



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2934
Fax: 262-242-9655

www.ci.mequon.wi.us

Public Works/Engineering
Taped and Televised

SEWER UTILITY DISTRICT COMMISSION
Thursday, October 28, 2021
6:30 PM OR IMMEDIATELY FOLLOWING THE
MEQUON MUNICIPAL WATER UTILITY COMMISSION MEETING
Christine Nuernberg Hall

Agenda

- 1) Call to Order, Roll Call
- 2) Approval of Meeting Minutes
Action requested: review and approve
 - a. October 12, 2021 Minutes
- 3) Resolutions
Action requested: review and recommend approval
 - a. **RESOLUTION 3894** A Resolution Adopting the Fiscal Year 2022 Sanitary Sewer Budget and Establishing the 2022 Sanitary Sewer User Fee Schedule
 - b. **RESOLUTION 3892** A Resolution Rejecting All Bids for the Rehabilitation of Various Sanitary Manholes, Sewer Mains and Building Sewer Laterals in the Riverdale Park and Riverland Drive Lift Station Areas
 - c. **RESOLUTION 3895** A Resolution Authorizing the Negotiation of Easement and/or Land Acquisition Agreement(s) within the River Bend and/or Ranch Court Subdivisions, in Connection with Securing Access for the Replacement of Lift Station E
- 4) Adjourn

Dated: October 28, 2021

/s/ John Wirth, Mayor

Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take formal action thereto at this meeting.

Persons with disabilities requiring accommodations for attendance at this meeting should contact the City Clerk's Office at 262-236-2914, twenty-four (24) hours in advance of the meeting.

Any questions regarding this agenda may be directed to the City Administrator's Office at 262-236-2941, Monday through Friday, 8:00 AM – 4:30 PM



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2934
Fax: 262-242-9655

www.ci.mequon.wi.us

Public Works/Engineering
Taped and Televised

SEWER UTILITY DISTRICT COMMISSION

Tuesday, October 12, 2021

7:30 PM

Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Commissioner Wirth called the meeting to order at 7:36 PM.

Present:

Commissioner John Wirth
Commissioner Robert Strzelczyk
Commissioner Glenn Bushee
Commissioner Dale Mayr
Commissioner Jeffrey Hansher
Commissioner Mark Gierl
Commissioner Brian Parrish
Commissioner Kathleen Schneider
Commissioner Andrew Nerbun

Also present were City Administrator Jones, City Attorney Sajdak, City Clerk Fochs, Director of Public Works/City Engineer Lundeen, Deputy Director of Utilities Driscoll, and Administrative Assistant Deuster.

2) Approval of Meeting Minutes

a. August 10, 2021 Minutes

RESULT: **Approved [Unanimous]**

MOVED BY: Commissioner Strzelczyk

SECONDED BY: Commissioner Bushee

AYES:	Wirth, Strzelczyk, Bushee, Mayr, Hansher, Gierl, Parrish, Schneider, Nerbun
--------------	---

3) Resolutions

Action requested: review and recommend approval

- a. **RESOLUTION 3888** A Resolution Awarding a Contract to LW Allen of Madison, Wisconsin for the Replacement of Four Sanitary Sewer Lift Station Pumps in the Amount of \$143,300

Commissioner Strzelczyk inquired regarding the qualifications of the company with the lowest cost.

Commissioner Wirth questioned the reputation of the firm.

Director of Public Works/City Engineer Lundeen stated they have all completed work for the City successfully in the past.

RESULT: **Approved [Unanimous]**

MOVED BY: Commissioner Schneider

SECONDED BY: Commissioner Strzelczyk

AYES: Wirth, Strzelczyk, Bushee, Mayr, Hansher, Gierl, Parrish, Schneider, Nerbun

- b. **RESOLUTION 3887** A Resolution Approving a Temporary Construction Easement for the Wisconsin Department of Transportation I-43 Expansion Project

Commissioner Schneider clarified with the Temporary Easement Period, the City has access to our sewer that is in the area, is there a risk to damage to those structures during that time.

Director of Public Works/City Engineer Lundeen stated yes but there is always risk in any portion of the project they are working on.

RESULT: **Approved [Unanimous]**

MOVED BY: Commissioner Mayr

SECONDED BY: Commissioner Strzelczyk

AYES: Wirth, Strzelczyk, Bushee, Mayr, Hansher, Gierl, Parrish, Schneider, Nerbun

4) Motion to Adjourn at 7:39 PM.

RESULT: **Approved by Voice Acclamation [Unanimous]**

MOVED BY: Commissioner Strzelczyk

SECONDED BY: Commissioner Nerbun

AYES: Wirth, Strzelczyk, Bushee, Mayr, Hansher, Gierl, Parrish, Schneider, Nerbun

Respectfully Submitted,

Casey Deuster
Administrative Assistant



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2913
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Sewer Utility District Commission

TO: Sewer Utility District Commission
FROM: Kevin Driscoll, Deputy Director of Utilities
DATE: October 19, 2021
SUBJECT: RESOLUTION 3894 A Resolution Adopting the Fiscal Year 2022 Sanitary Sewer Budget and Establishing the 2022 Sanitary Sewer User Fee Schedule

Background

The City's sanitary sewer budget, the basis for establishing sanitary sewer user charges, is administered separately from the City's general operating and capital budgets. This is based on the City's original determination to treat sanitary sewer operations as an enterprise operation. The following materials include a proposed 2022 budget for review and recommendation by the Sewer Utility District Commission (SUDC).

Attached to this staff report are three exhibits - A, B & C:

- Exhibit A details the capital funds as proposed for the sewer utility.
- Exhibit B provides the calculation for the establishment of the user rate.
- Exhibit C provides the budgeting and financial data based on the chart of accounts for the Sewer Utility.

Analysis

The sanitary sewer budget is comprised of two parts: property taxes and user charges. The property tax portion of the budget pays for MMSD annual capital charges. This portion of the budget establishes the mil rate of \$1.68 per \$1,000 assessed value. The tax levy will also generate \$1,350,000 in capital funding. The user charge portion of the budget funds annual operation and maintenance expenses and several ongoing capital needs.

FY2021 Accomplishments:

The City's sewer utility manages, maintains and operates all of the City's sanitary sewer mains, 23 lift stations, manholes and siphons. In 2021, the Sewer Utility accomplished a number of objectives including:

- Continued efforts toward compliance with the Compliance Maintenance Annual Report (CMAR) and Capacity, Management, Operation and Maintenance (CMOM) programs to reduce the number and magnitude of releases from the sanitary sewers to the environment, while protecting sewage collection and treatment facilities from high flows.
- Continued commercial sewer meter replacements and improvements.
- Of nearly 3,800 structures, inspected 649 manholes and rehabilitated 41 with grouting; applied external seals as part of a preventive maintenance program and Inflow/Infiltration (I/I) reduction on manholes in conjunction with the roadway maintenance program.

- Of approximately 183 miles of sewer pipeline, continued the Sewer Utility's 5-year maintenance cycle (water jet cleaned 134,000 feet, televised 20,700 feet of mainline sewer to date due to CCTV equipment issue).
- Completed condition assessments of sewer lift stations (G, F, E).
- Continued to collect and update City infrastructure data and incorporate into GIS.
- Installed 4,680 feet of 36-inch diameter sanitary cured-in-place pipe lining in Cedarburg Road from River Barn Park to County Line Road.
- Prepared a contract to repair sewer laterals in Cedarburg Road from County Line Road to Mequon Road.
- Finalized design of flow equalization in Cedarburg Road at Donges Bay Road and Sherwood Drive, and established a funding agreement for the WisDOT STH 57 paving contract, anticipated for 2022 (based on 2011 Sanitary Sewer System Evaluation).
- Completed condition evaluations for 4,200 feet of sanitary collection system for planning and programming any necessary rehabilitation, and contracted rehabilitation of 4,200 feet of cured-in-place pipe rehabilitation in Country Club Drive, Cedarburg Road and in the easement west of Port Washington Road south of Glen Oaks Lane.
- Contracted for pump replacements at 4 locations: River Road Lift Station C, Grace Avenue Lift Station D, Riverland Drive Lift Station H and Juniper Lane Lift Station L.
- Installed a new standby generator at the Parkview Drive Lift Station B.
- Replaced Ranch Road Lift Station "E" pump #1 and repaired Lift Station pump #3.
- Completed a Site Evaluation to replace Ranch Lift Station E to address the SSOs in the East Trunk Area.
- Monitored meters and reviewed monthly metering reports for the East Trunk Relief Sewer operations and PPI/I Priority areas (LS E, F, H) following wet weather events.
- Secured an \$888,000 Funding Agreement with MMSD and prepared a contract for Sewer Lateral Work to grout 192 laterals that includes 9,500 linear feet. Finished 170 Clear Water Compliance Inspections for 250 volunteer participants in the Riverdale Park Lift Station F and Riverland Drive Lift Station H areas.
- Secured a \$600,000 Funding Agreement with MMSD to begin the investigation phase of Sewer Lateral Work in the Lift Station E area generally bounded by Port Washington Road, Mequon Road, Riverland Road and the Milwaukee River to examine, clean roots and to complete Clear Water Compliance Inspections.
- Installed flow meters at 3 locations: Station O, Station R, Station Q.
- Replaced County Line Road Lift Station Q force main (1,400 feet previously made of cast iron).
- Prepared a Planning Study for West Trunk System improvements to the Huntington Park sanitary collection system and to the Tamerlane Drive Lift Station O and Concord Drive Lift Station R cast iron force main replacement with road work.

FY2022 Projects and Objectives:

The following detail are projects and elements that will influence the 2022 budget:

- Secure any easements and/or land acquisition for the Ranch Lift Station E replacement as part of the Site Selection process, and begin Preliminary Design.
- Continue efforts toward compliance with the CMAR, CMOM and MMSD Chapter 13

programs.

- Perform required upgrades, modifications and/or improvements and maintenance on the public sanitary sewer system to provide a consistent level of service in all but the most extreme and unfavorable conditions.
- Perform preventive maintenance on manholes and sewer pipes on regular intervals.
- Ensure that appropriate condition assessments are conducted on sewer assets.
- Confirm the existence of any sanitary system components that do not function according to established reliability standards.
- Continue collection system staff training on operations and potential hazards, and provide proper equipment and safety gear.
- Continue to collect and update City's infrastructure data, easement records and incorporate into GIS.
- Construct flow equalization in Cedarburg Road at Donges Bay Road and Sherwood Drive.
- Begin Decommissioning Studies for 2 lift stations and replace with gravity sewer extensions to reduce life cycle operation costs for Port Washington Road Lift Station P and Huntington Park Lift Station O.
- Verify the West Trunk municipal intercepting sewer flow allocation and verify capacity.
- Contract for the assessment of Heritage Siphon, the River Road Lift Station D iron pipe crossing under the Milwaukee River, and Lac du Cours cast iron laterals.
- Add onsite generators to lift stations that currently do not have any and replace older obsolete generators (Finalize easements, address any zoning requirements and award contracts for generator installations at lift stations H, Q & K).
- Install flow meters on lift stations to monitor sewersheds.
- Install gravity flow meters on the Central Trunk system to monitor infill development.
- Evaluate SCADA upgrades.
- Release an RFP for a planning study of Central Trunk sewers that can allow for future development and infill, including flow equalization at Mequon Road (STH 167 & STH 57 intersection).
- Complete lateral repairs in Cedarburg Road prior to STH 57 resurfacing in 2022.
- Complete Sewer Lateral Work, Manhole and Mainline Rehabilitation in the Riverdale Park Lift Station F and Riverland Drive Lift Station H areas.
- Complete the investigation phase of Sewer Lateral Work in the Lift Station E area generally bounded by Port Washington Road, Mequon Road, Riverland Road and the Milwaukee River.

Fiscal Impact

The proposed FY2022 Sewer Utility budget is attached to this memo. The mil rate was lowered due to re-valuation of property assessments to keep tax bills level. The opportunity to keep the mil rate level provides additional capital funding and would reduce future borrowing to address projects such as Replacing Lift Station E along Ranch Road that reduce WDNR overflow violations. Please see the historic charges chart in Table 1.

Table 1 - Historic Charges Chart

	2017	2018	2019	2020	2021	2022
Residential User Charge (Quarterly):	\$70.00	\$71.00	\$72.00	\$73.00	\$73.00	\$74.00
Non-Residential User Charge Rate:	\$5.534/ 1,000gal	\$5.887/ 1,000gal	\$6.343/ 1,000gal	\$6.765/ 1,000gal	\$6.765/ 1,000gal	\$6.844/ 1,000gal
Sewer District Tax Rate:	\$1.89/ \$1,000	\$1.89/ \$1,000	\$1.90/ \$1,000	\$1.81/ \$1,000	\$1.81/ \$1,000	\$1.68/ \$1,000

- **Residential User Charge (per Quarter):** Fixed charge based upon capacity of service and maintenance of the sewer system for a residential equivalent unit.
- **Non-Residential User Charge Rate:** Variable charge based on volume to address increased operations and maintenance charges due to volume of flow.
- **Sewer District Tax Rate:** Fixed charge based upon the cost of annual capital charges from the Milwaukee Metropolitan Sewerage District (MMSD).

Table 2 - Cash Flow Analysis*

Cash Flow Analysis	2020 Actual	2021 Budgeted	2021 Projected	2022 Proposed
Cash/Cash Equivalents Balance (January 1st)	\$8,135,447	\$7,902,120	\$7,902,120	\$7,928,210
Net Income	2,027,028	964,064	921,777	885,110
Plus: Depreciation	596,919	615,000	615,000	615,000
Less: Debt Payments	(850,000)	(900,000)	(900,000)	(935,000)
Less: Capital Projects	(623,625)	(593,500)	(566,000)	(318,024)
Net Change in Cash/Cash Equivalents	(233,327)	(1,229,189)	26,090	(1,718,953)
Cash/Cash Equivalents Balance (December 31st)	\$7,902,120	\$6,672,931	\$7,928,210	\$6,209,257
Restricted Unspent Bond Proceeds	-	-	-	-
Reserved for Capital Projects	4,913,643	3,973,241	4,895,343	3,239,343
Unassigned	2,988,477	2,699,690	3,032,867	2,970,525

* Additional budget detail of Capital Improvements Projects are found in Exhibit A. This includes estimated construction cost in the amount of \$5,000,000 to replace lift station E, based on the 2020 Condition Assessment. An easement and/or acquisition of land is anticipated prior to beginning design, estimated at 10% of construction cost. The first step is Site Selection for the new lift station location, because the existing lift station is in the floodplain and has site constraints where 4 feet of fill would encroach on adjacent parcels in addition to logistical operational challenges during construction activities (and potential wet weather responses). In

addition, the current budget is not enough for self-funding and borrowing is anticipated.

Mil Rate Evaluation

In consideration of the mil rate, the Sewer Utility District Commission may review and discuss the appropriate rate given increased costs and anticipated capital needs. The mil rate for the sewer levy has varied over time, with increases and decreases. These adjustments may be considered modest or significant, and sewer users' tax bills have gone up and down proportionately. Staff recommends striving towards a mil rate that can sustain modest increases in costs from MMSD and other expenditures to address system needs, with a goal to self-fund projects to avoid the cost of borrowing, and to provide adequate funding in years where costs vary. Note that historically Mil Rates for the Sanitary Tax have ranged from 1.76 to 1.90 over the last decade, with the goal to keep rates relatively stable for adequate funding.

- In the past 10 years, the mil rate for the sewer tax levy has decreased overall by 3%.
- Within that timeframe, the change in mil rate year over year has decreased as much as \$0.12 and increased as much as \$0.09. However, the mil rate in 2011 was \$1.86 and in 2021 was \$1.81, which has less variation over the 10 years.
- As recently as 2019, the mil rate was \$1.90. When the Utility opted out of the Green Infrastructure Program, the mil rate decreased by \$0.08.
- In addition, MMSD capital and operational costs have increased over time and those costs are passed on to the Sewer Utility District and absorbed.
- An incremental \$0.012 (or 1.2 cent) increase to the mil rate yields \$50,000 of capital funding.
- For an average residential property valued at \$400,000, a \$0.01167 (or 1.17 cent) increase in the mil rate yields a \$4.67 increase in the respective tax bill.
- At the time of presenting the FY2022 budget, staff projects a \$4.9M deficit if the Ranch Road/Lift Station E is replaced in 2023.

Listed below are several options that the Commission may wish to consider for adjusting the proposed mil rate for FY2022 (\$1.68) to account for additional capital expenses that are anticipated in the coming years. As outlined in the table, variations on the 2022 rate of \$1.68 include increases equivalent to \$0.01, \$0.03, \$0.07 and \$0.13, respectively.

2022 Mil Rate	Adjustment	Revised Mil Rate	Annual Revenue
1.68	0.01	1.69	\$42,845
1.68	0.03	1.71	\$128,535
1.68	0.07	1.75	\$299,914
1.68	0.13	1.81	\$556,984

Recommendation

Staff recommends that the Sanitary Utility District Commission favorably endorse, and the Common Council approve the resolution adopting the Fiscal Year 2022 Sanitary Sewer Budget and establishing the 2022 Sanitary Sewer User Fee Schedule.

Attachments:

Exhibit A - 2022 Capital Fund Details (PDF)
Exhibit B - 2022 User Rate Data (PDF)
Exhibit C - 2022 Sewer Operating Budget (PDF)

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION 3894

A Resolution Adopting the Fiscal Year 2022 Sanitary Sewer Budget and Establishing the 2022
Sanitary Sewer User Fee Schedule

A. The City's sanitary sewer operations are administered within an enterprise/utility type accounting system, separate from the City's general operating and capital budgets.

B. The establishment of an equitable schedule of sewer user charge rates for January 1 through December 31, 2022, requires that an operating budget for the sanitary sewer operations be adopted.

C. The Sewer Utility District Commission at their meeting on October 28, 2021, has reviewed a schedule of sewer user fee rates for 2022 necessary to support the sewer budget and has recommended approval of such.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Mequon that:

1. The 2022 Sanitary Sewer Budget attached hereto is adopted.
2. The following schedule of sewer user charge rates is established for the year 2022:

Residential (non-metered):	\$74.00 per quarter per unit / \$296 per year
Residential and Commercial Metered:	\$6.844 / 1,000 gallons

Approved by: John Wirth, Mayor

Date Approved: October 28, 2021

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on October 28, 2021.

Caroline Fochs, City Clerk

2022 SEWER CAPITAL PROJECT FUND

The Sewer Utility applies user fees to provide capital self-funding. The types of projects included in the Sewer Capital Project Fund are based upon an expected life-cycle of greater than 10 years, where a depreciable asset value is established.

The utility has been successful in self-funding a number of projects. These projects are improvements to extend the service life of the system, add capacity and provide efficiency in addition to keeping the collection system functional and avoiding non-compliance. In the last decade, past projects funded from reserves include lift station pump and force main replacements, all three phases of the Cedarburg Road Mequon-Thiensville Interceptor Rehabilitation, and various subdivision gravity sewer pipe rehabilitation projects, including grouting and cured-in-place pipe lining installations. By providing capital funding for these projects, user rates have remained stable.

Table 1 – History of Self-Funded Capital Budgets

	2016	2017	2018	2019	2020	2021
Self-Funding Capital	\$500,000	\$1,000,000	\$1,040,000	\$720,000	\$1,420,000	\$1,350,000

In 2019, accounts were established for consolidation into five universal sinking fund accounts. This accounting format replaced individual accounts of specific projects for various reasons. The new categorical accounts allow the Sewer Utility to meet long-term needs rather than being project specific. In addition, the funds formed by periodically setting aside money for the replacement of assets give the Sewer Utility the long-term financial ability to perform required capital projects. These sinking funds earmark or reserve funds for specific purposes and categories, rather than only for specific projects. The overall funding levels remain unchanged, only the allocation of funds was modified.

Table 2 – Self-Funded Capital Funds

Account Name	2022	2023	2024	2025	2026
1. Gravity Sanitary Sewer Fund	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
2. Sanitary Lift Station Fund	\$630,000	\$650,000	\$650,000	\$550,000	\$550,000
3. Sanitary Force Main Fund	\$150,000	\$150,000	\$150,000	\$250,000	\$200,000
4. Asset Management Fund	\$20,000	\$15,000	\$15,000	\$15,000	\$25,000
5. Equipment Replacement	\$50,000	\$35,000	\$35,000	\$35,000	\$75,000
TOTALS	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000

These self-funded capital accounts are established as sinking funds to provide for level budgeting and long-term funding. The Sewer Utility has also identified specific projects for this funding. For some projects, the respective account requires funding over a multi-year budget cycle in order to achieve adequate financing. For example, the replacement of the City's largest lift station, Ranch Road or LS E, is estimated at \$4.8~\$6.2M and that could require five years of annual allocations unless borrowed money was used*. The scale or proportion of funding established for each account category is intended to address the priorities of the Sewer Utility. The sinking funds are required for various types of projects. The funds are to address any regulatory requirements and projects identified as a part of a study for system improvements.

** In the 2021 Sewer Utility Budget, remaining bond proceeds from the East Trunk Relief Sewer Project in the amount of \$3,404,000 were reallocated to replace the Ranch Road Lift Station E.*

2022 SEWER CAPITAL PROJECT FUND

1. Gravity Sanitary Sewer Fund

The Gravity Sewer Fund is required for relay and replacement of over 165 miles of sewer main and over 3,800 manhole structures that will require renewal over anticipated life cycles. Methods of sewer installation include open-cut trenching and trenchless technologies such as guided boring, micro-tunneling, and cured-in-place pipe (CIPP) installation. Capital grouting of sewer mains is another method implored to reduce infiltration into the collection system. Methods for manhole rehabilitation are cementitious or epoxy lining or grouting; otherwise sectional or complete replacement is required. CMOM (Capacity Management, Operations and Maintenance annual report required by the Milwaukee Metropolitan Sewerage District) and CMAR (Compliance Maintenance Annual Report required by the Wisconsin Department of Natural Resources) regulatory requirements for system upgrades are planned, such as reducing inflow and infiltration during wet weather to reduce sanitary sewer overflows and bypass events in locations near the river. As part of the East Trunk System north of Mequon Road, hydraulic modeling is planned for a new relief sewer from the Lift Station E at Ranch Road that extends along Oriole Lane north to Glen Oaks Lane. In addition, a 20-year planning study for the West Trunk was completed in 2021, and improvements to the capacity for the Huntington Park subdivision were identified.

Prioritized projects include:

- Sanitary Flow Equalization in Cedarburg Road, STH 57 (\$175,000)
- Sanitary Flow Equalization in Mequon Road, STH 167 (\$250,000)
- Sanitary Exams in STH 167/Mequon Rd from Parkview Dr to Port Washington Rd (\$125,000)
- Sanitary Sewer Main Rehabilitation for PPI/I Priority Area “H” (\$250,000)
- Sanitary Sewer Main Rehabilitation for PPI/I Priority Area “F” (\$500,000)
- Sanitary Sewer Main Rehabilitation for PPI/I Priority Area “E” (\$750,000)
- Sanitary Sewer Main Rehabilitation for Lift Station Areas A, B and D (\$850,000)
- East Trunk Sewer north of Mequon Road Hydraulic Modeling Updates (\$200,000)
- Oriole Lane Relief Sewer Design (\$150,000)
- Oriole Lane Relief Sewer Extension from Ranch Rd to Glen Oaks Ln Construction (\$2,000,000)
- Sanitary Building Sewer Laterals Lac du Cours Cast Iron Public Lateral Cleaning (\$75,000)
- Design Granville Road Sewer Extension to Huntington Drive (\$200,000)
- Sanitary Extension from Granville Rd across Little Menomonee to Huntington Dr (\$1,250,000)

2022 SEWER CAPITAL PROJECT FUND

2. Sanitary Lift Station Fund

The Sanitary Lift Station Fund is required for various types of projects for the 23 stations including the expansion or replacement of existing lift stations and their appurtenances, as well as the construction of new stations. The funds are also utilized for projects identified as part of condition assessment studies, such as replacing pumps and transfer switches for safety. In addition, CMOM and CMAR regulatory requirements are addressed to minimize sanitary sewer overflows and optimize the system by upsizing pumps, increasing wet well capacity, and upgrading SCADA (system for controls and data acquisition) based on magnetic flow meters. In the event the replacement of a lift station requires funding that exceeds the sinking fund balance, such as for replacement of the Ranch Road Lift Station E, borrowed funds will be necessary to plan, design, and construct improvements or fully replace a station to limit additional sanitary sewer overflows. This infrastructure funding also allows for improvements to Fieldwood Drive LS G that is part of the East Trunk System north of Mequon Road.

Prioritized projects include:

- Site Selection and Appraisal for Easement and/or Land Acquisition for Replacing the Ranch Road Lift Station E* (\$300,000)
- Design Replacement for Ranch Road Lift Station E* (\$500,000)
- Construct Replacement of Ranch Road Lift Station E* (\$5,000,000)
- Design Study Report for Fieldwood Drive Lift Station G Capacity Improvements (\$100,000)
- Fieldwood Drive Lift Station G Improvements (\$750,000)
- Replace Pumps, Valves, Motors at Lift Stations F,O,R,S,K (\$50,000/each)
- Install Magnetic Flow Meters at Lift Stations B,C,D,O,R (\$15,000/each)
- Install Emergency Generators at Lift Stations K,H,Q,J,M (\$50,000/each)
- Install Lift Station Transfer Switches at Lift Stations K,H,Q,J,M (\$10,000/each)
- Replace Control Panels (\$10,000/each)
- Replace Cathodic Protection (\$10,000/each)
- Lift Station Pumping Energy Study (\$10,000)
- Replace and Upgrade Transducers (\$5,000/each)
- Decommissioning Studies – Lift Stations O, P, E** (\$25,000)

** In the 2021 Sewer Utility Budget, bond proceeds from the East Trunk Relief Sewer Project in the amount of \$3,404,000 were reallocated for the Ranch Road or Lift Station E replacement. The LS E Condition Assessment completed in 2020 estimated replacement costs ranging from \$4.8M to \$6.2M.*

***The decommissioning study will evaluate replacing (or augmenting) lift station operations with gravity sewer extensions, where feasible.*

2022 SEWER CAPITAL PROJECT FUND

3. Sanitary Force Main Fund

The Sanitary Force Main Fund is required for the design, replacement, new construction, retrofits, and large-scale cleaning of over 20 miles of sanitary force main. Prioritized projects outlined below were identified as part of systematic replacement of cast iron force mains, the 2018 force main maintenance study, and 2021 Condition Assessments for Fieldwood Drive LS G and Riverdale Park LS F that are part of the East Trunk System north of Mequon Road. CMOM and CMAR require collection system upgrades and maintenance to maintain and keep the sewer system in compliance with WDNR requirements.

Prioritized projects include:

- Fieldwood Drive Lift Station G Force Main Design Improvements (\$200,000)
- Fieldwood Drive Lift Station G Force Main Construction (\$1,100,000)
- Install Force Main Access Ports from Ranch Road Lift Station E for Maintenance (\$25,000)
- Perform Large Diameter Force Main Cleaning from Lift Stations A&E (\$250,000)
- Clean Small Dia. Force Mains under the Milw. River Lift Stations N,V,T (\$75,000)
- Replace Cast Iron Force Main in Huntington Park Lift Station R (\$180,000)
- Huntington Park Lift Station O Force Main Capacity Improvements (\$250,000)

4. Asset Management Fund

The Asset Management Fund is a sinking fund utilized to upgrade, install and expand the SCADA (System Control And Data Acquisition) equipment at the utility, and improve/add supply equipment and facilities. Proposed projects include replacing commercial remote access meters, valves, SCADA upgrades, maintaining a computer server for sewer exam records, GIS (geographic information system) upgrades for CMAR and CMOM reporting, evaluation of system life costs and projections, a 20-year planning study of all three major sewersheds, and others. Additional upgrades include installation of new sewer meters.

Prioritized projects include:

- SCADA Study for Sewer Utility (\$25,000)
- Commercial Sewer Meter Replacements (\$10,000)
- Upgrades to Asset Management Geographic Information Systems (\$25,000)
- 20-Year Sewer Planning Study with Hydraulic Analysis (\$150,000)
- Flow Meter Installations and Monitoring in Collection System (\$100,000)
- CCTV Camera Software and Hardware Upgrades (\$25,000)

2022 SEWER CAPITAL PROJECT FUND

5. Equipment Replacement Fund

The Equipment Replacement Fund is a sinking fund for the replacement of sewer equipment. It has been utilized previously for the purchase of the City's sewer vacuum truck and camera truck that is shared with Shorewood and Brown Deer. The camera incurs nearly constant operation that requires routine maintenance. Typically this piece of equipment, last acquired in 2015, is planned for replacement on a 10-year cycle. Other routine equipment replacement includes portable back-up generators for lift stations, portable pumps for bypass operations, and sewer main cleaning equipment such as hoses and jet nozzles. Previous years purchases have included acquisitions to replace pick-up trucks for the sewer maintenance crew, and that sinking fund will continue. Other anticipated purchases include replacement of the hose reel camera or acquisition of a new lateral evaluation televising system (LETS) camera for lateral inspections. This equipment is required to meet CMOM and CMAR required routine cleaning, inspection and condition assessments to maintain system compliance with WDNR requirements.

Prioritized projects include:

- Portable Back-up Generators Replacement (\$15,000)
- Portable Back-up Pumps Replacement (\$10,000)
- Lateral Inspection Camera Acquisition (\$35,000)
- Manhole Inspection Camera Acquisition (\$25,000)
- Maintenance Crew Pick-up Trucks Replacement (\$40,000)
- CCTV Camera Replacement (\$100,000)
- Camera Truck Replacement (\$200,000)

6. Private Property Infiltration and Inflow Reimbursable Fund

The PPI/I Fund is for sewer lateral work. This work can be done in stand-alone contracts or in combination with work on the public sewer main contracts. The sewer lateral work has historically been performed in the right-of-way and on private property, where per Code, the City is responsible for the lateral within the right-of-way. The budget available as of February 2021 was \$2,168,872, and an additional annual allocation of approximately \$220,000 is anticipated for the 2021-2030 funding cycle.

Prioritized projects include:

- Sanitary Lateral Rehab Contract (PPI/I Targeted Areas) LS F&H (\$888,000)
 - Cleaning and Exam Contract completed in 2020-2021
 - Sonde Contract, Clean-out Installation Contract, Grouting Contract
- Sanitary Lateral Exam Contract (PPI/I Targeted Areas) LS E (\$600,000)
 - Cleaning and Exam Contract in 2022
- Sanitary Lateral Rehab Contract (PPI/I Targeted Areas) LS E (\$700,000)
 - Sonde Contract anticipated for late 2022 or early 2023
 - Clean-out Installation Contract, Grouting Contract

The implementation of sewer lateral rehabilitation in Riverdale Park LS F and Riverland Drive LS H is being rebid due to rejection of \$1.5M bid over the \$888,000 funding agreement.

2022 SEWER CAPITAL PROJECT FUND

The 5-year project plan is shown in Table 3. The accumulation of capital funds allows for level funding and minimizes fluctuations in user rates. Some capital projects require large-scale funding and/or several years' worth of funding prior to utilization of the funds.

Table 3 – 5 Year Project Plan

	2022	2023	2024	2025	2026
Mequon Rd Flow Equalization @ STH 57			\$25,000	\$125,000	\$125,000
STH167 Exams CTH W to Milw. River	\$125,000				
Cedarburg Road Flow Equalization	\$175,000				
Sewer Main Improvements in Area 'H'	\$250,000				
Sewer Main Improvements in Area 'F'	\$500,000				
Sewer Main Improvements in Area 'E'		\$250,000	\$250,000	\$250,000	
ETS n/o STH 167 Update Hydraulic Model	\$150,000				
LS E Relief Sewer Design Study Report	\$150,000				
LS E Relief Sewer Construction		\$2,000,000			
Lac du Cours Lateral Cleaning in ROW	\$75,000				
Heritage Estates Siphon Design Study	\$15,000				
River Rd at Milw. River Design Study	\$15,000				
Huntington Park Sanitary Easement & Capacity Improvements (LS O4) Design		\$200,000			
Huntington Park Sanitary System Capacity Improvements (LS O4) Construction			\$1,250,000		
Sewer Main Rehabilitation (A,B,C,D)			\$250,000	\$250,000	\$350,000
Gravity Sanitary Sewer Fund (Category 0001) TOTALS	\$1,505,000	\$2,450,000	\$1,775,000	\$625,000	\$475,000
Ranch Rd LS E Easement / Site Acquisition	\$300,000				
Ranch Rd Lift Station E Design	\$500,000				
Ranch Rd Lift Station E Construction		\$5,000,000			
Fieldwood Drive Lift Station G Design Study Report for Improvements	\$100,000				
Fieldwood Drive Lift Station G Construct Capacity Improvements		\$750,000			
Lift Station Pump Replacements (U,O,R,T)			\$100,000	\$50,000	\$50,000
Condition Assessments (A,X)			\$40,000	\$50,000	
Replacement and Generator Installations			\$50,000	\$50,000	\$50,000
Huntington Park Subdivision Capacity Improvements (LS O2)	\$85,000	\$250,000			
Decommissioning Studies (LS O, P, E)	\$40,000				
Lift Station Fund (Category 0002) TOTALS	\$1,025,000	\$6,000,000	\$1,775,000	\$150,000	\$100,000
Lift Station G Forcemain Design	\$200,000				
Lift Station G FM Capacity Improvements		\$1,100,000			
Concord Drive LS R FM Replacement				\$50,000	\$200,000
Retrofit Force Mains w/ Access Ports			\$20,000	\$10,000	\$10,000
Sanitary Force Main Cleaning (A,E,T,V)			\$150,000	\$75,000	\$75,000
Forcemain Fund (Category 0003) TOTALS	\$200,000	\$1,100,000	\$170,000	\$135,000	\$285,000

Exhibit A

2022 SEWER CAPITAL PROJECT FUND

	2022	2023	2024	2025	2026
Flow Metering - Gravity (East, Central, and West Trunk)	\$25,000	\$25,000	\$10,000		
Flow Metering-Lift Stations(A,D,U,O,R,T)	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
GIS Improvement - Sewer Lateral Tools	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
SCADA Study and Upgrades				\$100,000	
Asset Management Fund (Category 0004) TOTALS	\$41,000	\$41,000	\$26,000	\$116,000	\$16,000
Equipment Replacement (Truck, CCTV, Back Up Pumps)	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Equipment Replacement Fund (Category 0005) TOTALS	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
TOTALS (Categories 1 to 5)	\$2,821,000	\$9,641,000	\$2,211,000	\$1,026,000	\$926,000
Riverland Dr LS H and Riverdale Park LS F Area Investigation (ME10003ME04)					
Riverland Dr LS H and Riverdale Park LS F Area Implementation (ME10005ME01)	\$888,000				
Ranch Road LS E Area Investigation (M10005ME02)	\$600,000				
Ranch Road LS E Area Implementation (M10005ME03)		\$900,000			
Continue Priority Sewer Lateral Allocation			\$220,000	\$220,000	\$220,000
Private Property Inflow Infiltration Reduction (Category 0006) TOTALS	\$1,488,000	\$900,000	\$220,000	\$220,000	\$220,000
TOTALS (Categories 1 to 6)	\$4,309,000	\$10,541,000	\$2,431,000	\$1,246,000	\$1,146,000

Attachment: Exhibit A - 2022 Capital Fund Details (RESOLUTION 3894 : 2022 Sewer Budget)

2022 SEWER CAPITAL PROJECT FUND

The Capital Funding Analysis is shown in Table 4. The available budget with respect to the sinking fund accumulation of capital funds identifies potential shortfalls for capital projects requiring large scale funding.

Table 4 – Capital Funding Analysis

	2021	2022	2023	2024	2025	2026
Budget Available (Jan.1)*	\$4,913,643	\$4,895,343	\$3,424,343	(\$4,866,657)	(\$5,727,657)	(\$5,403,657)
Capital Funding	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000	\$1,300,000
Total Funds Available	\$6,263,643	\$6,245,643	\$4,774,343	(\$3,516,657)	(\$4,377,657)	(\$4,053,657)
Capital Expenses	\$1,368,300	\$2,821,000	\$9,641,000	\$2,211,000	\$1,026,000	\$926,000
End of Year Balance**	\$4,895,343	\$3,424,343	(\$4,866,657)	(\$5,727,657)	(\$5,403,657)	(\$4,979,657)

*Includes the \$3.404M debt proceeds \$19.4M from the East Trunk Sewer project financing minus \$15.9M in expenditures.

**In 2023 the capital funding analysis year-end balance is projected as a deficit that would require borrowing to complete the Replacement of the Lift Station E along Ranch Road. This work at LS E as part of the East Trunk Sewer work north of Mequon Road, in addition to the Fieldwood Drive LS G Improvements and relief sewer extension from LS E. The estimate for this ETS work north of Mequon Road is \$10.3M, as itemized in Table 3.

2022 CALCULATION OF SEWER USER CHARGE RATES

Exhibit B

<u>Rate Components</u>	<u>Annual Cost</u>	<u>Total (1,000 gals)</u>	<u>2022 Rate (1,000 gals)</u>	<u>2021 Rate (1,000 gals)</u>	<u>Change</u>
MMSD O&M	\$1,492,138	489,162	\$3.050	\$2.878	0.173
Mequon O&M	\$1,410,473	489,162	\$2.883	\$2.731	0.152
Self Funded Capital	\$445,000	489,162	\$0.910	\$1.162	(0.252)
Capital Debt Service	\$0	489,162	0.000	\$0.000	0.000
Totals:	\$3,347,611		\$6.844	\$6.767	0.073

Quarterly Flat Rate

<u>Customer Type</u>	<u>Rate (1,000 gals)</u>	<u>MMSD ROF</u>	<u>MMSD ERU</u>	<u>Days</u>	<u>2022</u>	<u>2021</u>	<u>Change</u>
Residential	\$6.844	2.37	50.0	365	\$74.00	\$73.00	1.4%
			43,253				

Estimated Flow Volume:

<u>Customer Type</u>	<u>Customers</u>	<u>MMSD ROF</u>	<u>MMSD ERU</u>	<u>Days</u>	<u>Total 2022 (1,000 gals)</u>	<u>2021</u>	<u>2022 Revenues</u>
Residential	7,451	2.38	49.0	365	317,162	319,376	\$2,170,517
Commercial	480	N/A	N/A	N/A	172,000	167,000	\$1,177,094
Totals:	7,931				489,162	486,376	\$3,347,611

MMSD O&M Charges

	<u>2022</u>	<u>2021</u>	<u>Change</u>	<u>% Change</u>
Estimated User Charge Billings Provided from MMSD	\$1,492,138	\$1,399,693	\$92,445	6.60%

Mequon O&M Charges

<u>Expense Type</u>	<u>2022</u>	<u>2021</u>	<u>Change</u>
Total Operating Costs	\$7,870,316	\$7,711,717	\$158,599
* Less - MMSD O&M	(\$1,492,138)	(\$1,399,963)	(\$92,175)
** Less - MMSD Capital	(\$4,911,405)	(\$4,940,141)	\$28,736
*** Less - Other Income	(\$56,300)	(\$101,300)	\$45,000
Totals:	\$1,410,473	\$1,270,313	\$140,160

* MMSD O&M costs are calculated as a separate component and need to be deducted in order not to be counted twice.

** MMSD sewer capital charges are paid through the tax levy and should not be included in the amount needed to be covered through user fees.

*** Interest, Late fees, and Misc revenues reduce the amount of the Mequon O&M charges needed to be covered through user fees.

	<u>2022</u>	<u>2021</u>	<u>Change</u>
Tax Exempt Capital Rate			
Budgeted MMSD Capital Costs	\$4,911,405	\$4,882,149	
Total annual estimated sewer flow	489,162	486,376	
Calculated rate per 1,000 gallons	\$10.04	\$10.04	0.0%

Attachment: Exhibit B - 2022 User Rate Data (RESOLUTION 3894 : 2022 Sewer Budget)

10/19/2021 14:35
jengroffCITY OF MEQUON
NEXT YEAR / CURRENT YEAR BUDGET ANALYSISP
bgnyrpts 1

PROJECTION: 622 2022 SEWER AND WATER UTILITY BUDGETS

FOR PERIOD 99

ACCOUNTS FOR:

Sewer	UT	Fund	2020 ACTUAL	2021 ORIG BUD	2021 REVISED BUD	2021 ACTUAL	2021 PROJECTION	2022 DEPT HEAD	COMMENT
35		TAXES							
610669	435101	Prop Tax	.00	.00	.00	.00	.00	.00	
		TOTAL TAXES	.00	.00	.00	.00	.00	.00	
45		GENERAL FEES							
610669	445106	Misc Rev	.00	.00	.00	.00	.00	.00	
		TOTAL GENERAL FEES	.00	.00	.00	.00	.00	.00	
55		SPECIAL ASSESSMENTS							
610669	455102	Special As	-100,110.42	-2,000.00	-2,000.00	.00	-2,000.00	-2,000.00	
610669	455103	S/A Intere	-28,915.23	-300.00	-300.00	37.81	-300.00	-300.00	
		TOTAL SPECIAL ASSESSMENTS	-129,025.65	-2,300.00	-2,300.00	37.81	-2,300.00	-2,300.00	
58		OTHER REVENUE							
610669	458201	LTDebtPrd	.00	.00	.00	.00	.00	.00	
610669	458203	Amort - BP	-62,341.65	-62,341.65	-62,341.65	.00	-62,341.65	-62,342.00	
610669	458301	PILOT Rev	-44,887.03	-45,000.00	-45,000.00	-47,195.16	-11,000.00	-11,000.00	
610669	458302	Prior Year	.00	.00	.00	.00	.00	.00	
610669	458303	RevReduct	.00	.00	.00	.00	.00	.00	
610669	458501	OtherGrant	.00	.00	.00	.00	.00	.00	
		TOTAL OTHER REVENUE	-107,228.68	-107,341.65	-107,341.65	-47,195.16	-73,341.65	-73,342.00	
59		INVESTMENT REVENUE							
610669	459101	Interest	-97,206.03	-75,000.00	-75,000.00	-14,493.68	-30,000.00	-30,000.00	
610669	459102	PrdcsCapLe	.00	.00	.00	.00	.00	.00	
		TOTAL INVESTMENT REVENUE	-97,206.03	-75,000.00	-75,000.00	-14,493.68	-30,000.00	-30,000.00	
60		SEWER - OPERATING							
610669	460201	ResMeas	-927,813.95	-815,000.00	-815,000.00	-713,107.56	-900,000.00	-800,000.00	
610669	460202	PubAuth	.00	.00	.00	.00	.00	.00	
610669	460203	ComMeas	-1,019,676.96	-1,125,000.00	-1,125,000.00	-908,281.98	-1,071,000.00	-1,177,000.00	
610669	460204	SrvMMSDCap	.00	.00	.00	.00	.00	.00	
610669	460205	ResFlat	-1,352,033.00	-1,352,000.00	-1,352,000.00	-1,014,992.00	-1,353,000.00	-1,370,000.00	
610669	460206	TaxExptCap	-333,500.21	-350,000.00	-350,000.00	-323,129.08	-420,000.00	-420,000.00	
610669	460208	Misc Opera	-28,688.44	-15,000.00	-15,000.00	-12,384.59	-15,000.00	-15,000.00	
		TOTAL SEWER - OPERATING	-3,661,712.56	-3,657,000.00	-3,657,000.00	-2,971,895.21	-3,759,000.00	-3,782,000.00	
61		SEWER - NON OPERATIN							
610669	461101	Sewer Prop	-7,033,788.00	-7,063,475.00	-7,063,475.00	-7,063,475.00	-7,063,475.00	-7,184,956.00	

Attachment: Exhibit C - 2022 Sewer Operating Budget (RESOLUTION 3894 : 2022 Sewer Budget)

10/19/2021 14:35
jengroffCITY OF MEQUON
NEXT YEAR / CURRENT YEAR BUDGET ANALYSISP
bgnyrpts 2

PROJECTION: 622 2022 SEWER AND WATER UTILITY BUDGETS

FOR PERIOD 99

ACCOUNTS FOR:

Sewer UT Fund	2020 ACTUAL	2021 ORIG BUD	2021 REVISED BUD	2021 ACTUAL	2021 PROJECTION	2022 DEPT HEAD	COMMENT
610669 461102 Sewer Gran	.00	.00	.00	.00	.00	.00	
610669 461302 Int S/A	.00	.00	.00	.00	.00	.00	
TOTAL SEWER - NON OPERATIN	-7,033,788.00	-7,063,475.00	-7,063,475.00	-7,063,475.00	-7,063,475.00	-7,184,956.00	
63 WATER - OTHER OPERAT							
610669 463701 LatePnlty	-6,872.78	-9,000.00	-9,000.00	-6,140.76	-9,000.00	-9,000.00	
610669 463702 TaxCertFee	.00	.00	.00	.00	.00	.00	
TOTAL WATER - OTHER OPERAT	-6,872.78	-9,000.00	-9,000.00	-6,140.76	-9,000.00	-9,000.00	
64 WATER - NON OPERATIN							
610669 465421 ContrCap	.00	.00	.00	.00	.00	.00	
TOTAL WATER - NON OPERATIN	.00	.00	.00	.00	.00	.00	
69 PROJECT FUNDING							
610669 469009 TransferIn	-9,413,031.87	.00	.00	.00	.00	.00	
TOTAL PROJECT FUNDING	-9,413,031.87	.00	.00	.00	.00	.00	
70 SALARIES							
610669 670101 Salaries	405,621.65	490,729.00	490,729.00	296,078.42	394,771.00	514,141.00	
610669 670104 Vacation	.00	.00	.00	.00	.00	.00	
610669 670105 Sick Pay	.00	.00	.00	.00	.00	.00	
610669 670106 CompTime	20,273.35	15,000.00	15,000.00	14,608.14	15,000.00	15,000.00	
610669 670201 OverTime	6,255.57	6,000.00	6,000.00	2,168.09	6,000.00	6,000.00	
610669 670202 Stand By	15,814.90	16,000.00	16,000.00	7,311.55	16,000.00	16,000.00	
610669 670205 FMLA	.00	.00	.00	.00	.00	.00	
610669 670206 EmergLeave	3,631.52	.00	.00	.00	.00	.00	
610669 670301 Longevity	.00	.00	.00	.00	.00	.00	
610669 670401 MuniSupSvs	182,299.63	150,000.00	150,000.00	.00	150,000.00	150,000.00	
TOTAL SALARIES	633,896.62	677,729.00	677,729.00	320,166.20	581,771.00	701,141.00	
73 FRINGE BENEFITS							
610669 673101 Social Sec	34,763.34	36,632.00	36,632.00	25,049.68	36,632.00	38,425.00	
610669 673102 Retirement	32,416.83	34,611.00	34,611.00	23,773.38	34,611.00	33,161.00	
610669 673103 W/C Insure	15,291.19	15,697.00	15,697.00	15,325.55	15,697.00	16,089.00	
610669 673104 UnempComp	.00	.00	.00	.00	.00	.00	
610669 673201 Health Ins	128,244.66	137,277.00	137,277.00	97,695.81	137,277.00	139,494.00	
610669 673202 Dental Ins	5,468.71	5,963.00	5,963.00	4,094.93	5,963.00	5,962.00	
610669 673203 Life Ins	1,504.34	1,809.00	1,809.00	1,074.04	1,809.00	1,501.00	
610669 673204 Disability	1,799.17	2,250.00	2,250.00	1,309.16	2,250.00	2,250.00	

Attachment: Exhibit C - 2022 Sewer Operating Budget (RESOLUTION 3894 : 2022 Sewer Budget)

10/19/2021 14:35
jengroffCITY OF MEQUON
NEXT YEAR / CURRENT YEAR BUDGET ANALYSISP
bgnyrpts 3

PROJECTION: 622 2022 SEWER AND WATER UTILITY BUDGETS

FOR PERIOD 99

ACCOUNTS FOR:

Sewer UT Fund	2020 ACTUAL	2021 ORIG BUD	2021 REVISED BUD	2021 ACTUAL	2021 PROJECTION	2022 DEPT HEAD	COMMENT
TOTAL FRINGE BENEFITS	219,488.24	234,239.00	234,239.00	168,322.55	234,239.00	236,882.00	
75 OTHER STAFF COSTS							
610669 675101 Uniforms	2,199.38	2,100.00	2,100.00	.00	2,100.00	2,250.00	
TOTAL OTHER STAFF COSTS	2,199.38	2,100.00	2,100.00	.00	2,100.00	2,250.00	
76 ADMIN & GENERAL EXP							
610669 676205 OPEB Pen	-18,888.00	7,000.00	7,000.00	.00	.00	7,000.00	
TOTAL ADMIN & GENERAL EXP	-18,888.00	7,000.00	7,000.00	.00	.00	7,000.00	
80 MATERIALS & SUPPLIES							
610669 680101 Office Sup	65.86	1,000.00	1,000.00	155.99	250.00	1,000.00	
610669 680301 WS-Admin	17,158.14	20,000.00	20,000.00	20,729.89	18,000.00	20,000.00	
610669 680402 Motor Fuel	7,501.90	15,000.00	15,000.00	8,541.34	12,500.00	15,000.00	
610669 680504 Telephone	1,576.38	2,000.00	2,000.00	1,307.94	1,641.00	2,000.00	
610669 680505 Postage	9,358.93	13,000.00	13,000.00	10,776.42	14,351.00	14,500.00	
TOTAL MATERIALS & SUPPLIES	35,661.21	51,000.00	51,000.00	41,511.58	46,742.00	52,500.00	
83 PURCHASED SERVICES							
610669 683101 Cnsult-Gen	20,402.54	22,000.00	22,000.00	24,676.75	24,380.00	25,000.00	
610669 683201 Cntrct-Gen	21,932.49	22,000.00	22,000.00	21,645.00	22,130.00	23,000.00	
610669 683202 Cntrct-Mnt	2,348.41	5,000.00	5,000.00	3,200.00	2,455.00	5,000.00	
610669 683401 Liab Ins	19,937.65	20,000.00	20,000.00	.00	20,000.00	20,000.00	
610669 683402 Auto Insur	5,075.45	5,500.00	5,500.00	4,081.60	5,500.00	5,500.00	
610669 683501 Train/Conf	5,461.69	6,000.00	6,000.00	1,390.00	5,889.00	7,500.00	
610669 683702 Misc.Servs	.00	.00	.00	.00	.00	.00	
610669 683901 Contingenc	.00	.00	.00	.00	.00	.00	
TOTAL PURCHASED SERVICES	75,158.23	80,500.00	80,500.00	54,993.35	80,354.00	86,000.00	
88 EQUIPMENT / LEASES							
610669 688120 Rentals	60,951.00	58,000.00	58,000.00	.00	57,142.00	61,000.00	
TOTAL EQUIPMENT / LEASES	60,951.00	58,000.00	58,000.00	.00	57,142.00	61,000.00	
95 OPERATING EXPENSES							
610669 695102 Power/Fuel	85,380.48	100,000.00	100,000.00	71,306.18	84,285.00	100,000.00	
610669 695103 SystemReh	154,376.87	135,000.00	135,000.00	11,492.50	118,892.00	135,000.00	
610669 695104 TV Equip	12,080.18	14,000.00	14,000.00	7,519.68	10,000.00	15,000.00	
610669 695105 System Rep	73,671.65	60,000.00	60,000.00	44,524.15	53,705.00	60,000.00	

Attachment: Exhibit C - 2022 Sewer Operating Budget (RESOLUTION 3894 : 2022 Sewer Budget)

10/19/2021 14:35
jengroffCITY OF MEQUON
NEXT YEAR / CURRENT YEAR BUDGET ANALYSISP
bgnyrpts 4

PROJECTION: 622 2022 SEWER AND WATER UTILITY BUDGETS

FOR PERIOD 99

ACCOUNTS FOR:

Sewer	UT	Fund	2020 ACTUAL	2021 ORIG BUD	2021 REVISED BUD	2021 ACTUAL	2021 PROJECTION	2022 DEPT HEAD	COMMENT
610669	695108	SewageO&M	1,388,919.56	1,400,000.00	1,400,000.00	1,405,143.00	1,399,693.00	1,492,138.00	
610669	695109	SewageCap	4,880,525.00	4,882,149.00	4,882,149.00	4,935,663.00	4,940,141.00	4,911,405.00	
610669	695111	Transport	1,478.41	5,000.00	5,000.00	1,896.35	2,529.00	5,000.00	
610669	695114	Equip Repl	1,506.24	5,000.00	5,000.00	8,877.03	3,377.00	5,000.00	
610669	695201	TranCapRes	.00	.00	.00	.00	.00	.00	
TOTAL OPERATING EXPENSES			6,597,938.39	6,601,149.00	6,601,149.00	6,486,421.89	6,612,622.00	6,723,543.00	
96	NON-OPERATING EXPENS								
610669	686604	BadDebt	.00	.00	.00	1,259.59	.00	.00	
610669	696101	Depreciati	996,142.91	1,200,000.00	1,200,000.00	.00	1,200,000.00	1,200,000.00	
610669	696201	Amortizati	.00	.00	.00	.00	.00	.00	
610669	696204	Amort Bond	.00	.00	.00	.00	.00	.00	
610669	696401	Principal	.00	.00	.00	.00	.00	.00	
610669	696501	Interest	552,535.40	510,247.00	510,247.00	383,921.19	510,415.00	456,893.00	
TOTAL NON-OPERATING EXPENS			1,548,678.31	1,710,247.00	1,710,247.00	385,180.78	1,710,415.00	1,656,893.00	
TOTAL Sewer UT Fund			-11,293,782.19	-1,492,152.65	-1,492,152.65	-2,646,565.65	-1,611,731.65	-1,554,389.00	
TOTAL REVENUE			-20,448,865.57	-10,914,116.65	-10,914,116.65	-10,103,162.00	-10,937,116.65	-11,081,598.00	
TOTAL EXPENSE			9,155,083.38	9,421,964.00	9,421,964.00	7,456,596.35	9,325,385.00	9,527,209.00	
GRAND TOTAL			-11,293,782.19	-1,492,152.65	-1,492,152.65	-2,646,565.65	-1,611,731.65	-1,554,389.00	

** END OF REPORT - Generated by Jennifer Engroff **

Attachment: Exhibit C - 2022 Sewer Operating Budget (RESOLUTION 3894 : 2022 Sewer Budget)

10/19/2021 14:37
jengroffCITY OF MEQUON
DEPARTMENT BUDGET REQUESTSP
bgdept 1

BUDGET PROJECTION 622 2022 SEWER AND WATER UTILITY BUDGETS

ORG	OBJECT PROJ	ACCOUNT DESCRIPTION	CURRENT ADJ BUDGET	PROJECTED ACTUAL	DEPT HEAD	PERCENT CHANGE
610669	435101	General Property Tax	.00	.00	.00	.00
	0610-10-669-000-435101-					
610669	445106	Miscellaneous Rev.	.00	.00	.00	.00
	0610-10-669-000-445106-					
610669	455102	Special Assessment Rev	-2,000.00	-2,000.00	-2,000.00	.00
	0610-10-669-000-455102-					
610669	455103	S/A Interest	-300.00	-300.00	-300.00	.00
	0610-10-669-000-455103-					
610669	458201	Long Term Debt Prcds	.00	.00	.00	.00
	0610-10-669-000-458201-					
610669	458203	Amort - Bond Premium	-62,341.65	-62,341.65	-62,342.00	.00
	0610-10-669-000-458203-					
610669	458301	PILOT Revenue	-45,000.00	-11,000.00	-11,000.00	-75.56
	0610-10-669-000-458301-					
	PILOT Revenue		1.00	11,000.00	-11,000.00	
610669	458302	Prior Years Expense	.00	.00	.00	.00
	0610-10-669-000-458302-					
610669	458303	Revenue Reduction	.00	.00	.00	.00
	0610-10-669-000-458303-					
610669	458501	Other Grants / Donations	.00	.00	.00	.00
	0610-10-669-000-458501-					
610669	459101	Interest-Investments	-75,000.00	-30,000.00	-30,000.00	-60.00
	0610-10-669-000-459101-					
610669	459102	Proceeds - Capital Lease	.00	.00	.00	.00
	0610-10-669-000-459102-					
610669	460201	Residential-Measured	-815,000.00	-900,000.00	-800,000.00	-1.84
	0610-10-669-000-460201-					
610669	460202	Public Authority	.00	.00	.00	.00
	0610-10-669-000-460202-					
610669	460203	Commercial-Measured	-1,125,000.00	-1,071,000.00	-1,177,000.00	4.62
	0610-10-669-000-460203-					
610669	460204	Service-MMSD Capital	.00	.00	.00	.00
	0610-10-669-000-460204-					

Attachment: Exhibit C - 2022 Sewer Operating Budget (RESOLUTION 3894 : 2022 Sewer Budget)

10/19/2021 14:37
jengroffCITY OF MEQUON
DEPARTMENT BUDGET REQUESTSP
bgdeptrq 2

BUDGET PROJECTION 622 2022 SEWER AND WATER UTILITY BUDGETS

ORG	OBJECT PROJ	ACCOUNT DESCRIPTION	CURRENT ADJ BUDGET	PROJECTED ACTUAL	DEPT HEAD	PERCENT CHANGE
610669	460205	Residential-Flat Rate	-1,352,000.00	-1,353,000.00	-1,370,000.00	1.33
	0610-10-669-000-460205-					
610669	460206	Tax Exempt Capital Fees	-350,000.00	-420,000.00	-420,000.00	20.00
	0610-10-669-000-460206-					
610669	460208	Misc Operating Revenue	-15,000.00	-15,000.00	-15,000.00	.00
	0610-10-669-000-460208-					
610669	461101	Sewer Property Tax	-7,063,475.00	-7,063,475.00	-7,184,956.00	1.72
	0610-10-669-000-461101-					
610669	461102	Sewer Grant Revenue	.00	.00	.00	.00
	0610-10-669-000-461102-					
610669	461302	Interest-S/A	.00	.00	.00	.00
	0610-10-669-000-461302-					
610669	463701	Late Penalty Revenue	-9,000.00	-9,000.00	-9,000.00	.00
	0610-10-669-000-463701-					
610669	463702	Tax Certification Fees	.00	.00	.00	.00
	0610-10-669-000-463702-					
610669	465421	Capital Contributions	.00	.00	.00	.00
	0610-10-669-000-465421-					
610669	469009	Transfers In	.00	.00	.00	.00
	0610-10-669-000-469009-					
610669	670101	Salaries	490,729.00	394,771.00	514,141.00	4.77
	0610-10-669-000-670101-					
	JACOBSON, JOEL(100073)		1.00	65,766.00	65,766.00	
	WEINRICH, JEREMY J(100097)		1.00	68,906.00	68,906.00	
	BRAUN, JAMES A(100098)		1.00	65,766.00	65,766.00	
	BERNHARDT, WAYNE D(100108)		1.00	81,698.00	81,698.00	
	SZYMANSKI, PAMELA J(100131)		.50	51,318.00	25,659.00	
	DRISCOLL, KEVIN R(100498)		.50	85,778.00	42,889.00	
	BERGHUIS, JARED R(100543)		1.00	49,228.00	49,228.00	
	WELLSKOPF, DANIEL M(100646)		1.00	48,716.00	48,716.00	
	BEILFUSS ROBERT @ 50%		1.00	36,393.00	36,393.00	
	INTERNS		1.00	29,120.00	29,120.00	

Attachment: Exhibit C - 2022 Sewer Operating Budget (RESOLUTION 3894 : 2022 Sewer Budget)

10/19/2021 14:37
jengroffCITY OF MEQUON
DEPARTMENT BUDGET REQUESTSP
bgdeptrq 3

BUDGET PROJECTION 622 2022 SEWER AND WATER UTILITY BUDGETS

ORG	OBJECT PROJ	ACCOUNT DESCRIPTION	CURRENT ADJ BUDGET	PROJECTED ACTUAL	DEPT HEAD	PERCENT CHANGE
610669	670104	Vacation	.00	.00	.00	.00
	0610-10-669-000-670104-					
610669	670105	Sick Pay	.00	.00	.00	.00
	0610-10-669-000-670105-					
610669	670106	Comp Time	15,000.00	15,000.00	15,000.00	.00
	0610-10-669-000-670106-					
610669	670201	OverTime	6,000.00	6,000.00	6,000.00	.00
	0610-10-669-000-670201-					
610669	670202	Stand By Pay	16,000.00	16,000.00	16,000.00	.00
	0610-10-669-000-670202-					
610669	670205	Medical Leave	.00	.00	.00	.00
	0610-10-669-000-670205-					
610669	670206	Emergency Medical Leave	.00	.00	.00	.00
	0610-10-669-000-670206-					
610669	670301	Longevity	.00	.00	.00	.00
	0610-10-669-000-670301-					
610669	670401	Municipal Support Services	150,000.00	150,000.00	150,000.00	.00
	0610-10-669-000-670401-					
610669	673101	Social Security	36,632.00	36,632.00	38,425.00	4.89
	0610-10-669-000-673101-					
	JACOBSON, JOEL(100073)		.00	.00	3,860.00	
	JACOBSON, JOEL(100073)		.00	.00	903.00	
	WEINRICH, JEREMY J(100097)		.00	.00	3,868.00	
	WEINRICH, JEREMY J(100097)		.00	.00	905.00	
	BRAUN, JAMES A(100098)		.00	.00	3,770.00	
	BRAUN, JAMES A(100098)		.00	.00	882.00	
	BERNHARDT, WAYNE D(100108)		.00	.00	4,759.00	
	BERNHARDT, WAYNE D(100108)		.00	.00	1,113.00	
	SZYMANSKI, PAMELA J(100131)		.00	.00	1,516.00	
	SZYMANSKI, PAMELA J(100131)		.00	.00	355.00	
	DRISCOLL, KEVIN R(100498)		.00	.00	2,441.00	
			.00	.00	571.00	

Attachment: Exhibit C - 2022 Sewer Operating Budget (RESOLUTION 3894 : 2022 Sewer Budget)

10/19/2021 14:37
jengroffCITY OF MEQUON
DEPARTMENT BUDGET REQUESTSP 4
bgdeptrq

BUDGET PROJECTION 622 2022 SEWER AND WATER UTILITY BUDGETS

ORG	OBJECT PROJ	ACCOUNT DESCRIPTION	CURRENT ADJ BUDGET	PROJECTED ACTUAL	DEPT HEAD	PERCENT CHANGE
		DRISCOLL, KEVIN R(100498)	.00	.00	2,787.00	
		BERGHUIS, JARED R(100543)	.00	.00	652.00	
		BERGHUIS, JARED R(100543)	.00	.00	2,761.00	
		WELLSKOPF, DANIEL M(100646)	.00	.00	646.00	
		WELLSKOPF, DANIEL M(100646)				
		BEILFUSS ROBERT @ 50%	1.00	2,708.00	2,708.00	
		FICA/MEDICARE ON OT & STANDBY PAY	1.00	1,700.00	1,700.00	
		INTERNS	1.00	2,228.00	2,228.00	
610669	673102	Retirement	34,611.00	34,611.00	33,161.00	-4.19
	0610-10-669-000-673102-					
		JACOBSON, JOEL(100073)	.00	.00	4,275.00	
		WEINRICH, JEREMY J(100097)	.00	.00	4,479.00	
		BRAUN, JAMES A(100098)	.00	.00	4,275.00	
		BERNHARDT, WAYNE D(100108)	.00	.00	5,311.00	
		SZYMANSKI, PAMELA J(100131)	.00	.00	1,668.00	
		DRISCOLL, KEVIN R(100498)	.00	.00	2,788.00	
		BERGHUIS, JARED R(100543)	.00	.00	3,200.00	
		WELLSKOPF, DANIEL M(100646)	.00	.00	3,167.00	
		BEILFUSS ROBERT @ 50%	1.00	2,513.00	2,513.00	
		WRS ON STANDBY/OT	1.00	1,485.00	1,485.00	
610669	673103	Worker's Comp Insurance	15,697.00	15,697.00	16,089.00	2.50
	0610-10-669-000-673103-					
610669	673104	Unemployment Compensation	.00	.00	.00	.00
	0610-10-669-000-673104-					
610669	673201	Health Insurance	137,277.00	137,277.00	139,494.00	1.61
	0610-10-669-000-673201-					
		JACOBSON, JOEL(100073)	.00	.00	9,237.00	
		WEINRICH, JEREMY J(100097)	.00	.00	23,513.00	
		BRAUN, JAMES A(100098)	.00	.00	23,513.00	
		BERNHARDT, WAYNE D(100108)	.00	.00	23,513.00	
		SZYMANSKI, PAMELA J(100131)	.00	.00	4,618.00	

Attachment: Exhibit C - 2022 Sewer Operating Budget (RESOLUTION 3894 : 2022 Sewer Budget)

10/19/2021 14:37
jengroffCITY OF MEQUON
DEPARTMENT BUDGET REQUESTSP
bgdeptrq 5

BUDGET PROJECTION 622 2022 SEWER AND WATER UTILITY BUDGETS

ORG	OBJECT PROJ	ACCOUNT DESCRIPTION	CURRENT ADJ BUDGET	PROJECTED ACTUAL	DEPT HEAD	PERCENT CHANGE
		DRISCOLL, KEVIN R(100498)	.00	.00	11,757.00	
		BERGHUIS, JARED R(100543)	.00	.00	9,237.00	
		WELLSKOPF, DANIEL M(100646)	.00	.00	22,692.00	
		BEILFUSS ROBERT @ 50%	1.00	11,414.00	11,414.00	
610669	673202	Dental Insurance	5,963.00	5,963.00	5,962.00	- .02
	0610-10-669-000-673202-		.00	.00	349.00	
		JACOBSON, JOEL(100073)	.00	.00	1,018.00	
		WEINRICH, JEREMY J(100097)	.00	.00	1,018.00	
		BRAUN, JAMES A(100098)	.00	.00	1,018.00	
		BERNHARDT, WAYNE D(100108)	.00	.00	174.00	
		SZYMANSKI, PAMELA J(100131)	.00	.00	509.00	
		DRISCOLL, KEVIN R(100498)	.00	.00	349.00	
		BERGHUIS, JARED R(100543)	.00	.00	1,018.00	
		WELLSKOPF, DANIEL M(100646)	1.00	509.00	509.00	
		BEILFUSS ROBERT @ 50%				
610669	673203	Life Insurance	1,809.00	1,809.00	1,501.00	-17.03
	0610-10-669-000-673203-		.00	.00	225.00	
		JACOBSON, JOEL(100073)	.00	.00	69.00	
		WEINRICH, JEREMY J(100097)	.00	.00	225.00	
		BRAUN, JAMES A(100098)	.00	.00	449.00	
		BERNHARDT, WAYNE D(100108)	.00	.00	177.00	
		SZYMANSKI, PAMELA J(100131)	.00	.00	48.00	
		DRISCOLL, KEVIN R(100498)	.00	.00	46.00	
		BERGHUIS, JARED R(100543)	.00	.00	51.00	
		WELLSKOPF, DANIEL M(100646)	1.00	211.00	211.00	
		BEILFUSS ROBERT @ 50%				

Attachment: Exhibit C - 2022 Sewer Operating Budget (RESOLUTION 3894 : 2022 Sewer Budget)

10/19/2021 14:37
jengroffCITY OF MEQUON
DEPARTMENT BUDGET REQUESTSP 6
bgdeptrq

BUDGET PROJECTION 622 2022 SEWER AND WATER UTILITY BUDGETS

ORG	OBJECT PROJ	ACCOUNT DESCRIPTION	CURRENT ADJ BUDGET	PROJECTED ACTUAL	DEPT HEAD	PERCENT CHANGE
610669	673204	Long Term Disability	2,250.00	2,250.00	2,250.00	.00
	0610-10-669-000-673204-					
610669	675101	Uniforms & Clothing	2,100.00	2,100.00	2,250.00	7.14
	0610-10-669-000-675101-					
610669	676205	OPEB & Supp Pension Expense	7,000.00	.00	7,000.00	.00
	0610-10-669-000-676205-					
610669	680101	Office Supplies	1,000.00	250.00	1,000.00	.00
	0610-10-669-000-680101-					
610669	680301	Work Supplies-Admin	20,000.00	18,000.00	20,000.00	.00
	0610-10-669-000-680301-					
610669	680402	Motor Fuels & Lubricant	15,000.00	12,500.00	15,000.00	.00
	0610-10-669-000-680402-					
610669	680504	Telephone services	2,000.00	1,641.00	2,000.00	.00
	0610-10-669-000-680504-					
610669	680505	Postage	13,000.00	14,351.00	14,500.00	11.54
	0610-10-669-000-680505-					
610669	683101	Consultants - General	22,000.00	24,380.00	25,000.00	13.64
	0610-10-669-000-683101-					
		Facility Plan Reviews, Lockbox Fees,	1.00	17,000.00	17,000.00	
		Condition Assessments, Metering				
		Consultation Kapur	1.00	4,000.00	4,000.00	
		Consultation S.E.H.	1.00	4,000.00	4,000.00	
610669	683201	Contracted Services - General	22,000.00	22,130.00	23,000.00	4.55
	0610-10-669-000-683201-					
		Dumpster Fees, Audit Service Fees	1.00	17,000.00	17,000.00	
		USIC - Locating Services	1.00	5,000.00	5,000.00	
		Conley Media Bid Advertisement	1.00	1,000.00	1,000.00	
610669	683202	Contracted Services - Maint.	5,000.00	2,455.00	5,000.00	.00
	0610-10-669-000-683202-					
		Veolia Storage Tank	1.00	5,000.00	5,000.00	
610669	683401	Liability Insurance	20,000.00	20,000.00	20,000.00	.00
	0610-10-669-000-683401-					
			1.00	20,000.00	20,000.00	
610669	683402	Auto Insurance	5,500.00	5,500.00	5,500.00	.00
	0610-10-669-000-683402-					
			1.00	5,500.00	5,500.00	

Attachment: Exhibit C - 2022 Sewer Operating Budget (RESOLUTION 3894 : 2022 Sewer Budget)

10/19/2021 14:37
jengroffCITY OF MEQUON
DEPARTMENT BUDGET REQUESTSP7
bgdeptrq

BUDGET PROJECTION 622 2022 SEWER AND WATER UTILITY BUDGETS

ORG	OBJECT PROJ	ACCOUNT DESCRIPTION	CURRENT ADJ BUDGET	PROJECTED ACTUAL	DEPT HEAD	PERCENT CHANGE
610669	683501	Training/Conferences	6,000.00	5,889.00	7,500.00	25.00
	0610-10-669-000-683501-					
		MUNIS TRAINING FOR PROFESSIONAL STAFF	1.00 2.00	6,000.00 750.00	6,000.00 1,500.00	
610669	683702	Miscellaneous Services	.00	.00	.00	.00
	0610-10-669-000-683702-					
610669	683901	Contingency	.00	.00	.00	.00
	0610-10-669-000-683901-					
610669	686604	Bad Debt Expense	.00	.00	.00	.00
	0610-10-669-000-686604-					
610669	688120	Rentals	58,000.00	57,142.00	61,000.00	5.17
	0610-10-669-000-688120-		1.00	61,000.00	61,000.00	
610669	695102	Power/Fuel - Pumping Stations	100,000.00	84,285.00	100,000.00	.00
	0610-10-669-000-695102-		1.00	100,000.00	100,000.00	
610669	695103	System Rehabilitation	135,000.00	118,892.00	135,000.00	.00
	0610-10-669-000-695103-					
		Giltzer Electric	1.00	25,000.00	25,000.00	
		DF Tomasini	1.00	25,000.00	25,000.00	
		Energenecs	1.00	25,000.00	25,000.00	
		Additional System	1.00	60,000.00	60,000.00	
		Rehabilitation/Maintenance				
610669	695104	TV Equipment	14,000.00	10,000.00	15,000.00	7.14
	0610-10-669-000-695104-		1.00	15,000.00	15,000.00	
610669	695105	System Repairs	60,000.00	53,705.00	60,000.00	.00
	0610-10-669-000-695105-					
		SYSTEM REPAIRS	1.00	60,000.00	60,000.00	
610669	695108	Sewage Treatment-O & M	1,400,000.00	1,399,693.00	1,492,138.00	6.58
	0610-10-669-000-695108-					
		Milwaukee Metro Sewerage District	1.00	1,492,138.00	1,492,138.00	
610669	695109	Sewage Treatment-Capita	4,882,149.00	4,940,141.00	4,911,405.00	.60
	0610-10-669-000-695109-					
		Milwaukee Metro Sewerage District	1.00	4,911,405.00	4,911,405.00	
		Capital Charge				

Attachment: Exhibit C - 2022 Sewer Operating Budget (RESOLUTION 3894 : 2022 Sewer Budget)

10/19/2021 14:37
 jengroff

**CITY OF MEQUON
 DEPARTMENT BUDGET REQUESTS**
**P 8
 bgdept rq**
BUDGET PROJECTION 622 2022 SEWER AND WATER UTILITY BUDGETS

ORG	OBJECT PROJ	ACCOUNT DESCRIPTION	CURRENT ADJ BUDGET	PROJECTED ACTUAL	DEPT HEAD	PERCENT CHANGE
610669	695111	Transportation	5,000.00	2,529.00	5,000.00	.00
	0610-10-669-000-695111-		1.00	5,000.00	5,000.00	
610669	695114	Equip Replacement	5,000.00	3,377.00	5,000.00	.00
	0610-10-669-000-695114-		1.00	5,000.00	5,000.00	
610669	695201	Transfer to Capital Reserve	.00	.00	.00	.00
	0610-10-669-000-695201-					
610669	696101	Depreciation	1,200,000.00	1,200,000.00	1,200,000.00	.00
	0610-10-669-000-696101-					
610669	696201	Amortization	.00	.00	.00	.00
	0610-10-669-000-696201-					
610669	696204	Amortization-Bond Discount	.00	.00	.00	.00
	0610-10-669-000-696204-					
610669	696401	Principal-Bonds	.00	.00	.00	.00
	0610-10-669-000-696401-					
610669	696501	Interest-Bonds	510,247.00	510,415.00	456,893.00	-10.46
	0610-10-669-000-696501-					
BUDGET CEILING:					-1,492,152.65	
TOTALS:			-1,492,152.65	-1,611,731.65	-1,554,389.00	4.17
** END OF REPORT - Generated by Jennifer Engroff **						



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2913
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Sewer Utility District Commission

TO: Sewer Utility District Commission
FROM: Kevin Driscoll, Deputy Director of Utilities
DATE: September 30, 2021
SUBJECT: RESOLUTION 3892 A Resolution Rejecting All Bids for the Rehabilitation of Various Sanitary Manholes, Sewer Mains and Building Sewer Laterals in the Riverdale Park and Riverland Drive Lift Station Areas

Background

The 2021 Sanitary Sewer Budget was adopted on October 27, 2020 and included a number of capital improvements. Much of the work is a continuation of prior years' improvements and upgrades to the sanitary sewer collection system and lift stations as components age and deteriorate. The Riverdale Park Lift Station 'F' area and Riverland Drive Lift Station 'H' area were identified in the 2019 report as prioritized concerns, based on frequency of sanitary sewer overflows as a result of wet weather.

In 2020, the Sewer Utility District awarded a contract to investigate the sewer mains, manholes and building sewer laterals in these areas. Flow meters were installed on gravity sewer mains and lift stations, and examinations of the pipes were completed. The exams found active infiltration in both mainline sewer and building sewer laterals. On May 11, 2021, the Sewer Utility District commission authorized staff to enter into a funding agreement with the Milwaukee Metropolitan Sewerage District to address infiltration from private property sources. That funding agreement was secured in August in the amount of \$888,000 for building sewer lateral work. In addition, the Sewer Utility dedicates funding to work on sanitary sewer mains and manholes.

The contract included grouting 14,859 feet of sanitary sewer mains to plug active infiltration and signs of leaky pipe joints, 873 feet of cured-in-place pipe to rehabilitate structural defects in pipes and the rehabilitation of 71 sanitary manholes. In addition, the contract included work on 285 of the 310 building sewer laterals that are eligible for rehabilitation.

Analysis

The Sanitary Sewer Rehabilitation work described above is critical to the operation of the City of Mequon sanitary sewer system and to reduce the frequency of sanitary sewer overflows that are a violation of the Wisconsin Department of Natural Resources general permit, WI-B057681-05-0. Staff advertised notice to bidders for the Rehabilitation of the Sanitary Manholes, Mains and Building Sewer Laterals. In addition, staff requested proposals from qualified consulting engineers for specialized inspection and construction management services.

Staff opened bids from two pre-qualified companies for the Rehabilitation of the Sanitary Manholes, Mains and Building Sewer Laterals. The following bids summaries are attached in Exhibit A and summarized on the next page.

Contractor	Total Price Bid
Visu-Sewer	\$2,332,222
National Power Rodding	\$3,193,294

*Great Lakes was also pre-qualified to complete the specialized grouting work but did not submit a bid due to scheduling and project backlogs.

Fiscal Impact

The fiscal impact is differentiated into two categories: City Obligation for Sanitary Manhole and Sewer Mains, and the second category is for Building Sewer Laterals where that work is Eligible for MMSD Reimbursement, as summarized below.

The work on 71 sanitary manholes and nearly 3 miles of sanitary sewer mains was bid at \$738,910 by Visu-Sewer. The fiscal year 2021 budget included \$734,000 in the capital budget for mainline rehabilitation work and \$70,000 for manhole sealing. The City of Mequon Sewer Utility obligation for the sanitary manhole and sewer main work was available in the amount of the 738,910.

Of 310 building sewer laterals eligible, 285 laterals were included in the work scope. The amount bid for the sewer lateral work was \$1,593,312. On average that is \$5,590 per lateral. That amount exceeds the estimate of \$3,000 per lateral. That estimate was used as the basis for the funding agreement with MMSD, and the funding agreement was in the amount of \$888,000. The amount bid for the sewer lateral work exceeded the funding agreement executed in August.

Prior to recommending rejection of the bids, staff contacted MMSD regarding the potential of an amendment to the funding agreement to accommodate the increased project cost. MMSD staff stated that upon review of the funding agreement value and terms, the bidding documents, the bids received, the additional information provided, the historic prices for lateral rehabilitation work, and the current economic conditions (including labor and material resource shortages), they will not be able to promote the requested amendment to the Commission agenda for consideration. In short, MMSD cannot justify a change order of this magnitude.

The PPII fund balance (610669-740006) available for reimbursement from MMSD remains at \$2,168,892. Based on staff communications with the MMSD, an amendment to the funding agreement can extend the funding schedule, and Staff can restructure the bid documents and re-bid the work.

Recommendation

Staff recommends that the Sanitary Utility District Commission reject the bids to complete rehabilitation of the sanitary manholes mains and building sewer laterals. This work cannot be prolonged indefinitely. Staff anticipates restructuring the bid, separating the City work into a base bid and lateral work into additive bids for contract award. The expectation is that the rebid will result in more reasonably priced bids for the sewer main work, as well as the sewer lateral work in the Riverdale Park Lift Station 'F' area and Riverland Drive Lift Station 'H' areas, respectively.

Attachments:

1 - Bid Summary (3566-21) (PDF)

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION 3892

A Resolution Rejecting All Bids for the Rehabilitation of Various Sanitary Manholes, Sewer Mains and Building Sewer Laterals in the Riverdale Park and Riverland Drive Lift Station Areas

A. A number of capital improvement projects were identified as part of the FY2021 Sanitary Sewer budget adopted by the Common Council on October 28, 2020.

B. The Sewer Utility advertised and received bids for the Rehabilitation of Various Sanitary Manholes, Sewer Mains and Building Sewer Laterals.

C. Staff has reviewed the various bids and contractor qualifications for the contracts.

D. Staff has determined that the bids received are not in accordance with the estimates and workplan to accomplish the work and on that basis has made a recommendation to reject all bids to the Sewer Utility District Commission.

E. The Sewer Utility District Commission at its meeting on October 28, 2021, endorsed staff's recommendations.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Mequon that:

1. The bids for the Rehabilitation of Various Sanitary Manholes, Sewer Mains and Building Sewer Laterals are rejected.

2. Staff is authorized to re-advertise and solicit bids for the project.

Approved by: John Wirth, Mayor

Date Approved: October 28, 2021

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on October 28, 2021.

Caroline Fochs, City Clerk



**MEQUON SEWER
UTILITY**

3.b.a

BIDS RECEIVED FOR:

Rehabilitation of Sanitary Manholes, Mains and Sewer Laterals, 3566-21

BID OPENING: 9/30/2021 2:30 PM
DATE TIME

BIDDER	PRE-QUAL	BID BOND	ADDENDUM No. 1	ADDENDUM NO. 2	BASE BID	ADD BID
National Power Rodding	x	x	x	x	\$2,848,294.10	\$345,000.00
Visu-Sewer, Inc.	x	x	x	x	\$2,221,484.50	\$110,737.50

Attachment: 1 - Bid Summary (3566-21) (RESOLUTION 3892 : Rejecting a Contract for Rehabilitation of



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2913
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Sewer Utility District Commission

TO: Sewer Utility District Commission
FROM: Kevin Driscoll, Deputy Director of Utilities
DATE: October 20, 2021
SUBJECT: RESOLUTION 3895 A Resolution Authorizing the Negotiation of Easement and/or Land Acquisition Agreement(s) within the River Bend and/or Ranch Court Subdivisions, in Connection with Securing Access for the Replacement of Lift Station E

Background

In spring 2020, the SUDC authorized a condition assessment for the sanitary lift station along Ranch Road, located west of Oriole Lane that is commonly referred to as "Lift Station E" (LS E). This assessment report was finalized in January 2021 by Applied Technologies, Inc. (ATI) and filed at City Hall with the recommendation to replace the station due to a number of reasons.

In general, the recommendation for replacement of the lift station is due to historic sanitary sewer overflows and to address capacity concerns. More specifically, the current location and infrastructure limits capacity, limits room to expand with larger pumps, is located in a floodplain, and frequently experiences sanitary sewer overflows.

The consultant hired by the City, ATI, completed a memo dated May 20, 2021 to evaluate replacing the existing station at the existing site. However, 4 feet of fill is required to bring the structure above the floodplain to meet code (NR116) and that fill would encroach onto adjacent parcels outside of the existing easement in that outlot. That memo is attached as Exhibit A.

Replacing the lift station in its current location is difficult and costly. Therefore, Engineering staff in coordination with Community Development staff met and established criteria for evaluating replacement of the station and considered the following requirements for a new lift station location. See Exhibit B for additional parameters, but in general the area requirements are as follows:

- Lift station building with back-up generator building footprint est. 30ft. x 50ft.
- Access to utilities including gas and electric (3 phase)
- Parking for two vehicles, including the vac-truck, est. 40ft. x 30ft.
- Access from a public road at a minimum of 12ft. wide
- Located outside of the floodplain, or the ability to obtain a Letter of FEMA Map Revision

Analysis

This lift station replacement work is part of the Sewer Utility's capital improvement program. Increasing system capacity and reducing infiltration and inflow are priorities to reducing overflows. Reducing or eliminating sanitary sewer overflows are mandated by the EPA and the

WDNR.

Building on the existing site is not preferred due to the construction logistics within the existing easement (50ft. wide) that poses significant challenges and potential liabilities for staging of construction materials and equipment. The functionality of the existing lift station would have to remain in service until switching over to the new station. Four lift stations ultimately discharge into LS E, and that flow would need to continue downstream to avoid backups. Maintaining the functionality would require a complicated and potentially expensive bypassing operation. Trucking the flow is not feasible, as noted in Exhibit A.

Securing a site prior to design is the first step necessary for an efficient design process. Staff worked with ATI and the Department of Community Development to go through a Site Selection Process. That process considered proximity to existing facilities and space to accommodate the area needs and demands for a new lift station that would address capacity issues. See Exhibit B that includes the map and site evaluation criteria memo.

To begin, staff established a radius of 1,000 feet around the existing LS E to evaluate potential sites for the new lift station. The 1,000 foot radius was established based on costs being prohibitive to build new infrastructure too far beyond the existing station, where the new infrastructure still needs to tie into existing facilities. Through a series of evaluations, the site selection evaluation was narrowed down from over 50 parcels within 1,000 feet of LS E. Two main factors were the costs of extending sewer facilities due to proximity to the existing site and available space outside of the floodplain. Parcels entirely within the floodplain were not considered, and other parcels considered buildable for a new (replacement) lift station were evaluated. See Exhibit C.

No vacant parcels were identified that meet these criteria. Securing legal access and rights to construct a new lift station would require the following:

- easement-acquisition,
- floodplain fill, and/or
- demolition to build a new (replacement) lift station.

Eight parcels were further evaluated based on preliminary review to meet the site selection criteria; parcels that allowed room for parking vehicles and have room for a new lift station building footprint that adheres to zoning requirements and adhere to LS E Technical Site Criteria listed above. See Exhibit D.

Fiscal Impact

The proposed resolution requests authorization of expenditures for appraisals pursuant to acquisition of an easement or land for the construction of the new lift station. Acquisition, design and construction costs are not authorized by this resolution.

Based on assessed value and typical anticipated appraisal costs, the estimated costs for easements and/or land acquisition ranges from \$30,000 to \$300,000. It does not include any demolition costs or construction costs to extend infrastructure. Additional considerations of infrastructure extensions (new forcemain, new gravity sewer, road restoration costs) will also be factored in

with a cost estimate at the design stage.

In the 2021 Sewer Utility Budget, remaining bond proceeds from the East Trunk Relief Sewer Project in the amount of \$3,404,000 were reallocated to the Sanitary Lift Station Fund capital account for the Ranch Road (or Lift Station E) replacement project. Additional Utility self-funding is requested annually. Should the combination of these bond proceeds and self-funding not be adequate to cover the replacement cost, staff plans to request future authorization from the SUDC to borrow for the project within the next few years.

Upon securing legal rights for new construction, staff will return to the Sewer Utility District Commission for authorization to contract for design services. Design services will include a construction estimate for the new lift station including infrastructure extensions and road reconstruction costs. Neither the design nor the construction estimates are included in the acquisition costs authorized in this resolution. At this time, the preliminary design and construction estimate ranges from \$4,800,000 to \$6,200,000.

Staff anticipates bringing this item back to SUDC with an update sometime during the first quarter of 2022.

Recommendation

The consultant memos and subsequent staff evaluation identified 8 viable areas for lift station construction. As shown on the Map in Exhibit C these include:

Map ID #1, Parcel 150960002000
 Map ID #2, Parcel 150960001000
 Map ID #3, Parcel 150960003000
 Map ID #4, Parcel 150960008000
 Map ID #5, Parcel 150960009000
 Map ID #19, Parcel 151860006000
 Map ID #45, Parcel 150190800100
 Map ID #47, Parcel 151860005000

Per the attached resolution, staff requests authorization to contact the subject property owners to discuss easement acquisition for the lift station. If the property owner is willing, staff requests authorization to secure an appraisal of the property for either land or easement acquisition. Ultimately the easement declaration document, purchase agreement, and any proposed compensation would return to the Sewer Utility District Commission and Common Council for approval.

If staff is unable to negotiate easements or land acquisitions at these locations, staff will return to the Sewer Utility District Commission for further direction.

Attachments:

Exhibit A - Technical Memorandum_Existing Site (2021-05-20) (PDF)
 Exhibit B - LS E Land Use Site Criteria Memo (2021-05-18) (PDF)
 Exhibit C - Technical Memorandum_Site Evaluation (2021-08-26) (PDF)

Exhibit D - Tech Memo Expanded Site Eval with attachment (2021-10-05)(PDF)

COMMON COUNCIL
OF THE
CITY OF MEQUON

RESOLUTION 3895

A Resolution Authorizing the Negotiation of Easement and/or Land Acquisition Agreement(s)
within the River Bend and/or Ranch Court Subdivisions, in Connection with Securing Access for
the Replacement of Lift Station E

RECITALS

A. Significant rain events have caused City staff to bypass sewage into waters of the State to avoid residential basement backups and the Federal Clean Water Act and the City's Wisconsin Pollutant Discharge Elimination System Permit prohibits sanitary sewer overflows (bypasses).

B. On February 11, 2020, the Common Council approved a contract to complete the condition assessment report for the Ranch Road Lift Station E, and that report recommended replacement of the station due to site constraints and demand for additional capacity.

C. The 2021 Sewer Utility Budget included an allocation of \$3,404,000 to self-fund capital improvement projects for the Sewer Utility, as a result of the East Trunk Sewer work south of Mequon Road being completed ahead of schedule and under budget.

D. This Lift Station E replacement that lies within the East Trunk System is a continuation of the East Trunk Sewer improvements north of Mequon Road, and is part of ongoing efforts to address the capacity of facilities, including the City's largest lift station, known as LS E along Ranch Road.

E. Expenditures for this project will be charged against the Sanitary Lift Station Fund capital account, which has sufficient balance for the appraisal cost.

BASED UPON THE FOREGOING RECITALS, IT IS RESOLVED by the Common Council of the City of Mequon, Wisconsin that:

1. That City staff be authorized to enter into negotiations for easement(s) and/or land acquisition to replace Lift Station E and be in consultation with the City Attorney for this process.

2. If any property owner agrees to an appraisal, staff will consultant with the City Attorney and property owner to execute an appraisal for the proposed acquisition. An appraisal cost shall not exceed \$10,000.

3. If successful, staff will return to Sewer Utility District Commission for authorization of the easement or land acquisition agreement and compensation, therefore.

Approved by: John Wirth, Mayor

Date Approved: October 28, 2021

I certify that the foregoing Resolution was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on October 28, 2021.

Caroline Fochs, City Clerk

TECHNICAL MEMORANDUM

Date: May 20, 2021 revised 10/21/2021 **Project #:** 6398

To: Kevin Driscoll, P.E.-Deputy Director of Utilities

Organization: City of Mequon

From: William A. Hein, P.E., P.L.S.

Regarding: Existing Site Evaluation Lift Station E

Cc: _____

Built in 1965, Lift Station E (LS E) is the largest City owned sanitary sewer lift station averaging 2.485 MGD. The Station receives flow from stations F, G, H and T. The LS E Condition Assessment completed in January 2021 identified four possible alternative sites for the replacement of LS E. The purpose of this memo is to fully evaluate upgrading the station on the existing site prior to proceeding with detailed analysis of the remaining three sites.

Identified as 2020 West Ranch Road, the existing site consists of a station and appurtenances built within an easement platted within and adjoining Outlot 1 of the River Bend Subdivision located in a part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Public Land Survey Section 19, T9N, R22E in the City of Mequon and Ozaukee County, Wisconsin. It is noted that the City does not own the property the station is situated on. The station site lies between residential homes to the east and west, with Outlot to the north and W. Ranch Road to the south. As described in the Condition Assessment, the area to the north is a backwater area tributary to the Milwaukee River, and subject to periodic flooding.

The base flood elevation for the site is approximately 662.5 as indicated on the FEMA Firm panel. Given that the floor elevation was measured at elevation 660.4, this indicates that the station is below the regulatory flood elevation. In accordance with Wisconsin Administrative Code Section NR 116, modifications to the facility which constitute more than 50% of the building value require that the building be floodproofed (floor elevation at least two feet above the regional flood elevation or the levee raised to at least three feet above the regional flood elevation). In addition to the floodproofing required for the building, the access will need to also be raised to be traversable (floodproofed) during a regional flood.

While the existing station is partially enclosed with a levee, floodwaters can and have gone around the levee and the station has flooded as a result. As such, floodproofing the station is necessary to utilize the existing site for the upgraded station. The existing station is surrounded by a levee on the west, north and east sides built to a peak elevation of approximately 664. As indicated above, the base flood elevation is 662.5, and the levee would need to be raised to at least elevation 665.5 to meet the requirements of the Administrative Code. Looking at the survey provided within the evaluation the construction of the levee cannot be completed on the easement property controlled by the City. Additionally, given the location of the backwater to the north, this option is not feasible as it cannot be completed without filling in the backwater.

Another option to be considered is the construction of a waterproof wall around the station to prevent floodwaters from impacting the station. As with the levee, this wall would need to be at elevation 665.5 which means that the top of the wall would be five feet above the floor elevation of the station. While the installation of a five-foot high wall around the station will provide floodproofing, it will present accessibility issues to City staff that have to operate and maintain the station. In addition to accessibility issues, some sort of pumping system would need to be installed within the wall to remove precipitation which falls within the wall, as any sort of gravity drain would allow floodwaters to back up into the enclosure.

Finally, the site can be raised through the placement of fill so as that the building floor is raised to a point at least two feet above the base flood elevation. This would require the floor elevation to be raised 4 ½ feet to comply with the Administrative Code requirements. In addition to the building, dry access is needed to the building which will require the re-construction of the driveway all the way out to W. Ranch Road and will impact neighboring properties. The property to the west (Lot 2 River Bend Subdivision), the property to the east (Lot 3 River Bend Subdivision) and the property to the northeast (Lot 8 River Bend Subdivision) would be impacted by the raising of the site. As the City does not own the property the station is located on, the River Bend Homes Association, Inc. which owns the aforesaid outlot will also be impacted by the work. Significant tree removal on and adjacent to the City easement could be a deterrent to getting permission from the affected properties to improve the site.

While raising the site will floodproof the structures, the assessment also recommended expanding the building to nearly double its current size to accommodate electrical equipment and improved access for maintenance staff. Based on the assessment, the building would need to be expanded 14 feet in length and 6 feet in width increasing the building footprint from 585 square feet to 1,120 square feet. It is noted that the assessment DID NOT contemplate the inclusion of on-site emergency standby power since the current site has multiple electric feeds. The inclusion of on-site generator will increase the footprint necessary for improving on the existing property. Given the electrical requirements of the new station, we anticipate a 500 KW diesel generator which will require another room approximately 12 feet wide to provide sufficient floor area.

Additionally, when evaluating the improvement to the existing site it is noted that there were no improvements intended for the existing wet well. As indicated in the assessment, the wet well is limited due to its lack of size and depth. If the option of expanding on the existing site is ultimately chosen as the preferred alternative, it is recommended that a larger wet well be considered as part of the final design. It is noted however, that the new wet well would have the same floodproofing requirements as the rest of the site improvements.

Another consideration for re-developing the existing site would be inclusion of improved parking for maintenance vehicles and personnel. It is recommended that space for at least two utility vehicles be available on the property.

At a minimum, permission must be obtained from the aforesaid property owners to consider re-developing the site. More likely, easements will need to be obtained or purchased to allow grading on these properties. The minimum area expected to be impacted by the grading will be around one acre. Additional permits and permissions would be required from the Wisconsin Department of Natural Resources, the U. S. Army Corps. Of Engineers, FEMA, the City of Mequon and possibly Ozaukee County. As part of the permitting processes, Historical and Endangered Resources would need to be requested from the State of Wisconsin, City Plan Commission approval which may include building, electrical and fill permits, erosion control permits, zoning

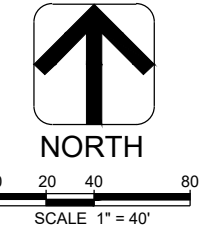
and street opening permits would need to be obtained, utility relocation permits would need to be obtained from WE Energies, AT & T and Spectrum prior to commencing with the work.

Given the complexity of the project, coordination with the four affected property owners and the status of the existing permitting system, it is our estimation that the soonest this project could be ready for construction would be twelve to eighteen months from now assuming that negotiations go well with the property owners and eminent domain is not necessary to obtain the necessary permissions.

It is anticipated that the easterly 40 feet of the aforesaid Lot 2, and the westerly 55 feet of the aforesaid Lot 3 and Lot 8 will be impacted by the work. As stated, permission must also be obtained from the Homes Association as they have title to the outlot. Work will begin near W. Ranch Road and proceed north to the water's edge. Given the current zoning in the area, it is anticipated that property acquisition may not be an option for this project. It is recommended however, that the City obtain permanent easement coverage of all affected property as a part of this project to facilitate future maintenance activities.

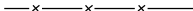
The advantage of developing on the existing site is the fact that there is already a facility at this location. As such, additional gravity sewers and force main improvements would not be necessary, other than that work necessary to raise the site. The expansion of the building footprint described in the assessment will be to improve access for the staff and increased room for electrical equipment.

Every precaution will be taken during construction to ensure that the station will continue to operate during construction. There will be times when bypass pumping will be necessary, but safely conveying the influent wastewater will be the responsibility of the contractor during the construction process.



Diggers Hotline, Inc. (Wisconsin)		Locate Request for AUTOEMAIL	
Ticket #:	20203806054	Seq # : 3	Previous Ticket:
Ticket Type:	Standard	Start Date:	09/18/2020 06:00:00 PM
Call Date:	09/14/2020 06:00:11 PM		
Contact Information			
Caller:	Nick Schramer	Phone:	(262) 522-4912
Company:	Ayres	Cell:	(262) 522-4912
Address:	N17W24222 Riverwood Dr Suite 310		
	Waukesha		
	WI 53188	Working For:	AYRES
Email:	SchramerN@ayresassociates.com		
Field Rep:	Nick Schramer	Phone:	(262) 409-1654 Ext
Work Information			
County:	OZAUKEE		
Place:	MEQUON CITY		
Address:			
Street:	RANCH RD		
Intersection 1:	N ORIOLE LN		
On the side of the road approximately 250 FT EAST OF INTERSECTION OF N ORIOLE LN			
Type of Work:	SURVEY WORK		
Explosives: N	Overhead: N	Boring Equipment: N	Pre-Marked: N
Marking Instructions			
MARK A 200 FT WIDE PATH ALONG THE PRIVATE DRIVE OF LIFT STATION GOING NORTH FOR 400 FT.			
Remarks			
CALL NICK SCHRAMER FOR QUESTION ON MARKING INSTRUCTIONS.			
Members Notified			
NOWGB	WE ENERGIES-ELE AND WG GAS-NOWGB		(262) 446-9821
SBC01	AT&T DISTRIBUTION SBC01		(262) 446-9821
TWC30	TIME WARNER CABLE - TWC30		(262) 446-9821
Work Site Polygon (NE/SW)			
Latitude:	43.229389	Longitude:	-87.935216
Secondary Latitude:	43.230503	Secondary Longitude:	-87.934417

LEGEND

 SAN	SANITARY MANHOLE	 FIBER OPTICS MANHOLE
 SS	STORM/SAN. MANHOLE	 ELECTRIC MANHOLE
	INLET	 GENERAL MANHOLE
	CATCH BASIN	 UTILITY POLE
 WV	WATER VALVE	 ELECTRIC PEDESTAL
 GV	GAS VALVE	 TELEPHONE PED
	FIRE HYDRANT	 CABLE TV PED
	FLAG POLE	 ELECTRIC METER/ GAS METER
 GUJ	GUY WIRE	 ELECTRIC PULLBOX
	BOLLARD	 LIGHT POLE
	RECORDED AS	 SIGN
(100.00')		 YARD LIGHT
 PROPERTY LINE		
 R/W LINE		
 R/W CENTERLINE		
 CHAINLINK FENCE		
 UNDERGROUND TELEPHONE		
 UNDERGROUND ELECTRIC		
 UNDERGROUND SANITARY		
 UNDERGROUND GAS		
 UNDERGROUND STORM SEWER		
 WATERMAIN		
 LANDSCAPED AREA		
 CONCRETE		
 ASPHALT		
 FOUND MONUMENT (TYPE/SIZE NOTED)		

- 1.) Survey was completed on 09-18-2020
- 2.) Survey was performed in NAD83, State Plane Coordinate System, Wisconsin South Zone
- 3.) Elevations are referenced to NAVD 88 Vertical Datum in which the Center of Section 19, T9N, R22E, (point 101), has an elevation of 674.007'
- 4.) Due to the heavy flow at San MH 1268 unable to determine pipe diameters in field.
- 5.) Trees locations are center of tree at ground elevations.

AYRES N17 W24222 Riverwood Drive
Waukesha, WI 53188
(262) 523-4488
AyresAssociates.com



11333 N. Cedarburg Rd 60W
Mequon, WI 53092-1930
Phone (262) 236-2936
Fax (262) 242-9655
<https://ci.mequon.wi.us>

www.ci.mequon.wi.us

SEWER UTILITY

MEMORANDUM

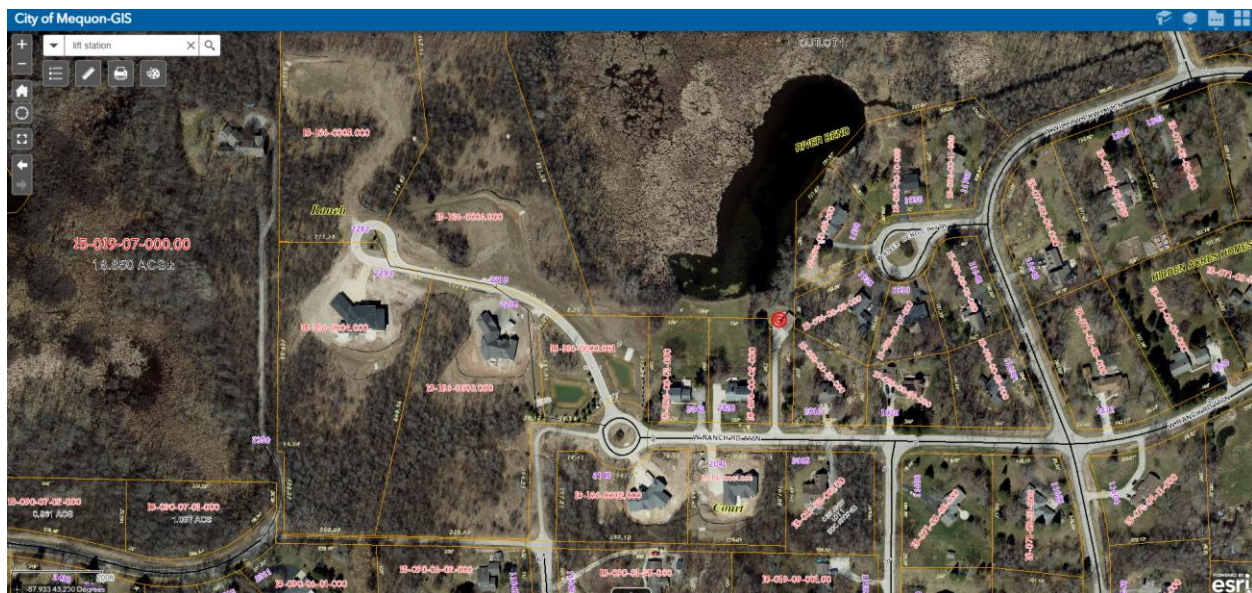
TO: Kim Tollefson, Director of Community Development

FROM: Kevin Driscoll, Deputy Director of Utilities

DATE: May 14, 2021

SUBJECT: Sanitary Lift Station Replacement
Request for Land Use Based Site Selection
Project No. 3616-21-E

In 2020 following SUDC and Common Council authorization, a condition assessment for the existing Ranch Road Lift Station E was completed. For reference, Lift Station E is located within an easement as shown here:



A number of near-term improvements were implemented, however the lift station built in 1969 no longer reliably meets demand during wet weather and the history of the sewer system overflows reflects that. Based on this assessment report, staff is planning for replacement of the Ranch Lift Station “E” and has begun evaluating options and site criteria.

The intent of this memo is to request a land use based site selection for a new lift station. Due to infrastructure constraints, the new lift station must generally be sited within these boundaries:



The following criteria have been drafted for consideration of site selection. Property acquisition is not required; an exclusive easement could be considered as an alternative.

- Area requirements: lift station/generator building at a minimum of 30' x 50'
- Access to utilities including gas and electric (3 phase)
- Parking for two vehicles, including the vac-truck, approximately 40' x 30'
- Access from a public road at a minimum of 12' wide
- Located outside of the floodplain or ability to obtain a CLOMR

Once the land use based site selection is complete, Utility/Engineering staff will utilize that information to complete a technical review of the locations to determine feasibility of construction. The combination of the two selection criteria will be utilized to make a recommendation to the Sewer Utility District Commission.

Technical Site Selection Criteria

Location

1. Is the site in the sewer service area?
2. Is the site within 200ft of the sewer service area?
3. Are specimen trees present on the site that would block SCADA Antenna?
4. How tall are the trees/vegetation 10ft, 20ft, 30ft, 40ft?
5. How tall does the antenna need to be to clear the vegetation: 20ft, 30ft, 40ft, 50ft?
6. Are there any height restrictions on Antennas for current zoning of this parcel?

7. Is the site within Proximity to existing infrastructure?
8. Is the site within 250 feet of the existing Ranch Road Lift Station E?
9. Is the site within 250 feet of the existing LS E Force Main ?
10. Is the site within 250 feet of the existing LS E Gravity Sewers?

11. Is the site within 500 feet of the existing Ranch Road Lift Station E?
12. Is the site within 500 feet of the existing LS E Force Main ?
13. Is the site within 500 feet of the existing LS E Gravity Sewers?

14. Is the site within 1000 feet of the existing Ranch Road Lift Station E?
15. Is the site within 1000 feet of the existing LS E Force Main ?
16. Is the site within 1000 feet of the existing LS E Gravity Sewers?

17. Is the parcel in the Floodplain? Partial or Fully in the floodplain?
18. Can fill be placed to raise the ground elevation two feet above the Base Flood Elevation?



Attachment: Exhibit B - LS E Land Use Site Criteria Memo (2021-05-18) (RESOLUTION 3895 : Authorize Easements to Replace Lift Station E)

TECHNICAL MEMORANDUM



Date: August 26, 2021 revised 10/21/2021 **Project #:** 6398
To: Kevin Driscoll, P.E.-Deputy Director of Utilities
Organization: City of Mequon
From: William A. Hein, P.E., P.L.S.
Regarding: Additional Site Evaluation Lift Station E
Cc: _____

Built in 1965, Lift Station E (LS E) is the largest City owned sanitary sewer lift station averaging 2.485 MGD. The Station receives flow from stations F, G, H and T. The LS E Condition Assessment completed in January 2021 identified four possible alternative sites for the replacement of LS E. The purpose of this memo is to begin additional analysis of all sites proximate to the existing station. A radius of 1,000 feet from the present station is the focus of this memorandum based upon direction received from the City staff.

Identified as 2020 West Ranch Road, the existing site consists of a station and appurtenances built within an easement platted within and adjoining Outlot 1 of the River Bend Subdivision located in a part of the SW ¼ of the NE ¼ and the SE ¼ of the NW ¼ of Public Land Survey Section 19, T9N, R22E in the City of Mequon and Ozaukee County, Wisconsin. The City does not own the property the station is situated on and as recommended in the previous memorandum which evaluated the feasibility of upgrading on the existing site, we are now looking at proximate sites located within 1,000 feet of 2020 W. Ranch Road.

Considerations for site selection include sufficient are for a new station and on-site generator (approximately 1,500 square feet), parking for vehicles (approximately 1,200 square feet), availability of natural gas and electric service is sufficient size and capacity to service the new station, and ability to access a public street with a new driveway. While not mandatory, site acquisition would be preferable to an easement, but at this point, all sites are under consideration.

It is noted that most of the properties located proximate to LS E are zoned R-4. This zoning district requires that buildings be setback from the street right of way at least 50 feet and offset from the side a rear-yards at least 20 feet. In addition, the 15% maximum lot coverage, defined as "that portion of the lot that is covered by buildings, structures, and all other impervious improvements on the ground surface such as paving, driveway, etc." contained within the zoning code will make site acquisition difficult in that a minimum lot area of approximately ½ acre will be necessary to comply with the zoning requirements of the area.

We began looking at properties around the existing station beginning with those within 250 feet and proceeding out to 1,000 feet. There are 8 properties within 250 feet, 10 additional properties from 250-500 feet and 34 additional properties between 500 and 1,000 feet which were considered as part of this effort. A map and spreadsheet containing the properties is attached for reference.

The first consideration considered was the availability of vacant property on which a new station could be constructed. Of the original 52 parcels considered, six are vacant based on a review of the 2020 aerial photograph available on the County GIS site. Of these vacant parcels, all six are at least partially located within mapped floodplain. Of these six vacant parcels, only one has direct access to a public street outside of the mapped floodplain (Outlot 1 of Ranch Court subdivision), three others are located adjacent to a public road, but the public road appears to be inundated during the regulatory flood, and the remaining two are located on a private street.

As described in the previous studies and memos, the base flood elevation for the site is approximately 662.5 as indicated on the FEMA Firm panel. In accordance with Wisconsin Administrative Code Section NR 116, new facilities need to be floodproofed (floor elevation at least two feet above the regional flood elevation). In addition to the floodproofing required for the facility, the access will need to also be traversable during a regional regulatory flood.

Another aspect considered when evaluating the potential sites, was the presence of wetlands. The floodplain is generally more restrictive than the wetlands based on published map information. As such, we will not spend additional effort on wetland quantification other than to say, the presence of wetlands will require additional regulatory permitting once a site has been selected. As part of this effort, staff also reviewed the SEWRPC mapping of the environmental corridors and feels that the published maps are incomplete as they do not fully denote the wetland areas shown on the Ranch Court subdivision plat.

A review of the DNR data base on Remediation and Redevelopment determined that there are not any mapped contaminated sites within the study area.

Also, an Endangered Resources Preliminary Assessment (ERPA) was completed as part of this effort. This effort concluded that there may be state or federally threatened or endangered fauna and flora within one mile of the existing LS E site. Copy of ERPA is attached for reference.

A Historical review was not undertaken as part of this effort but should be considered prior to final site selection and acquisition.

In addition to the vacant parcels described above, there remain seven developed residential parcels within 250 feet of LS E. Of these parcels only two are not encumbered by flood plain. These parcels range in size from 0.50 acres to 0.71 acres. It is noted however, that all these parcels would be suitable for LS E if the property were purchased, and the existing homes demolished to comply with the lot coverage requirement discussed previously. Strictly from a logistical perspective, the most logical acquisition would be either Parcel #1, or Parcel #3 both located on W. Ranch Road. These properties have been selected as the most logical parcels for acquisition because a significant portion of the sites are already elevated above the flood elevation, the properties have frontage on a public street and the sewer work necessary to locate the new station at either location would be minimal being that the properties are immediately adjacent to the LS E site. Based on a review of the tax records, parcel #1 has an estimated value of \$128,400 for the property and another \$238,400 for the improvements, while parcel #3 has estimated values of \$112,400 and \$232,800 respectively. It is noted that the previous technical memorandum which evaluated the existing site indicated that portions of these two properties would be impacted IF the existing site was ultimately used for the new station.

Beyond 250 feet and out to 500 feet, there are an additional 8 parcels ranging in size from 0.69 to 1.25 acres. Even at 1.25 acres, a maximum lot coverage of 15% will likely require that the existing structures and impervious surfaces be

razed if selected for the new station site. Being that the sewer work will be more costly, and the acquisition cost will be similar, it is our opinion that these parcels would be less desirable, as they would also require full acquisition. The one exception would possibly be the Ranch Court outlot located to the west of Parcel 2 and identified as parcel #6. This location was previously discussed in the Condition Assessment for Lift Station E. It is unclear as to the value of this property as there isn't a listed value on the Ozaukee County GIS site. Development of this site will have some challenges including compliance with the setbacks and offsets in the zoning district, potential floodplain fill, hydrology and hydraulic study and possibly a FEMA letter of map amendment. In addition, it is noted that while the outlot fronts on the W. Ranch Road cul-de-sac, a 30' wide private driveway and sanitary sewer easement bisects the property.

Beyond 500 feet out to 1,000 feet there are an additional 31 parcels ranging in size from 0.95 to 4 acres. The most promising parcel is located on W. Ranch Road and is identified as parcel #45. This parcel is 3.73 acres in area and has a sizable area in the southeast corner of the property which has public road frontage, and does not appear to be encumbered with floodplain, wetland, or environmental corridor. The property was recently platted as Lot 3 in the Ranch Court subdivision. This corner of the property is located approximately 1,000 feet to the southwest of LS E. While the sewer work necessary to develop this site will be higher than the previously discussed properties, given the size of the property, the owner may be receptive to entering into an agreement with the City for developing the site in a permanent easement rather than further subdividing the lot. In terms of comparison, this property has an estimated value of \$282,500. As stated previously, we anticipate that the new site for LS E would be approximately ½ acre in area and as such, it is estimated that easement acquisition cost could be estimated accordingly.

Regardless which site is selected, additional permits and permissions would be required from the Wisconsin Department of Natural Resources, the U. S. Army Corps. Of Engineers, FEMA, the City of Mequon and possibly Ozaukee County. As part of the permitting processes, Historical and Endangered Resources would need to be requested from the State of Wisconsin, City Plan Commission approval which may include building, electrical and fill permits, erosion control permits, zoning and street opening permits would need to be obtained, utility relocation permits would need to be obtained from WE Energies, AT & T and Spectrum prior to commencing with the work.

Given the complexity of the project, coordination with any affected property owner and the status of the existing permitting system, it is our estimation that the soonest this project could be ready for construction would be twelve to eighteen months from now assuming that negotiations go well with the property owner and eminent domain is not necessary to obtain the necessary permissions.

Key Number	Flood Plain	Wetland	Parcel Number	Area
150960002000	Yes	No	1	0.71 ac
150960001000	Yes	No	2	0.71
150960003000	Yes	No	3	0.64
150960008000	Yes	No	4	0.66
150960009000	Yes	No	5	0.71
150960000099	Yes	Yes	6	17.82
150960007000	No	No	7	0.50
150960004000	No	No	8	0.64

Note: Parcel 6 was eliminated as it is entirely within the mapped flood plain

Key Number	Flood Plain	Wetland	Parcel Number	Area
151860000001	Yes	No	9	1.16 ac.
151860002000	Yes	No	10	1.25
151860001000	No	No	11	1.02
150190800100	No	No	12	1.00
150710505000	No	No	13	1.14
150960005000	No	No	14	0.77
150960006000	Yes	No	15	0.69
150960010000	Yes	Yes	16	0.81
150960011000	Yes	Yes	17	0.75
150190700000	No	No	18	
151860006000	Yes	No	19	4.91

Note: Parcel 18 is just a strip of land and was discarded.

Parcel 19 is not located on a public street and was not considered.

Key Number	Flood Plain	Wetland	Parcel Number	Area
150710204000	Yes	No	20	1.11 ac.
150710203000	Yes	No	21	1.22
150710202000	Yes	No	22	1.21
150710207000	No	No	23	1.39
150710206000	No	No	24	1.39
150710205000	No	No	25	1.36
150710401000	No	No	26	1.89
150710411000	No	No	27	1.16
150710410000	No	No	28	1.19
150710501000	No	No	29	1.07
150710502000	No	No	30	1.25
150710504000	No	No	31	1.15
150710503000	No	No	32	1.30
150190900100	No	No	33	1.00
150190900200	No	Yes	34	1.22
150900101000	No	Yes	35	0.95
150900102000	No	Yes	36	0.93
150900125000	No	No	37	1.05
150900124000	No	No	38	1.03
150900123000	No	No	39	1.00
150900122000	No	No	40	0.98
150900121000	No	No	41	0.95
150900602000	Yes	No	42	0.97
150900603000	No	No	43	0.97
150900604000	No	No	44	0.94
151860003000	Yes	No	45	3.73
151860004000	Yes	No	46	4.00
151860005000	Yes	No	47	4.43
150650506000	Yes	No	48	1.08
150650502000	Yes	No	49	1.00
150650501000	Yes	No	50	1.00
150650404000	Yes	No	51	1.00
150650405000	Yes	No	52	0.99
150190500100	Yes	Yes	53	6.98

Note: Parcel 47 was not considered because it does not abut a public street.

Parcels 48 & 53 are entirely within the flood plain.



Attachment: Exhibit C - Technical Memorandum Site Evaluation (2021-08-26) (RESOLUTION 3895 : Authorize Easements to Replace Lift Station



Date: October 5, 2021 revised 10/21/2021 **Project #:** 6398
To: Kevin Driscoll, P.E.-Deputy Director of Utilities
Organization: City of Mequon
From: William A. Hein, P.E., P.L.S.
Regarding: Expanded Site Evaluation for Lift Station E

Built in 1965, Lift Station E (LS E) is the largest sanitary sewer lift station owned by the City of Mequon, averaging 2.485 MGD and receiving flow from Stations F, G, H and T. The current site, located at 2020 West Ranch Road, consists of a station and appurtenances built within an easement platted within and adjoining Outlot 1 of the River Bend Subdivision. Specifically, it is located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Public Land Survey Section 19, T9N, R22E in the City of Mequon and Ozaukee County. The City does not own this property.

The LS E Condition Assessment completed in January 2021 identified four alternative sites for the station's replacement. Subsequent memoranda provided a broad overview of all parcels located within 1,000 feet of the existing station and identified an additional five parcels that are presently developed and owned by private parties. The purpose of this memo is to further analyze six properties identified by these memoranda and subsequent City staff input, as detailed in Table 1. While not mandatory, site acquisition would be preferable to an easement, but at this point, all sites are under consideration. Please note that the parcel numbers below match those listed within the August 26th memorandum, and a map of these locations is attached to this evaluation.

TABLE 1
Parcels Being Evaluated

Parcel No.	Area (sq ft)
45	162,559
6	50,340
1	31,046
3	27,696
4	28,689
5	30,740

EVALUATION CRITERIA

Considerations for site selection will include:

- Sufficient area for a new station and onsite generator, approximately 1,500 sq ft
- Parking for vehicles, approximately 1,200 sq ft
- Availability of natural gas and electric service in sufficient size and capacity to service the new station
- Access to a public street with a new driveway

Following are other criteria for evaluation of the potential sites.

ZONING

All of the properties outlined in Table 1 have an underlying zoning of R-4. This zoning district requires that buildings be setback from the street right-of-way at least 50 feet and offset from the side and rear-yards at least 20 feet. In addition, it requires 15% maximum lot coverage, defined as “that portion of the lot that is covered by buildings, structures, and all other impervious improvements on the ground surface such as paving, driveway, etc.”

FLOODPROOFING

The base flood elevation for the site is approximately 662.5, as indicated on the FEMA Firm panel. In accordance with Wisconsin Administrative Code Section NR 116, new facilities must be floodproofed with a floor elevation at least two feet above the regional flood elevation. In addition, the access must be traversable during a regional regulatory flood.

WETLANDS

Another aspect for consideration was the presence of wetlands. The floodplain is generally more restrictive than wetlands based on published map information. As such, the extent of wetland evaluation will be an indication of the presence of wetlands requiring additional regulatory permitting once a site has been selected. A review of SEWRPC’s mapping of the environmental corridors led the project team to determine that the published maps are incomplete, as they do not fully denote the wetland areas shown on the Ranch Court subdivision plat.

CONTAMINATION

A review of the DNR’s Remediation and Redevelopment database determined that there are no mapped contaminated sites within the study area.

ENDANGERED RESOURCES

A previous Endangered Resources Preliminary Assessment (ERPA) concluded that there may be state or federally threatened or endangered fauna and flora within one mile of the existing site.

PARCEL EVALUATIONS

The evaluation began with Parcel 2, the outlot located along W. Ranch Road, since it is the only vacant parcel. This lot was removed from further consideration after it was determined that it lacked suitable area outside the setbacks, offsets, wetland, environmental corridor, floodplain and stormwater facilities in which a new station could be built.

IMPERVIOUS SURFACE AREA

Utilizing the Ozaukee County GIS site, the project team evaluated the extent of the existing impervious surfaces on each of the properties described in Table 2. While a field survey will ultimately provide more accurate results, this was the best information available for this evaluation. Table 2 summarizes the measured impervious areas for each parcel and the existing percentage of impervious area related to the lot area.

The percentage of impervious area on Parcel 5, on W. River Bend Court, exceeds the maximum lot coverage as defined in the zoning code. It was also noted that Parcel 1, on W. Ranch Road, is the only parcel possessing sufficient land area for the new station without razing the existing improvements.

TABLE 2
Impervious Areas

Parcel No.	Impervious Area	
	Sq Ft	Percentage
45	8,305	5.11%
6	--	--
1	4,345	14%
3	3,240	11.70%
4	4,455	14.49%
5	4,730	16.49%

HISTORICAL SIGNIFICANCE

Although all parcels under consideration have been disturbed during the development process and any sites of historical significance have likely been altered, a Historical Review should be considered prior to final site selection and acquisition.

PROPERTY VALUES

The property and improvement values were obtained utilizing the Ozaukee County GIS site. Table 3 indicates the value of the property and improvements as contained on the site.

TABLE 3
Property and Improvement Values

Parcel No.	Property	Improvement
45	\$282,500	\$669,800
6	--	--
1	\$128,400	\$238,400
3	\$112,400	\$232,800
4	\$133,800	\$262,900
5	\$118,000	\$259,500

ACQUISITION COSTS

The acquisition costs of Parcels 1, 3, 4, and 5 would range from approximately \$345,000 to \$397,000 in a normal real estate market. Demolition costs would also apply. According to 2017 data from RS Means and Wisconsin DOT unit prices, building demolition would likely cost around \$45,000 per parcel. Given the current real estate market, with property sales often closing at prices 50% higher than fair market value, the improvement portions of the properties are likely higher than reported. Property values have remained fairly consistent throughout the past several years.

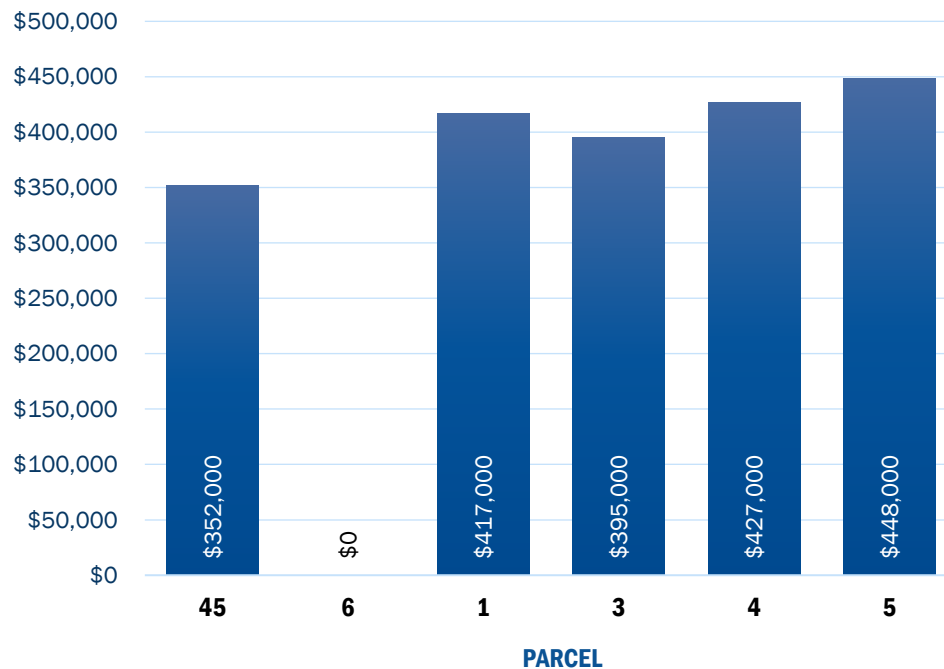
Parcel 45 would be the most logical acquisition from an availability perspective. The area is located at the north end of N. Laguna Drive near the southeast corner of the parcel, as depicted in Figure 1, and consists of approximately 11,000 square feet of usable land outside the flood plain and environmental corridor. Using the highest per foot property value (Parcel 4), the estimated land acquisition cost for this portion of Parcel 45 would be \$52,000. The property is separated from the main household parcel and could be developed on an easement without site demolition. It also provides the desired street access.

The downside to this acquisition is that nearly 950 feet of 30-inch sanitary sewer would need to be installed from Lift Station E to the new site. By comparison, we estimate that 100 feet of 36-inch sanitary sewer pipe would be needed for Parcels 3 and 4, 100 feet of 18-inch pipe for Parcel 5, and 280 feet of 18-inch pipe for Parcel 6. Table 4 contains the estimated sewer reconstruction costs associated with the development of the parcels. Table 5 outlines the total estimated site acquisition costs for each parcel

TABLE 4
Sewer Costs

Parcel No.	Sewer Description			Estimated Cost
	Length (ft)	Diameter (in)	Manholes (Qty)	
45	950	30	4	\$300,000
6	--	--	--	--
1	100	36	1	\$50,000
3	100	36	1	\$50,000
4	100	18	1	\$30,000
5	280	18	2	\$70,000

FIGURE 2
Estimated Site Acquisition Costs



RECOMMENDATION

Based on the estimated costs contained in Figure 2, the best option is to acquire a portion of Parcel 45, in accordance with the attached exhibit. Regardless which site is selected, additional elements will be required:

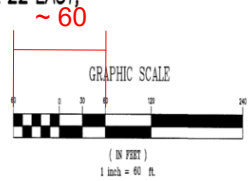
- Permits and permissions from the Wisconsin DNR, U.S. Army Corps of Engineers, FEMA, City of Mequon, and possibly Ozaukee County
- Historical and Endangered Resources review from the State of Wisconsin
- City Plan Commission approval, which may include permits for building, electrical, fill, erosion control, zoning, and street openings
- Utility relocation permits from WE Energies, AT&T and Spectrum

Given the complexity of the project, required property owner coordination, and status of the existing permitting system, the earliest that construction of this project could begin would be 12-18 months from now. This estimate assumes that property owner negotiations go well and eminent domain is not necessary to obtain the necessary permissions.

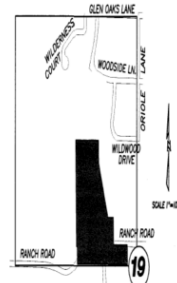
1071043

"RANCH COURT"

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, OF SECTION 19, TOWN 9 NORTH, RANGE 22 EAST,
IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



NSE NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-9307
www.northshoreengineering.net



LOCATION MAP
NORTHWEST 1/4 OF SEC. 19-22

MAIN CURVE TABLE							
CURVE	LOT REF.	LENGTH	RADIUS	CHORD	TANGENT BEARING IN	TANGENT BEARING OUT	DELTA
A	OUTLOT 1	158.80	75.00	130.81	N17°32'01"E	S4°04'29"W	127°23'30"
B	2	167.19	75.00	134.68	S22°23'52"W	N86°55'31"W	127°43'37"
C	3 & 6	139.12	300.00	137.88	S78°12'23"E	N86°58'17"W	28°34'12"
D	DRIVE C/L	152.24	300.00	150.61	S52°38'11"E	N38°05'58"W	52°33'41"

NOTES:

- INTENDED USE & OWNERSHIP FOR OUTLOT 1 AS PART OF THIS SUBDIVISION IS COVERED IN THE "DEVELOPMENT AGREEMENT" AND THE "SUBMISSION COVENANTS", RECORDED AS SEPARATE DOCUMENTS.
- THE LOTS IN THIS DEVELOPMENT HEREBY HAVE A REED RESTRICTION THAT PROHIBITS ANY LAND DISTURBING ACTIVITY WITHIN THE ENVIRONMENTAL CORRIDOR, INCLUDING REMOVAL OF SPECIMEN TREES, WITHOUT THE APPROVAL OF THE CITY OF MEQUON AND SEMCO.
- REFER TO SHEET 3 OF 4 FOR BASIN EXHIBIT.
- REFER TO SHEET 4 OF 4 FOR WETLAND LINE TABLE INFORMATION.
- REFER TO SHEET 2 OF 4 FOR STORM WATER DRAINAGE EASEMENT CURVE TABLE.

LEGEND:

- Ø - DENOTES 1.315" STEEL PIPE (FOUND)
- ⊗ - DENOTES 2.375" STEEL PIPE (FOUND)
- Δ - DENOTES (WITNESS MONUMENT) 1.315"X18" STEEL PIPE WEIGHING 1.88 LBS. PER LINEAL SET, AT THE INTERSECTION OF THE LOT LINE & THE PRIVATE DRIVE EASEMENT.
- - DENOTES 2.375"X18" STEEL PIPE WEIGHING 3.65 LBS. PER LINEAL FOOT, SET.
- () - DENOTES ALSO RECORDED AS DIRECTION OR DISTANCE

ALL OTHER LOT AND OUTLOT CORNERS 1.315"X18" STEEL PIPE WEIGHING 1.88 LBS. PER LINEAL FOOT (SET).

ALL DISTANCES ARE MEASURED TO THE NEAREST ONE HUNDREDTH (0.01') OF A FOOT.

ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD 83) THE SOUTH LINE OF THE NW 1/4 OF SECTION 19-22, WHICH BEARS S89°43'21"

- DENOTES BUILDING SETBACK LINE
- DENOTES WETLAND BOUNDARY
- DENOTES WETLAND SETBACK LINE
- DENOTES ENVIRONMENTAL CORRIDOR AND 100 YEAR FLOODPLAIN LINE TOGETHER
- DENOTES AREA WITHIN THE 100 YEAR FLOODPLAIN



Dated this 12th day of September, 2018
Revised this 15th day of October, 2018
Revised this 23rd day of October, 2018

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified *October 24, 2018*
James G. Schneider
Department of Administration

SHEET 1 OF 4 SHEETS



Attachment: Exhibit D - Tech Memo Expanded Site Eval with attachment (2021-10-05) (RESOLUTION 3895 : Authorize Easements to Replace Lift