



## Regular Village Board Meeting Agenda

**August 20, 2024**

**The Regular Board Meeting will start immediately following the adjournment of the Special Village Board Meeting which begins at 5:00 PM**

Village Hall, 235 Hickory Street, Pewaukee, WI 53072

**To view the meeting live:**

<https://www.youtube.com/live/jz9t2oZuY3w?si=XtcUkDSe1Ba3UFRP>

1. Call to Order, Pledge of Allegiance, Moment of Silence and Roll Call.
2. Public Hearings/Presentations. – None.
3. Approval of Minutes of Previous Meeting.
  - a. Minutes of the Village Board Meeting – August 6, 2024
4. Citizen Comments. – *This is an opportunity for citizens to share their opinions with Board Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Board is not able to answer questions or respond to your comments. All comments should be directed to the Board. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*
5. Ordinances. – None.
6. Resolutions. – None.
7. Old Business. – None.
8. New Business. –
  - a. Discussion and Possible Action on New Class B Combo Liquor License
    - Beach House Bistro and La Tavola
    - House of Theo, DBA: Rosati's Pizza
  - b. Review, discussion, and possible action to approve a Certified Survey Map request of applicant from WMG Acquisitions via Andrew Wilkowski (JSD Professional Services, Inc.) to create two additional parcels labeled as lot 18 and lot 19 from the original parcel located at PWV 0901984003. Property owner is Meadow Creek Limited Partnership.
  - c. Review, discussion, and possible action to approve a Certified Survey Map request of applicant Attorney Mary Beth Peranteau for a lot line adjustment. This 0.1-acre parcel, located at 132 Maple Avenue/ PWV 0929004, is zoned R-5 Single-Family Residential. Property owners are Chuck and Jody Goss.
  - d. Review, Discussion and Possible Action to appoint Village President Jeff Knutson, Trustee Bob Rohde and Administrator Heiser to develop 2024 Goals for the Village Administrator
  - e. Review, discussion and possible action on grant opportunities from the WEDC for small business development.
  - f. Review, discussion and possible action regarding an amendment to the lease agreement with Beachside Boat and Bait LLC.



## Regular Village Board Meeting Agenda

- g. Review, discussion and possible action approve construction services contract with RA Smith for the 2024 Road and Utility Improvements Project.
- h. Review, discussion and possible action on approval of Checks and Invoices for All Funds – July 2024.
- 9. Citizen Comments. – *This is an opportunity for citizens to share their opinions with Board Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Board is not able to answer questions or respond to your comments. All comments should be directed to the Board. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*
- 10. Closed Session. – The Village Board of the Village of Pewaukee will enter into closed session pursuant to Wis. Statute Section 19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, specifically regarding the building lease for the Pewaukee Public Library and the Joint Library Agreement with the City of Pewaukee.
- 11. Reconvene Into Open Session.
  - a. Possible Action on Library Building Lease
  - b. Possible Action on Joint Library Agreement with City of Pewaukee
- 12. Adjournment.

Note: Notice is hereby given that a quorum of a Village Committee and/or Commission may be present at the Village Board meeting, and if so, this meeting shall be considered an informational meeting of that Committee or Commission and no formal action of that Committee or Commission shall occur. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. To request such assistance, contact the Village Clerk at 262-691-5660.

Posted August 15, 2024

**VILLAGE OF PEWAUKEE  
REGULAR VILLAGE BOARD MINUTES  
August 6, 2024 – 6:00 p.m.**

<https://www.youtube.com/live/tk6yo-kt9yl?si=litBdCAYJiYxzt7E>

**1. Call to Order, Pledge of Allegiance, Moment of Silence, and Roll Call**

President Knutson called the meeting to order at approximately 6:00 p.m. The Pledge of Allegiance was recited, followed by a moment of silence.

The Roll was taken with the following Village Board members present: Trustee Heather Gergen; Trustee Bob Rohde; Trustee Kelli Belt; Trustee Kristen Kreuser; Trustee Jim Grabowski and President Jeff Knutson. Trustee Chris Krasovich was excused.

Also present: Village Attorney, Matt Gralinski; Village Administrator, Matt Heiser; Village Public Works Director, Dave Buechl; Village Utility Supervisor, Shawn Tremaine; and Village Public Works Supervisor, Jay Bickler.

**2. Public Hearings/Presentations – None.**

**3. Approval of Minutes of Previous Meeting**

**a. Minutes of the Village Board Strategic Planning Session – June 25, 2024**

Trustee Gergen moved, seconded by Trustee Rohde to approve the June 25, 2024 Strategic Planning Session Minutes as presented. Motion carried 6-0.

**b. Minutes of the Regular Village Board Meeting – July 2, 2024**

Trustee Gergen moved, seconded by Trustee Kreuser to approve the July 2, 2024 Regular Village Board Minutes as presented. Motion carried 6-0.

**c. Minutes of the Regular Village Board Meeting – July 16, 2024**

Trustee Rohde moved, seconded by Trustee Belt to approve the July 16, 2024 Regular Village Board Minutes as presented. Motion carried 6-0.

**d. Minutes of the Special Village Board Meeting – July 23, 2024**

Trustee Kreuser moved, seconded by Trustee Gergen to approve the July 23, 2024 Special Village Board Minutes as presented. Motion carried 6-0.

**e. Minutes of the Special Village Board Meeting – July 30, 2024**

Trustee Gergen moved, seconded by Trustee Kreuser to approve the July 30, 2024 Special Village board Minutes as presented. Motioned carried 6-0.

**4. Citizen Comments**

**James Cadd – 1088 Quail Ct. (Watercrest Investments)** – Mr. Cadd spoke against the Fire & EMS fee that the Village created. He believes the math is flawed and it appears to discriminate against seniors. He is protesting the accuracy and validity of the fee.

**Joyce Mikulice – 1088 Quail Ct. Apt 324** – Ms. Mikulice requested the Village Board review the dispute filed by Watercrest about the Fire & EMS fees. She feels the multiplier is unfair and should be eliminated. She stated if one community was reviewed and changed then all can be given that opportunity.

**Richard Larson – 1088 Quail Ct.** – Mr. Larson stated the implementation of the Fire & EMS fee has increased his rent and does not feel that their community is using the services more than anyone else.

**Mary Kestell – 1088 Quail Ct. Apt 225** – Ms. Kestell requested the Village Board review the Fire & EMS fees assessed to their community. Many of the residents are volunteers and on fixed incomes. She stated she was

unaware that the information about the fees was on the Village website and many of the residents do not have computers.

**Ellen Donley – 1088 Quail Ct Apt 325** – Ms. Donnelly stated the apartments are not assisted living and there is nothing that they get extra for living there.

5. **Ordinances** – None.

6. **Resolutions**

a. **Discussion and Possible Action on Preliminary Resolution to assess for installation of curb and gutter in 2024 Road and Utility Improvements Project.**

**Trustee Grabowski moved, seconded by Trustee Gergen to approve the resolution to assess for installation of curb and gutter in 2024 Road Utility Improvements Project.**

**Motion carried 6-0.**

7. **Old Business** – None.

8. **New Business**

a. **Discussion and Possible Action on Special Event Permit Application for Lake Country Canine Carnival.**

**Trustee Rohde moved, seconded by Trustee Grabowski to approve the Special Event Permit for Lake Country Canine Carnival.**

**Motion carried 6-0.**

b. **Discussion and Possible Action on 2024 Street and Utility Project Contract Award**

Dave Buechl explained this was initially bid out on June 11, 2024 with no bids received. The scope of the project was reduced and rebid on July 10, 2024. The streets that needed water main relays were selected as a priority to be included in the rebid project.

**Trustee Grabowski moved, seconded by Trustee Kreuser to approve the 2024 Street and Utility Project Contract Award to the lowest bidder, Wolf Paving, Inc in the amount of \$1,027,417.58.**

**Motion carried 6-0.**

c. **Discussion and Possible Action on Temporary PFAS Treatment System for Well #6**

Buechl explained that the intent of this project is to allow Well 6 to be temporarily brought back online with the addition of the PFAS filtration equipment to allow Well 4 to be shut down during the installation of HMO radium filtration equipment. This is a temporary fix and will give the Village Board time to site and spec out a new well to replace it permanently.

**Trustee Gergen moved, seconded by Trustee Rohde to approve the Temporary PFAS Treatment System for Well #6 to the lowest bidder, Cornerstone One, LLC in the amount of \$917,310.00.**

**Motion carried 6-0.**

d. **Discussion and possible action on purchase of 2009 Aquatic Plant Harvester from Aquarius**

Jay Bickler explained we initially traded in one of our three aquatic plant harvesters. Staff have found it helpful to be operating three harvesters instead of two. Staff is proposing to ask Aquarius to purchase back the 2009 weed cutter for the \$15,500 trade-in value.

**Trustee Gergen moved, seconded by Trustee Belt to approve the purchase of the 2009 Aquatic Plant Harvester from Aquarius for \$15,500.00.**

**Motion carried 6-0.**



**e. Discussion and Possible Action on proposed park use and retail sales for Brewfinity Brewing Company**

Trustee Kreuser explained that Beergo will not be finishing out the season and Brewfinity will be picking up the dates.

**Trustee Kreuser moved, seconded by Trustee Grabowski to approve the proposed park use for Brewfinity Brewing Company on September 20, 2024.**

**Motion carried 6-0.**

**f. Possible Action on Checks and Invoices for All Funds – June 2024**

**Trustee Rohde moved, seconded by Trustee Grabowski to approve the June 2024 Checks and Invoices, excluding the Library funds.**

**Motion carried 6-0.**

**9. Citizen Comments – None**

**10. Closed Session - *The Village Board of the Village of Pewaukee will enter into closed session pursuant to Wis. Statute Section 19.85(1)(g) for the purpose of 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 regarding Amended Consent Order with WI DNR for Well #2; pursuant to Wis. Statute Section 19.85(1)(c) to consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, specifically regarding Village Mechanic and pursuant to Wis. Statute Section 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, specifically regarding Joint Library Agreement with City of Pewaukee and the Agreement Regarding Village Services with Kirkland Crossings, Inc. (successor to Presbyterian Homes Partners, Inc.)***

**Trustee Rohde moved, seconded by Trustee Gergen to move into Closed Session at approximately 6:39 p.m.**

**Motion carried on a roll call vote, 6-0.**

**11. Reconvene Into Open Session**

**Trustee Gergen moved, seconded by Trustee Kreuser to move into Open Session at approximately 7:55 p.m.**

**a. Possible Action on Joint Library Agreement with City of Pewaukee**

**Trustee Gergen moved, seconded by Trustee Rohde to approve the Joint Library Agreement with the City of Pewaukee and the Library lease agreement for the building.**

**Motion carried 6-0.**

**b. Possible Action on the Amended Consent Order with WI DNR for Well #2**

**Trustee Rohde moved, seconded by Trustee Kreuser to approve the Amended Consent Order with the WI DNR for Well #2.**

**Motion carried 6-0.**

**c. Possible Action on an Amendment to the Agreement Regarding Villages Services with Kirkland Crossings, Inc. (successor to Presbyterian Homes Partners, Inc.)**

**Trustee Gergen moved, seconded by Trustee Grabowski to approve the Amendment as presented.**

**Motion carried 6-0.**

**d. Possible Action on Proposed Mechanic Wages**

**Trustee Gergen moved, seconded by Trustee Grabowski to approve the Mechanic raise by \$5.17 an hour.**

**Motion carried 6-0.**

**12 Adjournment**

**Trustee Gergen moved, seconded by Trustee Rohde to adjourn the August 6, 2024, Regular Village Board meeting at approximately 7:47 p.m.**

**Motion carried, 6-0.**

Respectfully Submitted,

Jenna Peter  
Village Clerk

DRAFT



To: Jeff Knutson, Village President  
Village Board

From: Jenna Peter  
Village Clerk

Date: July 30, 2024

Re: Agenda Item 8a, New Regular “Class B” Combination License (“Class B”) – Two Applicants for one License

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### **BACKGROUND**

Listed below are two applications received for a new Class B Combination License (Class “B” Beer and “Class A” Liquor) that became available when Applebee’s did not renew for the 2024-2025 term. Both applicants have applied for the remainder of the 2024-2025 license term ending on June 30, 2025.

Attached you will find the applications which were both received on July 1, 2024 in the order they were received:

- Beach House Bistro & La Tavola located at 161 W Wisconsin Ave Unit 1J & 1H. The owner, Lazar Konda, currently holds a Class “B” Beer and Class C Wine License.
- House of Theo, LLC DBA: Rosati’s Pizza located at 690 Westfield Way Suite C. There is currently no alcohol license held at this location.

The Village Board is the ruling body responsible for approving liquor license applications.

### **ACTION REQUESTED**

To review and discuss the applications and consistency with the Village’s Ordinances, Comprehensive Plan, Development Plan, and Zoning Code.

### **ANALYSIS**

The available “Class B” license is a regular license made available by the surrender of Applebee’s liquor license. The applicants listed above have applied for the remainder of the 2024-2025 license term. This is a new application that provides the Board an opportunity to address concerns and outline conditions to ensure alcohol rules and regulations are adhered to in a manner the Board deems satisfactory.

Attachments

# Alcohol Beverage License Application

For Municipal Use Only	
Municipality	
License Period	

**License(s) Requested:** (up to two boxes may be checked)

- Class "A" Beer ..... \$ \_\_\_\_\_      Class "B" Beer ..... \$ \_\_\_\_\_  
 "Class A" Liquor ..... \$ \_\_\_\_\_      "Class B" Liquor ..... \$ \_\_\_\_\_  
 "Class A" Liquor (cider only) \$ \_\_\_\_\_      Reserve "Class B" Liquor \$ \_\_\_\_\_  
 "Class C" Liquor (wine only) \$ \_\_\_\_\_

Fees	
License Fees	\$
Background Check Fee	\$
Publication Fee	\$
<b>Total Fees</b>	<b>\$</b>

**Part A: Premises/Business Information**

1. Legal Business Name (individual name if sole proprietorship) <i>THE BEACH HOUSE BISTRO LLC</i>			
2. Business Trade Name or DBA <i>THE BEACH HOUSE BISTRO / LA TAVOLA</i>			
3. FEIN <i>87-1966946</i>		4. Wisconsin Seller's Permit Number <i>4561030787042-02</i>	
5. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization			
6. State of Organization <i>WISCONSIN</i>		7. Date of Organization <i>AUG 2021</i>	8. Wisconsin DFI Registration Number <i>109 3151</i>
9. Premises Address <i>161 W WISCONSIN AVE UNIT 1J/1H</i>			
10. City <i>PEWAUKEE</i>		11. State <i>WI</i>	12. Zip Code <i>53072</i>
13. County	14. Governing Municipality: <input type="checkbox"/> City <input type="checkbox"/> Town <input checked="" type="checkbox"/> Village of: _____		15. Aldermanic District
16. Premises Phone <i>262-6964323</i>	17. Premises Email <i>LAURE KONDA??@GMAIL.COM</i>		18. Website <i>THE BEACH HOUSE BISTRO</i>
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. <i>MAIN DINNING WHERE BAR IS WINE KEPT BEHIND BAR, BATHROOM, BACKROOM FOR FOOD PREP AND DISHWASHER, RECEIPTS KEPT IN OFFICE IS CONSUMPTION IN 1J+1H.</i>			
20. Mailing Address (if different from premises address)			
21. City		22. State	23. Zip Code

**Part B: Questions**

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages.  Yes  No

If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No	

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol . . .  Yes  No  
 beverages.

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? . . .  Yes  No  
 If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? . . .  Yes  No  
 If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN 87-1966946
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5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. . . . .  Yes  No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? . . . . .  Yes  No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? . . . . .  Yes  No

**Part C: Individual Information**

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

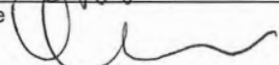
Last Name	First Name	Title	Phone
KONDA	LLAZAR	OWNER/AGENT	2625011593

**Part D: Attestation**

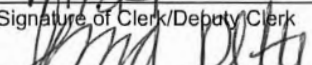
One of the following must sign and attest to this application:

- sole proprietor
- one general partner of a partnership
- one corporate officer
- one member of an LLC

**READ CAREFULLY BEFORE SIGNING:** Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name KONDA	First Name LLAZAR	M.I.
Title OWNER	Email LLAZAR.KONDA@DUMMAI.COM	Phone 2625011593
Signature 		Date 7/11/2024

**Part E: For Clerk Use Only**

Date Application Was Filed With Clerk 7/12/24	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk 			Date Provisional License Issued (if applicable)

Agent Type (check one)	
<input type="checkbox"/> Original (no fee)	<input type="checkbox"/> Successor (\$10 fee for municipal licensees only)

Part A: Business Information	
1. Legal Business Name (individual name if sole proprietor) THE BEACH HOUSE BISTRO, LLC	
2. Business Trade Name or DBA THE BEACH HOUSE BISTRO / LA TAVOLA	
3. Entity Type (check one) <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	
4. Alcohol Beverage Business Authorization (check one) <input type="checkbox"/> Municipal Retail License <input type="checkbox"/> State Permit	5. If successor agent, provide State Permit or Municipal Retail License Number
6. Describe the reason for appointing a successor agent, if successor is checked above.	

Part B: Agent Information				
1. Last Name KONDA	2. First Name LAZAR	3. M.I.		
4. Email LLAZAR@KONDA77@GMAIL.COM		5. Phone 2625011593		
6. Home Address 757 QUINCY AVE E				
7. City MILWAUKEE	8. State WI	9. Zip Code 53072	10. Age 47	
11. Drivers License/State ID Number		12. Drivers License/State ID State of Issuance		


Part C: Agent Questions	
1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Have you completed Form AB-100, Alcohol Beverage Individual Questionnaire? Submit a completed Form AB-100 with this form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Continued →




**Part D: Business Attestation**

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name KONDA		First Name LAZAR		M.I.
Title OWNER	Email LAZAR.KONDA >> D@gmail.com		Phone 262 5011593	
Signature 			Date 7/1/2024	

**Part E: Agent Attestation**

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name KONDA		First Name LAZAR		M.I.
Signature 			Date 7/1/2024	

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

<b>Part A: Business Information</b>				
1. Legal Business Name (individual name if sole proprietor) <u>THE BEACH HOUSE</u>				
2. Business Trade Name or DBA <u>THE BEACH HOUSE BISTRO / LA TAVOLA</u>				
3. Entity Type (check one)				
<input type="checkbox"/> Sole Proprietor		<input type="checkbox"/> Partnership		<input checked="" type="checkbox"/> Limited Liability Company
			<input type="checkbox"/> Corporation	<input type="checkbox"/> Nonprofit Organization

<b>Part B: Individual Information</b>				
1. Last Name <u>KONDA</u>		2. First Name <u>LAZAR</u>		3. M.I.
4. Relationship to Business (Title) <u>OWNER</u>		5. Email <u>LAZAR-KONDA770@gmail.com</u>		6. Phone <u>2625011593</u>
7. Home Address				
8. City <u>PEWAUKEE</u>		9. State <u>WI</u>	10. Zip Code <u>53072</u>	11. Date of Birth <u>6/12/1977</u>
12. Drivers License/State ID Number <u>K530-5207-7212-04</u>			13. Drivers License/State ID State of Issuance	

<b>Part C: Address History</b>					
1. Do you currently reside in Wisconsin? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
If yes to 1 above, how long have you continuously lived in Wisconsin prior to the date of application? . . . .				Years <u>15</u>	Months
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.					
Previous Address 1 <u>737 QUINLAN DR</u>		City <u>PEWAUKEE</u>	State <u>WI</u>	Zip Code <u>53072</u>	
Previous Address 2 <u>2309 PEBBLE VALLEY</u>		City <u>WAUKESHA</u>	State <u>WI</u>	Zip Code <u>53189</u>	
Previous Address 3		City	State	Zip Code	
Previous Address 4		City	State	Zip Code	
Previous Address 5		City	State	Zip Code	
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.					
State	County	State	County	State	County
State	County	State	County	State	County

Continued →



**Part D: Criminal History**

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? . . . . .  Yes  No  
If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
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Penalty Imposed	Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
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Law/Ordinance Violated	Location	Conviction Date
------------------------	----------	-----------------

Penalty Imposed	Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
-----------------	--

Law/Ordinance Violated	Location	Conviction Date
------------------------	----------	-----------------

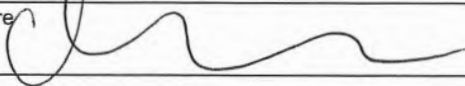
Penalty Imposed	Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
-----------------	--

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? . . . . .  Yes  No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

**Part E: Attestation**

**READ CAREFULLY BEFORE SIGNING:** Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature 

Date 7/11/2024



WISCONSIN DEPARTMENT OF REVENUE  
PO BOX 8902  
MADISON, WI 53708-8902

**Contact Information:**

2135 RIMROCK RD PO BOX 8902  
MADISON, WI 53708-8902  
ph: 608-266-2776 fax: 608-224-5761  
email: DORBusinessTax@wisconsin.gov  
website: revenue.wi.gov

Letter ID L1996617264

LLAZAR KONDA  
BEACH HOUSE  
161 W WISCONSIN AVE STE 1J  
PEWAUKEE WI 53072-3468

## Wisconsin Department of Revenue Seller's Permit

**Legal/real name:** BEACH HOUSE  
**Business name:** BEACH HOUSE BISTRO  
161 W WISCONSIN AVE  
SUITE 1J  
PEWAUKEE WI 53072-3468

- This certificate confirms you are registered with the Wisconsin Department of Revenue and authorized in the business of selling tangible personal property and taxable services.
- You may not transfer this permit.
- This permit must be displayed at the place of business and is not valid at any other location.
- If your business is not operated from a fixed location, you must carry or display this permit at all events.

<b>Tax Type</b>	<b>Account Type</b>	<b>Account Number</b>
Sales & Use Tax	Seller's Permit	456-1030787042-02



**State of Wisconsin • DEPARTMENT OF REVENUE**

Personal Wallet Copy

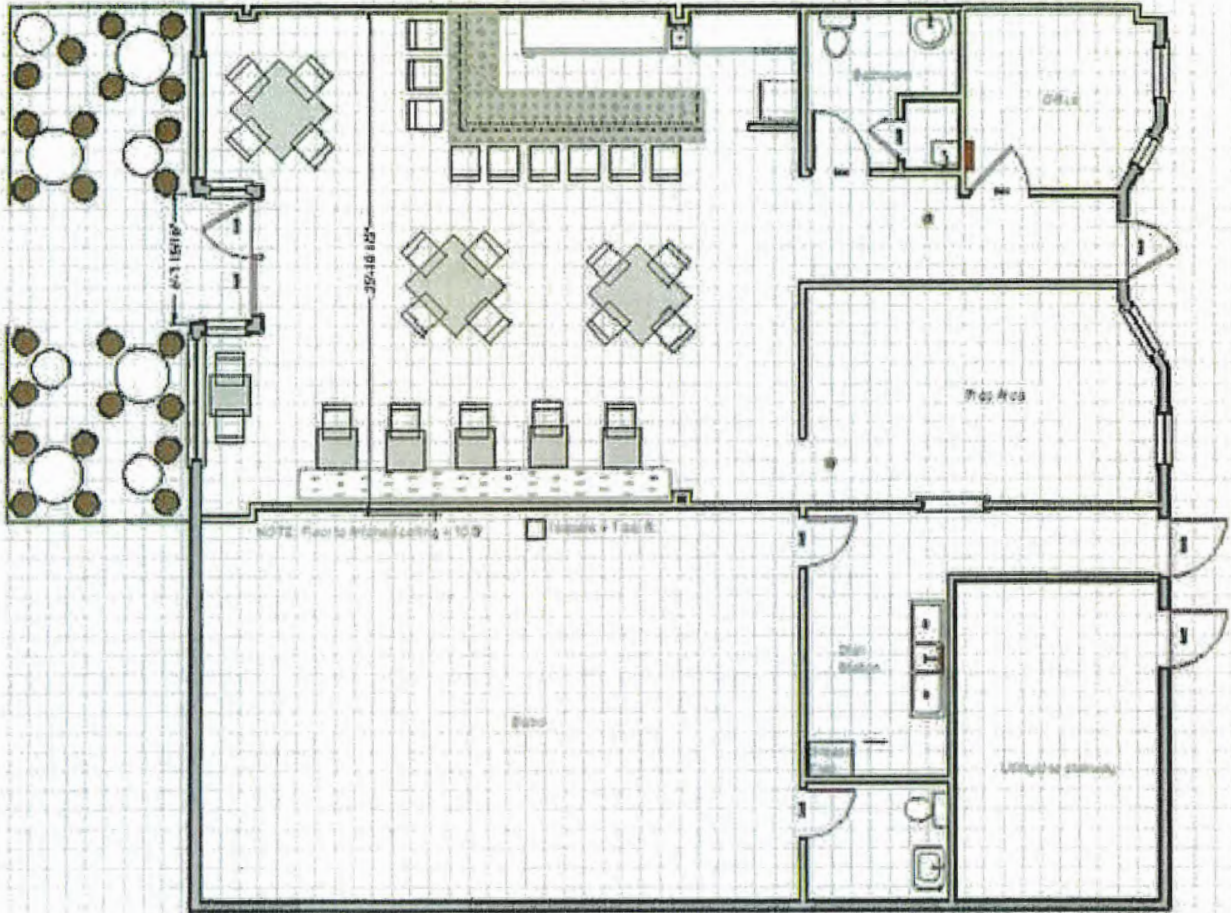
Seller's Permit: 456-1030787042-02

Legal/Real Name: BEACH HOUSE

Signature \_\_\_\_\_

A handwritten signature in black ink, consisting of a large, stylized initial 'B' followed by a series of connected loops and a long horizontal stroke.

# Beach House BISTRO / LA TAVOLA



Form  
AB-200

# Alcohol Beverage License Application

For Municipal Use Only	
Municipality	
License Period	

License(s) Requested: (up to two boxes may be checked)

- |   |   |
|---|---|
| <input type="checkbox"/> Class "A" Beer ..... \$ _____          | <input checked="" type="checkbox"/> Class "B" Beer ..... \$ _____     |
| <input type="checkbox"/> "Class A" Liquor ..... \$ _____        | <input checked="" type="checkbox"/> "Class B" Liquor ..... \$ _____   |
| <input type="checkbox"/> "Class A" Liquor (cider only) \$ _____ | <input checked="" type="checkbox"/> Reserve "Class B" Liquor \$ _____ |
| <input type="checkbox"/> "Class C" Liquor (wine only) \$ _____  |   |

Fees	
License Fees	\$
Background Check Fee	\$
Publication Fee	\$
<b>Total Fees</b>	<b>\$</b>

Part A: Premises/Business Information			
1. Legal Business Name (individual name if sole proprietorship) <i>House of Theo LLC</i>			
2. Business Trade Name or DBA <i>Rosatis Pizza</i>			
3. FEIN <i>690 Westfield Way Suite C</i>		4. Wisconsin Seller's Permit Number <i>138-HDEH-CHZEP</i>	
5. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization			
6. State of Organization <i>WI</i>	7. Date of Organization <i>8-2022</i>	8. Wisconsin DFI Registration Number <i>H071886</i>	
9. Premises Address <i>690 Westfield Way Suite C</i>			
10. City <i>Pewaukee</i>		11. State <i>WI</i>	12. Zip Code <i>53072</i>
13. County <i>Vaukesha</i>	14. Governing Municipality: <input type="checkbox"/> City <input type="checkbox"/> Town <input checked="" type="checkbox"/> Village of: <i>Pewaukee</i>		15. Aldermanic District
16. Premises Phone <i>262-695-4080</i>	17. Premises Email <i>pewaukee@rosatispizza.com</i>	18. Website <i>rosatispizza.com</i>	
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. <i>currently have a few tables and would like to expand into the unit next to us, having a full restaurant and dining room</i>			
20. Mailing Address (if different from premises address)			
21. City		22. State	23. Zip Code

Part B: Questions			
1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list the details of violation below. Attach additional sheets if necessary.			
Law/Ordinance Violated	Location	Trial Date	
Penalty Imposed	Was sentence completed? . . . . <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Law/Ordinance Violated	Location	Trial Date	
Penalty Imposed	Was sentence completed? . . . . <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		



2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol . . .  Yes  No beverages.  
 If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? . . .  Yes  No  
 If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? . . . . .  Yes  No  
 If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN
-----------------------------	--------------------------

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. . . . .  Yes  No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? . . . . .  Yes  No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? . . . . .  Yes  No

**Part C: Individual Information**

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
Balkas	John	owner / agent	294-87-2676

**Part D: Attestation**

One of the following must sign and attest to this application:

- sole proprietor
- one general partner of a partnership
- one corporate officer
- one member of an LLC

**READ CAREFULLY BEFORE SIGNING:** Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Balkas	First Name John	M.I. H
Title owner	Email rewalkie@foscolipizza.com	Phone 294-87-2676
Signature 	Date 7-1-24	

**Part E: For Clerk Use Only**

Date Application Was Filed With Clerk 	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk 		Date Provisional License Issued (if applicable)	

**Agent Type** (check one)

Original (no fee)       Successor (\$10 fee for municipal licensees only)

**Part A: Business Information**

1. Legal Business Name (individual name if sole proprietor)

House of Treo LLC

2. Business Trade Name or DBA

Rosati's Pizza

3. Entity Type (check one)

Limited Liability Company       Corporation       Nonprofit Organization

4. Alcohol Beverage Business Authorization (check one)

Municipal Retail License       State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.

**Part B: Agent Information**

1. Last Name

Bakos

2. First Name

John

3. M.I.

4. Email

perwankee@rosatispizza.com

5. Phone

262-447-2676

6. Home Address

2822 Windsor Place Waukesha

7. City

Waukesha

8. State

WI

9. Zip Code

53188

10. Age

34

11. Drivers License/State ID Number

B220-4619-0190-05

12. Drivers License/State ID State of Issuance

WI

**Part C: Agent Questions**

1. Have you satisfied the responsible beverage server training requirement? .....  Yes     No  
Submit proof of completion.

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire*? .....  Yes     No  
Submit a completed Form AB-100 with this form.

3. Have you been a Wisconsin resident for at least 90 continuous days? .....  Yes     No  
See instructions for exceptions.

Continued →

**Part D: Business Attestation**

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name <i>Balkas</i>		First Name <i>John</i>	M.I.
Title <i>Owner</i>	Email <i>Pewaukee@rosatSpizza.com</i>		Phone
Signature <i>JM Balkas</i>		Date <i>7-1-24</i>	

**Part E: Agent Attestation**

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name <i>Balkas</i>		First Name <i>John</i>	M.I.
Signature <i>JM Balkas</i>		Date <i>7-1-24</i>	



## Alcohol Beverage Individual Questionnaire

Date  
**7-1-24**

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information	
1. Legal Business Name (individual name if sole proprietor)	<b>House of Theo LLC</b>
2. Business Trade Name or DBA	<b>Rosat's Pizza</b>
3. Entity Type (check one)	
<input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	

Part B: Individual Information			
1. Last Name	2. First Name	3. M.I.	
<b>Bales</b>	<b>John</b>		
4. Relationship to Business (Title)	5. Email	6. Phone	
<b>owner</b>	<b>JohnBales@rosatpizza.com</b>	<b>219-497-2676</b>	
7. Home Address			
<b>2822 Windsor Place</b>			
8. City	9. State	10. Zip Code	11. Date of Birth
<b>Waukesha</b>	<b>WI</b>	<b>53188</b>	<b>5/30/90</b>
12. Drivers License/State ID Number		13. Drivers License/State ID State of Issuance	
<b>B220-46190190-05</b>		<b>WI</b>	

Part C: Address History							
1. Do you currently reside in Wisconsin? ..... <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
If yes to 1 above, how long have you continuously lived in Wisconsin prior to the date of application? ....			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">Years</td> <td style="width: 50%; padding: 2px;">Months</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><b>7</b></td> <td style="padding: 2px;"></td> </tr> </table>	Years	Months	<b>7</b>	
Years	Months						
<b>7</b>							
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.							
Previous Address 1	City	State	Zip Code				
<b>1404 N Grandview Blvd</b>	<b>Waukesha</b>	<b>WI</b>	<b>53188</b>				
Previous Address 2	City	State	Zip Code				
Previous Address 3	City	State	Zip Code				
Previous Address 4	City	State	Zip Code				
Previous Address 5	City	State	Zip Code				
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.							
State	County	State	County	State	County	State	County

Continued →

**Part D: Criminal History**

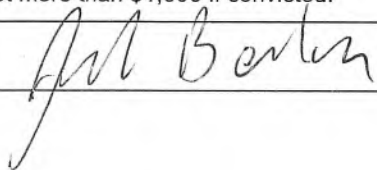
1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? . . . . .  Yes  No  
 If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? . . . . .  Yes  No  
 If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

**Part E: Attestation**

**READ CAREFULLY BEFORE SIGNING:** Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature		Date	7-1-24
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WISCONSIN DEPARTMENT OF REVENUE  
 PO BOX 8902  
 MADISON, WI 53708-8902

**Contact Information:**

2135 RIMROCK RD PO BOX 8902  
 MADISON, WI 53708-8902  
 ph: 608-266-2776 fax: 608-327-0235  
 email: DORBusinessTax@wisconsin.gov  
 website: revenue.wi.gov

000186

HOUSE OF THEO  
 690 WESTFIELD WAY STE C  
 PEWAUKEE WI 53072-2585

Letter ID L0207773232



### Wisconsin Business Tax Registration Certificate

**Expiration date:** June 30, 2026

**Legal/real name:** HOUSE OF THEO

- This certificate confirms that you are registered with the Wisconsin Department of Revenue for the tax types shown below.
- This registration certificate is not a seller's permit, and should not be used as proof that you hold a seller's permit.
- You may not transfer this certificate to any other individual or business.

Tax Type	Account Type	Number
Sales & Use Tax	Sales & Use Tax	456-1031099337-04
Withholding Tax	Withholding Tax	036-1031099337-02

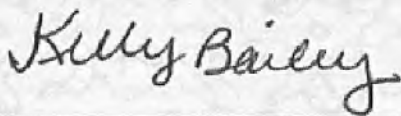
# Wisconsin Responsible Beverage Seller/Server Training

## JOHN BAKAS

has met all training requirements and successfully completed the above course and/or exam.

Certification Number: SL186356

Date of Completion: 06/30/2024



Authorized Signature

This certificate represents the successful completion of an approved Wisconsin Department of Revenue Responsible Beverage Server Course in compliance with secs. 125.04(5)(a)5., 125.17(6), and 134.66(2m), Wis. Stats. Present this certificate to your local municipal clerk's office to receive your Operator's or Retail license.

Diversys Learning, Inc.  
1101 Arrow Point Drive, Suite 302  
Cedar Park, TX 78613

**VILLAGE OF PEWAUKEE**  
**OFFICIAL NOTICE**

NOTICE IS HEREBY GIVEN that the following have made applications to the Village Board of the Village of Pewaukee to sell intoxicating liquor and/or fermented malt beverages in the Village of Pewaukee on or after August 20, 2024, through June 30, 2025; the granting of which is now pending approval at the August 20, 2024, Village Board Meeting.

**Applicants for Class B Combination License (Class “B” Beer & “Class B” Liquor)**

Beach House Bistro, LLC	161 W Wisconsin Ave Ste 1J & 1H
DBA The Beach House Bistro & La Tavola	161 W Wisconsin Ave Ste 1J & 1H
Agent: Llazar Konda	

House of Theo LLC	690 Westfield Way Suite C
DBA Rosati’s Pizza	690 Westfield Way Suite C
Agent: John Bakas	

Publish 8/13, 8/14, 8/15/2024





To: Village President Jeff Knutson  
Pewaukee Village Board

From: Matt Heiser  
Village Administrator

Date: August 14, 2024

Re: August 20 Agenda Item 8(b):  
Review, discussion and possible action to approve a Certified Survey Map request of applicant WMG Acquisitions via Andrew Wilkowski (JSD Professional Services, Inc.) to create two additional parcels labeled as lot 18 and lot 19 from the original parcel located at PWV 0901984003. Property owner is Meadow Creek Limited Partnership.

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### **BACKGROUND**

This item was reviewed by the Plan Commission at its meeting on August 8, 2024. It proposes a new parcel to be the site of a dental office. This proposal had a number of agenda items associated with it at the Plan Commission level. The only agenda item coming forward to the Village Board is approval of the certified survey map. The Plan Commission recommended it for approval at the Village Board.

### **ACTION REQUESTED**

The action requested of the Village Board is to approve the certified survey map request.

### **ANALYSIS**

None.

#### Attachments:

1. Plan Commission packet material: WMG Application and Submittal for CSM
2. Plan Commission packet material: WMG Business Site Plan
3. Plan Commission packet material: WMG Staff Report
4. Plan Commission packet material: WMG Engineer's Report



# PLAN COMMISSION MISCELLANEOUS APPLICATION

No Application Fee for Miscellaneous Services  
Application is due 3 weeks prior to the meeting date

235 Hickory St - Pewaukee WI 53072—villagehall@villageofpewaukeewi.gov—262-691-5660

**PROPERTY / PROPERTY OWNER INFORMATION**

Property Address: Capitol Drive Tax Key: PWV 0901984003  
 Zoning of Property: B-1 Community Business (PUD) Property Owner Name: MEADOW CREEK LIMITED PARTNERSHIP (Jim Forester)  
 Property Owner Email: jim@forester.com Property Owner Phone #: 414-916-1234

**APPLICANT INFORMATION (IF DIFFERENT THAN OWNER)**

Applicant Name: Andrew Wilkowski (JSD Professional Services, Inc.) Applicant Phone #: 262.933.4190  
 Applicant Address: W238 N1610 Busse Rd., Suite 100, Waukesha, WI 53188  
 Applicant Email: andy.wilkowski@jsdinc.com

**TYPE OF REQUEST: CHECK ALL THAT APPLY**

- |  |  |
|--|--|
| <input type="checkbox"/> Sign Plan Approval              | <input type="checkbox"/> Preliminary Plat Approval |
| <input type="checkbox"/> Final Plat Approval             | <input type="checkbox"/> Developer's Agreement     |
| <input checked="" type="checkbox"/> Certified Survey Map |  |
| <input type="checkbox"/> Other (Describe) _____          |  |

**SIGNATURES**

**Application will not be processed without a completed Professional Services Agreement.**

This signature authorizes the Village of Pewaukee to process the consultation application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.

Signature of Current Property Owner: *Jim Forester, Pres. Meadow Creek Inc. Gen'l Partner* Date: 7-2-24  
 Signature of Applicant: *Andy Wilkowski* Date: 7-11-24

**DIRECTIONS**

**Please include the following required items with this application:**

1. One paper copy of the submittal, including plans/drawings/applicable attachments. **11 paper copies are only required for documents larger than ledger size (11" X 17").**
2. One digital copy of the submittal, including plans/drawings/applicable attachments. (Jump drive)
3. Completed Professional Services Reimbursement Form.

**For Office Use Only** Staff Initials: \_\_\_\_\_ Date/Time Received: \_\_\_\_\_





# PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukeewi.gov—262-691-5660

**PROPERTY INFORMATION**

Property Address: Capitol Drive Tax Key: PWV 0901984003  
Property Owner's Name: MEADOW CREEK LIMITED PARTNERSHIP (Jim Forester) Phone Number: 414-916-1234

**RESPONSIBLE PARTY INFORMATION - All invoices will be mailed to this address.**

Business Name: WMG Acquisitions, LLC FEIN: 85-2829943  
Person Responsible for Payment / Business Contact Name: Brian Schrock  
Mailing Address: PO Box 768 Effingham, IL 62401  
Responsible Party / Contact Phone Number: 314-537-4140  
Responsible Party / Contact Email Address: bschrock@wmgdevelopment.com

**AGREEMENT / SIGNATURES - Property Owner signature is required.**

Pursuant to the Village of Pewaukee [Code of Ordinances Sec 40.116\(b\)](#), the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff or other expert consultants are retained by the Village in order to complete a proper project review results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Treasurer shall charge those service fees incurred by the Village to the applicant/property owner. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

By signing this form, I, the undersigned, have been advised that pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner, or any other Village professional staff or other expert consultants retained by the Village in order to complete a proper project review provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility.

The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.

MEADOW CREEK Limited PARTNERSHIP  
Property Owner Signature: [Handwritten Signature] Printed Name: JAMES G. FORESTER Date: 7-2-24  
PRER. PARTNER INC. Genl PARTNER

Applicant Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

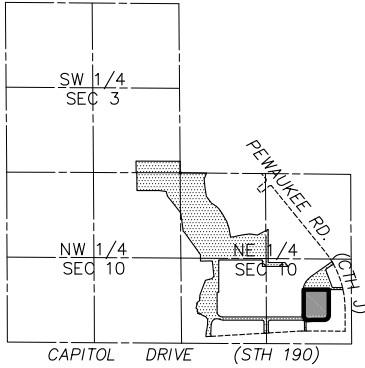
**For Office Use Only** Staff Initials: \_\_\_\_\_ Date Received: \_\_\_\_\_



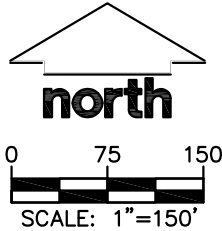
# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOT 17, CERTIFIED SURVEY MAP NO. 11391, RECORDED IN VOLUME 113, PAGE 44-59 OF CERTIFIED SURVEY MAPS, RECORDED AS DOCUMENT NO. 4182698, WAUKESHA COUNTY RECORDS, LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 10, ALL IN TOWN 7 NORTH, RANGE 19 EAST, VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



VICINITY MAP  
SCALE: 1" = 3000'

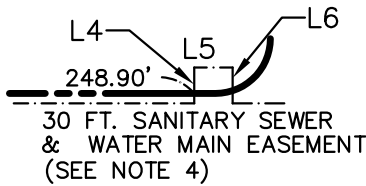


NE COR. OF NE 1/4  
SEC. 10-07-19  
CONC. MON. W/ BRASS CAP  
N: 402492.82  
E: 2442689.09

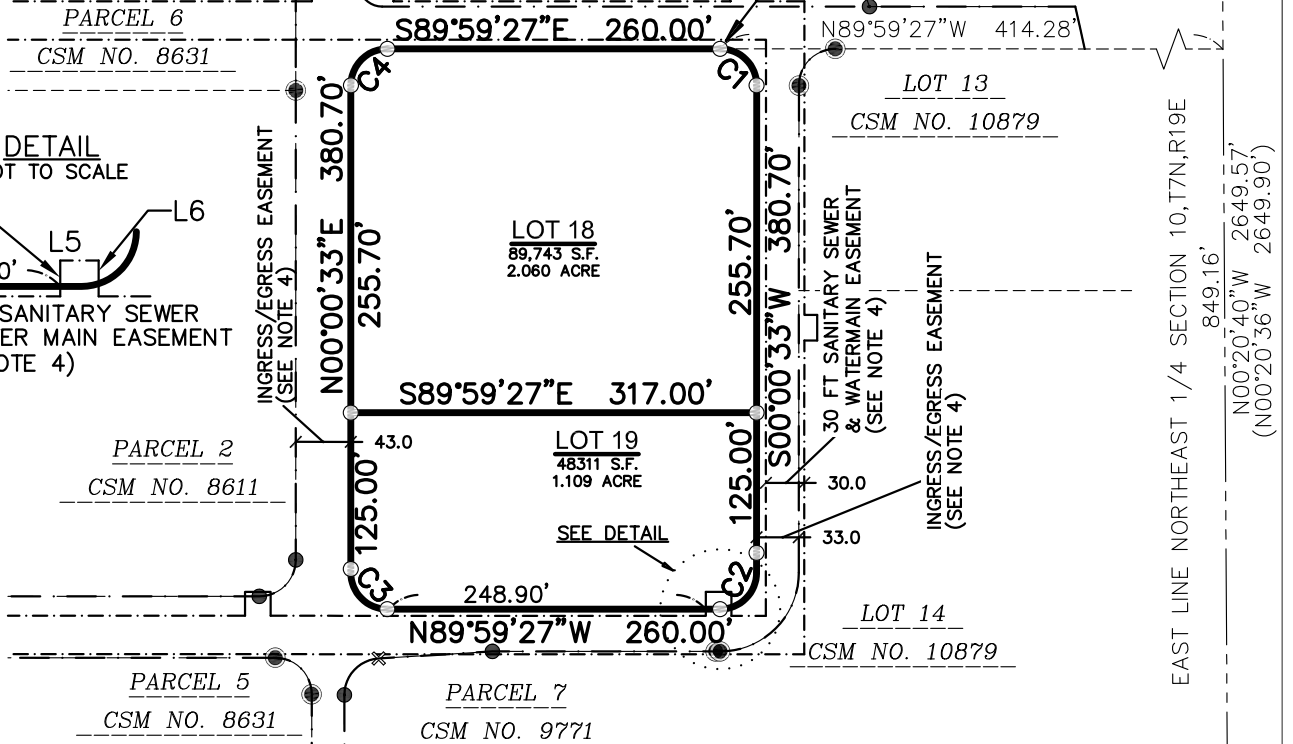
### NOTES

1. FIELD WORK PERFORMED ON MAY 3, 2024.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COORDINATE SYSTEM OF 1983 (2011), SOUTH ZONE. THE E LINE OF THE NE QUARTER OF SECTION 10-07-19, BEARS N00°20'40"W.
3. SEE SHEET 2 FOR CURVE & LINE TABLES.
4. INGRESS/EGRESS EASEMENT AND SANITARY SEWER & WATER MAIN EASEMENT PER DECLARATION OF COVENANTS, AS RECORDED IN DOC. NO. 2367190 & CSM NO. 11391, DOC. NO. 4182698

### DETAIL NOT TO SCALE



30 FT. SANITARY SEWER & WATER MAIN EASEMENT  
(SEE NOTE 4)



### LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- 1" IRON PIPE FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE

CAPITOL DR. (S.H. 190)

OWNER:  
MEADOW CREEK  
LIMITED PARTNERSHIP.  
3190 GATEWAY ROAD  
BROOKFIELD, WI 53045

SE COR. OF NE 1/4  
SECTION 10-07-19  
CONC. MON. W/ BRASS CAP  
N: 399843.29  
E: 2442705.02

POINT OF  
COMMENCEMENT

SURVEYED BY:



MILWAUKEE REGIONAL OFFICE  
W238 N 1610 BUSSE ROAD, SUITE 100  
WAUKESHA, WISCONSIN 53188  
P. 262.513.0666

SURVEYED FOR:

**WMG**  
**DEVELOPMENT, LLC**  
PO BOX 768  
EFFINGHAM, IL 62401

PROJECT NO: 24-14130  
FIELDBOOK/PG: E-FILE  
SHEET NO: 1 OF 3

SURVEYED BY: BHF  
DRAWN BY: JIMM

# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOT 17, CERTIFIED SURVEY MAP NO. 11391, VOLUME 113, PAGE 44-59 OF CERTIFIED SURVEY MAPS, RECORDED AS DOCUMENT NO. 4182698, WAUKESHA COUNTY RECORDS, LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 10, TOWN 7 NORTH, RANGE 19 EAST, IN VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

CURVE TABLE						
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT LENGTH
C1	28.50'	090°00'00"	S44°59'27"E	40.31'	44.77'	28.50
C2	28.50'	090°00'00"	S45°00'33"W	40.31'	44.77'	28.50
C3	28.50'	090°00'00"	N44°59'27"W	40.31'	44.77'	28.50
C4	28.50'	090°00'00"	N45°00'33"E	40.31'	44.77'	28.50

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L4	S00°00'33"W	13.50'
L5	S89°59'27"E	20.00'
L6	S00°00'33"W	12.08'

### SURVEYOR'S CERTIFICATE

I, JIM I. MORROW, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT BY THE DIRECTION OF WMG DEVELOPMENT, LLC, THAT I HAVE SURVEYED, DIVIDED, AND MAPPED A PART OF LOT 17 OF CERTIFIED SURVEY MAPS NO. 11391, VOLUME 113, PAGES 44-59 OF CERTIFIED SURVEY MAPS, AS RECORDED IN DOCUMENT NO. 4182698, WAUKESHA COUNTY RECORDS, LOCATED IN THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 10, TOWN 7 NORTH, RANGE 19 EAST, IN THE VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE N00°20'40"W 849.16 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE N89°59'27"W 414.28 FEET TO A POINT OF CURVATURE, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED;

THENCE SOUTHEASTERLY 44.77 FEET ALONG THE ARC OF A 28.50 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING S44°59'27"E 40.31 FEET TO A POINT OF TANGENCY; THENCE S00°00'33"W 380.70 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 44.77 FEET ALONG THE ARC OF A 28.50 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING S45°00'33"W 40.31 FEET TO A POINT OF TANGENCY; THENCE N89°59'27"W 260.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 44.77 FEET ALONG THE ARC OF A 28.50 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING N44°59'27"W 40.31 FEET TO A POINT OF TANGENCY; THENCE N00°00'33"E 380.70 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 44.77 FEET ALONG THE ARC OF A 28.50 FOOT CURVE TO THE RIGHT WITH A CHORD BEARING N45°00'33"E 40.31 FEET TO A POINT OF TANGENCY; THENCE S89°59'27"E 260.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.169 ACRES OF LAND OR 138,054 SQUARE FEET.

THAT THE MAP IS A CORRECT REPRESENTATION OF EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

\_\_\_\_\_  
JIM I. MORROW  
PLS NO. S-2777

\_\_\_\_\_  
DATE

SURVEYED BY:  
**JSD**  
MILWAUKEE REGIONAL OFFICE  
W238 N 1610 BUSSE ROAD, SUITE 100  
WAUKESHA, WISCONSIN 53188  
P. 262.513.0666

SURVEYED FOR:  
**WMG  
DEVELOPMENT**  
PO BOX 768  
EFFINGHAM, IL 62401

PROJECT NO: 24-14130  
FIELDBOOK/PG: E-FILE  
SHEET NO: 2 OF 3

SURVEYED BY: BHF  
DRAWN BY: JIMM

# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOT 17, CERTIFIED SURVEY MAP NO. 11391, RECORDED IN VOLUME 113, PAGE 44-59 OF CERTIFIED SURVEY MAPS, RECORDED AS DOCUMENT NO. 4182698, WAUKESHA COUNTY RECORDS, LOCATED IN THE SOUTEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 10, TOWN 7 NORTH, RANGE 19 EAST, IN THE VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

### CORPORATE OWNER'S CERTIFICATE

MEADOW CREEK LIMITED PARTNERSHIP, A WISCONSIN LIMITED PARTNERSHIP DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE VILLAGE OF PEWAUKEE FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID MEADOW CREEK LIMITED PARTNERSHIP HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS REPRESENTATIVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MEADOW CREEK LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
JAMES G. FORESTER, MANAGING MEMBER

STATE OF WISCONSIN) SS  
WAUKESHA COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED MEADOW CREEK LIMITED PARTNERSHIP, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, WAUKESHA COUNTY, WISCONSIN                      MY COMMISSION EXPIRES \_\_\_\_\_

### VILLAGE OF PEWAUKEE PLANNING COMMISSION APPROVAL

APPROVED FOR RECORDING PER VILLAGE OF PEWAUKEE PLANNING COMMISSION ACTION OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
JEFF KNUTSON, CHAIRPERSON                      \_\_\_\_\_  
DATE

\_\_\_\_\_  
JENNA PETER, CLERK                      \_\_\_\_\_  
DATE

### VILLAGE BOARD CERTIFICATE OF APPROVAL


RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE BOARD OF THE VILLAGE OF PEWAUKEE, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE VILLAGE OF PEWAUKEE.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE BOARD OF THE VILLAGE OF PEWAUKEE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
JEFF KNUTSON, PRESIDENT

\_\_\_\_\_  
JENNA PETER, CLERK

File: R:\2024\2414130\DWG\2414130-CSM.dwg Layout: CSM 3 of 3 User: conor.lafferty Plotted: Jun 18, 2024 - 1:29pm

 <b>MILWAUKEE REGIONAL OFFICE</b> W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: <b>WMG</b> <b>DEVELOPMENT</b> PO BOX 768 EFFINGHAM, IL 62401	PROJECT NO: <u>24-14130</u> FIELDBOOK/PG: <u>E-FILE</u> SHEET NO: <u>3 OF 3</u>	SURVEYED BY: <u>BHF</u> DRAWN BY: <u>JIMM</u>
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# Village of Pewaukee Plan Commission Engineer's Report for August 8, 2024

## **Pewaukee Dental Office Certified Survey Map and Site Development Plan Approval Meadowcreek Market/Capitol Drive**

### **Report**

#### **Certified Survey Map (CSM)**

The proposed CSM divides a 3.169-acre parcel of land into two parcels of 1.109 acres (for the dental office) and 2.060 acres that will remain vacant. I have reviewed the CSM and have identified minor technical items that need to be addressed on the CSM. The surveyor has been notified of my comments.

#### **Site Development Plans**

The applicant has submitted a complete set of development plans for review. I defer the parking lot requirements, landscape, lighting and architectural plan reviews to the Village Planner. The following are my comments on the site civil engineering plans:

General Site Layout/Access: Entrance/exit driveway is located at an opening in the median on the westerly adjacent street. It is far enough away from the intersection to minimize any conflicting moves. General circulation in the parking lot is acceptable. Since this site is surrounded on three sides with streets, there is adequate access to the site for emergency vehicles.

Site grading, drainage and erosion control: The entire development is served by a regional storm water pond; therefore, no on-site stormwater management facilities are required. The existing drainage pattern is from southeast to northwest with an approximate 2% to 3% slope. The developed site will maintain the same drainage pattern but will capture the stormwater runoff in internal storm drains and pipe to accommodate site drainage. I have questioned whether the single inlet in the driveway entrance is adequate to accommodate the parking lot runoff. The entire parking lot is curbed, so all parking lot water will be directed to a storm sewer inlet that is connected to the private storm sewer system of the development. Roof downspouts will be connected to the storm sewer system through underground drainpipe. Erosion control practices include a tracking pad at the entrance, existing inlet protection and silt fence along the north side of the site. I am recommending that they extend silt fence along the west side of the property.

#### **Public Utility Connections**

Public sanitary sewer and water are available for this site. The developer will need to cut into the private road to make the connection. They should work with the development owner to make sure that they meet all restoration requirements, and that the restoration is done to the owner's satisfaction. Our DPW's preference is to have the water service and the sanitary sewer lateral be located close to each other for ease of finding both services. The plans show them being about 30 feet apart. The sanitary sewer lateral is noted as a 6-inch pipe, which is acceptable. The water service size will have to be determined by the Village (1.5-inch pipe shown – normal commercial connections are 2-inch).

## **Recommendation**

### **CSM**

I recommend approval of the CSM dated June 18, 2024, subject to satisfaction of any outstanding review comments prior to the Village executing the document.

### **Civil Plans**

There is a small amount of minor plan clean-up items that need to be addressed. Generally, the site access, grading, drainage and erosion control are acceptable. I recommend approval of the civil plans (sheets C1.3, C1.4, C4.1, C4.2) dated July 15, 2024, subject to satisfaction of my review comments attached hereto prior to issuing a construction permit

Tim Barbeau, P.E., P.L.S.  
Village Consulting Engineer  
August 1, 2024



Should you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Timothy G. Barbeau". The signature is written in a cursive style with a large initial 'T'.

Timothy G. Barbeau, P.E., P.L.S.  
Village of Pewaukee Consulting Engineer

c: Jeff Muenkel, Village Planner via email

TO: Village of Pewaukee Plan Commission  
CC: Jenna Peter - Clerk  
FROM: Ben Kohout, AICP, Planning Consultant  
RPT DATE: July 31, 2024  
MTG DATE: August 8, 2024  
RE: Heartland Dental – Conditional Use Grant for Parking lot offset, Commercial Site Plan Approval and Certified Survey Map Approval

**BACKGROUND:**

1. Petitioner: WMG Acquisitions, LLC
2. Property Owner: MEADOW CREEK LIMITED PARTNERSHIP
3. Location/Address: PWV 0901984003
4. Tax Key Number: PWV 0901984003
5. Area: 1.109 AC
6. Existing Zoning: B-1 Community Business with PUD Overlay
7. Proposed Zoning: N/A
8. Future Land Use: Community Commercial
9. Proposed Future Land Use: N/A

**OVERVIEW:**

The Petitioners are requesting approval of a Conditional Use Grant to offset the parking setback requirement and associated commercial site plan for locating of a 5,200 square foot dentist office on a newly proposed 1.109 acre "lot 19" out of an existing lot currently zoned as B-1, Community Business with Planned Unit Development (PUD) overlay district regulations. The accompanying Certified Survey Map (CSM) proposes the "lot 19" and resulting 2.060 "lot 18". With this request, the Conditional Use grant shall be decided upon separately, with the accompanying Business Site Plan and Plan of Operations and CSM.

**SUBMITTAL:**

The enclosed submittal includes the Applications, Site Plan, (and associated landscaping, lighting, stormwater, infrastructure plans) and Certified Survey Map.

**PLANNER COMMENTS:**

1. **Certified Survey Map.** The lot line being proposed is creating two additional parcels, labeled as lot 18 and lot 19 out of the original parcel (tax key PWV 0901984003). The lot 19, on the south, is the lot where the Heartland Dental building and parking lot is proposed. The lot is zoned B-1 and is currently 48,311sf (317'x150') and 150 feet in width. The resultant lot 18 is to be 2.060 acres and still approx. 286 feet in width and 317 feet in length with access on all three sides to private roadway access. The resultant lots are conforming under the B-1 zoning district as there is a minimum of 1 acre lot size and minimum lot width of 100 feet.

The actual survey is under engineering review for adherence to Village and State codes. An approval is subject to all Village engineering comments being satisfied before recording of the CSM.



2. **Conditional Use Grant.** The northern property has a 20 ft. building/parking setback established from the northern proposed property line. The proposal is showing plans to encroach within this area with 11 parking stalls and a dumpster access drive running along the eastern proportion of this northerly property line and is about 5 ft. from the northern (side) property line. The Village Code permits for requests to vary this requirement with the Plan Commission reviewing the request as a conditional use request.
3. **Site Plan.** The site plan shows a 5,200 gross single story brick dentist office building along the eastern side of the property, with the associated parking lot on the central and western portions of the property. No details as to hours of operations or numbers of employees at any one time are provided at this time.
4. **Zoning Requirements:** The proposed dental office use is a permitted use under the B-1 Office & Service Zoning District. There is also the Planned Unit Development (PUD) Overlay district designation, which affords some varying of the underlying B-1 standards. As of the writing of this staff summary, it is not clear what approvals on lot sizes, setbacks or other modifications were granted as part of the original PUD approval. So, the basis of this report will be the B-1 zoning district standards, as well as noting what is supplied by the applicants. More information may come at the time of the Plan Commission meeting if found that the original PUD had separate requirements than the underlying B-1 zoning district.
  - a. The proposed lot size of just over 1 acre is within the code requirements.
  - b. There is a 65% maximum impervious area requirement and this proposal comes in at 63%, and that is satisfactory.
  - c. There is a building height maximum of 4 stories or 55 feet in height and the proposed building is one story and 30 feet, 10 inches to the top of roof.
  - d. There is a building setback minimum of 50 feet from the right of way in the B-1 district. The proposed site is within a Planned Unit Development overlay district and on a private street and the proposed front of the facility is facing to the west, and the proposed 25 foot front yard setback for the parking surface area and building are meeting this setback from the private street right of way, along with a 20 foot side/parking setback from the south private street right of way and a 20 foot rear/parking setback from the east private street right of way.
  - e. There are 51 parking spaces proposed, with two ADA accessible parking spaces shown near the front entrance of the building. The parking space needs call for those similarly called out for Hospitals. Two spaces per three patient beds, plus one space per employee for the work shift with the largest number of employees. For a dental office setting, it would be wise to ascertain the numbers of seats and numbers of employees on any maximum shift to better gauge the spaces required. The plans show interior buildout for approximately 16 seats for patients. Utilizing the standard of 2 space for every 3 beds and comparing the proposed 5,200 s.f. (gross) building, this equates to 11 spaces required for the seats for patients, plus one for each employee. Staff believes there should be enough spaces to meet the standards.
5. **Site Improvements:**
  - a. **Uses and activities:** The improvements will include a new use as a dental office building and associated access drive, parking lot and landscaping plantings.
  - b. **Site:** The proposed changes are new development and include an approximately 5,200 s.f. dental office building on the east end, associated parking lot and access drive on the west end, and dumpster access drive and screened dumpster area in the NE corner.

- c. **Design Requirements:** There are no extra general design requirements for uses/structures as B-1 District has a set of "General Requirements" for uses/structures in the B-1 zoning codes. Section 40.447 pertains to other architectural requirements.

Section 40.447 states:

*(2) Building rooflines and roof shapes. The visual continuity of roofs and their contributing elements (parapet walls, gables, coping, cornices, etc.) shall be maintained in building development or redevelopment. Heating, ventilation, air conditioning and other rooftop mechanical equipment must be appropriately screened from view.*

*(3) Materials. New retail and office building construction shall consist of quality materials such as brick, wood, stone and glass.*

The proposed building shall be of brick, with a brown brick making up the four sided architecture, with a high-ridge roof with black architectural shingles and black brick banding on the corners and trim. Screening of mechanicals will need to be conditioned in any approvals, should the Plan Commission be inclined to recommend approval.

The plans also show a screened dumpster area, consisting of a brick fence of 8 feet, 4 inches tall with "Trex" deck boards making up the swinging gate, facing to the west.

Staff finds these items meet the criteria and standards of the Village of Pewaukee, subject to the review and recommendation of the Planning Commission.

- d. **Traffic, Circulation and Access:** Access to the building will be on the west side of the lot/structure from the west with a 24 foot wide new access drive from the private street. There is a 20 foot minimum drive access requirement. No Pedestrian access exists around the portions of the site/structure along the private street.

It should be noted that the approval is subject to fire department approval as well to ensure any additional fire access requirements for the parking lot given the modifications proposed.

- e. **Landscaping:**

Planting of trees for new development is proposed. Section 40.445 requires: *(a) Street trees. The developer shall provide for the planting or retention of street trees on both sides of all new roadways and, where deemed appropriate by the plan commission for aesthetic purposes, along existing roadways adjacent to the development. Such trees shall have an average trunk dimension of 2.5 inches at a point one foot above the grade. To ensure proper planting and growth, the trees shall be balled, burlapped and staked. Such trees shall be provided at a rate of not less than one tree every 40 feet of new roadway frontage and located within the road right-of-way at a point ten feet from the right-of-way line unless otherwise required by the plan commission. The species of trees shall be subject to plan commission approval.*

Applicant plans show 2.5 inch plantings of Oaks, Lindens, Maples, Poplar and Linden trees on the perimeter along the private streets and interior parking lot area on the two islands. Staff finds this requirement to be met, pending review and findings of the Planning Commission.

Landscaping of the interior parking lot and property is proposed. Section 40.445 requires: *(b) Parking lot landscaping. Off-street parking lots with more than ten stalls shall have at least ten percent of the interior parking area landscaped. The species of landscape plantings are subject to plan commission approval.*

The proposal includes the "corner" areas of the parking lot area to be included in the required 1,933 s.f. of parking lot area, along with two islands and one "bump out" on the south end of the parking area with grass. Based on past approvals, the Planning Commission has reviewed

similar requests and will need to determine if the proposed arrangement meets the intentions of the ordinance.

Screening of the parking surface area is proposed. Section 40.445 requires: (2)  
*A compact landscaping hedgerow or landscaped undulating berm shall be located between parking areas and public roads. Hedges shall be planted at an initial height of two feet and shall be maintained so as to form a continuous, unbroken, solid, visual screen within a maximum of one year after time of planting. This landscaping buffer is intended to screen the view of parked cars and asphalt from pedestrian and motorist view.*

The proposal includes a hedgerow of plantings of at least 2 feet tall of Junipers and Yews spaced to conform with the standard of the ordinance. Staff finds this proposal acceptable, subject to review by the Planning Commission.

- f. **Exterior Lighting:** New lighting is proposed by the applicant to be downward facing, both servicing the parking lot area and along the building exterior. Section 40.448 governs the lighting standards. Of the standards, no lighting fixture pole shall exceed 25 feet in height.

The applicant has supplied plans that show any poles utilized in the parking lot surface area will be at 25 feet in height. Applicant has also supplied a photometric plan noting 0 foot candles measured on adjoining roadways, and minimal lighting going onto adjacent northern property.

Hours of operations for the lighting notes that: *Hours of operation. All outdoor light fixtures presently or hereafter installed and maintained upon private property within commercial, institutional, industrial or multifamily zones shall be turned off from close of business to sunrise with the following exceptions:*

*a. Commercial, industrial and institutional uses which remain open and operational after 11:00 p.m. shall be allowed to keep their approved outdoor lighting on for the period of time they remain open and up to one-half hour after closing.*

*b. Approved security lighting shall be allowed after 11:00 p.m.*

*No information was supplied by the applicant on hours of operation of lighting, and staff will note the Planning Commission will need to weigh in on how they'd like to see lighting standards handled on this property, and to be of similar decisions as made for adjacent properties in the area of this proposal.*

- g. **Signage:** New signage is proposed as a monument sign with plantings positioned near the new proposed access drive on the west. In addition, wall signage is shown on the façade of the building in what appears to be letter block styling and no information on illumination on the wall signage is proposed at this time. Any new signage would be subject to future permit approvals when final details are known.
- h. **Engineering Plans (Storm/Grading/Utilities):** Engineering plans were supplied and approvals are anticipated to be delivered for the use separately from this report by the Village Engineer and shall be attached to the report when delivered, or during the Plan Commission meeting date.

**STAFF RECOMMENDATION:**

Depending on confirmation by the Village of Pewaukee Plan Commission of the above-described comments, the Village of Pewaukee Plan Commission may take the following actions listed below.

**CERTIFIED SURVEY MAP**

The Village of Pewaukee Plan Commission **Approves** the Certified Survey Map Request for a creation of two new lots for the property located at PWV 0901984003, subject to the following conditions:

1. Any conditions made by the Plan Commission at their meeting of August 2024.
2. That all engineering comments are satisfied for the Certified Survey Map prior to Village signature and recording.

**CONDITIONAL USE REQUEST FOR PARKING LOT SEBACK VARIANCE**

The Village of Pewaukee Plan Commission **Approves** the Conditional Use Request for a varying of parking lot setback standards along the northern property line to permit for proposed 11 parking spaces, dumpster pad access drive and dumpster pad location for the property located at PWV 0901984003, subject to the following conditions:

1. Any conditions made by the Plan Commission at their meeting of August 2024.
2. Site Plan presented to the Plan Commission at their meeting of August 2024 shall be the minimum setback required for the parking lot setbacks and associated dumpster pad access drive and dumpster pad location.

**SITE PLAN AND PLAN OF OPERATIONS**

The Village of Pewaukee Plan Commission **Approves** the Site Plan for a new dental building, associated parking lot, landscaping and access drive for the property located at PWV 0901984003, subject to the following conditions:

1. That all conditions made by the Plan Commission at their meeting of August 2024 pertaining to architecture, site design, landscaping, lighting, grading, parking, or other, are met.
2. The hours of operation of the operations be presented to the Village Zoning Administrator and approval by Staff prior to building occupancy.
3. Landscaping shrubs are required to be replaced upon any plants not surviving.
4. This Site Plan/Plan of Operation approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission. The existing site plan/plan of operation shall remain in effect, except as further restricted or modified herein.
5. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission and Board, Village Engineer and Village Planner for the site plan, and other documentation.
6. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any

particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.

7. Fire Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village of Pewaukee Fire Department Chief (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village of Pewaukee Fire Department Chief (or designee), if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of fire safety of any structure on the property, or as proof of compliance with any particular fire safety standard that would apply to new construction. The petitioner shall independently determine the fire safety and suitability of all structures on the property for the petitioner's intended uses. Fire department approval following review to ensure any additional fire access requirements for the parking lot as proposed is required prior to building occupancy.
8. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Business Site Plan approval with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.
9. The Property Owner shall keep the exterior condition of the premises in a neat and orderly condition at all times so the premises will not detract from neighboring premises. There shall be no outside storage of junk, debris, construction material, or other refuse materials within the property and all such materials shall be disposed of promptly and properly.
10. The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.
11. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
12. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions.

**EXHIBIT:**

- A. GIS Property Location Map
- B. Petitioner Application







### Village of Pewaukee GIS

**DISCLAIMER:**

This map is not a survey of the actual boundary of any property this map depicts.

The Village of Pewaukee does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 235'



### Village of Pewaukee

235 Hickory Street  
Pewaukee, WI 53072  
262-691-5660

Print Date: 7/31/2024



**Business Site Plan  
Application Form**

Address/Parcel No. of Property Involved: \_\_\_\_\_

Zoning of Property: \_\_\_\_\_

Current Owner of Property: \_\_\_\_\_

Applicant – Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Name of Business that Corresponds to Site Plan: \_\_\_\_\_

Summary of Request (New Construction, Addition, Modification, etc.):

\_\_\_\_\_

We are also requesting a waiver to allow for the parking spaces along the northern  
property line to encroach into the building setback

\_\_\_\_\_

\_\_\_\_\_

Provide detailed information with your application that addresses the following:

1. Development Plans of the proposed use in sufficient detail to enable the Commission to evaluate the suitability of architectural & landscape treatment, proper placement of the building(s) on the lot, traffic generation & circulation, provision for parking, drainage, exterior lighting, control devices (when necessary) to eliminate noise, dust, odor, smoke or other objectionable operating conditions & general compatibility of the proposed use with the area in which it is located.

2. It is the responsibility of the applicant/owner to ensure that the proposed project meets the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted Land Use Plan.

3. Signage shall be determined through a sign permit process and/or a sign plan approved by the Plan Commission. Permits for individual signs may be applied for with the Village's Code Compliance Officer.

Signature of Property Owner as listed on this Application:

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**Application will not be processed without the Owner's Signature regardless of who is listed as the Applicant. This signature authorizes the Village of Pewaukee to process the Site Plan Approval Application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.**

Signature of Applicant (if different than Owner):



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Please return Completed Application Forms along with **11 copies** of all attachments (**as well as a digital copy**) you wish to have considered by the Plan Commission as part of your application to Pewaukee Village Hall, 235 Hickory Street, Pewaukee, WI 53072. If you have any questions, please call Village Hall at (262) 691-5660.





## **PROFESSIONAL SERVICES REIMBURSEMENT NOTICE**

Pursuant to the Village of Pewaukee Code of Ordinances, the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

I, the undersigned, have been advised that, pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility.

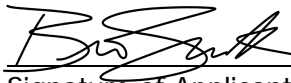
The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.

### **RESPONSIBLE PARTY & MAILING ADDRESS**

\_\_\_\_\_  
Name of Company and/or Individual

\_\_\_\_\_  
Street City State Zip

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_



\_\_\_\_\_  
Signature of Applicant & Date

\_\_\_\_\_  
Signature of Property Owner & Date

\_\_\_\_\_  
Village Official Accepting Form

**SEND ALL PROFESSIONAL  
SERVICES INVOICES TO:  
(Check One)**

\_\_\_\_ Property Owner

\_\_\_\_ Applicant



**AGENCY CONTACTS**

**ZONING DEPARTMENT**

AGENCY: VILLAGE OF PEWAUKEE  
 CONTACT: TIM BARBEAU  
 PHONE: (262) 317-3307  
 EMAIL: TIM.BARBEAU@RASMITH.COM

**ENGINEERING DEPARTMENT**

AGENCY: VILLAGE OF PEWAUKEE  
 CONTACT: SCOTT GOSSE  
 PHONE: (262) 691-5660  
 EMAIL: SGOSSE@VILLAGEOFPEWAUKEE.WI.ORG

**FIRE DEPARTMENT**

AGENCY: CITY OF PEWAUKEE FIRE DEPARTMENT  
 PHONE: (262) 522-2500

**TRANSPORTATION DEPARTMENT**

AGENCY: VILLAGE OF PEWAUKEE  
 CONTACT: SCOTT GOSSE  
 PHONE: (262) 691-5660  
 EMAIL: SGOSSE@VILLAGEOFPEWAUKEE.WI.ORG

**STORMWATER UTILITY**

AGENCY: VILLAGE OF PEWAUKEE  
 CONTACT: SCOTT GOSSE  
 PHONE: (262) 691-5660  
 EMAIL: SGOSSE@VILLAGEOFPEWAUKEE.WI.ORG

**SANITARY SEWER UTILITY**

AGENCY: VILLAGE OF PEWAUKEE  
 CONTACT: SCOTT GOSSE  
 PHONE: (262) 691-5660  
 EMAIL: SGOSSE@VILLAGEOFPEWAUKEE.WI.ORG

**WATER UTILITY**

AGENCY: VILLAGE OF PEWAUKEE  
 CONTACT: SCOTT GOSSE  
 PHONE: (262) 691-5660  
 EMAIL: SGOSSE@VILLAGEOFPEWAUKEE.WI.ORG

**ELECTRIC UTILITY**

AGENCY: WE ENERGIES  
 CONTACT: KEVIN REHRER  
 PHONE: (262) 574-3054  
 EMAIL: KEVIN.REHRER@WE-ENERGIES.COM

**GAS UTILITY**

AGENCY: WE ENERGIES  
 CONTACT: KEVIN REHRER  
 PHONE: (262) 574-3054  
 EMAIL: KEVIN.REHRER@WE-ENERGIES.COM

**COMMUNICATIONS UTILITY**

AGENCY: CENTURYLINK  
 PHONE: (800) 786-6272

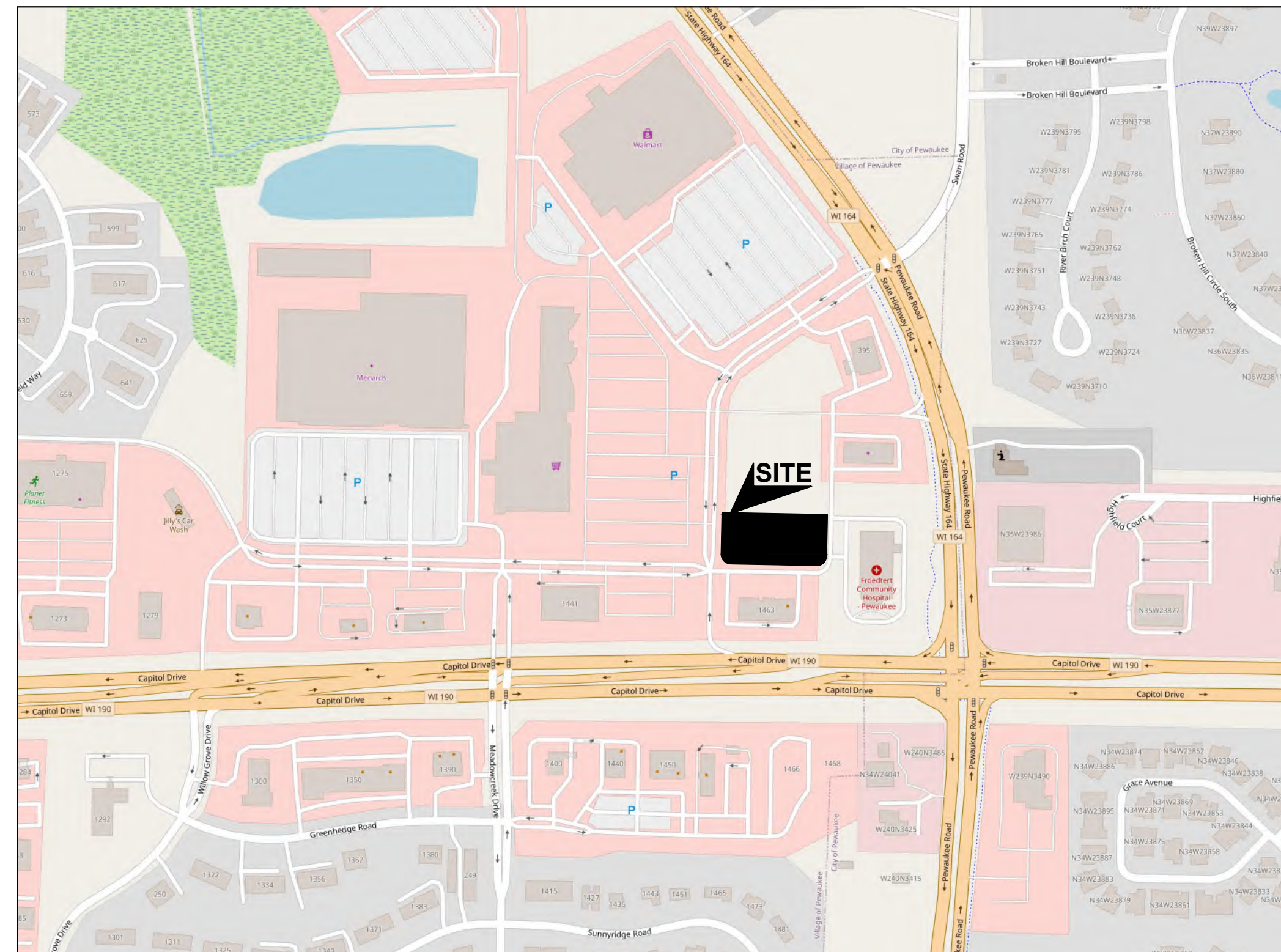
**POSTMASTER**

AGENCY: USPS - PEWAUKEE POST OFFICE  
 EMAIL: (262) 691-3253

**5,200 SQUARE FOOT - SINGLE STORY DENTAL OFFICE**

**PEWAUKEE DENTAL OFFICE**

**CAPITOL DRIVE AND PEWAUKEE ROAD  
 PEWAUKEE, WAUKESHA COUNTY, WISCONSIN  
 PART OF LOT 17, CSM NO. 11391**



**VICINITY MAP**  
 NTS



**DESIGN CONTACTS**

**SURVEYOR**

FIRM: JSD  
 ADDRESS: W238 N1610 BUSSE ROAD, SUITE 100  
 WAUKESHA, WI 53188  
 CONTACT: JIM MORROW  
 PHONE: (734) 637-3922  
 EMAIL: JIM.MORROW@JSDINC.COM

**CIVIL ENGINEER**

FIRM: TARR GROUP, LLC  
 ADDRESS: 8650 EAST STATE ROAD 32  
 ZIONSVILLE, IN 46077  
 CONTACT: ERIC MORFF  
 PHONE: (314) 896-3889  
 EMAIL: ERIC@TARR-GROUP.COM

**LANDSCAPE**

FIRM: TARR GROUP, LLC  
 ADDRESS: 8650 EAST STATE ROAD 32  
 ZIONSVILLE, IN 46077  
 CONTACT: TIM HUBER  
 PHONE: (502) 648-3803  
 EMAIL: TIM@TARR-GROUP.COM

**ARCHITECT**

FIRM: JEMA  
 ADDRESS: 2823 OLIVE STREET  
 ST. LOUIS, MO 63103  
 CONTACT: DANIELLE TRITT  
 PHONE: (314) 650-7383  
 EMAIL: DTRITT@JEMASTL.COM

**DEVELOPER**

FIRM: WMG ACQUISITIONS, LLC  
 ADDRESS: PO BOX 768  
 EFFINGHAM, IL 62401  
 CONTACT: BRIAN SCHROCK  
 PHONE: (314) 537-4140  
 EMAIL: BSCHROCK@WMGDEVELOPMENT.COM

**PROPERTY OWNER**

FIRM: MEADOW CREEK LIMITED PARTNERSHIP  
 ADDRESS: 3190 GATEWAY ROAD, SUITE 100  
 BROOKFIELD, WI 53045

DRAWING INDEX	
SHEET NO.	SHEET TITLE
C0.1	COVER SHEET
C0.2	NOTES SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C1.3	EROSION & SEDIMENT CONTROL PLAN PHASE 1
C1.4	EROSION & SEDIMENT CONTROL PLAN PHASE 2
C1.5	EROSION & SEDIMENT CONTROL DETAILS
C1.6	EROSION & SEDIMENT CONTROL NOTES
C2.1	SITE LAYOUT PLAN
C2.2	SITE GEOMETRY PLAN
C3.1	UTILITY PLAN
C4.1	GRADING PLAN
C4.2	DETAILED GRADING PLAN
C4.3	DRAINAGE PLAN
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
L2.1	LANDSCAPE PLAN
PH2.1	PHOTOMETRIC PLAN



PEWAUKEE DENTAL OFFICE  
 WMG ACQUISITIONS, LLC  
 CAPITOL DRIVE AND PEWAUKEE ROAD  
 PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ORIGINAL ISSUE DATE: 07/15/2024  
 REVISIONS:

PROJ. NO.: 24019  
 WMG PROJ. NO.: W123-0444

COVER SHEET

**C0.1**

C:\Users\Eric Morff\tarr-group.com\Production - Documents\24\24019 - HDWI Pewaukee\CAD\Sheets\24019 - C0.1 COVER.dwg

IF THIS SHEET DOES NOT MEASURE 22"x34", IT HAS BEEN ENLARGED OR REDUCED. PLEASE ADJUST SCALE ACCORDINGLY.



**DATUM INFO**

ELEVATIONS SHOWN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). REFERENCE THE SURVEY ON THE EXISTING CONDITIONS SHEET, C1.1.

**FLOOD MAP INFO**

PER F.I.R.M. NO. 55133C0203H, EFFECTIVE 10/19/2023, THE PROJECT SITE IS LOCATED IN ZONE X.

**SELECTIVE DEMOLITION NOTES**

- 1. THE DEMOLITION PLAN IS BASED ON EXISTING CONDITION SITE INFORMATION OBTAINED FROM THE OWNER. TARR GROUP HAS NOT FIELD VERIFIED EXISTING CONDITIONS. REMOVAL ITEMS SHOWN ARE BASED ON BEST AVAILABLE INFORMATION AND ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID TO BE FULLY FAMILIAR WITH THE EXTENT OF THE REMOVAL ITEMS. THE CONTRACTOR IS RESPONSIBLE FOR ALL REMOVALS NECESSARY TO COMPLETE CONSTRUCTION. QUESTIONS REGARDING ITEMS TO BE REMOVED SHALL BE DIRECTED TO TARR GROUP PRIOR TO DEMOLITION ACTIVITIES.
2. CAREFULLY PRESERVE AND MAINTAIN EXISTING BENCHMARKS, HORIZONTAL/VERTICAL CONTROL MONUMENTS, PROPERTY LINE PIPES AND PINS AND OTHER REFERENCE POINTS. CONTRACTOR TO RESTORE OR REPLACE AT OWN EXPENSE.
3. ONSITE BLASTING AND BURNING IS NOT ALLOWED. EMPLOY JACK HAMMERING AND OTHER LOUD NOISES AND METHODS SPARINGLY AND ONLY DURING TIME PERIODS APPROVED BY OWNER AND AUTHORITY HAVING JURISDICTION.
4. CONTRACTOR SHALL ARRANGE FOR DISPOSITION OF REMOVAL ITEMS IN ACCORDANCE WITH LOCAL REQUIREMENTS. LOCATION OF DUMP, LENGTH OF HAUL, AND DISPOSAL EXPENSES ARE CONTRACTOR'S RESPONSIBILITY.
5. MATERIALS ENCOUNTERED THAT ARE SUSPECTED OF CONTAINING HAZARDOUS MATERIALS SHALL NOT BE DISTURBED. CONTACT CIVIL ENGINEER OR OWNER IMMEDIATELY.
6. SALVAGED ITEMS ARE TO BE CLEANED, PACKED OR CRATED IN CLEARLY IDENTIFIED CONTAINERS, AND STORED IN A SECURE AREA UNTIL DELIVERED TO OWNER. CONTRACTOR TO PROTECT ITEMS FROM DAMAGE DURING TRANSPORT AND STORAGE.
7. THE CONTRACTOR SHALL CONTACT OWNER TO ARRANGE THE STORAGE OF ANY REMOVED SIGNS, LIGHTING, OR OTHER OBJECTS THAT ARE IDENTIFIED ON THE PLAN AS BEING RETURNED TO OWNER.
8. REFER TO THE CIVIL DRAWINGS FOR UTILITY DEMOLITION INFORMATION (IF APPLICABLE).
9. ALL EXISTING PLANTS TO REMAIN ARE TO BE PROTECTED FROM DAMAGE BY CONSTRUCTION OPERATIONS. DO NOT OPERATE EQUIPMENT, STORE, STOCKPILE, OR PARK WITHIN DRIP LINE OF PLANTS. REMOVE SOD OVER PROMINENT ROOTS BY HAND TO MINIMIZE DAMAGE TO ROOT SYSTEM. CONTRACTOR IS RESPONSIBLE FOR HEALTH AND LIFE OF ALL PLANTS TO REMAIN OR BE RELOCATED THROUGHOUT CONSTRUCTION AND WARRANTY PERIOD.
10. THE CONTRACTOR SHALL LOCATE AND PROTECT EXISTING IRRIGATION MAINLINE PRIOR TO DEMOLITION ACTIVITIES. IRRIGATION TO EXISTING LANDSCAPE AREAS SHALL BE PROTECTED AND MAINTAINED DURING CONSTRUCTION.
11. MINIMIZE DISTURBANCE IN CONSTRUCTION STAGING AREAS. REPLACE/RESTORE ALL LANDSCAPE, HARDSCAPE, IRRIGATION, LIGHTING, ETC. WHICH IS DISTURBED BY CONSTRUCTION.
12. CONTRACTOR TO CONDUCT SELECTIVE DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
13. CONTRACTOR TO PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTIONS REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
14. CONTRACTOR SHALL NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. CONTRACTOR TO REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
15. CONTRACTOR TO COMPLY WITH ALL APPLICABLE LAWS FOR MATERIALS TRANSPORTATION DURING ONSITE AND OFFSITE HAULING. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO EXISTING CONDITION BEFORE SELECTIVE DEMOLITION OPERATIONS BEGAN.
17. THE LIMITS OF WORK DESCRIBED IN THE DRAWINGS ARE APPROXIMATE. WORK REQUIRED OUTSIDE THESE LIMITS WHICH IS NEEDED TO MEET THE INTENT OF THE DRAWING IS THE RESPONSIBILITY OF THE CONTRACTOR.

**LAYOUT AND PAVING NOTES**

- 1. THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.
2. ALL EXISTING STRUCTURES, CONCRETE PADS/WALKS/DRIVES AND UTILITY SERVICES ON THE SITE SHALL BE REMOVED TO FULL DEPTH PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.
4. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS AND PAY ALL FEES PRIOR TO BEGINNING WORK.
5. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT, FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES AND IRRIGATION SLEEVES PRIOR TO INSTALLATION OF PAVEMENT.
6. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN, IN ACCORDANCE WITH THE SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES OR OUTSIDE THE LIMIT OF GRADING.
7. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH WITH NO EXPOSED AGGREGATE ON ANY FACE. ALL CONCRETE TO BE MINIMUM 4,000 PSI COMPRESSIVE STRENGTH WITH 5% (+/-1%) AIR ENTRAINMENT. MIXTURES WITH WATER/CEMENT RATIOS AT 0.5 OR BELOW ARE RECOMMENDED. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE, NO FLY ASH PERMITTED.
8. CONSTRUCTION OF REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH ACI 330 STANDARD SPECIFICATIONS. CURING COMPOUND SHALL BE APPLIED TO ALL CONCRETE SURFACES IMMEDIATELY AFTER BROOM CONTRACTOR SHALL REJECT CONCRETE IF IT CANNOT BE PLACED WITHIN 90 MINUTES OF BATCH TIME OR WITHIN 75 MINUTES DURING SUMMER HIGH TEMPERATURE CONDITIONS.
9. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN RESULTING FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
10. DIMENSIONS ARE TO THE FACE OF CURB, EXPOSED FACE OF WALL, EDGE OF CONCRETE OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
11. SCREENED ITEMS INDICATE A PRE-CONSTRUCTION TOPOGRAPHIC SURVEY PROVIDED BY JSD (734-637-3922), DATED 06/05/2024.
12. CONCRETE PAVEMENT CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS, AND SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 10' SEGMENTS. JOINTS CAN BE SAWCUT, FORMED, OR TOOLED.
13. MAINTAIN ONE SET OF MARKED-UP AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION.
14. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR COMPLETED SITE. CONSULT ENGINEER FOR SPECIFIC REQUIREMENTS.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH THE LOCAL JURISDICTION. IF A PHYSICAL MAILBOX IS REQUIRED, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PURCHASE, LOCATION PLACEMENT, AND INSTALLATION.
16. ALL PAVEMENT MARKINGS, SIGNAGE, AND TRAFFIC CONTROL SHALL CONFORM TO THE LOCAL DEPARTMENT OF TRANSPORTATION AND THE MUTCD STANDARDS, CURRENT EDITION, UNLESS NOTED OTHERWISE.
17. ALL CURBING CURB TO BE PAINTED YELLOW WHERE LESS THAN 6" (TYP)
18. IF PAVEMENT IS CONCRETE, ADD 4" WIDE SAFETY YELLOW STRIPE AT EDGE OF ALL SIDEWALK BORDERING PAVEMENT.

**GENERAL UTILITY NOTES**

- 1. WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.
2. THE OWNER SHALL PAY ALL FEES AND OBTAIN PERMITS.
3. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON BEST INFORMATION AVAILABLE. ADDITIONAL UTILITIES MAY BE PRESENT. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
4. THE CONTRACTOR SHALL NOTIFY THE STATE ONE-CALL SYSTEM AT (811) AT LEAST THREE WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR DEMOLITION.
5. MAINTAIN 10-FOOT HORIZONTAL AND 24-INCH VERTICAL SEPARATIONS BETWEEN SANITARY SEWER AND WATER SUPPLY LINES.
6. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN 14 DAYS OF MOBILIZATION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTORS EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM INSTALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
8. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 95% OF MAXIMUM PER ASTM D698.
9. ADJUST ALL EXISTING CASTINGS TO MATCH PROPOSED FINISH GRADE.
10. ALL SANITARY SEWER PIPE SHALL BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE.
11. WATER SERVICE PIPE SHALL BE SDR21 PVC PRESSURE RATING 200 PSI.
12. CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC UTILITY CONNECTIONS (ELECTRIC, WATER, GAS, SEPTIC, SEWER) AS WELL AS PROVIDING ALL INFRASTRUCTURE REQUIRED BY UTILITY COMPANY.
13. SANITARY SEWER CLEANOUT LIDS SHALL BE HEAVY-DUTY RATED WHEN LOCATED IN PAVEMENT AND WHEN ACCESSIBLE BY VEHICLE, AND MEDIUM-DUTY RATED WHEN IN LANDSCAPED AREAS.
14. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR COMPLETED UTILITIES. CONSULT ENGINEER FOR SPECIFIC REQUIREMENTS. TOP OF PIPE ELEVATIONS WILL BE REQUIRED FOR WATER AND SEWER AT ALL BENDS, APPURTENANCES, FITTINGS, ETC. FOR AS-BUILT SURVEY.
15. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR ALL PRECAST SANITARY STRUCTURES FOR APPROVAL, PRIOR TO PURCHASING.

**GRADING AND DRAINAGE NOTES**

- 1. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6 INCHES. MAKE STOCKPILES FREE DRAINING AND PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES.
2. SATISFACTORY TOPSOIL IS DEFINED AS SOIL BEING FREE OF SUBSOIL, CLAY LUMPS, STONES, OTHER OBJECTS OVER 1 INCH IN DIAMETER, OR CONTAMINANTS.
3. ALL GRADED AREAS SHALL BE HAVE STABILIZATION APPLIED WITHIN 15 DAYS AFTER GRADING IS COMPLETED.
4. STABILIZED AREAS SHALL HAVE NO BARE SPOTS.
5. ALL SITE OPEN SPACE NOT OTHERWISE PAVED TO BE STABILIZED PER LANDSCAPE PLAN L2.1.
6. AFTER STRIPPING TOPSOIL, PROOFROLL SUBGRADE WITH A LOADED DUMP TRUCK WITH A MINIMUM WEIGHT OF 16 TONS.
7. FINISH GRADE TOLERANCES ARE 0.10 FOOT ABOVE OR BELOW DESIGN ELEVATIONS.
8. THE CONTRACTOR SHALL PROTECT ALL TREES DESIGNATE TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE/STORE MATERIALS WITHIN DRIP LINES OF TREES.
9. TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING TO FALL ALONG THE CURB LINE.
10. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, PROTECT UTILITIES TO REMAIN, AND REPAIR CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AT CONTRACTOR'S EXPENSE.
11. NOTIFY LOCAL UTILITY LOCATOR SERVICE OF INTENDED EXCAVATION/UTILITY TRENCHING OPERATIONS. SEE GENERAL UTILITY NOTE #4 ON THIS SHEET FOR PHONE NUMBER.
12. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
13. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.
14. SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
15. CONTRACTORS SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK.
16. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN AL LEGAL MANNER.
17. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT THE PLANNED INTENT WITH REGARD TO DRAINAGE. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THIS INTENT OR ANY PROBLEMS WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK.
18. ALL CURBS AND SIDEWALKS SHALL BE BACKFILLED FLUSH WITH TOPSOIL, AND SEEDED AND MULCHED UNLESS OTHERWISE NOTED.
19. ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED WITH CRUSHED STONE. ALL PIPES UNDER LAWN AREAS SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL, COMPACTED TO 95% OF MAXIMUM PER ASTM D698.
20. SCREENED EXISTING CONDITIONS ITEMS INDICATE A PRE-CONSTRUCTION TOPOGRAPHIC SURVEY PROVIDED BY JSD, DATED 06/05/2024. PLEASE SEE EXISTING CONDITIONS PLAN FOR ANY ITEMS THAT HAVE BEEN DEMOLISHED, IF APPLICABLE, THAT MAY NOT BE SHOWN ON GRADING AND DRAINAGE PLANS.
21. MAXIMUM SLOPES IN ALL DIRECTIONS OF HANDICAP PARKING SPACES/AISLES SHALL NOT EXCEED 2%
22. EARTHWORK FILL SHALL INCLUDE STRIPPING TOPSOIL AND PLACING ENGINEERED FILL IN MAXIMUM 8" LOOSE MATERIAL LIFTS AND COMPACTED TO MAXIMUM DRY DENSITY OF 98% OF STANDARD PROCTOR DENSITY (ASTM D698).
23. FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6 INCHES BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
24. ALL HDPE STORM PIPE SHALL BE ADS N-12 ST 18 OR APPROVED EQUAL.
25. STORM CLEANOUT LIDS SHALL BE HEAVY-DUTY RATED WHEN LOCATED IN PAVEMENT AND WHEN ACCESSIBLE BY VEHICLE, AND MEDIUM-DUTY RATED WHEN IN LANDSCAPED AREAS.
26. ALL SUBGRADE PREPARATION WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC., PROJECT NO. 24-443566.2, DATED 04/23/2024.
27. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR ALL PRECAST STORM STRUCTURES FOR APPROVAL, PRIOR TO PURCHASING

**CONSTRUCTION CLOSE-OUT**

- 1. MAINTAIN ONE SET OF MARKED-UP AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION.
2. ANY PLAN SUBSTITUTIONS THAT ARE NOT PREVIOUSLY APPROVED AND FOUND TO BE UNACCEPTABLE BY CIVIL ENGINEER & / OR LANDSCAPE ARCHITECT ARE TO BE RECONSTRUCTED AT CONTRACTOR'S EXPENSE.
3. ANY WORK REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT BUT NOT SPECIFICALLY CALLED OUT, SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR THE COMPLETION OF THIS WORK.
4. REPAIR OR REPLACE DAMAGE TO EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) DESIGNATED TO REMAIN, AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT WILL BE CONSIDERED UNACCEPTABLE. UNACCEPTABLE WORK, WHETHER THE RESULT OF POOR WORKMANSHIP, USE OF DEFECTIVE MATERIALS, DAMAGE THROUGH CARELESSNESS OR ANY OTHER CAUSES, FOUND TO EXIST PRIOR TO THE FINAL ACCEPTANCE OF THE WORK, SHALL BE REMOVED AND REPLACED IN AN ACCEPTABLE MANNER, AS REQUIRED BY THE ENGINEER AND/OR LANDSCAPE ARCHITECT AT THE CONTRACTORS EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF THE ENGINEER AND/OR LANDSCAPE ARCHITECT, WORK DONE BEYOND THE LINES SHOWN ON THE PLANS, OR ANY EXTRA WORK DONE WITHOUT AUTHORITY WILL NOT BE PAID FOR.
6. THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING MONUMENTATION DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY MONUMENTS DAMAGED OR REMOVED DURING CONSTRUCTION. NEW MONUMENT SHALL BE REESTABLISHED BY A LICENSED SURVEYOR IN THE STATE OF THE PROJECT.
7. CONTRACTOR TO VERIFY UTILITY FINAL ACCEPTANCE PROCESS AND COORDINATE WITH THE APPROPRIATE PARTIES. THESE TASKS CAN INCLUDE, BUT ARE NOT LIMITED TO:
7.1. AS-BUILTS
7.2. INSPECTIONS
7.3. TESTING
7.4. CLEANING
7.5. EASEMENT RECORDATION
7.6. OPERATIONS AND MAINTENANCE AGREEMENT
8. CONTRACTOR TO VERIFY GRADING AND DRAINAGE FINAL ACCEPTANCE PROCESS AND COORDINATE WITH THE APPROPRIATE PARTIES. THESE TASKS CAN INCLUDE, BUT ARE NOT LIMITED TO:
8.1. AS-BUILTS
8.2. INSPECTIONS
8.3. EASEMENT RECORDATION
8.4. OPERATIONS AND MAINTENANCE AGREEMENT
9. CONTRACTOR TO VERIFY LANDSCAPE FINAL ACCEPTANCE PROCESS AND COORDINATE WITH THE APPROPRIATE PARTIES. THESE TASKS CAN INCLUDE, BUT ARE NOT LIMITED TO:
9.1. AS-BUILTS
9.2. INSPECTIONS
9.3. MATERIALS APPROVAL BY LANDSCAPE ARCHITECT.
9.4. PLANTING LOCATIONS IN REFERENCE TO AS-BUILT UTILITY LOCATIONS (NO TREE PLANTED WITH 10' OF ANY UTILITY LINES)
10. CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT AND ENGINEER PHOTOGRAPHS OF AS-BUILT SITE UPON CONSTRUCTION AND LANDSCAPE INSTALLATION FOR REVIEW AND APPROVAL. CONTACT TARR GROUP FOR CLARIFICATION.

**IRRIGATION NOTES**

- 1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF PEWAUKEE CODE OF ORDINANCES.
2. THE IRRIGATION SYSTEM IS TO BE DESIGN BUILT BY THE CONTRACTOR AND WILL CONSIST OF DRIP IRRIGATION IN ALL PLANTING BEDS, UNLESS SPECIFIED OTHERWISE. ALL SOD AND NATIVE SEED AREAS SHALL BE IRRIGATED WITH POP-UP OR SPRAY HEADS.
3. ALL LATERAL AND SUPPLY LINES SHALL BE CLASS 200 PVC, SIZED FOR FLOW VELOCITIES OF 5 FT./SEC. OR LESS.
4. PROVIDE TWO 3/4" QUICK COUPLING VALVES ON SUPPLY LINE.
5. PROVIDE AUTOMATIC DRAIN VALVES AT ALL LOW POINTS ON SUPPLY AND LATERAL LINES.
6. PROVIDE TWO PLASTIC SUPPLY LINE MANUAL DRAIN VALVES.
7. ACCEPTABLE SYSTEM COMPONENTS:
A. SYSTEM CONTROLLER: HUNTER X-CORE SERIES, TORO TMC-212 SERIES, RAIN BIRD RXZ SERIES. CONTROLLER SHALL BE LOCATED IN THE RECEIVING AREA NEXT TO THE ELECTRICAL PANEL.
B. ZONE CONTROL VALVES: HUNTER PGV SERIES, TORO 250/260 SERIES, RAIN BIRD DV/DVF SERIES
C. SPRINKLER HEADS: HUNTER SRM AND PRO SPRAY SERIES, TORO 570Z AND 300 SERIES, RAIN BIRD 1800 AND 3500 SERIES
D. RAIN/FREEZE SENSORS: HUNTER RAIN CLIK PLUS HUNTER FREEZE CLIK, TORO TWRFS RAIN/FREEZE SENSOR, OR RAIN BIRD WR2 WIRELESS RAIN/FREEZE SENSOR.

**ABBREVIATIONS**

Table listing abbreviations and their meanings: @ AT, CL CENTERLINE, PL PROPERTY LINE, O DIAMETER, +/- APPROXIMATE, AHJ AUTHORITY HAVING JURISDICTION, APPROX APPROXIMATE, ARCH ARCHITECTURE, BC BOTTOM OF CURB, BLDG BUILDING, BTM BOTTOM, CO CLEANOUT, E EAST, ELEV ELEVATION, F FLUSH, FES FLARED END SECTION, FM FORCEMAIN, FT FOOT, HDPE HIGH-DENSITY POLYETHYLENE, IE INVERT ELEVATION, IN INCH, LF LINEAR FEET, MFG MATCH EXISTING FINISHED GRADE, MH MANHOLE, MUTCD MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, N NORTH, OC ON CENTER, POC POINT OF CONNECTION, PVC POLYVINYL CHLORIDE, R RADIUS, S SLOPE / SOUTH, SS SANITARY SEWER/STAINLESS STEEL, SAW SIDEWALK, TC TOP OF CURB, TYP TYPICAL, UNO UNLESS NOTED OTHERWISE, W WEST, WDOT WISCONSIN DEPARTMENT OF TRANSPORTATION, WQv WATER QUALITY VOLUME, WSE WATER SURFACE ELEVATION, WT WATER

**SITE DATA TABLE**

Table with 2 columns: Category and Value. Includes Tax Key, Current Zoning, Proposed Zoning, Current Use, Proposed Use, Total Site Area, Existing Impervious Area, Existing Pervious Area, Proposed Impervious Area, Proposed Pervious Area, Proposed Building Area, Floor Area Ratio, Proposed Building Height, Minimum Open Space Area, Provided Open Space Area, Building Setbacks, Direction, Required, Provided.

**PARKING CALCULATIONS**

Table with 2 columns: Category and Value. Includes Parking Requirements, Calculation, Parking Requirements (Accessible), Tier, Total Accessible Spaces Required, Van Accessible Requirement, Total Van Accessible Spaces Required, Parking Summary.

Table with 2 columns: Category and Description. Includes Striped Legend for Painted Curbs, Standard Parking Spaces, Accessible Parking Spaces, Fire Lanes, Bollards, and Other Traffic Markings.



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CAPITOL DRIVE AND PEWAUKEE ROAD
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

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NOTES SHEET

C0.2

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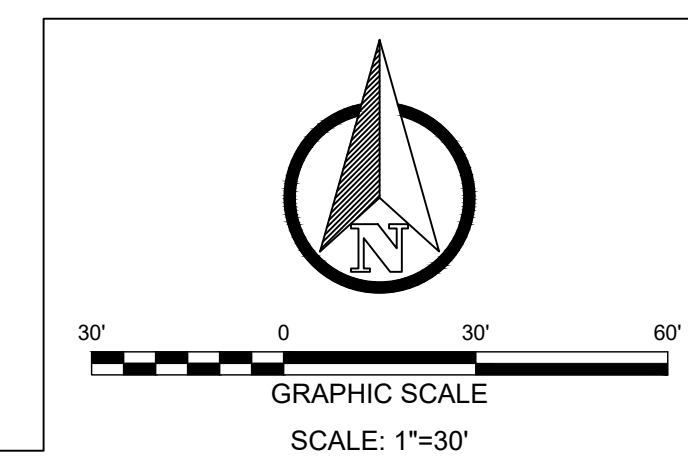
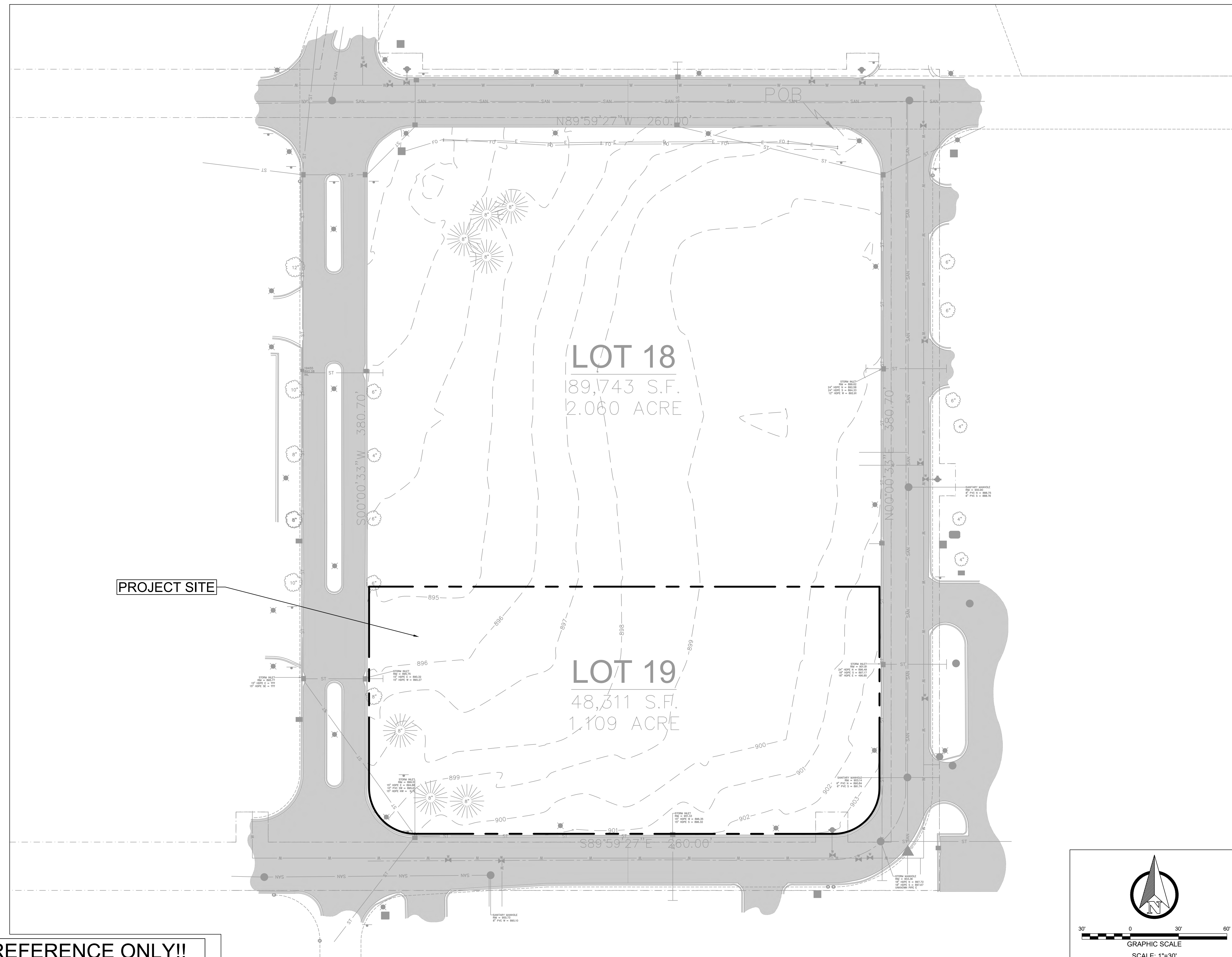
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EXISTING  
CONDITIONS

C1.1






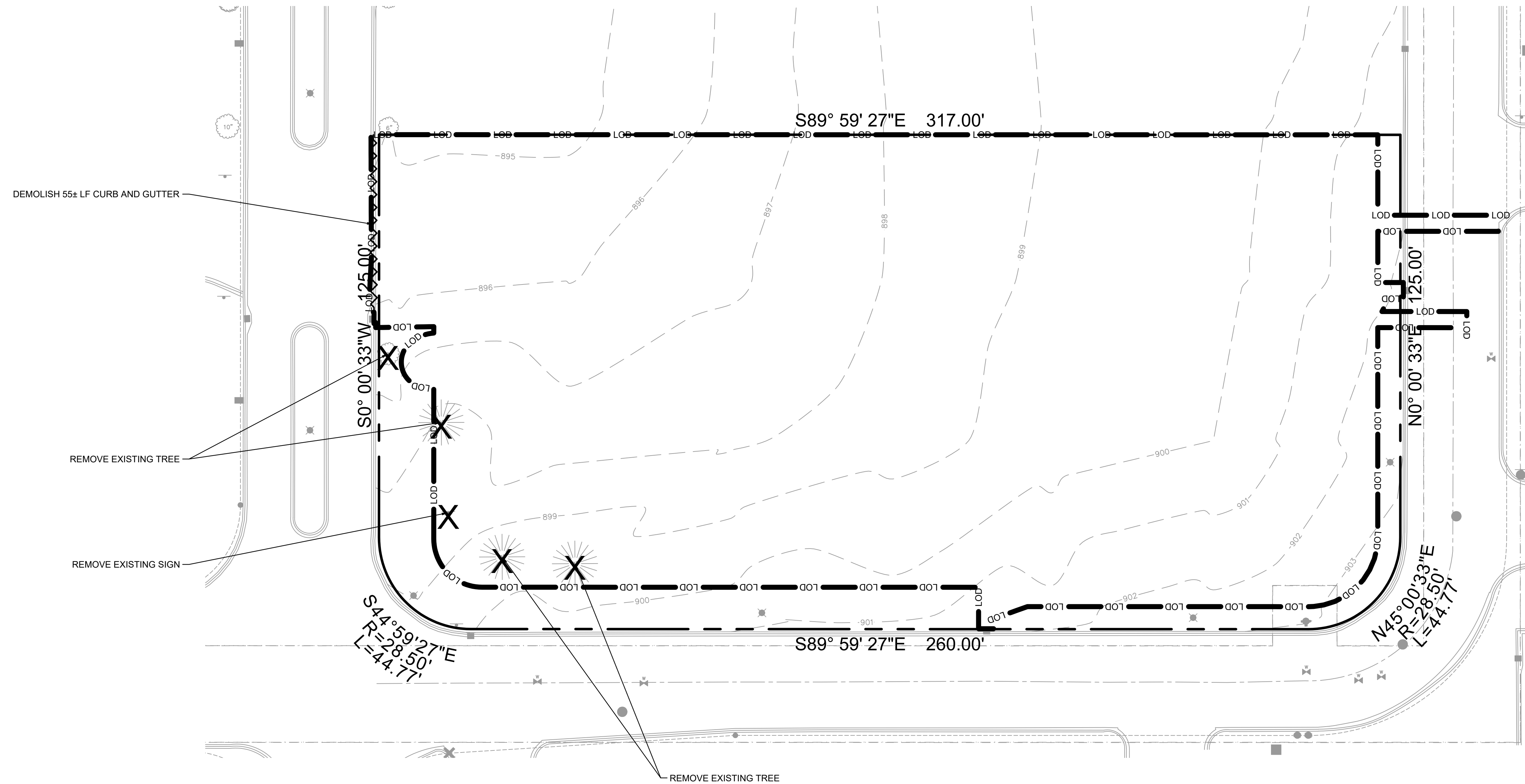
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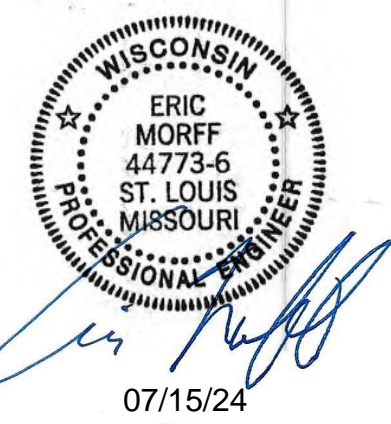
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# DEMOLITION LEGEND

-  REMOVE EXISTING CURB AND GUTTER
-  LOD LIMITS OF DISTURBANCE
-  REMOVE EXISTING IMPROVEMENT



SEE NOTES ON SHEET C0.2



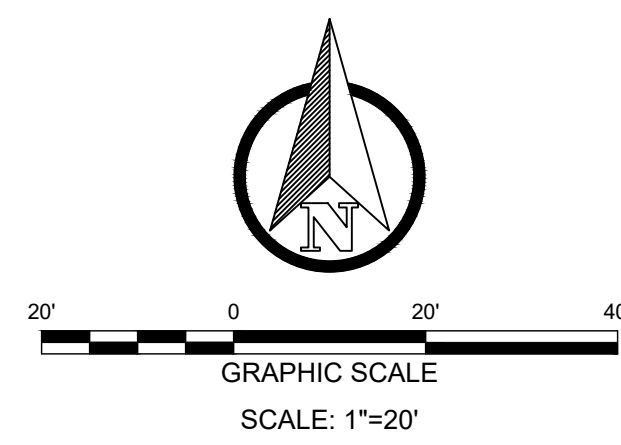
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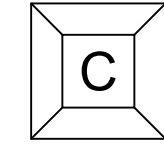

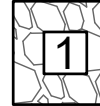
DEMOLITION PLAN

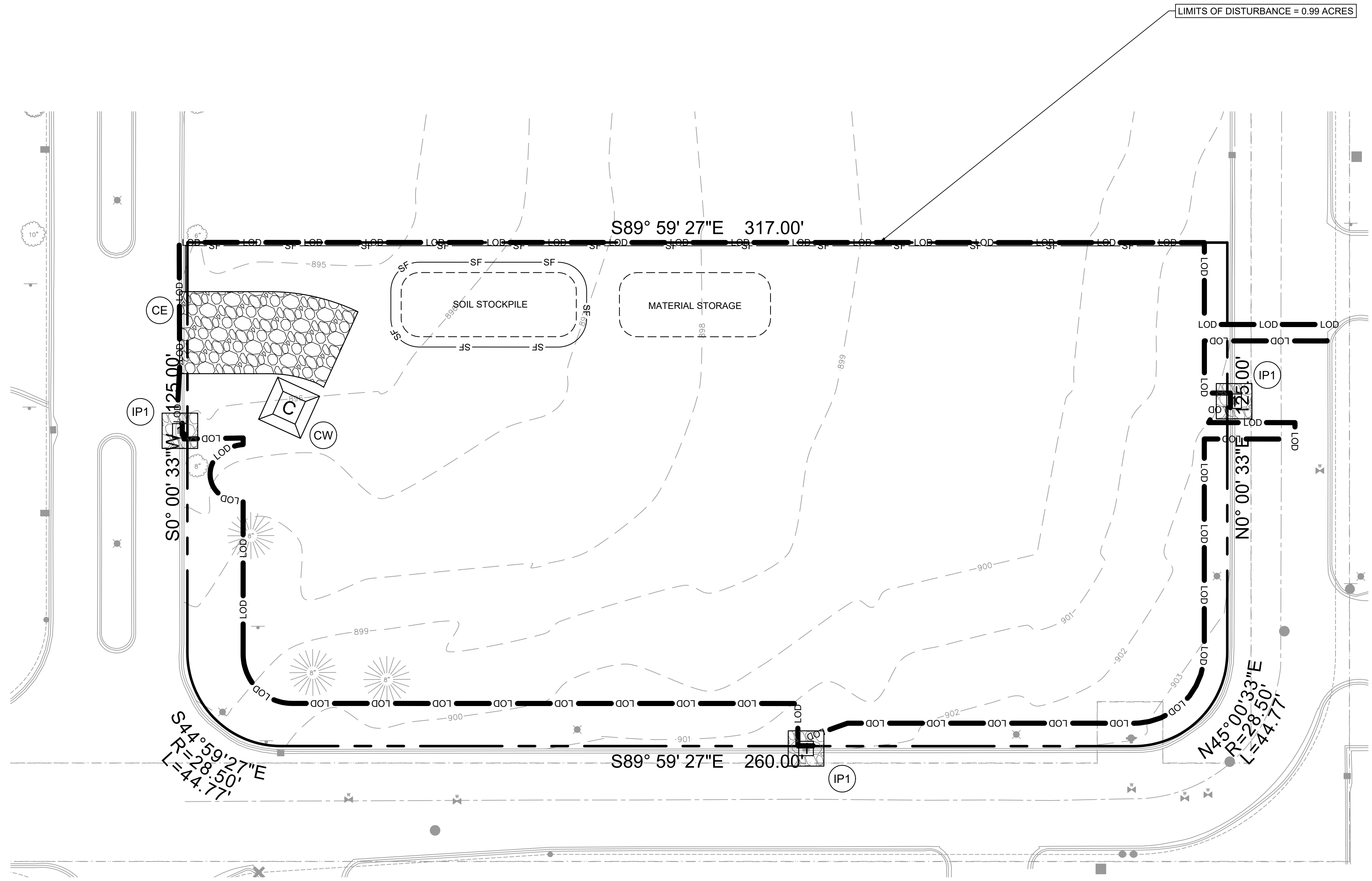
C1.2





# EROSION CONTROL LEGEND

-  LOD LOD LIMITS OF DISTURBANCE
-  SF SF SILT FENCE (DETAIL 3/C1.5)
-  CE  CONSTRUCTION ENTRANCE (DETAIL 1/C1.5)
-  CW  LINED CONCRETE WASHOUT (DETAIL 2/C1.5)
-  IP1  INLET PROTECTION TYPE C (DETAIL 4/C1.5)

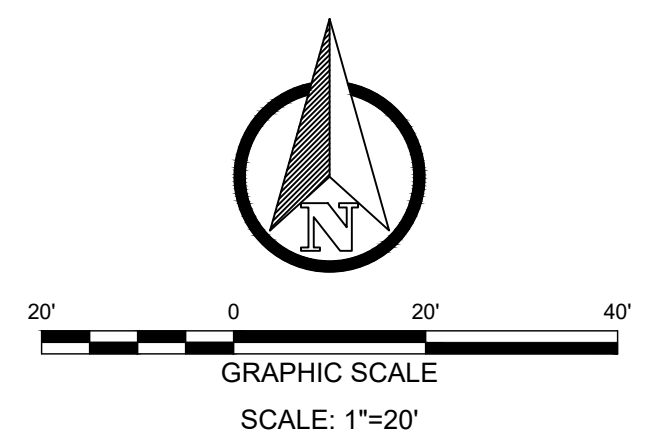


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EROSION & SEDIMENT CONTROL PLAN PHASE 1



SEE NOTES ON SHEET C1.6


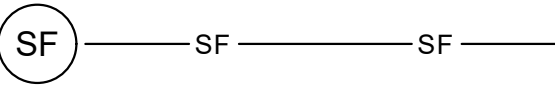
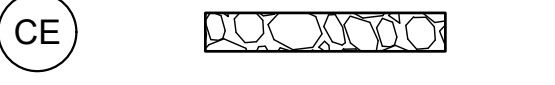



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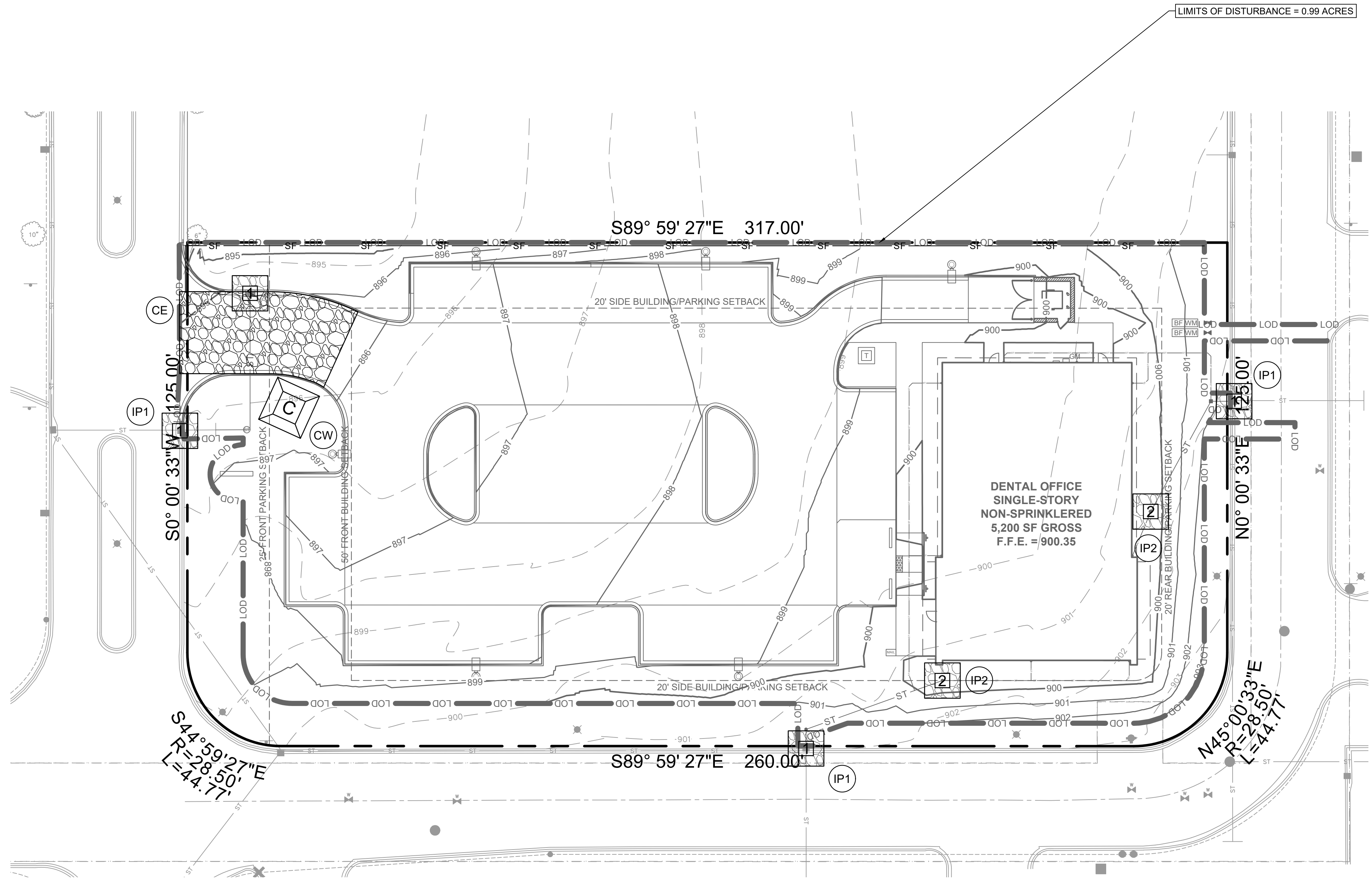
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# EROSION CONTROL LEGEND

-  LOD — LOD — LOD LIMITS OF DISTURBANCE
-  SF — SF — SF SILT FENCE (DETAIL 3/C1.5)
-  CE CONSTRUCTION ENTRANCE (DETAIL 1/C1.5)
-  CW LINED CONCRETE WASHOUT (DETAIL 2/C1.5)
-  IP1 INLET PROTECTION TYPE C (DETAIL 4/C1.5)
-  IP2 INLET PROTECTION TYPE A (DETAIL 4/C1.5)

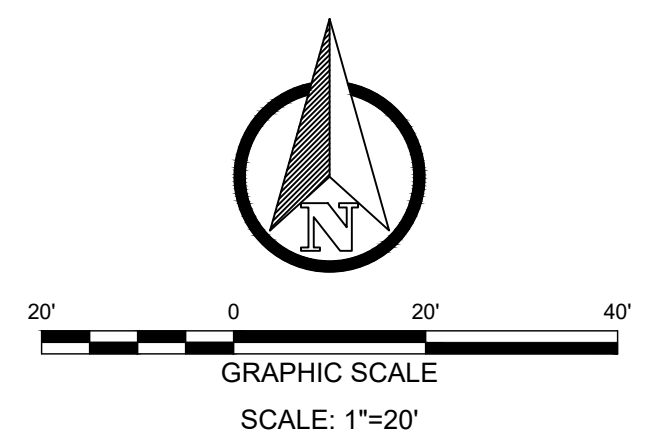


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EROSION & SEDIMENT CONTROL PLAN PHASE 2



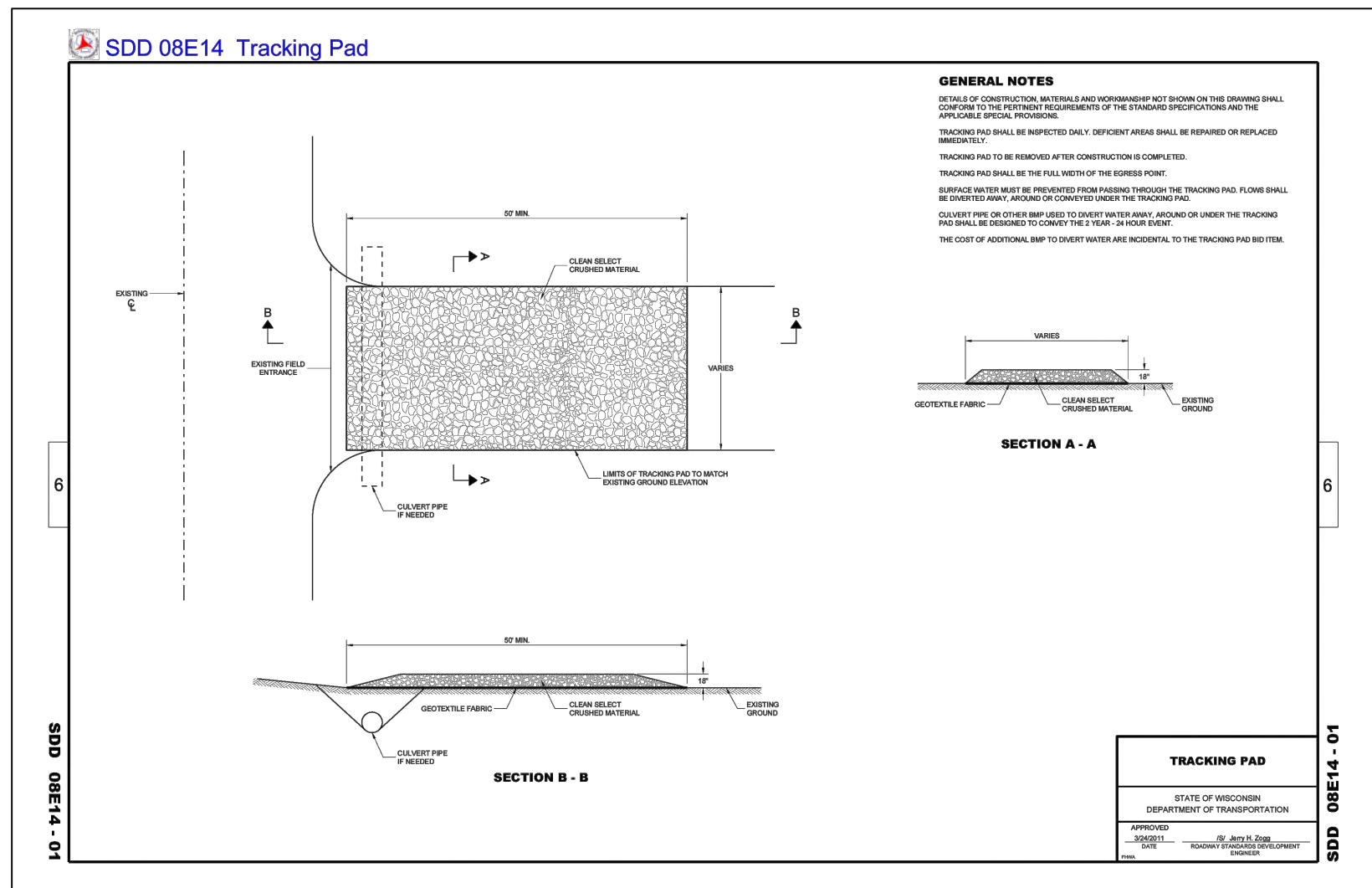
SEE NOTES ON SHEET C1.6

# C1.4

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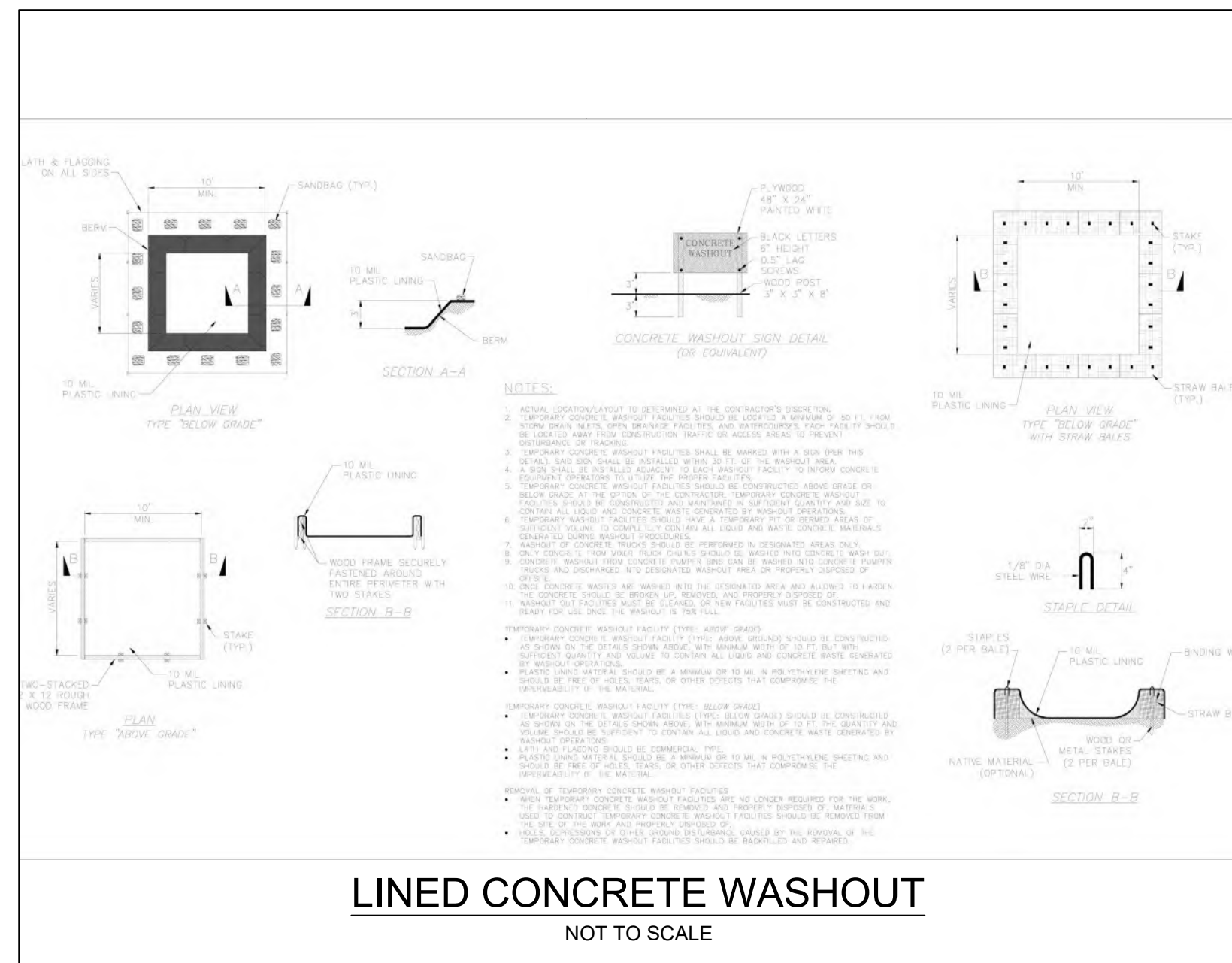
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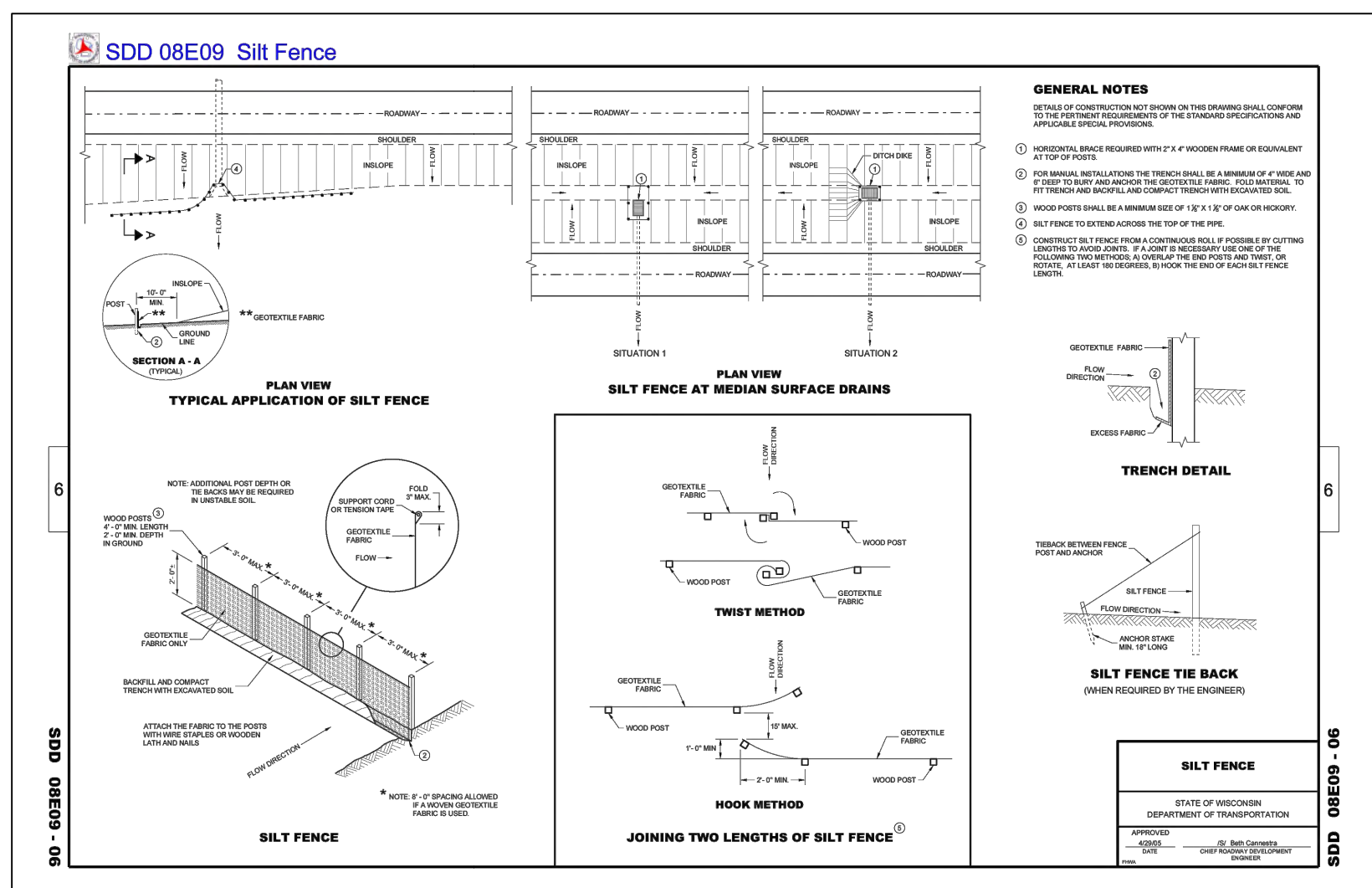
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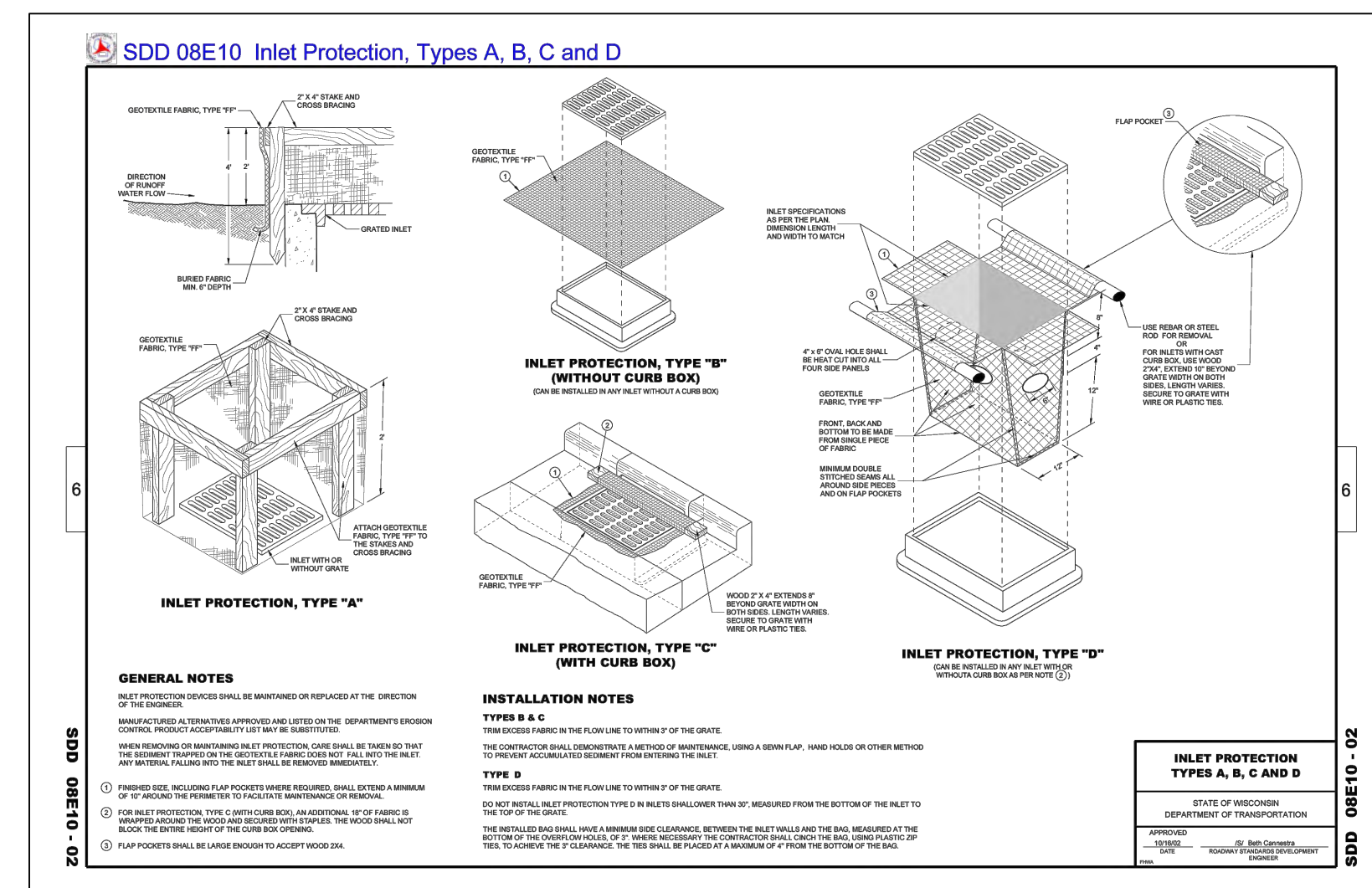
**LINED CONCRETE WASHOUT**  
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2



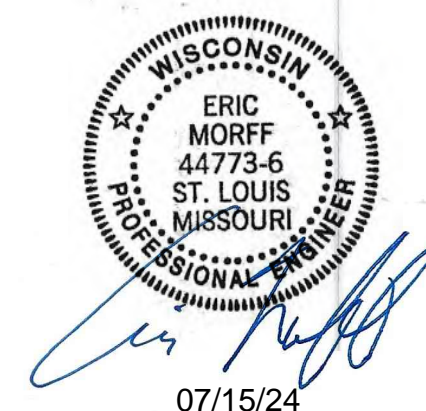
**SILT FENCE**  
NOT TO SCALE

3



**INLET PROTECTION**  
NOT TO SCALE

4



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EROSION & SEDIMENT CONTROL DETAILS

**C1.5**



**PROJECT DESCRIPTION**

THE PROPOSED PROJECT IS LOCATED ON PROPOSED LOT 19 (CURRENTLY PART OF LOT 17, CERTIFIED SURVEY MAP NO. 11391) AND HAS NOT YET BEEN ASSIGNED AN ADDRESS. THE PROJECT WILL CONSIST OF A 5,200 SQUARE FOOT DENTAL OFFICE WITH ASSOCIATED PARKING AREA, DRIVES, AND APPURTENANCES. THE TOTAL DISTURBED AREA IS 0.99 ACRES.

**EROSION AND SEDIMENT CONTROL NOTES**

1. CONSTRUCT TEMPORARY EROSION CONTROL AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS
2. ALL LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE ARCHITECT/ENGINEER.
3. PROVIDE TEMPORARY SEEDING AND MULCH ON STOCKPILES AND ALL OTHER AREAS OF THE SITE THAT WILL REMAIN UNDISTURBED FOR 14 DAYS OR MORE.
4. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.
5. REPLACE DAMAGED AND WORN OUT SILT BARRIERS AS DIRECTED BY THE ENGINEER OR AS NECESSARY PER THE SWPPP NARRATIVE (IF APPLICABLE).
6. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE (IN THE ENGINEER'S OPINION), THEY SHALL BE REMOVED.
7. ALL DRAINAGE STRUCTURES, PIPES WITHIN THE LIMITS OF CONSTRUCTION AND DETENTION PONDS SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
8. THE CONTRACTOR SHALL PROVIDE BARRICADES, FENCING, AND OTHER DEVICES TO KEEP UNAUTHORIZED PERSONNEL FROM THE PROJECT SITE AND WORK ZONES AND TO DIRECT TRAFFIC TO EXISTING PARKING AS NEEDED.
9. STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER.
10. CONSTRUCTION TRAFFIC SHALL ONLY USE THE DESIGNATED CONSTRUCTION ENTRANCE TO ENTER AND EXIT THE PROJECT SITE.
11. REFER TO SHEET L2.1 FOR FINAL STABILIZATION PLAN.

***EROSION & SEDIMENT POLLUTION CONTROL MAINTENANCE NOTES:***

1. BMP INSPECTIONS WILL BE REQUIRED EVERY 7 OR 14 DAYS AND WITHIN 24 HOURS OF A 0.5 INCH RAINFALL EVENT.
2. MAINTENANCE OF ITEMS NOTED DURING INSPECTION SHOULD BE CORRECTED IMMEDIATELY OR WITHIN 48 HOURS OF INSPECTION
3. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN THE TRIBUTARY AREAS OF THOSE CONTROLS.
4. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THOSE CONTROLS MUST BE STABILIZED IMMEDIATELY.
5. SEDIMENTATION BASINS MUST BE PROTECTED FROM UNAUTHORIZED ACTS OF THIRD PARTIES.
6. SEDIMENT MUST BE REMOVED FROM TRAPS WHEN SEDIMENT HAS ACCUMULATED TO THE CLEANOUT ELEVATION.
7. SEDIMENT TRAPS MUST BE PROTECTED FROM THE ACTS OF THIRD PARTIES.
8. FILTER FABRIC FENCE MUST BE INSTALLED AT LEVEL GRADE. BOTH ENDS OF EACH FENCE SECTION MUST EXTEND AT LEAST 8 FEET UPSLOPE AT A 45° TO THE MAIN FENCE ALIGNMENT.
9. SEDIMENT MUST BE REMOVED FROM WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
10. ANY FENCE SECTION THAT HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.
11. STORMWATER INLETS WHICH DO NOT DISCHARGE TO SEDIMENT TRAPS OR BASINS, MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED.
12. SEDIMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH STORM EVENT.
13. DIVERSIONS, CHANNELS, SEDIMENTATION BASINS, SEDIMENT TRAPS, AND STOCKPILES, MUST BE STABILIZED IMMEDIATELY.
14. DISTURBED AREAS INACTIVE FOR MORE THAN 14 DAYS SHOULD RECEIVE SEEDING, MULCHING, OR

**BEST MANAGEMENT PRACTICES SEQUENCE**

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC, IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

**PHASE I**

1. *INSTALL STABILIZED CONSTRUCTION EXIT(S) AND SWPPP INFORMATION SIGN.*
2. *INSTALL SILT FENCE(S) ON THE SITE (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL SILT FENCE.)*
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.

HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEER TO PERFORM INSPECTION AND CERTIFICATION OF BMP'S. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH THE CIVIL ENGINEER, WMG DEVELOPMENT CONSTRUCTION MANAGER, AGENCY(IES) AND GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

ALL EXCEPTIONS NOTED ON THE BMP CERTIFICATION FORM MUST BE ADDED TO THE FIRST DAILY REPORT AS A DEFICIENCY OR DEFICIENCIES AND RESOLVED WITHIN 24-HOURS. BMPS CAN NOT BE CERTIFIED IF ANY EXCEPTION REQUIRES GREATER THAN 24 HOURS TO RESOLVE.

DAILY INSPECTIONS AND REPORTING MUST START THE DAY OF OR IMMEDIATELY AFTER BMP CERTIFICATION.

4. *CONSTRUCT AND STABILIZE SEDIMENT BASIN(S) AND SEDIMENT TRAP(S) WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL BASINS AND TRAPS).*
5. *INSTALL AND STABILIZE HYDRAULIC CONTROL STRUCTURES (DIKES, SWALES, CHECK DAMS, ETC).*
6. BEGIN CLEARING AND GRUBBING THE SITE.
7. BEGIN GRADING THE SITE.
8. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

**PHASE II**

1. *TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.*
2. INSTALL BUILDING.
3. INSTALL PIPING, UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
4. *INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.*
5. *INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.*
6. *PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.*
7. PREPARE SITE FOR PAVING.
8. PAVE SITE.
9. *INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.*
10. COMPLETE GRADING AND *INSTALLATION OF PERMANENT STABILIZATION* OVER ALL AREAS INCLUDING OUT LOTS.
11. OBTAIN CONCURRENCE WITH THE WMG DEVELOPMENT CONSTRUCTION MANAGER THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
  - A. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
  - B. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMP'S.
14. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION REPORT, MARKED 'READY TO TERMINATE PERMIT', IS SIGNED BY THE CONSTRUCTION MANAGER.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMP'S HAVE BEEN COMPLETELY INSTALLED, BMP-RELATED STEPS IN THE ABOVE SEQUENCES ARE *ITALICIZED FOR CLARITY.*

**ACREAGE SUMMARY (ACRES)**

TOTAL SITE AREA	1.11
ON-SITE DISTURBED AREA	0.98
OFF-SITE DISTURBED AREA	0.01
TOTAL DISTURBED AREA	0.99
IMPERVIOUS AREA AT COMPLETION	0.63
PERVIOUS AREA AT COMPLETION	0.48

**DEVELOPER / OWNER:**

WMG ACQUISITIONS, LLC  
PO BOX 768  
EFFINGHAM, IL 62401  
(314) 537-4140

**SITE OPERATOR / GENERAL CONTRACTOR:**

**SUPERINTENDENT:**



PEWAUKEE DENTAL OFFICE  
WMG ACQUISITIONS, LLC  
CAPITOL DRIVE AND PEWAUKEE ROAD  
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

**POLLUTION PREVENTION NOTES AND BMP'S FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS AND:**

- A. POTENTIAL ENVIRONMENTAL IMPACTS FROM POLLUTANT SOURCES (EXISTING AND PROPOSED)
1. VEHICLE AND/OR EQUIPMENT LEAKS, AS WELL AS FROM ANY UNEXPECTED ACCIDENTS.
  2. STORAGE, HANDLING AND/OR TRANSPORTATION OF HAZARDOUS MATERIALS/CHEMICALS.
  3. LOADING/UNLOADING AND/OR REFUELING/TRANSFERRING OPERATIONS OF HEAVY EQUIPMENT AND ANY OTHER FUEL OPERATED EQUIPMENT (GENERATORS, PUMPS, CHAINSAWS, ETC.) TO INCLUDE THE USE OF FUEL TANKS AND ANY OTHER TYPE OF DISPENSERS (AS APPLICABLE).
  4. ASPHALT, CONCRETE AND ROCK CRUSHER OPERATIONS.

SPILL PREVENTION, CONTROL AND COUNTERMEASURE (SPCC) REQUIREMENTS: DURING THE IMPLEMENTATION (CONSTRUCTION/OPERATION) PHASE(S) OF THIS PROJECT, THE CONTRACTOR AND/OR PROPONENT MUST HAVE A SPCC PLAN, AND FOLLOW ALL DEPARTMENT OF TRANSPORTATION (DOT) REGULATIONS ASSOCIATED WITH TRANSPORTATION OF ANY HAZARDOUS MATERIALS. STORAGE OF HAZARDOUS MATERIAL/CHEMICALS AND WASTE MUST COMPLY WITH APPLICABLE REGULATIONS, INCLUDING SECONDARY CONTAINMENT AS REQUIRED. DRIP PANS SHOULD BE AVAILABLE FOR VEHICLES AND EQUIPMENT TO PREVENT OIL AND OTHER PETROLEUM PRODUCTS FROM SPILLING ONTO THE SOIL OR WATER. SECONDARY CONTAINMENT IS REQUIRED FOR ANY REFUELING/TRANSFERRING ACTIVITIES.

STORAGE AREAS FOR HAZARDOUS MATERIALS/CHEMICALS/WASTE SHOULD BE DESIGNED TO ALLOW FOR SECURE PRODUCT STORAGE, TO PROVIDE SECONDARY CONTAINMENT, AND COVERED.

A HAZARDOUS MATERIAL INVENTORY AND MSDS SHOULD BE KEPT ON RECORD AT ALL TIMES FOR SPCC/ASCP AND EPCRA REQUIREMENTS. THE INVENTORY MUST INCLUDE ALL PETROLEUM PRODUCTS, CHEMICAL, HERBICIDES, PESTICIDES, FERTILIZERS, DETERGENTS, PAINTS AND ANY OTHER HAZARDOUS SUBSTANCES USED AND/OR STORED BY THE CONTRACTOR.

FOR WATER QUALITY: NO DEMOLITION/CONSTRUCTION WASTE OR EXCESS CONSTRUCTION MATERIALS OF ANY KIND CAN BE DUMPED TO THE SANITARY SEWER SYSTEM, THE STORM SEWER SYSTEM, OR BE DISPOSED TO THE GROUND INCLUDING PAINT, PAINT PRIMER, PAINT THINNER, PAINT STRIPPER, SOLVENTS, ACIDS, BASES, OILS, GREASES, ADHESIVES, GLUES, PASTES, SEALANTS, SOLDER, CAULKING, GROUT, PUTTY, WAXES, SHEET ROCK, INSULATION, CARPET, CARPET PADDING, ACETATE, TILE, COOLANT, CORROSION INHIBITOR, CLEANING COMPOUNDS, HERBICIDES, TERMITICIDES, FUNGICIDE, WEED KILLER, PESTICIDE.

- B. BMP'S FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS: TO ENSURE BEST PRACTICE MANAGEMENT PRACTICES FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS ARE SUITABLE, THE PRIMARY PERMITTEE (OPERATOR/CONTRACTOR) SHALL PROVIDE AND IMPLEMENT THE FOLLOWING INSTALLATION SPILL CONTINGENCY PLAN (ISCP) REQUIREMENTS. THIS WILL ALSO MEET GAR 100001 --PART III.B.1 & 2; PART IV. (II) [SECOND PARAGRAPH] D.2.C(1), (3), &(4); PART IV.D.3.(1); GAR 000000 NPDES INDUSTRIAL REQUIREMENTS. THIS SECTION ALSO COVERS REQUIREMENTS FOR HAZARDOUS WASTE AND PEST MANAGEMENT.

- a. DESCRIPTION OF MEASUREMENTS TO REDUCE/PREVENT/MINIMIZE SPILL/RELEASE OF HAZARDOUS MATERIAL STORED AND USED AT THE SITE DURING CONSTRUCTION ACTIVITIES.
- b. LOCATION OF HAZARDOUS MATERIALS STORAGE AREAS, INCLUDING TANKS AND REFUELING OPERATIONS
- c. EMERGENCY RESPONSE AND CLEAN-UP PROCEDURES. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL EMERGENCY RESPONSE ACTIONS AT THE SITE, TO INCLUDE REMOVAL AND DISPOSAL OF CONTAMINATED MATERIALS.

CONTRACTOR TO DESCRIBE SPECIFIC MEASUREMENTS AT THE SITE, AND TO SHOW LOCATION IN MAP. CONTRACTOR TO PROVIDE SPECIFIC INFORMATION OF THEIR EMERGENCY RESPONSE TEAM FOR CLEAN-UP IN THE ENVIRONMENTAL PROTECTION PLAN (EPP). ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY.

**CONSTRUCTION SCHEDULE**

ACTIVITY	WEEKS																											
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24				
CLEARING & GRUBBING	X																											
EROSION CONTROL IMPLEMENTATION	X	X	X																									
ROUGH GRADING		X	X	X																								
GRASSING			X	X	X	X	X	X																				
UTILITY INSTALLATION						X	X	X	X	X	X	X																
BUILDING CONSTRUCTION								X	X	X	X	X	X	X	X	X	X	X	X	X								
PAVING																X	X	X	X	X	X	X	X	X	X	X		
FINE GRADING																					X	X	X	X	X	X		
FINAL STABILIZATION																								X	X	X		
MAINTENANCE OF EROSION CONTROLS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		

ORIGINAL ISSUE DATE: 07/15/2024

REVISIONS:

PROJ. NO.: 24019





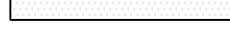


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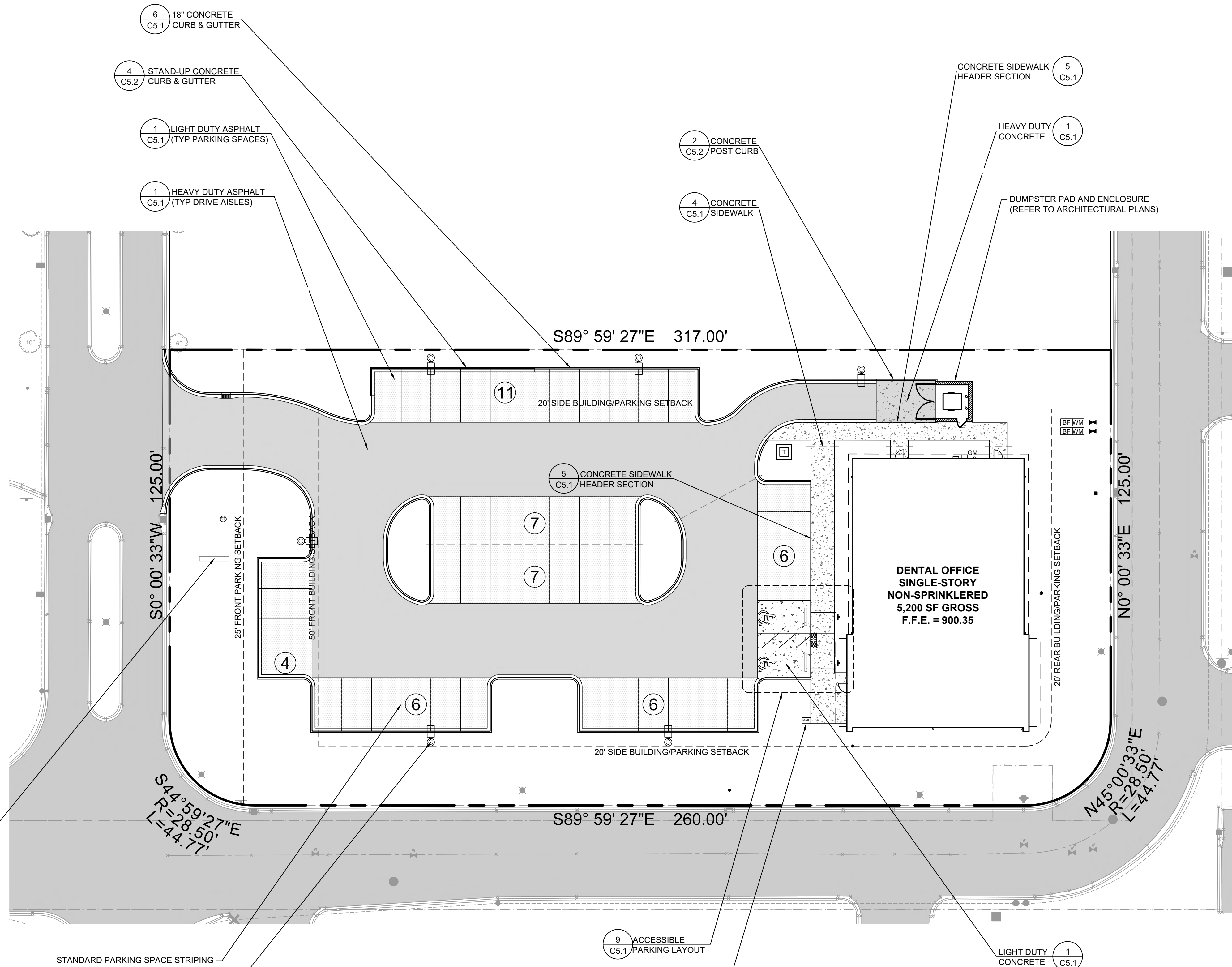
EROSION & SEDIMENT CONTROL NOTES

**C1.6**



# LEGEND

- PROPERTY LINE
- - - ROADWAY CENTERLINE
- - - EASEMENT / SETBACK LINE
-  CONCRETE SIDEWALK
-  LIGHT DUTY CONCRETE
-  HEAVY DUTY CONCRETE
-  HEAVY DUTY ASPHALT PAVING
-  LIGHT DUTY ASPHALT PAVING
-  BIKE RACK
-  SIGN

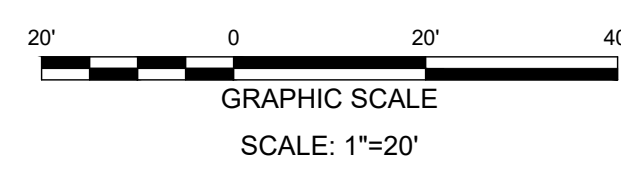
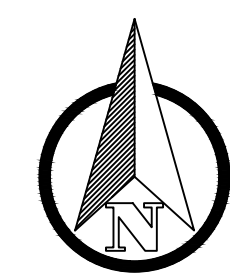


MONUMENT SIGN (DETAILS PER SIGN PACKAGE)  
 PROVIDE APPROVED SIGN PACKAGE TO ENGINEER  
 FOR REVIEW PRIOR TO CONSTRUCTION

STANDARD PARKING SPACE STRIPING  
 (REFER TO STRIPING LEGEND ON SHEET C0.2)

SITE LIGHT POLE LOCATION (TYP)  
 (REFER TO PHOTOMETRIC PLAN FOR FIXTURE  
 DETAILS, STRUCTURAL PLANS FOR BASE DETAILS,  
 AND ELECTRICAL PLANS FOR POWER SOURCE)

CONTRACTOR TO PROVIDE USPS COMPLIANT COMMERCIAL GRADE, METAL,  
 HEAVY-DUTY, LOCKING MAIL BOX. CONFIRM PLACEMENT WITH LOCAL POST  
 OFFICE. SUBMIT SHOP DRAWINGS FOR OWNER APPROVAL. IF FINAL  
 LOCATION DIFFERS FROM LOCATION SHOWN, INFORM ENGINEER  
 IMMEDIATELY TO DETERMINE ADDITIONAL IMPACTS TO SITE DESIGN.



SEE NOTES ON SHEET C0.2



PEWAUKEE DENTAL OFFICE  
 WMG ACQUISITIONS, LLC  
 CAPITOL DRIVE AND PEWAUKEE ROAD  
 PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ORIGINAL ISSUE DATE: 07/15/2024  
 REVISIONS:

PROJ. NO.: 24019  
 WMG PROJ. NO.: W123-0444

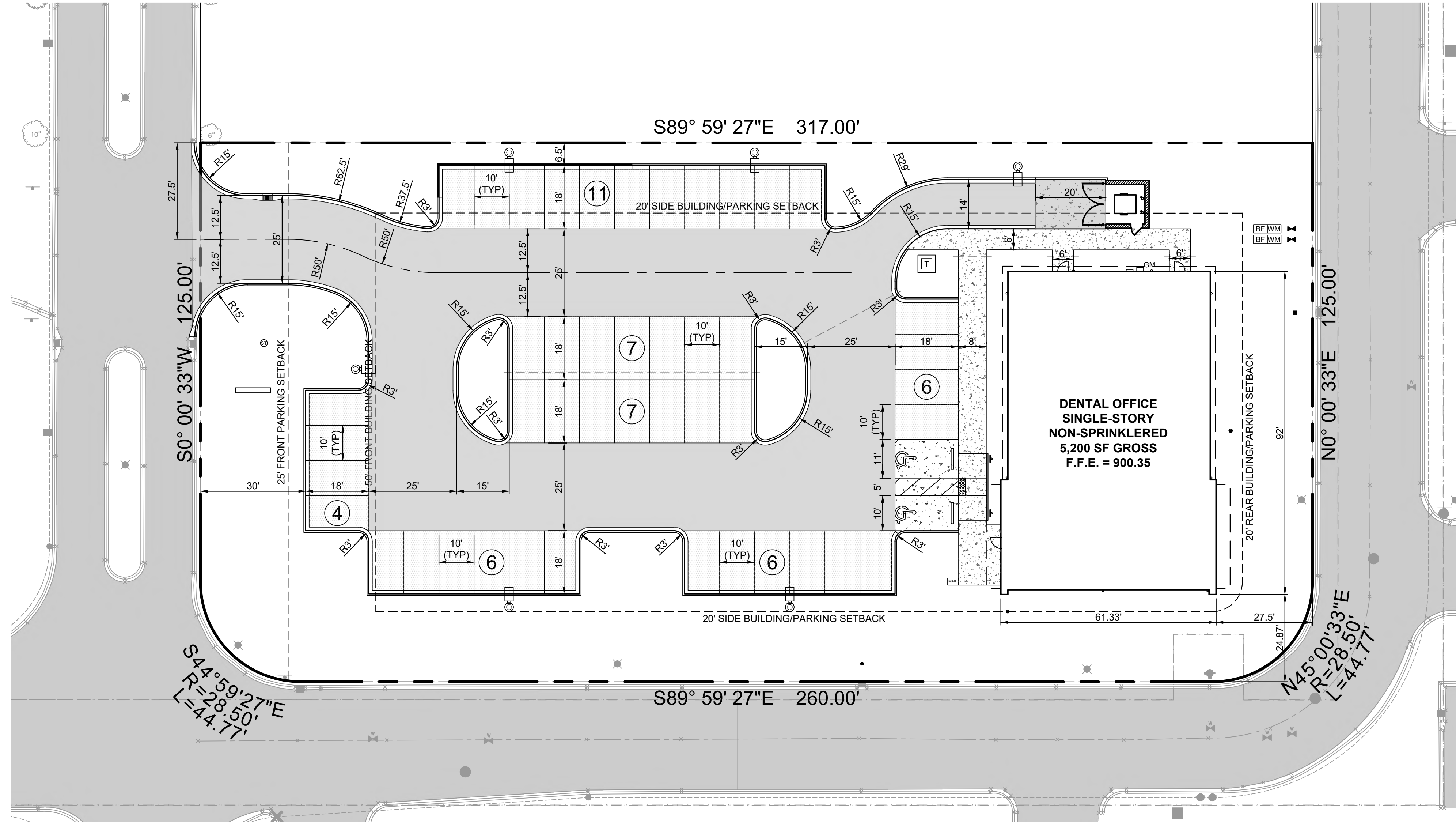
SITE LAYOUT PLAN

C2.1

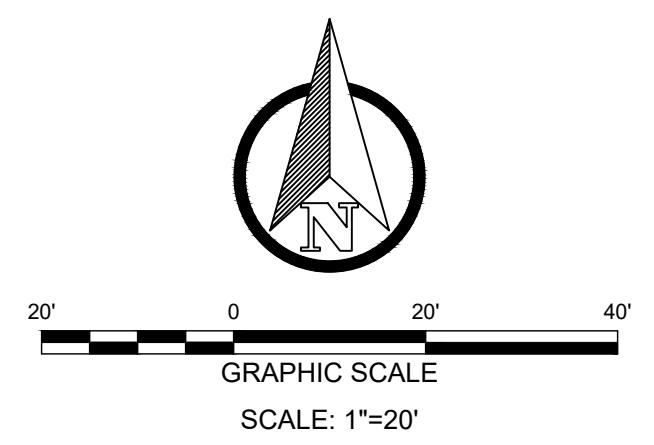


**LEGEND**

- PROPERTY LINE
- ROADWAY CENTERLINE
- EASEMENT / SETBACK LINE
- [Pattern] CONCRETE SIDEWALK
- [Pattern] LIGHT DUTY CONCRETE
- [Pattern] HEAVY DUTY CONCRETE
- [Pattern] HEAVY DUTY ASPHALT PAVING
- [Pattern] LIGHT DUTY ASPHALT PAVING
- [Symbol] BIKE RACK
- [Symbol] SIGN



SEE NOTES ON SHEET C0.2



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SITE GEOMETRY PLAN

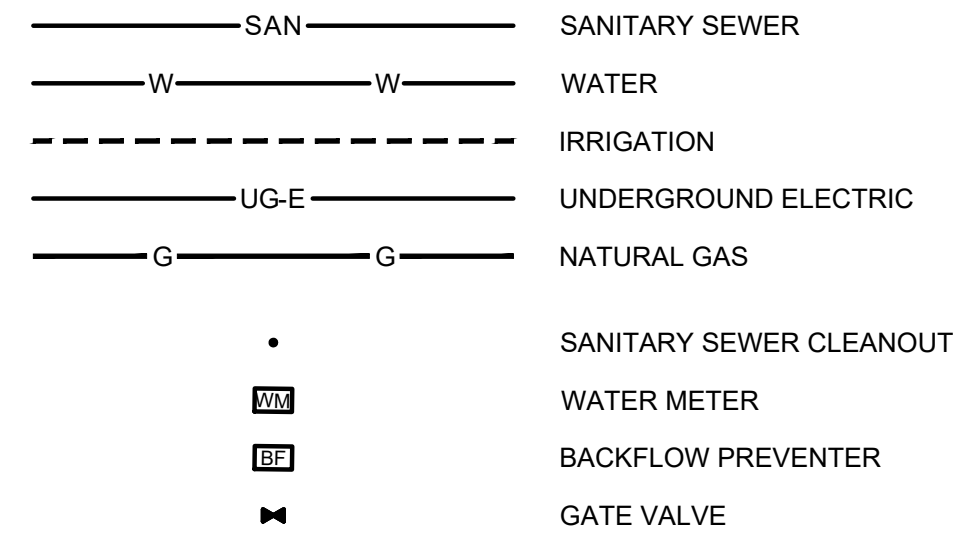
C2.2

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# UTILITY LEGEND



## UTILITY CONTACTS

**SANITARY SEWER**  
 AGENCY: VILLAGE OF PEWAUKEE  
 CONTACT: SCOTT GOSSE  
 PHONE: (262) 691-5660  
 EMAIL: SGOSSE@VILLAGEOFPEWAUKEEWI.ORG

**WATER**  
 AGENCY: VILLAGE OF PEWAUKEE  
 CONTACT: SCOTT GOSSE  
 PHONE: (262) 691-5660  
 EMAIL: SGOSSE@VILLAGEOFPEWAUKEEWI.ORG

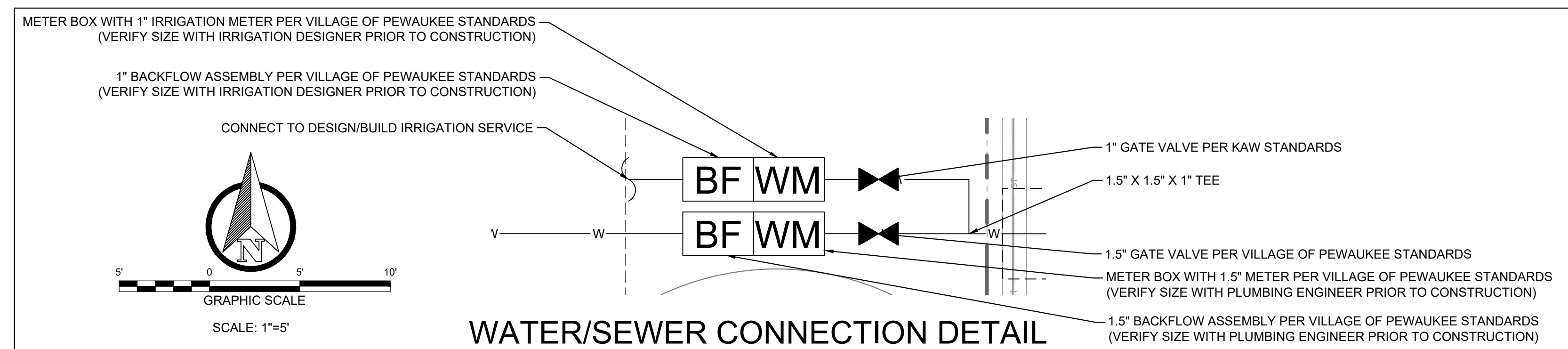
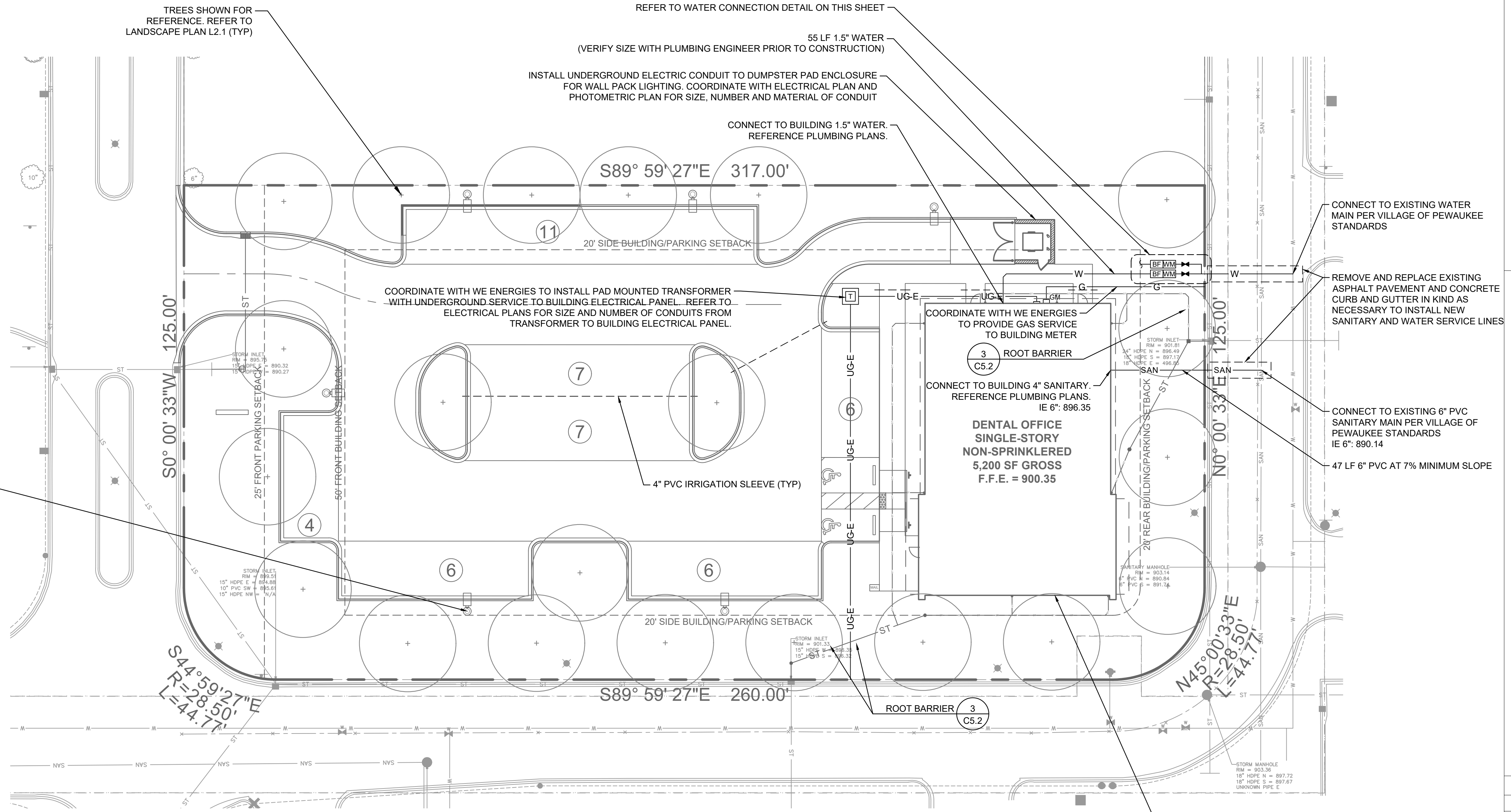
**GAS**  
 AGENCY: WE ENERGIES  
 CONTACT: KEVIN REHRER  
 PHONE: (262) 574-3054  
 EMAIL: KEVIN.REHRER@WE-ENERGIES.COM

**ELECTRIC**  
 AGENCY: WE ENERGIES  
 CONTACT: KEVIN REHRER  
 PHONE: (262) 574-3054  
 EMAIL: KEVIN.REHRER@WE-ENERGIES.COM

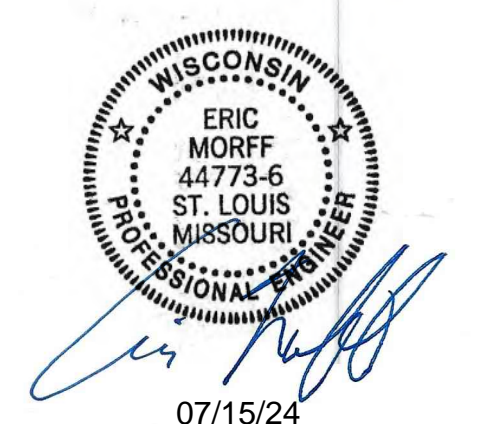
**COMMUNICATIONS**  
 AGENCY: CENTURYLINK  
 PHONE: (800) 786-6272

**POSTMASTER**  
 AGENCY: USPS - PEWAUKEE POST OFFICE  
 PHONE: (262) 691-3253

SITE LIGHT POLE LOCATION (TYP)  
 (REFER TO PHOTOMETRIC PLAN FOR FIXTURE  
 DETAILS, STRUCTURAL PLANS FOR BASE DETAILS,  
 AND ELECTRICAL PLANS FOR POWER SOURCE)



SEE NOTES ON SHEET C0.2



PEWAUKEE DENTAL OFFICE  
 WMG ACQUISITIONS, LLC  
 CAPITOL DRIVE AND PEWAUKEE ROAD  
 PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

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UTILITY PLAN

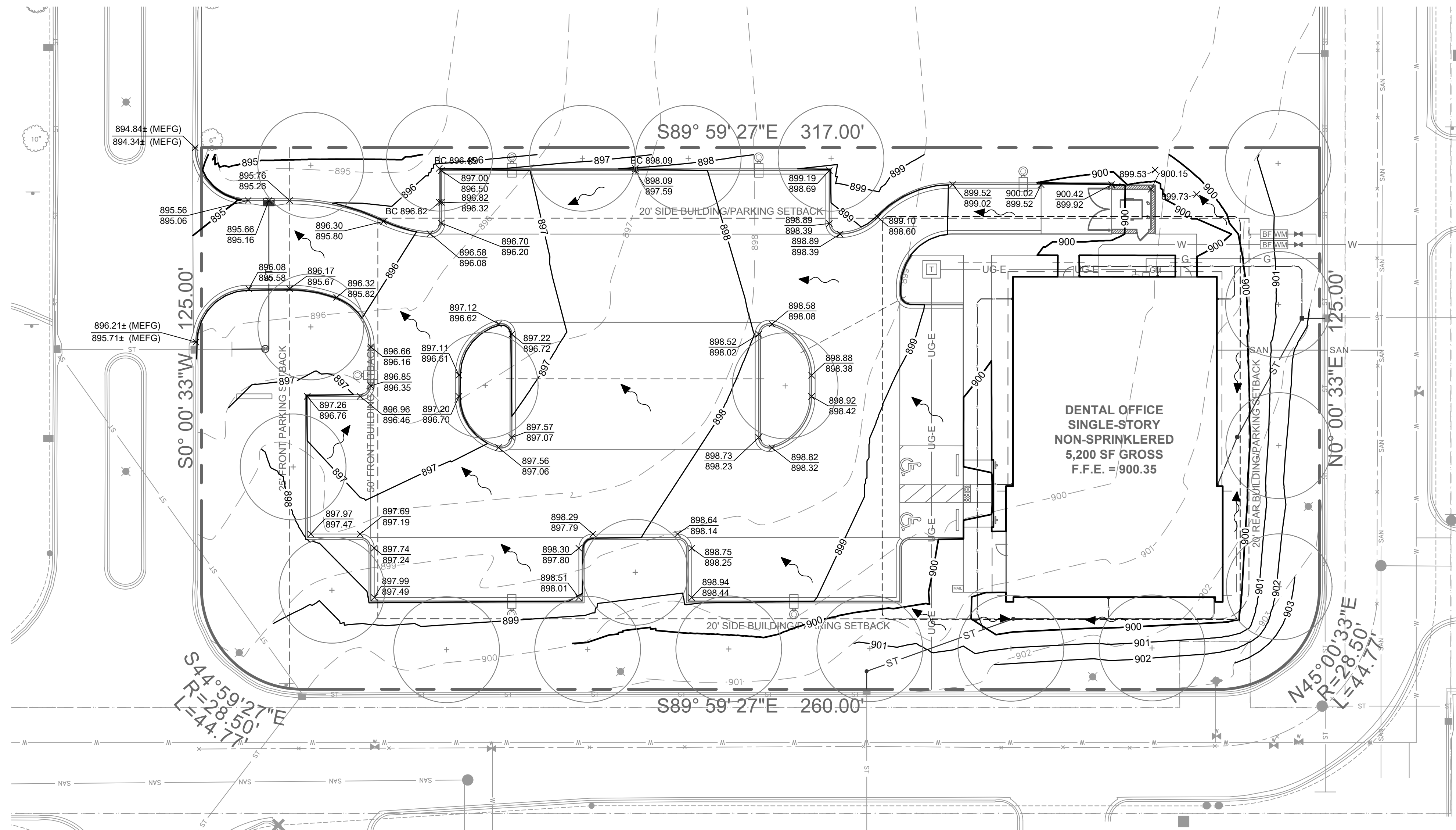
C3.1



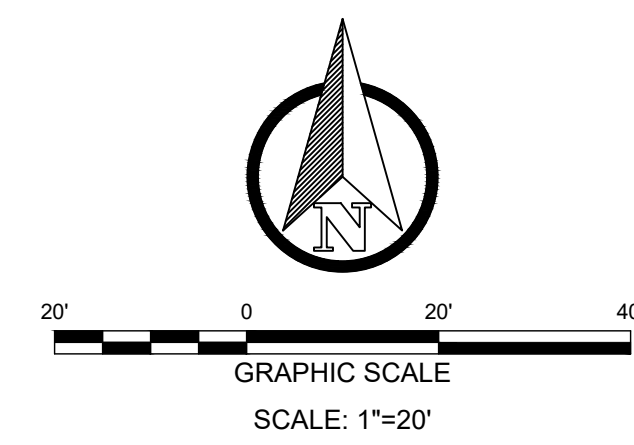
# GRADING LEGEND

- 69 — PROPOSED MINOR CONTOUR
- 70 — PROPOSED MAJOR CONTOUR
- - - 69 - - - EXISTING MINOR CONTOUR
- - - 70 - - - EXISTING MAJOR CONTOUR
- — — — — LIMITS OF DISTURBANCE
- ✕ 101.00 SPOT ELEVATION (FINISHED SURFACE)
- ✕ 101.00 (FFE) SPOT ELEVATION (FINISHED FLOOR)
- ✕ 101.00 (F) SPOT ELEVATION (FLUSH)
- ✕ 101.0± (MEFG) SPOT ELEVATION (MATCH EXISTING)
- ✕ 101.00 (HP) SPOT ELEVATION (HIGH POINT)
- ✕ 101.00 (LP) SPOT ELEVATION (LOW POINT)
- 101.50 SPOT ELEVATION (TOP OF CURB / BOTTOM FACE OF CURB)
- 101.00 SPOT ELEVATION (TOP OF CURB / BOTTOM FACE OF CURB)
- 101.45° SPOT ELEVATION (TOP OF CURB (LESS THAN 6") / BOTTOM OF CURB)
- ↘ SLOPE (DOWNHILL)

**DATUM INFORMATION**  
 ELEVATIONS SHOWN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).



SEE NOTES ON SHEET C0.2



PEWAUKEE DENTAL OFFICE  
 WMG ACQUISITIONS, LLC  
 CAPITOL DRIVE AND PEWAUKEE ROAD  
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GRADING PLAN

C4.1

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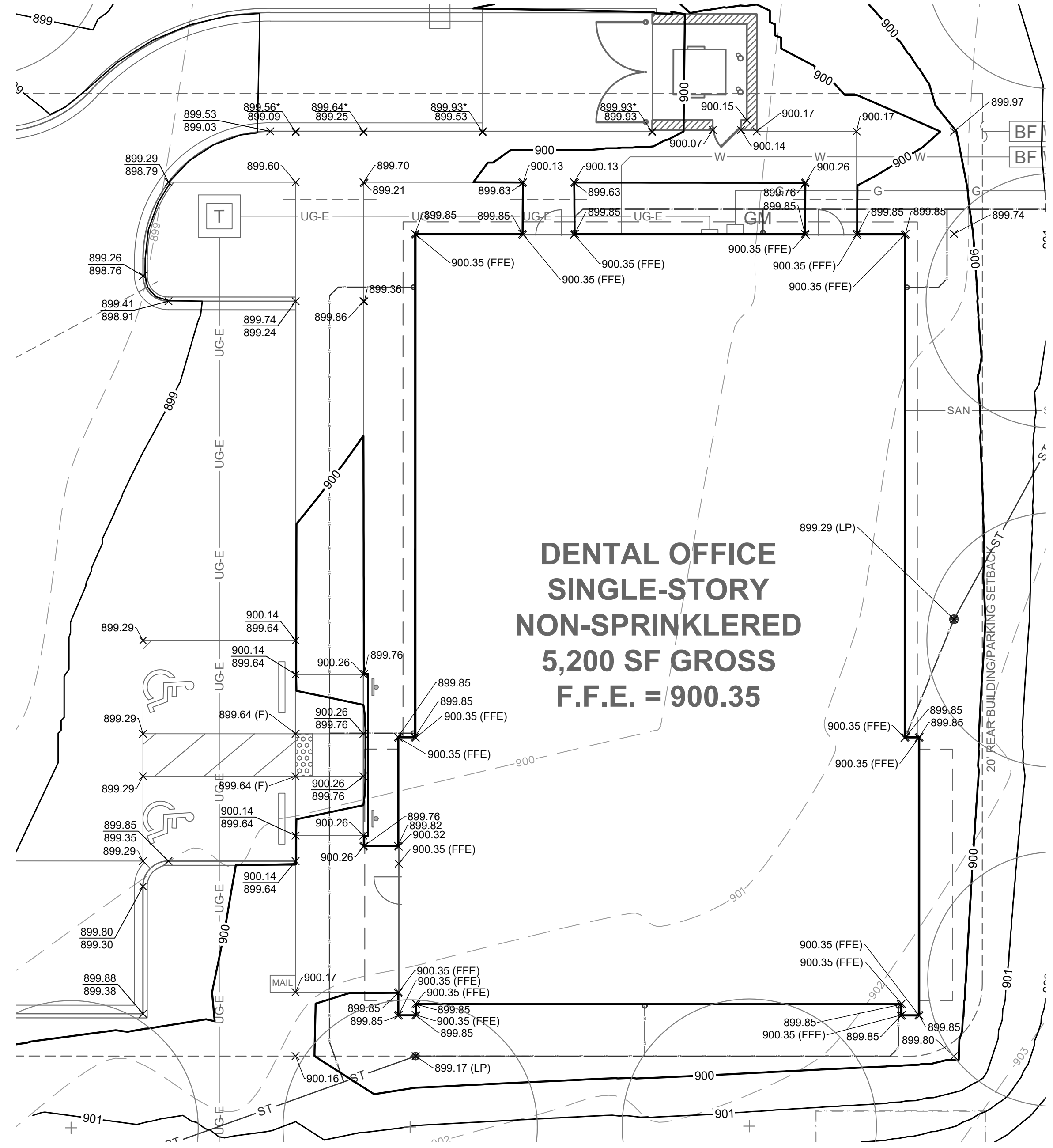
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# GRADING LEGEND

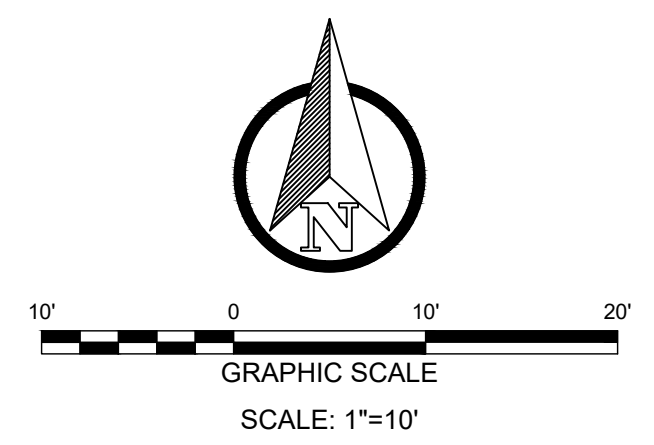
- 69 — PROPOSED MINOR CONTOUR
- 70 — PROPOSED MAJOR CONTOUR
- - - 69 - - - EXISTING MINOR CONTOUR
- - - 70 - - - EXISTING MAJOR CONTOUR
- — — — — LIMITS OF DISTURBANCE
- ✕ 101.00 SPOT ELEVATION (FINISHED SURFACE)
- ✕ 101.00 (FFE) SPOT ELEVATION (FINISHED FLOOR)
- ✕ 101.00 (F) SPOT ELEVATION (FLUSH)
- ✕ 101.0± (MEFG) SPOT ELEVATION (MATCH EXISTING)
- ✕ 101.00 (HP) SPOT ELEVATION (HIGH POINT)
- ✕ 101.00 (LP) SPOT ELEVATION (LOW POINT)
- ✕ 101.50 / ✕ 101.00 SPOT ELEVATION (TOP OF CURB / BOTTOM FACE OF CURB)
- ✕ 101.45\* / ✕ 101.00 SPOT ELEVATION (TOP OF CURB (LESS THAN 6") / BOTTOM OF CURB)
- ↘ SLOPE (DOWNHILL)

**DATUM INFORMATION**  
 ELEVATIONS SHOWN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).



**DETAILED BUILDING GRADING**

SEE NOTES ON SHEET C0.2



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DETAIL GRADING  
 PLAN

**C4.2**

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# DRAINAGE LEGEND

- ST — ST — STORM SEWER PIPE (HDPE TYPICAL)
- ROOF LEADER (HDPE TYPICAL)
- ⊕ ST STORM SEWER MANHOLE
- CURB INLET
- DOME GRATE
- SOLID GRATE
- SOLID GRATE



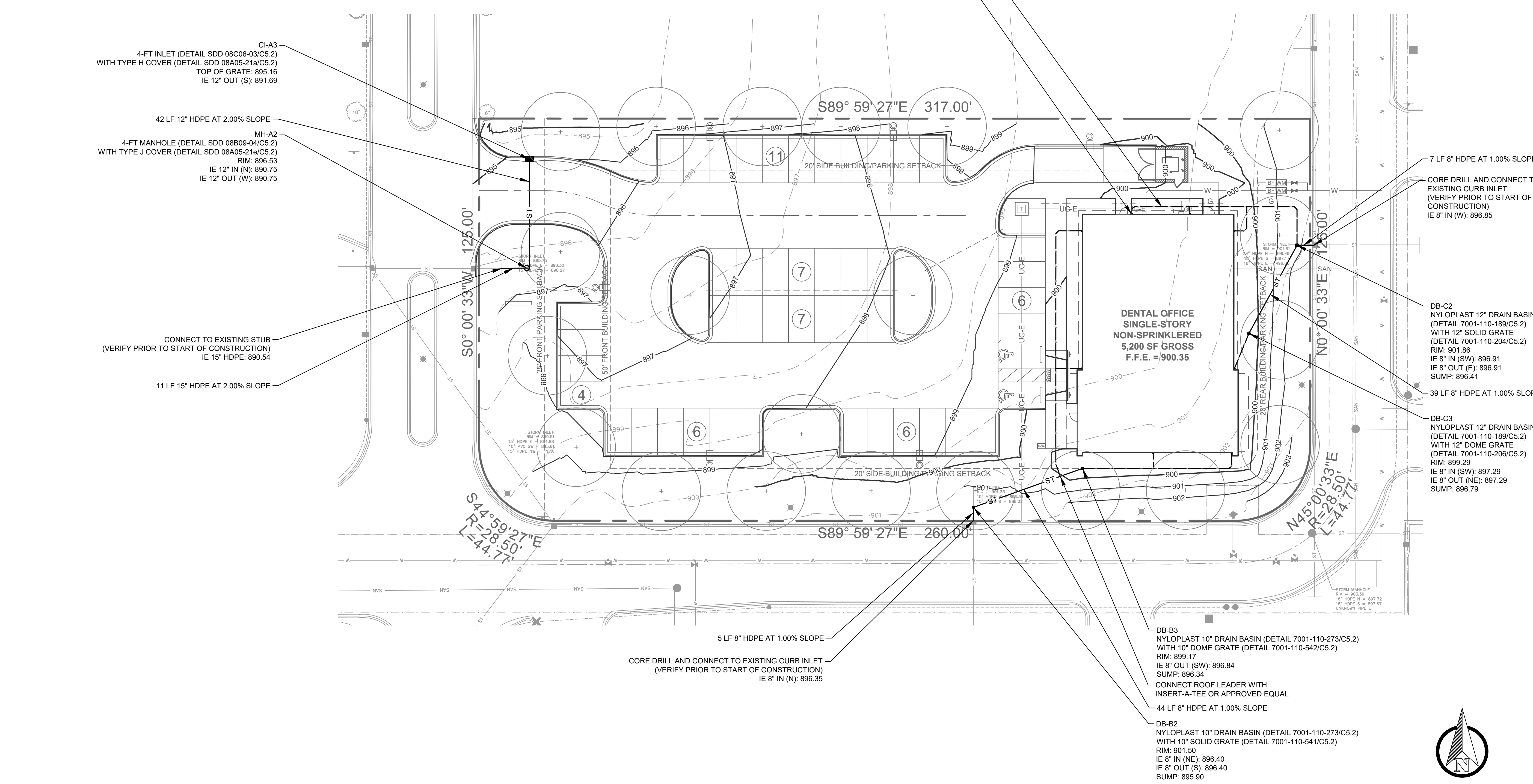
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**WMG ACQUISITIONS, LLC**  
 CAPITOL DRIVE AND PEWAUKEE ROAD  
 PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ORIGINAL ISSUE DATE: 07/15/2024  
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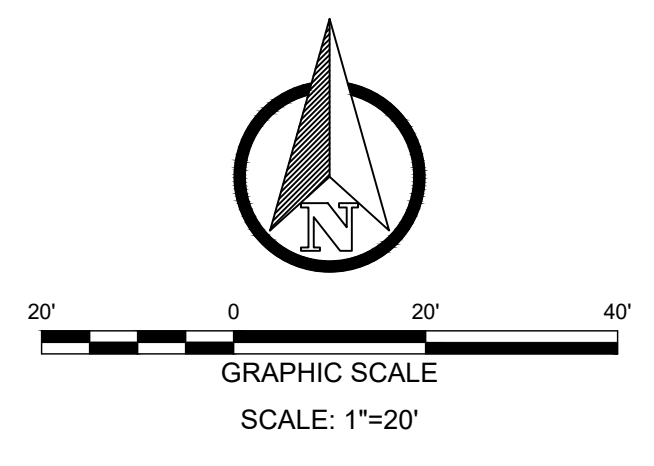
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DRAINAGE PLAN

# C4.3



SEE NOTES ON SHEET C0.2



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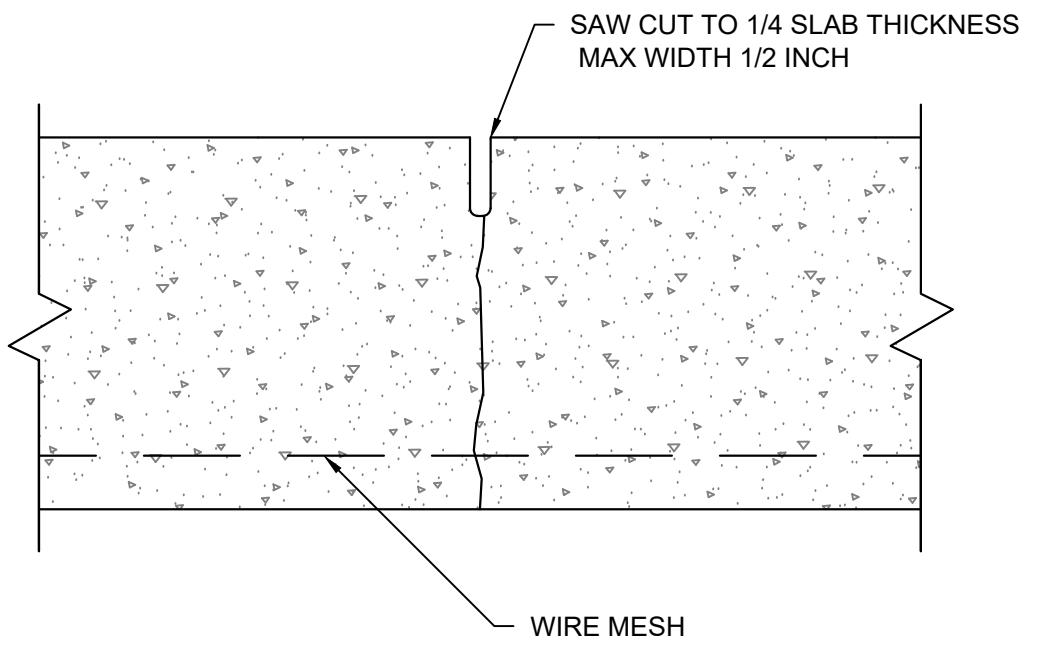


- LIGHT DUTY**
- (A) 3" ASPHALTIC CONCRETE
  - (B) 6" AGGREGATE BASE
  - (C) 12" STABILIZED SUBGRADE
- HEAVY DUTY**
- (A) 4" ASPHALTIC CONCRETE
  - (B) 8" AGGREGATE BASE
  - (C) 12" STABILIZED SUBGRADE

**NOTES:**

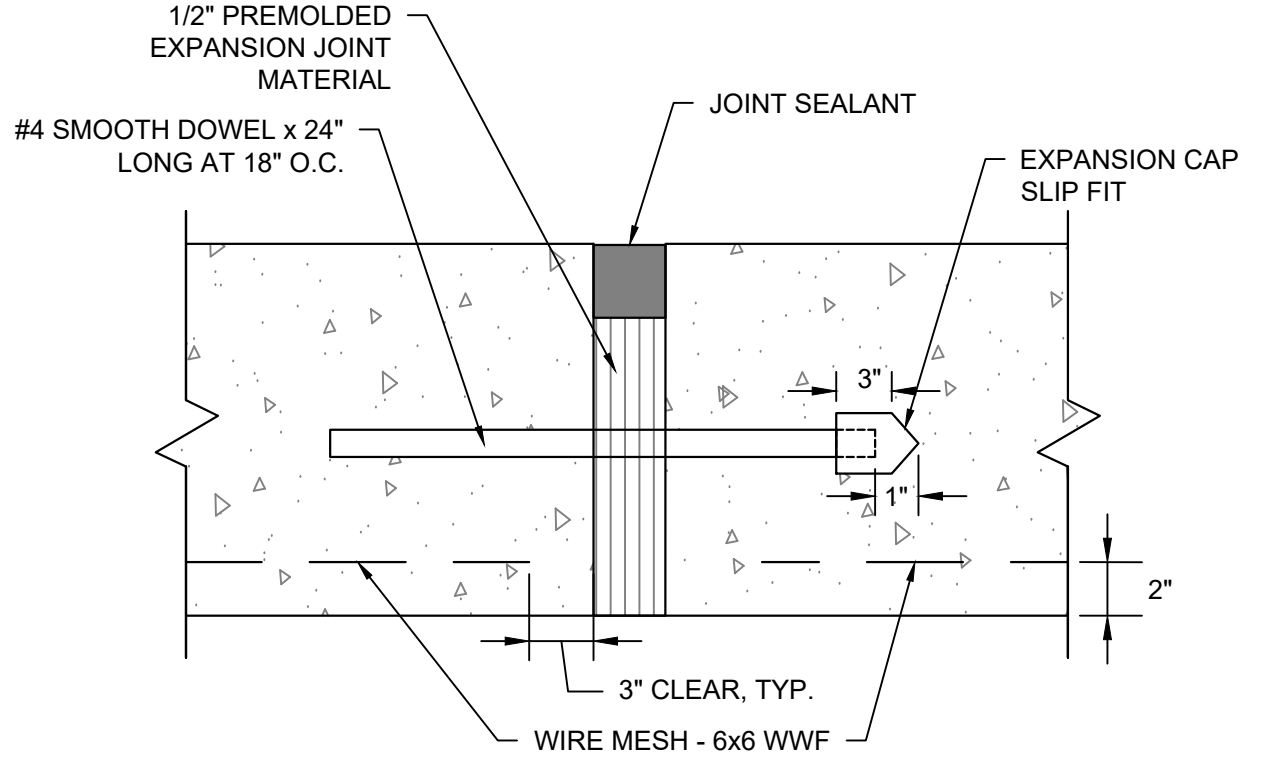
- REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC., PROJECT NO. 24-443566.2, DATED 04/23/2024.
- PREPARE STABILIZED SUBGRADE PER GEOTECHNICAL INVESTIGATION.
- PAVEMENT CONSTRUCTION AND COMPONENTS SHOULD MEET WISCONSIN DOT SPECIFICATIONS.

**1 PAVEMENT SECTIONS**  
NTS



NOTE: CONTRACTION JOINTS TO BE SPACED EVERY 10'

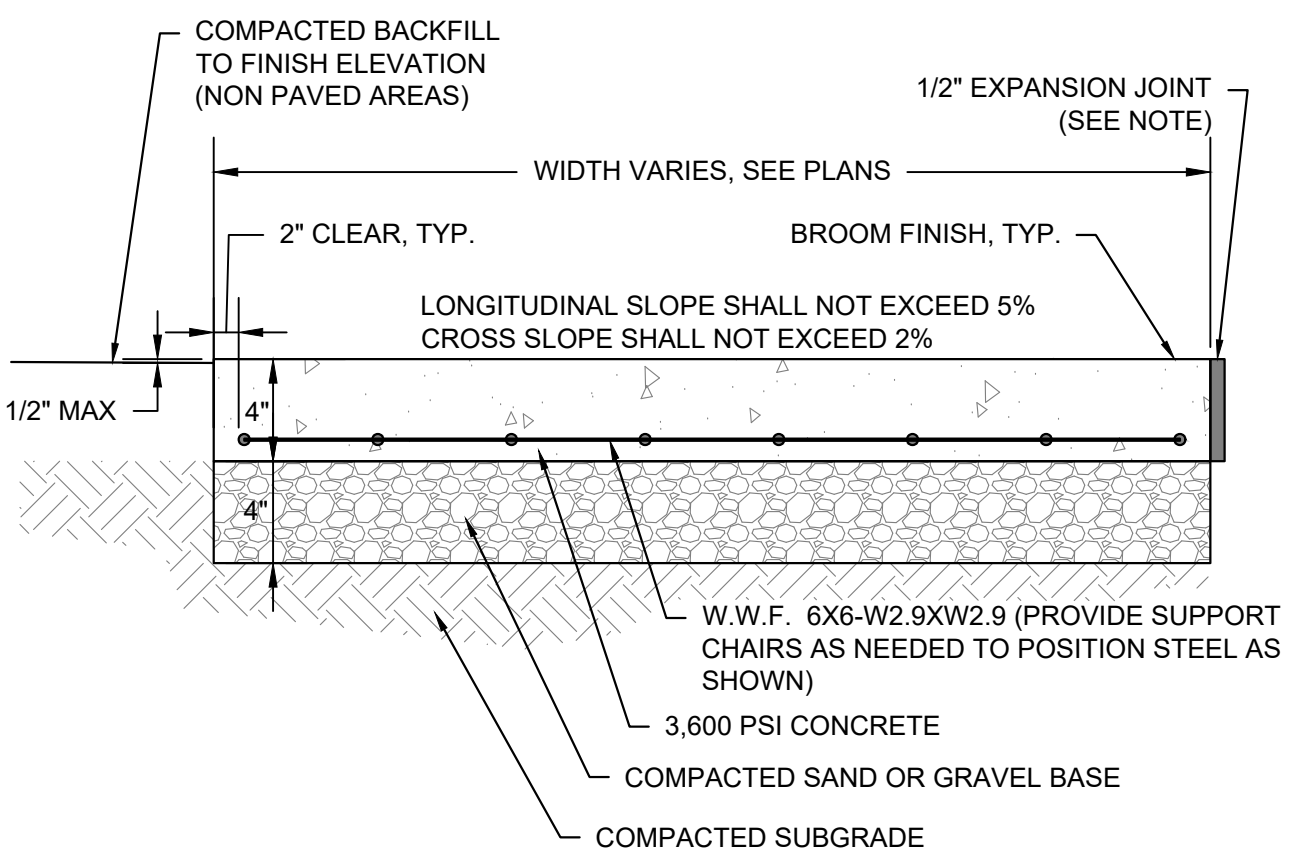
**2 CONTRACTION JOINTS IN CONCRETE**  
NTS



**PARKING LOT EXPANSION JOINTS TO BE INSTALLED IN 3 LOCATIONS:**

- IN THE PARKING LOT LIMITS ALONG A LINE EXTENDED FROM THE FACE OF THE BUILDING.
- ALONG THE PERIMETER OF THE DUMPSTER WHERE IT ABUTS CONCRETE PAVEMENT.
- ALONG CONNECTION OF PARKING LOT TO ANY CONCRETE DRIVEWAY RAMPS.

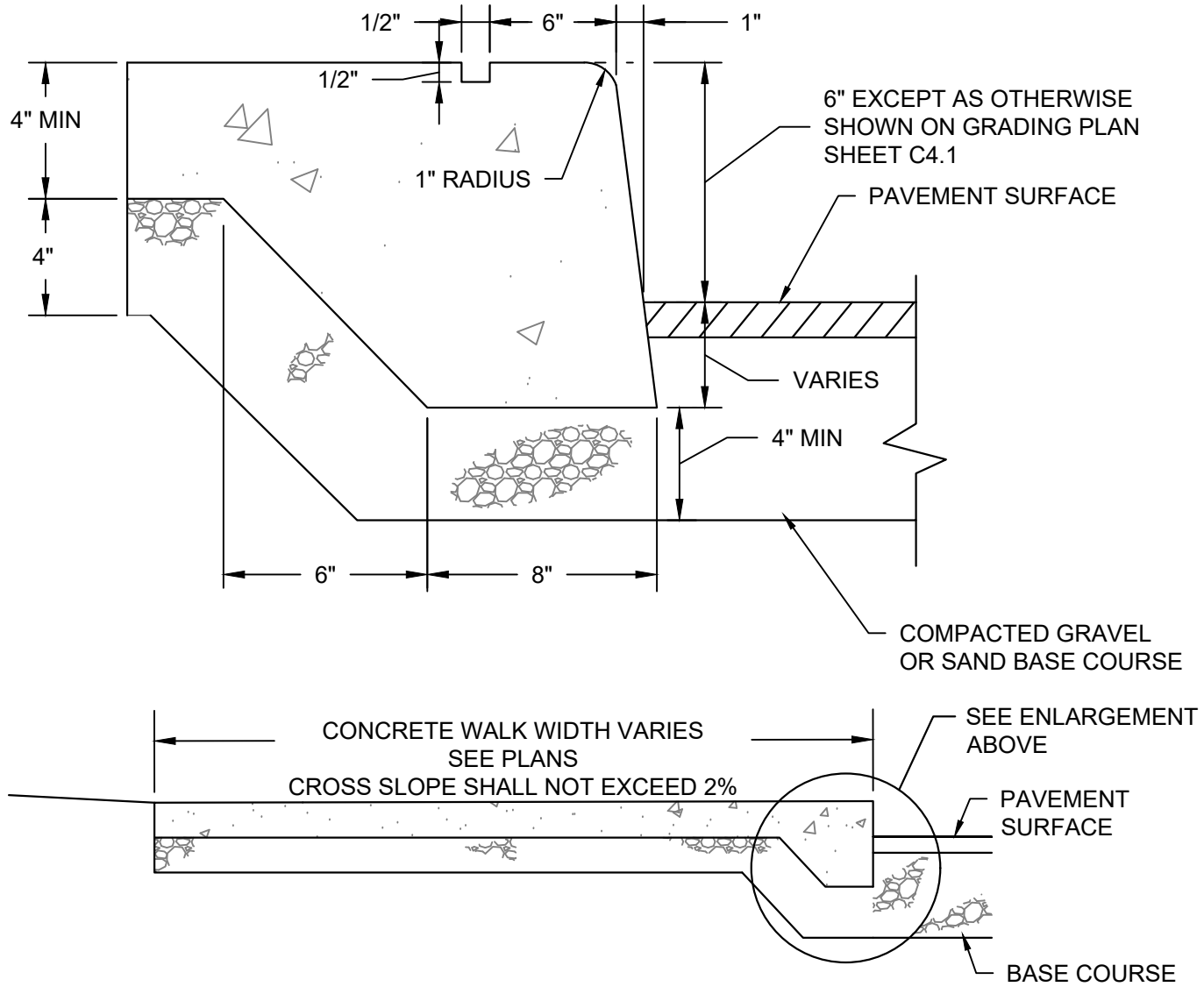
**3 EXPANSION JOINT FOR CONCRETE PAVEMENT**  
NTS



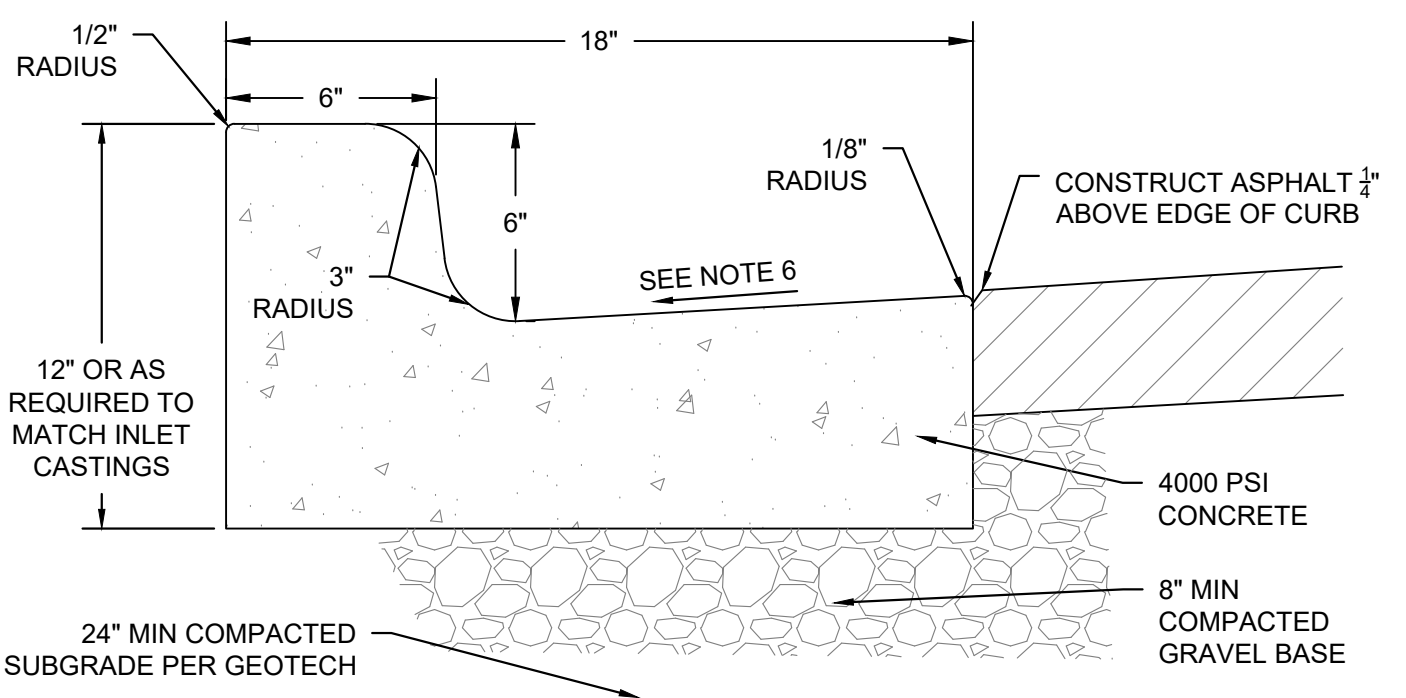
**NOTES:**

- PROVIDE WEAKENED PLANE (SAW CUT OR TOOLED) CONTROL JOINTS AT 5'-0" ON CENTER.
- PROVIDE EXPANSION JOINTS AT 50'-0" (MAX) ON CENTER AND CONTINUOUSLY BETWEEN SIDEWALK AND WALLS OR OTHER STRUCTURES

**4 CONCRETE SIDEWALK SECTION**  
NTS



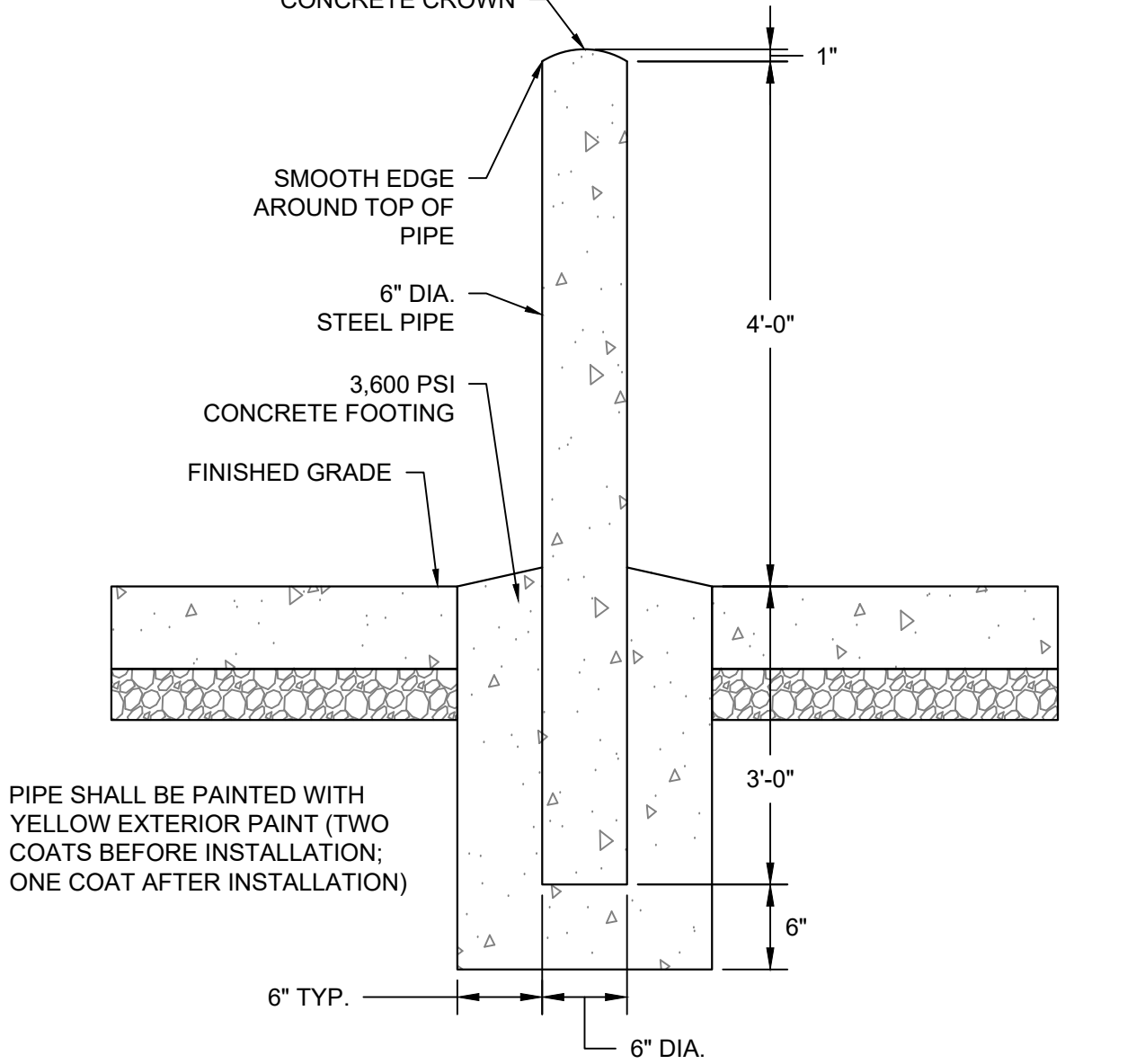
**5 CONCRETE SIDEWALK HEADER SECTION**  
NTS



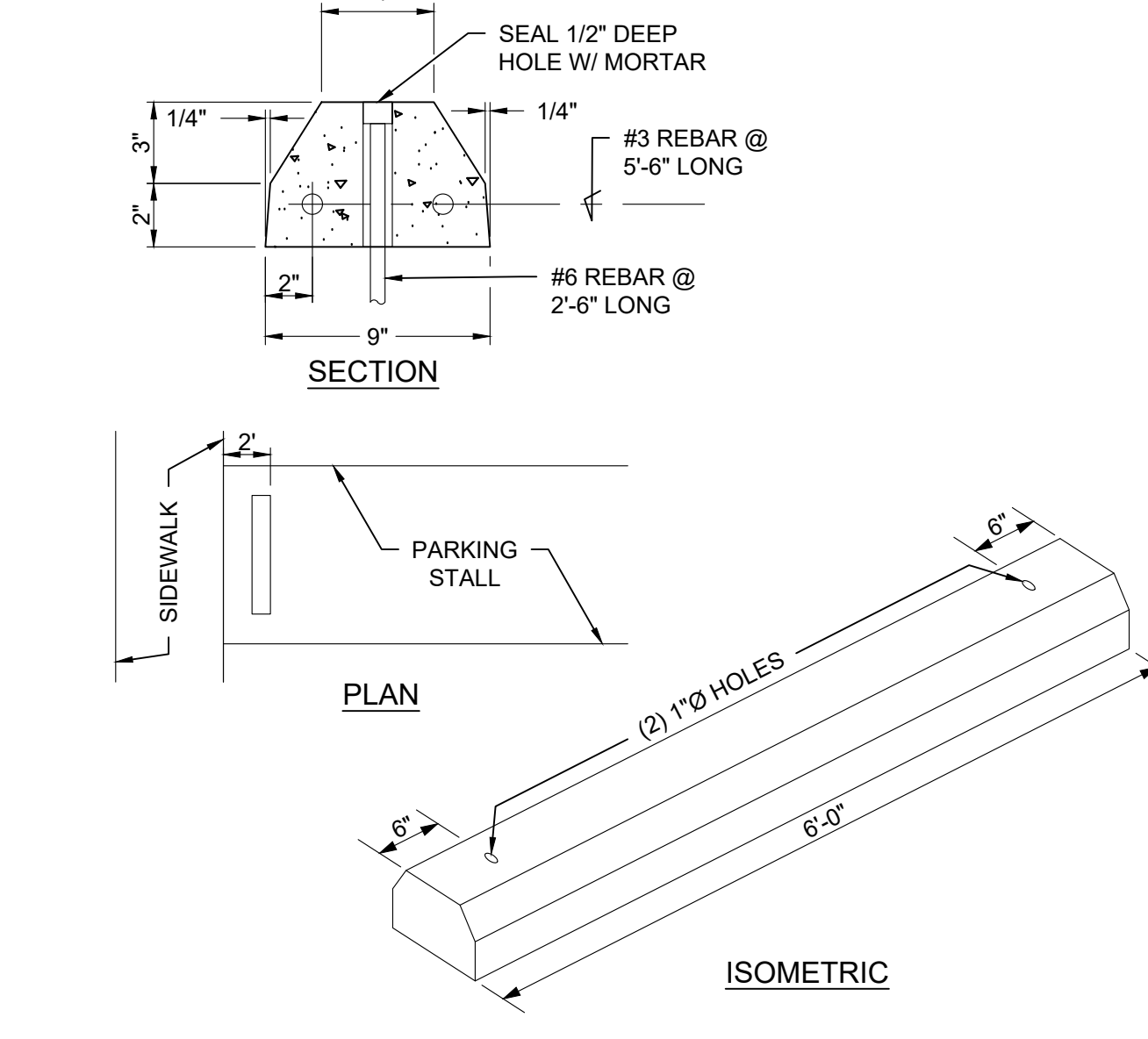
**NOTES:**

- CURB AND GUTTER SHALL BE CONSTRUCTION IN 10-FOOT LENGTHS, OR EXTRUDED AND THEN SAWCUT AT 10-FOOT INTERVALS TO A DEPTH OF 1-3/4 INCHES.
- 1/2-INCH EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 50 FEET, AT THE ENDS OF RETURNS AND AT ALL POINTS WHERE THE NEW CURB AND GUTTER ABUTS OTHER CONCRETE STRUCTURES OR INLET CASTINGS.
- PITCHED CURB & GUTTER TO BE USED WHERE WATER FLOWS AWAY FROM THE CURB FACE. REFER TO GRADING PLAN, C4.1. 10-FOOT LONG TRANSITIONS SHALL BE PROVIDED BETWEEN NORMAL GUTTER AND PITCHED GUTTER.
- ALL CONCRETE SHALL BE 4,000 PSI (TYP.).
- CURB HEIGHT TO BE 6 INCHES UNLESS OTHERWISE NOTED ON GRADING PLAN, SHEET C4.1
- CONSTRUCT NORMAL GUTTER SLOPE AT 8% SLOPE WHEN DRAINING TOWARDS CURB. CONSTRUCT PITCHED GUTTER AT 4% SLOPE WHEN DRAINING AWAY FROM CURB. WHERE GUTTER IS IN FRONT OF CURB RAMPS OR ACCESSIBLE ROUTES, CONSTRUCT GUTTER AT 1.5% MAX. SLOPE.

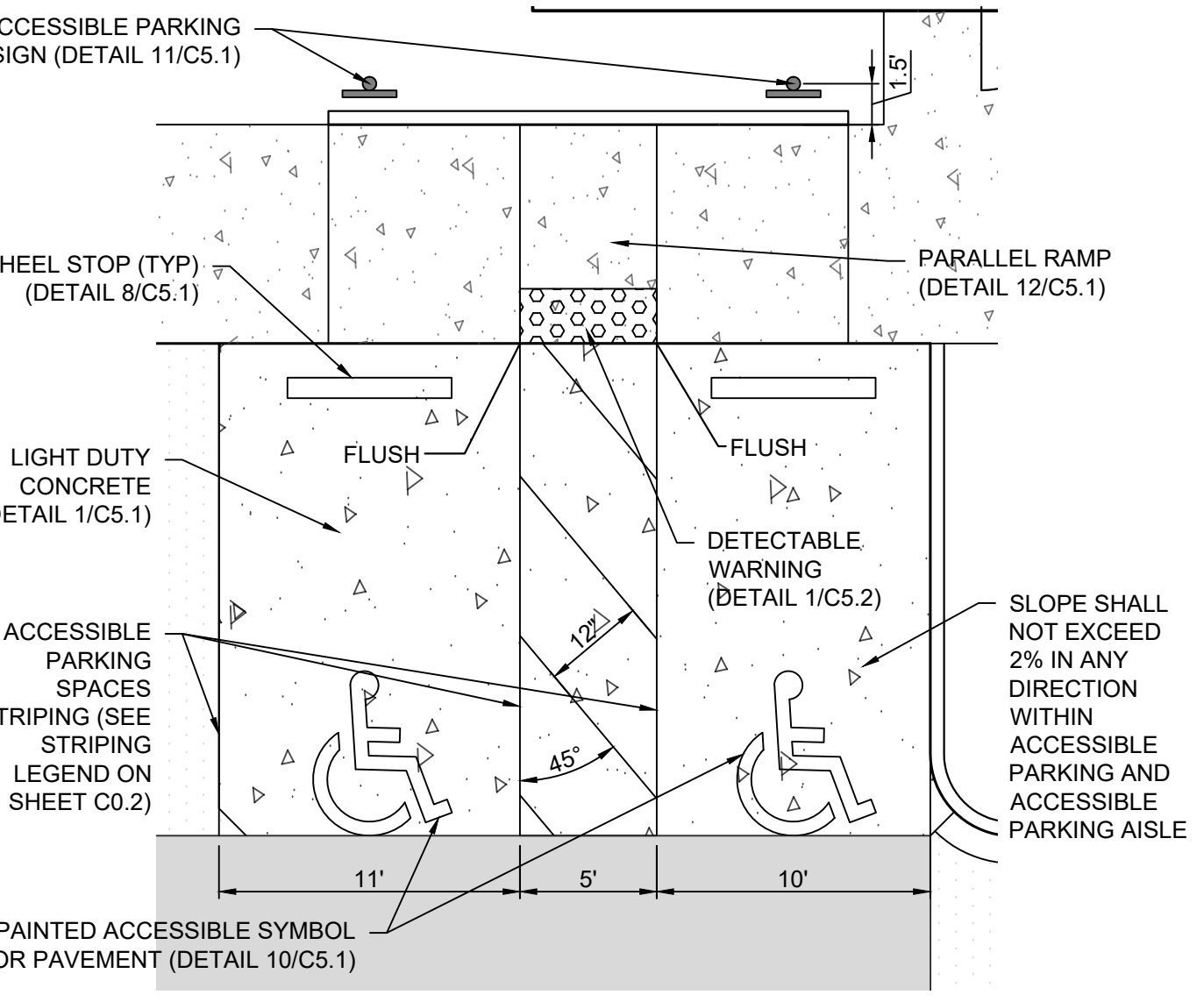
**6 18" CONCRETE CURB & GUTTER**  
NTS



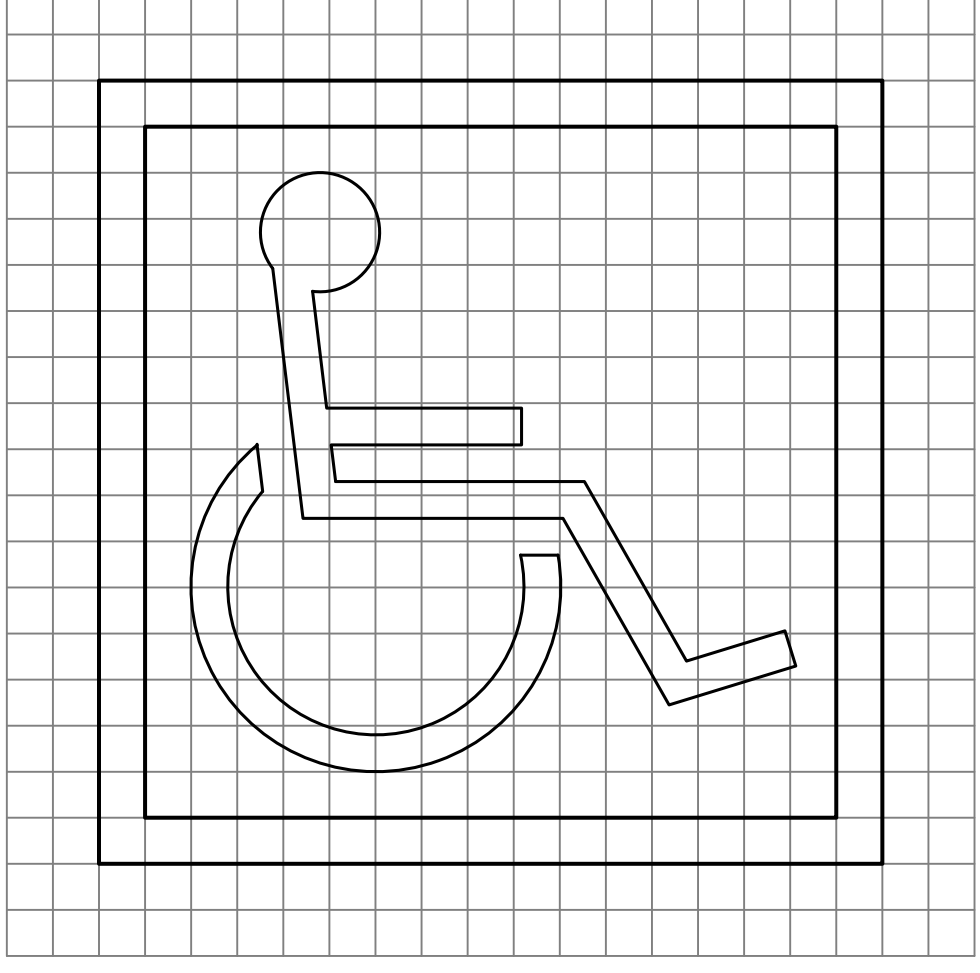
**7 BOLLARD**  
NTS



**8 PRECAST CONCRETE WHEEL STOP**  
NTS

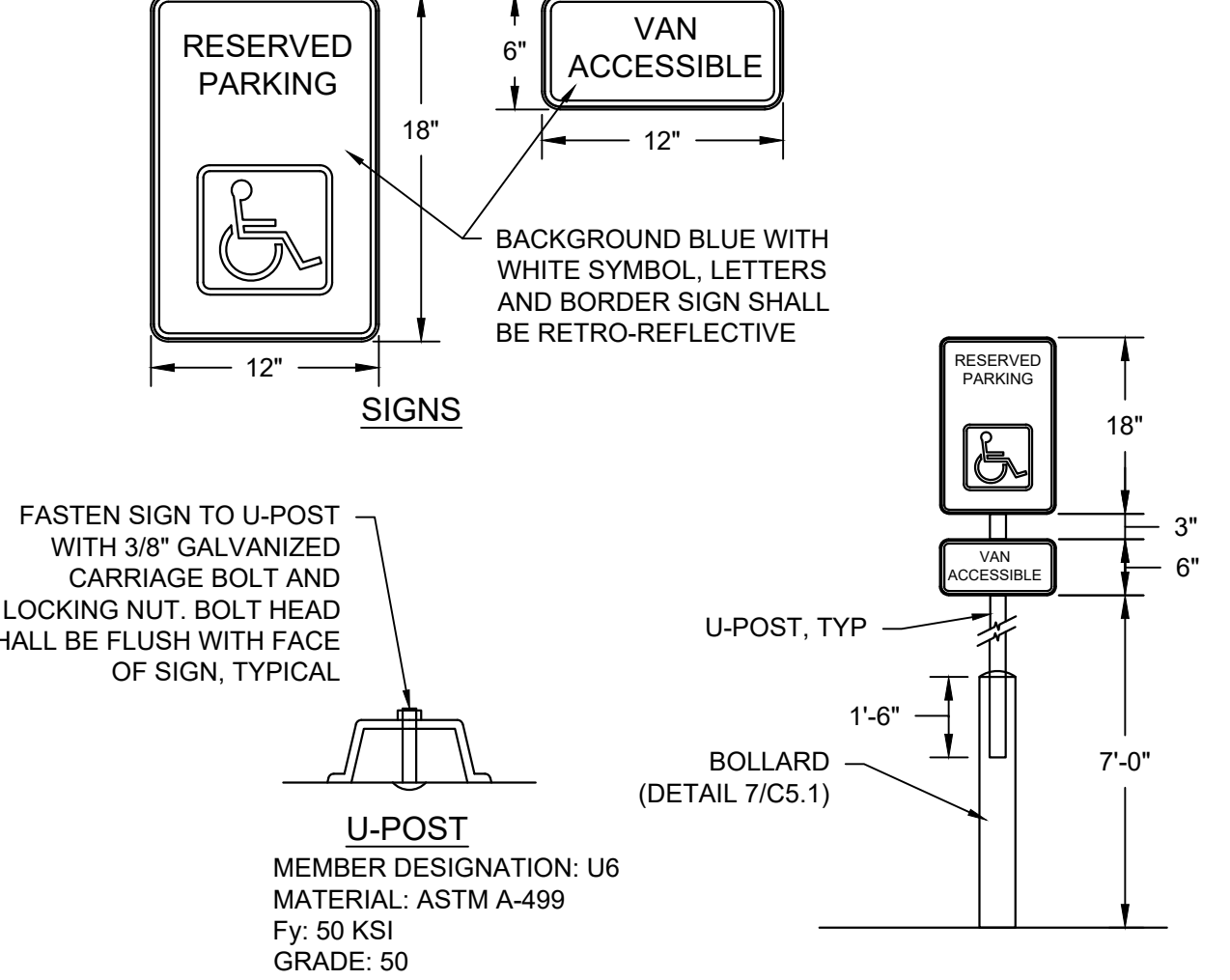


**9 ACCESSIBLE PARKING LAYOUT**

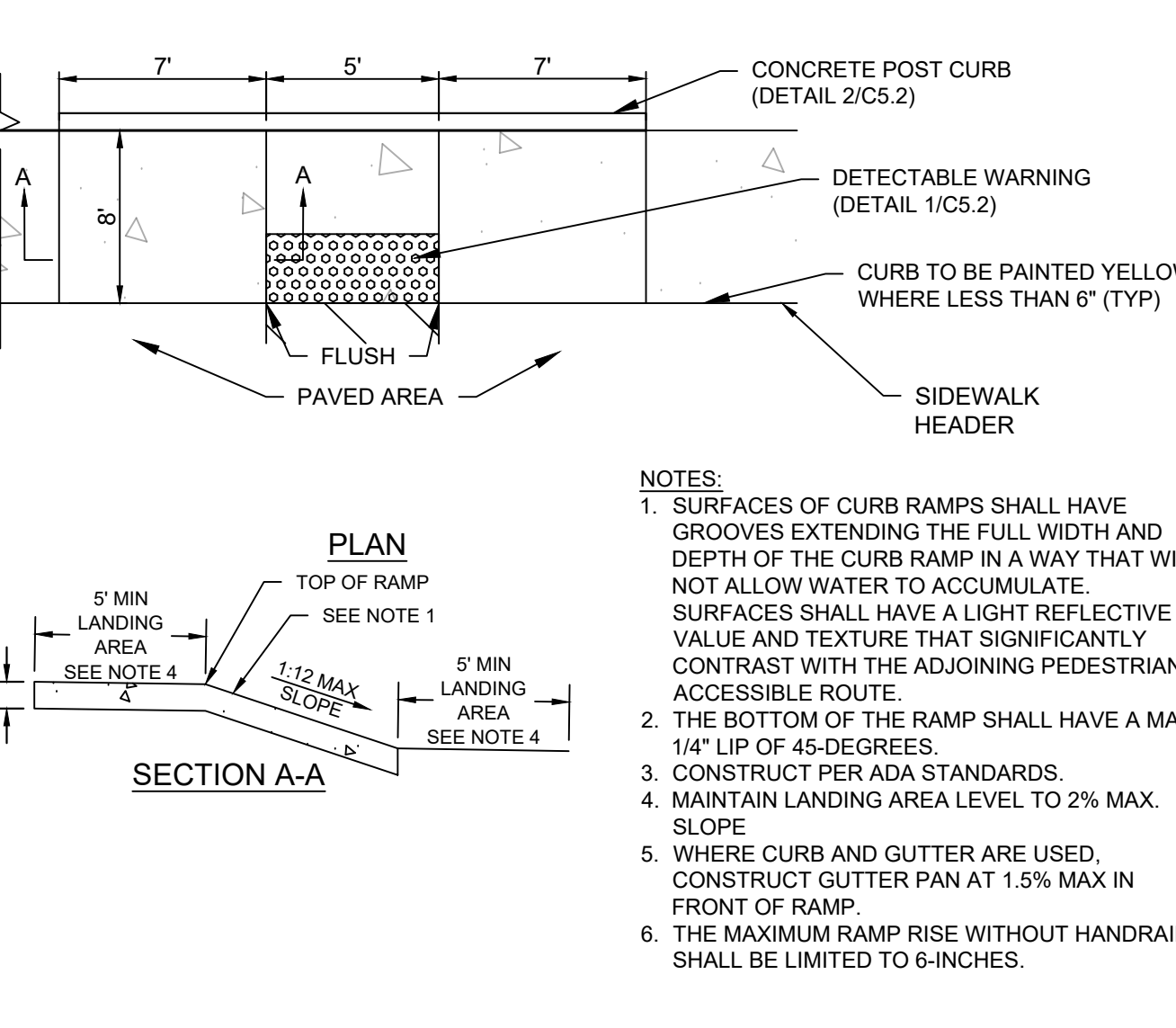


4'x4' GRID PROVIDED FOR LAYOUT OF SYMBOL. PROVIDE PAINT COLORS IN ACCORDANCE WITH ADA AND LOCAL REQUIREMENTS (TYPICALLY WHITE SYMBOL ON BLUE BACKGROUND INSIDE WHITE BORDER).

**10 PAINTED ACCESSIBLE SYMBOL FOR PAVEMENT**



**11 ACCESSIBLE PARKING SIGN**



**12 PARALLEL RAMP IN SIDEWALK**  
NTS



**PEWAUKEE DENTAL OFFICE**  
**WMG ACQUISITIONS, LLC**  
CAPITOL DRIVE AND PEWAUKEE ROAD  
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

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REVISIONS:

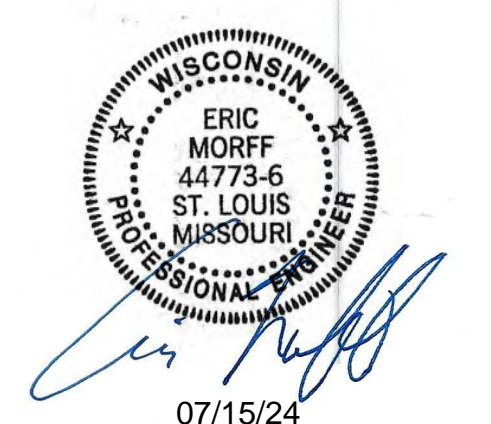
PROJ. NO.: 24019  
WMG PROJ. NO.: W123-0444

CIVIL DETAILS

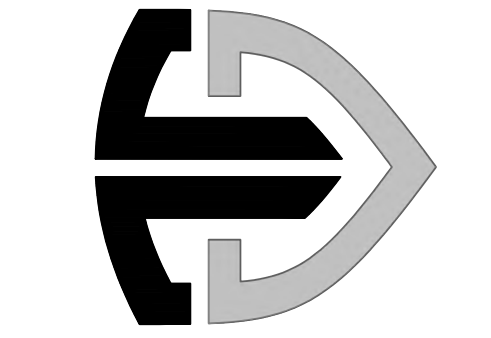
**C5.1**

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**TARR GROUP**  
 8650 E. STATE ROAD 32  
 ZIONSVILLE, IN 46077  
 PHONE: 314-896-3889  
 EMAIL: ERIC@TARR-GROUP.COM



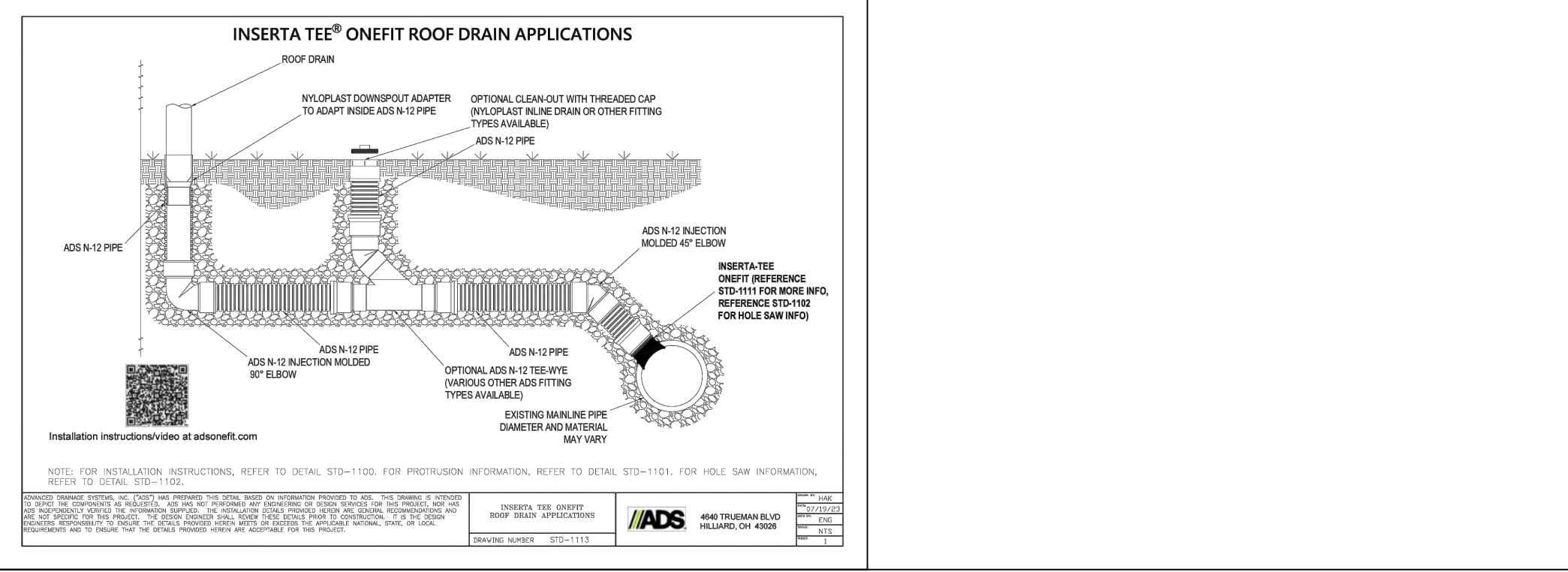
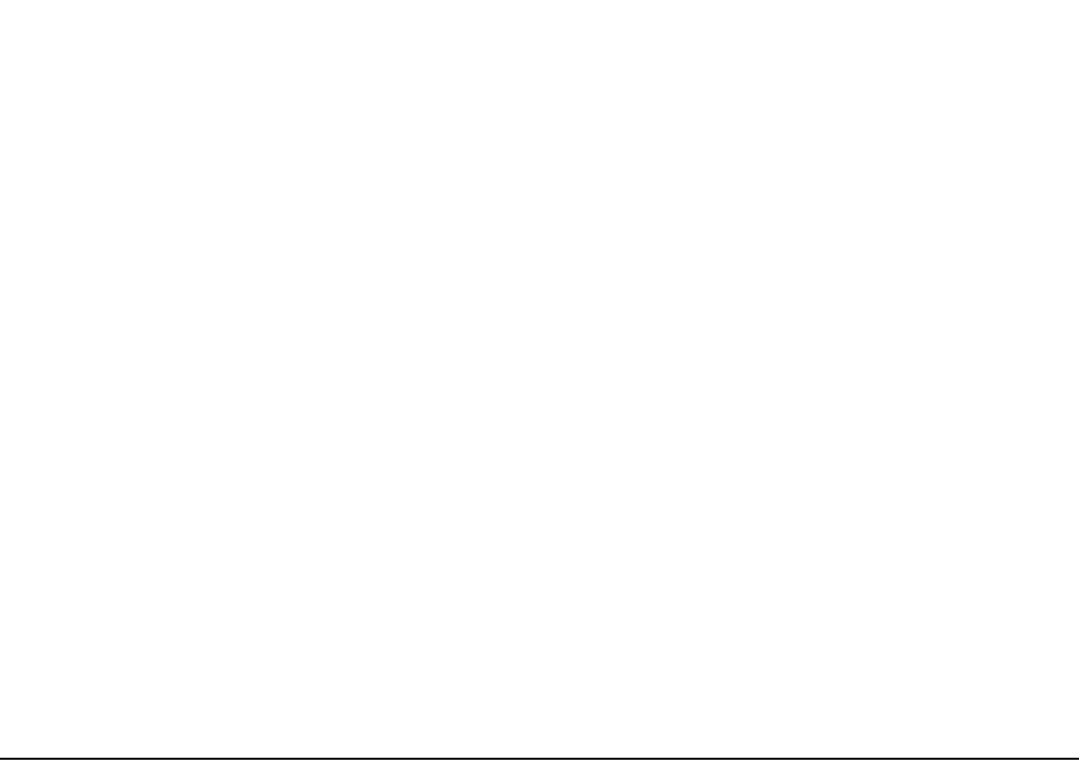
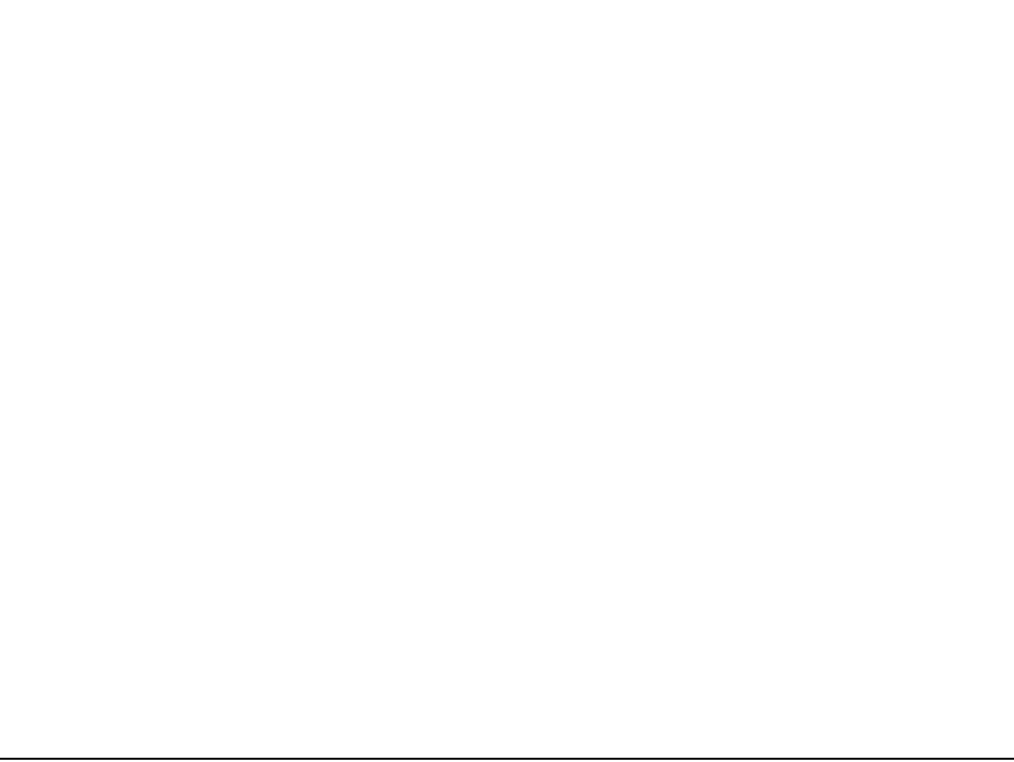
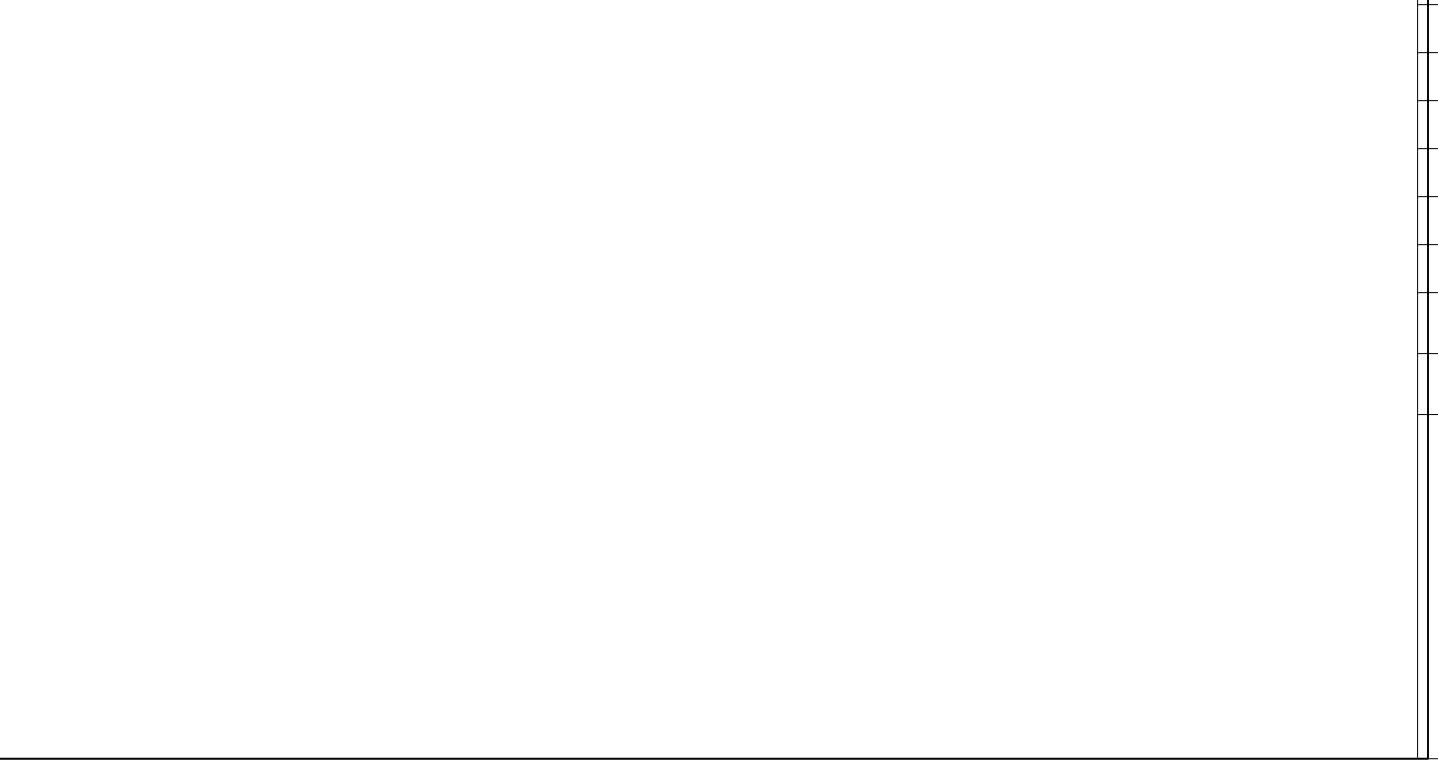
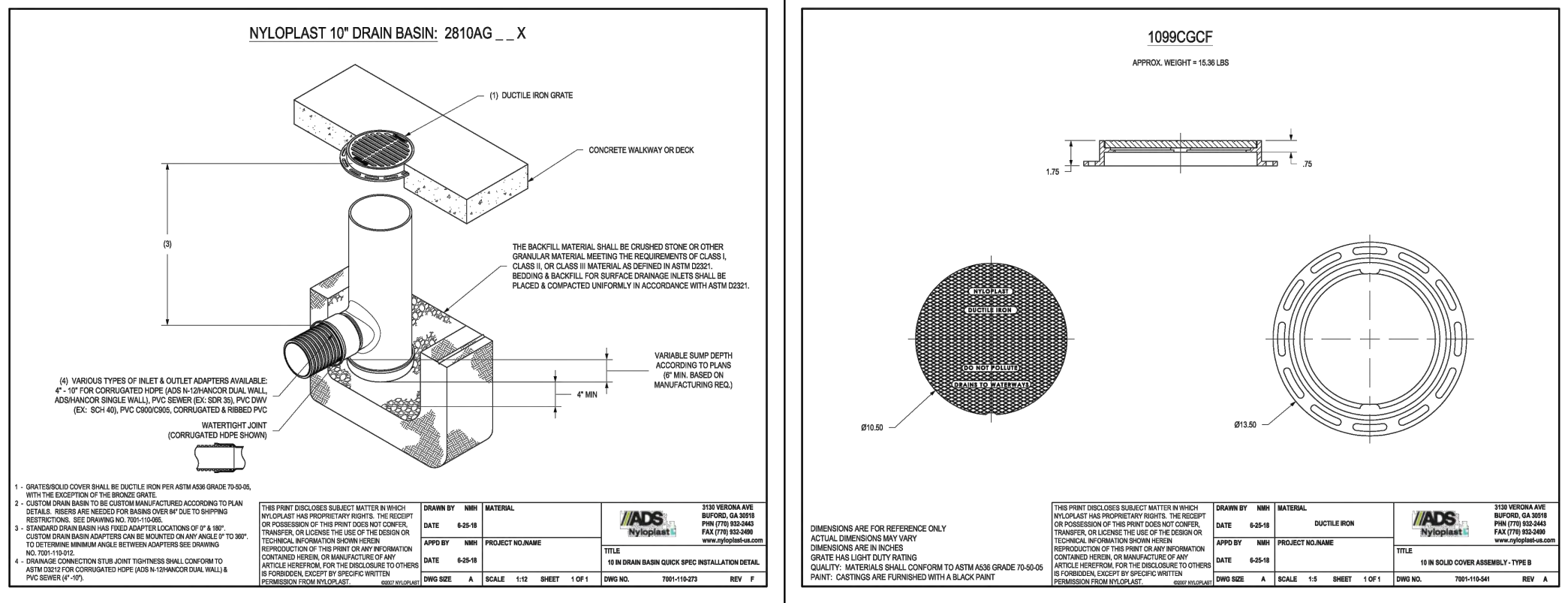
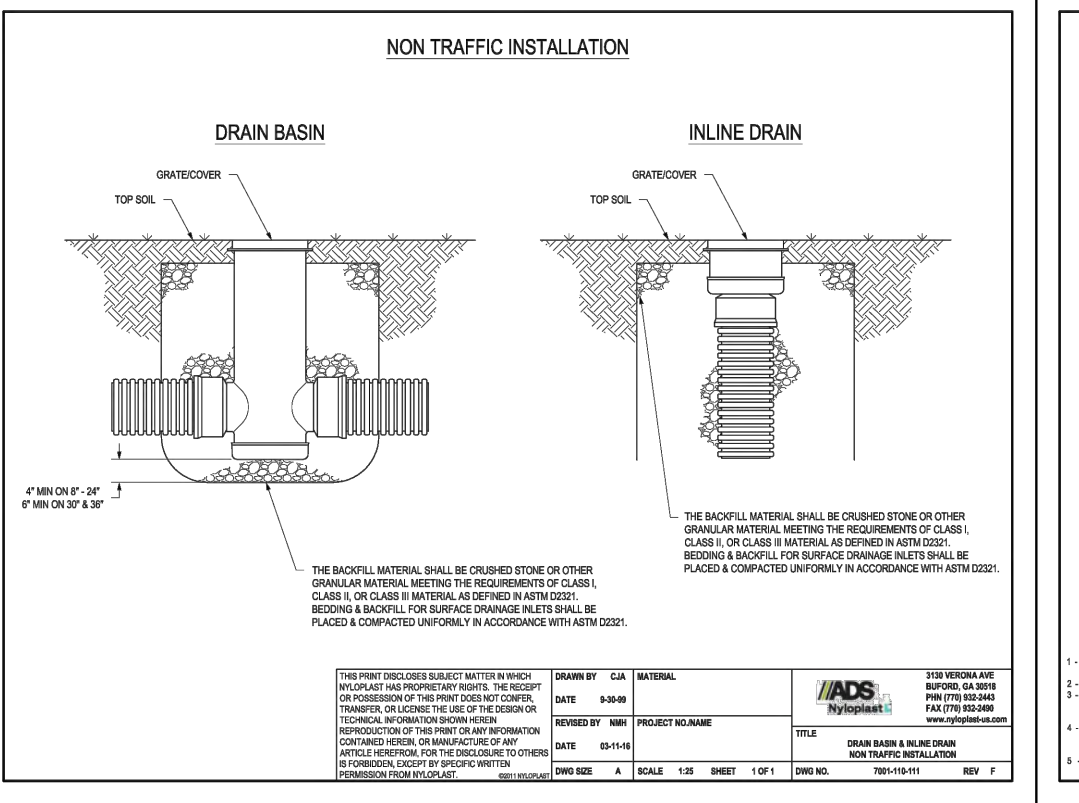
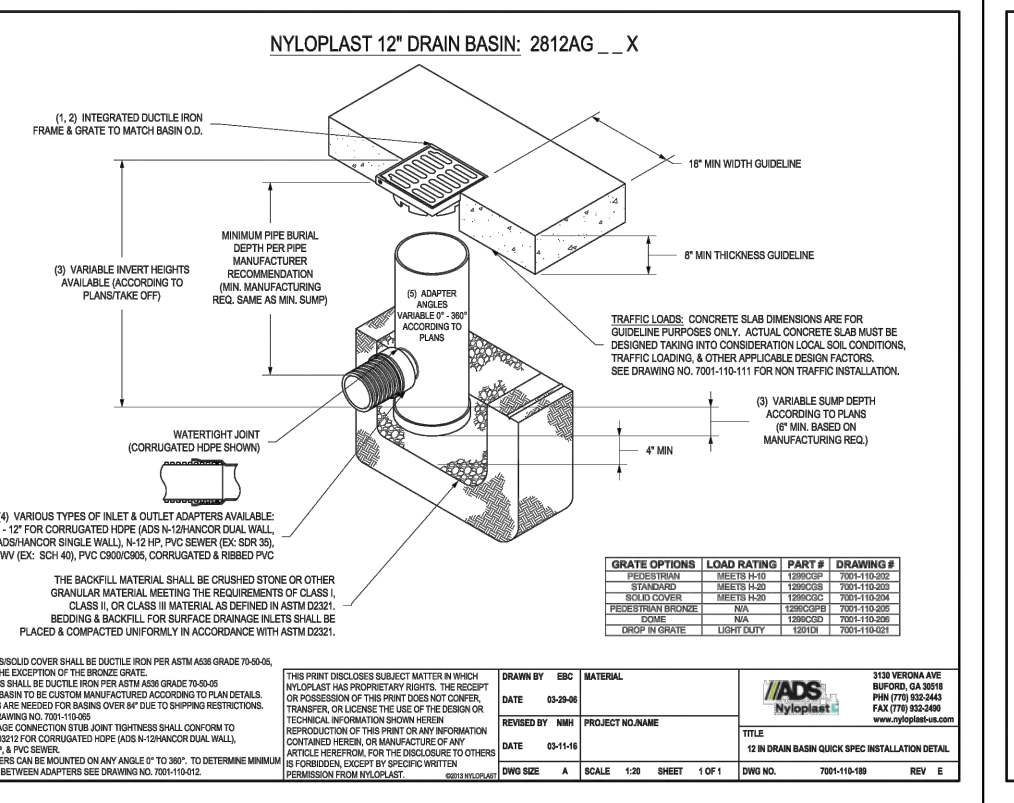
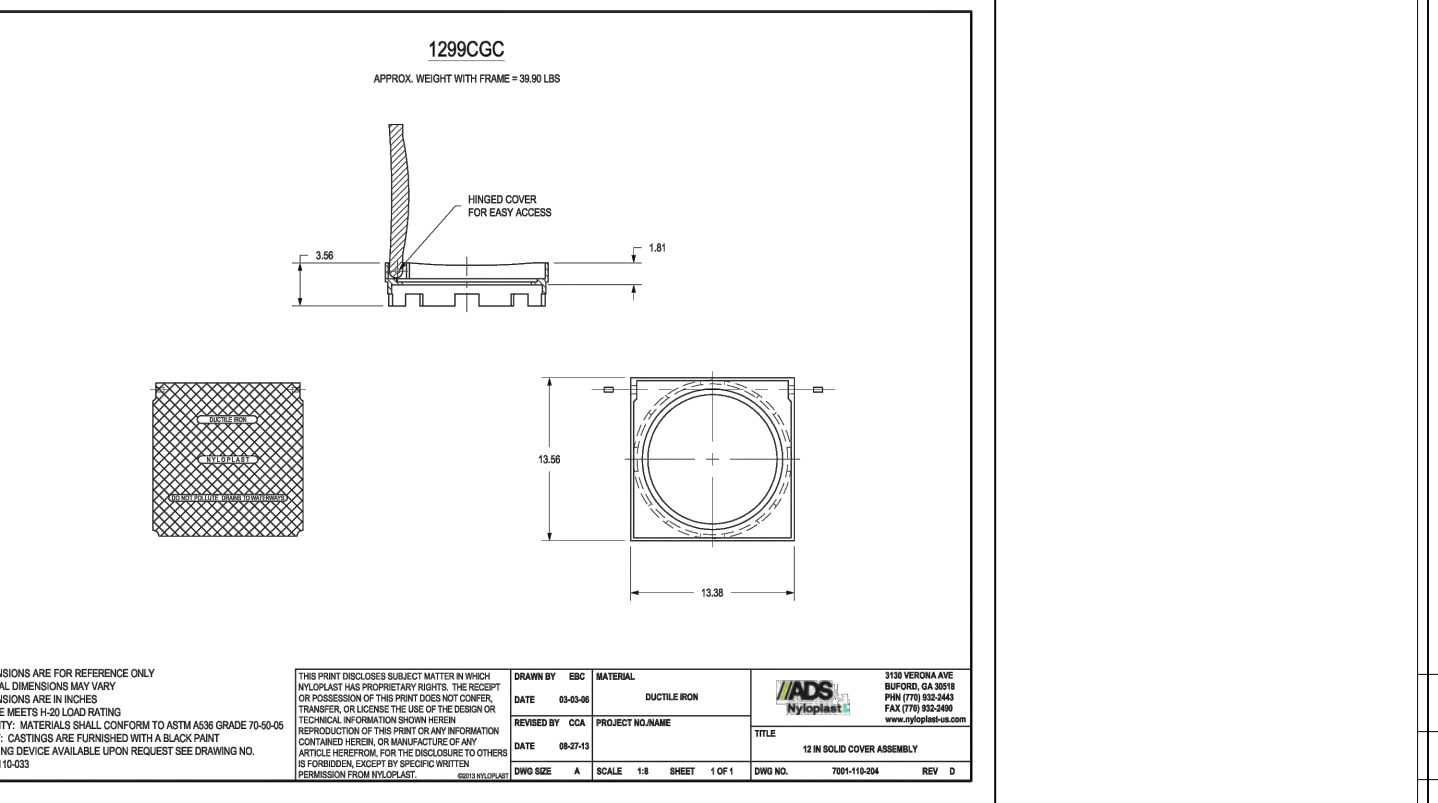
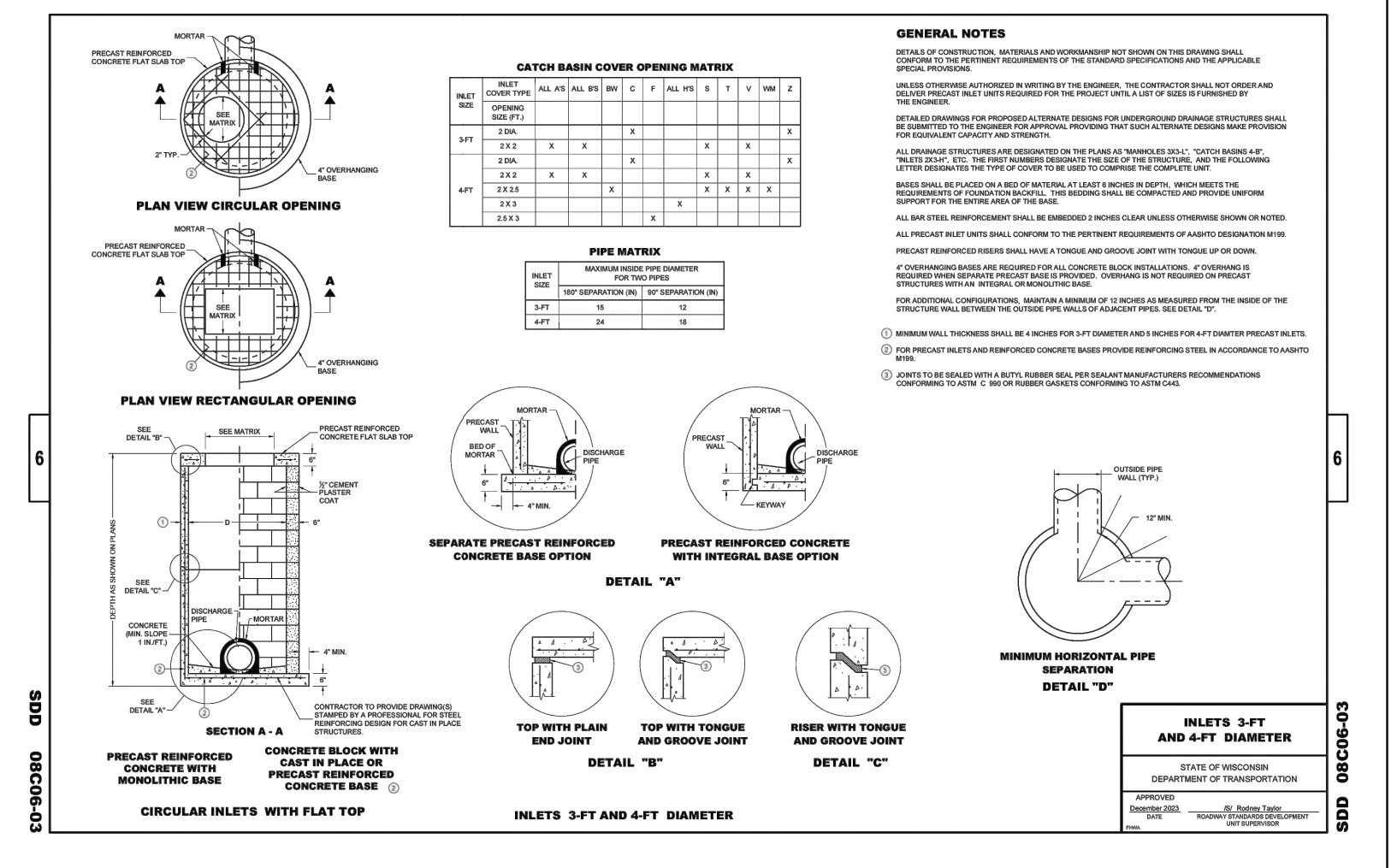
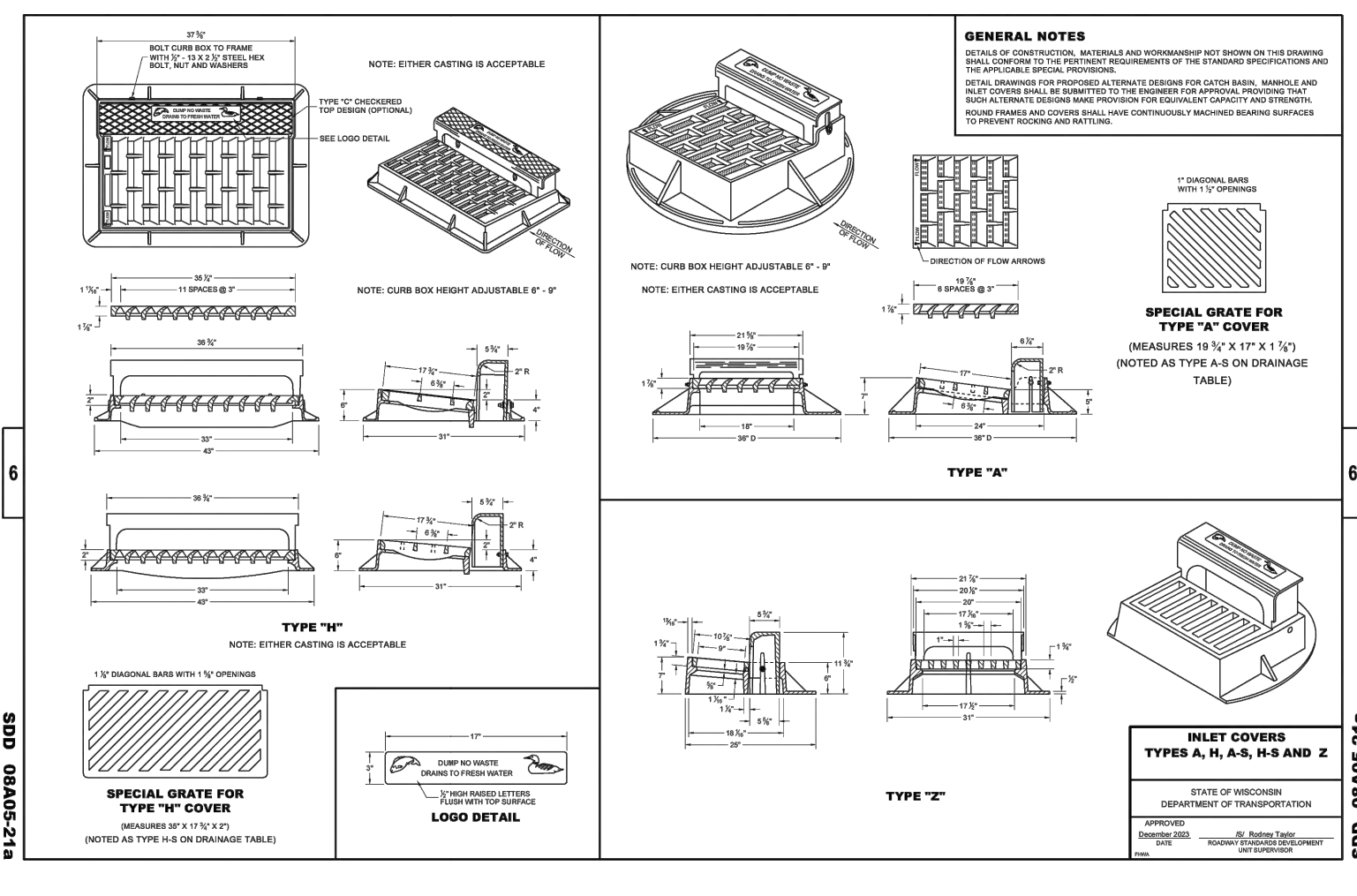
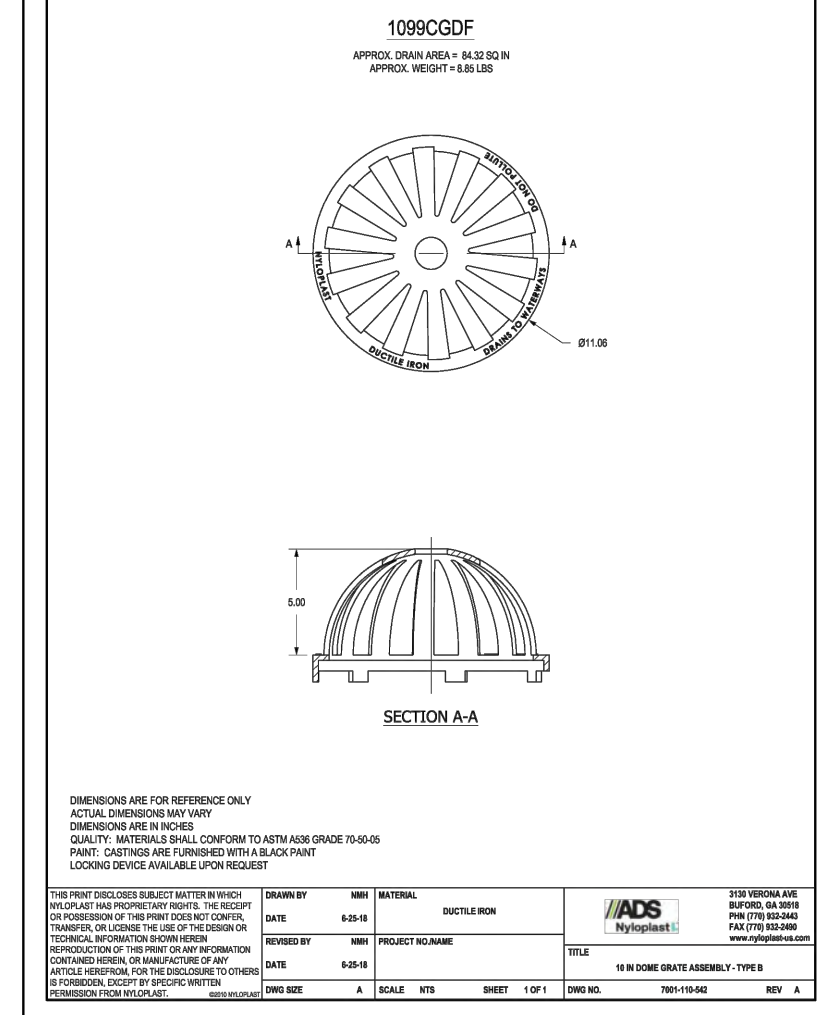
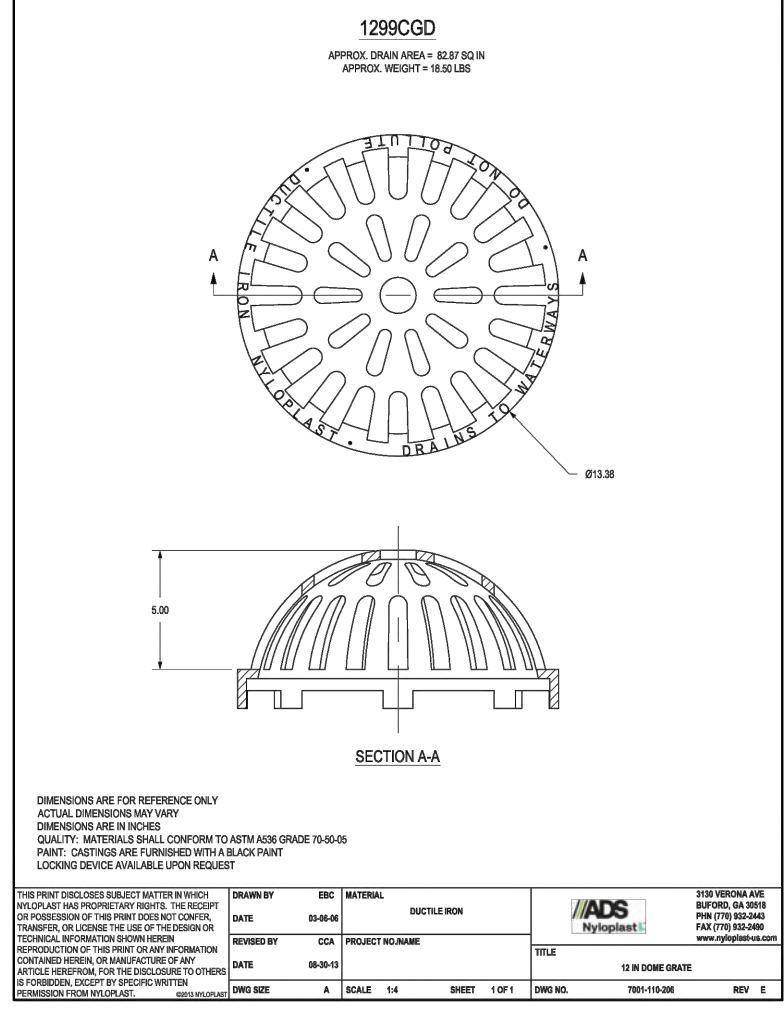
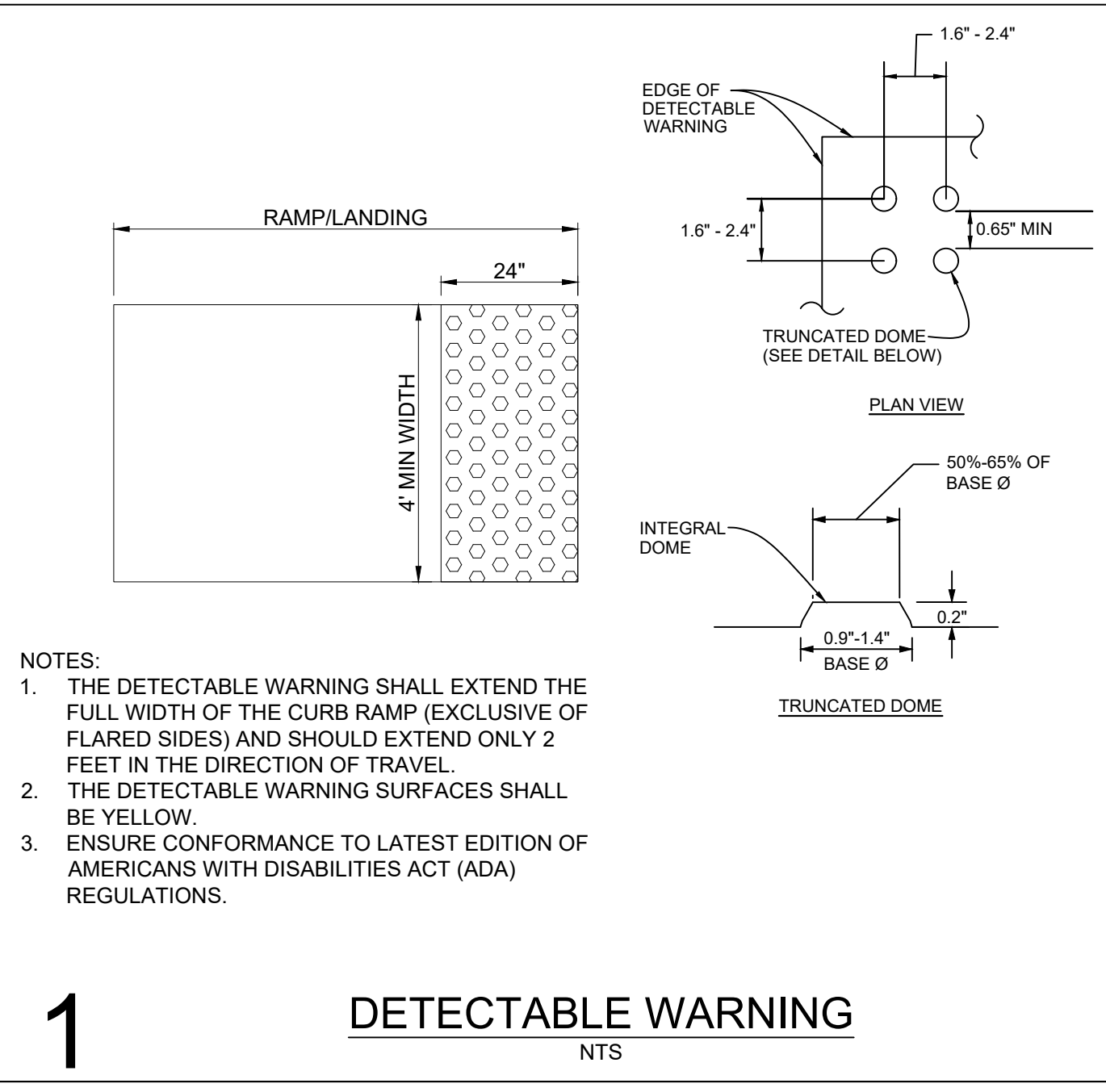
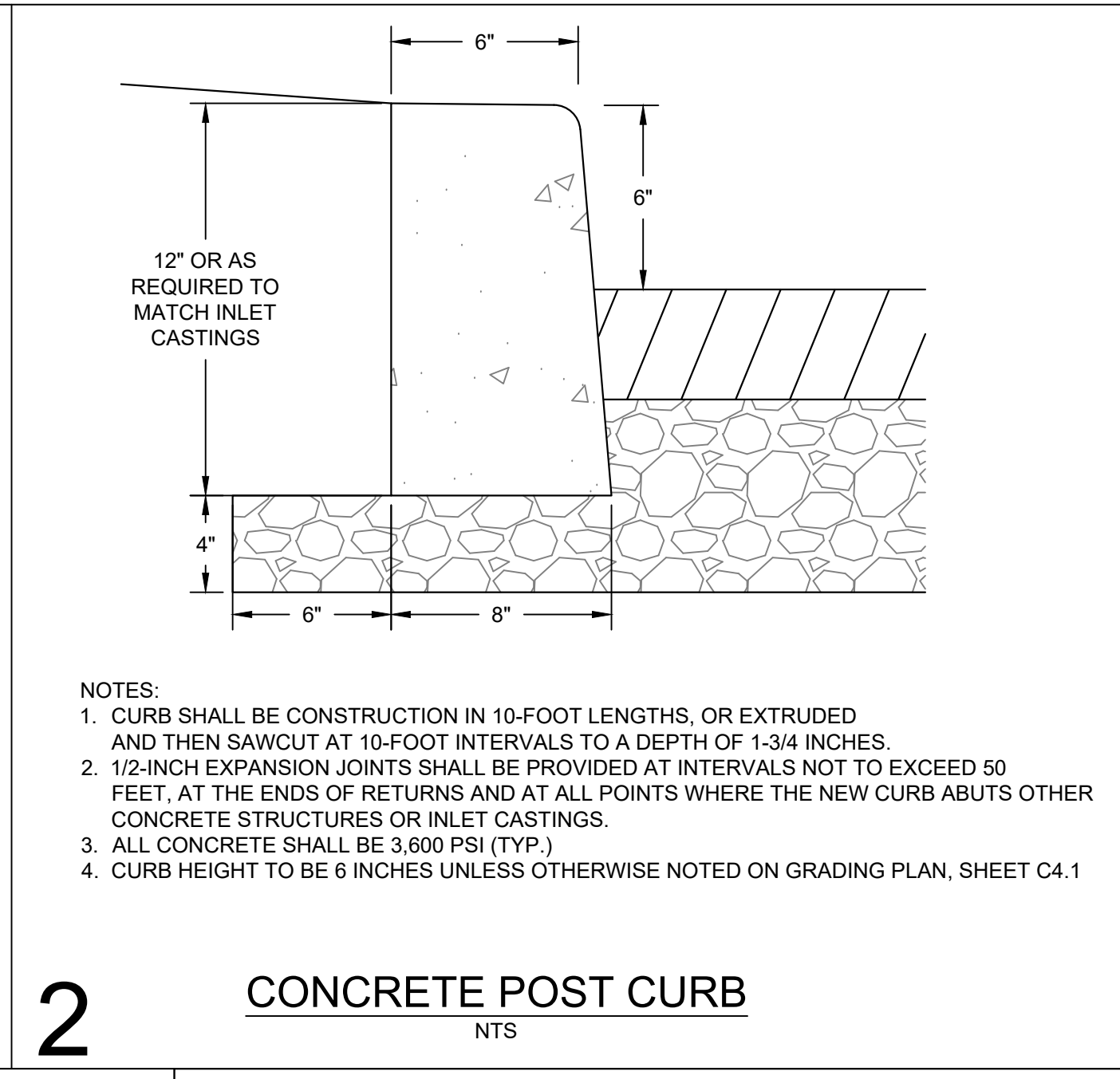
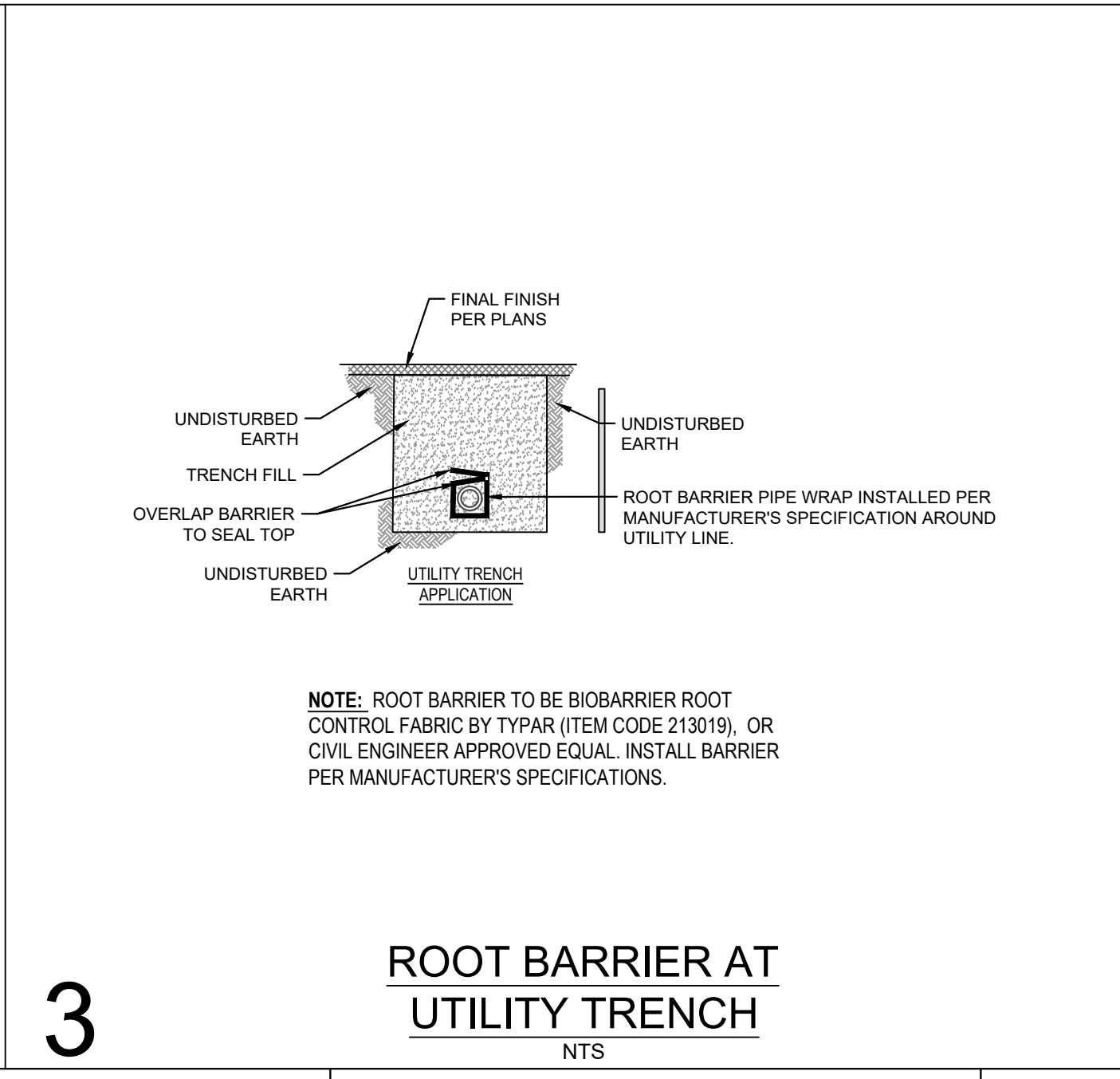
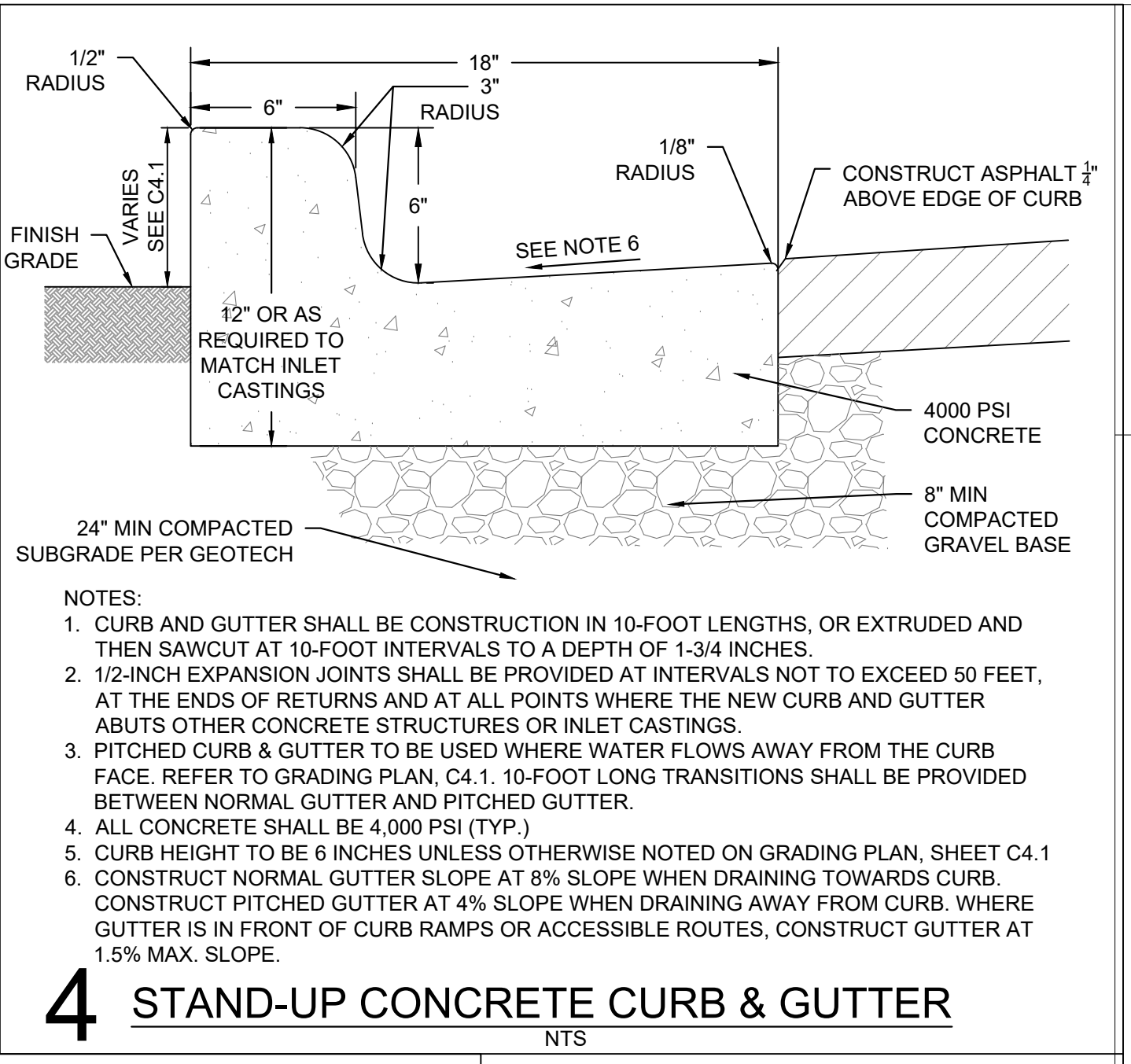
PEWAUKEE DENTAL OFFICE  
 WMG ACQUISITIONS, LLC  
 CAPITOL DRIVE AND PEWAUKEE ROAD  
 PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ORIGINAL ISSUE DATE: 07/15/2024  
 REVISIONS:

PROJ. NO.: 24019  
 WMG PROJ. NO.: WI23-0444

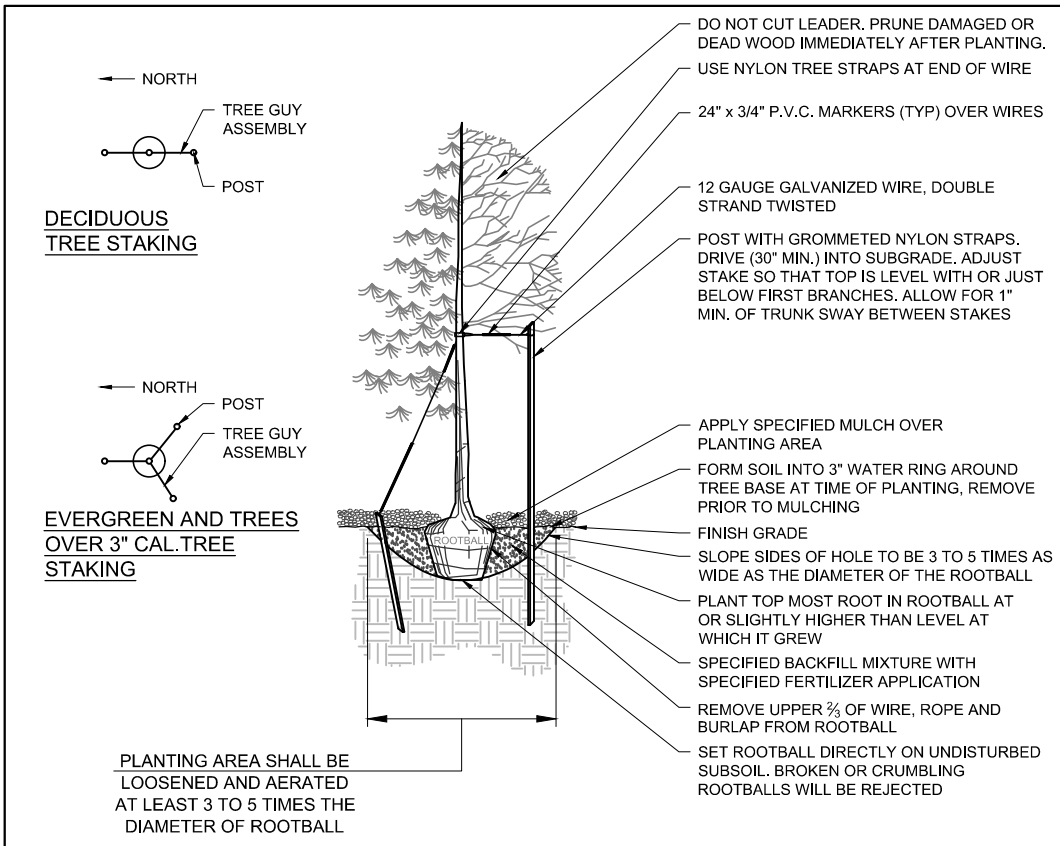
CIVIL DETAILS

**C5.2**

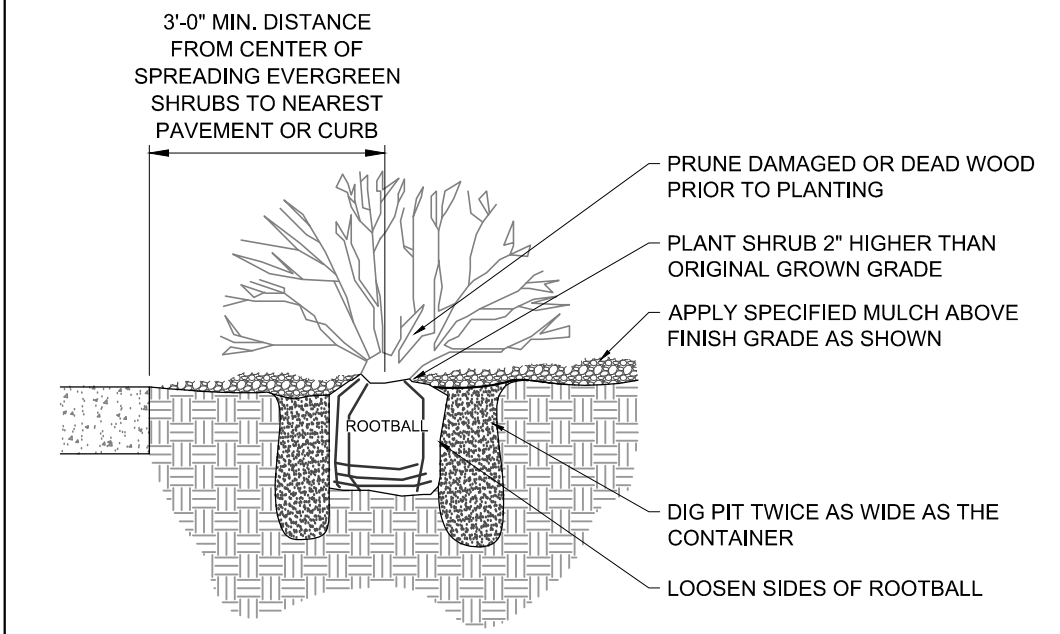


IF THIS SHEET DOES NOT MEASURE 22"x34", IT HAS BEEN ENLARGED OR REDUCED. PLEASE ADJUST SCALE ACCORDINGLY.





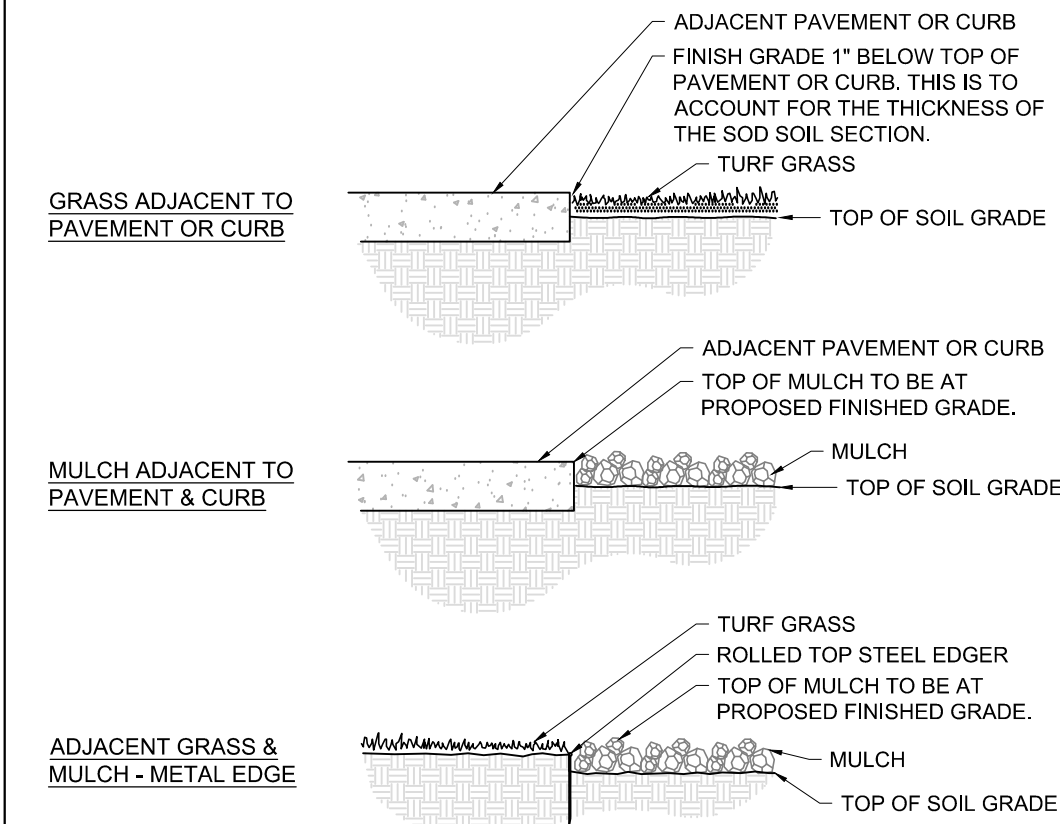
### 1 TREE PLANTING NTS



**NOTES:**

- EVERGREEN SHRUBS SHALL BE PLANTED NO CLOSER THAN 3' TO THE CLOSEST PAVEMENT
- ALL PLANT CONTAINERS TO BE REMOVED PRIOR TO PLANTING.
- PLACE WEED CONTROL FABRIC IN ALL SHRUB BEDS
- BACKFILL AND WATER IN THOROUGHLY
- BROKEN ROOTBALLS WILL BE REJECTED

### 2 SHRUB PLANTING DETAIL NTS



### 3 EDGING DETAILS NTS

PLANTLIST				
CANOPY TREES				
SYM	BOTANICAL NAME	COMMON NAME	CAL.	NOTES
AS	Acer saccharum	Sugar maple	2.5"	B&B
GT	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Honeylocust	2.5"	B&B
LT	Liriodendron tulipifera	Tulip Poplar	2.5"	B&B
QB	Quercus bicolor	Swamp White Oak	2.5"	B&B
QR	Quercus rubra	Red Oak	2.5"	B&B
TC	Tilia cordata 'PNI 6025' Greenspire	Greenspire Linden	2.5"	B&B
SHRUBS				
SYM	BOTANICAL NAME	COMMON NAME	NOTES	
BGV	Buxus x 'Green Velvet'	Green Velvet Boxwood	24" Ht.	
JXP	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	24" Ht.	
TXM	Taxus x media 'Densiformis'	Dense Spreading Yew	24" Ht.	
WFA	Weigela florida 'Alexandra' PP10,772 PW	Wine & Roses Weigela	24" Ht.	
GRASSES				
SYM	BOTANICAL NAME	COMMON NAME	NOTES	
MSA	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	18" HT.	
POR	Pennisetum orientale	Karley Rose Oriental Fountain Grass	18" HT.	
SXS	Salvia x sylvestris 'May Night'	May Night Sage	12" HT.	

### LANDSCAPE NOTES

- THE LANDSCAPE PLAN DESCRIBES THE LANDSCAPE PORTION OF THE PROJECT ONLY. SEE OTHER SHEETS FOR SITE IMPROVEMENT INFORMATION.
- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK. THE CONTRACTOR SHALL CONTACT THE UTILITIES NOTIFICATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION OR CONSTRUCTION TO REQUEST EXACT FIELD LOCATIONS OF ALL UTILITIES. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- CONTRACTOR TO HAVE ALL UTILITIES FIELD LOCATED AND MARKED ON SITE PRIOR TO LANDSCAPE BEING PLANTED. UTILITY LOCATION DISCREPANCIES FROM PLANS TO BE IDENTIFIED AND LANDSCAPE ARCHITECT TO BE INFORMED PRIOR TO PLANTING. TREES MUST NOT BE PLANTED WITHIN 10' OF ANY UTILITIES.
- CONTRACTOR SHALL HAVE EXISTING AND NEW UTILITY LOCATIONS MARKED, FOR REFERENCE, DURING APPROVAL OF FINAL TREE PLANTING LAYOUT.
- WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING.
- MINIMIZE DISTURBANCE OUTSIDE SCOPE OF WORK. ANY DAMAGE OUTSIDE SCOPE OF WORK INCURRED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO LIKE NEW CONDITION.
- CONTRACTOR SHALL MAINTAIN IRRIGATION TO EXISTING SOD AND OTHER PLANT MATERIAL TO REMAIN.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL PLANTING PLANS. SHOULD DISCREPANCIES EXIST BETWEEN THE QUANTITIES OR S.F. AREAS PROVIDED IN THE LABEL AND THOSE DRAWN ON THE PLAN, THE PLAN SHALL GOVERN.
- NO PLANT SHALL BE INSTALLED BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT, OR EQUAL.
- ALL PLANTS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING, UNLESS OTHERWISE SPECIFIED OR DETAILED.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL SHALL BE REMOVED COMPLETELY AT TIME OF PLANTING.
- CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN AT LEAST TWO VERTICAL LOCATIONS.
- DO NOT PLANT TREES WITHIN 10 FEET OF CENTERLINE OF UTILITIES OR WITHIN UTILITY EASEMENTS. IF UTILITY INSTALLATION DIFFERS FROM WHAT PLANS SHOW THEN INFORM LANDSCAPE ARCHITECT AND CIVIL ENGINEER OF CONFLICTING CONDITIONS.
- REFER TO THE DETAILS AND NOTES FOR REQUIRED PLANTING METHODS, SOIL PREPARATION, AND OTHER INFORMATION REGARDING PLANTING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING NECESSARY FOR INITIAL ESTABLISHMENT OF LANDSCAPE. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON. CONTRACTOR SHALL ALSO BE REQUIRED TO MAINTAIN LANDSCAPE THROUGH SUBSTANTIAL COMPLETION. MAINTENANCE SHALL INCLUDE (BUT IS NOT LIMITED TO) WATERING, MOWING, PRUNING, AND WEEDING.
- PLANT MATERIAL SHALL NOT BE PRUNED UNLESS OTHERWISE INDICATED IN PLANTING SCHEDULE.
- AREAS TO RECEIVE LANDSCAPE SHALL BE TILLED TO A DEPTH OF 12-INCHES. THEN APPLY SPECIFIED SOIL AMENDMENT OVER SURFACE. TILL AREAS AGAIN TO A MINIMUM DEPTH OF 8-INCHES.
- FINISH GRADES IN PLANTING AREAS SHALL BE SET TO INCLUDE THE APPLICATION OF TOPSOIL IN MEETING SPOT ELEVATIONS ON CONTOURS SHOWN ON PLANS. SLOPES SHALL BE SMOOTH AND WORKED. SOIL SHALL NOT BE LEFT IN CLUMP FORM. HOLD FINISHED GRADE OF MULCH A MINIMUM OF 3" BELOW EDGE OF WALK, EDGING, OR CURB.
- TRANSPLANTED TREES SHALL HAVE THE SAME ASPECT IN FINAL LOCATION (I.E. EXISTING NORTH ASPECT SHALL FACE NORTH IN FINAL LOCATION).
- ALL AREAS DISTURBED BY UTILITY TRENCHING, SITE AND BUILDING CONSTRUCTION SHALL BE STABILIZED WITH SODDING AND SEEDING AS SHOWN BY THE PLAN.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
- THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
- ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING AND SEEDING. PREPARED SOD AND SEED BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER AND OTHER DELETERIOUS MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED OR SOD AREAS PRIOR TO INSTALLATION.
- SODDED AREAS SHALL HAVE NO BARE AREAS. SEEDING AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURFGRASS SPECIES IS ESTABLISHED.

- THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1; LATEST EDITION, FOR SIZE AND QUALITY.
- NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. CONTACT TARR GROUP.
- SOIL USED FOR PLANTING SHALL CONSIST OF 5 PARTS TOPSOIL, 1 PART SAND AND 2 PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD.
  - SAND SHALL BE CLEAN MASONRY SAND.
  - ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
  - ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
- PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
- LANDSCAPE BED SURFACE TREATMENT:** ALL LANDSCAPE BEDS SHALL HAVE A MINIMUM OF 3" DEEP BED SURFACE TREATMENT. ALL SURFACE TREATMENT TYPE SAMPLES TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL, PRIOR TO INSTALLATION. ALL LANDSCAPE BEDS TO RECEIVE SURFACE TREATMENT TYPE 1 UNLESS OTHERWISE NOTED.
  - LANDSCAPE BED SURFACE TREATMENT TYPE 1:** 1.5" LOCAL RIVER ROCK, COLOR: MIX OF BEIGE, GREY, BROWN, SOIL SEPARATOR FABRIC REQUIRED.
  - LANDSCAPE BED SURFACE TREATMENT TYPE 2:** FINE-GROUND SHREDDED HARDWOOD BARK MULCH, DOUBLE-GROUND, PARTIALLY COMPOSTED, AND FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. PH RANGE 6.0-7.0
- SOD** ALL DISTURBED AREAS THAT ARE NOT LANDSCAPED, AREA TO BE SODDED WITH PREMIUM TURF GRASS, COMMERCIAL GRADE & LOCALLY SOURCED. SOD MUST MEET ANY REQUIREMENTS OF THE STATE, COUNTY, OR LOCAL REGULATIONS & SPECIFICATIONS
- TREES PLANTED IN LAWN AREA TO HAVE A 3'-0" RADIUS PLANT BED AROUND THE BASE. LANDSCAPE BED SURFACE TREATMENT TYPE 2 REQUIRED.
- STEEL EDGER:** WITH A ROLLED TOP SHALL SEPARATE ALL SODDED AREAS, BED AREAS, MINERAL MULCH AREAS, NATIVE SEED AREAS, AND AREAS OF POLYMER BOUND AGGREGATE SURFACES. PRODUCT CUT SHEET TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
- THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, SEVERE WEATHER OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
- PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.

- ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT AND CITY.
  - ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
  - REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE. FINAL CERTIFICATE OF OCCUPANCY MAY BE WITHHELD UNTIL PLANTING IS COMPLETE.
  - THE LANDSCAPE CONTRACTOR MUST SUBMIT MATERIAL SAMPLES TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. SUBMITTALS ARE TO CONFIRM COMPLIANCE AND MATERIAL QUALITY. THESE SAMPLES INCLUDE, BUT ARE NOT LIMITED TO: MULCHES, EDGING, & PLANTS. CONTRACTOR TO CONTACT TARR GROUP FOR SUBMITTAL REQUIREMENTS.
- ### CONSTRUCTION CLOSE-OUT
- MAINTAIN ONE SET OF MARKED-UP AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE LANDSCAPE ARCHITECT UPON COMPLETION.
  - ANY PLAN SUBSTITUTIONS THAT ARE NOT PREVIOUSLY APPROVED AND FOUND TO BE UNACCEPTABLE BY LANDSCAPE ARCHITECT ARE TO BE REMOVED AND APPROPRIATE PLANT INSTALLED AT CONTRACTOR'S EXPENSE.
  - ANY WORK REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT BUT NOT SPECIFICALLY CALLED OUT, SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR THE COMPLETION OF THIS WORK.
  - WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT WILL BE CONSIDERED UNACCEPTABLE. UNACCEPTABLE WORK, WHETHER THE RESULT OF POOR WORKMANSHIP, USE OF DEFECTIVE MATERIALS, DAMAGE THROUGH CARELESSNESS OR ANY OTHER CAUSES, FOUND TO EXIST PRIOR TO THE FINAL ACCEPTANCE OF THE WORK, SHALL BE REMOVED AND REPLACED IN AN ACCEPTABLE MANNER, AS REQUIRED BY THE LANDSCAPE ARCHITECT OR OWNER AT THE CONTRACTOR'S EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF THE LANDSCAPE ARCHITECT OR OWNER, WORK DONE BEYOND THE LINES SHOWN ON THE PLANS, OR ANY EXTRA WORK DONE WITHOUT AUTHORITY WILL NOT BE PAID FOR.
  - THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING LANDSCAPE TO REMAIN DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY EXISTING LANDSCAPE DAMAGED OR REMOVED DURING CONSTRUCTION. NEW LANDSCAPING SHALL BE REESTABLISHED BY A LICENSED LANDSCAPE CONTRACTOR IN THE STATE OF THE PROJECT.
  - CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT PHOTOGRAPHS OF AS-BUILT SITE UPON CONSTRUCTION AND LANDSCAPE INSTALLATION FOR REVIEW AND APPROVAL. CONTACT TARR GROUP FOR CLARIFICATION.
    - INSPECTIONS.
    - MATERIALS APPROVAL BY LANDSCAPE ARCHITECT.
    - PLANTING LOCATIONS IN REFERENCE TO AS-BUILT UTILITY LOCATIONS.
      - NO TREE PLANTED WITHIN 10' OF ANY UTILITY LINES UNLESS SAID UTILITY LINE IS NOTED TO BE WRAPPED IN ROOT BARRIER.

### LANDSCAPE CALCULATIONS

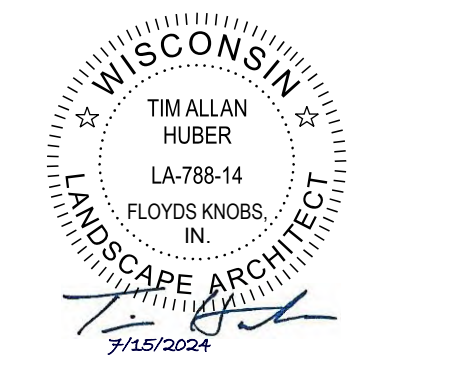
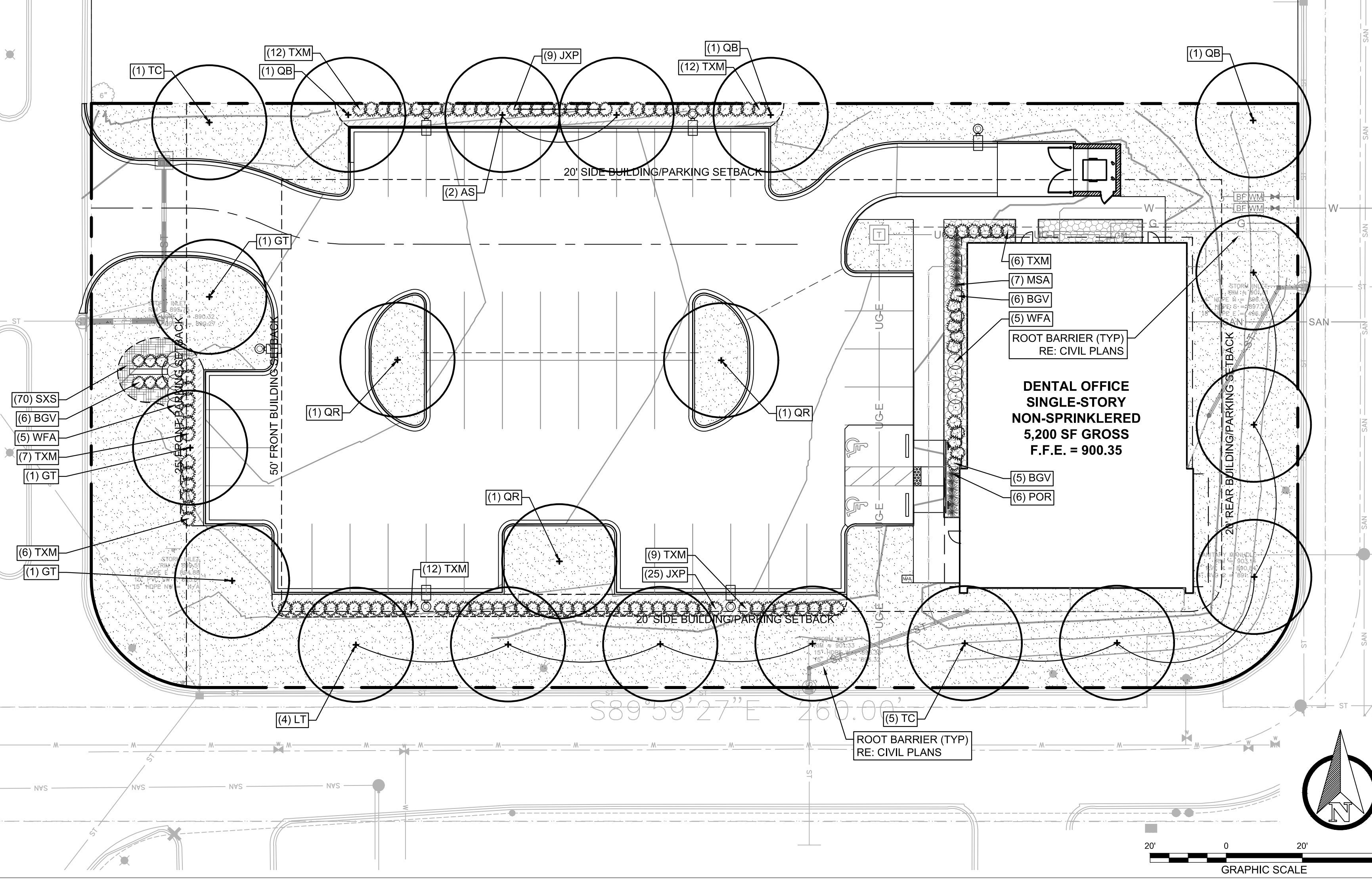
**PARKING LOT:**  
 REQUIRED: 10%:  
 19,325 X 0.10 = 1,933 SF  
 PROVIDED:  
 - 1,933 SF  
 REQUIRED:  
 - HEDGE ALONG PERIMETER SPACES  
 PROVIDED:  
 - HEDGE ALONG PERIMETER SPACES

**SITE LANDSCAPE:**  
 REQUIRED: 1 TREE & 2 SHRUBS PER 1,000 SF LANDSCAPE AREA  
 20,550 SF / 1000 = 20.55  
 1 TREE X 20.55 = 21 TREES  
 2 SHRUBS X 20.55 = 42 SHRUBS  
 PROVIDED:  
 - 21 TREES  
 - 42 SHRUBS

### LEGEND

- SOD
- LANDSCAPE BED SURFACE TREATMENT TYPE 1. RE: LANDSCAPE NOTES
- LANDSCAPE BED SURFACE TREATMENT TYPE 2. RE: LANDSCAPE NOTES
- GROUNDCOVER / PERENNIAL PLANTINGS (AREA TO BE STABILIZED WITH SURFACE TREATMENT TYPE 2, RE: LANDSCAPE NOTES)
- PLANTING BED EDGE

- REFER TO CO.2 FOR IRRIGATION NOTES
- REFER TO LANDSCAPE NOTES & DETAILS



# TARR GROUP

LANDSCAPE ARCHITECT, INC.

8650 E. STATE ROAD 32  
 ZIONSVILLE, IN 46077  
 PHONE: 314-896-3889  
 EMAIL: ERIC@TARR-GROUP.COM

PEWAUKEE DENTAL OFFICE  
 WMG ACQUISITIONS, LLC  
 CAPITOL DRIVE AND PEWAUKEE ROAD  
 PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ORIGINAL ISSUE DATE: 07/15/2024  
 REVISIONS:  
 PROJ. NO.: 24019  
 WMG PROJ. NO.: WI23-0444  
 LANDSCAPE PLAN

# L2.1

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IF THIS SHEET DOES NOT MEASURE 22"x34", IT HAS BEEN ENLARGED OR REDUCED, PLEASE ADJUST SCALE ACCORDINGLY.







To: Village President Jeff Knutson  
Pewaukee Village Board

From: Matt Heiser  
Village Administrator

Date: August 14, 2024

Re: August 20 Agenda Item 8(c):  
Review, discussion, and possible action to approve a Certified Survey Map request of applicant Attorney Mary Beth Peranteau for a lot line adjustment. This 0.1-acre parcel, located at 132 Maple Avenue/ PWV 0929004, is zoned R-5 Single-Family Residential. Property owners are Chuck and Jody Goss.

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### **BACKGROUND**

This item was reviewed by the Plan Commission at its meeting on August 8, 2024. It proposes a simple lot line adjustment. The Plan Commission recommended it for approval at the Village Board.

### **ACTION REQUESTED**

The action requested of the Village Board is to approve the certified survey map request.

### **ANALYSIS**

None.

### **Attachments:**

1. Plan Commission packet material: Goss Property Application and Submittal
2. Plan Commission packet material: Goss Property Staff Report
3. Plan Commission packet material: Goss Property Engineer's Report



# PLAN COMMISSION MISCELLANEOUS APPLICATION

No Application Fee for Miscellaneous Services  
Application is due 3 weeks prior to the meeting date

235 Hickory St - Pewaukee WI 53072—villagehall@villageofpewaukeewi.gov—262-691-5660

### PROPERTY / PROPERTY OWNER INFORMATION

Property Address: 132 East Maple Street Tax Key: PWV 0929-004

Zoning of Property: Residential Property Owner Name: Chuck and Jody Goss

Property Owner Email: chuckjodygoss@gmail.com Property Owner Phone #: \_\_\_\_\_

### APPLICANT INFORMATION (IF DIFFERENT THAN OWNER)

Applicant Name: Attorney Mary Beth Peranteau Applicant Phone #: (608) 441-3832

Applicant Address: Fredrikson & Byron, P.A. 44 E. Mifflin St., Ste. 1000, Madison, WI 53703

Applicant Email: mperanteau@fredlaw.com

### TYPE OF REQUEST: CHECK ALL THAT APPLY

- Sign Plan Approval
- Preliminary Plat Approval
- Final Plat Approval
- Developer's Agreement
- Certified Survey Map
- Other (Describe) Lot Line Adjustment

### SIGNATURES

**Application will not be processed without a completed Professional Services Agreement.**

This signature authorizes the Village of Pewaukee to process the consultation application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.

Signature of Current Property Owner: Charles B Goss Date: 6/26/2024

Signature of Applicant: Mary Beth Peranteau Date: 6/26/2024

### DIRECTIONS

Please include the following required items with this application:

- One paper copy of the submittal, including plans/drawings/applicable attachments. **11 paper copies are only required for documents larger than ledger size (11" X 17").**
- One digital copy of the submittal, including plans/drawings/applicable attachments. (Jump drive)
- Completed Professional Services Reimbursement Form.

**For Office Use Only** Staff Initials: \_\_\_\_\_ Date/Time Received: \_\_\_\_\_



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

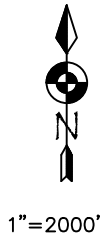
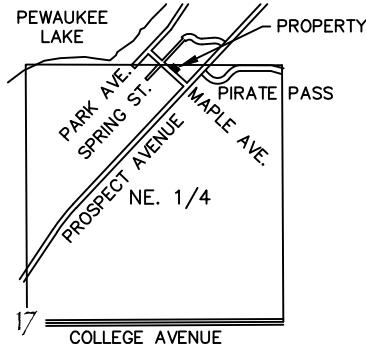
BEING A PART OF LOT A, BLOCK 1 OF D.M. FLANAGAN'S SUBDIVISION LOCATED IN THE NE. 1/4 OF THE NE. 1/4 OF SECTION 17, AND THE SE. 1/4 OF THE SE. 1/4 OF SECTION 8, T.7N., R.19E., VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

## ATLAS SURVEY

N28W23000 ROUNDY DR. #102  
 PEWAUKEE, WI 53072  
 (262) 901-5256  
 WWW.ATLASSURVEYWI.COM  
 SURVEYOR:  
 BRYCE KACZOR, PLS S-2803  
 PROPERTY:  
 132 MAPLE AVENUE  
 PEWAUKEE, WI 53072  
 SURVEY FOR:  
 CHALES B. & JODY L. GOSS  
 608-441-3832

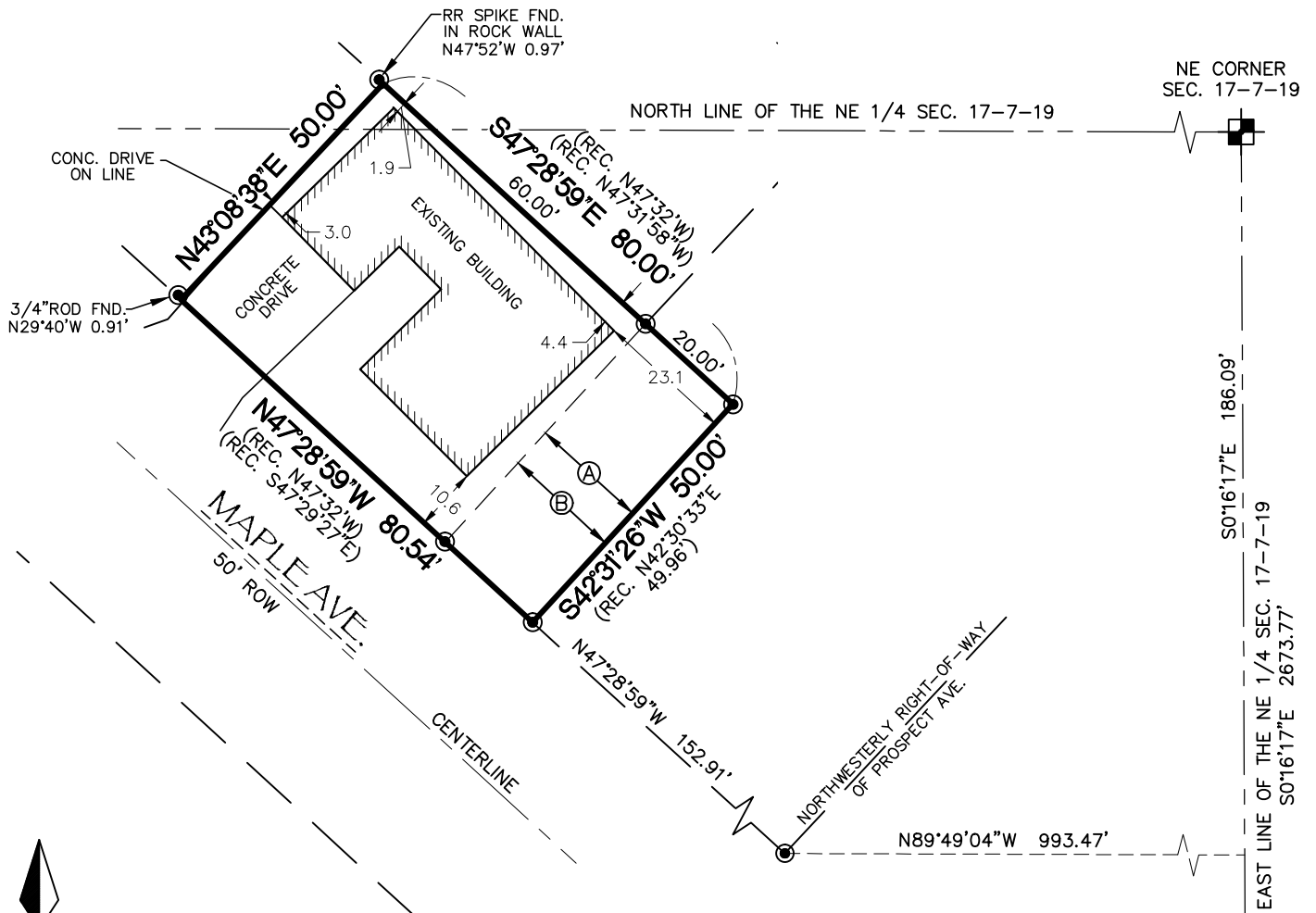
### LOCATION MAP

NE. 1/4 SEC. 17-T07N-R19E

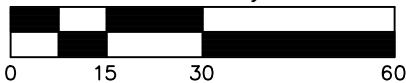


### LEGEND

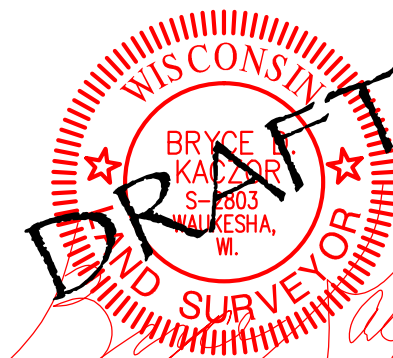
- CONC. MON. W/ BRASS CAP FND.
- ROUND STONE MON. W/CROSS FND.
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- MAG NAIL FOUND
- CHISELED CROSS FOUND
- 1" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.
- 20' WIDE SANITARY EASEMENT PER DOC.#1675065 & DOC.#4757987
- 20' WIDE RESTRICTIVE COVENANT PER DOC.#4757987



SCALE: 1" = 30'



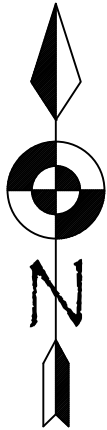
BEARINGS ARE REFERENCED TO NAD83/2011, WISCONSIN STATE PLANE, SOUTH ZONE, GRID NORTH ON THE EAST LINE OF THE NE 1/4 OF SECTION 17-7-19 AS S0°16'17"E.



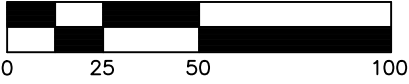
DATED THIS 25TH DAY OF JUNE 2024.

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF LOT A, BLOCK 1 OF D.M. FLANAGAN'S SUBDIVISION LOCATED IN THE NE. 1/4 OF THE NE. 1/4 OF SECTION 17, AND THE SE. 1/4 OF THE SE. 1/4 OF SECTION 8, T.7N., R.19E., VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



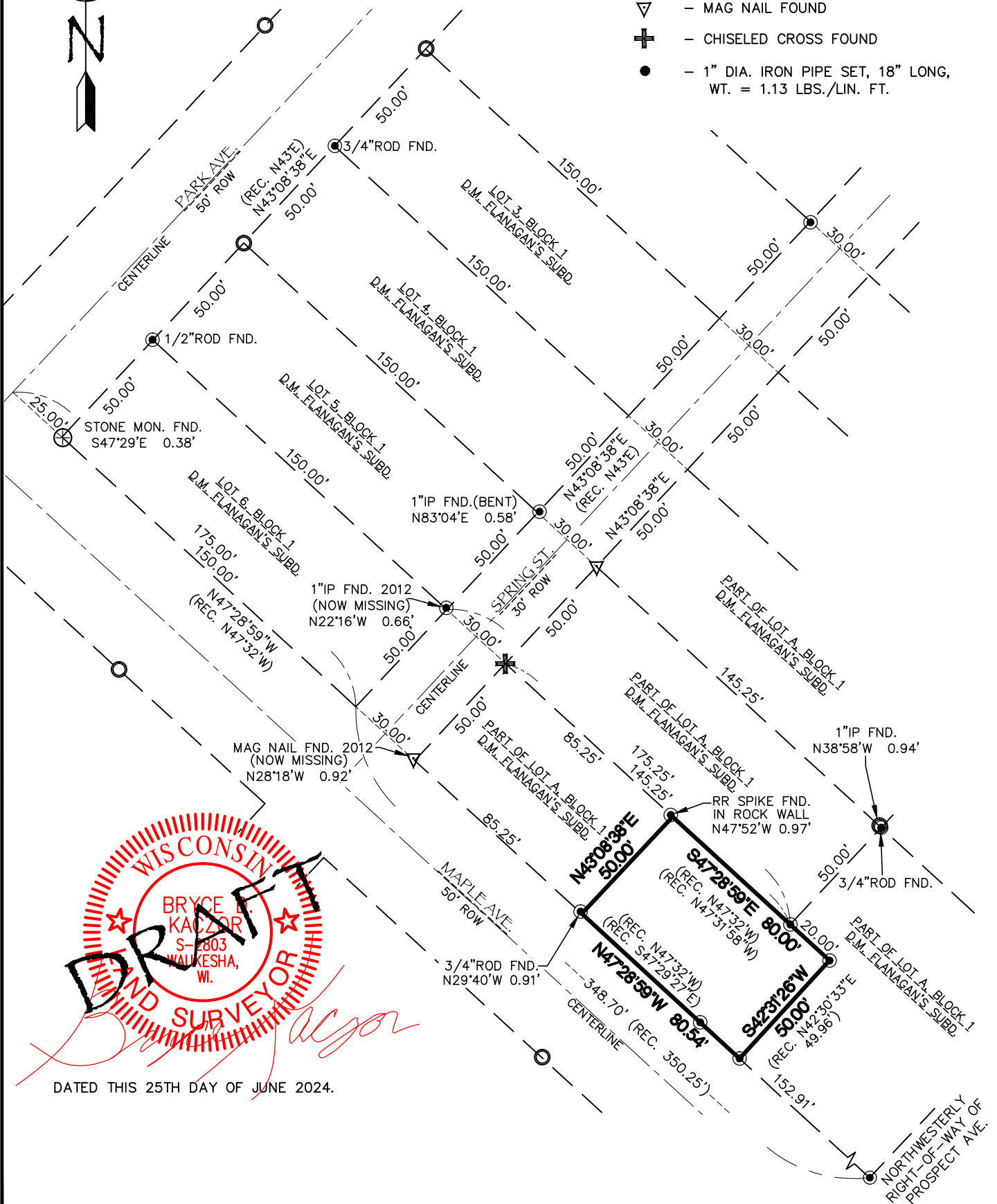
SCALE: 1" = 50'



### LEGEND

- CONC. MON. W/ BRASS CAP FND.
- ROUND STONE MON. W/CROSS FND.
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- MAG NAIL FOUND
- CHISELED CROSS FOUND
- 1" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.

### BLOCK DETAIL



**DRAFT**

DATED THIS 25TH DAY OF JUNE 2024.



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF LOT A, BLOCK 1 OF D.M. FLANAGAN'S SUBDIVISION LOCATED IN THE NE. 1/4 OF THE NE. 1/4 OF SECTION 17, AND THE SE. 1/4 OF THE SE. 1/4 OF SECTION 8, T.7N., R.19E., VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

## NOTES:

1. EASEMENTS SHOWN PER CHICAGO TITLE INSURANCE COMPANY LETTER REPORT NUMBER RE-33323 DATED 4-8-2024.
2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION. THE SURVEYOR WILL NOT ENTER ANY BUILDINGS ON OR OFF SITE.
3. THE FIELD WORK WAS COMPLETED ON JUNE 17, 2024.
4. THIS C.S.M. IS ENTIRELY ENCOMPASSED BY THE WAUKESHA COUNTY SHORELAND PROTECTION ORDINANCE.

## SURVEYOR'S NOTES:

WITHIN LOT A OF BLOCK 1 THERE ARE CONFLICTING FOUND MONUMENTS. SAID CONFLICTING FOUND MONUMENTS ARE TYPICALLY DIFFERING IN POSITION 0.9' PLUS OR MINUS IN A NORTHWESTERLY BEARING. MOST PRIOR SURVEYS OF BLOCK 1 APPEAR TO SHOW LOTS IN BLOCK 1 LOT DIMENSIONS WITH THE PLATTED OR RECORD DIMENSIONS. DUE TO MOST THE PRIOR SURVEYS AND MONUMENTS FOUND FAVORS THE RECORD DIMENSIONS, THE MONUMENTS THAT AGREE WITH THE RECORD DIMENSIONS WERE HELD FOR BOUNDARY LINES.

## SURVEYOR'S CERTIFICATE:

I, Bryce D. Kaczor, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped all that being a part of Lot A, Block 1 of D.M. Flanagan's Subdivision located in the NE. 1/4 of the NE. 1/4 of Section 17, and the SE. 1/4 of the SE. 1/4 of Section 8, T.7N., R.19E., Village of Pewaukee, Waukesha County, Wisconsin, more fully described as follows:

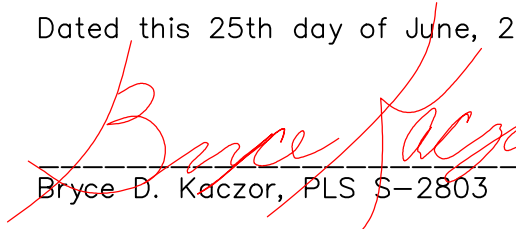
Commencing at the NE. corner of Section 17; thence S0°16'17"E, along the East line of the NE. 1/4 of said Section; 186.09 feet; thence N89°49'04"W 993.47 feet to the southeasterly corner of Lot A, Block 1 of D.M. Flanagan's Subdivision; thence N47°28'59"W, along the Northerly right-of-way of Maple Avenue, 152.91 feet to a found 3/4" rod and the point of beginning of hereinafter described lands; thence N47°28'59"W, along said northerly right-of-way, 80.54 feet to a point 115.25 feet easterly of the easterly line of Lot 6 of said Block 1; thence N43°08'38"E, along a line parallel with said easterly line, 50.00 feet to a point 115.25 feet easterly of the easterly line of Lot 6 of said Block 1; thence S47°28'59"E, along a line parallel to said right-of-way of Maple Avenue, 80.00 feet to a point 195.25 feet easterly of the easterly line of Lot 6 of said Block 1 and a found 3/4" rod; thence S42°31'26"W, 50.00 feet to the point of beginning. Said lands containing 4,013 Sq.F. (0.09 Acres).

That I have made such survey, land division and Certified Survey Map by the direction of CHALES B. GOSS & JODY L. GOSS, owner of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the VILLAGE OF PEWAUKEE in surveying, dividing and mapping the same.

Dated this 25th day of June, 2024

  
Bryce D. Kaczor, PLS S-2803



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF LOT A, BLOCK 1 OF D.M. FLANAGAN'S SUBDIVISION LOCATED IN THE NE. 1/4 OF THE NE. 1/4 OF SECTION 17, AND THE SE. 1/4 OF THE SE. 1/4 OF SECTION 8, T.7N., R.19E., VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

## OWNER'S CERTIFICATE OF DEDICATION:

As owners, We hereby certify that we caused that land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: 1) VILLAGE OF PEWAUKEE

WITNESS the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_  
In Presence of:

\_\_\_\_\_  
CHALES B. GOSS, Owner

\_\_\_\_\_  
JODY L. GOSS, Owner

STATE OF WISCONSIN)

\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named CHALES B. GOSS and JODY L. GOSS to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, Wisconsin

My Commission Expires \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGEE:

\_\_\_\_\_, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of CHALES B. GOSS and JODY L. GOSS, Owners.

IN WITNESS WHEREOF, said \_\_\_\_\_ has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and countersigned by \_\_\_\_\_, its \_\_\_\_\_ at \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

In presence of:

\_\_\_\_\_  
STATE OF WISCONSIN)

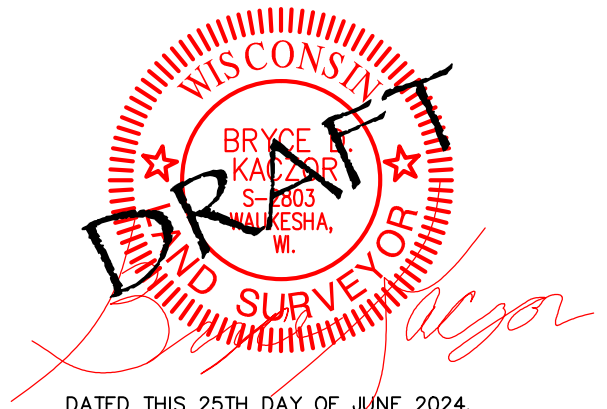
\_\_\_\_\_ COUNTY) SS)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, the above named \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_ of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ and \_\_\_\_\_ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, Wisconsin

My Commission Expires \_\_\_\_\_



DATED THIS 25TH DAY OF JUNE 2024.

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF LOT A, BLOCK 1 OF D.M. FLANAGAN'S SUBDIVISION LOCATED IN THE NE. 1/4 OF THE NE. 1/4 OF SECTION 17, AND THE SE. 1/4 OF THE SE. 1/4 OF SECTION 8, T.7N., R.19E., VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

## VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the Village of Pewaukee, is hereby approved by the Village Board.

All conditions have been met as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Date: \_\_\_\_\_ Signed \_\_\_\_\_  
Jeff Knutson, Village President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Village Board of the Village of Pewaukee.

Date: \_\_\_\_\_ Signed \_\_\_\_\_  
\_\_\_\_\_, Village Clerk

## PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the Village of Pewaukee, is hereby approved by the Plan Commission.

Approved as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Date: \_\_\_\_\_ Signed \_\_\_\_\_  
Jeff Knutson, Village President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the Village of Pewaukee.

Date: \_\_\_\_\_ Signed \_\_\_\_\_  
\_\_\_\_\_, Village Clerk

DATED THIS 25TH DAY OF JUNE 2024.





# PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukee.gov—262-691-5660

**PROPERTY INFORMATION**

Property Address: 132 East Maple Street Tax Key: PWV 0929-004  
Property Owner's Name: Chuck and Jody Goss Phone Number: \_\_\_\_\_

**RESPONSIBLE PARTY INFORMATION** - All invoices will be mailed to this address.

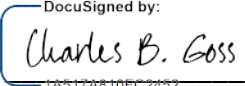
Business Name: Fredrikson & Byron, P.A. FEIN: 41-0971937  
Person Responsible for Payment / Business Contact Name: Attorney Mary Beth Peranteau  
Mailing Address: 44 E. Mifflin St., Ste. 1000, Madison, WI 53703  
Responsible Party / Contact Phone Number: (608) 441-3832  
Responsible Party / Contact Email Address: mperanteau@fredlaw.com

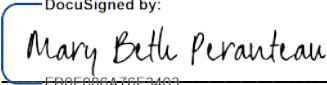
**AGREEMENT / SIGNATURES** - Property Owner signature is required.

Pursuant to the Village of Pewaukee [Code of Ordinances Sec 40.116\(b\)](#), the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff or other expert consultants are retained by the Village in order to complete a proper project review results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Treasurer shall charge those service fees incurred by the Village to the applicant/property owner. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

By signing this form, I, the undersigned, have been advised that pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner, or any other Village professional staff or other expert consultants retained by the Village in order to complete a proper project review provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility.

**The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.**

Property Owner Signature:  DocuSigned by: Charles B. Goss Printed Name: Charles B. Goss Date: 6/27/2024

Applicant Signature:  DocuSigned by: Mary Beth Peranteau Printed Name: Mary Beth Peranteau Date: 6/27/2024

**For Office Use Only** Staff Initials: \_\_\_\_\_ Date Received: \_\_\_\_\_

Village of Pewaukee Plan Commission  
Engineer's Report for August 8, 2024

**Chuck and Jody Goss**  
**Certified Survey Map**  
**132 Maple Avenue**

**Report**

I have reviewed the Certified Survey Map (CSM) submitted in order to facilitate the lot line adjustment on the Goss property. The adjustment includes the addition of a 20-foot strip of land on the northeasterly side of their property. This strip contains both a sanitary sewer easement and a restrictive covenant as noted in the legend on the CSM.

I have reviewed the CSM and have identified some minor technical items that needed to be addressed on the CSM. The surveyor has addressed my comments on the CSM dated August 1, 2024.

The Director of Public Works (DPW) has requested that the following condition be added to the approval: Owner shall allow Village access to the basement of the house to verify where the sanitary lateral connects to the main and determine the material of the water service lateral.

**Recommendation**

I recommend approval of the CSM dated August 1, 2024, subject to satisfaction of any outstanding comments by the Village Planner or Plan Commission, and satisfaction of the requirement of the DPW prior to the Village executing the document.

Tim Barbeau, P.E., P.L.S.  
Village Consulting Engineer  
August 1, 2024

TO: Village of Pewaukee Plan Commission  
CC: Jenna Peter - Clerk  
FROM: Jeff Muenkel AICP, Planning Consultant  
RPT DATE: July 30, 2024  
MTG DATE: August 8, 2024  
RE: Goss – Lot Line Adjustment Request (CSM)

---

**BACKGROUND:**

1. Petitioner: Attorney Mary Beth Peranteau
2. Property Owner: Chuck and Jody Goss
3. Location/Address: 132 Maple Avenue
4. Tax Key Number: PWV 0929004
5. Area: ~.1 AC
6. Existing Zoning: R-5 Single-Family Residential
7. Proposed Zoning: N/A
8. Future Land Use: Residential
9. Proposed Future Land Use: N/A

**OVERVIEW:**

The Petitioners are requesting approval of a Certified Survey Map in order to complete a lot line adjustment. The area petitioned to be incorporated into the Goss property has been previously used for accessory residential purposes and the adjustment will make the property more conforming.

**SUBMITTAL:**

The enclosed submittal includes the application and Certified Survey Map.

**PLANNER COMMENTS:**

1. **Certified Survey Map.** The actual survey is under engineering review for adherence to Village and State codes. An approval is subject to all Village engineering comments being satisfied before recording of the CSM.
1. **Lot Line Adjustment.** The CSM shows an additional 1,000sf (20'x50') of land being proposed to be added to the existing Goss property. The resultant addition of land would make the property be 4,000sf and 80 feet in width. As the property sits today it is 3,000sf and 60 feet in width. The property is zoned R-5 Single-Family Residential which requires lots to be 10,500sf and 70 feet in width. The resultant lot line adjustment will make the parcel conforming in width and more legal non-conforming in size when complete.

The lot line adjustment is taking the 1,000sf of property from the adjoining property to the east (tax key PWV 0929003). This parcel is also zoned R-5 and is currently 17,500sf (175'x100') and 100 feet in width. The resultant reduction of land would make the property be 16,500sf and still 100 feet in width (along Prospect Avenue). The resultant lot line adjustment will still result in this parcel remaining conforming under the R-5 Single-Family Residential zoning district.



**STAFF RECOMMENDATION:**

Depending on confirmation by the Village of Pewaukee Plan Commission of the above-described comments, the Village of Pewaukee Plan Commission may take the following actions listed below.

The Village of Pewaukee Plan Commission **Approves** the Certified Survey Map Request for a lot line adjustment for the property located at **132 Maple Avenue**, subject to the following conditions:

1. Any conditions made by the Plan Commission at their meeting of August 2024.
2. That all engineering comments are satisfied for the Certified Survey Map prior to Village signature and recording.

**EXHIBIT:**

- A. GIS Property Location Map
- B. Petitioner Application







**Village of Pewaukee GIS**



**Village of Pewaukee**  
 235 Hickory Street  
 Pewaukee, WI 53072  
 262-691-5660

**DISCLAIMER:**

**This map is not a survey of the actual boundary of any property this map depicts.**

The Village of Pewaukee does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 50'

Print Date: 7/26/2024



To: Village President Jeff Knutson  
Pewaukee Village Board

From: Matt Heiser  
Village Administrator

Date: August 14, 2024

Re: August 20 Agenda Item 8(d):  
Review, Discussion and Possible Action to appoint Village President Jeff Knutson,  
Trustee Bob Rohde and Administrator Heiser to develop 2024 Goals for the Village  
Administrator

---

### **BACKGROUND**

Historically the Village Board has appointed individual Board members or subcommittees to pursue tasks to prepare them for Board consideration. This has also been the case regarding the formal goals of the Village Administrator. Trustee Rohde and Pres. Knutson have worked with the Village Administrator to define the goals that were then presented to the Village Board for action.

### **ACTION REQUESTED**

The action requested of the Village Board is to approve the appointment of Pres. Knutson and Tr. Rohde to work with the Village Administrator to define 2024 goals for the Board to consider at a future meeting.

### **ANALYSIS**

None.

Attachments – None.





To: Village President Jeff Knutson  
Pewaukee Village Board

From: Matt Heiser  
Village Administrator

Date: August 14, 2024

Re: August 20 Agenda Item 8(e):  
Review, Discussion and Possible Action on grant opportunities from the WEDC for small  
business development

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**BACKGROUND**

The Village President received an announcement from the WEDC with information about new grant opportunities.

**ACTION REQUESTED**

The action requested of the Village Board is to approve staff investigation and pursuit of these grants.

**ANALYSIS**

None.

Attachments:

1. E-mail announcing WEDC grant
2. SBDG Flyer
3. Small Business Development Grant Insert

# SMALL BUSINESS DEVELOPMENT GRANT

## CONNECTING SMALL BUSINESSES WITH THE CAPITAL THEY NEED TO GROW

The Wisconsin Economic Development Corporation's (WEDC's) **Small Business Development Grant (SBDG) Program** encourages communities and economic development partners to invest in their small businesses. The program offers financial incentives for these communities and organizations to develop innovative programs that directly support small businesses and small business creation. The program's goal is to support local and regional economic development programs that are aimed at providing greater access to capital to small businesses in the state of Wisconsin.

### How it works

The SBDG Program is a competitive program that assists local and regional economic development organizations, municipalities, tribal governments, and counties to support small business development in their respective areas. WEDC has allocated \$2 million for fiscal year 2025, with individual grants ranging from \$50,000 to \$250,000.

### Eligibility criteria

Eligible uses of funds include, but are not limited to, matching grant programs (such as startup, façade, expansion) and small business financing for firms with fewer than 25 full-time equivalent employees. Grant funds may not be used to cover past costs. WEDC will not require matching funds for this program; however, applications that provide for matching funds will receive extra points in the scoring process. The scoring process will also take into account whether the project is in a rural or distressed area and whether it will assist small businesses that are diversely owned, among other criteria.

### LEARN MORE

For more information about becoming eligible for the Small Business Development Grant Program, contact a Wisconsin Economic Development Corporation (WEDC) regional economic development director.

You can find the list of regional directors and territories covered at [wedc.org/regional](https://wedc.org/regional).



## CONNECTING SMALL BUSINESSES WITH THE CAPITAL THEY NEED TO GROW

The Wisconsin Economic Development Corporation (WEDC) has created a new program that aims to support small businesses in the state of Wisconsin by encouraging initiatives that offer these businesses increased access to capital. The **Small Business Development Grant (SBDG) Program** will offer financial incentives for communities and organizations to develop innovative programs that directly support small businesses and small business creation.

### Who is eligible to apply?

- Local and regional economic development organizations
- Municipalities
- Tribal governments
- Counties

### What can grant funds cover?

- Eligible uses of funds include, but are not limited to, matching grant programs (such as startup, façade, expansion) and small business financing for firms with fewer than 25 full-time equivalent employees.
- Grant funds may not be used to cover past costs.

### What else do I need to know?

- WEDC has allocated \$2 million for fiscal year 2025, with individual grant amounts ranging from \$50,000 to \$250,000.
- Membership-based organizations such as chambers of commerce are not eligible to apply for this program.
- WEDC will not require matching funds for this program; however, applications that provide for matching funds will receive extra points in the scoring process.
- The scoring process will also take into account whether the project is in a rural or distressed area and whether it will assist small businesses that are diversely owned, among other criteria.

### How do I apply?

- Visit [wedc.org/regional](https://wedc.org/regional) to identify the regional economic development director (REDD) for your area. Reach out to that person, who can help you determine if your proposed project meets the criteria to apply. If you are eligible to apply, you will receive an invitation to submit an application through the Network Wisconsin portal.
- Please keep in mind that if your project is selected, you will need to submit project reports with specific deliverables at predetermined intervals during and after the grant period. The REDD for your area can provide more details about the reporting requirements during the initial conversation so you can determine if you wish to proceed.





## Evaluation criteria

The application scoring rubric will factor in the following criteria:

- The extent to which the proposed effort provides a model to maintain grant funding for long-term use in the applicant's service territory
- The extent to which the applicant's program provides customized business advising and technical assistance follow-up to small businesses in the applicant's service territory in conjunction with business financing
- The extent to which the applicant's program will address a local economic challenge (e.g. number of localities served, geography, businesses served, etc.)
- The extent to which the problem has been approached through regional collaboration with other economic development groups and other local jurisdictions
- The extent to which the applicant demonstrates community demand/support/need for program.
- The extent to which the applicant demonstrates the critical need for WEDC financial support
- The extent to which the program as proposed will support local, small business growth
- The extent to which the project will provide an impact to economically distressed communities or rural areas of Wisconsin
- The extent to which the project will impact historically underserved populations
- The extent to which the proposed effort can be replicated throughout Wisconsin
- The extent to which the applicant budget is complete and displays how funds will support small businesses
  - Funds cannot be used to cover administrative costs or the provision of technical assistance.
- The extent to which the applicant has secured match funds (a match is not required)
- The extent to which the applicant has demonstrated experience administering loan/grant funds
  - If a Revolving Loan Fund is proposed then objectives, financing strategy (terms, eligibility, use of funds), Operational procedures (application process, underwriting, disbursement, loan monitoring, marketing plans), a full summary of the applicant's organizational capacity to run an RLF must be provided.
- The extent to which the applicant has a plan to disburse grant funds within the first 18 months of the project window

## **Fw: ANNOUNCING WEDC SMALL BUSINESS DEVELOPMENT GRANT PROGRAM**

Village President <villagepresident@villageofpewaukee.gov>

Thu 8/1/2024 2:47 PM

To: Matt Heiser <VillageAdmin@villageofpewaukee.gov>

📎 2 attachments (453 KB)

SBDG-Flyer.pdf; Insert - Small Business Development Grant.pdf;

**Matt**

Here is the information I mentioned to you at our meeting. Should we put this on as an agenda item for the board to discuss. Second meeting.

Jeff

---

**From:** Therese Thill <tthill@waukeshagrowth.org>

**Sent:** Thursday, July 25, 2024 10:42 AM

**To:** Village President <villagepresident@villageofpewaukee.gov>

**Subject:** FW: ANNOUNCING WEDC SMALL BUSINESS DEVELOPMENT GRANT PROGRAM

Good morning Jeff,

The WEDC has just announced a new grant intended for municipalities. The details that I have are below. When the informational session is scheduled I'll forward those details as well.

Warm regards,

Therese

---

### **Therese Thill**

Executive Director

Waukesha County Center for Growth

Office: 262.542.4249 x20 | Cell: 248.506.1800 | [tthill@waukeshagrowth.org](mailto:tthill@waukeshagrowth.org)

[waukeshagrowth.org](http://waukeshagrowth.org)

**From:** Tracy Luber <[tracy.luber@wedc.org](mailto:tracy.luber@wedc.org)>

**Sent:** Wednesday, July 24, 2024 11:22 AM

**Subject:** ANNOUNCING WEDC SMALL BUSINESS DEVELOPMENT GRANT PROGRAM

Greetings County EDO Partners.

We are excited to share with you that WEDC is launching a competitive grant program called the Small Business Development Grant (SBDG). The Small Business Development Grant (SBDG) Program will offer financial incentives for communities and organizations to develop innovative programs that directly support small businesses and small business creation. Eligible participants will have the opportunity to apply for individual awards ranging from \$50,000 to \$250,000. PLEASE SEE THE ATTACHED INFO SHEETS FOR DETAILS!!

The program is not on WEDC's website yet but we do expect it to be added soon. We are not planning to announce via press release because it is really intended for municipalities to use to create new or support existing programs such as vacant storefront activation (think MSBB grant 2.0), whitebox grants, façade grants, other. We anticipate that County EDOs and municipalities with the capacity to apply/administer a grant to assist small businesses in their communities will consider applying so we ask that you share this info with your municipalities as well.

The flyer and other grant info is attached and we will be holding an informational webinar in August to answer potential applicant's questions. In the meantime, feel free to reach out to any of us or email our colleague and point of contact for this program Dana Nielsen: [dana.nielsen@wedc.org](mailto:dana.nielsen@wedc.org) and copy Tim Weber ([tim.weber@wedc.org](mailto:tim.weber@wedc.org)), Natanael, Neil and myself.

Thank you in advance for helping us share this new, exciting program!

Best wishes,  
Region 9 REDDS

Tracy Luber  
Regional Economic Development Director  
Email: [tracy.luber@wedc.org](mailto:tracy.luber@wedc.org)  
Phone: 608-210-6787

Natanel Martinez  
Regional Economic Development Director  
Email: [natanel.martinez@wedc.org](mailto:natanel.martinez@wedc.org)  
Phone: 608-210-6792

Neil White  
Regional Economic Development Director  
Email: [neil.white@wedc.org](mailto:neil.white@wedc.org)  
Phone: 608-210-6739

Wisconsin Economic Development Corporation  
247 Freshwater Way, Suite 430  
Milwaukee, WI 53204



**Websites:** [InWisconsin.com](http://InWisconsin.com) | [wedc.org](http://wedc.org)  
**Newsletters:** [InWisconsin.com/subscribe](http://InWisconsin.com/subscribe)

**WISCONSIN**  
ECONOMIC DEVELOPMENT





To: Village Board

From: Nick Phalin  
Director of Parks & Recreation

Date: August 20, 2024

Re: Agenda Item 8 (f), Discussion and Possible Action regarding lease agreement with Beachside Boat & Bait LLC to remove Marietta Herdeman from lease and transfer ownership and liability to current tenant.

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### **BACKGROUND**

Marietta Herdeman is selling her stake of Beachside Boat & Bait LLC (business operating at Laimon Park in the commercial space) and would like to be removed from the tenant lease where she is currently named. This request from Marietta Herdeman was reviewed by Village Attorney Gralinski and has his approval. It was approved and recommended by the Parks and Recreation Joint Board on Wednesday, August 14, 2024.

### **ACTION REQUESTED**

To approve as proposed.

### **ANALYSIS**

The adjusted tenant lease would name Beachside Boat & Bait LLC as well as Matthew Kreitlow, current tenant and remaining Beachside owner.



**PUBLIC WORKS DEPARTMENT**  
**1000 Hickory Street**  
**Pewaukee, WI 53072**

# Memo

To: Jeff Knutson, President  
Village Board  
Matt Heiser, Village Administrator

From: David Buechl, P.E., P.L.S., Director of Public Works/Village Engineer

Date: August 15, 2024

Re: Agenda Item 8(g), August 20, 2024 Village Board Meeting – Review and consideration to approve construction services contract with RA Smith for the 2024 Road and Utility Improvements Project

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## **BACKGROUND**

The Village approved the 2024 Road and Utility Improvements project at the meeting on August 6, 2024. The Village contracted with RA Smith for design of the drawings and specifications. The Village has an interest in seeing that the road and utility project is properly survey staked out and installed in accordance with the drawings and specifications so layout and review of the construction work is needed. As part of the WDNR approval of the project, the WDNR also requires that the Village observe testing of certain components of the water main installation as part of the construction to make sure the project is in substantial conformance with the plans and specifications. Sidewalk ramps also have to be installed in accordance with ADA design criteria.

## **ACTION REQUESTED**

The action requested of the Village Board is to review and consider approval of the attached construction services contract with RA Smith as stated in the attached proposed contract.

## **ANALYSIS**

RA Smith proposes to provide coordination of the construction contract documents, general contract administration, conduct the preconstruction meeting, review submittals, review erosion control, provide schedule updates, perform site visits, prepare the punchlist, project closeout, observe construction, prepare record drawings, and provide staking for water main, storm sewer, saw cuts, roadways, driveways, and sidewalks.

RA Smith estimated the fees to be approximately \$51,350 for construction inspection, \$14,500 for construction administration, and \$13,500 for construction staking.

## **Recommendation:**

RA Smith has successfully performed this type of inspection work for the Village in the past. I recommend the Village Board approve the \$79,350.00 contract with RA Smith as described in attached 2024 Road and Utility Improvements Program Construction Services Proposal dated July 26, 2024.

The project is anticipated to begin during August and be substantially completed by November 1, 2024.

Attachment





CREATIVITY BEYOND ENGINEERING

R.A. Smith, Inc.  
16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000 | [rasmith.com](http://rasmith.com)

July 26, 2024

Mr. David Buechl, P.E., P.L.S.  
Director of Public Works/Village Engineer  
Village of Pewaukee  
1000 Hickory Street  
Pewaukee, WI 53072

Re: Proposal for 2024 Road and Utility Improvements Program

Dear Mr. Buechl:

Thank you for giving raSmith the opportunity to provide you with a proposal for professional services. We look forward to working with the Village of Pewaukee on this project. We strive to develop a long-term, mutually beneficial relationship with our clients and are committed to understanding your challenges and developing solutions that meet your needs.

### Scope of Services

raSmith will provide construction services for this project consisting in part of approximately: 1,328 LF pavement sawing, 16,333 SY asphalt milling, 5,131 SY pulverizing, 3,913 SF remove and replace sidewalk with detectable warning fields, 978 LF remove and replace concrete curb and gutter, 7,844 SF of concrete pavement and driveway approaches, 4,671 tons HMA pavement, 2,272 tons base aggregate placement, 1,714 LF of water main, 5 hydrant assemblies, 423 LF of copper water services, 100 LF of storm sewer with 5 manhole/catch basins, 8,307 LF pavement markings, restoration, erosion control and traffic control.

The proposed services include:

Construction Administration coordination of the construction contract documents, general contract administration, conduct the preconstruction meeting, submittal reviews, perform spot checks during erosion control installation, provide schedule updates, perform visits throughout construction to ensure work is progressing as specified in the project specifications, punch list preparation and project closeout.

raSmith will provide construction observation when the contractor is on site performing work. Observations will be documented in electronic format and a .pdf copy will be e-mailed to Village staff.

Record Drawings for the water main and storm sewer will be completed upon project completion.

Staking for the water main, storm sewer, saw cuts, roadways, driveways and sidewalks will be completed as required.

### Completion Schedule

Work is anticipated to start and be completed during the 2024 construction season.



Mr. David Buechl, P.E., P.L.S., Director of Public Works/Village Engineer  
Page 2 / July 26, 2024

### Professional Fees

The above-described services will be provided on a time and expense basis. Fees will be invoiced monthly as the project proceeds.

The primary representative on site will be a Construction Technician supplied at a rate of \$104 per hour. A Construction Manager will be involved with the project at a rate of \$170 per hour. A CADD Technician will be involved with record drawings at a rate of \$125 per hour. A two-person survey crew will be required for staking at a rate of \$240 per hour (\$120 per person) and survey project manager at a rate of \$140 per hour.

The estimated cost to complete the above referenced activities is based on typical contractor production rates.

The estimated fees for this proposal are approximately \$51,350 for construction inspection, \$14,500 for construction administration and \$13,500 for construction staking.

Usual and customary expenses such as mileage, postage, delivery, and applicable taxes are included in the above estimate.

### Client Responsibilities/Assumptions

- A. The terms and conditions set forth herein are valid for 30 days from the date of this proposal and are conditioned upon our completion of all services within 480 days.
- B. The hourly rates described above are subject to change on an annual basis.
- C. No additional Geotechnical work is included in this proposal.

If you would like to authorize raSmith to proceed with your project, please sign the attached Professional Services Agreement Between Client and Professional, and forward a signed copy of the entire Agreement to our office. Once received, we will execute and return a copy for your records. We look forward to working with you on this project.

Sincerely,  
raSmith

Jennifer Starr, CISEC  
Assistant Director of Construction Services

Enclosure: Professional Services Agreement



**PROFESSIONAL SERVICES AGREEMENT  
BETWEEN CLIENT AND PROFESSIONAL**

THIS IS AN AGREEMENT effective as of July 26, 2024 ("Effective Date") between Village of Pewaukee ("Client") and R.A. Smith, Inc. ("Professional").

Client's Project, of which Professional's services under this Agreement are a part, is generally identified as follows:

2024 Road and Utility Improvements Program ("Project").

Professional's services under this Agreement are generally identified as follows:

See enclosed proposal ("Services").

Client and Professional further agree as follows:

1.01 *Basic Agreement and Period of Service*

- A. Professional shall provide or furnish the Services solely for the benefit of Client as set forth in this Agreement and in the attached proposal. If authorized by Client, or if required because of changes in the Project, Professional shall furnish services in addition to those set forth above ("Additional Services").

2.01 *Payment Procedures*

- A. *Invoices:* Professional shall prepare invoices in accordance with its standard invoicing practices and submit the invoices to Client on a monthly basis. Invoices are due and payable within 30 days of invoice date. If Client fails to make any payment due Professional for Services, Additional Services, and expenses within 30 days after receipt of Professional's invoice, then (1) the amounts due Professional will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day, and (2) in addition Professional may, after giving seven days written notice to Client, suspend Services under this Agreement until Professional has been paid in full all amounts due for Services, Additional Services, expenses, and other related charges. Client waives any and all claims against Professional for any such suspension.
- B. *Payment:* As compensation for Professional providing or furnishing Services and Additional Services, Client shall pay Professional as set forth in this agreement. If Client disputes an invoice, either as to amount or entitlement, then Client shall promptly advise Professional in writing of the specific basis for doing so, may withhold only that portion so disputed, and must pay the undisputed portion.

2.02 *Basis of Payment*

- A. Client shall pay Professional for Services in the amount and manner provided in the attached proposal.
- B. *Additional Services:* Unless specified in the attached proposal, for Additional Services, Client shall pay Professional an amount equal to the cumulative hours charged in providing the Additional Services by each class of Professional's employees, times standard hourly rates for each applicable billing class; plus reimbursement of expenses incurred in connection with providing the Additional Services and Professional's consultants' charges, if any.

3.01 *Suspension and Termination*

- A. The obligation to continue performance under this Agreement may be suspended:
1. *By Client:* Client may suspend the Project for up to 90 days upon seven days written notice to Professional.
  2. *By Professional:* Professional may, after giving seven days written notice to Client, suspend services under this Agreement if Client has failed to pay Professional for invoiced services and expenses, as set forth in this Agreement.
- B. The obligation to continue performance under this Agreement may be terminated:
1. For cause,
    - a. By either party upon 14 days written notice in the event of substantial failure by the other party to perform in accordance with the Agreement's terms through no fault of the terminating party. Failure to pay Professional for its services is a substantial failure to perform and a basis for termination.
    - b. By Professional:
      - 1) upon seven days written notice if Client demands that Professional furnish or perform services contrary to Professional's responsibilities as a licensed professional; or
      - 2) upon seven days written notice if the Professional's Services are delayed for more than 90 days for reasons beyond Professional's control, or as the result of the presence at the Site of undisclosed Constituents of Concern.
    - c. By Client, for convenience, effective upon Professional's receipt of written notice from Client



- d. Professional shall have no liability to Client on account of a termination for cause by Professional.
  - e. Notwithstanding the foregoing, this Agreement will not terminate as a result of a substantial failure under this section if the party receiving such notice begins, within seven days of receipt of such notice, to correct its substantial failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt of notice; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 30 day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein shall extend up to, but in no case more than, 60 days after the date of receipt of the notice.
- C. In the event of any termination under this section, Professional will be entitled to invoice Client and to receive full payment for all Services and Additional Services performed or furnished in accordance with this Agreement, plus reimbursement of expenses incurred through the effective date of termination in connection with providing the Services and Additional Services, and Professional's consultants' charges, if any.
- 4.01 *Successors, Assigns, and Beneficiaries*
- A. Client and Professional are hereby bound and the successors, executors, administrators, and legal representatives of Client and Professional are hereby bound to the other party to this Agreement and to the successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.
  - B. Neither Client nor Professional may assign, sublet, or transfer any rights under or interest (including, but without limitation, money that is due or may become due) in this Agreement without the written consent of the other party, except to the extent that any assignment, subletting, or transfer is mandated by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.
  - C. Unless expressly provided otherwise, nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Client or Professional to any Constructor, other third-party individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Client and Professional and not for the benefit of any other party.
- 5.01 *General Considerations*
- A. *Standard of Care*

The standard of care for all professional engineering and related services performed or furnished by Professional under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Professional makes no warranties, express or implied, under this Agreement or otherwise, in connection with any services performed or furnished by Professional. Subject to the foregoing standard of care, Professional and its consultants may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.
  - B. *Design Without Construction Phase Services*

Professional shall not at any time supervise, direct, control, or have authority over any Constructor's work, nor shall Professional have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a Constructor to comply with laws and regulations applicable to such Constructor's furnishing and performing of its work. Professional shall not be responsible for the acts or omissions of any Constructor. Professional neither guarantees the performance of any Constructor nor assumes responsibility for any Constructor's failure to furnish and perform its work.
  - C. *Opinions of Cost*

Professional's opinions (if any) of probable construction cost are to be made on the basis of Professional's experience, qualifications, and general familiarity with the construction industry. However, because Professional has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Professional cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction cost prepared by Professional. If Client requires greater assurance as to probable construction cost, then Client agrees to obtain an independent cost estimate. Professional shall not be responsible for any decision made regarding the construction contract requirements, or any application, interpretation, clarification, or modification of the construction contract documents other than those made by Professional or its consultants.
  - D. *Use of Documents*

All documents prepared or furnished by Professional are instruments of service, and Professional retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed. Client shall have a limited license to use the documents on the Project, extensions of the Project, and for related uses of the Client, subject to receipt by Professional of full payment due and owing for all Services and Additional Services relating to preparation of the documents and subject to the following limitations:

    - 1. Client acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by Professional, or for use or reuse by Client or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by Professional;



IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the Effective Date of which is indicated on page 1.

Project Name: 2024 Road and Utility Improvements Program

Client: Village of Pewaukee

Professional: R.A. Smith, Inc.

By: \_\_\_\_\_

By: \_\_\_\_\_

Print name: \_\_\_\_\_

Print name: Jennifer Starr, CISEC

Title: \_\_\_\_\_

Title: Assistant Director of Construction Services

Date Signed: \_\_\_\_\_

Date Signed: \_\_\_\_\_

Address for Client's receipt of notices:

Address for Professional's receipt of notices:

Village of Pewaukee

R.A. Smith, Inc.

1000 Hickory Street

16745 West Bluemound Road

Pewaukee, WI 53072

Brookfield, WI 53005

Client's Phone: \_\_\_\_\_

Professional's Phone: 262-901-2209

Client's Email: \_\_\_\_\_

Professional's Email: Jennifer.Starr@raSmith.com

Report Criteria:

Report type: Invoice detail

Check.Type = {<-} "Adjustment"

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Description	Check Amount
<b>73716</b>						
07/24	07/05/2024	73716	AMAZON CAPITAL SERVI	1614-9JV7-VR	LIBRARY/2 ADULT CDS	27.96
07/24	07/05/2024	73716	AMAZON CAPITAL SERVI	1DLM-34NP-K	LIBRARY/2 ADULT SCI FIC BOOKS	35.66
07/24	07/05/2024	73716	AMAZON CAPITAL SERVI	1GWP-CPFM-	LIBRARY/ADULT PROG SUPP	59.98
07/24	07/05/2024	73716	AMAZON CAPITAL SERVI	1WVP-1GNR-	LIBRARY/JUV PROG SUPP	43.97
Total 73716:						167.57
<b>73717</b>						
07/24	07/05/2024	73717	ARAMARK	6140399615	MAT EXCHANG JUNE 2024	40.91
07/24	07/05/2024	73717	ARAMARK	6140401015	WATER UNIFORMS	255.01
Total 73717:						295.92
<b>73718</b>						
07/24	07/05/2024	73718	BADGER METER INC	80153772	BEACON HOSTING FEE- FEBRUARY 2024	147.50
Total 73718:						147.50
<b>73719</b>						
07/24	07/05/2024	73719	BEACHSIDE BOAT & BAIT	2024-01	CREDIT CARD FEES 4/20-6/16/24	699.75
Total 73719:						699.75
<b>73720</b>						
07/24	07/05/2024	73720	CENTERPOINTE YACHT	3659	LAKE PATROL / 1 XD100 GALLON OF OIL FOR THE BOAT	83.99
Total 73720:						83.99
<b>73721</b>						
07/24	07/05/2024	73721	CITY OF DELAFIELD	06112024	POLICE/CITY OF DELAFIELD REIMBURSEMENT FOR SPRAY AD	28.78
Total 73721:						28.78
<b>73722</b>						
07/24	07/05/2024	73722	COMET WELDING INC	8784	SUNNYRIDGE POLE REPAIR	712.50
Total 73722:						712.50
<b>73723</b>						
07/24	07/05/2024	73723	DEPARTMENT OF ADMIN	505-00000913	LIBRARY/TEACH SVCS 01-01 TO 06-30-2024	600.00
Total 73723:						600.00
<b>73724</b>						
07/24	07/05/2024	73724	DIVERSIFIED BENEFIT S	413279	FLEX BEN ADMIN JUNE 2024	155.64
Total 73724:						155.64
<b>73725</b>						
07/24	07/05/2024	73725	DIXON ENGINEERING IN	24-0514	QUINLAN TOWER ANTENNA SERVICES	27,990.00



GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Description	Check Amount
Total 73725:						27,990.00
<b>73726</b>						
07/24	07/05/2024	73726	E H WOLF & SONS INC	421584	EH WOLF (POLICE VEHICLE OIL)	2,791.47
07/24	07/05/2024	73726	E H WOLF & SONS INC	853089	FUEL DELIVERY	2,220.63
07/24	07/05/2024	73726	E H WOLF & SONS INC	855157	FUEL DELIVERY	1,817.23
Total 73726:						6,829.33
<b>73727</b>						
07/24	07/05/2024	73727	FORREST, JULIE	7000062	PD PICTURES	31.00
Total 73727:						31.00
<b>73728</b>						
07/24	07/05/2024	73728	LEXISNEXIS RISK DATA	1451230-2024	POLICE/2024 RECORDS CHECKS 05/01/2024-05/31/2024	200.00
Total 73728:						200.00
<b>73729</b>						
07/24	07/05/2024	73729	MIDWEST TAPE	505625180	LIBRARY/2 ADULT DVD	44.98
07/24	07/05/2024	73729	MIDWEST TAPE	505625182	LIBRARY/1 ADULT DVD	13.49
07/24	07/05/2024	73729	MIDWEST TAPE	505625183	LIBRARY/2 ADULT DVD	56.98
Total 73729:						115.45
<b>73730</b>						
07/24	07/05/2024	73730	MIDWEST TAPE - HOOPL	505638231	LIBRARY/HOOPLA/FLEX JUNE 2024	169.23
Total 73730:						169.23
<b>73731</b>						
07/24	07/05/2024	73731	MILWAUKEE PLUMBING	43281	LIBRARY/LABOR & MATERIALS - CAP OFF COFFEE WATER LIN	755.60
Total 73731:						755.60
<b>73732</b>						
07/24	07/05/2024	73732	NAPA AUTO PARTS	173400	#311 WATER PUMP OIL FILTER	14.43
Total 73732:						14.43
<b>73733</b>						
07/24	07/05/2024	73733	OLSEN SAFETY EQUIPM	0416962-IN	DPW/SUPPLIES/SAFETY SAFETY VEST AND GLASSES	43.85
Total 73733:						43.85
<b>73734</b>						
07/24	07/05/2024	73734	PORT A JOHN	1371268-IN	KOPMEIER SEASONAL RESTRM	103.00
Total 73734:						103.00
<b>73735</b>						
07/24	07/05/2024	73735	ROWE, MICHAEL	07012024	POLICE/REIMBURSE ROWE FOR WILEAG ASSESSMENT SUPPL	225.94

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Description	Check Amount
Total 73735:						225.94
<b>73736</b>						
07/24	07/05/2024	73736	RUEKERT & MIELKE, INC	151451	ASSISTANCE W/ REPORT DISCREPENCY B/N DNR & PSC	265.25
Total 73736:						265.25
<b>73737</b>						
07/24	07/05/2024	73737	SHERWIN INDUSTRIES I	SC052420	SHERWIN WILLIAMS STREET SUPPLIES	321.20
Total 73737:						321.20
<b>73738</b>						
07/24	07/05/2024	73738	STATE CHEMICAL SOLUT	903385156	AIR FRESHENER REFILLS FOR VILLAGE HALL	179.51
Total 73738:						179.51
<b>73739</b>						
07/24	07/05/2024	73739	STATE OF WISCONSIN C	07312024	STATE SURCHARGES	3,316.13
Total 73739:						3,316.13
<b>73740</b>						
07/24	07/05/2024	73740	TAYLOR COMPUTER SER	26419	ENDPOINT DETECTION & RESPONSE	774.00
Total 73740:						774.00
<b>73741</b>						
07/24	07/05/2024	73741	WAUKESHA COUNTY TR	06302024	COUNTY SURCHARGES	972.51
Total 73741:						972.51
<b>73742</b>						
07/24	07/05/2024	73742	ASSOCIATED TRUST CO	25494	GO BOND 4.3.17- ADMIN FEES	475.00
Total 73742:						475.00
<b>73743</b>						
07/24	07/12/2024	73743	AMAZON CAPITAL SERVI	11GR-3VD7-H	LIBRARY/PROC SUPPLIES	54.41
07/24	07/12/2024	73743	AMAZON CAPITAL SERVI	13JV-3M6T-36	LIBRARY/2 ADULT NF BOOKS	62.60
07/24	07/12/2024	73743	AMAZON CAPITAL SERVI	14TC-CTH6-J	LIBRARY/1 ADULT CD	11.79
07/24	07/12/2024	73743	AMAZON CAPITAL SERVI	1HK9-6M7K-H	LIBRARY/PROC SUPPLIES	11.46
07/24	07/12/2024	73743	AMAZON CAPITAL SERVI	1M4D-GQ4X-	LIBRARY/ADULT PROG SUPP	7.67
07/24	07/12/2024	73743	AMAZON CAPITAL SERVI	1MC9-DVWT-	LIBRARY/OFFICE SUPPLIES	10.56
07/24	07/12/2024	73743	AMAZON CAPITAL SERVI	1MF7-6WYP-	LIBRARY/YA PROG SUPP	114.98
07/24	07/12/2024	73743	AMAZON CAPITAL SERVI	1NC3-4NFV-D	LIBRARY/JUV PROG SUPP	38.23
07/24	07/12/2024	73743	AMAZON CAPITAL SERVI	1QLQ-FJXV-4	LIBRARY/JUV PROG SUPP	38.86
07/24	07/12/2024	73743	AMAZON CAPITAL SERVI	1V9Y-QMDQ-	LIBRARY/CLEANING SUPPLIES	279.91
07/24	07/12/2024	73743	AMAZON CAPITAL SERVI	1VTY-CDJ6-63	LIBRARY/JUV PROG SUPP	42.98
07/24	07/12/2024	73743	AMAZON CAPITAL SERVI	1X7Q-194P-97	LIBRARY/ADULT NF BOOKS	39.78
07/24	07/12/2024	73743	AMAZON CAPITAL SERVI	1Y34-4FPC-H	LIBRARY/ADULT FIC BOOKS	51.63
Total 73743:						764.86

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Description	Check Amount
<b>73744</b>						
07/24	07/12/2024	73744	ARAMARK	6140404954	SEWER UNIFORM	253.34
07/24	07/12/2024	73744	ARAMARK	6140408904	WATER UNIFORMS	260.02
Total 73744:						513.36
<b>73745</b>						
07/24	07/12/2024	73745	ASSOCIATED APPRAISAL	175161	ASSESSOR/FULL VALUE MAINT-2024	3,625.00
Total 73745:						3,625.00
<b>73746</b>						
07/24	07/12/2024	73746	ATIS ELEVATOR INSPECT	IN352928	LIBRARY/ANNUAL ELEVATOR INSPECTION	128.63
Total 73746:						128.63
<b>73747</b>						
07/24	07/12/2024	73747	AUTOZONE STORES LLC	4338933923	AUTO ZONE (OIL DRY)	44.61
Total 73747:						44.61
<b>73748</b>						
07/24	07/12/2024	73748	BAKER TILLY US, LLP	BT2841055	AUDIT SERVICE FOR 6.26.2024	2,536.00
Total 73748:						2,536.00
<b>73749</b>						
07/24	07/12/2024	73749	BEACHSIDE BOAT & BAIT	1007	FEEES ASSOCIATED WITH MARY CHUPKA BOAT LIFT	375.00
Total 73749:						375.00
<b>73750</b>						
07/24	07/12/2024	73750	BRADFORD SYSTEMS C	42734-1	LIBRARY/MAGAZINE SHELIVING UPGRADE	4,990.00
Total 73750:						4,990.00
<b>73751</b>						
07/24	07/12/2024	73751	CITY OF PEWAUKEE	JULY PARKS	PARKS JULY	16,166.83
07/24	07/12/2024	73751	CITY OF PEWAUKEE	JULY REC	REC JULY	20,147.08
Total 73751:						36,313.91
<b>73752</b>						
07/24	07/12/2024	73752	CIVIC SYSTEMS, LLC	CVC25176	CIVIC SUPPORT 7/01 THRU 12/31/24	5,960.00
Total 73752:						5,960.00
<b>73753</b>						
07/24	07/12/2024	73753	DORNER PRODUCTS, IN	511460	LIFT 1 VALVE REPAIR IN ROAD	3,651.00
Total 73753:						3,651.00
<b>73754</b>						
07/24	07/12/2024	73754	E H WOLF & SONS INC	859186	FUEL DELIVERY	4,501.02
07/24	07/12/2024	73754	E H WOLF & SONS INC	861052	FUEL DELIVERY	2,015.75
07/24	07/12/2024	73754	E H WOLF & SONS INC	862169	FUEL DELIVERY	2,228.88



GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Description	Check Amount
Total 73754:						8,745.65
<b>73755</b>						
07/24	07/12/2024	73755	EBSCO PAYMENT PROC	1729262	LIBRARY/MAGAZINE SUBSCRIPTION EBSCO ANNUAL RENEWA	3,246.67
Total 73755:						3,246.67
<b>73756</b>						
07/24	07/12/2024	73756	ELECTION SYSTEMS & S	CD2089767	ELECTIONS/FIRMWARE & HARDWARE LICENSING	723.39
Total 73756:						723.39
<b>73757</b>						
07/24	07/12/2024	73757	J & H HEATING INC	W37447	LIBRARY/HVAC 2024 SPRING PREVENTATIVE MAINTENANCE	2,240.00
Total 73757:						2,240.00
<b>73758</b>						
07/24	07/12/2024	73758	JANI-KING OF MILWAUKE	MIL07240379	LIBRARY/JANITORIAL SVC JULY 2024	2,729.43
Total 73758:						2,729.43
<b>73759</b>						
07/24	07/12/2024	73759	KUJAWA ENTERPRISES I	359224	LIBRARY/LANDSCAPE MNT- JULY 2024	2,209.75
Total 73759:						2,209.75
<b>73760</b>						
07/24	07/12/2024	73760	LAKE PEWAUKEE SANIT	2024-02	REIMBURSEMENT FOR LEGAL EXPENSES RELATED TO ONNE	3,672.50
Total 73760:						3,672.50
<b>73761</b>						
07/24	07/12/2024	73761	LANGE ENTERPRISES IN	88016	INVASIVE SPECIES SIGN	80.45
Total 73761:						80.45
<b>73762</b>						
07/24	07/12/2024	73762	LINCOLN CONTRACTOR	J05316	MARKING PAINT-RED	85.08
Total 73762:						85.08
<b>73763</b>						
07/24	07/12/2024	73763	LYONS ELECTRIC	4963	LIBRARY/LIGHT BULB BALLAST REPLACEMENT	2,780.04
Total 73763:						2,780.04
<b>73764</b>						
07/24	07/12/2024	73764	MIDWEST METER INC	0168245-IN	END POINT ADAPTORS	797.50
Total 73764:						797.50
<b>73765</b>						
07/24	07/12/2024	73765	MIDWEST TAPE	505675578	LIBRARY/1 ADULT DVD	29.99
07/24	07/12/2024	73765	MIDWEST TAPE	505675720	LIBRARY/2 ADULT DVD	37.48

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Description	Check Amount
07/24	07/12/2024	73765	MIDWEST TAPE	505675721	LIBRARY/1 ADULT DVD	26.24
07/24	07/12/2024	73765	MIDWEST TAPE	505686421	LIBRARY/5 ADULT DVD	95.20
07/24	07/12/2024	73765	MIDWEST TAPE	505686422	LIBRARY/2 ADULT DVD	36.73
07/24	07/12/2024	73765	MIDWEST TAPE	505686423	LIBRARY/1 ADULT DVD	26.24
07/24	07/12/2024	73765	MIDWEST TAPE	505686424	LIBRARY/1 ADULT DVD	22.49
07/24	07/12/2024	73765	MIDWEST TAPE	505686425	LIBRARY/2 ADULT DVD	52.48
Total 73765:						326.85
<b>73766</b>						
07/24	07/12/2024	73766	MIDWEST TAPE - HOOPL	505670686	LIBRARY/HOOPLA/FLEX JUNE 2024	95.00
07/24	07/12/2024	73766	MIDWEST TAPE - HOOPL	505702292	LIBRARY/BRIDGES HOOPLA INSTANT GRANT JUNE	722.85
Total 73766:						817.85
<b>73767</b>						
07/24	07/12/2024	73767	NAPA AUTO PARTS	5241-173612	GREASE AND GREASE GUN FOR BOATS (NAPA)	45.71
Total 73767:						45.71
<b>73768</b>						
07/24	07/12/2024	73768	PAYNE & DOLAN INC	10-00009996	WATER VALVE REPAIR ASPHALT	629.24
Total 73768:						629.24
<b>73769</b>						
07/24	07/12/2024	73769	PEWAUKEE SCHOOL DIS	JULY 2024	MOBILE HOME FEES JULY	73.84
Total 73769:						73.84
<b>73770</b>						
07/24	07/12/2024	73770	PORT A JOHN	1371610-IN	PORT-A-JOHN JUNE RECYCLE CTR	103.00
Total 73770:						103.00
<b>73771</b>						
07/24	07/12/2024	73771	PROHEALTH CARE LABO	10005291032	POLICE/LEGAL BLOOD DRAW/07/01/2024	229.44
Total 73771:						229.44
<b>73772</b>						
07/24	07/12/2024	73772	PUBLIC ADMINISTRATIO	C-89-24	SECOND 1/3 FEE OF CONTRACT FOR ADMINISTRATOR RECRU	5,500.00
Total 73772:						5,500.00
<b>73773</b>						
07/24	07/12/2024	73773	RHYME BUSINESS PROD	AR746076	LIBRARY/MAY - JUNE 2024 COPIES	192.45
Total 73773:						192.45
<b>73774</b>						
07/24	07/12/2024	73774	SECURIAN FINANCIAL G	AUG 2024	LIFE INS AUG 2024	698.75
Total 73774:						698.75

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<b>73775</b>						
07/24	07/12/2024	73775	T-MOBILE	995776621D	POLICE/CELL PHONE BILLING JUNE-JULY 2024	457.52
Total 73775:						457.52
<b>73776</b>						
07/24	07/12/2024	73776	TVG AUTOMATION LLC	10658	2023 GAS SENSOR AND FLOW CALIBRATIONS	1,333.35
Total 73776:						1,333.35
<b>73777</b>						
07/24	07/12/2024	73777	WAUKESHA COUNTY TR	20040071	INMATE BILLING JULY 2024	86.04
07/24	07/12/2024	73777	WAUKESHA COUNTY TR	2024-2401007	2024 TRUNKED RADIO COSTS	9,533.46
Total 73777:						9,619.50
<b>73778</b>						
07/24	07/26/2024	73778	AMAZON CAPITAL SERVI	13TD-XGGN-9	LIBRARY/OFFICE SUPPLIES	11.88
07/24	07/26/2024	73778	AMAZON CAPITAL SERVI	1JJ7-3MRQ-H	LIBRARY/ADULT PROG SUPP	47.22
07/24	07/26/2024	73778	AMAZON CAPITAL SERVI	1NFM-3MR7-1	LIBRARY/OFFICE SUPPLIES	78.75
07/24	07/26/2024	73778	AMAZON CAPITAL SERVI	1RT6-7XYW-3	LIBRARY/ADULT PROG SUPP	12.99
07/24	07/26/2024	73778	AMAZON CAPITAL SERVI	1VTR-6NWT-P	LIBRARY/OFFICE SUPPLIES	15.91
Total 73778:						140.77
<b>73779</b>						
07/24	07/26/2024	73779	ASSOCIATED TRUST CO	25756	2013C GO REFUNDING BOND 6/11/13 ANNUAL FEE	475.00
Total 73779:						475.00
<b>73780</b>						
07/24	07/26/2024	73780	AUTOZONE STORES LLC	4338937136	R134 AUTOZONE	49.95
Total 73780:						49.95
<b>73781</b>						
07/24	07/26/2024	73781	BADGER METER INC	80164480	BEACON HOSTING FEE- JUNE 2024	926.20
Total 73781:						926.20
<b>73782</b>						
07/24	07/26/2024	73782	BEACHSIDE BOAT & BAIT	2024-02	BEACHSIDE BOAT & BAIT CREDIT CARD REIMBURSEMENT	954.70
Total 73782:						954.70
<b>73783</b>						
07/24	07/26/2024	73783	BILLSTROM, ALEXA	INV0001	LIBRARY/FOUNDATION GREATER MKE FOUNDATION	50.00
Total 73783:						50.00
<b>73784</b>						
07/24	07/26/2024	73784	CITY OF PEWAUKEE	AUGUST FIRE	FIRE/EMS AUGUST	184,969.92
Total 73784:						184,969.92



GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Description	Check Amount
<b>73785</b>						
07/24	07/26/2024	73785	CIVIC SYSTEMS, LLC	CVC25407	CIVIC TRAINING - UTILITY TRAINING	1,200.00
Total 73785:						1,200.00
<b>73786</b>						
07/24	07/26/2024	73786	CONLEY MEDIA LLC	3256610624-2	CONSUMER CONFIDENCE - WATER REPORT	498.04
07/24	07/26/2024	73786	CONLEY MEDIA LLC	6333070624-2	ROAD IMPROVE REBID AD	789.90
Total 73786:						1,287.94
<b>73787</b>						
07/24	07/26/2024	73787	DIGGERS HOTLINE INC	240 7 76601 P	15% PREPMT JULY 2024	971.20
Total 73787:						971.20
<b>73788</b>						
07/24	07/26/2024	73788	DIXON ENGINEERING IN	24-0616	TMOBILE/INSITE SUNNYRIDGE ANTENNA	1,550.00
Total 73788:						1,550.00
<b>73789</b>						
07/24	07/26/2024	73789	E H WOLF & SONS INC	866710	FUEL DELIVERY	1,780.51
07/24	07/26/2024	73789	E H WOLF & SONS INC	869978	FUEL DELIVERY	1,933.24
07/24	07/26/2024	73789	E H WOLF & SONS INC	873457	FUEL DELIVERY	4,176.05
07/24	07/26/2024	73789	E H WOLF & SONS INC	876192	FUEL DELIVERY	3,520.29
Total 73789:						11,410.09
<b>73790</b>						
07/24	07/26/2024	73790	GOSSE, SCOTT A	MILEAGE REI	MILEAGE REIMBURSE - FINALIST TOURS	36.18
Total 73790:						36.18
<b>73791</b>						
07/24	07/26/2024	73791	HAWKINS INC	6799250	WELL #5 HMO CHEMICAL FEED PUMP TUBING	279.21
07/24	07/26/2024	73791	HAWKINS INC	6799594	FLUORIDE	7,007.23
Total 73791:						7,286.44
<b>73792</b>						
07/24	07/26/2024	73792	HYDROCORP	CI-01079	CROSS CONNECT PRGM JUNE 2024	1,338.00
Total 73792:						1,338.00
<b>73793</b>						
07/24	07/26/2024	73793	KUJAWA ENTERPRISES I	340297	LIBRARY/TREE TRIMMING	845.00
Total 73793:						845.00
<b>73794</b>						
07/24	07/26/2024	73794	LANGE ENTERPRISES IN	87925	FUELING SIGN FOR PIER	43.10
Total 73794:						43.10

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Description	Check Amount
<b>73795</b>						
07/24	07/26/2024	73795	LASKA, CASIMIR	HUB 315-3233	PEW ASTRONOMY CLUB WEBSITE FEE REIMBURSE	155.88
Total 73795:						155.88
<b>73796</b>						
07/24	07/26/2024	73796	LEXISNEXIS RISK DATA	1451230-2024	POLICE/2024 RECORDS CHECKS 06/01/2024-06/30/2024	200.00
Total 73796:						200.00
<b>73797</b>						
07/24	07/26/2024	73797	MAYEK, LARISA	06142024	POLICE/MAYEK ICAC TRAINING IN ATLANTA REIMBURSE PERS	158.76
Total 73797:						158.76
<b>73798</b>						
07/24	07/26/2024	73798	MENARDS - PEWAUKEE	36343	BALCONY DECK REPAIRS/IMPROVEMENTS	75.69
Total 73798:						75.69
<b>73799</b>						
07/24	07/26/2024	73799	MIDWEST TAPE	505715999	LIBRARY/1 ADULT CD	11.99
Total 73799:						11.99
<b>73800</b>						
07/24	07/26/2024	73800	MIDWEST TAPE - HOOPL	505735238	LIBRARY/HOOPLA FLEX	359.23
07/24	07/26/2024	73800	MIDWEST TAPE - HOOPL	505735239	LIBRARY/HOOPLA/FLEX	243.46
Total 73800:						602.69
<b>73801</b>						
07/24	07/26/2024	73801	NAPA AUTO PARTS	5241-173906	NAPA ( OIL DRY )	56.04
07/24	07/26/2024	73801	NAPA AUTO PARTS	5241-174014	NAPA ( MOTOR OIL MOWERS)	18.23
Total 73801:						74.27
<b>73802</b>						
07/24	07/26/2024	73802	NORTHERN EQUIPMENT	2410044	6.25.2024 BACTI SAMPLE	27.50
Total 73802:						27.50
<b>73803</b>						
07/24	07/26/2024	73803	NORTHERN LAKE SERVI	2408530	BACTERIA 06.03.24	110.00
07/24	07/26/2024	73803	NORTHERN LAKE SERVI	2408803	BACTERIA 06.05.24	82.50
07/24	07/26/2024	73803	NORTHERN LAKE SERVI	2408929	RADIOACTIVITY 6.06.2024 WELL 2	354.42
07/24	07/26/2024	73803	NORTHERN LAKE SERVI	2409286	BACTERIA 06.12.24	82.50
07/24	07/26/2024	73803	NORTHERN LAKE SERVI	2409734	BACTERIA 06.19.24	82.50
07/24	07/26/2024	73803	NORTHERN LAKE SERVI	2409940	BACTERIA 06.24.24	27.50
Total 73803:						739.42
<b>73804</b>						
07/24	07/26/2024	73804	PAYNE & DOLAN INC	10-00008141	PAYNE DOLAN COLD PATCH	161.60
07/24	07/26/2024	73804	PAYNE & DOLAN INC	10-00011740	PAYNE DOLAN COLD PATCH	104.00

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Total 73804:						265.60
<b>73805</b>						
07/24	07/26/2024	73805	PROHEALTH MEDICAL G	323062	GEBBIA TESTING	220.00
07/24	07/26/2024	73805	PROHEALTH MEDICAL G	323076	NEW HIRE DRUG SCREEN-QUIGLEY	45.00
Total 73805:						265.00
<b>73806</b>						
07/24	07/26/2024	73806	PUBLIC ADMINISTRATIO	C-98-24	FINAL 1/3 FEE OF CONTRACT FOR ADMINISTRATOR RECRUITM	5,700.00
Total 73806:						5,700.00
<b>73807</b>						
07/24	07/26/2024	73807	RA SMITH, INC	182063	PLAN COMMISSION MEETING ATTENDANCE	220.72
Total 73807:						220.72
<b>73808</b>						
07/24	07/26/2024	73808	ROHDE, ROBERT	7/16/2024	ADMINISTRATOR SEARCH - FOOD FOR VB INTERVIEWS - PER	94.99
Total 73808:						94.99
<b>73809</b>						
07/24	07/26/2024	73809	SELZER-ORNST CONSTR	PAY APP #19	DPW BLDG-PAY APP 19	118,673.15
Total 73809:						118,673.15
<b>73810</b>						
07/24	07/26/2024	73810	TAYLOR COMPUTER SER	26484	TREASURER COMPUTER	2,142.74
07/24	07/26/2024	73810	TAYLOR COMPUTER SER	26547	LIBRARY/MANAGED SERVICES JULY	298.00
07/24	07/26/2024	73810	TAYLOR COMPUTER SER	26548	POLICE/MONTHLY BILLING JULY 2024	265.50
07/24	07/26/2024	73810	TAYLOR COMPUTER SER	26549	GENERAL VH SUPPORT & ONSITE VISIT	526.15
Total 73810:						3,232.39
<b>73811</b>						
07/24	07/26/2024	73811	VESTIS	6140412841	SEWER UNIFORMS	259.35
Total 73811:						259.35
<b>73812</b>						
07/24	07/26/2024	73812	WISCONSIN STATE LABO	778981	FLOURIDE 06.5.24	29.00
Total 73812:						29.00
<b>73813</b>						
07/24	07/26/2024	73813	YES EQUIPMENT & SERV	EQ026718	YES EQUIPMENT ( NEW JCB SKIDLOADER)	53,745.00
Total 73813:						53,745.00
<b>300000420</b>						
07/24	07/29/2024	300000420	ACH DIVERSIFIED BENE	408365	FSAADMIN FEE	155.00- V



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Total 300000420:						155.00-
<b>300000421</b>						
07/24	07/29/2024	300000421	ACH DIVERSIFIED BENE	410851	FSAADMIN FEE	155.00- V
Total 300000421:						155.00-
<b>300000425</b>						
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	10265618	LIBRARY/FOUNDATION/SPEAKERS AND MIC	394.95
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	152358301051	LIBRARY/INTERNET MAY 2024	224.95
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2024-0513WM	LIBRARY/YA PROG SUPP	5.37
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2024-0514DT	LIBRARY/FRIENDS.ADULT/BINGO PRIZES	57.50
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2024-0514WM	LIBRARY/ADULT PROG SUPP	38.61
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2024-0515BB	LIBRARY/FRIENDS/SUMMER KICKOFF COOKIES	160.00
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2024-0606KN	LIBRARY/ADULT PROG SUPP	3.49
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038264047	LIBRARY/B&T FREIGHT SURCHARGE	29.40
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038269829	LIBRARY/B&T FREIGHT SURCHARGE	95.57
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038275204	LIBRARY/B&T FREIGHT SURCHARGE	183.75
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038281013	LIBRARY/B&T FREIGHT SURCHARGE	34.09
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038284013	LIBRARY/B&T FREIGHT SURCHARGE	369.32
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038286224	LIBRARY/B&T FREIGHT SURCHARGE	139.92
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038286259	LIBRARY/B&T FREIGHT SURCHARGE	15.41
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038293808	LIBRARY/ADULT NF BOOKS	336.58
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038294370	LIBRARY/JUV PIC BOOKS	32.54
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038294618	LIBRARY/ADULT FICTION BOOKS	420.36
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038296193	LIBRARY/B&T FREIGHT SURCHARGE	150.72
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038296321	LIBRARY/ADULT NF BOOKS	186.01
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038299034	LIBRARY/ADULT FICTION BOOKS	235.23
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038304710	LIBRARY/ADULT FICTION BOOKS	96.58
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038307459	LIBRARY/JUV BOOKS	136.83
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038308360	LIBRARY/B&T FREIGHT SURCHARGE	143.63
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038308941	LIBRARY/JUV PIC BOOKS	303.39
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038312168	LIBRARY/YA BOOKS	143.25
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038316606	LIBRARY/B&T FREIGHT SURCHARGE	17.13
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038325541	LIBRARY/ADULT NF BOOKS	367.09
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038326345	LIBRARY/ADULT FICTION BOOKS	620.37
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038328195	LIBRARY/B&T FREIGHT SURCHARGE	20.56
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038329268	LIBRARY/B&T FREIGHT SURCHARGE	129.61
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038329632	LIBRARY/B&T FREIGHT SURCHARGE	45.96
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038336510	LIBRARY/B&T FREIGHT SURCHARGE	101.16
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038337560	LIBRARY/B&T FREIGHT SURCHARGE	420.90
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	2038339836	LIBRARY/B&T FREIGHT SURCHARGE	247.15
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	4987542846	LIBRARY/GSUITE MAY 2024	6.00
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	610528	LIBRARY/JAMES IMAGING CLOSEOUT/PRINTER SHIPPING JUN	908.75
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	7487465	LIBRARY/PROCESSING SUPP	85.32
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	IN6042	LIBRARY/TELEPHONE MAY 2024	345.38
07/24	07/04/2024	300000425	ACH NORTH SHORE BAN	NSCC-202405	LIBRARY/NSCC CREDIT JUNE 2024	70.00-
Total 300000425:						7,182.83
<b>300000431</b>						
07/24	07/09/2024	300000431	ACH RHYME BUSINESS	36761713	PD/COPIES & LEASE	586.45
Total 300000431:						586.45

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<b>300000435</b>						
07/24	07/01/2024	300000435	ACH DELTA DENTAL OF	811952	DENTAL - JULY 2024	359.84
Total 300000435:						359.84
<b>300000437</b>						
07/24	07/20/2024	300000437	ACH KWIK TRIP INC - FU	DPW 06-2024	DPW- JUNE 2024	1,682.84
07/24	07/20/2024	300000437	ACH KWIK TRIP INC - FU	PD 06-2024	POLICE- JUNE 2024	2,861.03
07/24	07/20/2024	300000437	ACH KWIK TRIP INC - FU	SEWER 06-20	SEWER- JUNE 2024	1,278.69
07/24	07/20/2024	300000437	ACH KWIK TRIP INC - FU	STORM 06-20	SEWER- JUNE 2024	292.87
07/24	07/20/2024	300000437	ACH KWIK TRIP INC - FU	WTR 06-2024	WATER- JUNE 2024	362.71
Total 300000437:						6,478.14
<b>300000445</b>						
07/24	07/24/2024	300000445	ACH WI EMPLOYEE TRU	AUGUST 2024	AUGUST HEALTH INSURANCE	67,608.58
Total 300000445:						67,608.58
<b>300000450</b>						
07/24	07/18/2024	300000450	ACH WI DEPT OF REVEN	63024	2ND QTR-2024 SALES TAX	623.50
Total 300000450:						623.50
<b>300000451</b>						
07/24	07/31/2024	300000451	ACH WE ENERGIES	5093294404	LIBRARY/GAS BILL 2024.06.06 - 07.08	4,457.71
Total 300000451:						4,457.71
<b>300000454</b>						
07/24	07/14/2024	300000454	ACH MENARDS-CAPITAL	41509203544	PAINTS SUPPLIES	29.59
07/24	07/14/2024	300000454	ACH MENARDS-CAPITAL	41657046641	SAMPLE TAP FOR QUINLAN TOWER	25.22
07/24	07/14/2024	300000454	ACH MENARDS-CAPITAL	59182222725	FRAMING FOR SIDEWALK	10.58
07/24	07/14/2024	300000454	ACH MENARDS-CAPITAL	75647205740	VILLAGE HALL CLEANING SUPPLIES	32.89
07/24	07/14/2024	300000454	ACH MENARDS-CAPITAL	75647206047	CONCRETE PATCH	20.99
07/24	07/14/2024	300000454	ACH MENARDS-CAPITAL	75682101126	CURB REPAIR VH	22.97
07/24	07/14/2024	300000454	ACH MENARDS-CAPITAL	76638022789	NAILS FOR SIDEWALK REPAIR	15.86
07/24	07/14/2024	300000454	ACH MENARDS-CAPITAL	76638202544	FURNANCE FILTER (MENARDS)	34.98
Total 300000454:						193.08
<b>300000458</b>						
07/24	07/02/2024	300000458	ACH WE ENERGIES	5058815543	419 CHESCHIRE LN - STREET LIGHT	5,256.03
Total 300000458:						5,256.03
<b>300000459</b>						
07/24	07/05/2024	300000459	ACH WE ENERGIES	5062308011	W240N3301 CTY RD J -STANDPIPE	17,182.07
Total 300000459:						17,182.07
<b>300000460</b>						
07/24	07/17/2024	300000460	ACH WE ENERGIES	5077971305	497 PARK AVE -SEWER-MAPLE LIFT	120.68
07/24	07/17/2024	300000460	ACH WE ENERGIES	5078194187	552 HICKORY/ MUNICIPAL STORAGE	32.56
07/24	07/17/2024	300000460	ACH WE ENERGIES	5078446736	1000 HICKORY/PUBLIC WORKS GAS SERVICE	52.37

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Description	Check Amount
Total 300000460:						205.61
<b>300000461</b>						
07/24	07/22/2024	300000461	ACH WE ENERGIES	5084646612	1205 W WISCONSIN AVE - LIFT #1 PUMP - ELEC	6,135.16
07/24	07/22/2024	300000461	ACH WE ENERGIES	5084647833	235 HICKORY -VILLAGE HALL - ELECTRIC	1,997.44
07/24	07/22/2024	300000461	ACH WE ENERGIES	5084649011	235 HICKORY ST -STREET LIGHT CLASS C & D ELEC	346.66
Total 300000461:						8,479.26
Grand Totals:						668,282.40

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
110-00-21337-000-100	2,092.16	.00	2,092.16
110-00-21337-000-200	65,876.26	.00	65,876.26
110-00-21337-000-400	698.75	.00	698.75
110-00-21400-000-000	310.00	399,224.69-	398,914.69-
110-00-21761-000-000	73.84	.00	73.84
110-00-23512-000-000	155.88	.00	155.88
110-00-44900-000-000	162.70	.00	162.70
110-00-45100-000-000	4,374.68	.00	4,374.68
110-00-46100-000-000	5.06	.00	5.06
110-00-51120-000-000	220.72	.00	220.72
110-00-51120-000-100	1,550.00	.00	1,550.00
110-00-51200-000-140	31.00	.00	31.00
110-00-51400-000-140	131.17	.00	131.17
110-00-51420-000-140	1,501.99	.00	1,501.99
110-00-51440-000-000	723.39	.00	723.39
110-00-51450-000-000	.00	155.00-	155.00-
110-00-51460-000-000	182.52	.00	182.52
110-00-51470-000-000	494.58	.00	494.58
110-00-51510-000-000	507.20	.00	507.20
110-00-51520-000-000	3,625.00	.00	3,625.00
110-00-51600-000-310	2,339.28	.00	2,339.28
110-00-51980-000-000	1,824.44	155.00-	1,669.44
110-00-52100-000-310	5,652.50	.00	5,652.50
110-00-52100-000-320	629.44	.00	629.44
110-00-52100-000-330	771.43	.00	771.43
110-00-52100-000-340	225.94	.00	225.94
110-00-52100-000-350	158.76	.00	158.76
110-00-52100-000-361	28.78	.00	28.78
110-00-52100-000-380	9,025.25	.00	9,025.25
110-00-52200-000-000	184,969.92	.00	184,969.92
110-00-53310-000-310	373.76	.00	373.76
110-00-53310-000-311	1,144.98	.00	1,144.98
110-00-53330-000-310	1,765.45	.00	1,765.45
110-00-53420-000-310	6,545.95	.00	6,545.95
110-00-53635-000-000	103.00	.00	103.00
110-00-55200-000-000	16,166.83	.00	16,166.83
110-00-55300-000-000	20,147.08	.00	20,147.08
110-00-57327-000-000	53,745.00	.00	53,745.00



GL Account	Debit	Credit	Proof
110-00-59900-000-000	11,200.00	.00	11,200.00
200-00-21400-000-000	.00	76,246.14-	76,246.14-
200-00-53300-000-100	295.32	.00	295.32
200-00-57324-003-000	75,950.82	.00	75,950.82
300-00-21400-000-000	.00	395.83-	395.83-
300-00-58300-000-000	395.83	.00	395.83
600-00-21400-000-000	.00	65,526.76-	65,526.76-
600-00-50427-000-000	158.34	.00	158.34
600-00-50605-002-000	2,169.72	.00	2,169.72
600-00-50605-006-000	58.14	.00	58.14
600-00-50622-000-000	14,963.74	.00	14,963.74
600-00-50630-003-000	795.92	.00	795.92
600-00-50631-001-000	702.25	.00	702.25
600-00-50631-002-000	1,795.72	.00	1,795.72
600-00-50631-003-000	3,353.58	.00	3,353.58
600-00-50631-005-000	1,155.68	.00	1,155.68
600-00-50650-002-000	106.80	.00	106.80
600-00-50650-005-000	25.22	.00	25.22
600-00-50651-003-000	629.24	.00	629.24
600-00-50652-002-000	26.44	.00	26.44
600-00-50653-002-000	157.50	.00	157.50
600-00-50653-005-000	640.00	.00	640.00
600-00-50655-002-000	162.88	.00	162.88
600-00-50700-001-000	362.71	.00	362.71
600-00-50700-003-000	160.87	.00	160.87
600-00-50903-004-000	2,505.70	.00	2,505.70
600-00-50904-001-000	342.58	.00	342.58
600-00-50921-004-000	642.82	.00	642.82
600-00-50923-001-000	507.20	.00	507.20
600-00-50923-002-000	27,990.00	.00	27,990.00
600-00-50923-003-000	1,603.25	.00	1,603.25
600-00-50923-005-000	339.92	.00	339.92
600-00-50923-007-000	498.04	.00	498.04
600-00-50931-001-000	3,672.50	.00	3,672.50
650-00-21400-000-000	.00	2,545.88-	2,545.88-
650-00-53100-000-140	1,777.53	.00	1,777.53
650-00-53310-000-310	292.87	.00	292.87
650-00-53330-100-310	226.80	.00	226.80
650-00-53440-000-310	145.68	.00	145.68
650-00-53650-000-000	103.00	.00	103.00
675-00-10367-000-000	18,987.70	.00	18,987.70
675-00-21400-000-000	.00	21,030.83-	21,030.83-
675-00-53100-000-140	1,777.53	.00	1,777.53
675-00-53310-100-310	265.60	.00	265.60
700-00-10367-000-000	23,734.63	.00	23,734.63
700-00-21400-000-000	.00	40,437.12-	40,437.12-
700-00-50429-001-000	395.83	.00	395.83
700-00-50821-000-000	539.46	.00	539.46
700-00-50822-002-000	5,663.05	.00	5,663.05
700-00-50822-003-000	53.33	.00	53.33
700-00-50822-010-000	4,984.35	.00	4,984.35
700-00-50835-002-000	1,278.69	.00	1,278.69
700-00-50836-000-000	342.57	.00	342.57
700-00-50851-004-000	2,437.22	.00	2,437.22
700-00-50852-003-000	339.92	.00	339.92
700-00-50852-004-000	507.20	.00	507.20
700-00-50856-000-000	160.87	.00	160.87

GL Account	Debit	Credit	Proof
900-00-21400-000-000	82.99	35,934.08-	35,851.09-
900-00-48500-000-100	27.72	.00	27.72
900-00-55110-000-140	3,246.67	.00	3,246.67
900-00-55110-000-141	5,113.71	.00	5,113.71
900-00-55110-000-142	494.04	.00	494.04
900-00-55110-000-143	904.00	.00	904.00
900-00-55110-000-144	1,467.96	.00	1,467.96
900-00-55110-000-150	.00	70.00-	70.00-
900-00-55110-000-310	13,958.36	.00	13,958.36
900-00-55110-000-311	5,028.04	.00	5,028.04
900-00-55110-000-312	866.92	.00	866.92
900-00-55110-000-313	441.36	12.99-	428.37
900-00-55110-000-450	3,772.85	.00	3,772.85
900-00-55110-000-500	612.45	.00	612.45
950-00-21400-000-000	.00	364.55-	364.55-
950-00-52000-000-000	119.20	.00	119.20
950-00-52100-000-300	245.35	.00	245.35
960-00-21400-000-000	.00	26,969.51-	26,969.51-
960-00-40622-002-000	255.78	.00	255.78
960-00-40622-003-000	172.24	.00	172.24
960-00-51960-000-000	119.20	.00	119.20
960-00-55200-000-150	24,193.60	.00	24,193.60
960-00-55200-000-155	1,654.45	.00	1,654.45
960-00-55200-000-156	498.55	.00	498.55
960-00-55200-000-165	75.69	.00	75.69
Grand Totals:	<u>669,068.38</u>	<u>669,068.38-</u>	<u>.00</u>

Report Criteria:

Report type: Invoice detail  
 Check.Type = {<->} "Adjustment"