRIVE
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT

Consultant:



Project:

Zeilhofer Properties, LLC
New Storage Building

Location:
N4W22540 Bluemound Road
Pewaukee, WI 53186

Key Plan:

PLAN COMMISSION
FINAL SUBMITTAL

Sheet:

GRADING &
EROSION
CONTROL PLAN

Scale:

SCALE: 1" = 20'

Revisions:

No. Date: Description:

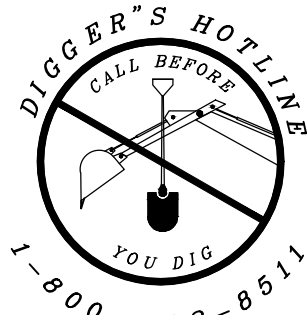
Date:

March 8, 2021

Project No.:

200110.00

Sheet No.:



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS. AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

DENOTES EXISTING TREE TO BE REMOVED. VERIFY ALL TREE REMOVALS WITH OWNER PRIOR TO REMOVAL.

DENOTES EXISTING TREES TO BE REMOVED FOR PROPOSED IMPROVEMENTS. VERIFY ALL TREE REMOVALS WITH OWNER PRIOR TO REMOVAL.

DENOTES EXISTING TREE TO BE REMOVED. VERIFY ALL TREE REMOVALS WITH OWNER PRIOR TO REMOVAL.


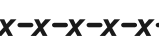



DENOTES EXISTING TREE TO BE REMOVED. VERIFY ALL TREE REMOVALS WITH OWNER PRIOR TO REMOVAL.

DENOTES EXISTING CONCRETE STAIRS TO BE REMOVED (TYP.)

DENOTES EXISTING ASPHALT PAVEMENT TO BE REMOVED (TYP.)

EXISTING CURB AND GUTTER TO BE REMOVED

W BLUEMOUND ROAD



DEMOLITION LEGEND

DENOTES ITEM TO BE REMOVED OR DEMOLISHED

DENOTES PAVEMENT REMOVAL AREA

DENOTES CONCRETE SIDEWALK REMOVAL AREA

DENOTES ITEM TO BE ABANDONED OR REMOVED

DENOTES TREE TO BE REMOVED OR RELOCATED (AS NOTED)

Consultant:



255 North 21st Street, Milwaukee, WI 53233
P: 414.675.5554 | www.hcec.com
HEC Project Number: 20-0110.00

Project:

Zeilhofer Properties, LLC
New Storage Building

Location:

N4W22540 Bluemound Road
Pewaukee, WI 53186

Key Plan:



PLAN COMMISSION
FINAL SUBMITTAL

Sheet:

DEMO PLAN

Scale:

SCALE: 1" = 20'



Revisions:

No.	Date	Description

Date:

March 8, 2021

Project No.:

200110.00

Sheet No.:

C1.20

Consultant:



Project:

Zeilhofer Properties, LLC
 New Storage Building

Location:
 N4W22540 Bluemound Road
 Pewaukee, WI 53186

Key Plan:

PLAN COMMISSION
 FINAL SUBMITTAL

Sheet:

EXISTING
 SURVEY

Scale:

SCALE: 1" = 50'

Revisions:

No.	Date:	Description:

Date:

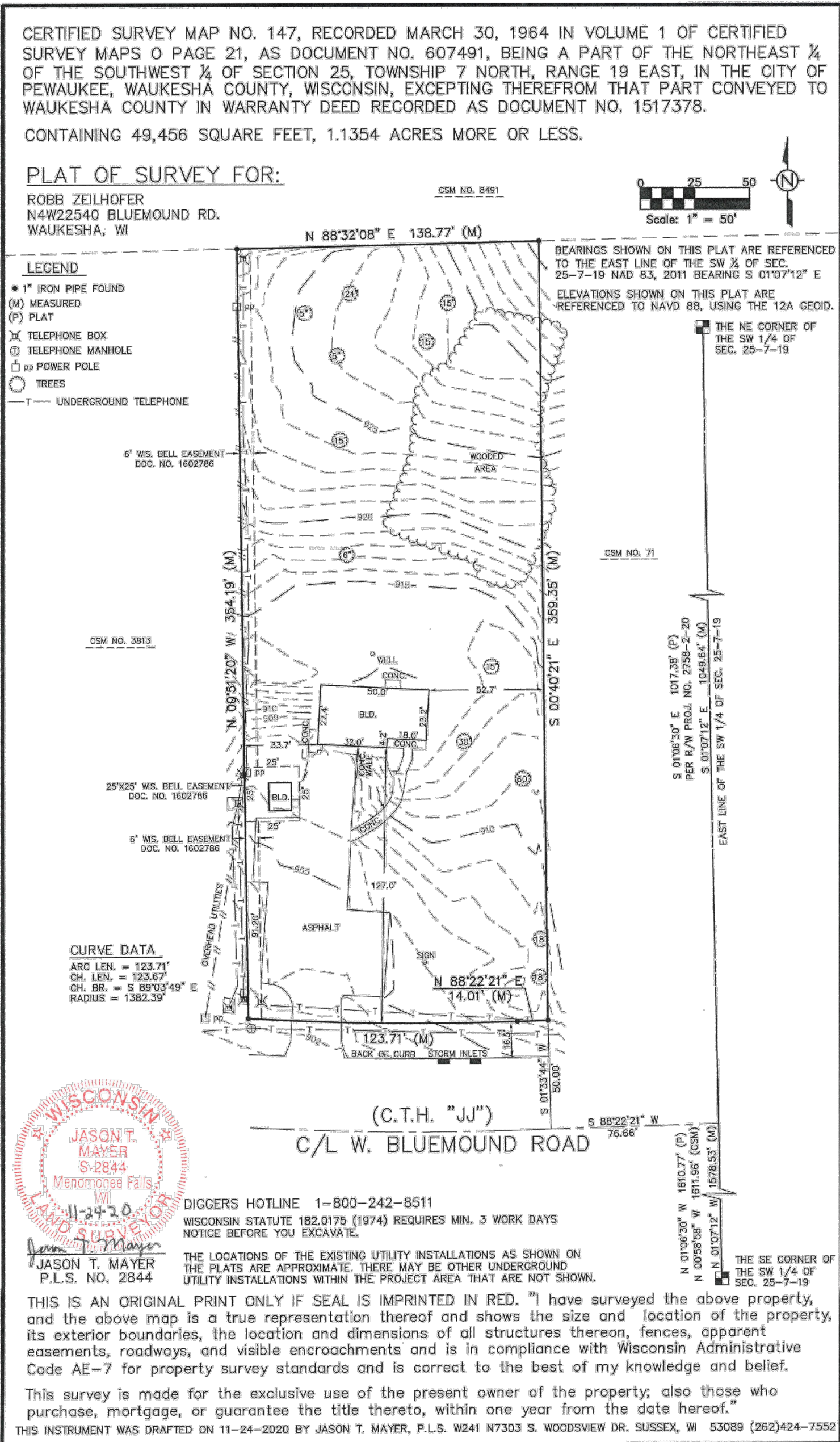
March 8, 2021

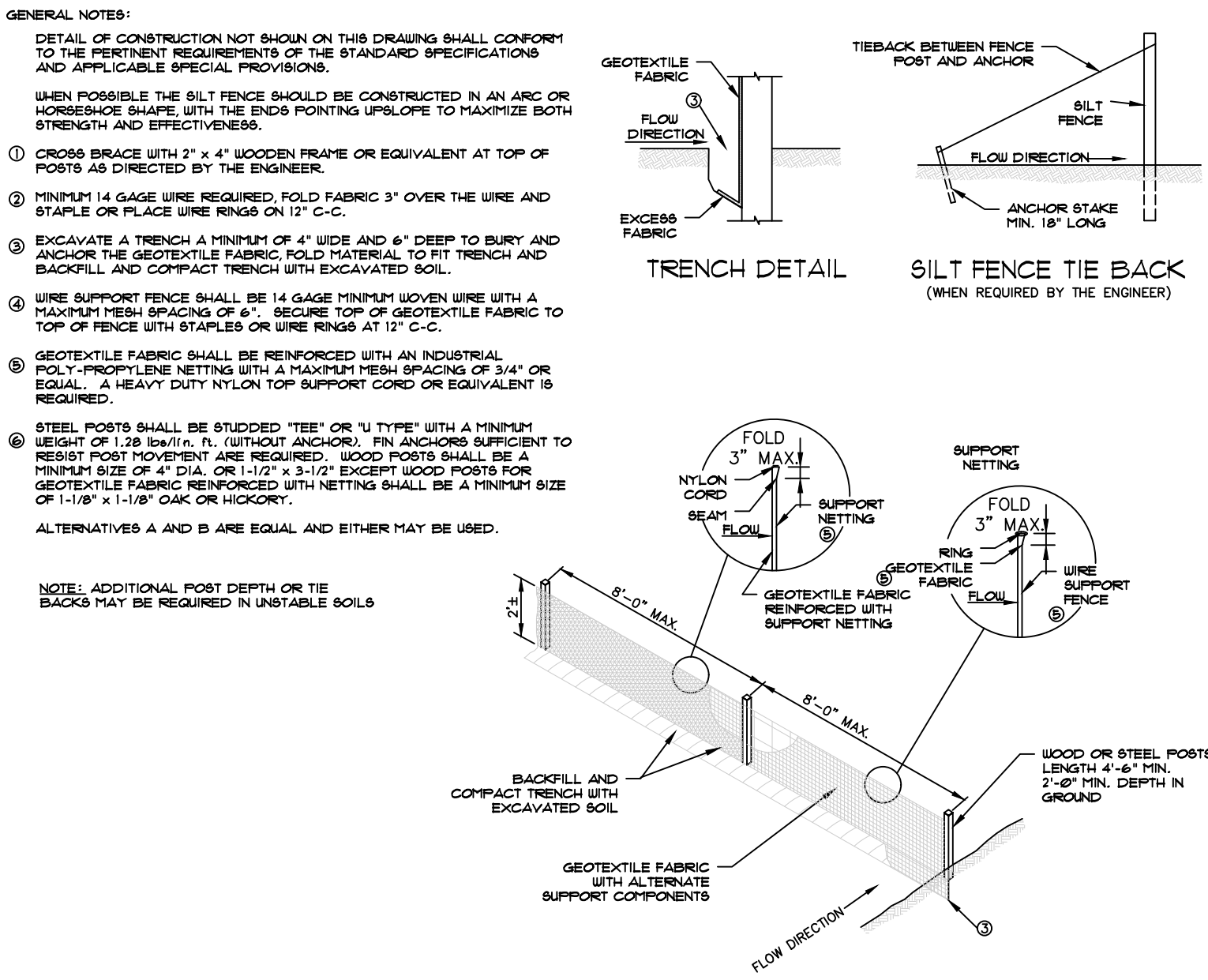
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200110.00

Sheet No.:

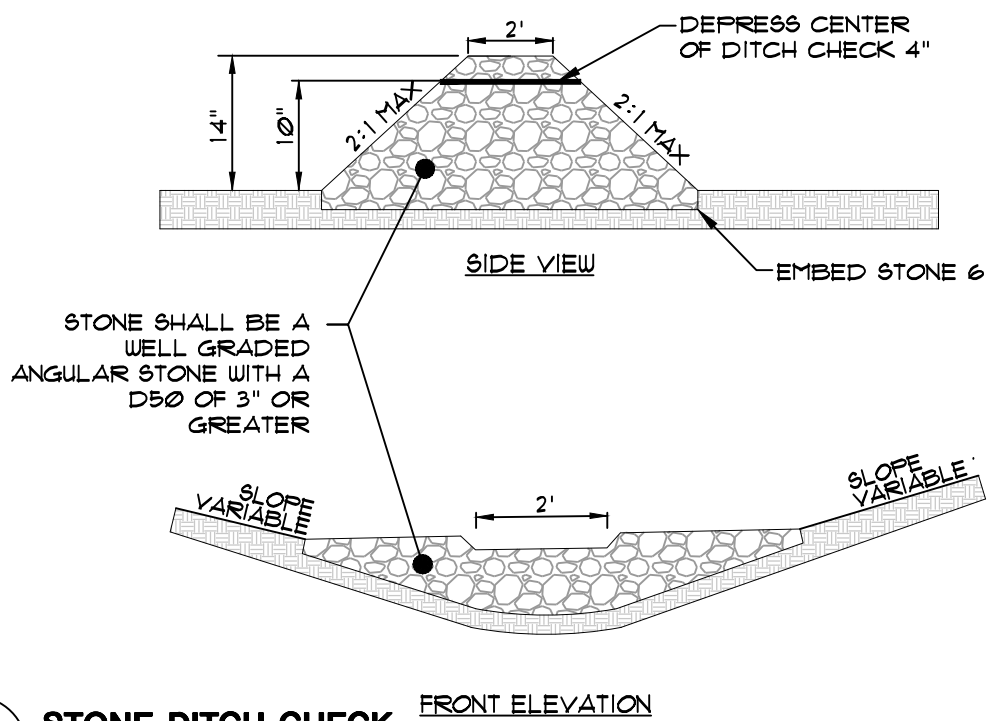
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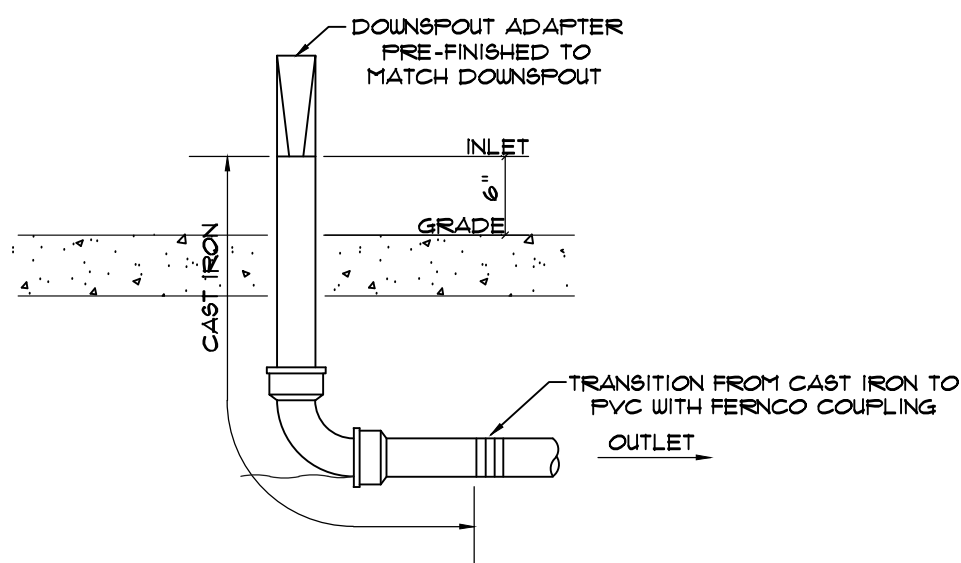
01 SILT FENCE DETAIL

NTS



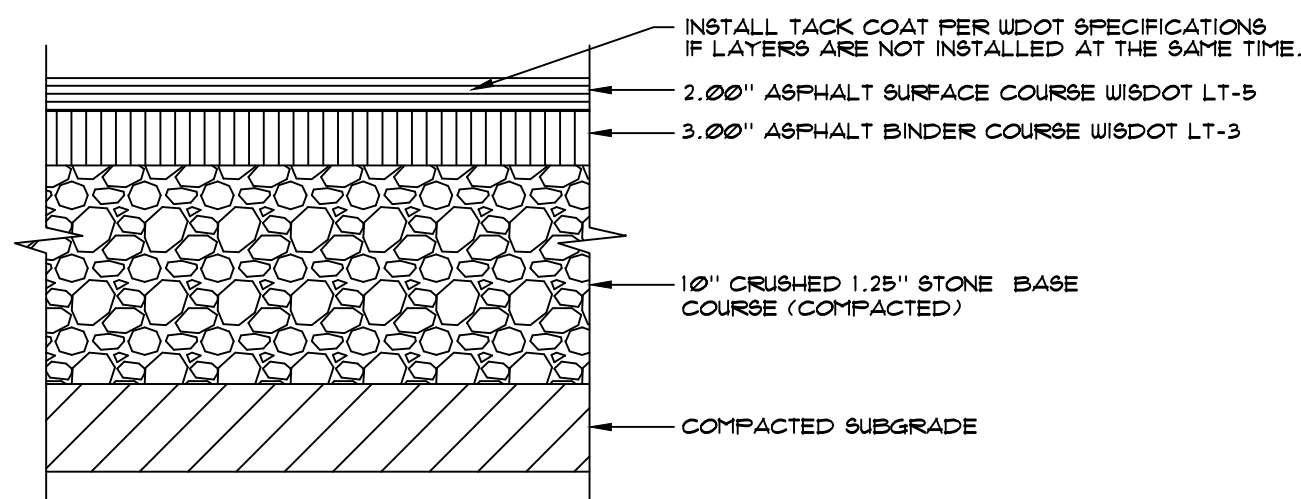
02 STONE DITCH CHECK

NTS



03 DOWNSPOUT DETAIL

NTS

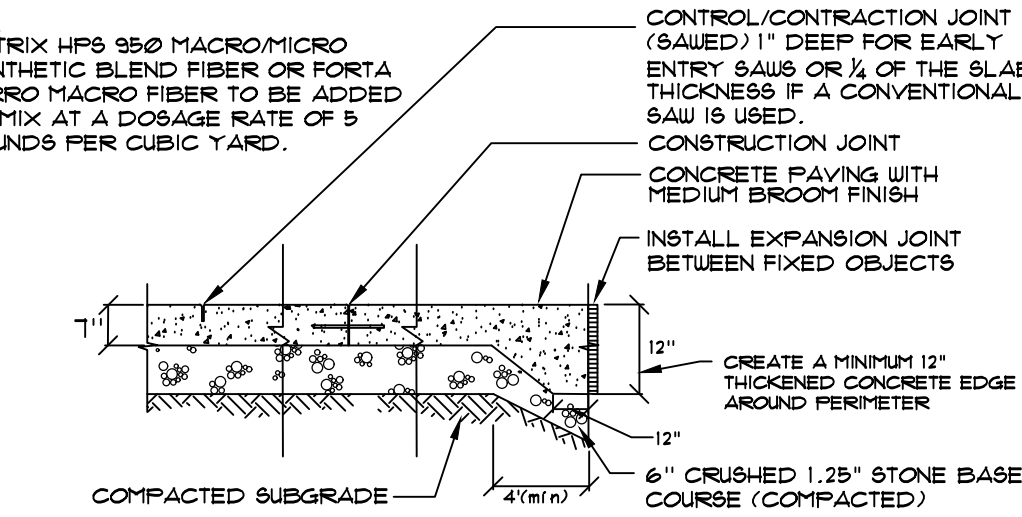


04 HEAVY DUTY ASPHALT DETAIL

NTS

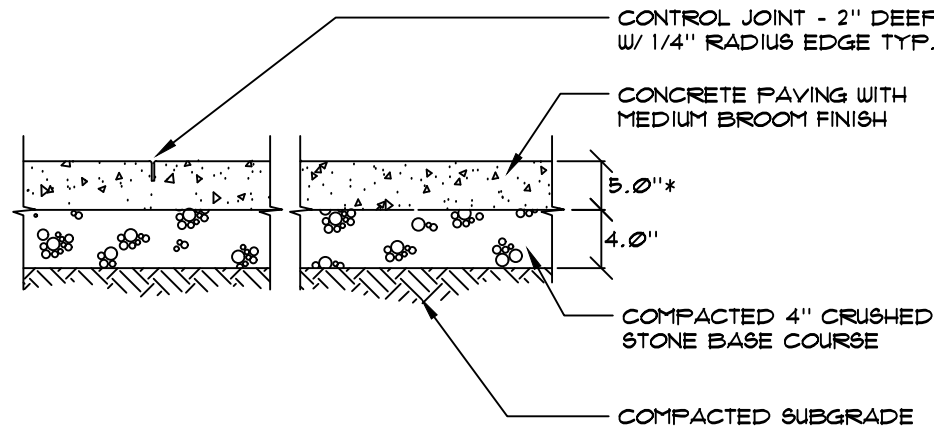
NOTE:

- MATRIX HPS 350 MACROMICRO SYNTHETIC BLEND FIBER OR FORTA FERRO MACRO FIBER TO BE ADDED TO MIX AT A DOSAGE RATE OF 5 POUNDS PER CUBIC YARD.



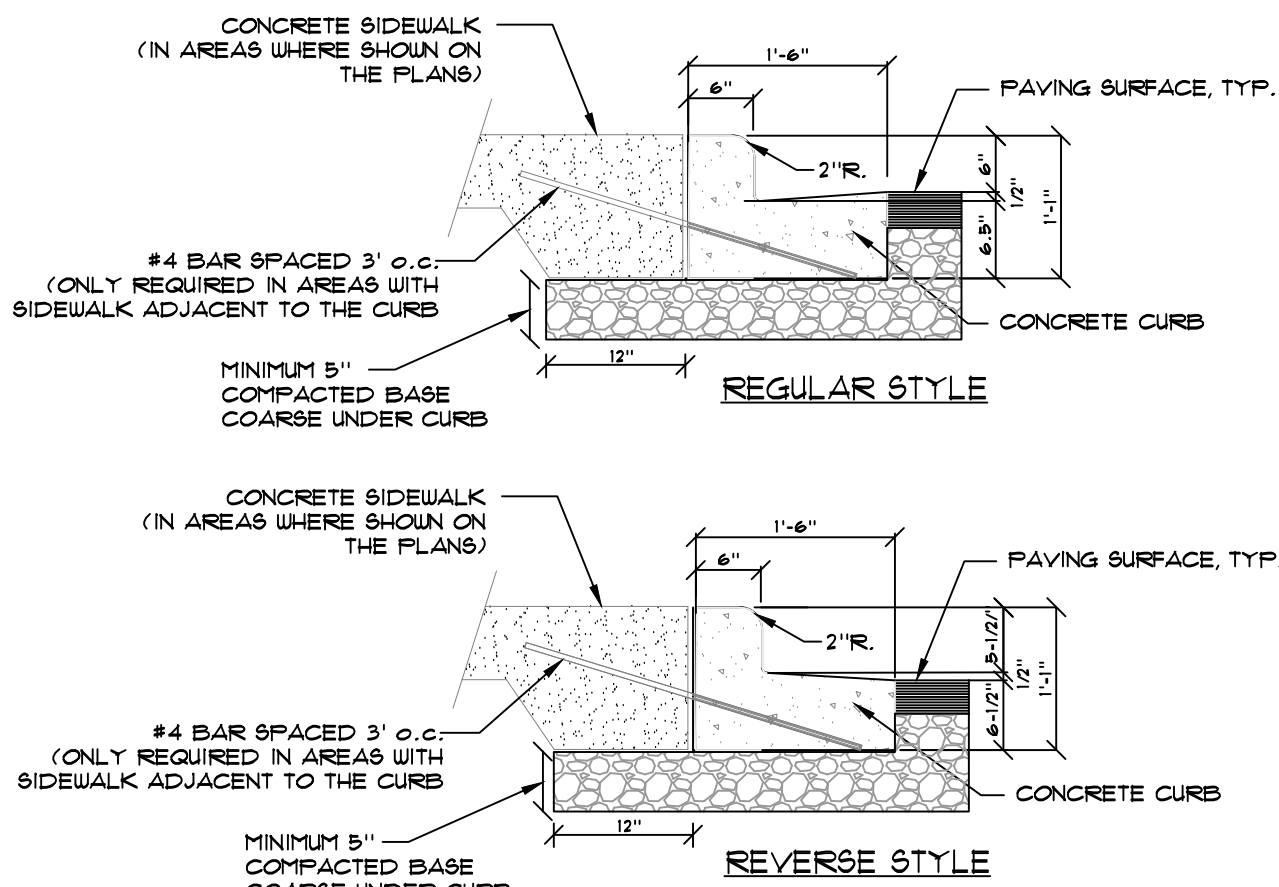
05 CONCRETE PAVEMENT DETAIL

NTS



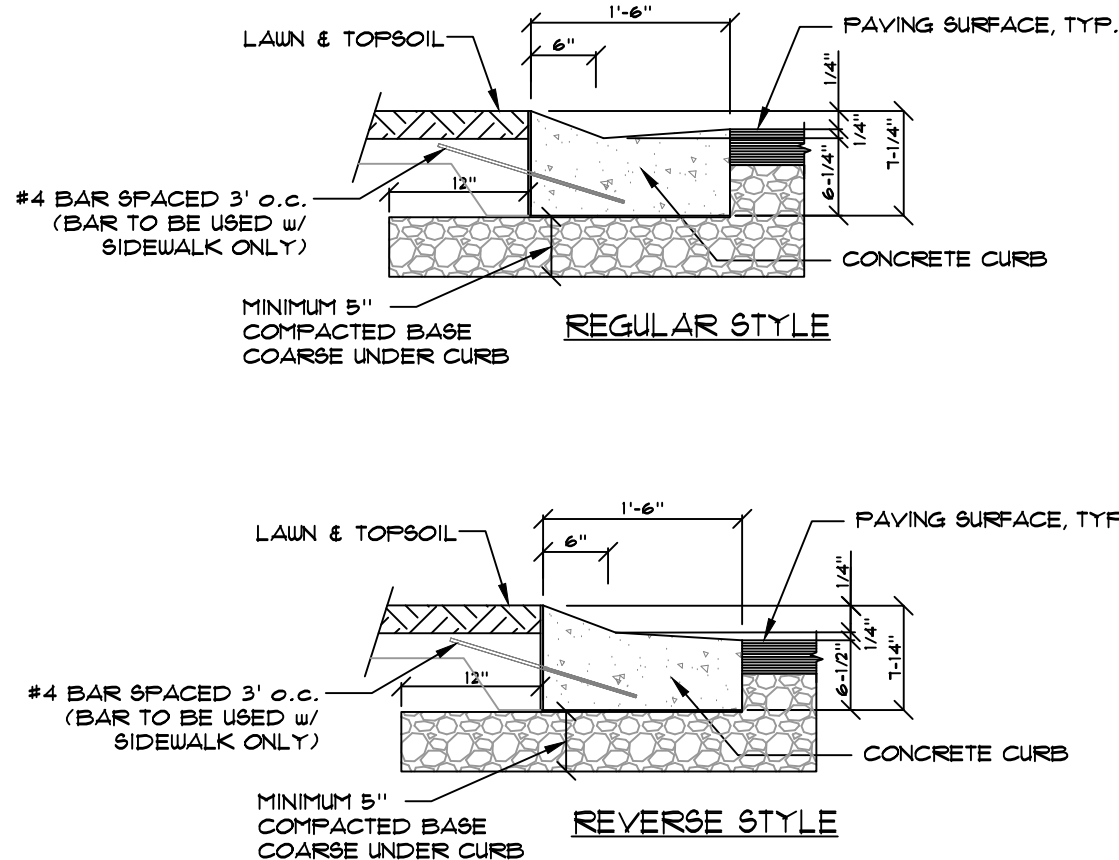
06 CONCRETE SIDEWALK DETAIL

NTS



07 VERTICAL FACE CURB - 18" WIDE

NTS



08 18" DEPRESSED CURB

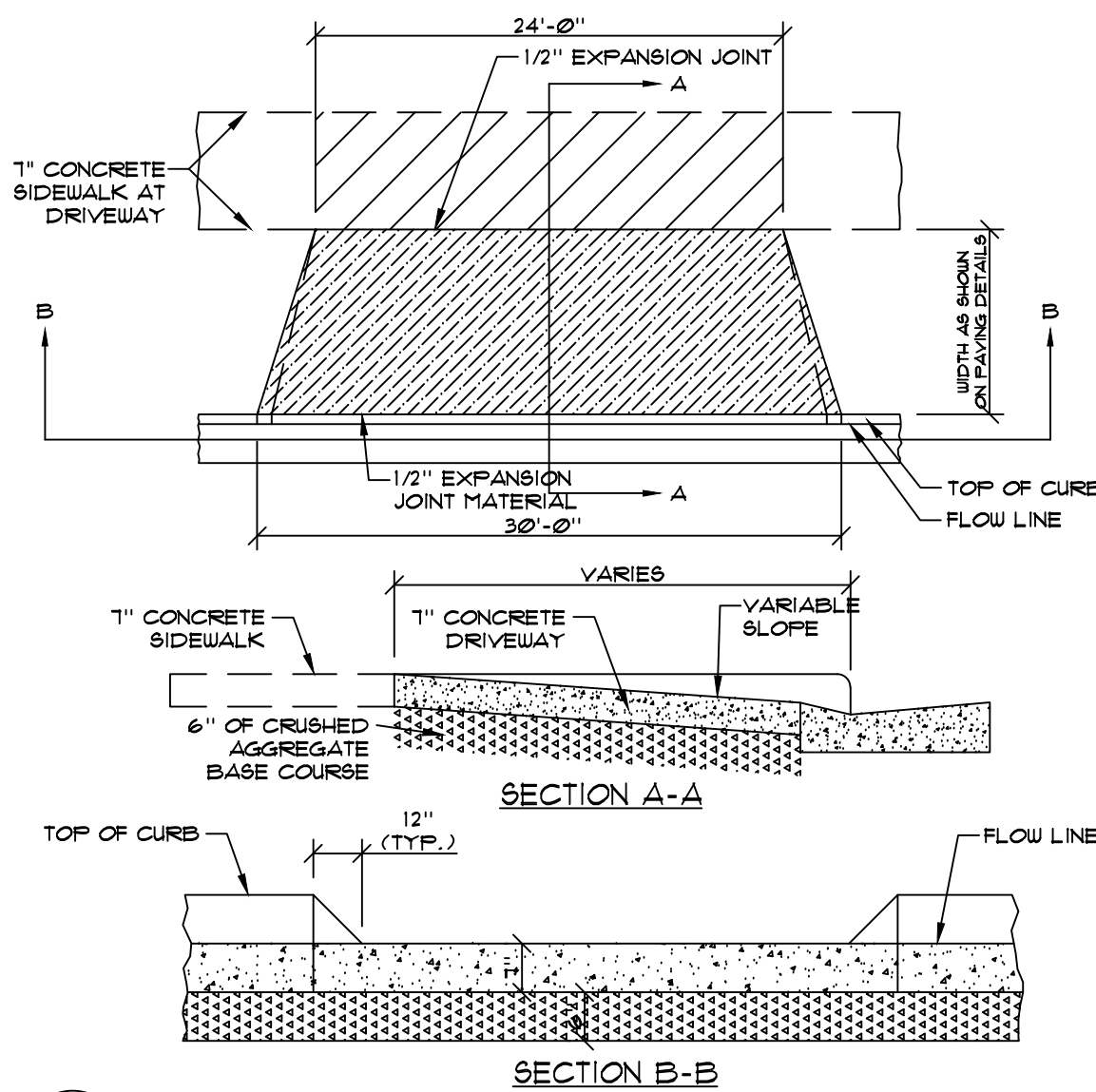
NTS

NOTES:

- CONTROL JOINT SPACING SHALL BE A MAXIMUM OF 5' AND CONSTRUCTED IN CONFORMANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) RECOMMENDATIONS.
- EXPANSION JOINTS SHOULD BE PROVIDED WHERE PAVEMENT ABUTS FIXED OBJECTS.
- MATRIX BI BLEND MICRO FIBER TO BE ADDED AT A RATE OF 1.5 POUNDS PER CUBIC YARD.

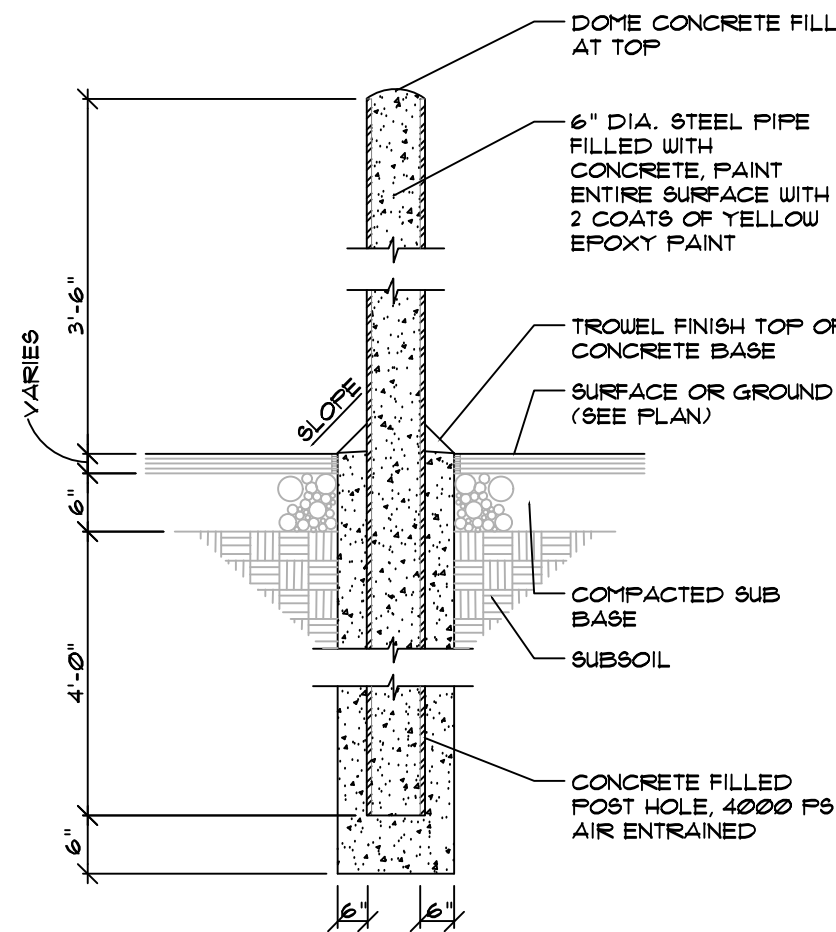
NOTES:

- TIE BARS SHALL BE INSTALLED AT ALL AREAS WHERE CONCRETE PAVEMENT ABUTS CURB AND GUTTER AND CONSIST OF NO. 4 EPOXY COATED REINFORCING BARS 24 INCHES IN LENGTH AND 48 INCHES ON CENTER.
- CONTROL/CONTRACTION/CONSTRUCTION JOINTS SHALL BE SPACED AT 12' MAXIMUM AND CONSTRUCTED IN CONFORMANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI-308R) RECOMMENDATIONS.
- EXPANSION JOINTS SHALL BE PROVIDED WHERE PAVEMENT ABUTS FIXED OBJECTS, MEETING ACI-308R STANDARDS.



09 CONCRETE DRIVEWAY APPROACH

NTS



10 BOLLARD

NTS

Consultant:



Project:

Zeilhofer Properties, LLC
New Storage Building

Location:
N4W22540 Bluemound Road
Pewaukee, WI 53186

Key Plan:

North

PLAN COMMISSION
FINAL SUBMITTAL

Sheet:

CONSTRUCTION
DETAILS

Scale:

Revisions:

No. Date Description

Date:

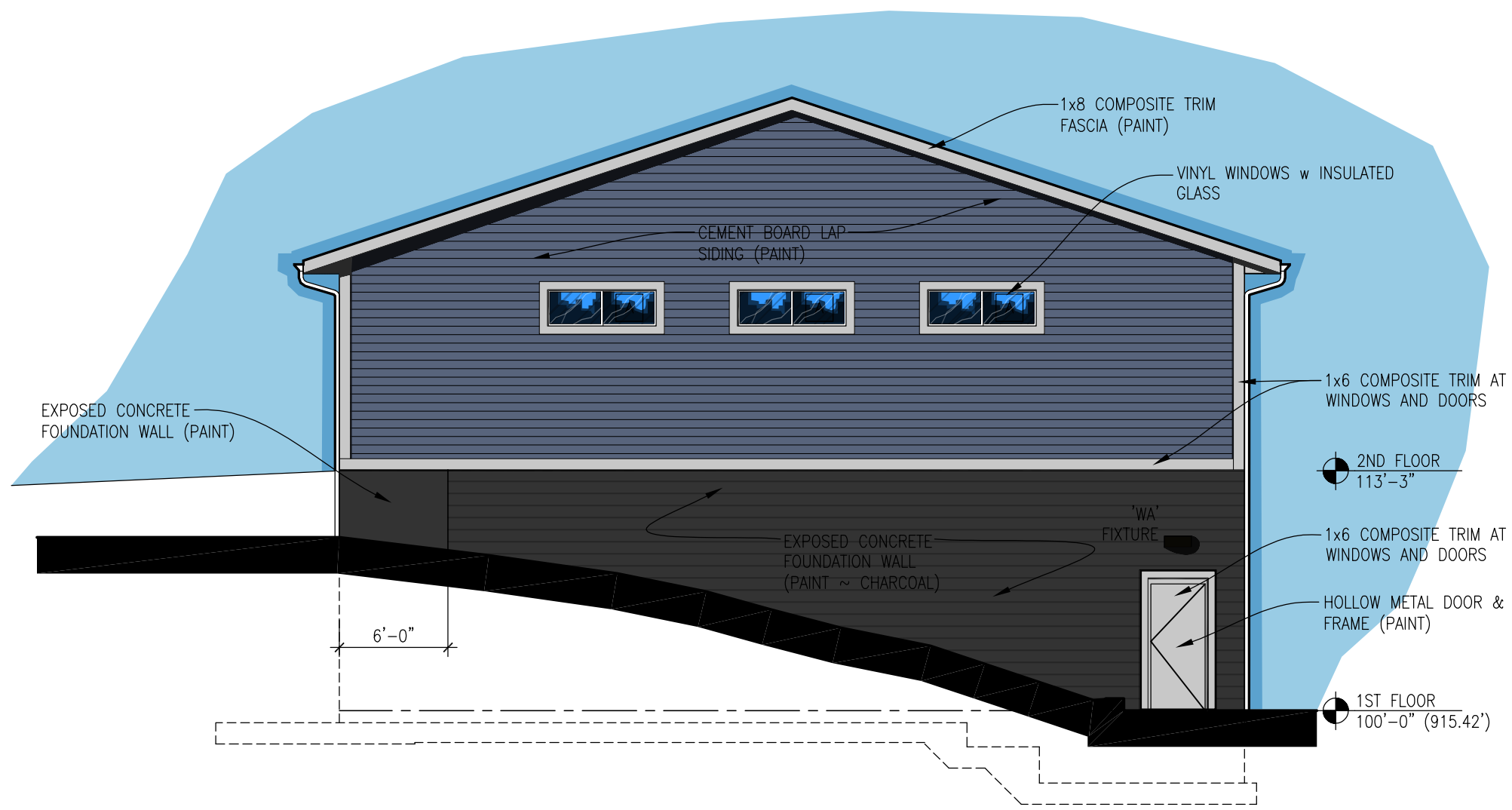
March 8, 2021

Project No.:

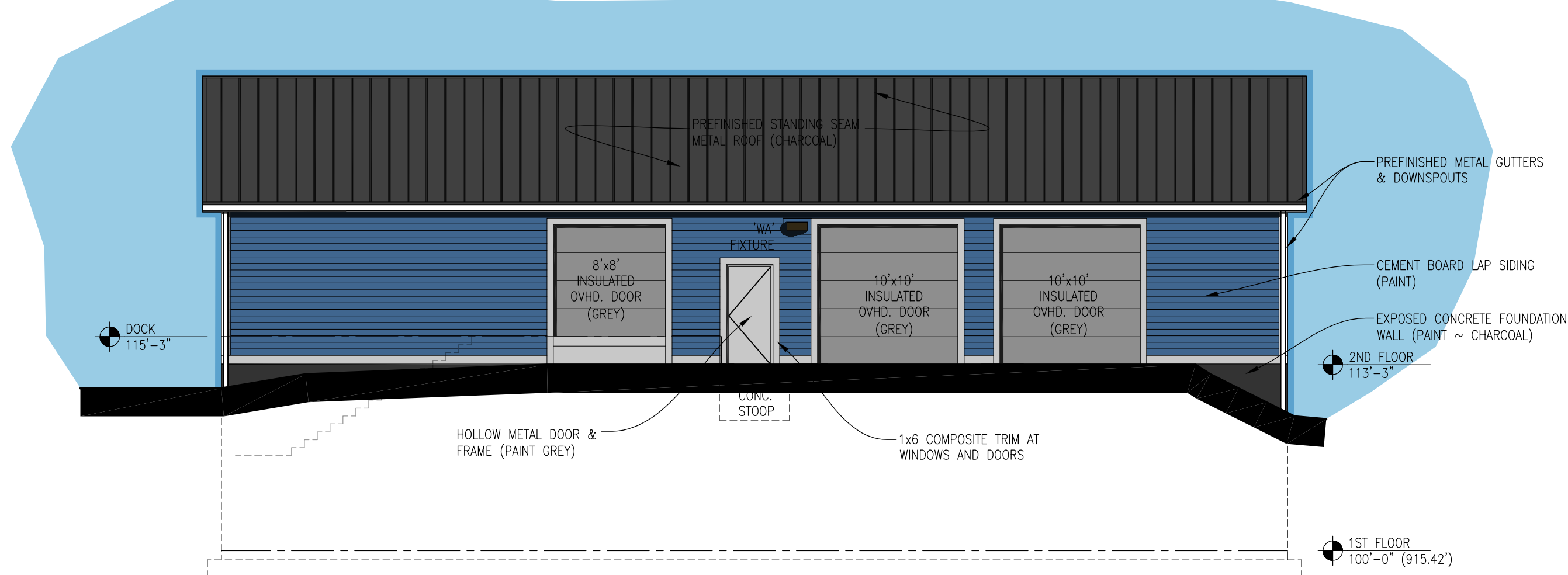
200110.00

Sheet No.:

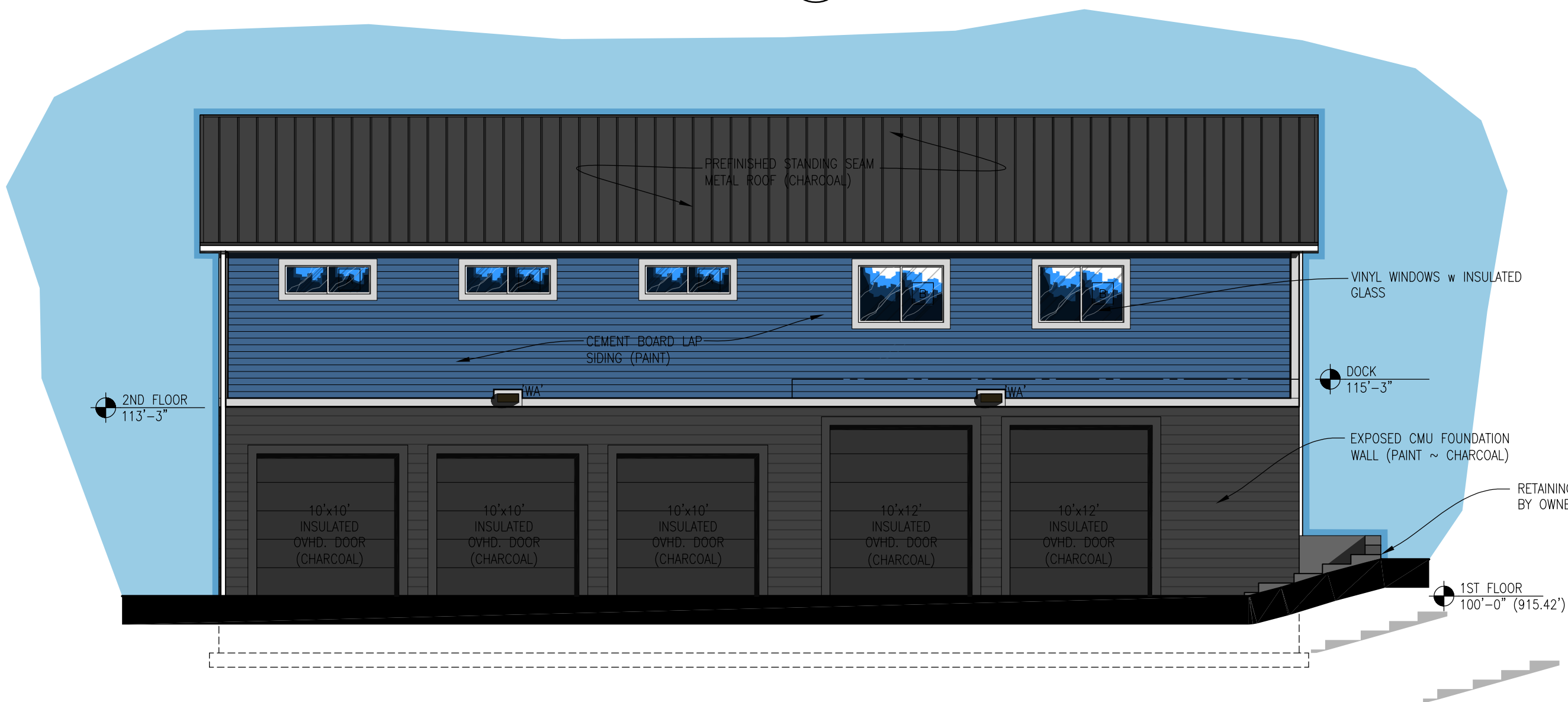
C5.00

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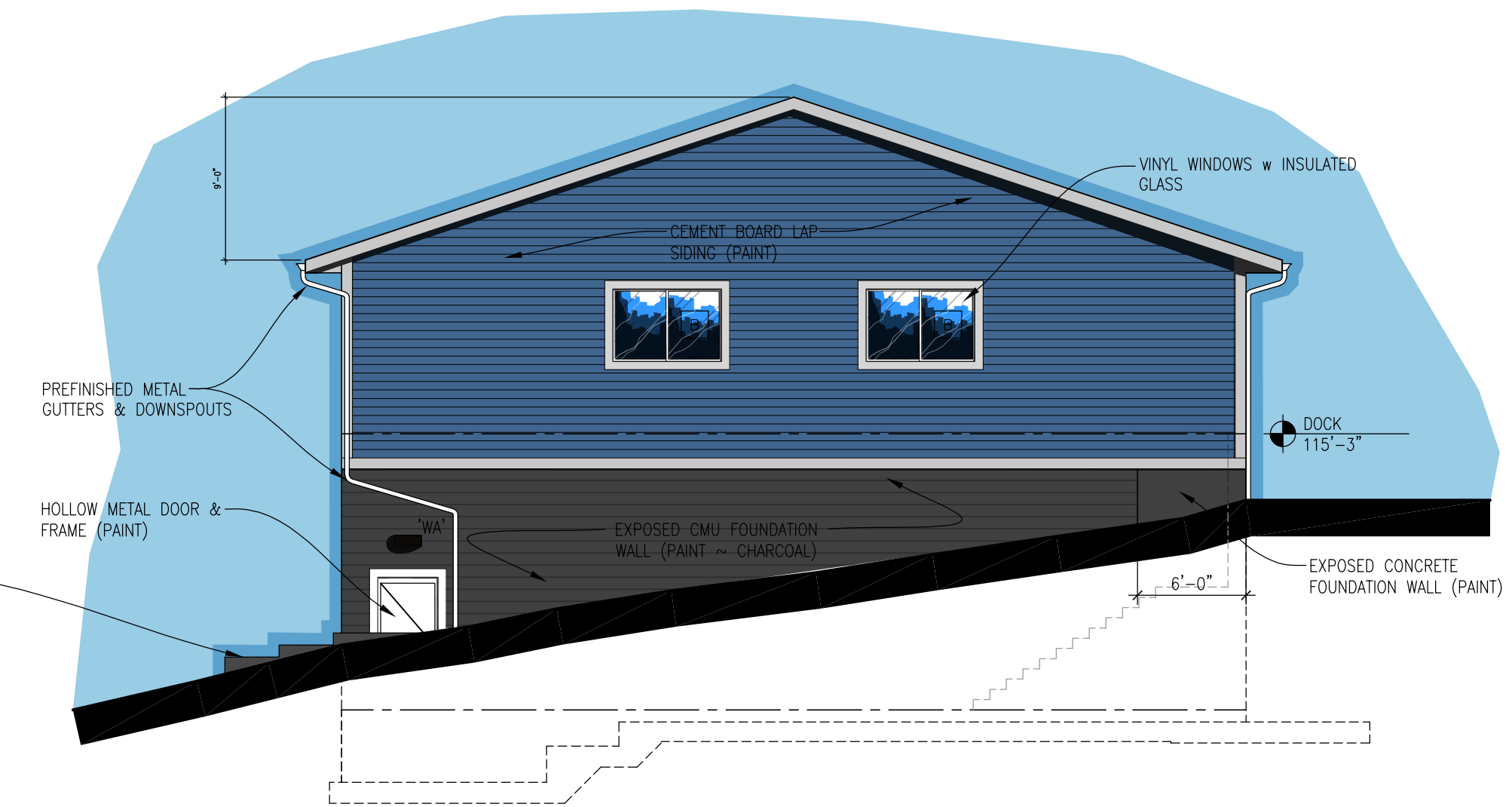
5 West Elevation
1/8" = 1'-0"



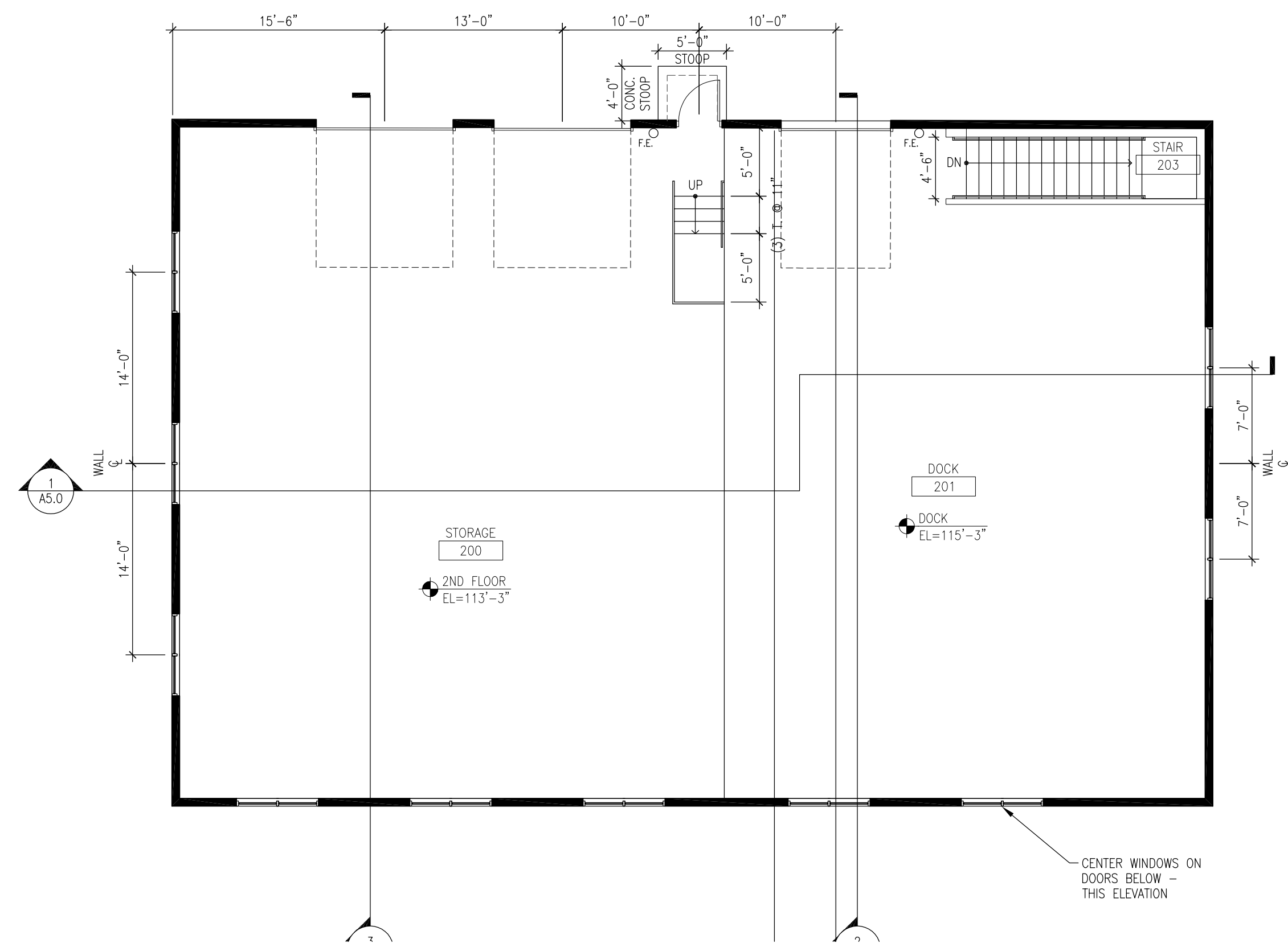
6 North Elevation
1/8" = 1'-0"



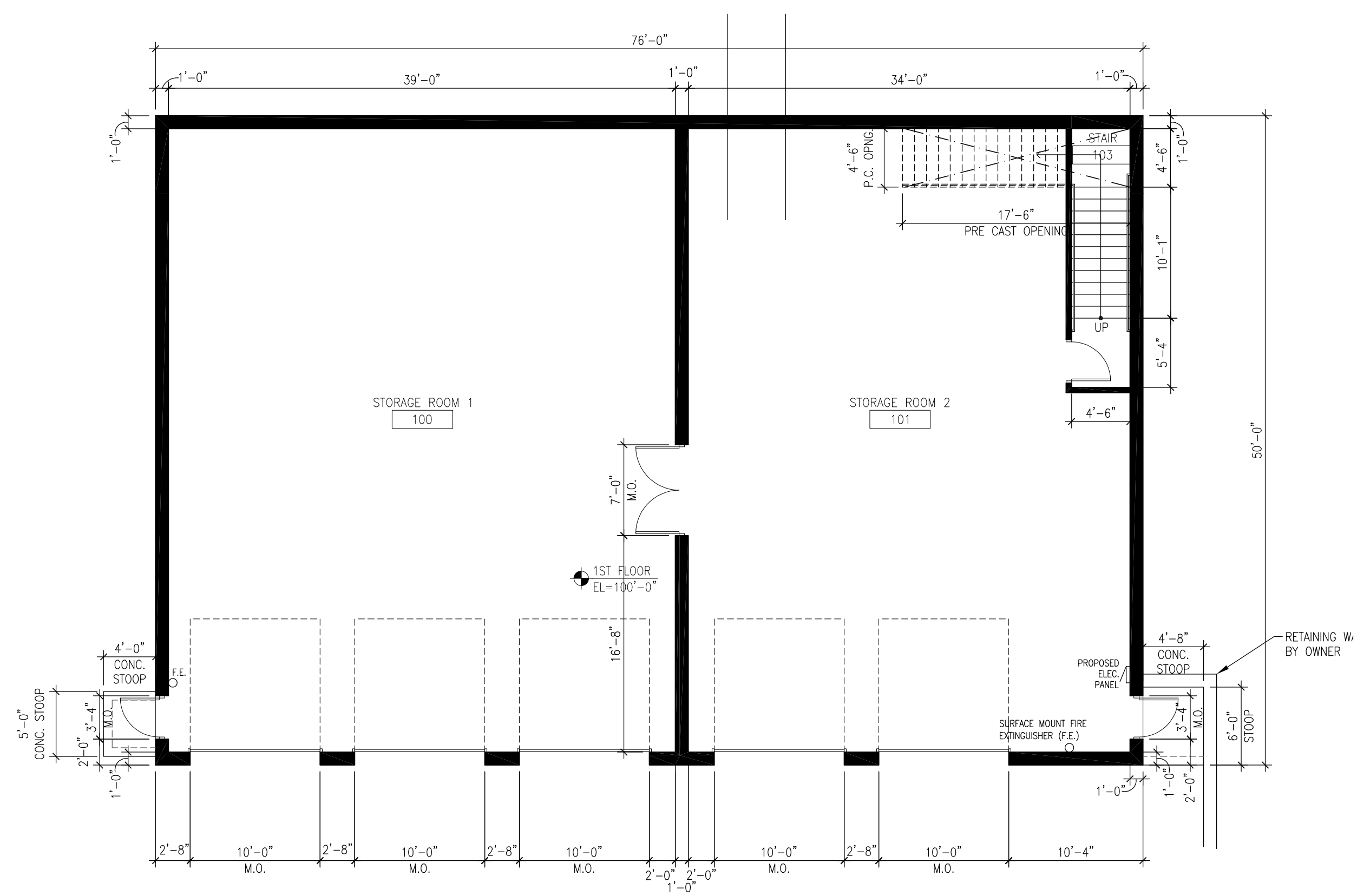
3 South Elevation
1/8" = 1'-0"



4 East Elevation
1/8" = 1'-0"



2 Upper Level Floor Plan



1 Lower Level Floor Plan
1/8" = 1'-0"

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zimmerman
ARCHITECTURAL STUDIOS, INC.

2122 West Mount Vernon Avenue | Milwaukee, WI 53233 | zastudios.com

TELEPHONE [414] 476.9500
FACSIMILE [414] 476.8582

Consultant

HEC Project Number: 20-0110.00

Project:

Zeilhofer Properties, LLC
New Storage Building

Location:
N4W22540 Bluemound Road
Pewaukee, WI 53186

Key Plan:

North

PLAN COMMISSION
FINAL SUBMITTAL

Sheet:
Exterior Elevations

Scale:
1/8" = 1'-0"

Revisions:

No.	Date:	Description
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Date:
March 8, 2021

Project No.:
200110.00

Sheet No.:

A4.0

Consultant:



Project:

Zeilhofer Properties, LLC
New Storage Building

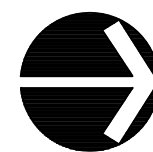
Location:
N4W22540 Bluemound Road
Pewaukee, WI 53186

Key Plan:



Sheet:

Schematic
Landscape Plan



Scale:

1/16"=1'-0" @ 36x24"

Revisions:

No. Date Description

Date:

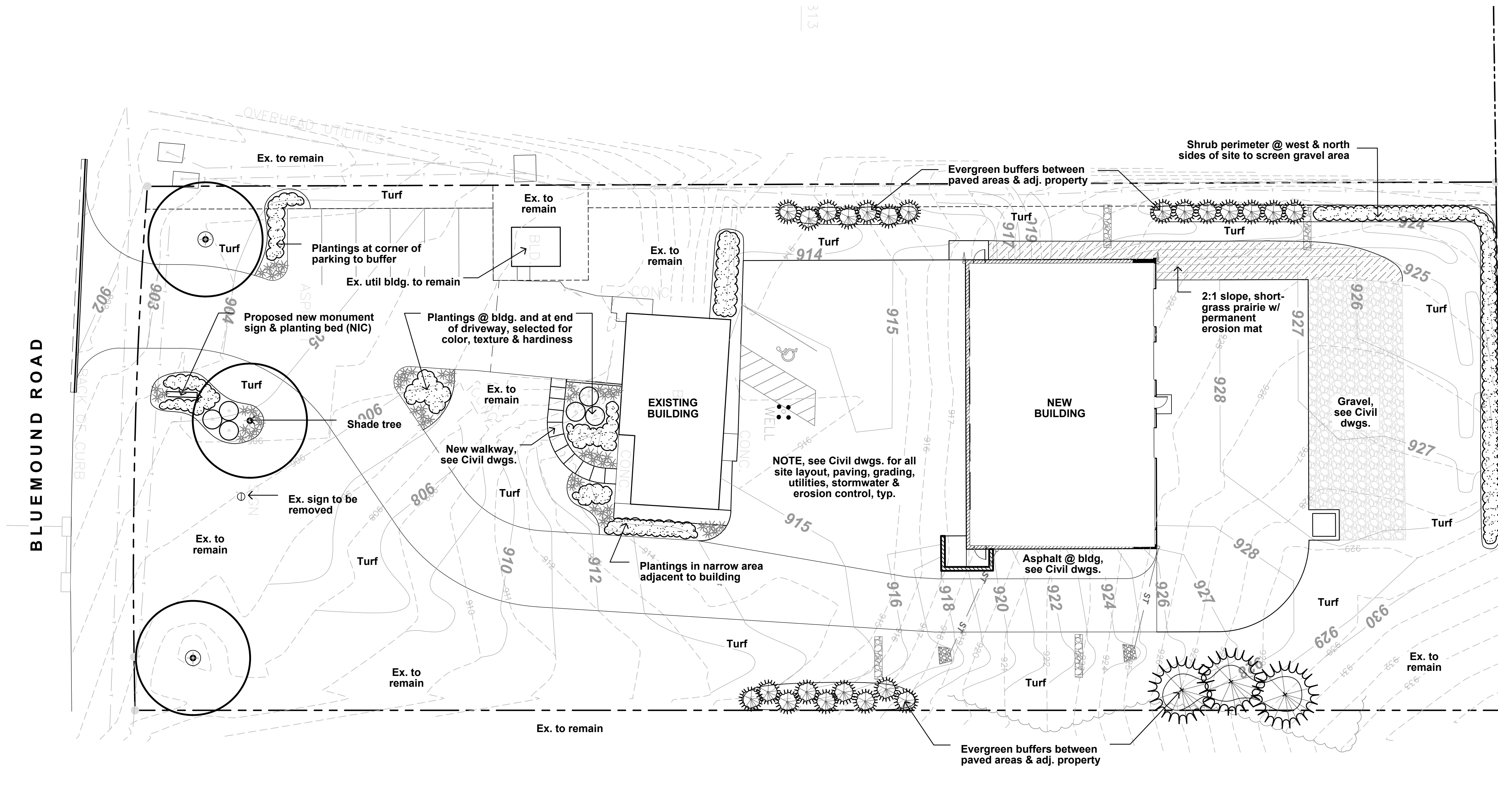
March 8, 2021

Project No.:

200110.00

Sheet No.:

L1.00



General Notes

- 1.00 Harwood Engineering's design scope is through Plan Commission submittal only. Remainder of project work (revisions per City approval requirements, final design, materials selections, species selection, detailing, shop drawing review, et al) shall be by Owner.
- 1.01 All landscape installation & maintenance to conform with all applicable local codes & ordinances, including (but not limited to) select portions of City of Pewaukee Municipal Code.
- 1.02 See Site / Civil dwgs. for work limits, scope of construction, hardscape, dimensions, construction notes, grading, stormwater management, site utilities & erosion control. See Landscape dwgs. for landscape plans, details, schedules, notes. See Arch. drawings for all other content.
- 1.03 Subcontractor (if any) shall provide shop drawings and material submittals of **all** hardscape & landscape construction elements shown in plan set for Owner review prior to construction.
- 1.04 Subcontractor shall provide samples for Owner's approval on all colors, finishes & materials prior to construction, including (but not limited to) topsoil, gravels, mulches, seed mixes et al.
- 1.05 Caution: underground utilities are present on site. Subcontractor shall verify location of all above- and below-grade utilities, **both public & private**, prior to commencement of site construction. If unanticipated above- or below-grade conditions are encountered, notify Owner prior to proceeding. Coordinate with local public utility locating entity as needed.
- 1.06 Subcontractor shall verify layout prior to construction. Contact Owner if discrepancies are found.
- 1.07 Subcontractor shall limit construction traffic to within work limit lines. See Civil drawings for limits of disturbance. All adjacent damage shall be the responsibility of the subcontractor to restore. Turf restoration outside of work limits shall be done with seeded turf.
- 1.08 Existing trees to remain on site shall be protected. Erect snow fencing @ 15' R or tree driplines, whichever is farther. All construction traffic, storage, compaction, parking or other disturbance within protection zones shall be prohibited for the duration of construction, except for work specifically indicated in the site plans.
- 1.09 All written dimensions supersede scaled dimensions. All dimensions are taken from face of curb, wall or existing building foundations.

Landscape Notes

- 2.01 Rough grading & topsoil import/spreading are to be completed by others. Finish grading, seed area and ornamental planting bed preparation shall be the subcontractor's responsibility. Verify all existing site and grading conditions prior to construction.
- 2.02 All landscape areas disturbed within the work limits shall be fine graded and restored with vegetative cover as shown. See plans for cover types & locations, see specifications for materials & installation.
- 2.03 Subcontractor shall verify plant quantities shown on plan. Symbol quantities take precedence over plant keys, except if noted in the schedule. The subcontractor shall forward a material list to the Owner prior to construction identifying species, sizes, quantities & plant sources to be used on the project.
- 2.04 All plant materials shall conform to the schedule and shall meet quality requirements outlined in the ANLA "American Standard for Nursery Stock", ANSI Z60.1-2004. The Owner reserves the right to reject any substandard planting material. Such rejected material shall be removed from the project site immediately.
- 2.05 An Owner's representative shall be allowed to inspect and approve trees at the nursery prior to delivery to the site. The subcontractor shall coordinate with the Owner in a timely fashion to confirm.
- 2.06 All nursery tags/labels shall be left on plant materials until the project punch-list inspection is completed by the Owner. Untagged materials will be assumed to be deficient.
- 2.07 All planting beds shall contain screened blended topsoil mix to a min. depth of 18". All seeded and/or sodded areas shall have min. 6". Subgrade shall be tilled and/or scarified prior to placement of topsoil. Suitable existing soil may be used & mixed if previously approved. Subcontractor shall be responsible for obtaining soil tests for existing or imported topsoil. Soil testing results shall include (but are not limited to) soil pH, % organic matter, phosphorus, potassium, calcium & texture (percentages of sand, silt and/or clay.) Remove excessive clay, gravel & stones detrimental to healthy plant growth. Remove all debris greater than 1" diameter.
- 2.08 Subcontractor shall be responsible for ensuring that all tree pits & planting areas drain properly. Notify Owner if drainage or moisture problems are encountered while planting.
- 2.09 Subcontractor shall backfill all trees, shrubs & evergreens with a mix of 1/3 plant starter mix & 2/3 remaining soil. Plant Starter Mix shall be provided by Liesener Soils, Cedarburg WI, or approved equal.
- 2.10 All perennial and groundcover areas shall receive a 3" layer of plant starter mix and perennial starter fertilizer, rototilled into the top 6" of blended topsoil in beds.
- 2.11 Unless otherwise shown, all perennials & shrubs shall be planted in triangular arrangements. For plants not shown individually, refer to the spacing shown in the plant schedule.
- 2.12 All plantings shall receive bark mulch in the beds. Bark mulch shall be hardwood bark, shredded, with no pieces larger than 1x4". Recycled mulch and/or dyed mulch will not be accepted. Mulch shall be applied @ 2-3" depth in woody planting areas and 1-2" depth in herbaceous areas. Mulch shall not touch plant trunks or stems.
- 2.13 Bed edging shall be 6" deep shovel-cut edging at all locations, typ.
- 2.14 Subcontractor shall provide positive drainage away from all structures for a minimum of 10'.
- 2.15 Subcontractor shall be responsible for providing base bid comprehensive landscape establishment, maintenance and warranty care for one year after installation. Work shall include all watering, weeding, pruning, fertilizing & pest management. Prior to beginning installation, the contractor shall submit a 12-mo. calendar for review/approval including all anticipated maintenance activities.

Seeding Notes & Mixes

- 3.01 This work shall consist of preparing the seed beds and furnishing, sowing and mulching the required seed on the various seeded areas, as outlined in the site plans and specifications. All turf restoration shall be seeded turf unless otherwise noted.
- 3.02 Rough grading, drainage work, topsoiling and fine grading shall be completed before sowing the seed mixes. The areas to be seeded shall be worked with plow chisels, discs & harrows, soil finishers and/or other appropriate equipment until a reasonably even and loose seedbed is obtained. Seed beds shall be prepared immediately in advance of the seeding. If proposed seed areas are weedy, contractor to apply herbicide or other weed control measures to eliminate weeds. Conform with seed supplier's specifications if required.
- 3.03 Confirm that anticipated project schedule date(s) fall within the respective seed supplier's approved calendar prior to installation. Installations completed outside of acceptable seeding dates shall be the performed at the sole responsibility and expense of the subcontractor. For dormant seeding, a min. of one over-seed application in the following season will be required.
- 3.04 Seeds shall be PLS and will be mixed in accordance w/ mfr's specifications. Provide invoices, bag-tags or mix analysis results for approval prior to installation.
- 3.05 Seed mixtures shall be sown by means of equipment adapted to the purpose. Mechanical distribution of seed (i.e. Truax seed drill, Brillion seeder, cultipacker, slit-seeder, drop spreader or broadcast spreader) are the only accepted methods. No hand-broadcasting of seed.
- 3.06 No seeding shall occur if the wind exceeds 12 MPH.
- 3.07 Coordinate erosion control and/or mulching with Civil dwgs:

- In sloped areas steeper than 4:1, erosion matting shall be installed by others. Landscape installation shall be coordinated with the erosion control contractor. Note areas where permanent erosion matting is specified.
- In areas with slopes between 4:1 and 8:1, subcontractor shall apply clean hay or straw mulch, free of debris and seeds, on all newly seeded areas. Mulch shall be uniformly spread over the designated area at a rate of 55 bales per acre or as indicated in the respective seed supplier's specifications. Mulch material shall be chopped and blown into the seeded area.
- Lightweight E.C. matting and/or hydromulch will be accepted as a no-cost alternate if approved by Owner prior to application.

- 3.08 See Civil dwgs for erosion control devices. Coordinate with erosion control contractor where required to ensure that topsoil, seeding and/or mat installations are properly coordinated.

- 3.09 Subcontractor shall be responsible for obtaining soil tests for all seeded areas. Soil testing results shall include (but are not limited to) soil pH, % organic matter, phosphorus, potassium, calcium & texture (percentages of sand, silt and/or clay.) Contaminated soil shall be removed from the project site if discovered. If necessary, supply soil amendments required for specified seed mixes and/or coordinate alternate mixes if soils cannot be properly conditioned.

- 3.10 Cover crop seeding: All seeded areas shall include temporary annual cover crop seeding. Cover crop shall be Annual Rye or approved alternate species, seed rates appropriate for the season (i.e. spring, summer or fall application.)

- 3.11 Seed mix substitutions shall be considered only if submitted for approval 10 days before the close of bidding. All mixes shall be installed & maintained per supplier's specifications.

BLUEGRASS MIX:
"Deluxe 50 Mix" shall be supplied by Reinders, Sussex WI, 262-786-3300. Apply @ 6 lbs per 1000 GSF.

SLOPE MIX:
"Erosion Control Mix for Medium Soils" shall be supplied by Prairie Nursery, Westfield WI, 800-476-9453 ph. Apply @ 10 lbs per AC, plus cover crop.

- 3.12 Subcontractor shall be responsible for providing base bid comprehensive seed area establishment, maintenance and warranty care for all seeded areas:

- Bluegrass areas shall be for one season after installation. Work shall include all watering, weeding, fertilizing & mowing. Assume one mowing per week, plus overseeding of any bare spots found after 60 days.

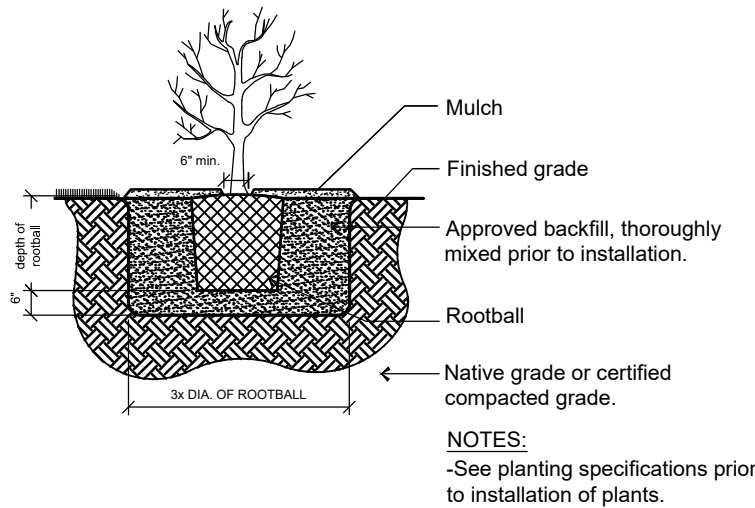
- All other seed areas shall be for three years after installation. Work shall include all watering, weeding (both spot herbicide and/or hand-pulling, depending on necessity), fertilizing, spring / fall clean-up & mowing. Expect 4-5 mowings in the first year, 3-4 mowings in the second year and 2-3 mowings in the third year. All mowings shall be timed to cut germinating weeds but not desirable forbs / grasses. Overseed each spring any bare areas larger than 1 sq. ft.

- Prior to beginning installation, the contractor shall submit a 36-month calendar for review/approval including all anticipated maintenance activities.

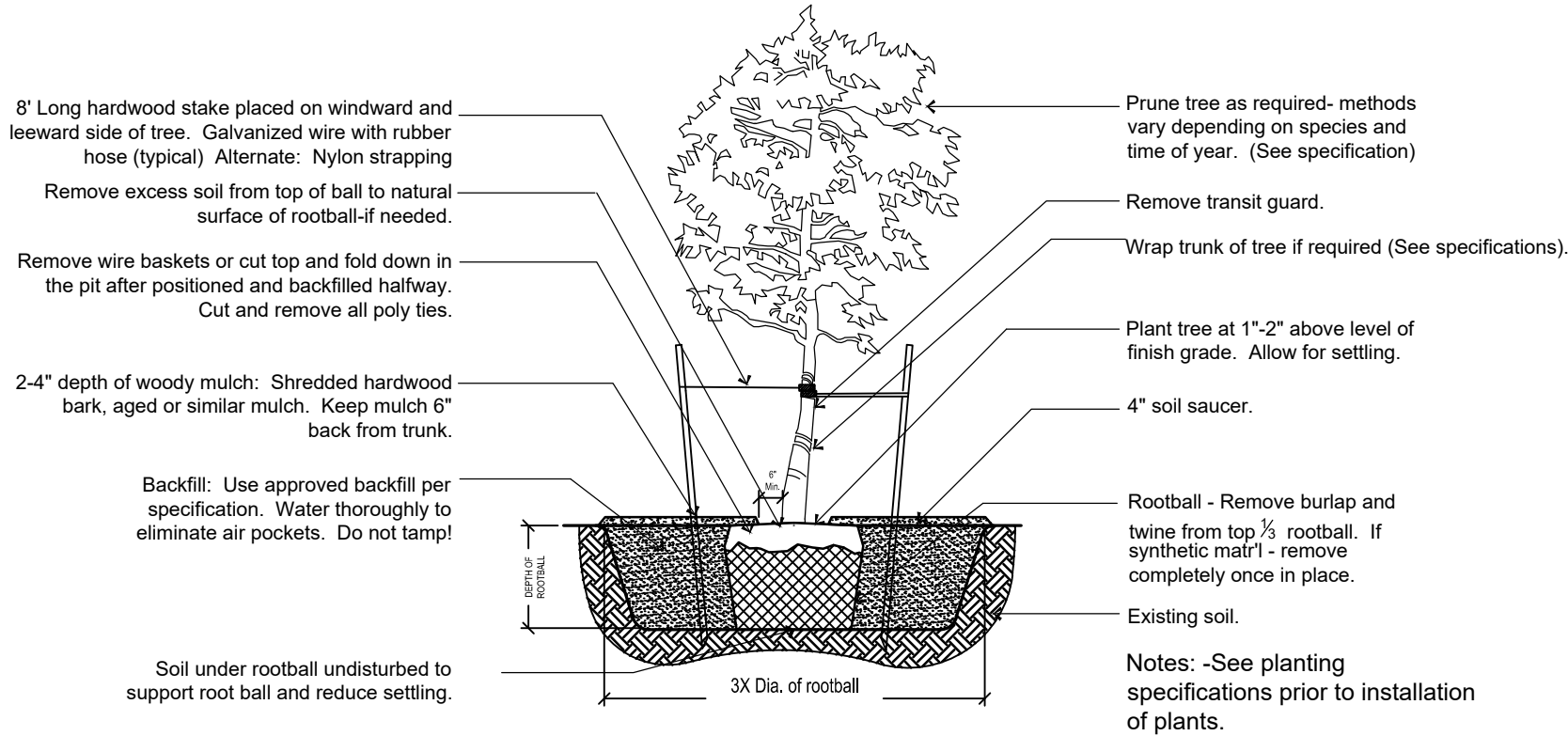
Preliminary Plant Schedule

Note: Species & quantities TBD, final selections By Owner.

Symbol	Qty.	Botanical Name	Common Name	Installed Size	Root	Spacing	Notes
[Qty. 03] Shade Trees							
Ace Sie		Acer freemanii 'Sienna Glenn'	Sienna Glenn Maple	3" Cal.	B/B	As Shown	
[Qty. TBD] Ornamental Trees							
Arne Aut		Amelanchier x. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' Ht.	B/B	As Shown	25x25' heavy 3-stem
[Qty. 03] Evergreen Trees							
Pic Gla		Picea glauca var densata	Black Hills Spruce	7' Ht.	B/B	As Shown	
[Qty. 23] Large Shrubs							
Thu Tec		Thuja occidentalis 'Technit'	Technit Dwl. Arborvitae	5' Ht.	B/B	As Shown	
Vib Red		Viburnum dentatum 'Red Feather'	Red Feather Arrowwood Viburnum	48" Ht.	B/B	As Shown	
[Qty. 925sf] Deciduous Shrubs							
Rib Gre		Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	18-24" Ht.	2 Gal.	48" o.c.	
Spi Fri		Spiraea fritschiana	Fritsch Spirea	15-18" Ht.	2 Gal.	42" o.c.	
Vib Spi		Viburnum carlesii 'Spiced Bouquet'	Spiced Bouquet Comp. Kspice Viburnum	30-36" Ht.	7 Gal.	60" o.c.	
[Qty. 270sf] Evergreen Shrubs							
Jun Kal		Juniperus chinensis 'Kallay'	Kallay Compact Juniper	24" sprd.	7 Gal.	54-60" o.c.	
[Qty. 235sf] Perennials & Grasses							
Cal Ove		Calamagrostis acu. 'Overdam'	Overdam Feather Reed Grass	1 Gal.	Cont.	30-36" o.c.	
Hem Spp		50/50 mix of Hemerocallis 'Happy Returns' & 'Rosy Returns'		4.5"	Cont.	18-24" o.c.	In drifts of 3-5 per spp.
Spo Het		Sporobolus heterolepis	Prairie Dropseed	1 Gal.	Cont.	18-24" o.c.	



2 Shrub Planting Detail
Not To Scale



1 Tree Planting Detail
Not To Scale

Consultant:



Project:

Zeilhofer Properties, LLC
New Storage Building

Location:

N4W22540 Bluemound Road
Pewaukee, WI 53186

Key Plan:



Sheet:

Landscape Details,
Schedules & Notes

Scale:

As Shown @ 36x24"

Revisions:

No.	Date	Description

Date:

March 8, 2021

Project No.:

200110.00

Sheet No.:

L5.00



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

Date: February 15, 2021 (3/8/21 - A/E Comments in RED)
To: Mark Wershay, Zimmerman Architectural Studios, Inc.
From: Nick Fuchs, Planner & Community Development Director
RE: Zeilhofer storage building Conditional Use and Site & Building Plan Review

Comments and Recommendations:

Below are comments and recommendations for the proposed development at N4W22540 Bluemound Road (Tax Key No. 0963997).

1. What type of materials and/or equipment will be stored within the building? **Materials and tools used in conjunction with our home remodeling and outdoor living installations. Construction materials such as tools, decking, stone, outdoor kitchens, etc.**
2. What is the purpose of the gravel area to the north of the building? Will any materials be stored outside? Are any vehicles or equipment parked overnight on the property? **The gravel area is for parking of vehicles and trailers. The area is located behind the building and screened with landscape. Vehicle storage will consist of trucks and trailers. They do not plan for any long-term storage of materials outside of the storage building.**
3. Are any dumpsters or other types of containers kept onsite? **Yes, they will be placed on a concrete pad within the larger gravel areas to the north. They are screened by the landscaping.**
4. Note the proposed monument sign will require staff review and approval of a Sign Permit. **Understood, this design will be installed at a future date and following building approval.**
5. It is recommended that parking spaces comply with Section 17.0601a., which states that the size of each parking space shall be not less than 180 square feet. **The drawings have been updated to reflect 180 square feet per space.**
6. Please provide at least one ADA compliant parking stall. **Added to drawings.**
7. Please show the B-4 District setbacks on the site plan. **Added to drawings.**
8. What color will the CMU foundation be painted? **Charcoal.**
9. What type of roof material is being used? **Standing seam metal roof as noted on the plans.**
10. Are the trees shown on the demolition plan all trees onsite or just those of a certain size and greater? **Per the Owner, the surveyor shot all trees not located in the current cluster on the north end of the lot. Those trees need to be removed to accommodate the new construction. There were no size minimums.**
11. There does not appear to be grading around the two 18" trees in southeast corner of the site and minimal grading around the 60" tree. Why are these trees being removed? It is recommended that all three trees be preserved. **All three trees are not in good health or aesthetically appealing. A portion of the 60" trees root system will need to be removed when putting in the drive which will place a declining tree in further decline. This large tree has a low crotch making it susceptible to failure. A much more appealing linden tree is planned for the SE corner where the two 18" trees would be removed.**

12. All new paving shall meet the standards of Section 17.0601c. of the City's Zoning Code.
Confirmed.
13. Note that substantial evidence, pursuant to Section 62.23(7)(de) of WI State Statutes, must be presented at the public hearing for Common Council consideration of the Conditional Use Permit. **The Zeilhofer's currently rent a storage facility in Waukesha. This Conditional Use Request will consolidate their business to a single location and remove their rent obligation.**
14. Engineering Department comments are as follows:
- a. Permission from Waukesha County is required for the access and the changes within the right-of-way of Bluemound Road (CTH JJ). **We will be coordinating with Waukesha County for any required permits.**
 - b. It is recommended that the property connect to municipal sewer and water. **The nearest adjacent municipal sewer and water lines are located a considerable distance from the building and would require crossing a County Roadway. Additional investigation finds that the sanitary across the street on Takoma Drive is 16.5' below grade. The proposed building does not have any water or sanitary needs.**
 - c. The Demo plan does not appear to reflect the amount of tree removal required for the work shown on the Grading and Erosion Control Plan. **The demo area within the "Wooded area" has been expanded to reflect the grading and erosion control plan.**
 - d. Clarification is needed on where the swale along the west side of the property drains. There is a swale until it nears the building. This flow is redirecting drainage which used to sheet flow across the neighbor's property to concentrating it in a swale and it appears to discharge into a swale on the adjacent property and/or is being directed at the little accessory building. Is there a drainage easement that allows this onto the adjacent property? It is not recommended to direct water to discharge towards any buildings. In addition, the swale appears to be directed at a planting bed. **We are currently redirecting the runoff south and to the existing shared swale along the west property line.**
 - e. Please remove the City's curb and gutter detail and driveway connection as this is Waukesha County's jurisdiction. **City curb and gutter, and driveway connection has been removed.**
 - f. The plans currently indicate less than 1 acre of disturbed area. However, if the development changes or additional area is disturbed during construction and it disturbs over 1 acres, the development will be required to meet the City's Chapter 19 ordinances. Any areas not supposed to be disturbed must be shown as protected on the plan and provisions provided to keep construction traffic from disturbing those areas. **Contractor shall stay within silt fence boundary and follow the grading, erosion control and demo plan as not to disturb over 1 acre.**

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

DATE: April 5, 2021

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

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

BACKGROUND:

At their March 18, 2021 meeting, the Plan Commission tabled the Conditional Use Permit and Site & Building Plans for Octane Coffee. It is anticipated that the applicant will submit revised plans for review at the April 15th Plan Commission meeting.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

It is recommended that this matter be postponed and continued to the May 3, 2021 Common Council meeting.

ATTACHMENTS:

Description

Octane Coffee Staff Report

Octane Coffee Project Narrative

Octane Coffee Response to Staff Comments

Octane Coffee Letter of Acknowledgement

Octane Coffee Site & Building Plans



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

REPORT TO THE PLAN COMMISSION

Meeting of March 18, 2021

Date: March 12, 2021

Project Name: Octane Coffee Conditional Use and Site & Building Plan Review

Project Address/Tax Key No.: W229N1400 Westwood Drive/PWC 0959988004

Applicant: Adrian Deasy and Adam James, Vision Architecture

Property Owner: American Property Acquisition LLC

Current Zoning: B-5 Highway Business District

2050 Land Use Map Designation: Retail/Service Commercial

Use of Surrounding Properties: Office to the north and west, I-94 to the south, and retail/commercial and industrial to the east

Project Description/Analysis

The applicant submitted a Conditional Use Permit and a Site & Building Plan Review Application for a standalone retail coffee drive-through business use upon property located at W229N1400 Westwood Drive.

The subject property currently contains a large multi-tenant building and associated parking areas. Current tenants include Veloce Indoor Speedway, Battle House Tactical Laser Tag, RiverGlen Christian Church, and Point Burger Bar.

Conditional Use Permit

The subject property is zoned B-5 Highway Business District, which allows “Drive-in” and “fast food” establishments as a Conditional Use. Octane Coffee is a startup business that utilizes mobile ordering and automated drink production to serve its customers. Additional information about this business can be found in the applicant’s project narrative.

Hours of operation will be from 6:00 a.m. to 3:00 p.m. for the first 4 to 6 months of operations. The applicant has stated that they would then look to transition into daily 24-hour service.

Site & Building Plans

The Octane Coffee structure will be located on the north side of the site adjacent to Westwood Drive within the existing parking lot. The applicant is proposing to modify an 8’ x 20’ (160 square feet) shipping container, which will be placed on a new concrete slab.

The shipping container structure will be painted black and the majority clad in aluminum composite metal panels of different colors, including wood tone, charcoal, and red. The building will have LED

backlighting, which is the only new lighting that is being proposed. According to the applicant, there is already adequate lighting onsite.

The applicant is proposing to eliminate existing parking spaces and restripe the pavement to designate a drive-through lane. The applicant will also maintain 17 parking spaces within this area of the site.

Staff considered and suggested that curbing and landscape islands be installed to more aesthetically define the building location and drive-through lane. The applicant stated that they would like to initially function and operate as low risk as possible as they are a new startup business. Utilizing striping will also benefit the property owner in reusing the space or reverting the space back to parking if necessary in the future. Staff recommends that the Conditional Use Permit be subject to annual reviews, as may be initiated and required by the City, to further consider the striping plan layout and allow for landscaping and curbing improvements as may be required by the Plan Commission and Common Council at that time.

Additionally, staff recommends that planters be placed around the building and that a designated lane be included in the striping plan for vehicles to exit the drive-through. The applicant has indicated that they agree with these two recommendations.

The applicant's plans show three wall signs on the elevations, including a video display. The applicant has been informed that the City does not allow electronic message board type signs and that that sign will not be permitted. Staff recommends that signage shall comply with all standards set forth in Section 17.0700 of the City's Zoning Code and require separate review and approval by the City Planner as well as a Sign Permit from the Building Services Department, prior to installation.

Recommendation

Staff recommends that the Plan Commission recommend approval of the Conditional Use Permit and approve the Site & Building Plan Review Application, subject to Conditional Use approval and staff's recommendations as noted above in this report.



VISION
ARCHITECTURE, LLC

February 16, 2021

Project Narrative

Octane Coffee provides the world's fastest drive-thru coffee experience using a combination of mobile only ordering and completely automated drink production, delivery, and customer experience. Think of it like a Starbucks drive-thru but with robots making all of the drinks. A lot of emphasis was placed on improving value to customers by making ordering/payment/delivery faster, the experience more personalized, and the drinks more affordable.

Our small 'coffee hut' drive-thru unit is based around a 20ft shipping container and jam packed with industrial robotics to create premium coffee, tea, and juice drinks. All orders are prepared just before the customer arrives on site so drinks are always ready for express contactless pickup. We will be manufacturing these turn-key automated units here in the Milwaukee area with plans to ship them via flatbed trailer anywhere in the USA for installation. Our hope is to give new life and usefulness to underutilized parking lot space as the world transitions through Coronavirus and beyond.

The automation package is capable of running unattended for 24 hours at a time. We will be all hands on deck during the launch phase but will slowly transition to operations with no staff members on site. Longer term, an Octane Coffee employee will stop by for 30 minutes per day to restock the cups, lids, bean, milk, and to perform daily cleaning tasks on the equipment. There are backup and redundant systems to handle any issues that arise, failure notifications are sent directly to our team via text and email to handle immediately if necessary. New features, menu items, and customer experience pieces will be added to the system over time.

While the base structure will be a shipping container, significant improvements are planned for the exterior façade. The attached renderings show a combination of grey and wood tone aluminum composite panels decorating the outer skin and a flash of red to connect to the company branding and visually identify the pick-up location. We feel the building will be an attractive addition to the site.

The building and the pick-up area will require a new concrete slab. That slab will be installed in the existing paved area where shown on the site plan. The existing asphalt paving will be seal coated and re-stripped to provide the lane graphics as depicted. The goal is to create a safe and convenient coffee pick-up experience for Octane's customers while maintaining safe traffic flow around and through the site. The location selected will successfully provide both.

OFFERED BY: VISION ARCHITECTURE, LLC

BY:

Adam James, AIA
Partner

DATE: 2/16/2021



Automated Coffee Shop, INC (dba Octane Coffee)

1319 Poplar Dr, Unit B
Waukesha, WI 53188

Adrian Deasy – Founder and CEO

adrian@octanemke.com, Cell: 715-556-0175

Date: March 10th, 2021

To: Nick Fuchs, Planner & Community Development Director

From: Adrian Deasy, Adam James – Vision Architecture

RE: Octane Coffee Conditional Use and Site & Building Plan Review – Staff Comments

Replies to comments and recommendations from February 26th are inline below:

- 1. Does any tenant currently utilize that parking area on the north side of the building?**
 - a. The north parking lot is only used as overflow and staff parking for Veloce Indoor Speedway (indoor go-carts). Our drive-thru layout retains 17 parking stalls for their use near the northeast corner of the building, close to the entry/exit door for Veloce.
- 2. Please provide the property owner's signature or a letter of acknowledgement of the proposed applications and use of the property.**
 - a. Will do, we have reached out to John Schlueter (property owner) for a signed letter of acknowledgement.
- 3. What are the hours of operations?**
 - a. Octane Coffee will be open from 6am to 3pm for the first 4-6 months of operations.
 - b. We will eventually transition over to 24-hour service once the automation is proven to be reliable for unattended overnight operations.
- 4. The three parking spaces that could be blocked by the drive thru lane should be removed.**
 - a. The three parking spaces near our building were meant to be used as a holding area for new customers to be able to park, download our app, and make their first order without being pressured right into the drive-thru lane.
 - b. During our launch and with the need to educate early customers on 'how our business works' (mobile app only ordering), we will be pointing new customers towards the 17 parking stalls as referenced above in Reply #1. Octane Coffee and Veloce are open during very different hours so the 17 stalls will suffice for both businesses needs at different times.
 - c. We will remove these three parking spots from the layout but just wanted to clarify their intended purpose.
- 5. Were other areas of the site considered? There may be locations, like the perimeter of the site, which would require less striping of the parking lot to create the drive thru lane.**
 - a. Yes, we identified a few viable areas for a drive-thru on this property, but the north parking lot satisfied our business need for fast and convenient customer access.
 - b. We had run scenarios with our drive-thru in the South parking lot (near I-94) but couldn't justify the extra driving distance for our customers, it would add 50-70 seconds to each drive-thru visit. We're aiming to serve a customer every 30 seconds, so this added time is a huge impact to our overall customer experience.

- c. We aimed to lessen the time and cost requirements to get this first location up and running this Summer. The landlord wanted his risk to be minimal if our business failed in the first couple of years. In the current proposal, the north parking lot could be restriped and go back to normal use as a parking lot.
- 6. Were other options considered other than just striping to designate the drive thru lane, such as installing landscape islands and curbs? This may better incorporate the building and use as a permanent improvement.**
 - a. As I mentioned above, we wanted to minimize the risk if our business fails in the first couple of years. Adding curbing, landscaping, and additional lighting to the existing parking lot was intentionally avoided to decrease cost and risk.
 - b. We are open to adding these features if they are required but wanted to propose a very simple installation first before complicating the situation.
- 7. It is recommended that an exit lane be dedicated for vehicles that decide to exit the drive through.**
 - a. We will add a 'bail out' lane into the current striping plan that will allow a car to exit the drive-thru if necessary.
- 8. It is recommended that landscaping or planters be installed around the building.**
 - a. Understood, we can add some planters around the building.
- 9. Please be aware that the City generally does not allow metal as a primary building material.**
 - a. Understood. With the footprint being so small (8ft x 20ft), it was a convenient and cost-effective choice for us to go with a shipping container as the building structure. This building method allows us to fabricate, wire, plumb, fully assemble, and test the automation inside and then move it to the installation site in one piece.
 - b. The materials chosen are of high quality and will create a maintenance free exterior that will look good for years to come. The aluminum composite panels are typically used on high-end buildings due to their durable, long lasting finish and crisp clean aesthetic.
 - c. We will note that the building is only occupied for 30 minutes per day to restock the consumables and perform the daily cleaning routines, like a vending machine. There is HVAC to keep the building at optimal conditions for the equipment and consumables stored in the unit.
- 10. Is any lighting proposed? If so, please provide a Lighting Plan for review and approval. This should include a photometric plan and cut sheets/catalog pages of all light fixtures. Note that in no case shall light poles be taller than 20 feet measured from ground level.**
 - a. There are currently no additional light poles or fixtures included in our proposal. The north parking lot and main building already have adequate fixtures and lighting available.
 - b. The building itself does have an LED backlighting package as shown below. There are also 55" LED Monitors mounted to the building for customer interaction and digital signage (the heart shaped coffee cup below is one of the screens).



11. Note that signage will require separate review and a Sign Permit prior to installation.

- a. Understood. We planned to have two channel lettering signs mounted to the Main Building near the existing Veloce signage, of very similar size and style.
- b. The 'coffee hut' itself also has two of these channel lettering signs, but much smaller in format.
- c. We will submit the Sign Permit applications once the Zoning and Site Plan Amendments are approved.

12. How is water and wastewater managed? Please provide details on providing municipal water and sewer to this site if services are required. Note that a review of the existing building's sewer REU (residential equivalent unit) may be required to determine if they are within the threshold of the current purchased capacity.

- a. Water supply, sewer drain, and electric service will be trenched in through the existing parking lot to a drop underneath our building. We will be pouring a 16ft x 20ft concrete pad to serve as the foundation for our building as well as supporting the car at the drive-thru window. All utilities will be brought up through this foundation pad to supply the building.
- b. We will install a High Hazard Backflow Prevention Valve on the incoming water supply, this is required due to the espresso machines and the pressurized water tanks they contain.
- c. We will make sure all of the coffee equipment drainage to the sewer is done with 1" air gapped connections, which is a common requirement for these espresso machine installs.
- d. With our daily sales volume estimates, we will consume 40-60 gallons of incoming water per day with around 10-15 gallons of sewer waste daily. Waste is mainly created during the daily cleaning routines of the coffee equipment.
- e. There are no bathrooms or sinks in the building that create the typical waste stream of a comparable restaurant.
- f. All incoming water is filtered and actively monitored for hardness before it passes to our coffee makers. Coffee is 99% water, and the quality and taste are highly dependent on maintaining these parameters.



Automated Coffee Shop, INC (dba Octane Coffee)

1319 Poplar Dr, Unit B

Waukesha, WI 53188

Adrian Deasy – Founder and CEO

adrian@octanemke.com, Cell: 715-556-0175

Date: March 10th, 2021

To: John Schlueter – Frontline Commercial Real Estate, LLC

From: Adrian Deasy – Octane Coffee

RE: Octane Coffee - W229N1400 Westwood Dr, Proposed Coffee Drive-Thru and Renderings

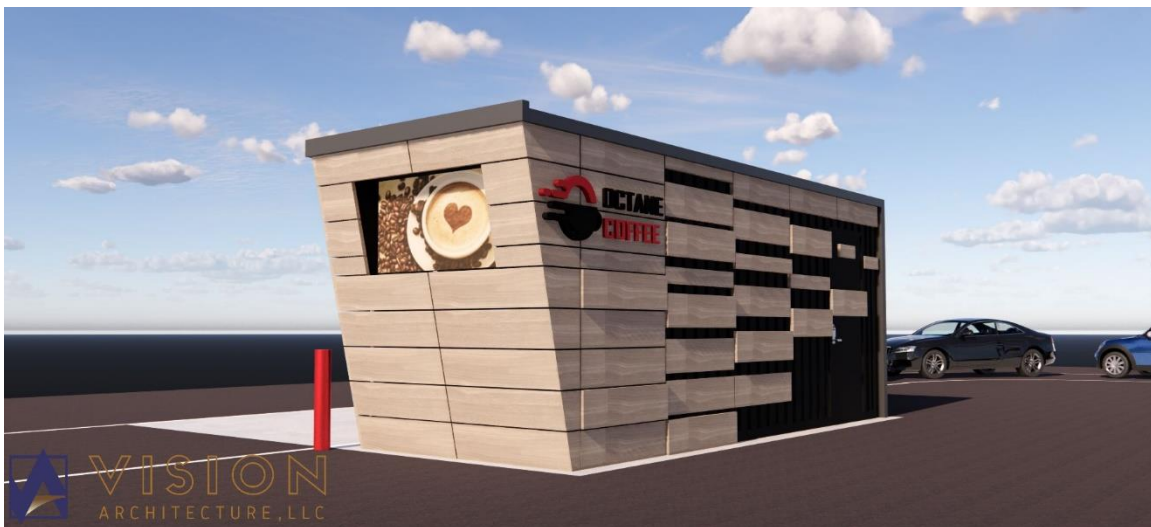
We are currently in discussions with the City of Pewaukee Zoning Commission. They have requested the property owner's signature on the proposed application and use of the property located at W229N1400 Westwood Dr, Waukesha, WI 53186.

Octane Coffee intends to launch a standalone coffee drive-thru in the north parking lot during Summer 2021.

A proposed elevation view of the drive-thru is shown below, our 8ft x 20ft building is the orange rectangle.



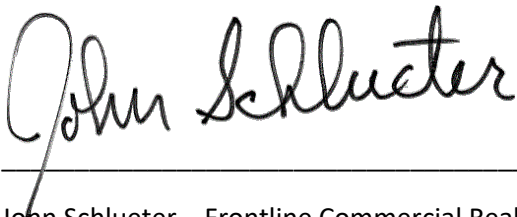
Our 'coffee hut' building is proposed to be built using a 20ft shipping container as the primary structure with an aluminum façade. Preliminary renderings from our architect, Vision Architecture out of Neenah, are shown below. The aluminum façade pieces have a wood grain texture printed on them and have varying heights and depths to create a mixture of modern industrial, natural elements, and futuristic design.



The automation package housed inside of the standalone building is designed to run for 24 hours at a time, fully unattended by humans. The unit requires 30 minutes of human labor per day to restock the consumables and perform the daily cleaning routines. We will be assembling, wiring, plumbing, and testing this unit at our manufacturing shop space in Waukesha before moving it to the installation location. We have a full compliment of sensors and redundant production systems to ensure reliable drink production and delivery. Should problems arise, the system will notify us by call/text/email and we'll send someone over to resolve the issues.

Customers order exclusively via our mobile ordering app with plans for eventual 24/7/365 service. All drinks are prepared and delivered via a custom suite of industrial robotics and off-the-shelf food preparation equipment. Our app uses the customer's mobile phone GPS to schedule and release drinks 1-2 minutes before the customer arrives on site for express drink pick-up in 30 seconds (or less) per vehicle. No buttons to push, no people to talk to. We sell time, with a great cup of coffee.

If you find this proposal acceptable, please sign and date below.



John Schlueter – Frontline Commercial Real Estate, LLC

Property Owner - W229N1400 Westwood Dr, Waukesha, WI 53186

3/10/2021

Date



ENLARGED SITE PLAN

SCALE: 1" = 20'-0"



SITE PLAN

SCALE: 1" = 60'-0"



VISION
ARCHITECTURE, LLC

P.O. Box 224
Neenah, WI 54956
920-904-4300
www.vision-architecture.net

Proposed Development For:

Octane MKE
Pewaukee, Wisconsin

Issue Date: 2/16/2021
Revisions:

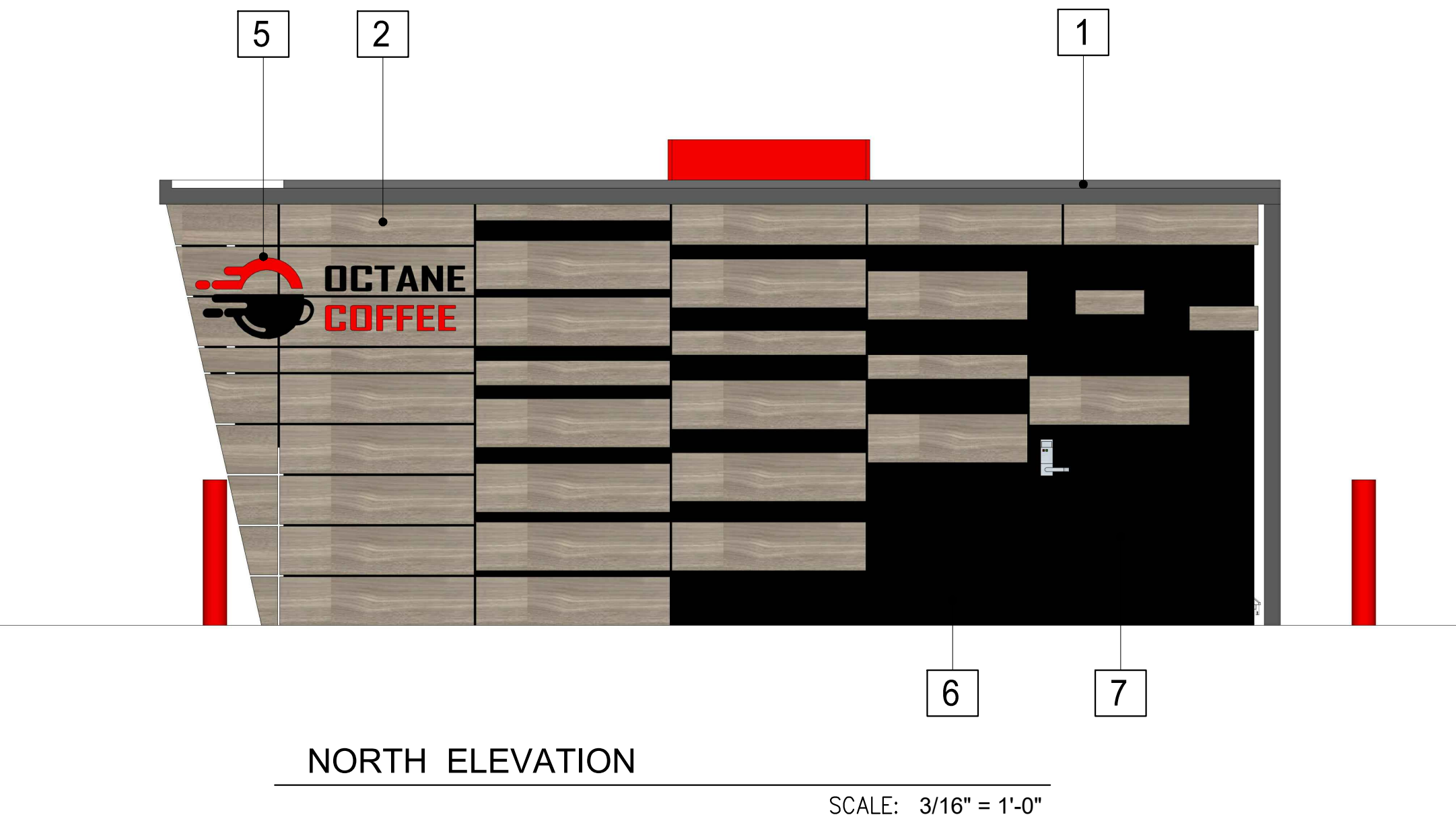
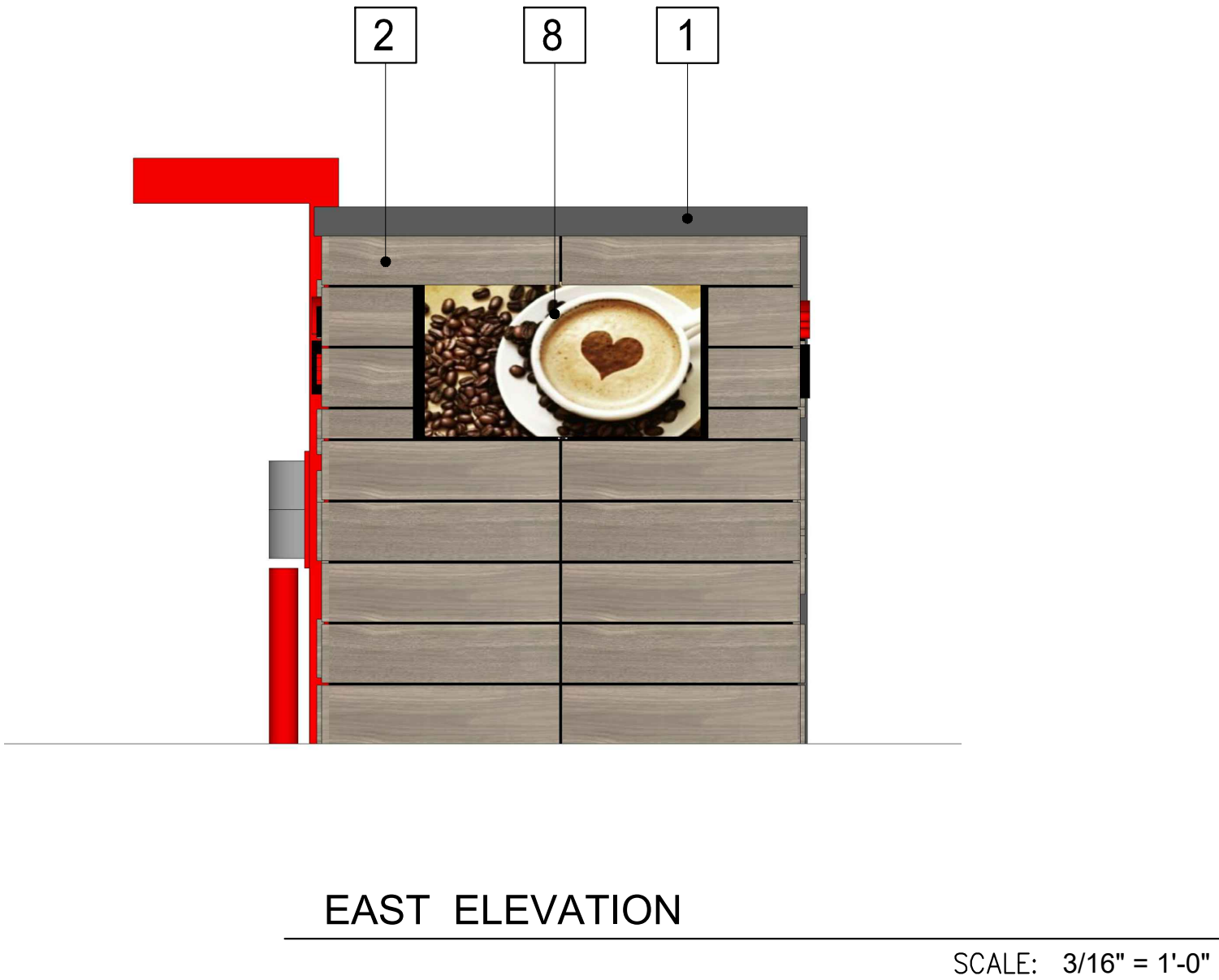
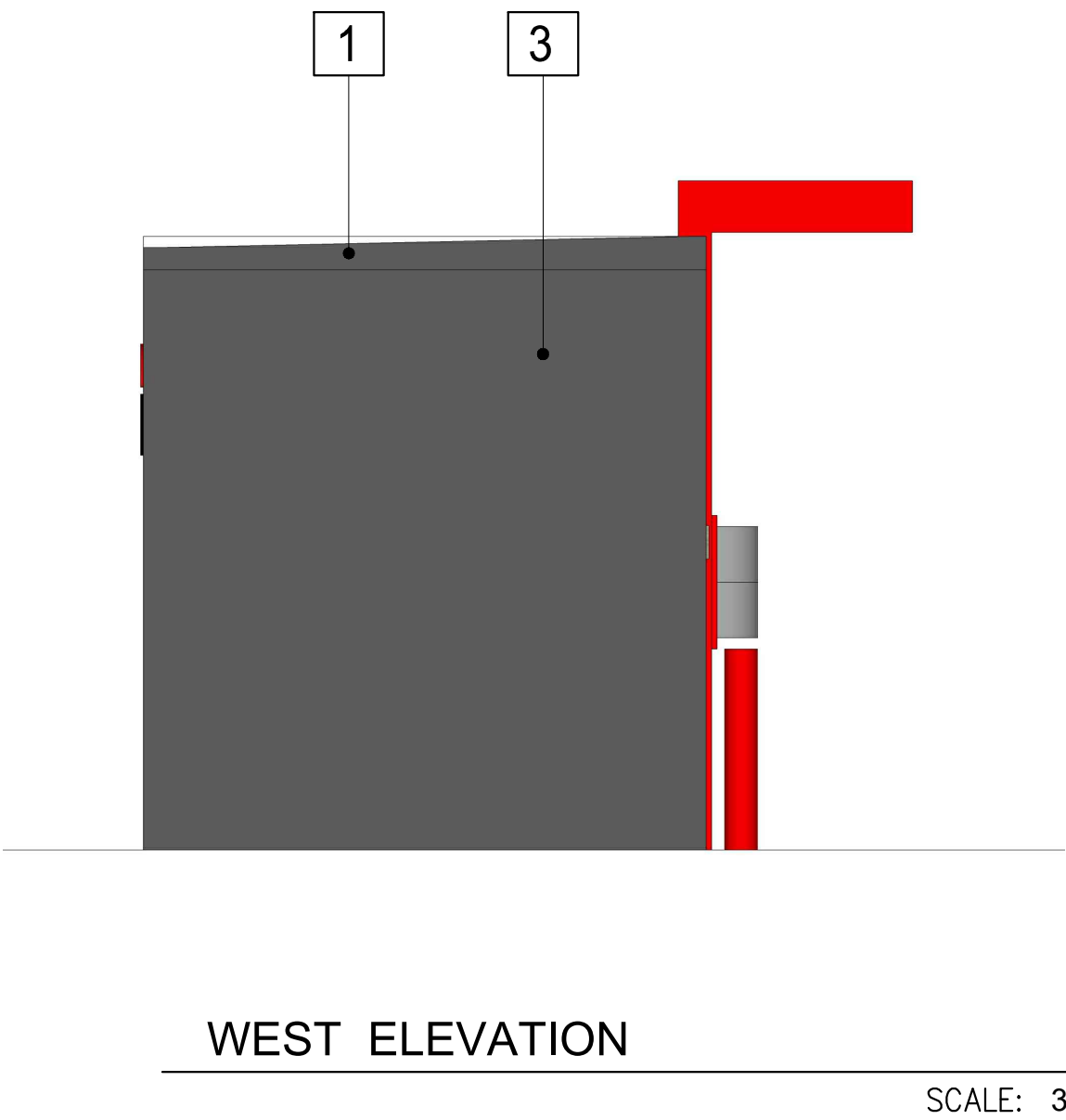
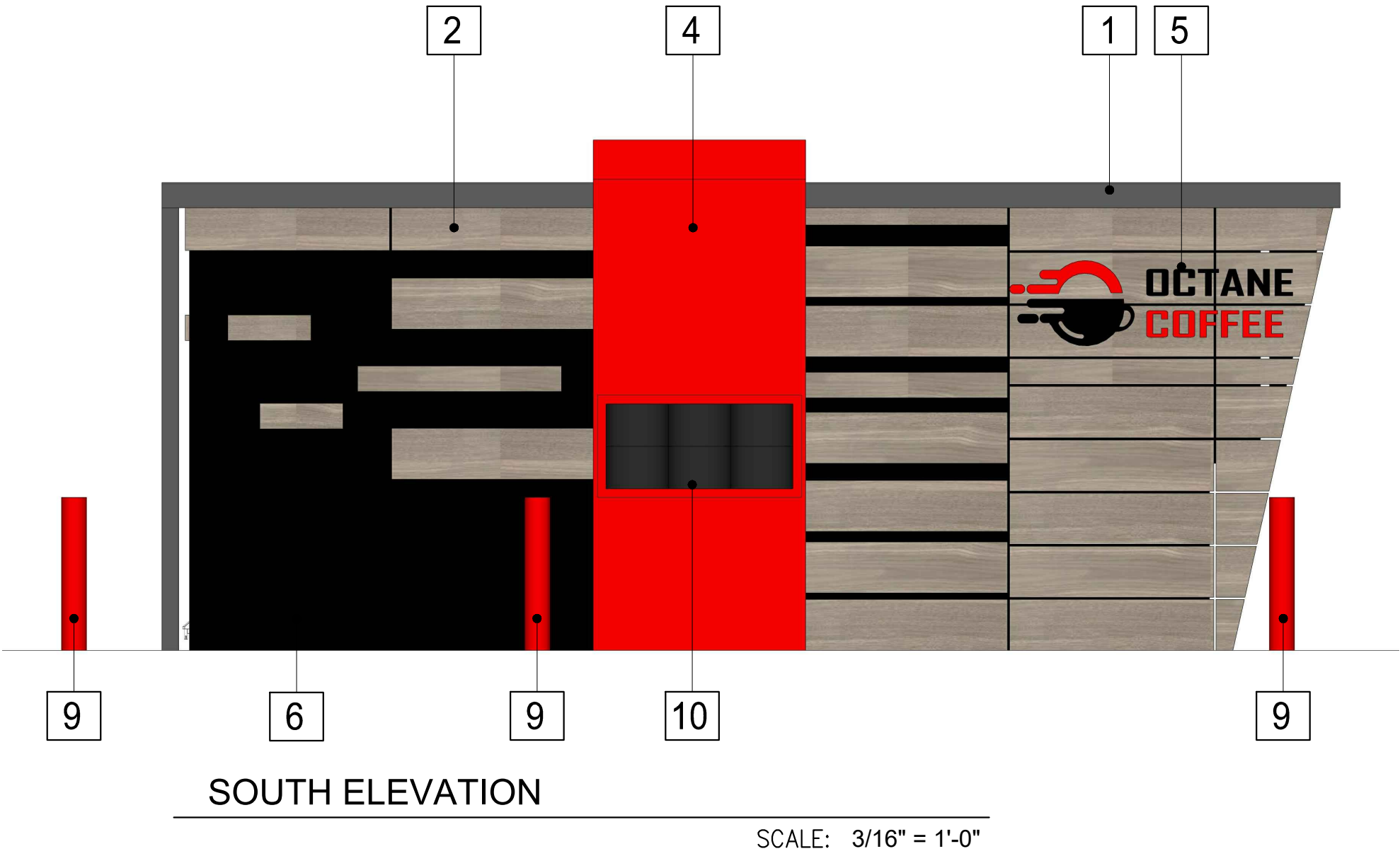
A0.1



VISION
ARCHITECTURE, LLC
P.O. Box 224
Neenah, WI 54956
920-904-4300
www.vision-architecture.net

Exterior Materials:

- 1 PRE-FINISHED METAL ROOF EDGE - CHARCOAL
- 2 ALUMINUM COMPOSITE METAL PANELS - WOOD TONE
- 3 ALUMINUM COMPOSITE METAL PANELS - CHARCOAL
- 4 ALUMINUM COMPOSITE METAL PANELS - RED
- 5 WALL MOUNTED SIGNAGE
- 6 SHIPPING CONTAINER - PAINT FLAT BLACK
- 7 ACCESS DOOR - PAINT FLAT BLACK
- 8 VIDEO DISPLAY
- 9 PIPE BOLLARDS
- 10 DRINK PICK-UP CHAMBER



Proposed Development For:

Octane MKE
Pewaukee, Wisconsin

Issue Date:	2/16/2021
Revisions:	

A1.0



VISION
ARCHITECTURE, LLC
P.O. Box 224
Neenah, WI 54956
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www.vision-architecture.net

Proposed Development For:

Octane MKE
Pewaukee, Wisconsin

Issue Date:	2/16/2021
Revisions:	

A1.1

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

DATE: April 5, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding **Resolution 21-04-10** Revising the Fee Schedule for Commercial Plan Reviews for Building, HVAC, Fire Alarm, Fire Suppression and Plumbing [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Resolution 21-04-10

RESOLUTION 21-04-10
A RESOLUTION TO AMEND THE 2021 FEE SCHEDULE
FOR THE CITY OF PEWAUKEE

WHEREAS, the City of Pewaukee Common Council has created a City Code of Ordinances; and

WHEREAS, the City of Pewaukee requires certain fees for services provided by the city as currently outlined in the sections of the Municipal Code; and

WHEREAS, the City Common Council has an obligation to the taxpayers in the City of Pewaukee to establish fair fees, cash bonds, and letters of credit requirements to offset the services and actual cost of City employees for review and inspection; and

WHEREAS, the City of Pewaukee adopted the 2021 Fee Schedule on December 7, 2020 through the passage of Resolution 20-12-25; and

WHEREAS, the City of Pewaukee decides from time to time, these fees for such approved activities within the City may be modified by the City Common Council by resolution.

NOW THEREFORE, the Common Council of the City of Pewaukee, **DOES HEREBY RESOLVE AS FOLLOWS**:

SECTION 1: SCHEDULE OF FEES.

The following shall be modified the Schedule of Fees for services provided by City of Pewaukee personnel:

I. COMMERCIAL PLAN REVIEW FEE SCHEDULE – BUILDING/HVAC/FIRE ALARM/FIRE SUPPRESSION				
1. New construction, additions, alterations and parking lots fees are computed per this table.				
2. New construction and additions are calculated based on total gross floor area of the structure.				
3. A separate plan review fee is charged for each type of plan review.				
Area (Square Feet)	Building Plans	HVAC Plans	Fire Alarm System Plans	Fire Suppression System Plans
Less than 2,500	\$250	\$150	\$30	\$30
2,500 - 5,000	\$300	\$200	\$60	\$60
5,001 - 10,000	\$500	\$300	\$100	\$100
10,001 - 20,000	\$700	\$400	\$150	\$150
20,001 - 30,000	\$1,100	\$500	\$200	\$200
30,001 - 40,000	\$1,400	\$800	\$350	\$350
40,001 - 50,000	\$1,900	\$1,100	\$500	\$500

50,001 75,000	-	\$2,600	\$1,400	\$700	\$700
75,001 100,000	-	\$3,300	\$2,000	\$1,000	\$1,000
100,001 200,000	-	\$5,400	\$2,600	\$1,200	\$1,200
200,001 300,000	-	\$9,500	\$6,100	\$3,000	\$3,000
300,001 400,000	-	\$14,000	\$8,800	\$4,400	\$4,400
400,001 500,000	-	\$16,700	\$10,800	\$5,600	\$5,600
Over 500,000		\$18,000	\$12,100	\$6,400	\$6,400
Note:	<p>1. A Plan Entry Fee of \$100.00 shall be submitted with each submittal of plans in addition to the plan review and inspection fees.</p> <p>2. At the Sole discretion of the Supervisor of Building Inspection and Plans Examiner; Fees may be modified, reduced or waived based on scope of services, project type, or other relevant factors.</p>				
Determination of Area	The area of a floor is the area bounded by the exterior surface of the building walls or the outside face of columns where there is no wall. Area includes all floor levels such as subbasements, basements, ground floors, mezzanines, balconies, lofts, all stories, and all roofed areas including porches and garages, except for cantilevered canopies on the building wall. Use the roof area for free standing canopies.				
Structural Plans and other Component Submittals	When submitted separately from the general building plans, the review fee for structural plans, precast concrete, laminate wood, beams, cladding elements, other facade features or other structural elements, the review fee is \$250.00 per plan with an additional \$100.00 plan entry fee per each plan set.				
Accessory Buildings and Misc. Structures	The plan review fee for accessory buildings and miscellaneous structures (i.e. towers, billboards, etc.) less than 500 square feet shall be \$125.00 with the plan entry fee waived.				
Early Start	The plan review fee for permission for "early start" construction shall be \$75.00 for all structures less than 2,500 sf. All other structures shall be \$150.00. The square footage shall be computed as the first floor of the building or structure.				
Plan Examination Extensions	The fee for the extension of an approved plan review shall be 50% of the original plan review fee, not to exceed \$3,000.00.				
Resubmittals & revisions to approved plans	When deemed by the reviewer to be a minor revision from previously reviewed and/or approved plans, the review fee shall be \$75.00. Any significant changes or alterations beyond minor amendments as determined by the Plans Examiner and Building Inspection Department may result in additional charges as appropriate.				
Submittal of plans after construction	Where plans are submitted after construction, the standard late submittal fee of \$250.00 will be assessed per each review type that occurred after construction. This is in addition to any other plan entry fees, structural components and base fees applied to a project.				
Expedited Priority Plan Review	The fee for a priority plan review, which expedites completion of the plan review in less than the normal processing time when the plan is considered ready for review, shall be 200% of the fees specified in these provisions.				

J. COMMERCIAL PLAN REVIEW FEE SCHEDULE – PLUMBING

1. New construction, alterations and remodeling fees are computed per the following table
2. New construction fee is calculated based on square footage of the area constructed.
3. Alterations and remodeling fee is based on the number of plumbing fixtures.

Area (Square Feet) (New Construction & Additions)	Plumbing Plan Review Fee		Number of Fixtures (Alteration & Remodeling)	Plumbing Plan Review Fee
Less than 3,000	\$300		<15	\$200
3,001 - 4,000	\$400		16-25	\$300
4,001 - 5,000	\$550		26-35	\$450
5,001 – 6,000	\$650		36-50	\$550
6,001 – 7,500	\$700		51-75	\$800
7,501 – 10,000	\$850		76-100	\$900
10,001 – 15,000	\$900		101-125	\$1,050
15,001 – 20,000	\$950		126-150	\$1,150
20,001 – 30,000	\$1,100		>151	\$1,150
30,001 – 40,000	\$1,250		Plus \$160 for each additional 25 fixtures (rounded up) beyond 150 Fixtures	
40,001 – 50,000	\$1,550			
50,001 – 75,000	\$2,100			
Over 75,000	\$2,500			
Plus \$0.0072 per each additional sq. ft. over 75,000 sq. ft.				
Note:	1. A Plan Entry Fee of \$100.00 shall be submitted with each submittal of plans in addition to the plan review and inspection fees.			
	2. At the Sole discretion of the Supervisor of Building Inspection and Plans Examiner; Fees may be modified, reduced or waived based on scope of services, project type, or other relevant factors.			
Determination of Area	The area of a floor is the area bounded by the exterior surface of the building walls or the outside face of columns where there is no wall. Area includes all floor levels such as subbasements, basements, ground floors, mezzanines, balconies, lofts, all stories, and all roofed areas including porches and garages, except for cantilevered canopies on the building wall. Use the roof area for free standing canopies.			
Resubmittals & revisions to approved plans	When deemed by the reviewer to be a minor revision from previously reviewed and/or approved plans, the review fee shall be \$75.00. Any significant changes or alterations beyond minor amendments as determined by the Plans Examiner and Building Inspection Department may result in additional charges as appropriate.			
Submittal of plans after construction	Where plans are submitted after construction, the standard late submittal fee of \$250.00 will be assessed per each review type that occurred after construction. This is in addition to any other plan entry fees and base fees applied to a project.			

Expedited Priority Plan Review	The fee for a priority plan review, which expedites completion of the plan review in less than the normal processing time when the plan is considered ready for review, shall be 200% of the fees specified in these provisions.
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SECTION 2: EFFECTIVE DATE.

This resolution shall take effect upon passage and posting or publication as provided by law.

Dated the 5th day of April, 2021.

CITY OF PEWAUKEE

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

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

DATE: April 5, 2021

DEPARTMENT: PW - Water/Sewer

PROVIDED BY: Magdelene Wagner/Jane Mueller

SUBJECT:

Discussion and Possible Action Regarding Well #1 Motor and Pump Rehabilitation Project [Wagner / Mueller]:

BACKGROUND:

Well #1 failed on February 19, 2021. The preliminary investigation indicates that the motor &/or cable has failed. The extent of the failure will not be known until the well pump, piping and motor are removed for inspection.

On March 8, 2021, Request for Proposals (RFP) were requested from the three southeastern Wisconsin well & pump contractors as well as an advertisement in Waukesha Freeman (3/16/21). We received two proposal responses, Municipal Well & Pump and Water Well Solutions, Inc.

The lowest base bid for the project with the use of galvanized piping is estimated at \$90,591.00. The full component replacement costs will not be known until the evaluation is completed. The format on the proposal attempts to capture the unit price of the components to allow the City to just replace the components necessary.

This project was not expected in the 2021 budget and the Utility does not have funds to re-allocate to this work, therefore, the Utility will need to add these costs to the planned borrowing for 2021. The Comfort Resolution allows for the repayment of the funds that will be temporarily borrowed from the Sewer Utility savings to pay for the project until the borrowing is complete.

FINANCIAL IMPACT:

This repair is outside the scope of the 2021 budget. The Water Utility will include these costs in the next borrowing. In the interim, the Sewer Utility will fund the project until this borrowing is complete.

RECOMMENDED MOTION:

Common Council approve the comfort resolution for borrowing the funds for this project with interim funding coming from the Sewer Utility savings.

Common Council award Well #1 Motor & Pump Rehabilitation Proposal to the lowest qualified bidder, Municipal Well & Pump, in accordance of the lowest base bid for galvanized pipe replacement of \$90,591.00.

ATTACHMENTS:

Description
Bid Summary

2021 WELL #1 MOTOR PUMP REHAB BID SUMMARY

3/23/2021

	Each	CTW Corporation				MUNICIPAL WELL & PUMP				WATER WELL SOLUTIONS						
		UNIT \$\$	TOTAL GALV PIPE		UNIT \$\$	TOTAL BLACK IRON	UNIT \$\$	TOTAL GALV PIPE		UNIT \$\$	TOTAL BLACK IRON	UNIT \$\$	TOTAL GALV PIPE		UNIT \$\$	TOTAL BLACK IRON
Mobilization	2						\$14,500.00	\$29,000.00		\$14,500.00	\$29,000.00	\$500.00	\$1,000.00		\$500.00	\$1,000.00
7" SS Pump Assembly 8 Stage (In Kind)	1						\$11,000.00	\$11,000.00		\$11,000.00	\$11,000.00	\$10,911.64	\$10,911.64		\$10,911.64	\$10,911.64
Motor 150 hp 480/3/60 (In Kind)	1						\$16,790.00	\$16,790.00		\$16,790.00	\$16,790.00	\$12,415.57	\$12,415.57		\$12,415.57	\$12,415.57
6" DI Check Valve w/Drain Plug	2						\$925.00	\$1,850.00		\$925.00	\$1,850.00	\$1,134.26	\$2,268.52		\$1,134.26	\$2,268.52
6" Column pipe - each (21'Nominal)																
Sch40 Galvanized T&C	7						\$703.00	\$4,921.00				\$861.14	\$6,027.98			
Sch40 Black Iron T&C	7									\$570.00	\$3,990.00				\$613.10	\$4,291.70
Submerged Hypot Cable Test, inc. detailed report	1						\$750.00	\$750.00		\$750.00	\$750.00	\$2,000.00	\$2,000.00		\$2,000.00	\$2,000.00
250 mcm double jacketed submersible cable, flat w/ground, copper conductors per foot	730						\$36.00	\$26,280.00		\$36.00	\$26,280.00	\$63.14	\$46,092.20		\$63.14	\$46,092.20
Video logging of well each							**					\$1,500.00	\$1,500.00		\$1,500.00	\$1,500.00
Supt., Asst & Service Truck w/tools to Pull pump	40						**					\$265.00	\$10,600.00		\$265.00	\$10,600.00
Pump Service rig	4											\$1,000.00	\$4,000.00		\$1,000.00	\$4,000.00
Cable Spooler	4						**					\$200.00	\$800.00		\$200.00	\$800.00
Shop labor hours	20											\$100.00	\$2,000.00		\$100.00	\$2,000.00
TOTAL								\$90,591.00			\$89,660.00		\$99,615.91			\$97,879.63

** Municipal costs inc in Mobilization/Demob

RESOLUTION 21-04-11

**RESOLUTION DECLARING OFFICIAL INTENT TO REIMBURSE EXPENDITURES
WELL #1 MOTOR & PUMP REHABILITATION PROJECT**

WHEREAS, the City of Pewaukee, Waukesha county, Wisconsin (the "City") owns and operates a well and water system (the "System") as a public entity; and

WHEREAS, the City expects to receive a loan (the "Loan") to finance the Project and expects to issue tax exempt bonds (the "Bonds") to the Program in evidence of the Loan; and

WHEREAS; it is necessary, desirable, and in the best interests of the city to seek interim financing to fund project costs until the Loan becomes available and the Bonds can be issued.

Section 1. Expenditure of Funds. The City shall make expenditures as needed from its funds on hand to pay the costs of the Project until Bond proceeds become available.

Section 2. Declaration of Official Intent. The City hereby officially declares its intent to reimburse said expenditures with proceeds of the Bonds for the Well #1 Motor & Pump Rehabilitation Project.

Section 3. Unavailability of Long-Term Funds. No funds for payment of the Project from sources other than the Bonds are, or are reasonable expected to be reserved, allocated on a long-term basis, or otherwise set aside by the City pursuant to its budget or financial policies.

Section 4. Public Availability of Official Intent Resolution. This Resolution shall be made available for public inspection at the City office within 30 days after its approval in compliance with applicable State law governing the availability of records of official acts including Subchapter II of Chapter 19, and shall remain available for public inspection until the bonds are issued.

Section 5. Effective Date. This Resolution shall be effective upon its adoption and approval.

Adopted this 5th day of April, 2021.

CITY OF PEWAUKEE

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

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

DATE: April 5, 2021

DEPARTMENT: PW - Water/Sewer

PROVIDED BY: Magdelene Wagner/Jane Mueller

SUBJECT:

Discussion and Possible Action Regarding **Resolution 21-04-12** Declaring Official Intent to Reimburse Expenditures for North Avenue Well #3 Motor Control Center Project [Wagner / Mueller]

BACKGROUND:

As you may recall, the Water Utility has had many issues with electrical surges/spikes causing damage to the well pumps and motors on the North Avenue Well #3. The 2021 budget included a motor control center and electrical upgrades/rehabilitation project for this well to protect this equipment from future electrical issues and to shut down the equipment faster to avoid extensive damage to the equipment. Adopting this resolution allows the Water Utility to borrow for the funds for the project, if necessary.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

Common Council adopt the comfort resolution for the Well #3 Motor Control Center project.

ATTACHMENTS:

Description

Resolution 21-04-12

RESOLUTION 21-04-12

**RESOLUTION DECLARING OFFICIAL INTENT TO REIMBURSE EXPENDITURES
WELL #3 MOTOR CONTROL CENTER PROJECT**

WHEREAS, the City of Pewaukee, Waukesha county, Wisconsin (the "City") owns and operates a well and water system (the "System") as a public entity; and

WHEREAS, the City expects to receive a loan (the "Loan") to finance the Project and expects to issue tax exempt bonds (the "Bonds") to the Program in evidence of the Loan; and

WHEREAS; it is necessary, desirable, and in the best interests of the city to seek interim financing to fund project costs until the Loan becomes available and the Bonds can be issued.

Section 1. Expenditure of Funds. The City shall make expenditures as needed from its funds on hand to pay the costs of the Project until Bond proceeds become available.

Section 2. Declaration of Official Intent. The City hereby officially declares its intent to reimburse said expenditures with proceeds of the Bonds for the Well #3 Motor Control Center and Electrical Replacement/Upgrade Project.

Section 3. Unavailability of Long-Term Funds. No funds for payment of the Project from sources other than the Bonds are, or are reasonable expected to be reserved, allocated on a long-term basis, or otherwise set aside by the City pursuant to its budget or financial policies.

Section 4. Public Availability of Official Intent Resolution. This Resolution shall be made available for public inspection at the City office within 30 days after its approval in compliance with applicable State law governing the availability of records of official acts including Subchapter II of Chapter 19, and shall remain available for public inspection until the bonds are issued.

Section 5. Effective Date. This Resolution shall be effective upon its adoption and approval.

Adopted this 5th day of April, 2021.

CITY OF PEWAUKEE

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

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

DATE: April 5, 2021

DEPARTMENT: PW - Engineering

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and Possible Action to Approve **Resolution 21-04-13** Declaring Official Intent to Reimburse Expenditures for the Joseph Road Reconstruction, Water Main Extension, Sanitary Sewer Extension and Storm Sewer Project [Wagner / Mueller].

BACKGROUND:

Recall the Common Council previously authorized the Joseph Road Reconstruction, sanitary sewer extension, water main extension, and storm sewer project. It is anticipated that the City will need to borrow for the project. The Comfort Resolution allows for expenditures to be reimbursed by a future borrowing.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

Common Council approve the Comfort Resolution declaring official intent to reimburse expenditures for Joseph Road Reconstruction, Water Main Extension, Sanitary Sewer Extension, and Storm Sewer Project..

ATTACHMENTS:

Description

Resolution 21-04-13 Joseph Road

RESOLUTION 21-04-13

**RESOLUTION DECLARING OFFICIAL INTENT TO REIMBURSE EXPENDITURES
JOSEPH ROAD RECONSTRUCTION, WATER MAIN EXTENSION, SANITARY
SEWER EXTENSION, AND STORM WATER PROJECT**

WHEREAS, the City of Pewaukee, Waukesha county, Wisconsin (the "City") owns and operates a roadway system, a water main system, a sanitary sewer system, and a drainage system (the "System") as a public entity; and

WHEREAS, the City expects to receive a loan (the "Loan") to finance the Project and expects to issue tax exempt bonds (the "Bonds") to the Program in evidence of the Loan; and

WHEREAS; it is necessary, desirable, and in the best interests of the city to seek interim financing to fund project costs until the Loan becomes available and the Bonds can be issued.

Section 1. Expenditure of Funds. The City shall make expenditures as needed from its funds on hand to pay the costs of the Project until Bond proceeds become available.

Section 2. Declaration of Official Intent. The City hereby officially declares its intent to reimburse said expenditures with proceeds of the Bonds for the Joseph Road Reconstruction, Water Main Extension, Sanitary Sewer Extension, and Storm Water Project.

Section 3. Unavailability of Long-Term Funds. No funds for payment of the Project from sources other than the Bonds are, or are reasonable expected to be reserved, allocated on a long-term basis, or otherwise set aside by the City pursuant to its budget or financial policies.

Section 4. Public Availability of Official Intent Resolution. This Resolution shall be made available for public inspection at the City office within 30 days after its approval in compliance with applicable State law governing the availability of records of official acts including Subchapter II of Chapter 19, and shall remain available for public inspection until the bonds are issued.

Section 5. Effective Date. This Resolution shall be effective upon its adoption and approval.

Adopted this 5th day of April, 2021.

CITY OF PEWAUKEE

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

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

DATE: April 5, 2021

DEPARTMENT: PW - Engineering

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and possible action to approve **Resolution 21-04-14** Declaring Official Intent to Reimburse Expenditures for the Meadowbrook Farms Subdivision Phase 1 Road Rehabilitation Project [Wagner]

BACKGROUND:

Recall the Common Council previously authorized the Meadowbrook Farms Subdivision Phase 1 Road Rehabilitation project. It is anticipated that the City will need to borrow for the project. The Comfort Resolution allows for expenditures to be reimbursed by a future borrowing.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

Common Council approve the Comfort Resolution declaring official intent to reimburse expenditures for Meadowbrook Farms Subdivision Phase 1 Road Rehabilitation project.

ATTACHMENTS:

Description

Resolution 21-04-14 Meadowbrook Farms Comfort

RESOLUTION 21-04-14**RESOLUTION DECLARING OFFICIAL INTENT TO REIMBURSE EXPENDITURES
MEADOWBROOK FARMS SUBDIVISION PHASE 1 REHABILITATION PROJECT**

WHEREAS, the City of Pewaukee, Waukesha county, Wisconsin (the "City") owns and operates a roadway system, a water main system, a sanitary sewer system, and a drainage system (the "System") as a public entity; and

WHEREAS, the City expects to receive a loan (the "Loan") to finance the Project and expects to issue tax exempt bonds (the "Bonds") to the Program in evidence of the Loan; and

WHEREAS; it is necessary, desirable, and in the best interests of the city to seek interim financing to fund project costs until the Loan becomes available and the Bonds can be issued.

Section 1. Expenditure of Funds. The City shall make expenditures as needed from its funds on hand to pay the costs of the Project until Bond proceeds become available.

Section 2. Declaration of Official Intent. The City hereby officially declares its intent to reimburse said expenditures with proceeds of the Bonds for the Meadowbrook Farms Subdivision Phase 1 Road Rehabilitation Project.

Section 3. Unavailability of Long-Term Funds. No funds for payment of the Project from sources other than the Bonds are, or are reasonable expected to be reserved, allocated on a long-term basis, or otherwise set aside by the City pursuant to its budget or financial policies.

Section 4. Public Availability of Official Intent Resolution. This Resolution shall be made available for public inspection at the City office within 30 days after its approval in compliance with applicable State law governing the availability of records of official acts including Subchapter II of Chapter 19, and shall remain available for public inspection until the bonds are issued.

Section 5. Effective Date. This Resolution shall be effective upon its adoption and approval.

Adopted this 5th day of April, 2021.

CITY OF PEWAUKEE

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

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

DATE: April 5, 2021

DEPARTMENT: Public Works

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and Possible Action for the Roundy's Industrial Park Including Roundy Drive, Roundy Circle, and Paul Road Rehabilitation Project [Wagner / Mueller]:

BACKGROUND:

Roundy Drive, Roundy Circle, and Paul Road are in need of rehabilitation and are currently in the road project budget for 2021 construction. The preliminary resolution authorizes expenditures for these projects.

It is anticipated that the City will need to borrow for the road reconstruction project. The Comfort Resolution allows for expenditures to be reimbursed by a future borrowing.

It has also been determined the water main infrastructure in Paul Road is near the end of its useful life due to the increased water main breaks from unused laterals and valve component failures. As such, the water main will be replaced from Roundy Drive to Redford Boulevard.

FINANCIAL IMPACT:

The 2021 budget included \$1,000,000 in the road budget, \$75,000 in the stormwater utility budget, and \$650,000 in the water utility budget.

RECOMMENDED MOTION:

Common Council approve the preliminary resolution for the project and the comfort resolution declaring official intent to reimburse expenditures for the Roundy Drive, Roundy Circle, and Paul Road Rehabilitation and Water Main Relay Project.

ATTACHMENTS:

Description

Resolution 21-04-15

Resolution 21-04-16

RESOLUTION 21-04-15
PRELIMINARY RESOLUTION
DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT POWERS
AUTHORIZING THE CONSTRUCTION OF ROUNDY'S INDUSTRIAL PARK AND
PEWAUKEE BUSINESS CENTER
ROAD RECONDITIONING AND RELATED FACILITIES
UNDER SECTION 66.0703, WISCONSIN STATUTES

WHEREAS, The Common Council of the City of Pewaukee has determined that the pavement within the Roundy's Industrial Park Area and Pewaukee Business Center Area are in need of reconditioning; and

WHEREAS, The Common Council of the City of Pewaukee has determined that all property owners abutting the Roundy's Industrial Park Area and Pewaukee Woods Industrial Park Area roads should share in the cost of such improvements.

NOW, THEREFORE, BE IT HEREBY RESOLVED: That the Common Council of the City of Pewaukee determines that it is in the best interest of the City and in the exercise of its police power under Section 66.0703, Wisconsin Statutes, to levy special assessments upon the following described property for special benefits conferred upon such properties by the improvements of the pavement reconditioning:

Paul Road, from Redford Boulevard (CTH "F") northwesterly to approximately 460' west of Roundy Drive, approximately 3,095 feet,
Roundy Drive, from Redford Boulevard (CTH "F") westerly to Paul Road, approximately 2,015 feet,
Roundy Circle, from Roundy Drive to Roundy Drive (both eastern and western portions in entirety), approximately 3,045 feet

Before such improvements are made, the City Engineer is directed to prepare a report consisting of:

- a. Preliminary plans and specifications for said improvements.
- b. An estimate of the entire cost of the proposed reconstruction improvements.
- c. A schedule of the proposed assessment against each affected parcel and a statement that all property is benefited.
- d. The formula for assessing.

The exact amount of the assessment and the method of permitted payments will be determined at the public hearing, prior to the Final Resolution.

Upon receiving the report of the City Engineer, the Clerk shall publish a Class I notice to be given stating the nature of the proposed work, the general boundary lines of the proposed assessment district, a small map and the place and time at which the report can be inspected and the time of the public hearing for interested parties to appear and comment. The Clerk shall also mail the notices to the post-office address of every interested party at least 10 days before the

hearing. The public hearing shall be held at the City Hall, W240 N3065 Pewaukee Road not less than 10 and not more than 40 days after such publication.

SEVERABILITY

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

ADOPTED THIS 5th Day of April, 2021.

CITY OF PEWAUKEE

Steve Bierce, Mayor

ATTEST:

Kelly M. Tarczewski, Clerk/Treasurer

RESOLUTION 21-04-16

**RESOLUTION DECLARING OFFICIAL INTENT TO REIMBURSE EXPENDITURES
ROUNDY DRIVE, ROUNDY CIRCLE, AND PAUL ROAD REHABILITATION AND
PAUL ROAD WATER MAIN RELAY PROJECT**

WHEREAS, the City of Pewaukee, Waukesha county, Wisconsin (the "City") owns and operates a roadway system, a water main system, a sanitary sewer system, and a drainage system (the "System") as a public entity; and

WHEREAS, the City expects to receive a loan (the "Loan") to finance the Project and expects to issue tax exempt bonds (the "Bonds") to the Program in evidence of the Loan; and

WHEREAS; it is necessary, desirable, and in the best interests of the city to seek interim financing to fund project costs until the Loan becomes available and the Bonds can be issued.

Section 1. Expenditure of Funds. The City shall make expenditures as needed from its funds on hand to pay the costs of the Project until Bond proceeds become available.

Section 2. Declaration of Official Intent. The City hereby officially declares its intent to reimburse said expenditures with proceeds of the Bonds for the Roundy Drive, Roundy Circle, and Paul Road Rehabilitation and Paul Road Water Main Relay Project.

Section 3. Unavailability of Long-Term Funds. No funds for payment of the Project from sources other than the Bonds are, or are reasonable expected to be reserved, allocated on a long-term basis, or otherwise set aside by the City pursuant to its budget or financial policies.

Section 4. Public Availability of Official Intent Resolution. This Resolution shall be made available for public inspection at the City office within 30 days after its approval in compliance with applicable State law governing the availability of records of official acts including Subchapter II of Chapter 19, and shall remain available for public inspection until the bonds are issued.

Section 5. Effective Date. This Resolution shall be effective upon its adoption and approval.

Adopted this 5th day of April, 2021.

CITY OF PEWAUKEE

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

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

DATE: April 5, 2021

DEPARTMENT: PW - Engineering

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and Possible Action to Re-Allocate Funding for the Design of the Lindsay Road Trail [Wagner]

BACKGROUND:

Recall at the Common Council meeting on March 15, 2021, the Common Council requested Staff to review installing a trail in Lindsay Road from Duplainville Road to the Pewaukee Sports Complex as part of the Duplainville Road Reconstruction and Trail project. This was in reference to a pedestrian crossing within the intersection improvements of Lindsay and Redford.

The Bike & Pedestrian Committee met and supported an off road trail along with section of Lindsay Road at their meeting on March 24, 2021.

Strand & Associates prepared a task order which estimated the cost for survey and design to add this section of trail to the Duplainville Road project they are currently working on.

FINANCIAL IMPACT:

As this project was not considered as part of the 2021 budget and in order to remain budget neutral in the Capital Fund for Bike & Pedestrian, we request \$50,000 be re-allocated from the Fieldhack Trail project. The 2021 budget allocated \$150,000 for design of the Fieldhack Trail Connection in which Staff has not spent any of this allocation to date.

RECOMMENDED MOTION:

Common Council re-allocate \$50,000 of the 2021 budget from the Fieldhack Trail project to the Lindsay Road Trail project for design in 2021.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 14.**

DATE: April 5, 2021

DEPARTMENT: PW - Engineering

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and Possible Action to Waive the Second Reading and Approve **Ordinance 21-02** to Repeal and Recreate Section 5.05(3)(a) Pertaining to Regulating Heavy Traffic [Wagner]

BACKGROUND:

In a review of our current ordinance, our Municipal Attorney has recommended the proposed change to our current Ordinance for Heavy Trucking. The current ordinance does not include language requiring the heavy truck to take the shortest distance route on a heavy restricted roadway. The recommended changes to the ordinance will require a truck with a heavy load to take the shortest route possible to the destination on a weight restricted roadway.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

Common Council approve to Waive the Second Reading and Approve **Ordinance 21-02** to Repeal and Recreate Section 5.05(3)(a) Pertaining to Regulating Heavy Traffic.

ATTACHMENTS:

Description

Ordinance 21.02

ORDINANCE NO. 21-02

**AN ORDINANCE TO REPEAL AND RECREATE
SECTION 5.05 (3) (a) OF THE CITY ORDINANCE**

WHEREAS, the City of Pewaukee enacted §5.05 (3) (a) of the City Code of Ordinances which regulates heavy traffic within the City; and

WHEREAS, the Common Council wishes to add a statutory provision by reference into the ordinance this ordinance.

NOW THEREFORE, the Common Council of the City of Pewaukee hereby repeals and recreates §5.05 (3) (a) of the City Code of Ordinances as follows:

SECTION 1:

§5.05 (3) (a) of the City Code of Ordinances shall provide:

(3) REGULATION OF HEAVY TRAFFIC.

(a) All vehicles not operating completely on pneumatic tires and all vehicles or combination of vehicles, other than motor buses, designed or used for transporting property of any nature and having a gross weight of more than 12,000 pounds are prohibited from traveling on any highway in the City of Pewaukee, except as authorized by Sections 348.16(2) - (3) and 349.17(1), Wis. Stats. The exemptions allowed by Wisconsin Statutes Sections 348.16(2) - (3) and 349.17(1) only apply to the extent necessary for such non-traffic route travel, which is defined as the shortest roadway distance between the heavy traffic route and the applicable place of business or residence which has an entrance within the restricted weight zone.

SECTION 2: Effective Date.

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

Dated this 5th day of April 2021.

CITY OF PEWAUKEE

Steve Bierce, Mayor

ATTEST:

Kelly Tarczewski, City Clerk

This ordinance posted or published _____.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 15.**

DATE: April 5, 2021

DEPARTMENT: Public Works

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and Possible Action Regarding The Waters Development [Wagner]:

BACKGROUND:

The Waters Development is seeking to move forward with a grading only agreement while they finalize the full development plans, execute the Development Agreement, and post the letter of credit. This agreement will allow them to complete the grading work on the site to keep their project on schedule while the final plans are being reviewed by the City for conformance with the City Ordinances and Standards.

The grading agreement needs the Developer to post a guarantee in the form of a cash deposit or letter of credit. We recommend this value be established in the amount of \$126,000.00 in a form as approved by the City Attorney.

FINANCIAL IMPACT:

The work is guaranteed by the Developer so there is no cost to the City at this time.

RECOMMENDED MOTION:

Common Council approve the grading agreement and the value of the guarantee at \$126,000.00 contingent on City Engineer and City Attorney approvals.

ATTACHMENTS:

Description

Grading Agreement

GRADING AND STOCKPILING OF FILL MATERIAL AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____, 20____, by and between _____ The Waters Senior Living Management, LLC, a Delaware limited liability company, hereinafter collectively and individually called the "Developer," and the CITY OF PEWAUKEE, a Wisconsin municipal corporation of the State of Wisconsin, hereinafter called the "City."

WITNESSETH:

WHEREAS, the Developer or an affiliate of Developer proposes to develop certain lands located in the City of Pewaukee, Waukesha County, Wisconsin, being particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"), commonly referred to as _____, located at the northeast corner of Pewaukee Road (S.T.H. 164) and Hawks Meadow Drive, in the City of Pewaukee, Wisconsin; and

WHEREAS, the City previously approved the Developer's ~~preliminary plat for the development of single family lots (the "Subdivision") on the Property~~ plan on December 2, 2019 to divide and develop the Property for housing for elderly or assisted living housing units under Pewaukee Ordinance 17.0416(c)(2) and consistent with the standard regulations as set forth in Chapter 236 of the Wisconsin Statutes and Chapter 18 of the City of Pewaukee Municipal Code regulating land division and development (collectively, the "Development"); and

WHEREAS, the City has reviewed the Developer's conceptual Grading Plan (as defined below); and

WHEREAS, one of the requisites for development of the ~~Subdivision~~ Development is the installation of various private, as well as public, improvements to be implemented pursuant to a development agreement; and

WHEREAS, said development agreement has ~~not yet~~ been prepared and approved by the City, but is not yet executed; and

WHEREAS, the Developer has requested the City to authorize and permit grading and stockpiling of fill material on the Property at this time; and

WHEREAS, the City recognizes that timing is a factor to be considered and is willing to allow Developer, at its risk, to perform grading and stockpiling as requested upon the condition, however, that the Developer agrees to those certain terms and conditions as more fully hereinafter set forth.

NOW THEREFORE, in consideration of the sum of one dollar (\$1.00) to each in hand paid, the receipt and sufficiency whereof is hereby acknowledged, and in further consideration of

the mutual premises and covenants hereinafter set forth, it is hereby agreed by and between the parties hereto as follows:

I. THE CITY AGREES:

1. To permit the Developer to perform all ~~rough~~ grading and erosion control work on the Property in accordance with Phase 1 of the Grading and Erosion Control Plans prepared by Stantec for Project No. 193805844 and dated March 2, 2021 and March 29, 2021, attached hereto as Exhibit "B", incorporated herein by this reference (collectively, "Grading Plan"), including, but not limited to, the installation of silt fencing, general grading of the site, and the construction of storm water management ponds (collectively the "Grading"), upon the terms and conditions set forth below.

2. To permit the Developer to stockpile appropriate fill materials on the Property, not to exceed the total amount _____ cubic yards, in anticipation of using said fill materials in the development of the Property (collectively the "Stockpiling"), upon the terms and conditions set forth below.

II. THE DEVELOPER AGREES:

1. All Grading and Stockpiling shall be done at the Developer's risk.

2. All Grading and Stockpiling shall comply with ~~site grading, drainage and soil erosion plan and related specifications as the~~ Grading Plan, which is approved by the City, and as otherwise may be approved by the City Engineer. All plans for such Grading and Stockpiling have been ~~or will be~~ prepared on behalf of the Developer by a professional engineer licensed by the State of Wisconsin.

3. The City shall be reimbursed by the Developer for all reasonable costs incurred by the City in relation to the Grading and Stockpiling. These costs shall include, but not be limited to, plan review, inspection and related overhead costs. Said reimbursement shall be guaranteed by the Developer as set forth and required in Paragraph 9 below.

4. In the event the ~~preparation and/or final review of the Master Grading Plans by the City and approval by the City of the site engineering, grading, erosion control, storm water, and all other civil plans for the Development~~ dictate revisions to the proposed grades, either at the Developer's request or at the direction of the Engineer, such re-grading shall be performed by the Developer without any recourse to the City whatsoever, prior to the commencement of any underground installations in the ~~Subdivision development~~ Development.

5. The Grading and Stockpiling shall be performed with proper control of soil erosion and with minimum siltation of existing drainage facilities. Any damage to the existing drainage facilities resulting from the Grading or Stockpiling, including siltation removal, shall be immediately repaired by the Developer. As appropriate, by virtue of delay in the development process, vegetative cover shall be re-established by the Developer and/or effective erosion control measures shall be installed and continually maintained by the Developer, where vegetation has been removed, covered or destroyed.

6. In the event installation of improvements and/or buildings on the ~~lots-Property~~ does not begin as of _____, for any reason whatsoever, all of the graded or disturbed area shall have vegetative cover re-established by the Developer to ~~an-a reasonable~~ extent ~~as to be determined by the City~~. In the event vegetative cover is not established _____after _____, as provided for herein, and sixty (60) days' written notice to Developer from City (excepting any delay during winter months or because it is otherwise not reasonably practical to establish vegetative cover due to inclement weather), the City shall arrange for such work to be done, the reasonable costs of which shall be paid by the Developer.

7. In the event installation of improvements and/or buildings on the ~~lots-Property~~ does not begin as of _____, for any reason whatsoever, all of the stockpiled fill material shall be removed and all disturbed area shall have vegetative cover re-established by the Developer to ~~an-a reasonable~~ extent ~~as to be determined by the City~~. In the event the Stockpiled material is not removed or vegetative cover is not established by _____, as provided for herein, and sixty (60) days' written notice to Developer from City (excepting any delay during winter months or because it is otherwise not reasonably practical to establish vegetative cover due to inclement weather), the City shall arrange for such work to be done, the reasonable cost of which shall be paid by the Developer.

8. All truck traffic to and from the Property, as part of the operation permitted herein, shall be conducted by the Developer as governed by the applicable codes and regulations of Waukesha County and of the City ~~and as directed by the City Engineer~~, with respect to method, time ~~and~~, operations and routing, ~~etc.~~ Any public street used for access to the Property shall be kept free of mud, dirt and debris on a daily basis. In the event a clean-up order from the City is not complied with after fifteen (15) days' written notice from City to Developer, such work shall be arranged and accomplished by the City and paid for out of the deposit referred to in Paragraph 9 below.

9. To assure compliance with the conditions set forth in this ~~agreement~~Agreement, including, but not limited to, the establishment of positive soil erosion control measures, performance hereunder shall be guaranteed with a deposit by the Developer with the City in the amount of \$~~_____~~126,000.00 cash which shall be paid prior to the commencement of any activity on the Property by the Developer with respect to the Grading and Stockpiling. In the event Developer does not comply with or fully perform this ~~agreement~~Agreement after any applicable notice and cure periods (and if no notice or cure periods are provided for specifically, then such noncompliance or failure to perform continuing thirty (30) days after written notice from City to Developer), the City is authorized to stabilize the site or to take other action to correct the Developer's violations hereof by using the cash deposit for such purposes. Upon completion of the performance of this Agreement, or upon the City and Developer or an affiliate of Developer entering into a development agreement, the deposit, or remaining balance of the deposit, if any, shall be returned to the Developer within thirty (30) days thereof. In the event ~~said the City uses the cash deposit pursuant to this Section and the cash~~ deposit is insufficient in amount to pay all costs ~~related to performance of and compliance with this agreement~~as provided in this Section, the Developer shall remit payment of all owed amounts to the City within ~~ten~~thirty (30) days of receipt of the City's invoice to the Developer.

10. This Agreement shall be binding upon the heirs, personal representatives, successors and assigns of the parties hereto.

11. Developer is responsible for DNR approval for required culverts in the Subdivision Development. Further, it is the Developer's responsibility to comply with any and all provisions of DNR approval/denial conditions.

12. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

13. Upon execution of a development agreement by and between the City and Developer or an affiliate of Developer, this Agreement shall terminate and be of no further force and effect except for the obligation of City to return the cash deposit in paragraph 9.

[Signature Page Follows]

_____, DEVELOPER _____, DEVELOPER

The Waters Senior Living Management, LLC, a
Delaware limited liability company

By: _____
Name: _____
Title: _____

STATE OF _____)
) ss.
_____)

Personally came before me this _____ day of _____, 20__, the above-named
_____ as _____ of The _____

Page 7 of 12

CITY:

**CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN**

Steve Bierce, Mayor

Kelly Tarczewski, Municipal Clerk

STATE OF WISCONSIN)
) ss.
WAUKESHA COUNTY)

Personally came before me this ____ day of _____, 20__, the above--named Steve Bierce, Mayor, and Kelly Tarczewski, Municipal Clerk, of the above--named municipal corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such individual and Municipal Clerk of said municipal corporation and acknowledged that they executed the foregoing instrument as such officers as the deed of said municipal corporation by its authority and pursuant to the authorization by the Governing Body of the City of Pewaukee from their meeting on the ____ day of _____, 20__.

Notary Public, State of Wisconsin.
My Commission expires: _____

C:\Documents and Settings\Valjon\My Documents\Client Files\Municipal Clients\Pewaukee, City of\Reese-Development-Matter\Draft-Grading-Stockpiling-Agreement-01-22-07.doc

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

Parcel 1:

That part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14), Township Seven (7) North of Range Nineteen (19) East, bounded and described as follows: to wit:

Beginning at the Northwest corner of the Southwest Quarter of the Southwest Quarter aforesaid, on the West line of said Section; thence East on Subdivision line of said Section, Twenty (20) chains to a post; thence South six (6) chains and twenty-five (25) links to a post on the division line; thence West twenty (20) chains to a post on the section line, thence North on said Section line six (6) chains and twenty-five (25) links to the place of beginning.

Waukesha County, Wisconsin

Parcel 2:

That part of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14), Township Seven (7) North, Range Nineteen (19) East bounded and described as follows: to wit:

Commencing at a point eighteen (18) rods and ten and one-half (10 1/2) links North on the Section line from the Southwest corner of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Fourteen (14), running thence South eighteen (18) rods and ten and one-half (10 1/2) links to the last mentioned corner; thence East eighty (80) rods to the one eighth (1/8th) line; thence North on the one eighth (1/8th) line five (5) chains and ninety (90) links to the center of Old Plank Road; thence in a Northwesterly direction along the center of said Plank Road, nine (9) chains to a stake; thence South and parallel with the West line of said Section twenty-four (24) rods and four (4) links to a stake; thence West fifty (50) rods to the place of beginning. Excepting that parcel conveyed to Libby M. Hagedorn by Quit Claim Deeds dated April 26, 1968, filed May 1, 1968, as Document Nos. 711495 and 711496, being bounded and described as follows:

Beginning at a point on the West line of the Southwest 1/4 of Section 14, said point being due South and 1,022.57 feet distant from the West 1/4 corner of said Section; thence continuing due South along said West line, 175.00 feet; thence due East 278.58 feet; thence due North 175.00 feet; thence due West 278.58 feet to the place of beginning.

Excepting the West 50 feet thereof for highway purposes.

Also excepting the land conveyed to Waukesha County by Warranty Deed dated May 9, 2003, filed June 25, 2003, as Document 3013002.

LESS AND EXCEPT that part of the Southwest Quarter of Section 14, Township 7 North, Range 19 East, more particularly described as follows:

Beginning at a point on the West line of said Section 14 that is 1197.57 feet South 0 degrees 10 minutes 12 seconds East of the West Quarter corner of said section; thence continuing South 0 degrees 10 minutes 12 seconds East 541.87 feet along said West line to a point on the owners Southerly property line; thence South 89 degrees 19 minutes 42 seconds East 50.01 feet along said Southerly property line to a point; thence North 0 degrees 10 minutes 12 seconds West 542.61 feet to a point on the South line of those lands described in Volume 1120 of Deeds, Page 580 of Waukesha County Records; thence South 89 degrees 49 minutes 48 seconds West 50.00 feet along said property line to the point of beginning.

Also all those lands described on Reel 177 of Records, as Image 454, Waukesha County Records, that lie between the following described centerline of relocated C.T.H. "SS" and a line 50.00 feet Southwesterly of said centerline as measured normal to it. Said centerline is described as follows: Commencing at the East Quarter corner of Section 15, Township 7 North, Range 19 East, Town of Pewaukee; thence South 0 degrees 10 minutes 12 seconds East 71.08 feet to a point; thence North 56 degrees 7 minutes 12 seconds West 429.46 feet to the point of beginning of said centerline; thence South 61 degrees 36 minutes 16 seconds East 613.55 feet to a point of curve; thence along the arc of a 3 degrees 0 minutes 0 seconds curve 370.30 feet to a point, said curve having a center lying to the Southwest, a radius of 1909.86 feet and a long chord of 369.72 feet bearing South 55 degrees 03 minutes 00 seconds East; thence South 50 degrees 29 minutes 43 seconds East 399.43 feet to a point of curve; thence along the arc of a 3 degrees 0 minute 0 seconds curve 203.93 feet to a point, said curve having a center lying to the northeast, a radius of 1909.86 feet, and a long chord of 203.84 feet bearing South 53 degrees 33 minutes 15 seconds East; thence South 56 degrees 36 minutes 48 seconds East 600 feet to a point; said point being the end of said relocated centerline of C.T.H. "SS".
Waukesha County, Wisconsin

Parcel 3:

Part of the Southwest Quarter of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Beginning at a point on the West line of the Southwest Quarter of Section 14, said point being due South of and 1022.57 feet distant from the West Quarter corner of said Section; thence continuing due South along said West line, 175.00 feet; thence due East, 278.58 feet; thence due North, 175.00 feet; thence due West 278.58 feet to the place of beginning.

Excepting Therefrom the West 50 feet for highway purposes.

Further Excepting Therefrom those lands conveyed in Warranty Deed filed February 25, 2003, as Document No. 2939466.

Tax Parcel Numbers: PCW 0919991; PCW 0919995

EXHIBIT B
GRADING PLAN

[[Drafter's Note: insert grading plan]]

Summary Report	
Title	pdfDocs compareDocs Comparison Results
Date & Time	3/30/2021 1:27:11 PM
Comparison Time	1.35 seconds
compareDocs version	v5.0.200.14

Sources	
Original Document	[#45190968] [v1] Draft Grading Stockpiling Agreement 03 25 2021.doc
Modified Document	[#45190968] [v4] Grading and Stockpiling of Fill Material Agreement.doc

Comparison Statistics	
Insertions	27
Deletions	13
Changes	26
Moves	0
Font Changes	0
Paragraph Style Changes	0
Character Style Changes	0
TOTAL CHANGES	66

Word Rendering Set Markup Options	
Name	Standard
<u>Insertions</u>	
Deletions	
<u>Moves</u> / Moves	
Font Changes	
Paragraph Style Changes	
Character Style Changes	
Inserted cells	
Deleted cells	
Merged cells	
Changed lines	Mark left border.

compareDocs Settings Used	Category	Option Selected
Open Comparison Report after saving	General	Always
Report Type	Word	TrackChanges
Character Level	Word	False
Include Comments	Word	False
Include Field Codes	Word	True
Flatten Field Codes	Word	True
Include Footnotes / Endnotes	Word	True
Include Headers / Footers	Word	False
Image compare mode	Word	Insert/Delete
Include List Numbers	Word	False
Include Quotation Marks	Word	False
Show Moves	Word	True
Include Tables	Word	True
Include Text Boxes	Word	False
Show Reviewing Pane	Word	False
Summary Report	Word	End
Detail Report	Word	Separate (View Only)
Document View	Word	Print

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 16.**

DATE: April 5, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Approve **Resolution 21-04-17** Supporting Strong State & Local Partnership
Related to Shared Revenue Funds [Klein / Mayor Bierce]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

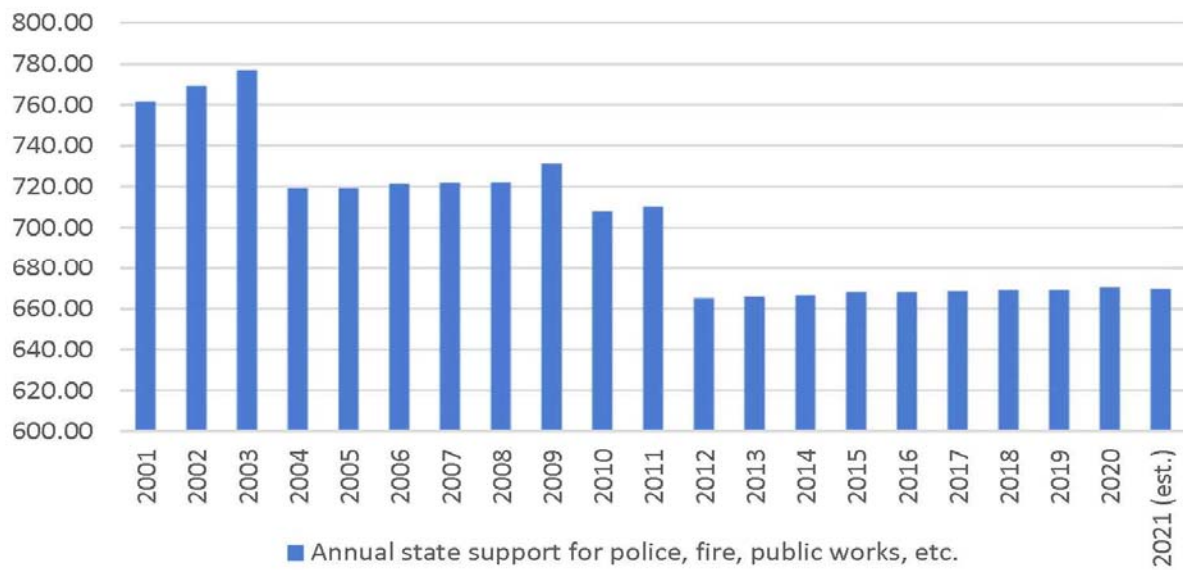
Chart of Shared Revenue Funding

Resolution 21-04-17

Representatives

Declining Shared Revenues

(In Millions)



Source: Legislative Fiscal Bureau, 2019-2021 Budget Summary
https://docs.legis.wisconsin.gov/misc/lfb/budget/2019_21_biennial_budget/

RESOLUTION NO. 21-04-17

Support for a Strong State & Local Partnership**Shared Revenue Funds Critical Services**

Whereas, for over ninety years the state shared revenue program has been a key component of Wisconsin's state and local relationship and an important part of the state's overall program of property tax relief; and

Whereas, over the last 20 years shared revenue funding for municipalities has been cut by \$94 million; and

Whereas, over the last generation, property taxes have grown as a share of city and village revenues as shared revenue and other state aid to Wisconsin municipalities has lagged; and

Whereas, state aid provided a larger share of municipal revenues in Wisconsin than property taxes from 1975 to 1997. Today property taxes account for more than twice as much municipal revenue as state aid; and

Whereas, to create and maintain quality communities that attract businesses and families, municipalities must invest in services and infrastructure that people and businesses expect, like police protection, fire suppression, road maintenance, snowplowing, libraries, and parks; and

Whereas, the state should reinvest a portion of its sales and income tax revenue growth in local communities to spur further economic growth and make Wisconsin communities places where people want to live and work.

Now, Therefore, Be It Resolved, that the City of Pewaukee, calls on the Legislature to pass a state budget increasing funding for the shared revenue program and directs the Clerk to send a copy of this resolution to the state legislators representing the City of Pewaukee, to Governor Tony Evers and to the League of Wisconsin Municipalities.

Adopted this 5th day of April 2021.

CITY OF PEWAUKEE

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, City Clerk

W240N3065 Pewaukee Road

Find your legislator

Latitude and longitude: 43.07592, -88.22455

Your Legislators



(<https://docs.legis.wisconsin.gov/document/legislator/2021/2101>)

Senator Chris Kapenga

(<https://docs.legis.wisconsin.gov/document/legislator/2021/2101>)

(R - Delafield)

Senate

(<https://docs.legis.wisconsin.gov/2021/legislators/senate>)

District 33

(608) 266-9174

(800) 863-8883

Sen.Kapenga@legis.wisconsin.gov

(<mailto:Sen.Kapenga@legis.wisconsin.gov>)



(<https://docs.legis.wisconsin.gov/document/legislator/2021/2169>)

Representative Adam Neylon

(<https://docs.legis.wisconsin.gov/document/legislator/2021/2169>)

(R - Pewaukee)

Assembly

(<https://docs.legis.wisconsin.gov/2021/legislators/assembly>)

District 98

(608) 266-5120

(888) 534-0098

Rep.Neylon@legis.wisconsin.gov

(<mailto:Rep.Neylon@legis.wisconsin.gov>)

U.S. House of Representatives and U.S. Senate

([https://www.senate.gov/general/contact_information/senators_cfm.cfm?](https://www.senate.gov/general/contact_information/senators_cfm.cfm?State=WI)

State=WI)

Return to map view ([index.aspx?](#)

[address=W240N3065+Pewaukee+Road&single=y&lat=43.075920&lon=-88.224550\)](#)

Please include your mailing address in your email to your legislator.

These results are intended to be used as a tool for contacting your State Senator or Representative. Please contact your local municipal clerk for voting district information or look up your voter information through the Government Accountability Board (<https://myvote.wi.gov/>).

The process of matching an address to a legislative district typically generates an accurate result. Sometimes addresses cannot be matched due to differences and errors in Geographic Information Systems (GIS) data. Therefore, 100% accuracy cannot be guaranteed.

Data Sources Used:

Assembly Districts

Wisconsin Act 43 Assembly districts with districts 8 and 9 from the Wisconsin Eastern District Federal Court decision dated April 11, 2012.
(<https://mapservices.legis.wisconsin.gov/arcgis/rest/services/Statewide/ASC/MapServer/1>)

Senate Districts

2011 Wisconsin Act 43 Senate Districts (<https://mapservices.legis.wisconsin.gov/arcgis/rest/services/Statewide/ASC/MapServer/0>)

Congressional Districts

2011 Wisconsin Act 44 Congressional Districts (<https://mapservices.legis.wisconsin.gov/arcgis/rest/services/Statewide/ASC/MapServer/2>)

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 17.**

DATE: April 5, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

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

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Walter Christiansen

BOR Needs

PWC Appointments Needed

WALTER CHRISTENSEN

N29W-26180 Steeplechase Court • Pewaukee, WI 53072 • waltgchristensen@aol.com • 262-617-4214

HEALTHCARE INDUSTRY EXECUTIVE

Sales Strategy & Execution • New Business Development • Team Building & Leadership

Tenacious executive with proven success driving profitability, visibility and market share for Fortune 500 and other companies. In-depth knowledge of the medical industry, with solid expertise in regional and global sales, marketing and operations. Talent for finding and capitalizing on revenue-building opportunities such as acquisitions, partnerships and new business development. Accomplished leader and change agent with a passion for innovation, collaboration and delivering tangible growth. ***Core competencies:***

- Global, National & Regional Sales Leadership
- Strategic & Tactical Planning
- Market Penetration & Competitive Advantage
- Partnership & Alliance Development
- Business Operations Management
- Multimillion-dollar Budget Accountability
- Client & Stakeholder Relations
- Cross-functional Team Leadership
- Recruiting, Training & Motivation
- Persuasive Communication & Presentations

CAREER HIGHLIGHTS

MKS Instruments Medical Andover Ma.

2012 to 2015 (Retired)

SR. Director Medical

As GM developed a target plan for future product platforms as well restructuring organization. Increased sales in 2nd quarter of 2012 by 12%. Restructured sales and marketing to address global markets. Developed and implemented plan to improve margins by 12 points. Launched milestone process to track and monitor all engineering programs. Built relationships with 3 new Chinese customers and signed 5 year contracts for product development and manufacturing. Developed acquisition strategy for growth and worked with M & A team to implement.

NEUROMETRIX, Boston, MA

2009 to 2011

Pioneer and direct international business expansion strategies for medical device organization focused on diagnosing peripheral nerve disease.

Senior Vice President of Global Sales and Marketing

Target high-impact growth opportunities to boost revenue and profit for complex medical device business. Plan, lead and develop the international division and clinical organization while providing leadership and change management for the entire enterprise. Build relationships and close deals with distributors in eight countries. Define and track performance metrics. Create processes and systems for sales forecasting, service, communications and training. Lead sales and marketing staff. Serve as liaison to personnel, board members and investors. *Selected accomplishments:*

- **Restructured and revitalized the entire organization** to target untapped markets, eliminate inefficiencies and effectively balance expenses with customer "touch points."
- Overhauled the customer service structure to transform a reactive business into a **proactive, revenue-generating operation**. Also introduced new sales training, CRM and communication processes.
- Successfully **reversed three-year negative trend** for new customer acquisition by dividing the sales organization into two separate groups; one concentrated on meeting the clinical needs of the installed client base while the other maintained a steadfast focus on acquiring new customers.
- Played integral role in raising **\$18 million in private equity funding**.

...continued...

WALTER CHRISTENSEN

Page 2 of 3

STEREOTAXIS, St. Louis, MO.

2005 to 2008

Provided strategic and tactical sales direction for the producer of a magnetic device for the computer-aided control of catheters for Interventional Cardiology.

Senior Vice President of Global Sales

Spearheaded sales and network-development strategies to fuel profits and market share for medical device company in Asia, Europe and the U.S. Introduced hard-hitting sales plans and procedures. Teamed with marketing, clinical and engineering departments to streamline customer service. Hired and developed direct / indirect sales teams worldwide and created sales training department. *Selected accomplishments:*

- Successfully **drove up sales orders and revenue by 50%** quarter-over-quarter in 2006 and 2007 and consistently exceeded all performance goals and expectations during tenure.
- Established distributor networks in Eastern Europe, China, Korea and South America, developed **profitable partnerships with multinational companies** and cultivated relationships with global industry leaders.
- Significantly **improved profitability** by launching co-marketing solutions with new OEM partners.

PHILIPS MEDICAL SYSTEMS, Dallas, TX

2001 to 2005

Vice President, Mid America Zone (2003 to 2005)

Promoted to create and expand sales operations after launching the U.S. zone from its inception. Introduced business and sales processes, and developed/led the 100-person team. Managed the **\$600 million** annual budget. Led sales and business expansion functions while concurrently overseeing administrative and strategic planning functions for a stable and rapidly growing operation. *Selected accomplishments:*

- **Built the zone from the ground up** in 2003, including hiring the original team, developing the budget and establishing the organizational infrastructure.
- Positioned the new zone as the largest in the company in 2004, with an impressive **35% growth rate**.
- Championed the acquisition and integration of the **nation's largest dealer organization**.

Vice President, Ultrasound Sales, Southern Zone (2001 to 2003)

Planned and implemented strategies to identify, secure and strengthen the ultrasound sales business throughout the Southern U.S. Coached and led the sales force, while serving as leader, problem solver and change agent during a period of substantial transition and growth. Created forecasts and ambitious sales goals. *Selected accomplishments:*

- Expertly **merged two recently acquired companies** (ATL and Agilent) and **redesigned the sales model** to allow the new, integrated organization achieve optimal performance.
- Recognized for leading the only zone that **increased market share** during challenging integration year.

GENERAL ELECTRIC MEDICAL SYSTEMS, Milwaukee, WI

1987 to 2001

General Manager Americas Sales and Marketing (1998 to 2001)

Earned numerous promotions from direct sales to senior management for \$8 billion imaging equipment provider. As General Manager, provided direction for the Nuclear / PET Division in North and South America. Guided integration efforts following an acquisition / joint venture. Managed P&L, sales, marketing and operations for both organizations. Led 80+ direct and indirect reports. Trained staff from acquired company in Six Sigma. *Selected accomplishments:*

- Received many awards for **measurable profit and revenue growth** and providing attentive and **inspiring leadership** to multi-tiered and cross-functional team members.
- Successfully **catapulted revenues by 65% and improved profit margins by 12%** in one year.
- Steered the two businesses to generate **\$250 million** in equipment and **\$150 million** in service income.
- Revamped the corporate culture resulted in **100% staff retention rate** and 8% increase in job satisfaction.

Regional Manager, Atlanta Territory (1994 to 1998)

Sales Manager, Southeast Region (1991 to 1994)

Ultrasound Sales Manager, Northeast Region (1989 to 1991)

MR Sales Specialist (1987 to 1989)

~ Volunteer and Early Career Experience ~

– HOPE FOR GUATEMALA

District Sales Manager – THOMPSON CGR, Raleigh, NC

Account Executive – PICKER INTERNATIONAL, Tampa, FL

Manager, Imaging and Non-invasive Services – BAYFRONT MEDICAL CENTER, St. Petersburg, FL

Chief Technologist – COMMUNITY GENERAL OSTEOPATHIC HOSPITAL, Harrisburg, PA

EDUCATION & CREDENTIALS

Radiologic Technology • HOLY SPIRIT HOSPITAL, Camp Hill, PA

Business Administration / Liberal Arts • HARRISBURG COMMUNITY COLLEGE, Harrisburg, PA

Six Sigma Green Belt ~ Radiology Technology Certification

BOARD OF REVIEW	Original Appointment	Current Term	
		From	To
Smiley, Laura	7/15/2013	5/21/2018	5/1/2022
Jaschke, Jim	5/2/2011	8/6/2018	5/1/2022
Robinson, Gwenn	5/2/2011	5/20/2019	5/1/2023
Christensen, Walter	4/5/2021	4/5/2021	5/1/2023
Figurski, Joshua	8/6/2018	5/20/2019	5/1/2023
VACANCY - Alternate			5/1/2023
VACANCY - Alternate			5/1/2022

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

PUBLIC WORKS COMMITTEE	Original Appointment	Current Term	
		From	To
Swan, David	8/4/2008	5/15/2017	5/1/2020
Tormey, Jeff	10/5/2015	5/20/2019	5/1/2021
Kreiter, Michael	3/15/2021	3/15/2021	5/1/2022
Bierce, Steve - Mayor	4/17/2017	4/17/2017	Indefinitely
Wamser, Jerry - Alderman	5/7/2012	6/6/2016	Indefinitely
<p><i>This Committee was created by Ordinance 99-10 on 4/20/1999. It is to consist of five (5) members; the Mayor, one (1) Common Council member and three (3) citizen members. The appointments shall be made at the first regular meeting of a newly elected Council (except for the Mayor's position). No mention of compensation was noted.</i></p>			

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

DATE: April 5, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

§19.85(1)(g): Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved specifically related to the High Pointe Center Church located at N45 W25338 Lindsay Road (PWC 0877-996-004), Parkside of Arbor View located at W232 N3471 Hunters Ridge Road (PWC 0908-996) and Parkside Legacy located at N26 W26511 College Avenue (PWC 0931-999-014).

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION: