
THE CITY of *Altoona*

AGENDA FOR REGULAR COUNCIL MEETING ON THURSDAY, JULY 14, 2022

6:00 P.M.


Held in the Council Chambers at Altoona City Hall, 1303 Lynn Avenue, Altoona, WI

- I. Call Meeting to Order.
- II. Pledge of Allegiance.
- III. Roll Call for Council Persons/Roll Call for Department Heads.
- IV. Citizens Participation Period. (No more than twenty minutes unless extended by two-thirds vote.)
- V. Discuss/consider approval of minutes of the June 23, 2022 Regular Council Meeting.
- VI. REPORTS [Review Minutes >>](#)
 - A. City Officers/Department Heads
 - B. City Committees
- VII. CONSENT AGENDA
- VIII. UNFINISHED BUSINESS
- IX. NEW BUSINESS
 1. Discuss/consider approval of Preliminary Plat for “Bartlett Crossing” as submitted by Craig Wurzer for Lot 1, CSM 3757 located at 257 Bartlett Avenue, WI (Discussed at the July 12, 2022 Plan Commission Meeting). [Summary + Materials >>](#)
 2. Discuss/consider accepting the petition to rezone parcels annexed to the City per Ordinance 6A-22 from R-1 One Family Dwelling District (Temporary Designation) to TH - Twin Home and R-3, and to refer the petition to the Plan Commission for its recommendation prior to the Public Hearing. [Summary + Materials >>](#)
 3. Discuss/consider approval of a Specific Implementation Plan for “A&W Restaurant” in the SW Quadrant of River Prairie (Discussed at the July 12 Plan Commission Meeting). [Summary + Materials >>](#)
 4. Discuss/consider approval of Ordinance 7B-22, an ordinance creating Chapter 10.38 of the Altoona Municipal Code “Electric Bike and Scooter Regulations”. (Will be discussed at the July 11, 2022 Park & Rec Meeting.) [Summary + Materials >>](#)
 5. Discuss/consider approval of Ordinance 7C-22, an ordinance creating Chapter 10.39 of the Altoona Municipal Code “Bicycle and Scooter Share”. (Discussed at the July 11, 2022 Park & Rec Meeting.) [Summary + Materials >>](#)
 6. Discuss/consider approval of Resolution 7A-22, a Resolution amending the City’s Bond Schedule to update the fine amount per Chapter 10.38 for electric bike and scooter ordinance violations. [Summary + Materials >>](#)

7. Discuss/consider approval of an Agreement between the City of Altoona and CMS Transport, LLC for the operation of an electric scooter share program in the City of Altoona. [Summary + Materials >>](#)
8. Discuss/consider awarding the bid for the 2022 Daniels Avenue Reconstruction Project. [Summary + Materials >>](#)
9. Discuss/consider approval of Resolution 7B-22, A final resolution of the Common Council of the City of Altoona, declaring intent to exercise its police powers pursuant to Section 66.0703 of Wisconsin Statutes to specially assess for the 2022 Daniels Avenue Reconstruction project. [Summary + Materials >>](#)
10. Discuss/consider awarding the contract for construction of Well #8 and Well #9. [Summary + Materials >>](#)
11. Discuss/consider the special assessment process related to the USH 12 Utility Extensions project. [Summary + Materials >>](#)
12. Discuss/consider participating in the Color Block program. [Summary >>](#)

X. MISCELLANEOUS BUSINESS AND COMMUNICATIONS

XI. ADJOURNMENT


Cindy Bauer
City Clerk

Requests from persons with disabilities who need assistance to participate in this meeting/hearing should be made to the City Clerk's Office at 715-839-6092 with as much advance notice as possible.

Speak Your Peace: The Civility Project

The Common Council of the City of Altoona, Wisconsin, recognizes and has adopted by Resolution 3B-15 that the nine tools of civility, drafted by Speak Your Peace: The Civility Project will provide increased opportunities for civil discourse in order to find positive resolutions to the issues that face our city. These tools include the following:

*Pay Attention | Listen | Be Inclusive | Don't Gossip | Show Respect | Be Agreeable
Apologize | Give Constructive Criticism | Take Responsibility*

###

CITY OF ALTOONA, WI
REGULAR COUNCIL MEETING MINUTES
June 23, 2022

(I) Call Meeting to Order

Mayor Brendan Pratt called the meeting to order at 6:00 p.m. The Regular Council Meeting was held in person in the Council Chambers at Altoona City Hall, 1303 Lynn Avenue, WI.

(II) Pledge of Allegiance

Mayor Brendan Pratt led the Common Council and others in attendance in the Pledge of Allegiance.

(III) Roll Call

City Clerk Cindy Bauer called the roll. Mayor Brendan Pratt, Council Members Dale Stuber, Timothy Lima, Jon Olson, Matt Biren, Tim Sexton and Susan Rowe were present. Also Present: Attorney Steve Weld, City Administrator Michael Golat, City Engineer/Director of Public Works (CE/DPW) Dave Walter, Finance Director Tina Nelson, Police Chief Kelly Bakken, and City Clerk Cindy Bauer.

(IV) Citizen Participation Period

There being no other Citizen Participation, motion by Biren/Lima to close the Citizen Participation Period. **Motion carried.**

(V) Approval of minutes.

Motion by Biren/Rowe to approve the minutes of the June 9, 2022, Regular Council Meeting. **Motion carried.** Stuber abstained.

(VI) City Officers/Department Heads Report

Police Chief Kelly Bakken introduced Kienna Marshall as a new police officer for the City of Altoona. Clerk Bauer gave Kienna Marshall her oath of office as a police officer.

City Administrator Golat commented on the police wages/labor market.

City Committee Reports –

(VII) Consent Agenda –

1. Discuss/consider approval of Resolution 6B-22, a resolution of the Altoona Common Council submitted in compliance with Wisconsin Department of Natural Resource NR – 208 regarding submittal of the City's Compliance Maintenance Annual Report (CMAR) for its wastewater collection system.

CE/DPW David Walter commented that a copy of the 2021 Sewer Utility Compliance Maintenance Annual Report was distributed before the meeting. The annual report is required of all operators of a wastewater collection system. The goal of the report is to analyze the City's operations and financial practices pertaining to the sewer utility in order to identify any problems. Wisconsin Administrative Code NR 208 requires the governing body of a collection system to pass a resolution that a) acknowledges that the CMAR has been reviewed, and b) lists any recommendations or action plan, if required.

Motion by Biren/Lima to approve consent agenda Item 1. **Motion carried.**

(VIII) Unfinished Business

1. Discuss/consider removing from the table approval of the following applicants for a Cigarette License to manufacture, sell, exchange, barter, dispose of, give away and keep for sale of Cigarettes, Cigarette Paper, Cigarette Wrappers and any paper made or prepared for the purpose of being filled with tobacco for smoking:

Cenergy, LLC; Golden Spike Bar & Grill Inc; Roland Knusalla, DBA Rolly's Coach Club, 400 Club of Altoona, LLC, Eau Claire Golf & Country Club, LLC, Walgreen Company (Walgreen Store #03497),

Kwik Trip, Inc. (Kwik Trip Store #208 and Kwik Trip Store #828), Woodman's Food Market Inc. (Woodman's Store #41 and Woodman's Store #41 Gas Stztion), and Casey's Marketing Company. (Tabled at the June 9, 2022 Council Meeting).

Motion by Biren/Sexton to remove from the table approval of Cigarette Licenses to the aforementioned applicants. **Motion carried.**

City Administrator Golat explained that at the June 9, 2022 Council Meeting, Council tabled action on this item until the next Council meeting (June 23, 2022). By removing it from the table, this action does not approve the cigarette license but it gives the opportunity to discuss the possible action to approve the licenses.

(VIII)(2) Discuss/consider approval of the following applicants for a Cigarette License to manufacture, sell, exchange, barter, dispose of, give away and keep for sale of Cigarettes, Cigarette Paper, Cigarette Wrappers and any paper made or prepared for the purpose of being filled with tobacco for smoking:

Cenergy, LLC; Golden Spike Bar & Grill Inc; Roland Knusalla, DBA Rolly's Coach Club, 400 Club of Altoona, LLC, Eau Claire Golf & Country Club, LLC, Walgreen Company (Walgreen Store #03497), Kwik Trip, Inc. (Kwik Trip Store #208 and Kwik Trip Store #828), Woodman's Food Market Inc. (Woodman's Store #41 and Woodman's Store #41 Gas Station), and Casey's Marketing Company.

Motion by Biren/Stuber to approve the aforementioned Cigarette Licenses. **Motion carried.** Rowe abstained.

(IX) New Business

(1) Public Hearing at 6:00 p.m. or as soon thereafter as is practical authorizing street and utility improvements and levying special assessments against benefited property for the 2022 Daniels Avenue Reconstruction project.

Mayor Pratt opened the public hearing at 6:15 p.m.

CE/DPW Walters explained that a public hearing is scheduled to consider input from interested parties and affected property owners regarding the 2022 Daniels Avenue Reconstruction project. Specifically, testimony will be heard on proposed special assessments. The public hearing has been properly noticed consistent with State Statutes. All affected property owners as listed in the Eau Claire County tax roll have been notified and have been provided a copy of their estimated assessments. The scope of the project includes reconstruction of the following street segments:

- a) Daniels Avenue, from South Willson Drive to 10th Street West
- b) Daniels Avenue, from Division Street to 3rd Street East.

Walter noted that items included in the project consist of grading, gravel, asphaltic concrete paving, concrete curb and gutter, concrete sidewalk, sanitary sewer and appurtenances, water main and appurtenances, storm sewer, driveway replacement, and lawn restoration. Council Members were provided a copy of the Preliminary Assessment Roll.

The following people spoke:

Ed Bohn, 1303 Daniels Avenue asked if Council could wait until next year when the costs might be lower.
Jonathan Kelly, 1111 Daniels Avenue questioned his cost of assessment.
Doug Beaufaux, 704 11th Str West
Pat Parker, 1204 Daniels Ave
Jeff Becker, 704 3rd Street East
Brad McMahon, 627 1st Str E
Vickie Fuller, 1120 Daniels Ave

Motion by Sexton/Lima to close the public hearing at 6:44 p.m. **Motion carried.**

(IX)(2) Discuss/consider Enterprise for Fleet Management.

City Administrator Golat explained that City staff have been in discussions with Enterprise Fleet Management for the past several months. Under their program, Enterprise coordinates the purchase and sale of vehicles for their clients in order to maintain a current and efficient fleet while maximizing resale value. They also offer an option to schedule regular maintenance, and roll the cost of the maintenance into the lease agreement(s). Enterprise has estimated their program could save the City \$1.2 million over our current fleet management practices over a 10-year period. This number could fluctuate given market conditions, but staff anticipates that the savings just from improved fuel efficiency and timely maintenance would be significant.

City Administrator Golat noted that after lengthy review, all department heads unanimously support moving forward and transitioning our passenger vehicle fleet program to Enterprise. The vendor's savings estimate is projected based on the city's current fleet of 35 vehicles. Staff requests that the City Administrator be authorized to execute a lease agreement(s) with Enterprise Fleet Management and replace up to 35 vehicles. Attached are the references staff received from cities currently using Enterprise, along with a financial synopsis of how the program works. Enterprise will be at the meeting to review the synopsis and answer any questions.

Matt Jaskowiak from Enterprise was present to give some background information regarding his business.

Motion by Rowe/Lima to approve authorization of the City Administrator to execute lease agreements with Enterprise Fleet Management. **Motion carried.**

(IX)(3) Discuss/consider Ordinance 6A-22, an Ordinance annexing territory to the City of Altoona, pursuant to petition for direct annexation by unanimous approval, 19.64 acres located at 257 Bartlett Avenue, and assigning a temporary zoning classification of R-1 to the property annexed, Michael Schmidt, Petitioner (MBR #14508)

Mayor Pratt left the meeting for this agenda item.

City Administrator Golat referred to the following:

- Petition for Annexation by One-Half Approval, Michael Schmidt
- WI DOA Letter, MBR #14508
- Proposed Ordinance 6A-22

City Administrator Golat explained that Mr. Michael Schmidt has submitted a petition for direct annexation by unanimous approval for 19.637 acres he owns located at 257 Bartlett Avenue in the Town of Washington. City staff have been in contact with the owner and their representatives regarding the proposed development of the property. City sewer and water utilities are located along Bartlett Avenue. Golat noted that per Altoona Municipal Code 19.24.030, the R-1, One Family Zoning District is to be the temporary assignment. Per WI Stats. § 66.0217(8)(a), the petition must be referred to the Plan Commission for its recommendation prior to acting upon an Ordinance that applies a temporary zoning district. The Plan Commission met on June 14th to confirm and recommend R-1 temporary zoning assignment. Following the adoption of an annexation ordinance, the matter shall be referred to the Plan Commission for public hearing and zoning district designation within 120 days of the annexation.

Motion by Rowe/Lima to approve / not approve Ordinance 6A-22 annexing territory to the City of Altoona. **Motion carried.**

(X) Miscellaneous Business and Communication.

(XI) Adjournment.

Motion by Biren/Lima to adjourn at 7:36 p.m. **Motion carried.**

Minutes submitted by Cindy Bauer, City Clerk

MEMORANDUM

TO: Altoona City Council

FROM: Michael Golat, City Administrator

SUBJECT: Summary of **THURSDAY, JULY 14, 2022** Council Meeting Items

Provided below for your consideration is a summary of the **THURSDAY, JULY 14** Council Meeting agenda items.

(VII) CONSENT AGENDA

(VIII) UNFINISHED BUSINESS

(IX) NEW BUSINESS

ITEM 1 - Discuss/consider approval of Preliminary Plat for “Bartlett Crossing” as submitted by Craig Wurzer for Lot 1, CSM 3757 located at 257 Bartlett Avenue, Altoona, WI (Discussed at the July 12, 2022 Plan Commission Meeting).

See Enclosed:

- Staff Report 22-07A
- Proposed Preliminary Plat, Bartlett Crossing

The preliminary plat illustrates the proposed land division of the 18.25-acre property located at 257 Bartlett Avenue. The property was annexed to the City of Altoona on June 23, 2022 (Ord 6A-22). Each of the components required of a preliminary plat (§ 18.11.010) are provided.

The proposal creates two development areas, 5.49 acres for Twin Homes (TH zone) and 12.76 acres for multi-dwelling structures (R3 zone). The proposed development intensity is well below the maximum density permitted in each zone district. The proposed rezoning will be considered at a future meeting.

The proposed road alignment connects to Kayson Place via an existing platted right-of-way created for the anticipated development of this property. The proposal includes two connections to Bartlett Avenue / County KB, and creates no dead-end conditions. There is a stub road created to connect to future continuation to the west. The infrastructure arrangement is generally consistent with city subdivision standards.

The property is currently temporarily zoned R-1, per Altoona Municipal Code. The Comprehensive Plan (2009) Future Land Use Map as “Mixed Use Neighborhood”, and in the draft 2022 Comprehensive Plan as “Planned Neighborhood Type B”. The proposal is generally consistent with each future land use category.

Staff recommends conditional approval of the Preliminary Plat of Bartlett Crossing with the following conditions:

1. Parkland dedication proposal shall be reviewed by the Parks Board, and recommendation provided to inform the proposed Plat.
2. The north-south lot dimension of Outlot 4 shall be one hundred feet.
3. Access control approval from Eau Claire County is required prior to consideration of a final plat.

Suggested motion: I move to approve/not approve the Preliminary Plat as submitted by Craig Wurzer for Lot 1, CSM 3757 located at 257 Bartlett Avenue, Altoona, WI.

ITEM 2 - Discuss/consider accepting the petition to rezone parcels annexed to the City per Ordinance 6A-22 from R-1 One Family Dwelling District (Temporary Designation) to TH - Twin Home and R-3, and to refer the petition to the Plan Commission for its recommendation prior to the Public Hearing.

Refer to Item 1 for materials.

This appeal is to rezone properties recently annexed to the City and comprising the proposed Bartlett Crossing Plat. This action is to refer this matter to the Plan Commission for their recommendation prior to a public hearing by the council.

Suggested motion: I move to accept/not accept the petition to rezone parcels annexed to the City per Ordinance 6A-22, and refer the petition to the Plan Commission for their recommendation.

ITEM 3 - Discuss/consider approval of a Specific Implementation Plan for “A&W Restaurant” in the SW Quadrant of River Prairie (Discussed at the July 12 Plan Commission Meeting).

See enclosed:

- Staff Report 22-07B
- Proposed SIP: A&W Restaurant

The proposed Specific Implementation Plan (SIP) for a 2,628 ft² drive-through restaurant building architecture and site design elements for property located between Woodman Drive and River Prairie Drive, east of Bluestem Boulevard. This site is part of the Woodman’s Crossing General Implementation Plan in the River Prairie Mixed Use District zoning. The property is a prepared “pad ready” site.

The 0.98-acre site is proposed to include vehicle ingress/egress from Woodman Drive, a private road. Vehicle circulation is provided around the entire building, with a drive-up service window associated with the westerly side of the building, facing Bluestem Boulevard, for the drive-up food establishment. Customer entrances are on the east side of the building facing the interior of the site and parking area.

The site features a 1,166 ft² patio seating area and fair pedestrian facilities. The 28 vehicle parking spaces reflected in the proposal are within the maximum allowed.

The exterior materials are proposed to be predominately fiber cement panels, brick veneer base and accents, and metal storefront, windows, awnings, and fixtures.

Stormwater at this site will be collected via several bioretention basins and connected to the regional stormwater system. The regional pond is located in the northwestern area of the quadrant adjacent to Prevea Health and WNB Financial. A revised stormwater plan will be required.

Staff recommends approval of the proposed Specific Implementation Plan with the following modifications:

A. Access, Circulation & Parking (RPDG IX. 1)

1. Walkways shall be a minimum of six feet in width [IX. 1. (C)(5)].

B. Building and Architectural Standards [RPDG IX 7]

1. The Council recognizes that the proposed site arrangement *does not* meet the design guidelines insofar as allowing automobile circulation and parking between the building and the primary street [RPDG IX 7.3 (B)(2)], and greater setback than otherwise permitted, due to the proposed uses that include vehicle drive-through facilities [RPDG IX 7.3 (B)].
2. Refuse enclosure shall be relocated to the interior of the site, to a location to be reviewed by city staff. The enclosure shall be gated and comprised of materials substantially similar to the primary building.
3. Any/all mechanical equipment, including roof-mounted units, shall be appropriately screened by building-compatible materials or landscaping [RPDG, IX 7 H].
4. Sign permits will be required for all building and ground signs and meet design requirements outlined in the River Prairie Design Guidelines, IX 5.
5. All exterior lighting on the site shall be of full cut-off design and be shielded to prevent spillover of direct light onto adjacent properties [*Altoona Municipal Code* 19.59.030 (H)].

C. Landscaping

1. Landscaping plan shall be revised and final plan shall be reviewed and approved subject to the River Prairie Design Guidelines and the specific following modifications.
2. Parking lot islands shall be attractive landscaped, including canopy trees [RPDG IX 6 (E)(5)].
3. Native canopy shade trees shall be planted along the Woodman Drive frontage at not greater than 25-foot average spacing [RPDG IX 6(D)(2)(a)].
4. Native canopy shade trees shall be planted in the Woodman Drive boulevard at not greater than 30-foot average spacing [RPDG IX 6 (D)].

5. Native canopy shade trees shall be planted along the Bluestem Boulevard frontage at not greater than 25-foot average spacing [RPDG IX 6(D)(2)(a)]. Care shall be taken to avoid conflicts with existing utilities.
6. Native canopy shade trees shall be planted along the vehicle parking and circulation areas at not greater than 30-foot spacing [RPDG IX 6 (D)] approximately as indicated in the staff-provided illustration. The 30-foot spacing is closer than the 40-foot spacing indicated in the design guidelines in consideration of the less amount of landscape area internal to the pavement area [RPDG IX 6 (M)(1)]. This condition is referenced upon [RPDG IX 6 (D) & (E)] as well as the purpose of shading of pavement and parking areas ([RPDG IX 1(M)]).
7. Tree selection shall be native species with minimum diversity and planting size as illustrated in the RPDG [IX 6 (D)].

D. Utilities

1. The stormwater plan shall be revised. The stormwater bioretention area reflected in the
2. If the building features a sprinkler system, the Fire Department Connection (FDC) shall be 4" STORTZ with final placement reviewed and approved by Altoona Fire Department.
3. Submittal and successful review of final *storm water plan* and *civil site plan* by City Engineer as described in the *Altoona Municipal Code* Chapter 14.

Suggested motion: I move to approve/not approve the SIP for A&W Restaurant as being in substantial compliance with the River Prairie Design Guidelines and Standards, with staff-recommended modifications.

ITEM 4 - Discuss/consider approval of Ordinance 7B-22, an ordinance creating Chapter 10.38 of the Altoona Municipal Code "Electric Bike and Scooter Regulations. (To be discussed at the July 11, 2022 Park & Rec Committee Meeting).

Attached for your review and approval is Ordinance 7B-22, an ordinance creating Chapter 10.38 of Altoona Municipal Code, "Electric Bicycle and Scooter Regulations."

The ordinance general use of electric bicycles and scooters in the City of Altoona. Of note are the following provisions:

1. The ordinance defines what electric bicycles and scooters are for the purpose of the ordinance. Key to the definition for bicycles is that an electric motor shall be no more than 750w. Scooters cannot travel more than 20 mph when powered solely by the electric motor.
2. The ordinance establishes speed limits for electric vehicles and scooters, which vary depending on whether they are on a road, path or sidewalk greater than 6' or path or sidewalk less than 6'.
3. The ordinance establishes age limits for users of electric bicycles and scooters.
4. The ordinance incorporates applicable state statutes by reference.
5. The ordinance sets forth safety and equipment requirements for operation of electric bicycles and scooters.

Suggested motion: I move to approve/not approve Ordinance 7B-22, an ordinance creating Chapter 10.38 of the Altoona Municipal Code “Electric Bicycle and Scooter Regulations.”

ITEM 5 - Discuss/consider approval of Ordinance 7C-22, an ordinance creating Chapter 10.39 of the Altoona Municipal Code “Bicycle and Scooter Share”. (To be discussed at the July 11, 2022 Park & Rec Committee Meeting).

Attached for your review and approval is Ordinance 7C-22, an ordinance creating Chapter 10.39 of Altoona Municipal Code, “Bicycle and Scooter Share.”

The ordinance stipulates that anyone that wishes to establish a bicycle or scooter share program in the City of Altoona must enter into an agreement with the City with the following provisions:

- A. The duration of the agreement along with provisions for suspension, termination, modification and renewal.
- B. Duties of Operator including designation of contact, reporting and data sharing requirements, protocol for submerged scooters or bicycles and relocation requests, requirements for safety education, requirements related to operations outside of the City and equipment maintenance requirements.
- C. Operating Regulations including information to be provided on each scooter or bicycle, safety requirements, availability and hours of operation, and proper use and parking of electric scooters and electric bicycles
- D. Insurance Requirements
- E. Indemnification Requirements
- F. Payment Required for Use of City-Owned Facilities and for Preparation of Agreement

An example of such an agreement is attached for your reference and will be considered in agenda item 7.

Suggested motion: I move to approve/not approve Ordinance 7C-22, an ordinance creating Chapter 10.39 of the Altoona Municipal Code, “Bicycle and Scooter Share.”

ITEM 6 - Discuss/consider approval of Resolution 7A-22, a Resolution amending the City’s Bond Schedule to update the fine amount per Chapter 10.38 for electric bike and scooter ordinance violations.

See Enclosed:

- Resolution 7A-22
- Resolution 7A-22 Attachment A: Bond Schedule

The proposed additions to the Bond Schedule add entries for electric bike and scooter ordinance violations. Proposed additions are indicated in bold on the attached bond schedule.

Suggested Motion: I move to approve/not approve Resolution 7A-22, a Resolution amending the City's Bond Schedule.

ITEM 7 - Discuss/consider approval of an agreement between the City of Altoona and CMS Transport, LLC regarding the operation of an electric scooter share program in the City of Altoona.

Attached for your review and consideration is an agreement between the City and CMS Transport, LLC (CMS) for CMS to operate an electric scooter program in the City of Altoona. The initial rental location in the City will be in River Prairie Park on the south plaza near The Island Parkside.

Consistent with the Bicycle and Scooter Share ordinance, the contract addresses items related to operating the scooter share in the City and stipulates payment requirements for leasing space in the park for parking/rental (\$500 per year) and for preparation of the agreement (\$300).

The agreement notes that the agreement would renew annually upon payment of the lease fee and upon mutual agreement. The agreement also stipulates that the City may terminate the agreement at any time with seven days' notice.

Suggested motion: I move to approve/not approve the agreement between the City of Altoona and CMS Transport, LLC regarding the operation of an electric scooter share program in the City of Altoona.

ITEM 8 - Discuss/consider awarding the bid for the 2022 Daniels Avenue Reconstruction Project.

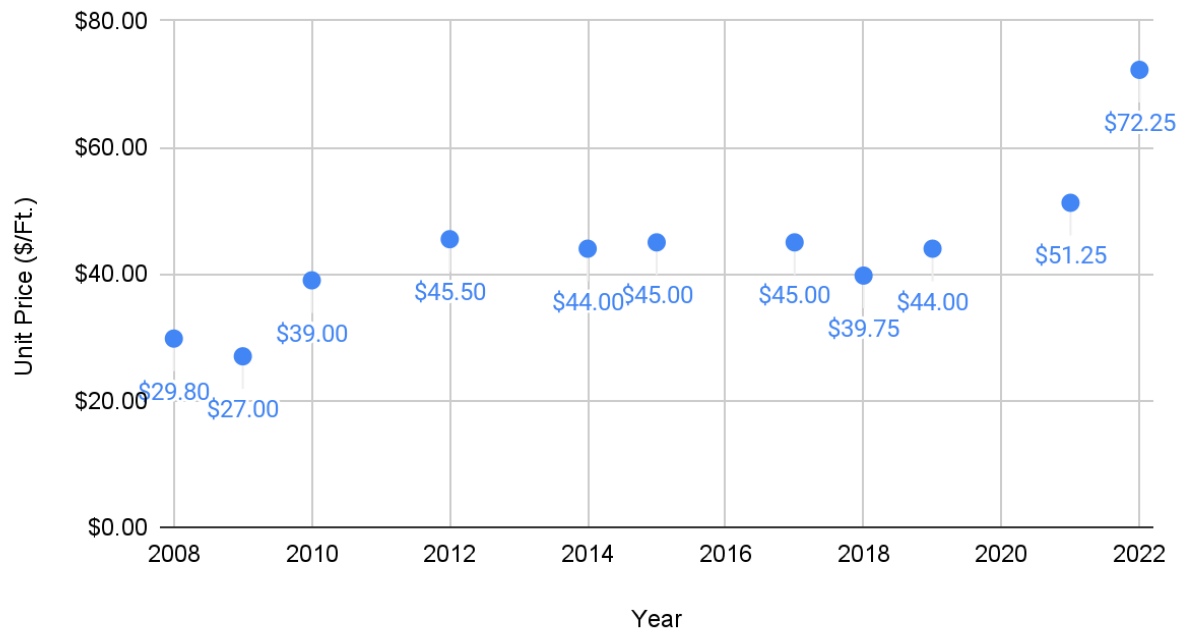
The City held a bid opening for the Daniels Avenue Reconstruction project at 2:00 p.m. on July 6, 2022. A copy of the bid tabulation is attached. The project includes grading, gravel, asphaltic concrete paving, concrete curb and gutter, concrete sidewalk, sanitary sewer and appurtenances, water main and appurtenances, storm sewer, driveway replacement, and lawn restoration.

In response to reports of potential supply chain issues, scheduling concerns, and material costs, the bidding documents included several bid alternates. These alternatives include use of thick-walled PVC for water main and high-density polyethylene for storm sewer. In addition, a bid alternative was included for deferral of the project to spring of 2023. This was done to determine any financial benefit to delaying the project until next year.

Upon review of the bids, delaying the project until next spring would result in higher prices. The lowest cost alternative includes construction this year, using the alternative pipe materials, for a total of \$1,064,230.71. This is above the Engineer's Estimate (Base Bid) of \$1,042,175.46, but is within budget.

Further analysis of the bids reveals that unit prices, even using the alternative pipe materials (\$66 per foot), are higher than previous years. One example of note is the cost of water main. The following chart shows unit prices on Altoona projects since 2008.

Watermain Unit Prices (Ductile Iron)



As you can see, even with staff recommendation of proceeding with the alternative pipe material at a unit price of \$66 per foot, the cost is still higher than historical prices. The end result will be a marginal increase in assessable cost for pipe items. Please note, however, that assessable prices for roadway-related items and sidewalk are lower than the preliminary estimate.

Suggested motion: I move to approve/not approve awarding the bid for the Daniels Avenue Reconstruction project to Haas Sons, Inc., with the Base Bid plus Bid Alternate #1 and Bid Alternate #2 for, \$1,064,230.71.

ITEM 9 - Discuss/consider approval of Resolution 7B-22, A final resolution of the Common Council of the City of Altoona, declaring intent to exercise its police powers pursuant to Section 66.0703 of Wisconsin Statutes to specially assess for the 2022 Daniels Avenue Reconstruction project.

A public hearing was held on June 23, 2022 to consider input from interested parties and affected property owners regarding the Daniels Avenue Reconstruction project. Affected property owners as listed in the Eau Claire County tax roll were notified and were provided a copy of their estimated assessments.

The scope of the project includes reconstruction of the following street segments:

- a) Daniels Avenue, from South Willson Drive to 10th Street West
- b) Daniels Avenue, from Division Street to 3rd Street East.

Items included in the project consist of grading, gravel, asphaltic concrete paving, concrete curb and gutter, concrete sidewalk, sanitary sewer and appurtenances, water main and appurtenances, storm sewer,

driveway replacement, and lawn restoration. As in the past, Altoona has used the special assessment process to fund a portion of the project.

Suggested motion: I move to approve/not approve Resolution 7B-22, a final resolution exercising its police powers pursuant to Section 66.0703 of Wisconsin Statutes to levy special assessments against benefited property for the 2022 Daniels Avenue Reconstruction Project.

ITEM 10 - Discuss/consider awarding the contract for construction of Well #8 and Well #9.

The City's consultant on this project, MSA Professional Services, held a bid opening for construction of Well #8 and #9 at 11:00 a.m. on July 7, 2022. A copy of the bid tabulation is attached. The project includes drilling of the well and casing pipe in advance of the wellhouse construction, to be completed under separate contract. A letter of recommendation from MSA Professional Services is attached for your review.

Please note that the budget for the current year includes complete construction of Well and Wellhouse #8. Due to the critical need of increasing our water supply capabilities, two test wells were completed as discussed previously during staff reports. Staff recommendation is to proceed with construction of the two wells this year, with commencement of Wellhouse #8 construction later this year, with Wellhouse #9 to follow as soon as possible in 2023. The delay in #9 is due to regulatory review timelines. The 2022 budget is adequate to proceed in this manner, with any remaining costs to be addressed within the 2023 budget. An engineering contract amendment for the additional work will be presented to Council at a later date.

Suggested motion: I move to approve/not approve awarding the contract for construction of Well #8 and Well #9 to Traut Companies for \$219,553.00.

ITEM 11 - Discuss/consider the special assessment process related to the USH 12 Utility Extensions project.

The 2022 budget includes a capital project for extension of sanitary sewer and watermain along Highway 12. The extension will begin at the end of the previous extension project in 2008, at the southeast corner of Highway 12 and Mayer Road, and will pass by the frontage of three Altoona properties. The end point will be the recently-purchased City property near County Highway SS.

A review of previous assessments levied during the 2008 project revealed that credits were granted to these three Altoona properties to incentivize development. This development has since been completed. Staff is seeking guidance from Council on, given the previous assessment approach, if the current project cost would be deemed assessable. All three properties are currently connected to and served by City water and sewer. The remaining properties along the project are within the Town of Washington, and are not assessable at this time.

Suggested motion: I move to approve/not approve waiving assessments for the USH 12 Utility Extensions project.

ITEM 12 - Discuss/consider participating in the Color Block program.

The City has been approached to Visit Eau Claire regarding the City's interest in participating in the Color Block mural program. Specifically, the Color Block has lined up 30 muralists to paint 8' X 8' or 6' X 8' murals on buildings in Altoona designated by the City.

Staff is suggesting the murals be placed on two public buildings in Altoona. The first is the library/city hall building. Up to ten murals could be placed on the east or west side of the building, with the preference being the west side. Please see attached image for the general location plan.

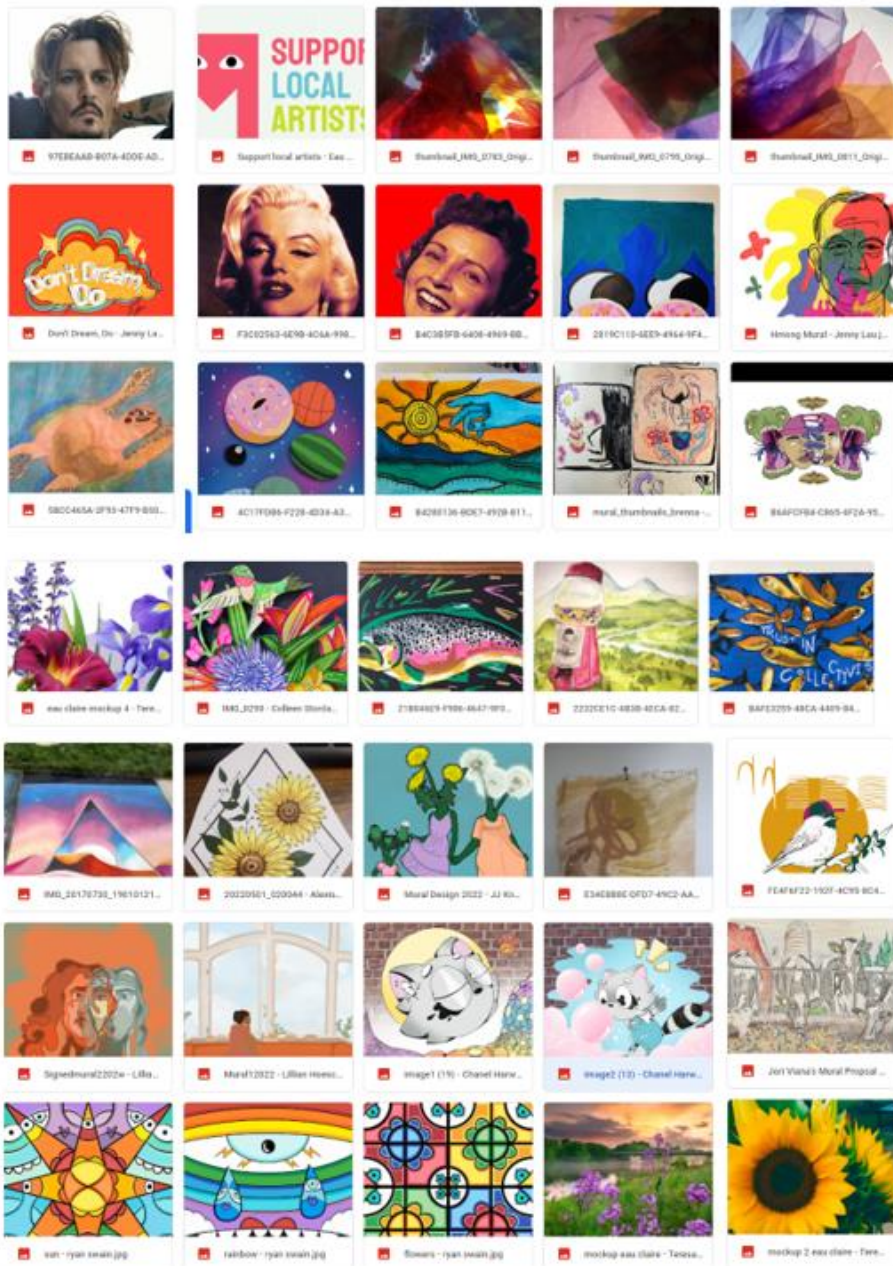


The other building is the County shop building lying directly adjacent to Spooner Avenue. Staff is in the process of receiving permission from the County to paint the murals prior to taking ownership of the building. The murals would be painted on panels over existing window openings that have been covered with fiberglass panels and look terrible. Please see attached image for a depiction of the placement of the murals on the building. Because the building's paint is in poor condition, staff is also working on getting that side of the building repainted prior to placement of murals; the county has already purchased the paint.



Please find renderings of the proposed artwork attached for your review. It should be noted the City currently does not have an ordinance governing outdoor murals in the City of Altoona. This is an item that staff plans to address in the near future. Staff is asking for a decision on the subject murals prior to adopting an ordinance because of time constraints to get the murals painted this summer. The artists would like to begin on July 29, 2022.

Visit Eau Claire is also working on having a monster painted on the slope of the bridge abutment under the River Prairie bridge.



Suggested Motion: I move to approve/not approve painting murals on the library/city hall building, the county shop building and on the bridge abutment under River Prairie Drive.

MEMORANDUM

TO: Altoona City Council

FROM: Michael Golat, City Administrator

SUBJECT: Summary of **THURSDAY, JULY 14, 2022** Council Meeting Items

Provided below for your consideration is a summary of the **THURSDAY, JULY 14** Council Meeting agenda items.

(IX) NEW BUSINESS

ITEM 1 - Discuss/consider approval of Preliminary Plat for “Bartlett Crossing” as submitted by Craig Wurzer for Lot 1, CSM 3757 located at 257 Bartlett Avenue, Altoona, WI (Discussed at the July 12, 2022 Plan Commission Meeting).

See Enclosed:

- Staff Report 22-07A
- Proposed Preliminary Plat, Bartlett Crossing

The preliminary plat illustrates the proposed land division of the 18.25-acre property located at 257 Bartlett Avenue. The property was annexed to the City of Altoona on June 23, 2022 (Ord 6A-22). Each of the components required of a preliminary plat (§ 18.11.010) are provided.

The proposal creates two development areas, 5.49 acres for Twin Homes (TH zone) and 12.76 acres for multi-dwelling structures (R3 zone). The proposed development intensity is well below the maximum density permitted in each zone district. The proposed rezoning will be considered at a future meeting.

The proposed road alignment connects to Kayson Place via an existing platted right-of-way created for the anticipated development of this property. The proposal includes two connections to Bartlett Avenue / County KB, and creates no dead-end conditions. There is a stub road created to connect to future continuation to the west. The infrastructure arrangement is generally consistent with city subdivision standards.

The property is currently temporarily zoned R-1, per Altoona Municipal Code. The Comprehensive Plan (2009) Future Land Use Map as “Mixed Use Neighborhood”, and in the draft 2022 Comprehensive Plan as “Planned Neighborhood Type B”. The proposal is generally consistent with each future land use category.

Staff recommends conditional approval of the Preliminary Plat of Bartlett Crossing with the following conditions:

1. Parkland dedication proposal shall be reviewed by the Parks Board, and recommendation provided to inform the proposed Plat.
2. The north-south lot dimension of Outlot 4 shall be one hundred feet.
3. Access control approval from Eau Claire County is required prior to consideration of a final plat.

Suggested motion: I move to approve/not approve the Preliminary Plat as submitted by Craig Wurzer for Lot 1, CSM 3757 located at 257 Bartlett Avenue, Altoona, WI.

PLANNING DEPARTMENT STAFF REPORT

22-07A

PRELIMINARY PLAT – Bartlett Crossing

2022 July 3

Address TBD

Parcel ID *Parcel assignment has not yet been provided following annexation*

Application Preliminary Plat

Prepared By Joshua Clements, AICP, City Planning Consultant

SUMMARY

Applicant Craig Wurzer

Owner Michael Schmidt

Parcel Description Lot 1 CSM 3757 (V.22 P.77)

Requested Action Approval of a Preliminary Plat

Proposal Summary

The application package includes a description of the intended use and layout of this 18.25-acre parcel of property annexed to the City of Altoona on June 23, 2022 (Ord 6A-22). Each of the components required of a preliminary plat (§ 18.11.010) are provided.

The proposal creates two development areas, 5.49 acres for Twin Homes (TH zone) and 12.76 acres for multi-dwelling structures (R3 zone). The proposed development intensity is well below the maximum density permitted in each zone district.

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Submittals

Preliminary Plat drawings submitted by Everyday Surveying and Engineering are complete as required Altoona Municipal Code Title 18 “Subdivisions and Land Divisions”.

Enclosed in **2022 July 12** Plan Commission Packet and July 14 City Council Packet:

(a) Preliminary Plat

Applicable Standards City of Altoona Municipal Code Title 18 “Subdivisions and Land Divisions”

Review Required By Plan Commission (2022 July 12) recommendation to City Council (July 14).

Reviewed By Planning Department; City Engineer

Staff Recommendation **Conditional Approval.**

Background Information

Zoning & Land Use The current land use of the parcel single detached dwelling.

Lake Road Property	Zoning	Land Use
Subject Site	R-1 (Temporary)	Detached Dwelling
West	R1L (EC County) Single Dwelling – Large Lot	<i>Detached Dwelling - 319 Bartlett Avenue</i>
North	I Industrial District	Union Pacific Railroad
East	R-1	<i>Kayson Place Subdivision</i>
South	R-1	<i>Hillcrest Estates Manufactured Home Community</i>



Above: Proposed Preliminary Plat in Red (Eau Claire County 2020 aerial image)

Proposed Land Use Twin Homes; Multi-Dwelling Structures.

Conformance with Comprehensive Plan The Comprehensive Plan (2009) Future Land Use Map as “Mixed Use Neighborhood”, and in the draft 2022 Comprehensive Plan as “Planned Neighborhood Type B”. The proposal is generally consistent with each future land use category.

Conformance with Zoning Parcel is zoned R-1 District (Temporary). The Preliminary Plat includes proposed rezoning assignments. The proposed lot dimensions are consistent with proposed zoning, and generally consistent with lot and infrastructure arrangements standards.

Criteria for Approval City of Altoona Municipal Code Title 18 “Subdivisions and Land Divisions”. Planning Department has reviewed and confirmed submittals satisfy the City of Altoona Title 18 “Subdivisions and Land Divisions” standards and requirements. Further explanation as detailed below.

Project Description, Analysis & Conclusion

Environmental Review

A Natural Heritage Inventory check was completed for the property. The check returned “pings” for potential presence of protected resources within one mile of the property, resulting in a formal request to the Wisconsin Department of Natural Resources. The request is in the form of an Endangered Resource Review and entails DNR staff to perform a more detailed investigation to determine potential location of endangered resources as they relate to the site’s boundary.

The response from the DNR indicated specific endangered species that required further site investigation by a trained and certified professional in this field. This site assessment was conducted in June 2022 and did not yield endangered species or their supporting habitat.

The environmental and soils investigation did not yield existing or suspected wetlands.

Zoning Statement

The proposed plat area is divided into an area for Twin Home Zone District, permitting side-by-side two-dwelling attached structures (“twin-home”), and multi-dwelling structure area R3 Zone District. The illustrations of structures included in this section are examples provided by City Staff and are for reference purposes only.

The R3 area has two general structure types, “stacked townhouse” style attached dwellings, where one dwelling is immediately above another (stacked), in rows. In this proposal, the rows are 8, 10, and 14 total dwellings. This style is substantially similar to 1152 North Hillcrest Parkway and 3604 Spooner Avenue. Garage entrances are from the building rear, with “front doors” to the first level dwellings facing the public street or outward.



Above: 3604 Spooner Avenue (Google Streetview, October 2021)



Above: 1152 North Hillcrest, front (May 2021)



Above: Above: 1152 North Hillcrest, rear (Oct 2021)

The second building type is substantially similar to those constructed in “Prairie View Ridge” in Altoona and several other locations in the region. These structures have vehicle garages on two ends, with dwellings in the center. Two 12-dwelling structures are proposed near the south line of the property.



As briefly displayed below and included in the applicant’s materials, the proposed development intensity is below the minimum lot area (density) standards in Altoona Municipal Code.

Development Intensity*

Proposed TH Density:	6.65 dwellings/acre	Proposed R3 Density:	16.93 dwellings/acre
Permitted TH Density:	9.68 dwellings/acre	Permitted R3 Density:	25.83 dwellings/acre
Percent of Permitted:	68.7%	Percent of Permitted:	65.5%

*- Based upon number of dwellings and lots, per established formula, net area. Net area is excluding street area, stormwater, and parkland, per computation definition.

The proposed land use intensity and lot characteristics meet land division standards (Title 18) and standards by zoning district (Title 19).

NOTE: The preliminary plat entitlement standards to not include site-specific or building design standards. Per Altoona Code, all structures with three or more dwellings require site plan review. However, city staff have discussed building types and land arrangements cognizant of desirable neighborhood design characteristics with the applicant for the past several months with various iterations resulting in the current proposal. The proposed arrangement is generally responsive to most comments and recommendations provided by staff.

NOTE: Approval of the Preliminary Plat does not constitute approval or recommendation regarding proposed zoning. The zoning action shall take place as a separate action due to timing of referral of rezoning from the City Council to the Plan Commission.

NOTE: Site Plans are required for all lots within areas proposed to be zoned R3. Site plans are not required or scrutinized as part of the plat.

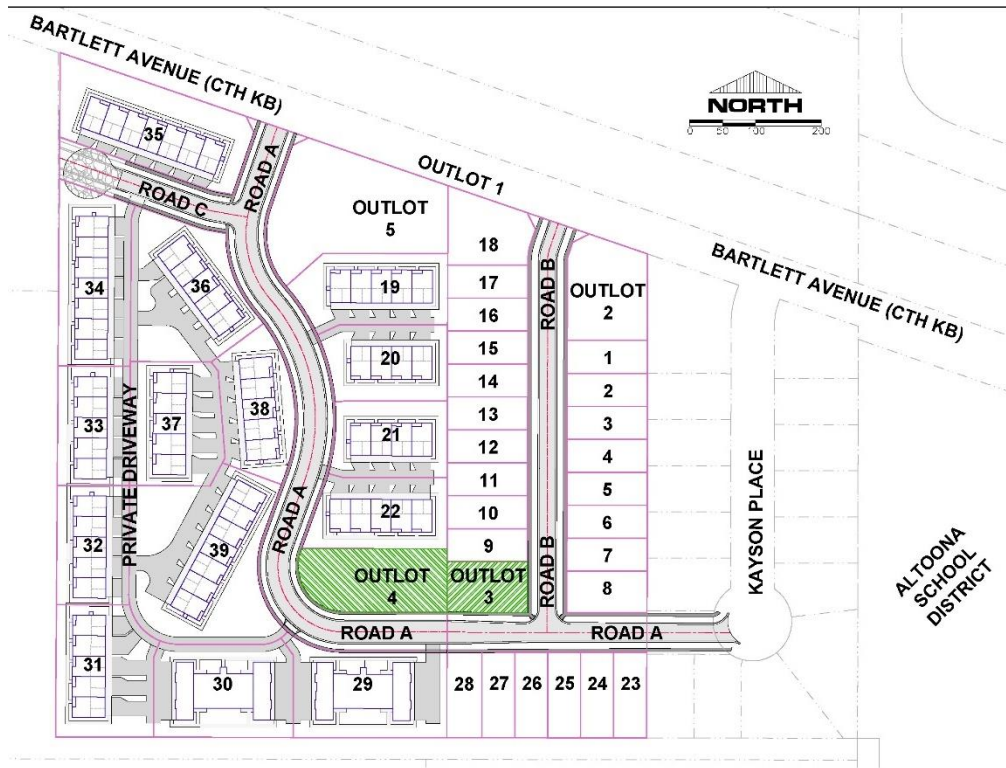
Parkland Dedication

The proposed Preliminary Plat includes two outlots to be dedicated to the public for parkland totaling 30,223 ft². The minimum dedication is five percent of the total plat area, or 39,746 ft². If accepted, the application should also provide a fee-in-lieu of parkland for the remaining dedication requirement. City staff is currently working to compute the remaining fee based upon the formulate provided in §18.08.025.

As shown in the below illustrations, the proposed parkland is in the interior of the plat area, easily accessible from all parts of the proposed subdivision and adjacent developed areas. At approximately 0.63 acres, the park would be considered a “pocket park”, large enough for a small play area, seating area, trees, and limited space for other amenities. The property could be intensity designed and programmed as an “urban park”, but that is not likely desirable given the relatively low development intensity of proposed surrounding land uses. The subdivision is near the Altoona Elementary School, where larger open space is generally freely available for public use.

Based upon the preliminary computation of parkland dedication requirements, additional land or fee will be required. The applicant proposes to construct a 8’ asphalt path to connect the development via an easement in the R3 development area to the existing trail on the school district property, approximately 1,100 lineal feet. Details and cost of this trail shall be reviewed with the Civil Plan.

The lot width, north-south, of Outlot 3 is 77 feet, and Outlot 4 is 96 feet. The total length, east-west, of the property is 344 feet. These dimensions may create difficulties in programming the space. However, There is sufficient space for a small-sized conventional playground, similar to Highland Park, with associated small pavilion and seating area. City engineering requests the approval be conditioned upon the width of Outlot 4 to be increased to 100 feet, in case a municipal well may be required.



Above: Illustration of proposed parkland, provided by applicant.

The alternatives to accepting the parkland dedication and partial fee-in-lieu of parkland would be to: (1) require the plat be redesigned to meet the minimum dedication required; (2) accept no parkland and instead require fee-in-lieu of land to purchase property elsewhere; and/or (3) redesign of the plat in some manner to reshape and/or relocate the parkland.

A potential alternative may be to shift lots 19-22 and lots 9-18 south, and place the parkland adjacent to Outlot 5, which is reserved for stormwater. There may be benefits to co-location adjacent to the pond area in terms of total perceived “open space”. Placing the parkland in this manner would be close to Bartlett Avenue, an arterial roadway with multi-use path, creating high visibility of the park. This would likely reduce the total contiguous parkland dedication, however.

The ponds need to be in Outlot 2 and 5 due to topography to accommodate stormwater.

Remaining Steps

- Review and recommendation of Parkland Dedication by Parks Board
- Consideration of rezoning action
- Final Plat
- Development Agreement must accompany Final Plat

Staff Recommendation Planning Department recommends the Plan Commission and Council **conditionally approve** the proposed Preliminary Plat for Bartlett Crossing, with the following conditions:

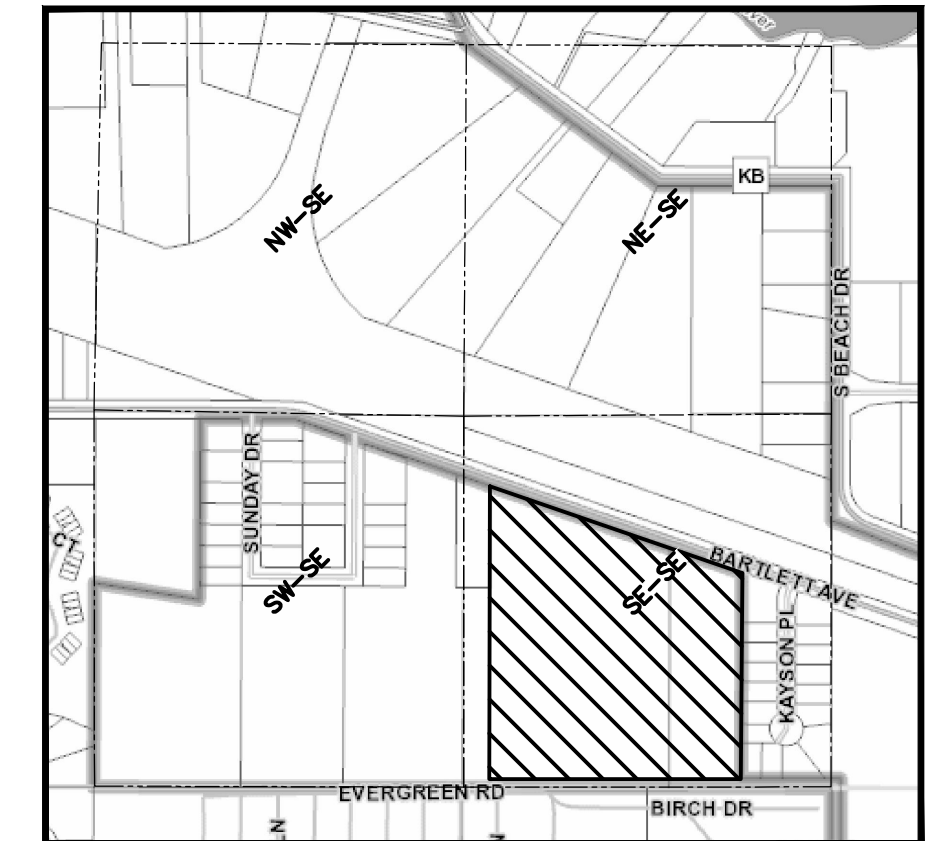
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2. The north-south lot dimension of Outlot 4 shall be one hundred feet.
3. Access control approval from Eau Claire County is required prior to consideration of a final plat.

PRELIMINARY PLAT OF BARTLETT CROSSING

LOT 1 OF CERTIFIED SURVEY MAP NUMBER 3757 RECORDED IN
VOLUME 22 OF CERTIFIED SURVEY MAPS ON PAGES 57-58 AS
DOCUMENT NUMBER 1231192, LOCATED IN THE SOUTHWEST
QUARTER OF THE SOUTHEAST QUARTER, SECTION 24, TOWNSHIP
27 NORTH, RANGE 9 WEST, CITY OF ALTOONA, EAU CLAIRE
COUNTY, WISCONSIN.

LOCATION MAP

SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 24, TOWNSHIP 27 NORTH, RANGE 9 WEST



LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- UTILITY, ACCESS, & DRAINAGE EASEMENT
- SIDEWALK EASEMENT
- UTILITY EASEMENT

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD	ARC	DELTA	TANGENT IN	TANGENT OUT
1-2	20.00'	S09°29'36"W	6.53'	6.56'	18°46'57"	S18°53'04"W	S00°06'07"W
3-4	80.00'	S09°29'36"W	26.11'	26.23'	18°46'57"	S18°53'04"W	S00°06'07"W
5-6	120.00'	N11°1'00"1"W	120.81'	126.60'	60°26'44"	N41°23'23"W	N19°03'21"E
7-8	305.28'	N09°13'50"W	297.98'	311.29'	58°25'23"	N19°58'52"E	N38°26'31"W
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LOT 21	305.28'	S17°49'58"W	22.89'	22.89'	04°17'48"		
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LOT 37	245.28'	N08°13'19"W	231.84'	241.47'	56°24'22"		
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Owners:
CDPG Developers LLC
1750 US-53 Business
Chippewa Falls, WI 54729

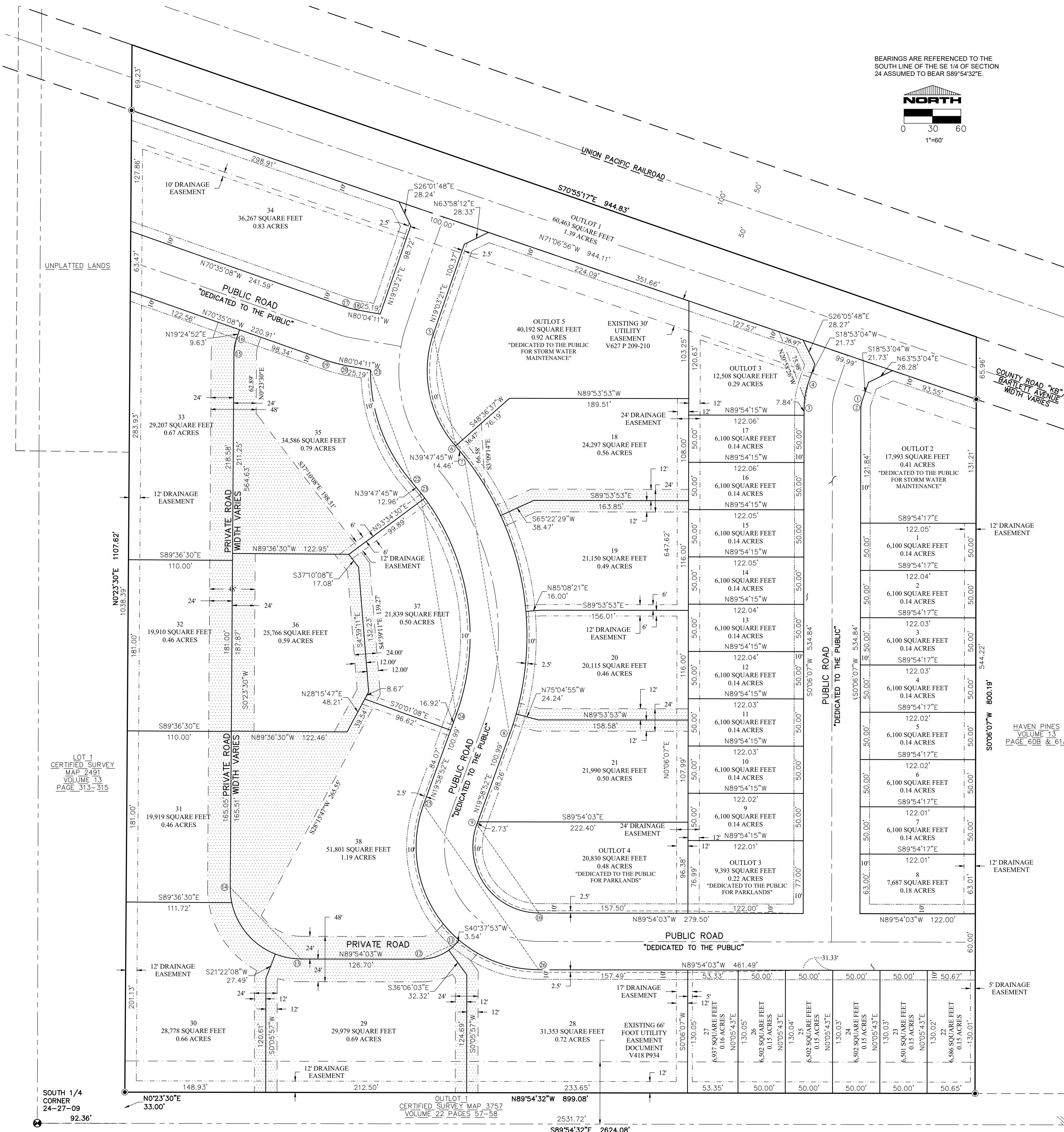
EVERYDAY SURVEYING & ENGINEERING

711 S HILLCREST PARKWAY

ALTOONA, WI 54720

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SHEET 1 OF 1

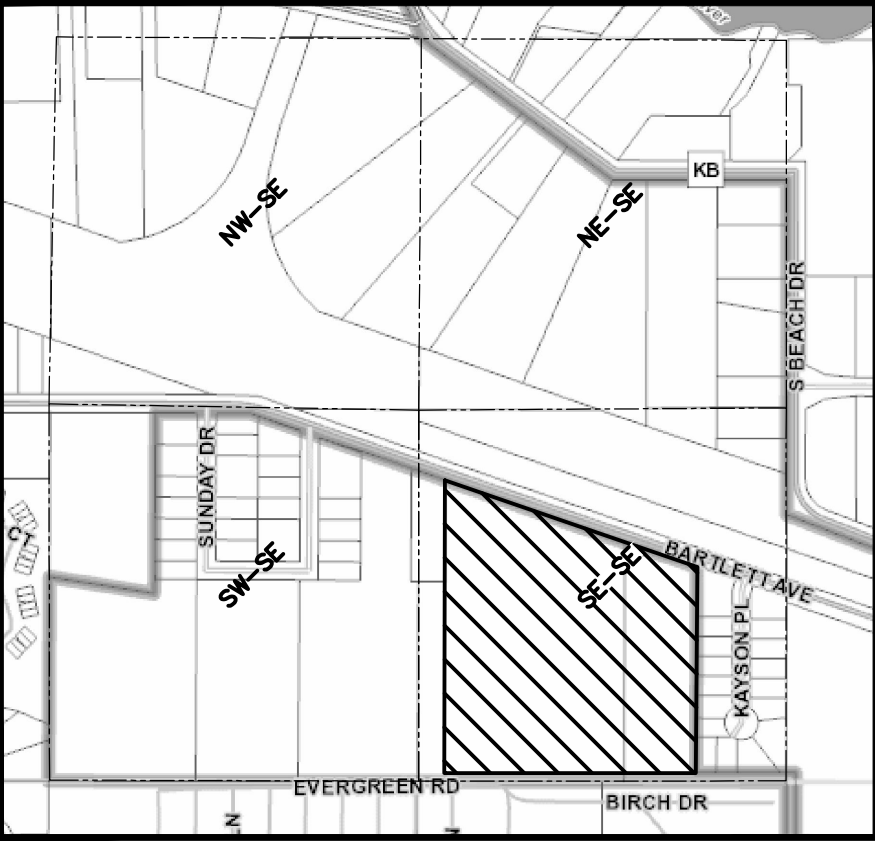


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LOCATION MAP

SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 24, TOWNSHIP 27 NORTH, RANGE 9 WEST



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LETTER OF TRANSMITTAL

to: City of Altoona Attn: Joshua Clements 1303 Lynn Avenue Altoona, WI 54720	from: sender: Mark Erickson date: June 8, 2022
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information:		
document: <input checked="" type="checkbox"/> letter <input type="checkbox"/> report <input checked="" type="checkbox"/> drawing / plan <input type="checkbox"/> specifications <input type="checkbox"/> other	<input type="checkbox"/> contracts <input type="checkbox"/> pay request <input type="checkbox"/> change order <input type="checkbox"/> invoice <input type="checkbox"/> for your approval / signature	submitted: <input type="checkbox"/> at your request <input checked="" type="checkbox"/> for your information / use <input checked="" type="checkbox"/> for your review / comment <input type="checkbox"/> for your action
via: <input type="checkbox"/> mail <input type="checkbox"/> express mail <input checked="" type="checkbox"/> messenger <input type="checkbox"/> pickup		
Please note: <input type="checkbox"/> revisions <input type="checkbox"/> additions <input type="checkbox"/> deletions <input type="checkbox"/> other		

Items attached:			
description:	revision:	date:	copies:
Letter to City of Altoona			
Bartlett Crossing Narrative and Community Impact Statement			
Bartlett Community Impact Calculations			
Density by Zoning District			
Density by Multi-Family District			
Density by Twin Home District			
Zoning Exhibit			
Lot Layout Exhibit			
Utility Layout			
Multi-Family Rezoning Boundary Legal Description			
Twin Home Rezoning Boundary Legal Description			
Recorded CSM			

comments:

Everyday Surveying and Engineering, LLC

Civil Engineering • Land Surveying



June 8, 2022

City of Altoona
Attn: Joshua Clements
1303 Lynn Avenue
Altoona, WI 54720

Re: Bartlett Crossing Information

Dear Mr. Clements:

We have compiled all the information for the above-mentioned project as it pertains to the Preliminary Plat and Re-Zoning of this land.

In the attached documents you will find all the necessary items for the City's Review.

Please let us know if you have any questions, please let us know.

Sincerely,

Mark A. Erickson, P.E.
Principal Engineer



Everyday Surveying and Engineering, LLC

Civil Engineering • Land Surveying



Bartlett Crossing Proposed Subdivision Community Impact Statement & Narrative

CDPG Developers are very exciting to bring forth Bartlett Crossing to the City of Altoona. Bartlett Crossing subdivision will offer twelve (12) Twin Homes Buildings and a variety of Multi-Family Building along the south side of Bartlett Avenue and slightly west of Altoona Elementary School on Altoona's east side. This development will allow many families the opportunity to be part of the Altoona community and to take advantage of all it has to offer.

CDPG Developers is comprised of four (4) local and talented team members that are all very well respected and have been successful in their respective businesses located in the Chippewa Valley. The acronym of their company's name CDPG stands for:

Craig Wurzer of C & E Wurzer Builders

Damian Prince of Chippewa Valley Excavating

Paul Holzinger of Holzinger Homes

Grady Wold of Trend Stone Surfaces

This development will be completed in phases over the next two to three years. When fully completed it will bring forth to the City of Altoona on-site Park Land for the residences, nearly a half mile of public road, and a population between 360 to 390 people. The land will be appropriately rezoned to meet the end usage of approximately 5.5 acres for Twin Homes and 12.8 acres for Multi-Family. By their respective zoning districts land area, this will yield a density of 0.30 acres per unit for the Twin Home District and 0.08 acres per unit for the Multi-Family district. This type of land use and density is comparable to the zoning code density guidelines of 0.10 acres per unit for Twin Home District and 0.039 acres per unit of the Multi-Family District.

The project is proposed to create three (3) new public roadways along with the associated public utility extension that are currently available from Bartlett Avenue. The public roadway and infrastructure systems will be fully installed by the development team and turned over to the City with no cost borne by the City. The public roadway will have an expected life to be near 20 years and the public infrastructure expected life to be near 50 years. The systems will be designed in compliance with the City's regulations and fully accessible for emergency service vehicles. The roadway will be built in concert with their respective adjacent land usage. Road A will be connected with the existing terminus of Kayson Place's Cul-De-Sac, while creating loop

Everyday Surveying and Engineering, LLC

Civil Engineering • Land Surveying



along the southern limits and ultimately connecting back to Bartlett Avenue on the north. Portions of Road A in the Mulit-Family District will be a back-to-back curb width of 37 feet wide allowing parking on one side of the street during the winter months. Road B & C and portions of Road A located within the Twin Home District will provide a back-to-back curb width of 32 feet wide.

The land set aside for Park Land for both the Twin Home and Mulit-Family areas will be dedicated to the City. The existing storm water pond with in the Kayson Place development will be connected with the proposed storm water pond for the Twin Home District thus creating a semi-regional storm water pond system and using the land to the fullest. The Multi-Family and the Twin Home Districts will pond areas will be dedicate to the City for storm water pond / facilities, as has been done in the past.

The Altoona Elementary School property is located approximately 320 feet away and up 1,200 feet away to the east of this site. The school district officials, with their best educated guess, use the baseline that there are 0.45 students per every dwelling unit. Bartlett Crossing's projected unit count is 186 units or what would be rounded up to 84 possible students. This would be compared to the approximately 1, 700 of students in the district, showing a potential student body increase of less than 5%, dispersed between all the school districts buildings / campuses.

Costs associated with the new public roadways and utilities along with the potential increase in the students would perceivably be offset by the expected increase in tax revenues.

The CDPG Developers are looking forward to another successful development, bringing their hometown spirit and workmanship to the City of Altoona for a beautiful development.

Bartlett Crossing - Community Impact Calculations

Twin Home Buildings			Infrastructure		
# of Buildings		12	Total Estimated Cost	\$	1,400,000
Valuation Per Twin Home		\$ 640,000	Roads, Sidewalk, & Excavation Cost	\$	780,000
Twin Home Value		\$ 7,680,000	Utility Cost	\$	620,000
Multi-Family (R3)			School District		
8 Unit Building			# of Dwelling		186
# of Buildings		2	# of Students (per Dwelling)		0.45
Valuation Per Building		\$ 1,700,000	# of Students Total		84
8 Unit Value		\$ 3,400,000	State Aid per Pupil	\$	7,565
			Categorical Funding per Pupil	\$	1,423
10 Unit Building			Local Cost Share per Pupil	\$	3,240
# of Buildings		8			
Valuation Per Building		\$ 2,100,000			
8 Unit Value		\$ 16,800,000			
12 Unit Building					
# of Buildings		2			
Valuation Per Building		\$ 2,350,000			
8 Unit Value		\$ 4,700,000			
14 Unit Building					
# of Buildings		3			
Valuation Per Building		\$ 2,850,000			
8 Unit Value		\$ 8,550,000			
Total Valuation		\$ 41,130,000			
Total Property Tax	0.021544	\$ 886,105	10 Year Projected Taxes		
City Rate	0.006564	\$ 269,977		\$	8,861,047
County Rate	0.004200	\$ 172,746		\$	2,699,773
School District	0.009844	\$ 404,884		\$	1,727,460
Tech College	0.000935	\$ 38,457		\$	4,048,837
		\$ 1,772,168		\$	384,566
				\$	17,721,683

Bartlett Crossing - Proposed Density by Zoning District						
	Area		Total Number	Acres per	Square Feet	Units per
	S.F.	Acre	of Units	Unit	per Unit	Acre
Twin Home District	238,929	5.49	18	0.30	13,274	3.28
Multi-Family (R3) District	556,004	12.76	162	0.08	3,432	12.69

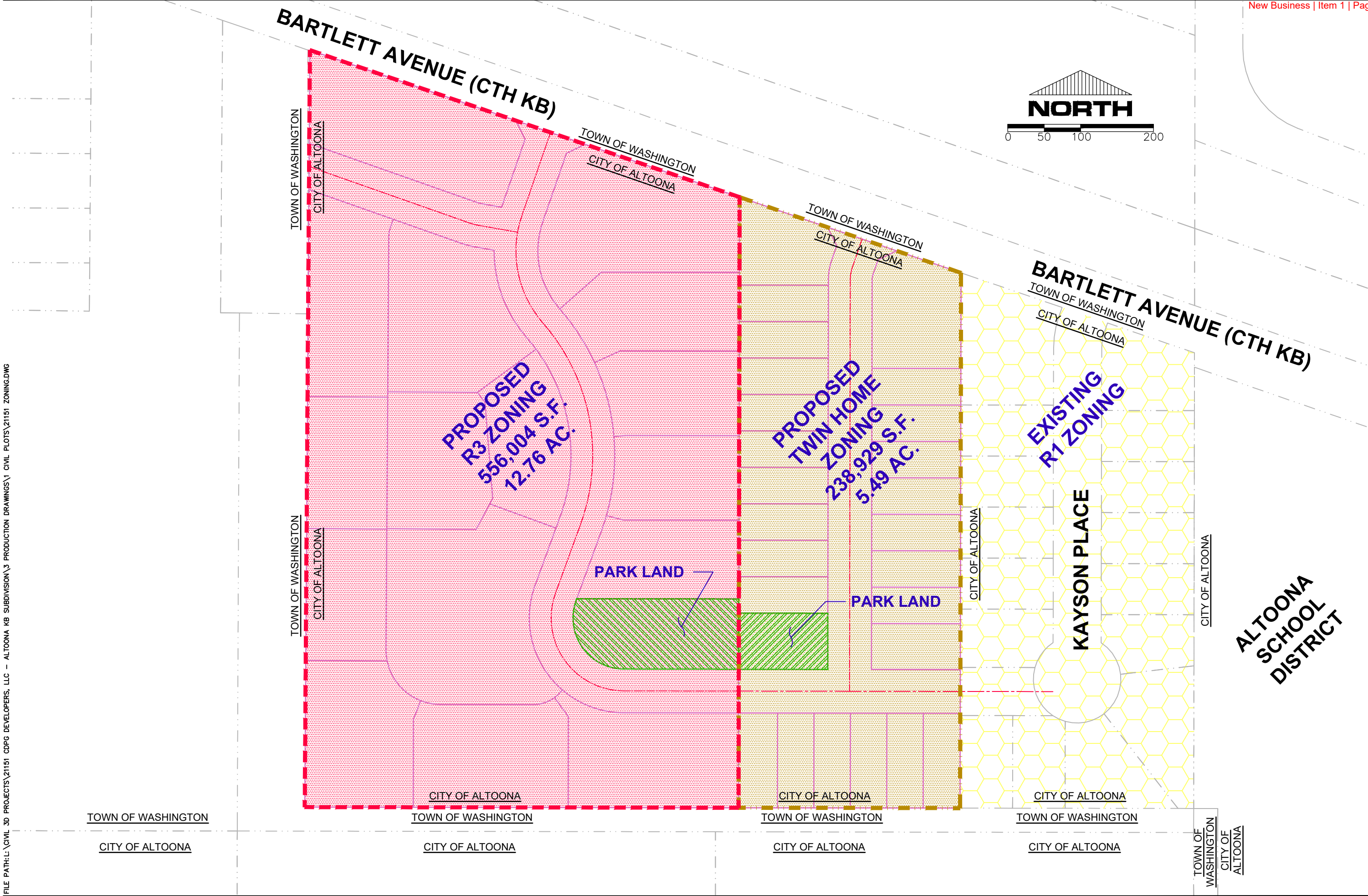
Bartlett Crossing - Multi-Family District Density Calculations

Lot	Lot Area		Number Of Units	Area Required (s.f.)						
	S.F.	Acre		Base	Additional	Total				
19	24,297	0.56	10	8,000	1,500	17,000	<p>City of Altoona R3 Lot Requirements:</p> <p>8,000 SF for first 4 dwellings, plus 1,500 SF for each dwelling thereafter</p>			
20	21,150	0.49	8	8,000	1,500	14,000				
21	20,115	0.46	8	8,000	1,500	14,000				
22	21,990	0.50	10	8,000	1,500	17,000				
29	31,353	0.72	12	8,000	1,500	20,000				
30	29,979	0.69	12	8,000	1,500	20,000				
31	28,778	0.66	10	8,000	1,500	17,000				
32	19,919	0.46	10	8,000	1,500	17,000				
33	19,910	0.46	10	8,000	1,500	17,000				
34	29,207	0.67	14	8,000	1,500	23,000				
35	36,267	0.83	14	8,000	1,500	23,000				
36	34,586	0.79	10	8,000	1,500	17,000				
37	25,766	0.59	10	8,000	1,500	17,000				
38	21,839	0.50	10	8,000	1,500	17,000				
39	51,801	1.19	14	8,000	1,500	23,000				
Total	416,957	9.57	162			273,000	6.27	0.039	1,685	25.83
							Area Required	Acres per	Square Feet	Units per
							(Acres)	Unit	per Unit	Acre

Bartlett Crossing - Twin Home District Density Calculations

Lot	Lot Area		Number	Area Required (s.f.)				
	S.F.	Acre	Of Units	Base				
1	6,100	0.14	1	4,500				
2	6,100	0.14	1	4,500				
3	6,100	0.14	1	4,500				
4	6,100	0.14	1	4,500				
5	6,100	0.14	1	4,500				
6	6,100	0.14	1	4,500				
7	6,100	0.14	1	4,500				
8	7,687	0.18	1	4,500				
9	6,100	0.14	1	4,500				
10	6,100	0.14	1	4,500				
11	6,100	0.14	1	4,500				
12	6,100	0.14	1	4,500				
13	6,100	0.14	1	4,500				
14	6,100	0.14	1	4,500				
15	6,100	0.14	1	4,500				
16	6,100	0.14	1	4,500				
17	6,100	0.14	1	4,500				
18	12,508	0.29	1	4,500				
23	6,586	0.15	1	4,500				
24	6,501	0.15	1	4,500				
25	6,502	0.15	1	4,500				
26	6,502	0.15	1	4,500				
27	6,502	0.15	1	4,500				
28	6,937	0.16	1	4,500				
Total	157,325	3.61	24	108,000	2.48	0.10	4,500	9.68
					Area Required	Acres per	Square Feet	Units per
					(Acres)	Unit	per Unit	Acre

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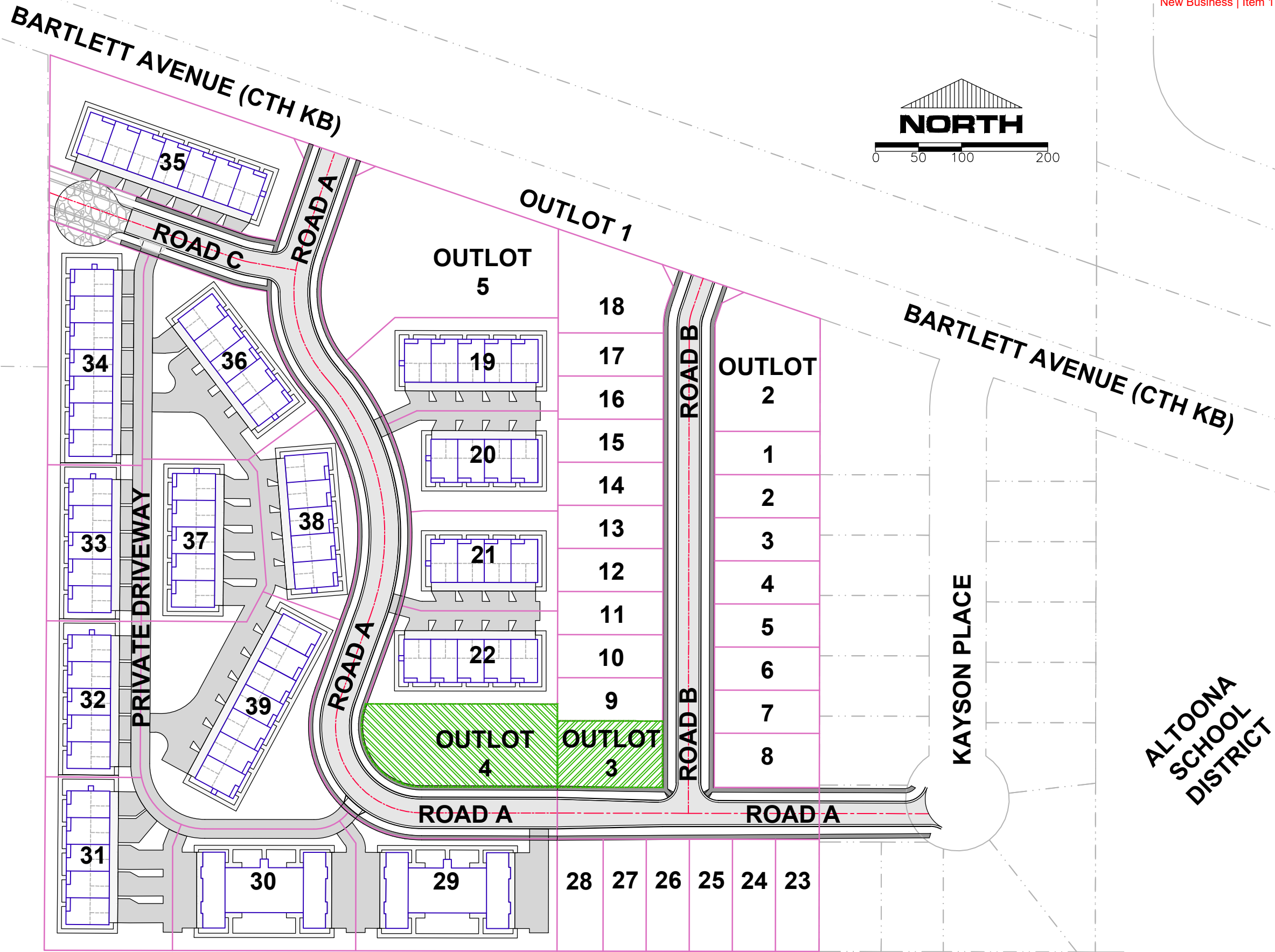
EVERYDAY SURVEYING & ENGINEERING
711 S. HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

DR BY:	MAE	JOB NO:	21151
CHK BY:	XXX	DWG NAME:	ZONING
DATE:	06-08-2022	APPROV:	XX-XX-XX

BARTLETT CROSSING
ZONING EXHIBIT
CITY OF ALTOONA, WI



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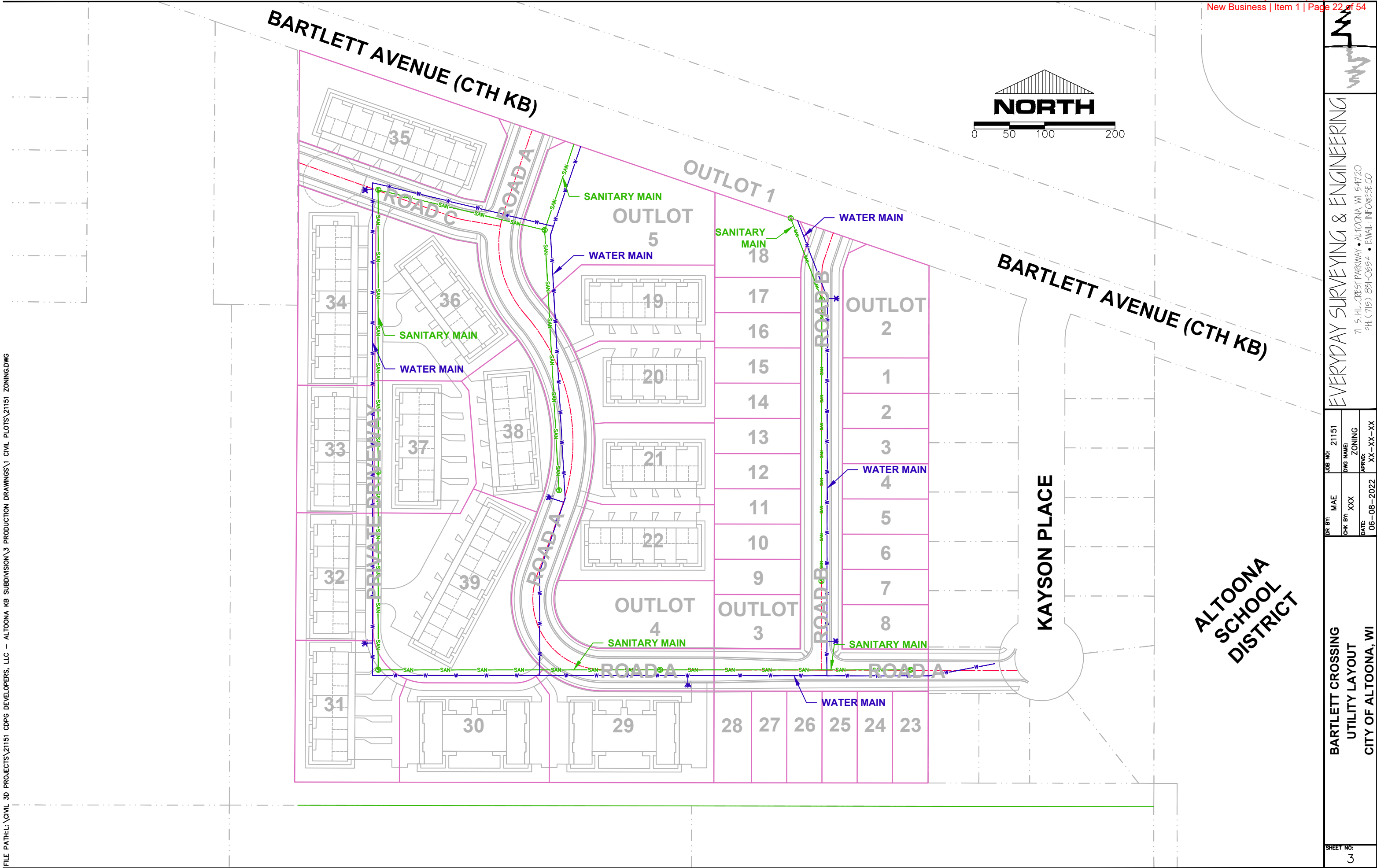


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DR BY:	MAE	JOB NO:	21151
CHK BY:	XXX	DWG NAME:	ZONING
DATE:	06-08-2022	APPROV:	XX-XX-XX

BARTLETT CROSSING
LOT LAYOUT
CITY OF ALTOONA, WI

FILE PATH: L:\CIVIL 3D PROJECTS\21151 CDPG DEVELOPERS, LLC - ALTOONA KB SUBDIVISION\3 PRODUCTION DRAWINGS\1 CIVIL PLOTS\21151 ZONING.DWG



BARTLETT CROSSING
UTILITY LAYOUT
CITY OF ALTOONA, WI

DR BY:	MAE	JOB NO:	21151
CHK BY:	XXX	DWG NAME:	ZONING
DATE:	06-08-2022	APPROV:	XX-XX-XX

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PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

SHEET NO:
3

BARTLETT CROSSING
PROPOSED R3 ZONING DESCRIPTION

Part of Lot 1 of Certified Survey Map Number 3575 recorded in Volume 22 of Certified Survey Maps on Pages 57-58 as Document Number 1231192, located in the Southwest Quarter of the Southeast Quarter, Section 24, Township 27 North, Range 9 West, City of Altoona, Eau Claire County, Wisconsin.

Commencing at the South Quarter Corner of said Section 24;
Thence S89°54'32"E, 92.36 feet along the South line of the Southeast Quarter of said Section 24;
Thence N00°23'30"E, 33.00 feet to the Southwest Corner of said Lot 1 and the Point of Beginning;
Thence N00°23'30"E, 1,038.39 feet along the West line of said Lot 1 to the Southwest right-of-way line of County Road "KB";
Thence S71°06'56"E, 623.01 feet along said right-of-way line;
Thence S00°06'07"W, 837.67 feet to the South line of said Lot 1;
Thence N89°54'32"W, 595.08 feet along said South line to the Point of Beginning.

Said parcel contains 556,004 square feet or 12.76 acres, more or less.

BARTLETT CROSSING
PROPOSED TWIN HOME ZONING DESCRIPTION

Part of Lot 1 of Certified Survey Map Number 3575 recorded in Volume 22 of Certified Survey Maps on Pages 57-58 as Document Number 1231192, located in the Southwest Quarter of the Southeast Quarter, Section 24, Township 27 North, Range 9 West, City of Altoona, Eau Claire County, Wisconsin.

Commencing at the South Quarter Corner of said Section 24;
Thence S89°54'32"E, 92.36 feet along the South line of the Southeast Quarter of said Section 24;
Thence N00°23'30"E, 33.00 feet to the Southwest Corner of said Lot 1;
Thence S89°54'32"E, 595.08 feet along the South line of said Lot 1 to the Point of Beginning;
Thence N00°06'07"E, 837.67 feet to the Southwesterly right-of-way line of County Road "KB";
Thence S71°06'56"E, 321.10 feet to the East line of said Lot 1;
Thence S00°06'07"W, 734.23 feet to the Southeast corner of said Lot 1;
Thence N89°54'32"W, 304.00 feet along the South line of said Lot 1 to the Point of Beginning.

Said parcel contains 238,929 square feet, or 5.49 total acres, more or less.

1231192

TINA K. POMMIER
EAU CLAIRE COUNTY WI
REGISTER OF DEEDS
RECORDED ON
05/09/2022 01:05 PM
REC FEE: 30.00
CSM NO: 3757
VOL: 22 CSM PAGE: 57
PAGES: 2

CERTIFIED SURVEY MAP NO. 3757
VOLUME 22 CSM PAGE 57

Part of Lot 1 of Certified Survey Map Number 2491, recorded in Volume 13 of Certified Survey Maps on Page 313-315 as Document Number 970161, and all of Lot 4 of Certified Survey Map Number 3091, recorded in Volume 17 of Certified Survey Maps on Page 230-231 as Document Number 1117662, all located in the Southwest Quarter of the Southeast Quarter, Section 24, Township 27 North, Range 9 West, Town of Washington, Eau Claire County, Wisconsin.

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24, WHICH IS ASSUMED TO BEAR N89°54'32"W.

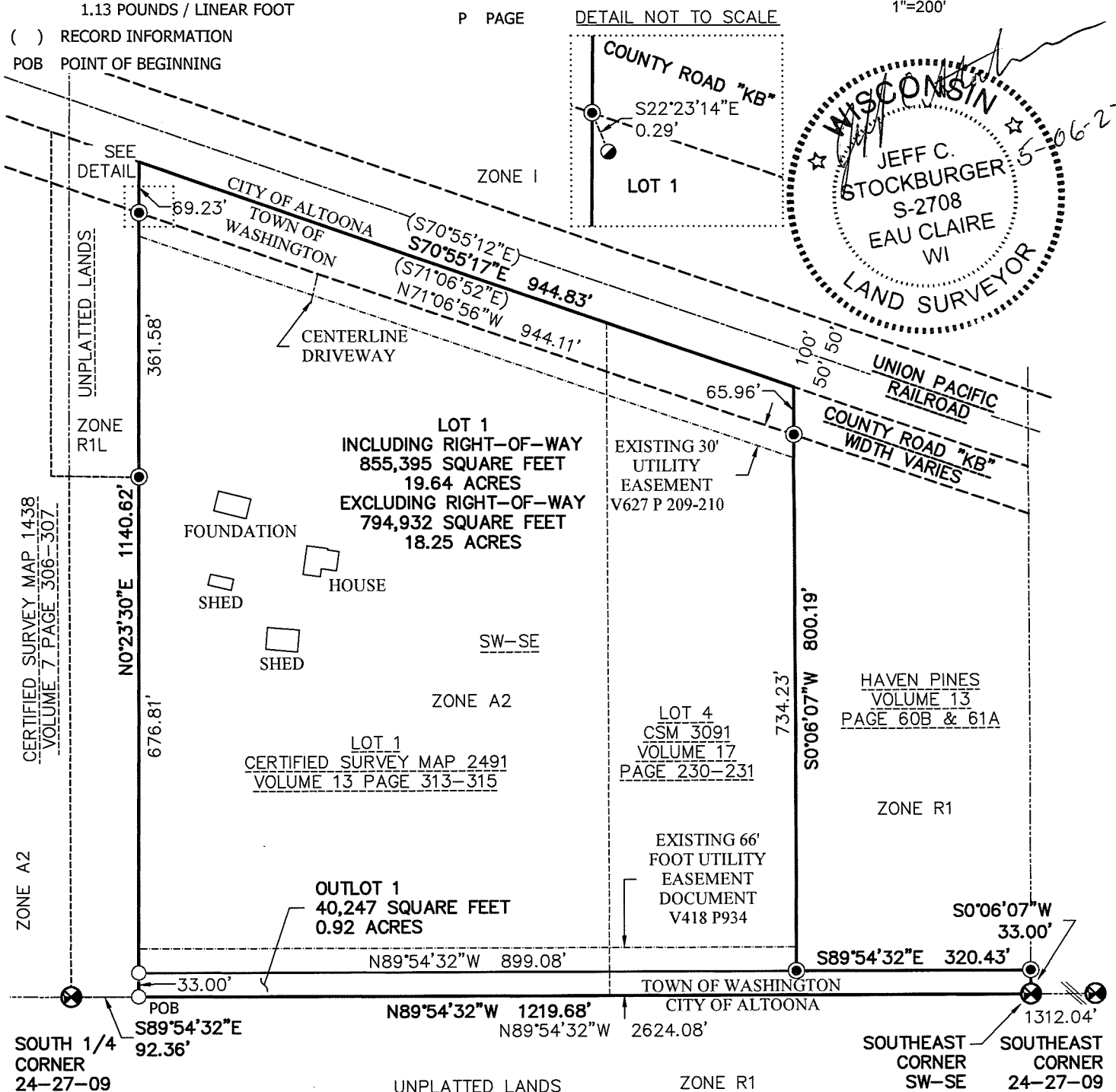
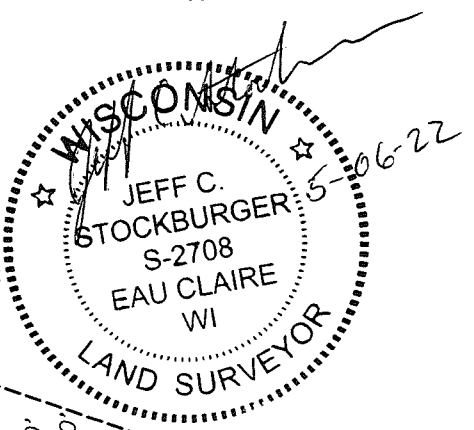
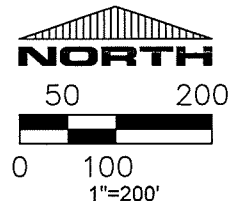
LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND 3/4" IRON BAR
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- SET 1" OUTSIDE DIAMETER BY 18" IRON PIPE, 1.13 POUNDS / LINEAR FOOT

ABBREVIATIONS

- CSM CERTIFIED SURVEY MAP
- SW SOUTHWEST
- SE SOUTHEAST
- V VOLUME
- P PAGE

- () RECORD INFORMATION
- POB POINT OF BEGINNING



Notes:
Outlots 1 and 2 are not approved for building purposes.
No land use or sanitary permits for habitable structures shall be issued until this lot meets all the criteria for a building lot as defined by Titles 8, 17 and 18.

Owners:
Michael W & Francis C Schmidt John W Schmidt
1132 Mulberry Drive 400 Sunday Drive
Altoona, WI 54720 Altoona, WI 54720

SHEET 1 OF 2 SHEETS

EVERYDAY SURVEYING & ENGINEERING

1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH: (715) 831-0654 • EMAIL: INFO@ESELLCCO



CERTIFIED SURVEY MAP NO. 3757
VOLUME 22 CSM PAGE 58

Part of Lot 1 of Certified Survey Map Number 2491, recorded in Volume 13 of Certified Survey Maps on Page 313-315 as Document Number 970161, and all of Lot 4 of Certified Survey Map Number 3091, recorded in Volume 17 of Certified Survey Maps on Page 230-231 as Document Number 1117662, all located in the Southwest Quarter of the Southeast Quarter, Section 24, Township 27 North, Range 9 West, Town of Washington, Eau Claire County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Jeffrey C. Stockburger, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of Michael Schmidt, I have surveyed part of Lot 1 of Certified Survey Map Number 2491, recorded in Volume 13 of Certified Survey Maps on Page 313-315 as Document Number 970161, and all of Lot 4 of Certified Survey Map Number 3091, recorded in Volume 17 of Certified Survey Maps on Page 230-231 as Document Number 1117662, all located in the Southwest Quarter of the Southeast Quarter, Section 24, Township 27 North, Range 9 West, Town of Washington, Eau Claire County, Wisconsin. The parcel is more particularly described as follows:

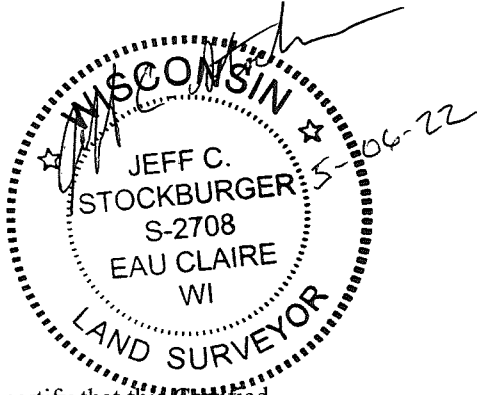
Commencing at the South Quarter Corner of said Section 24;
Thence S89°54'32"E, 92.36 feet along the South line of the Southeast Quarter of said Section 24 to the Point of Beginning;
Thence N0°23'30"E, 1140.62 feet to the northerly line of said Lot 1;
Thence S70°55'17"E, 944.83 feet along said northerly line of said Lot 1 and a southeasterly extension thereof to the Northeast corner of said Lot 4;
Thence S0°06'07"W, 800.19 feet along the East line of said Lot 4;
Thence S89°54'32"E, 320.43 feet along the South line of Haven Pines recorded in Volume 13 of Plats on Page 60B & 61A, as Document Number 1136649, to the Southeast Corner of said Haven Pines;
Thence S0°06'07"W, 33.00 feet to the Southeast Corner of the Southwest Quarter of the Southeast Quarter;
Thence N89°54'32"W, 1219.68 feet along the South line of said Southeast Quarter to the Point of Beginning.

Said Parcel contains 895,642 square feet or 20.56 total acres, more or less.

I also certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Wisconsin Administrative Code Chapter AE-7, and the Eau Claire County Subdivision Ordinance. I further certify to the best of my knowledge and belief that the accompanying map is a true and correct representation of the exterior boundaries of the land surveyed and the division thereof made.

Dated this 6th day of May, 2022.

Jeffrey C. Stockburger
Jeffrey C. Stockburger, Wisconsin Professional Land Surveyor, S-2708
Project Number: 21151



COUNTY PLANNING AND DEVELOPMENT

I, Rodney J. Eslinger, Director of Eau Claire County Planning and Development, hereby certify that this Certified Survey Map is approved of as complying with Subtitle III, the Subdivision Control Code, of Title 18 of General Ordinances.

Dated this 9th day of May, 2022.

Rodney J. Eslinger
Rodney J. Eslinger, Director

CERTIFICATE OF THE CITY OF ALTOONA

The City of Altoona hereby certifies that this Certified Survey Map is approved pursuant to Title 18 of the Municipal Code.

Approved this 7th day of May, 2022

Josh Clements
Josh Clements, Zoning Administrator

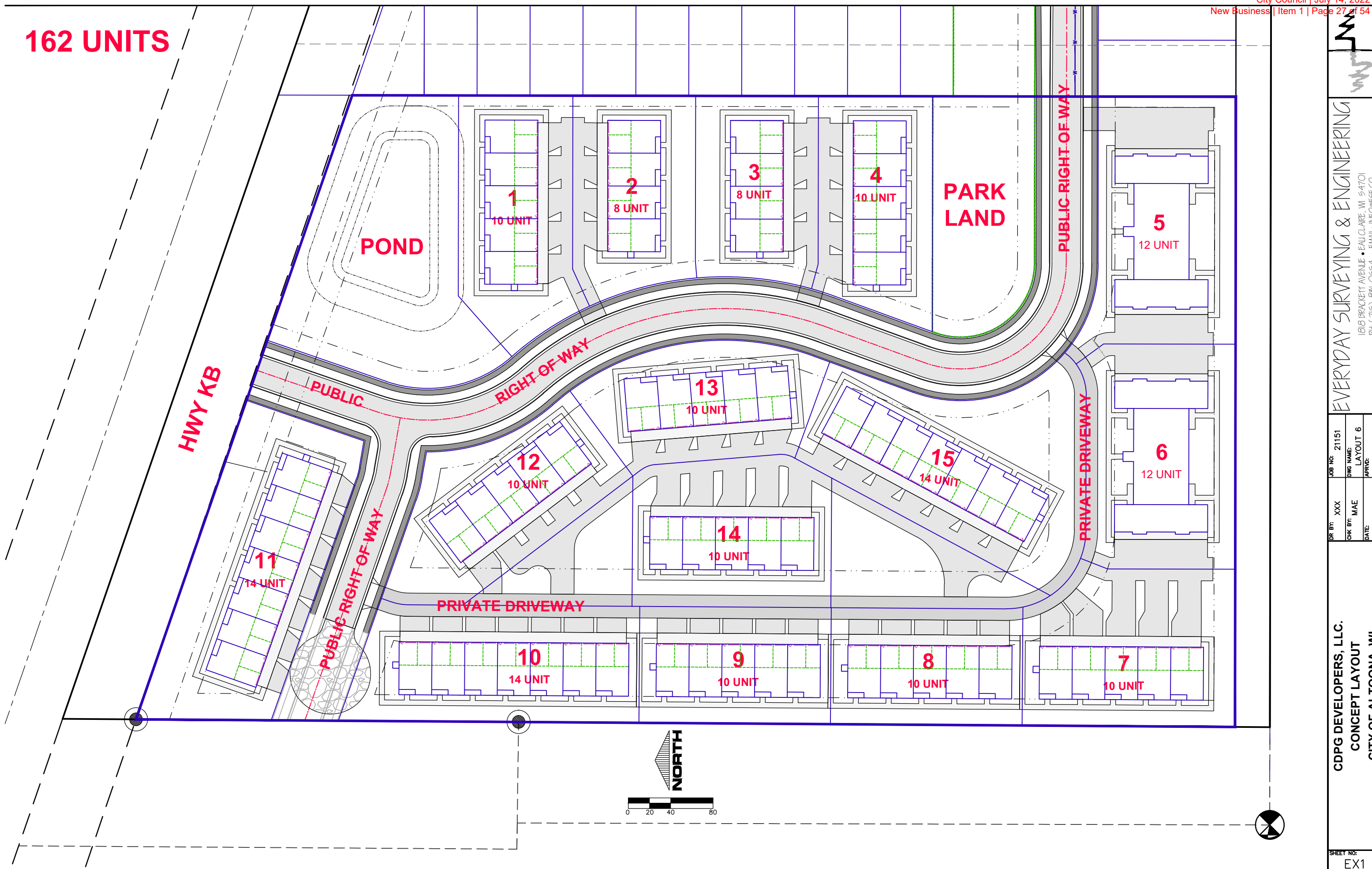
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1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH: (715) 831-0654 • EMAIL: INFO@ESELLC.CO

EVERYDAY SURVEYING & ENGINEERING
1818 BRACKETT AVENUE • PAUL CLARE, WI 54701
PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

DR BY: XXX	JOB NO: 21151
CHK BY: MAE	DWG NAME: LAYOUT 6
DATE: 04-29-2022	APRVD: XX-XX-XX

**CDPG DEVELOPERS, LLC.
CONCEPT LAYOUT
CITY OF ALTOONA, WI**

SHEET NO:
EX1




Soil Map—Eau Claire County, Wisconsin
(Bartlett Crossing)



Soil Map—Eau Claire County, Wisconsin
(Bartlett Crossing)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Eau Claire County, Wisconsin

Survey Area Data: Version 20, Sep 7, 2021

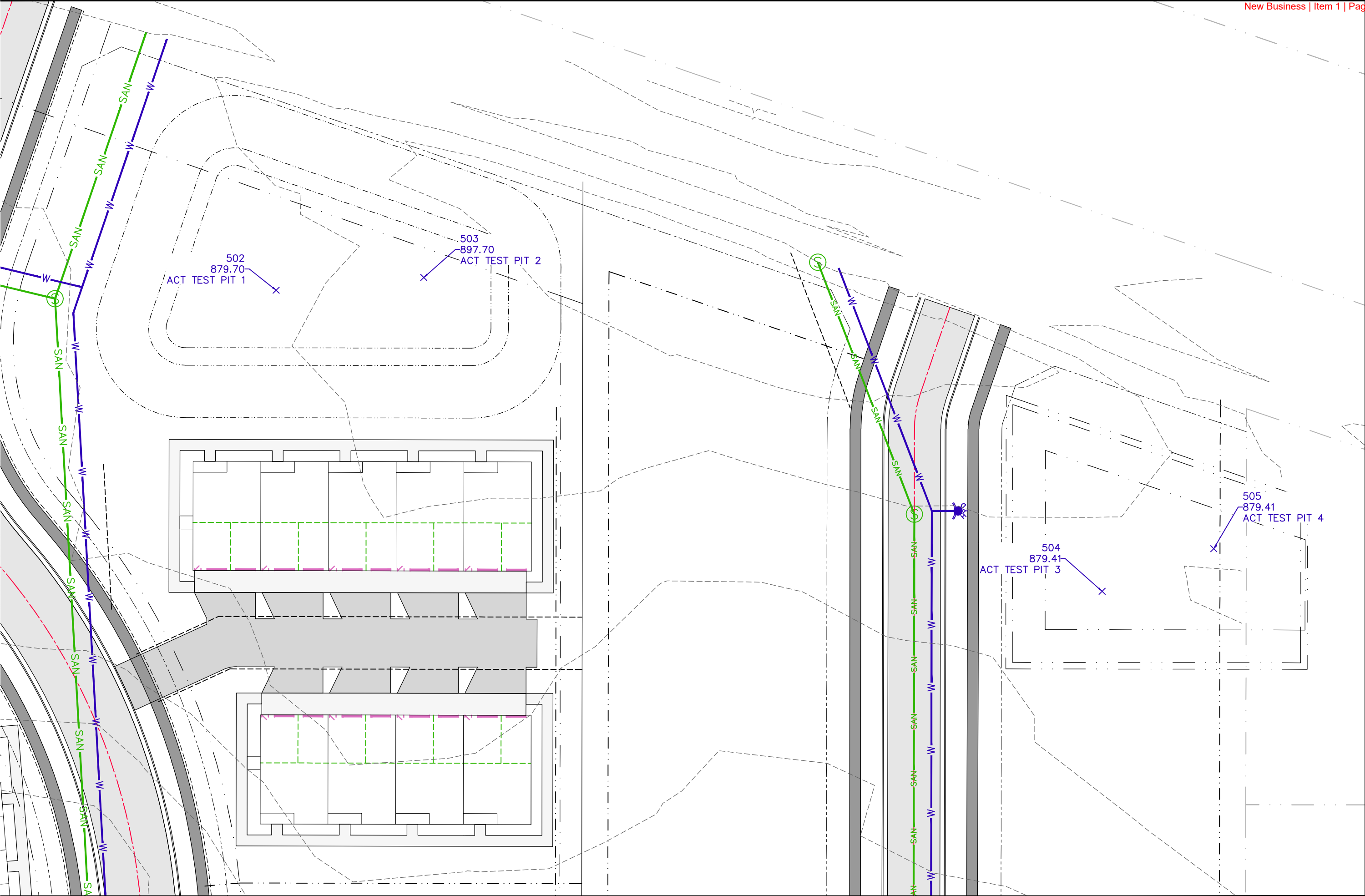
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 16, 2020—Sep 23, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
581A	Simescreek sand, 0 to 3 percent slopes	18.0	100.0%
Totals for Area of Interest		18.0	100.0%



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PH: (715) 891-0654 • EMAIL: INFO@ESE.CO

DR BY: KGZ	JOB NO: 21151
CHK BY: XXX	DWG NAME: ---
DATE: 06-15-22	APPROV: XX-XX-XX

BARTLETT CROSSING
STAKING TEST PITS
CITY OF ALTOONA, EAU CLAIRE COUNTY, WI

SHEET NO: 1

Eau Claire County, Wisconsin

581A—Simescreek sand, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2t80g

Elevation: 720 to 1,440 feet

Mean annual precipitation: 31 to 35 inches

Mean annual air temperature: 43 to 46 degrees F

Frost-free period: 110 to 150 days

Farmland classification: Not prime farmland

Map Unit Composition

Simescreek and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Simescreek

Setting

Landform: Pediments

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Organic material over siliceous sandy alluvium derived from sandstone

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material

A - 1 to 3 inches: sand

Bw1 - 3 to 7 inches: sand

Bw2 - 7 to 25 inches: sand

Bw3 - 25 to 33 inches: sand

C - 33 to 79 inches: sand

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Excessively drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to high (0.14 to 14.03 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Forage suitability group: Low AWC, adequately drained
(G089XY002WI)
Other vegetative classification: Pinus/Vaccinium-Gaylussacia
(PVGy), Low AWC, adequately drained (G089XY002WI)
Hydric soil rating: No

Minor Components

Rockdam

Percent of map unit: 10 percent
Landform: Pediments
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Low AWC, adequately drained
(G089XY002WI), Pinus/Vaccinium-Gaylussacia (PVGy)
Hydric soil rating: No

Tint

Percent of map unit: 5 percent
Landform: Pediments
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Low AWC, adequately drained
(G105XY002WI), Pinus/Vaccinium-Gaylussacia (PVGy)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Eau Claire County, Wisconsin
Survey Area Data: Version 20, Sep 7, 2021

BARTLEIT CROSSING

APPENDIX A

City of Altoona Environmental Assessment Checklist for Subdivisions and Land Divisions by Certified Survey

All "yes" answers must be explained in detail by attaching maps and supportive documentation describing the impacts of the proposed development.

Land Resources

Yes

No

Does the project site involve: (if "yes", how does the developer propose to address the matter?)

- | | | | |
|----|---|-------|-------------|
| A. | Changes in relief and drainage patterns (attach a topographic map showing, at a minimum, two (2) foot contour intervals). | _____ | _____X_____ |
| B. | A floodplain. (If yes, attach two (2) copies of a typical stream valley cross-section showing the channel of the stream, the 100-year floodplains limits and the floodway limits (if officially adopted), of each site of the channel and a cross-section of area to be developed.) | _____ | _____X_____ |
| C. | An area of soil instability--greater than 20% slope and/or organic soils, peats, or mucks at or near the surface. | _____ | _____X_____ |
| D. | Prime agricultural land (Class I, II, or III soils). | _____ | _____X_____ |
| E. | Wetlands and mapped environment corridors. | _____ | _____X_____ |
| F. | Unique physical features or wildlife habitat. | _____ | _____X_____ |

Water Resources

- | | | | |
|----|--|-------|-------------|
| A. | Location within the area traversed by a navigable stream or dry run. | _____ | _____X_____ |
| B. | Lake frontage. | _____ | _____X_____ |

Human and Scientific Interest

Yes

No

Does the project site involve:

- A. An area or buildings of archeological or geological interest.
- B. An area of historical interest.
- C. An area of buildings or monuments with unique architecture.
- D. Unique, uncommon or rare plants, animal habitats, old growth, trees significant for research or preservation.

_____	<u> X </u>
_____	<u> X </u>
_____	<u> X </u>
_____	<u> X </u>

Energy, Transportation and Communications

- A. Does the development encompass any future street appearing on the City of Altoona Official Map?
- B. Is the development traversed by an existing or planned utility corridor (gas, electricity, communications, water, sewer interceptor, storm sewer)?

_____	<u> X </u>
_____	<u> X </u>

City Planning

- A. Is the development consistent with the City Master Plan and other adopted planning documents?

<u> X </u>	_____
----------------------	-------

If no, please explain.



Surface Water Data Viewer Map



Legend

- Wetland Indicators
- Wetland Class Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- 2D Water Surface Elevation Grid
 - High : 937.629
 - Low : 853.184
- Dams
 - Dams with FERC License
 - Dams
- Record Flood Levels
- Analysis Lines
 - Other
 - Flood Insurance Study
 - Letter of Map Revision
 - Case By Case Analysis
 - Bridge
- Analysis Points
 - Other
 - Flood Insurance Study
 - Letter of Map Revision
 - Case By Case Analysis
 - Bridge
- Analysis Catchments
- Floodplain Storage
- Cross Sections
- Floodplains
 - Flood Fringe
 - Floodway
- FERC Project Area Boundaries
- DOT Bridges
- FIRM Panels
- Cross-Sections
- Flood Hazard Boundaries
 - Limit Lines
 - SFHA / Flood Zone Boundary



0.1 0 0.03 0.1 Miles
1:1,980

NAD_1983_HARN_Wisconsin_TM

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes



Endangered Resources Preliminary Assessment

Created on **6/13/2022**. This report is good for one year after the created date.

DNR staff will be reviewing the ER Preliminary Assessments to verify the results provided by the Public Portal. ER Preliminary Assessments are only valid if the project habitat and waterway-related questions are answered accurately based on current site conditions. If an assessment is deemed invalid, a full ER review may be required even if the assessment indicated otherwise.

Results

A search was conducted of the NHI Portal within a 1-mile buffer (for terrestrial and wetland species) and a 2-mile buffer (for aquatic species) of the project area. Based on these search results, below are your next steps.

An ER Review is needed to ensure compliance with Wisconsin's Endangered Species Law (s. 29.604 Wis. Stats.) and the Federal Endangered Species Act (16 USC ss 1531-43). Therefore you should request an Endangered Resources Review <https://dnr.wi.gov/topic/ERReview/Review.html>. The ER Review will list the endangered resources that have been recorded within the vicinity of the project area and follow-up actions may be necessary.

One (or more) of the following situations apply:

- The species recorded are state or federal threatened or endangered animals.
- The species recorded are state threatened or endangered plants on public land.
- The species recorded are federal threatened or endangered plants on federal land or involve federal funds or a federal permit.
- The project site overlaps the Karner Blue Butterfly High Potential Range.
- The project overlaps the Rusty Patched Bumble Bee High Potential Zone.

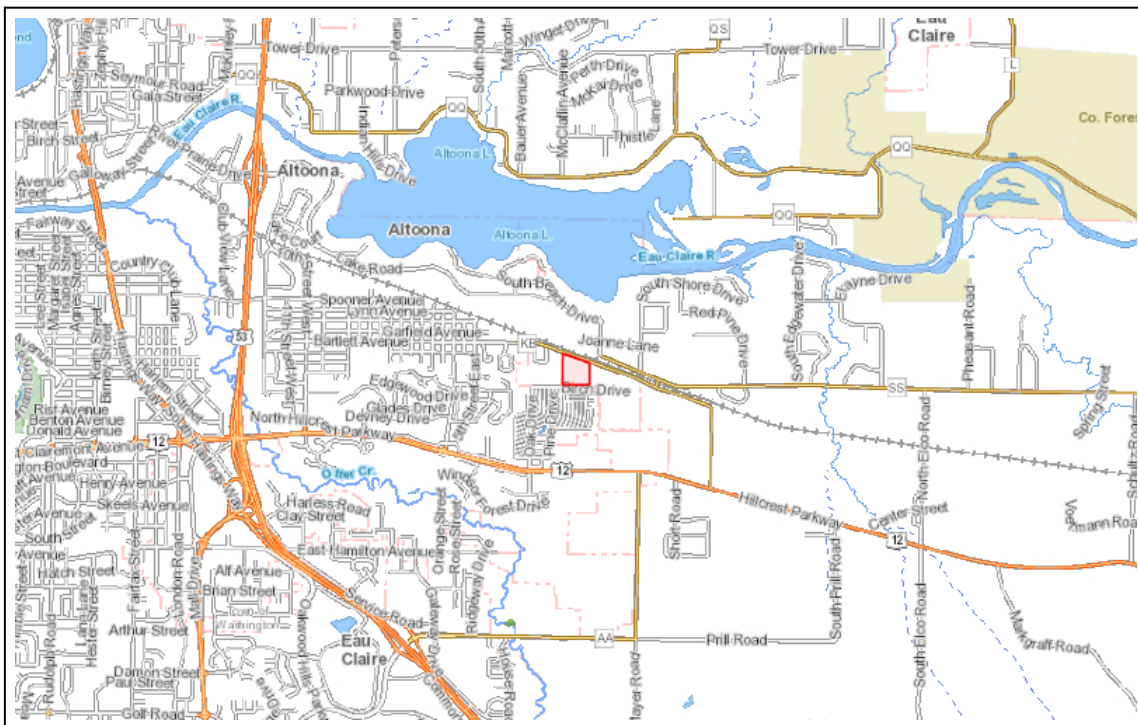
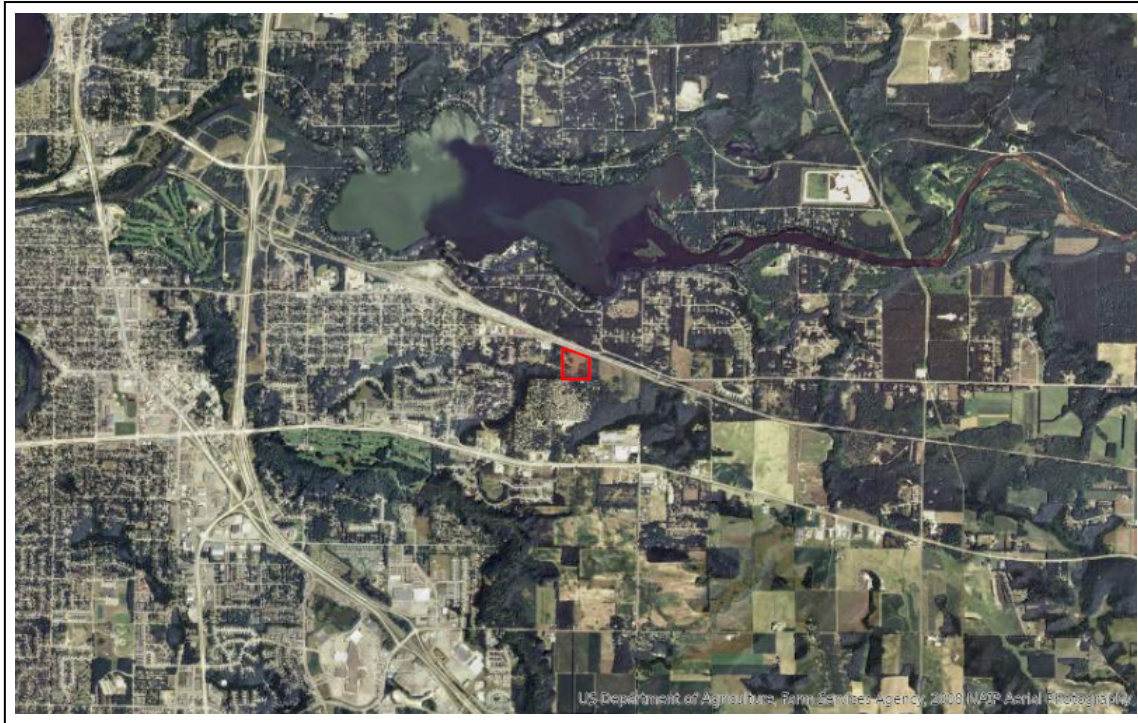
A copy of this document can be kept on file and submitted with any other necessary DNR permit applications to show that the need for an ER Review has been met. This notice only addresses endangered resources issues. This notice does not constitute DNR authorization of the proposed project and does not exempt the project from securing necessary permits and approvals from the DNR and/or other permitting authorities.

Project Information

Landowner name	Schmidt
Project address	Bartlett Avenue
Project description	Land

Project Questions

Does the project involve a public property?	No
Is there any federal involvement with the project?	No
Is the project a utility, agricultural, forestry or bulk sampling (associated with mining) project?	No
Is the project property in Managed Forest Law or Managed Forest Tax Law?	No
Project involves tree or shrub removal?	Yes
Is project near (within 300 ft) a waterbody or a shoreline?	No
Is project within a waterbody or along the shoreline?	No



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<https://dnrx.wisconsin.gov/nhiportal/public>

101 S. Webster Street . PO Box 7921 . Madison, Wisconsin 53707-7921

Wisconsin Karner Blue Butterfly Habitat Conservation Plan

Survey Report Form

Lupine Presence/Absence

2022

Enter year of survey

Purpose

Native lupine is the obligate host plant for the federally endangered Karner blue butterfly (KBB). The purpose of the lupine presence/absence survey is to determine if sufficient lupine is present on the site to support KBB, and if present, to map its location.

General Instructions

Report on this form results of lupine presence/absence surveys conducted by certified surveyors. Collecting complete and accurate data will minimize potential project delays. Surveys are valid for 5 years for that particular site, and July 31st is the last day to survey. If it is a drought year, the last day to survey may be earlier. This information will be posted on the WDNR KBB website and communicated by the KBB Habitat Conservation Plan (HCP) coordinator.

Submit a copy of the completed survey via email to Rebecca.Roth@wisconsin.gov, or by mail to: HCP Coordinator, 101 S. Webster St., Madison, WI 53703

Keep a copy of this completed form for your records. Contact KBB HCP staff at the Wisconsin Department of Natural Resources with questions, or refer to the [WDNR website](#) (keyword: Karner Blue).

Partner/Company & Surveyor Information

Date of survey: 7/6/2022

HCP Partner or Non-partner project (select one)? ☐ HCP Partner ☒ Non-HCP Partner

HCP Partner or Company Name: Everyday Surveying and Engineering LLC

Any DNR permit or review number associated with this survey: No

Surveyor(s) (Last name, First name): Kerry Ingraham

What is the most recent year you took the survey training provided by the WDNR: 2018

Site Location & Description

Site/project name or comp/stand (or other descriptive name):

21151 Bartlett Crossing

Site size (select unit): 20 ☒ acres or ☐ linear miles

GPS Coordinates: Lat: 44 degrees 48' 06.05" Long: 91 degrees 24' 54.32"

Provide latitude and longitude for the approximate center of the site or habitat surveyed. Site locations are needed for all reports. For sites that are large or that are along a right-of-way, mark the surveyed area and lupine observations on the site map.

Lupine Observations

1. Lupine survey method (select one):

☐ transects covering entire site ☒ transects covering portion of site ☐ random walk

2. Is lupine present on the site?

Transects in open areas; random walk in forest to check for openings and clearings

☐ **Yes** Continue to next question.

☒ **No** Stop here and submit survey.

3. Is the lupine density at least 50 lupine plants/acre, or 25 lupine plants/200 meters for linear (e.g. right-of-way) sites?

- ☐ **Yes** Lupine is sufficient to support Karner blue butterflies. Complete KBB surveys.
- ☐ **No** Stop here and submit survey.

Site Map

Mapping Options:

OPTION 1. Use the DNR's location finder tool to create a map.

- a. <https://dnr.wisconsin.gov/maps/AppList>
- b. Select the General tab, then select Location Finder Viewer
- c. Accept the Terms and Conditions
- d. Zoom to the survey area. Use the "Search By" tool to zoom to an area by coordinates, city name, town-range section, etc.
- e. Hit the "Get lat/long" button and click on the map where Karners or lupine are found. Numbered markers with the coordinates will be appear for each location you click on the map. You can delete and edit these markers by clicking on the 3 dots to the right of each coordinate.
- f. Once you are done, hit "Print". Change the output to "Pdf", change the map scale to 1:3960, add a title, and indicate in the notes what your markers represent. To reposition the print area, zoom in/out or pan to over and then hit "print" again at the top of the webpage.
- g. Hit "Print" below the notes section and then "Open File" to view and download your map.
- h. **Save a copy of the PDF map.** Attach map to this survey form.

OPTION 2. Photo copy a USGS topo map, or print a satellite or aerial photo with hand-drawn locations (perhaps this is the map that was brought into the field for the survey).

- a. Make sure that road names, town-range-section information is included and legible
- b. Zoomed to 24,000m at minimum and 2,000m at maximum
- c. Indicate on map the karner and lupine observations (discretely hand-drawn patches or points) **with coordinates**
- d. Attach map to this survey form.

RECORDED ON
03/07/2022 03:45 PM
MELANIE K. MCMANUS
REGISTER OF DEEDS
REC FEE: 30.00
TRANSFER FEE:
FEE EXEMPT:
CHIPPEWA COUNTY, WI
PAGES: 14

****The above recording information
verifies that this document has
been electronically recorded and
returned to the submitter.****

Document Number

**DECLARATION OF PROTECTIVE
COVENANTS**

Recording Area

Name and Return Address
Paul H. Mahler
Bakke Norman, S.C.
PO Box 308
New Richmond, WI 54017

22808-1733-68760001; 22808-1733-68760002;
22808-1733-68760003; 22808-1733-68760004;
22808-1733-68760005; 22808-1733-68760006;
22808-1733-68760007; 22808-1733-68760008;
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22808-1733-68760025; 22808-1733-68760026;
22808-1733-68760027; 22808-1733-68760028;
22808-1733-68760029

Parcel Identification Number (PIN)

Drafted by:
Paul H Mahler, Attorney
Bakke Norman S.C.
New Richmond WI

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name and return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.
WRDA Rev. 12/22/2012

**DECLARATION
OF PROTECTIVE COVENANTS
CONDITIONS AND RESTRICTIONS FOR:**

Woodward Acres

Village of Lake Hallie, Chippewa County, Wisconsin

DECLARATION OF PROTECTIVE COVENANTS FOR THE PLAT OF WOODWARD ACRES

1. COVENANTS

A. DECLARATION

This Declaration is made by CDPG Developers, LLC hereafter referred to as “Declarant”, owners of the following described real estate in the Village of Lake Hallie, Chippewa County, Wisconsin entitled as Woodward Acres (the “Subdivision”) and containing lots and outlots (herein “Lot” or collectively “Lots”) as further described on Exhibit A .

The Declarant for the benefit of the above described land and its’ present and future owners hereby impose the following conditions, restrictions, covenants, design guidelines, and charges which shall run with the land and be binding upon and inure, to benefit of the owners thereof, their heirs, successors, administrators, grantees and assigns for a period of twenty (20) years from the date of recording of this Declaration. After said time, these covenants shall be automatically extended for successive periods of five (5) years each, unless an instrument signed by 70% of the-then owners of parcels has been recorded, agreeing to change these covenants in whole or in part subject to Declarant’s approval set forth in 1(B) below.

B. AMENDMENTS

This declaration may be amended or changed from time-to-time by an instrument signed by the-then owners of 70% of the Lots; provided, however, that as long as Declarant is the Owner of any Lot, the written consent of Declarant to any such amendment or change shall be required before any such amendment shall become effective.

- i. Pre-existing conditions on any platted Lot at the time the amendment becomes effective shall not become in violation of this declaration by enactment of the amendment or change.

2. INTRODUCTION AND INTENT

It is the intent of these covenants, conditions, restrictions and design guidelines to create and preserve an aesthetically pleasing residential neighborhood and enhance and protect the special living environment and property values of Woodward Acres.

3. USE

Declaration of Covenants for Woodward Acres

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The above-described land shall be used ONLY for single family dwellings with garages, either attached or detached, the architecture of which shall be compatible with the dwelling. Dwellings constructed and erected in conformance with these covenants and restrictions shall be used for residential purposes only; dwellings shall not be utilized for rental purposes at any time. All properties shall have at least a (2) car garage included. This provision shall not prevent the use of a room or suite on the premises for an office or studio by the occupant of the dwelling.

4. SUBDIVIDING

No Lot as originally platted shall be further subdivided without the prior written approval of the Declarant as long as Declarant is the owner of at least one Lot in the Subdivision. Future subdivision would also need to comply with all Village requirements including, but not limited to minimum lot size.

5. STANDARDS

All uses of the Lots shall, as a minimum, comply with the zoning and other applicable ordinances and regulations of the Village of Lake Hallie, the County of Chippewa, and the State of Wisconsin. The standards herein contained shall be considered as requirements in addition to said zoning and other applicable ordinances and regulations. If a conflict arises between the standards herein contained and Village, or State ordinances and regulations, the stricter standards shall be imposed.

6. EXCLUSIVE BUILDER

C & E Wurzer Builders and/or Holzinger Homes, or their assigns, shall be the exclusive builder on all Lots unless approved by Declarant in its sole discretion.

7. SITE PLAN

A site plan prepared by a professional land surveyor, builder or engineer is required prior to construction.

8. ARCHITECTURAL REVIEWS AND APPROVALS OF PLANS

As long as Declarant owns at least one Lot, no building, dwelling, garage, decks, porches or other site improvement shall be constructed, placed, or altered on any lot until the building plans, specifications, plot plan, exterior colors, materials, and all other improvement plans, as further defined below, have been submitted and approved in writing by the Declarants.

Lot Owners shall get prior written approval from the Declarant before applying for any building permit for any building, dwelling, garage, or other site improvement that requires a building permit.

Declaration of Covenants for Woodward Acres

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After completion of construction of the initial approved improvements on any Lot, no additional building, fence, or other structure shall be commenced, erected or maintained upon such Lot, nor shall any exterior addition or change or alteration to any residence located thereon be made, except as specifically excluded from this provision herein, until a complete set of the plans, as applicable, and specifications showing the nature, kind, shape, materials, colors and location of the same, as further defined below, have been submitted and approved in writing by the Declarant.

- i. The Declarant shall provide a copy of the written approval, conditional approval, or disapproval to the lot owner.
- ii. Failure to submit Plans and Specifications to the Declarant, as provided for herein, shall constitute grounds for a suit to enjoin any construction or other improvements on the lot. The prevailing party in any such action brought to enforce this paragraph shall be entitled to recover from the other reasonable attorney's fees together with all necessary costs and disbursements incurred in connection therewith.

7. CRITERIA FOR THE APPROVAL OF HOMES AND OTHER IMPROVEMENTS BEFORE CONSTRUCTION

All homes shall be designed and constructed to be sensitive to and compatible with the Declarant's guidelines and intentions with respect to architectural style, materials, colors, textures, building orientation, garage and driveway placement, building height, mass, roof pitch, and air conditioning, utility meter, and chimney and vent locations. All homes shall be designed to present attractive facades on all four sides of the building. The design features on each facade should incorporate features that have been utilized throughout the building to reflect an integrated design. A masonry and or stone component should be included in the front façade. The following architectural standards shall apply to each lot

A. GUIDELINES

- i. No metal yard sheds or pole buildings shall be permitted on any lot at any time.
- ii. No Quonset or manufactured homes shall be allowed to be erected on any lot at any time.
- iii. The house shall have at least 1200 square feet on the main floor of a single level home or 1600 square feet finished area above grade on a multi-level plan (including two stories). All square footage minimums shall be exclusive of breezeways, porches, decks, terraces or patio and/or garages.
- iv. One Storage/accessory building per lot will be permitted with review and approval of Declarant. Said building shall be constructed utilizing the same exterior finishing materials and architecture as the main dwelling to the extent possible. The building shall be built to be screened from view and located in

Declaration of Covenants for Woodward Acres

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the rear yard whenever practical. All storage/accessory buildings shall have no greater than 14' 0" side walls.

- v. Flat roofs or roof pitch less than 3/12 are not permitted unless deemed to be architecturally correct by Declarant. The minimum acceptable roof material shall be asphalt roof singles; roll roofing will not be acceptable. The use of other proposed roofing materials; i.e. metal, cedar shakes, etc. will be reviewed by the Declarant at the time the plan is submitted.
- vi. Exposed concrete masonry or poured concrete foundation systems must not be exposed more than 24" above grade.
- vii. Each lot may have one mailbox and one mailbox post at most. Mailbox post installation shall be at locations approved and designated by the local Postmaster and the Declarant. All mailbox structures shall be maintained in good repair and appearance by the lot owner.
- viii. All efforts shall be made to locate roof attic box vents at the rear side of the dwelling unit and not exposed to view fronting the street.
- ix. Heat- pumps, solar devices, hot tub pumps, swimming pool pumps and filtration systems, and similarly exposed mechanical equipment shall be aesthetically concealed from view on all sides and shall be shielded to minimize noise and safety concerns. Roof satellite dishes are acceptable without screening (18 inches or less in diameter); however, all efforts shall be made to locate roof satellite dishes at the rear side of the dwelling and not exposed to the view fronting the street.
- x. All gas and electric meters shall be located away from the dwelling side fronting the street and obscured from direct public view. Where these locations cannot be adhered to, a landscape buffer must be incorporated to obstruct the view of these meters.
- xi. Setbacks from the streets, right of way, side and back lot lines, shall adhere to existing Village ordinances.
- xii. All driveways shall be surfaced with a minimum of 2" bituminous asphalt or concrete or greater surface, within 12 months of issuance of Occupancy Permit.
- xiii. The design of dwellings shall relate positively to the surrounding environment.
- xiv. Homes are to be built with a maximum of four colors per home including the roof. Additional colors may be allowed subject to review and approval of the Declarant.
- xv. All accessory structures are to conform to the colors selected for the home.

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- xvi. Fences, including dog kennels, are acceptable in some instances where appropriate and necessary for security, containment or aesthetic purposes upon review and approval of the Declarant. . Fences may not be higher than 6 feet above grade (average height) except that ornamental post finials may extend above the top of the fence. All fences must be kept in good repair and shall not be constructed forward of the front side of the house.
- xvii. Gazebos, permanent detached screen enclosures and other similar structures are acceptable subject to review and approval by the Declarant. The design of gazebos' and permanent detached screen enclosures is to be architecturally integrated with the dwelling.
- xviii. Hot tubs and whirlpools but must be screened by landscaping or not be visually obtrusive. All such tubs and spas must be no closer than 20 feet from the common lot line and must meet all codes, including provisions for security and fencing. The drain outlet for the tub or spa and filtration system must be designed and located to prevent runoff and/or damage to adjacent lots.
- xix. Swimming pools that are ten (10) feet in diameter/length or less and/or three (3) feet in depth or less are allowed. Swimming pools greater than ten (10) feet in diameter/length and/or greater than three (3) feet in depth must be reviewed and approved by the Declarant. Permanently installed pools must be fenced on all sides to provide security and screening. All such pools must be no closer than 20 feet from the common lot line and must meet all governmental codes, including provisions for security and fencing. The drain outlet for the pool and filtration system must be designed and located to prevent runoff and/or damage adjacent lots.
- xx. Children's play equipment, basketball backstops and standards, and other smaller outdoor recreational features are allowed in driveways private yard areas.
- xxi. Flashing or brilliant lighting and lighting infringing on adjacent lots shall not be permitted. Lights are to be located and landscaped so that the light is not directed at adjacent homes. No yard signs, excluding real estate "FOR SALE" signs and one additional sign not to exceed 2'x2' shall be placed on the Lot without approval of Declarant.
- xxii. Notwithstanding the requirements contained herein for review and approval by the Declarant, any building, structure, or improvement requiring a Village of Hallie building permit, shall be reviewed and approved by the Declarant unless specifically excluded herein.

8. CONSTRUCTION REQUIREMENTS

A. RESPONSIBILITIES

Declaration of Covenants for Woodward Acres

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It is the sole obligation of the lot owner and contractor to maintain his/her lot in a neat and orderly condition at all times throughout the term of construction and thereafter.

B. REQUIREMENTS

- i All disturbed ground areas must be restored or seeded by the end of the landscaping season one year from the start of construction. Initial landscaping shall be completed within twelve (12) months from the completion of construction or by July of the following year if construction was completed during November - March.
- ii No personal trailer of any kind, boat of any kind, motor home, recreation vehicle (RV), snowmobile, camper tent, trailer shack, tent or other structure of a temporary character shall be erected or allowed to remain on the lot during or after construction.
- iii All structures shall be completely finished on the exterior (in accordance with said Plans and Specifications as approved by the Declarant) within eight months after commencement of the excavation for the construction thereof except when, and for so long as, such completion is rendered impossible due to size or complexity of structure or would result in great hardship to the Owner due to strikes, material shortages, fires, national emergencies, or natural calamities.
- iv All efforts shall be made by lot owners to prevent erosion and gullies.
- v The contractor shall provide a dumpster of adequate size for disposal of all construction debris. Construction materials shall be stored neatly on the site at all times.
- vi Owners shall be responsible for erosion control on and from said lots. Owners shall implement and/or maintain erosion control measures appropriate as may be necessary to prevent erosion and as may be required. All streets shall be maintained free of debris and soil resulting from Owner's use and/or improvement of the property until the development is completed. Further, Owner shall be responsible for the clean-up of erosion and construction debris from streets, ditches, and other project areas which result from Owners use and/or improvement. Storm water runoff will be the responsibility of lot owner. During construction and during final grading it shall be the responsibility of the owner or grading contractor to ensure the storm water from each home does not become a neighbor's problem, including routing water to the street or drainage-ways over the lot. Lots shall be protected from erosion during construction by properly installed erosion barriers and/or hay bales. Cut and fill may not be exposed following completion of construction. No change in natural or existing drainage patterns for surface waters shall be made upon any lot that could adversely affect another Owner.

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9. NUISANCES, PETS, AND ANIMALS

A. ACTIVITY

No noxious or offensive activity shall be carried upon the above described premises, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

B. ANIMALS AND PETS

No cows, horses, goats, sheep, fowl or bees may be kept on the premises. Dogs, cats and birds may be kept on the premises only as domestic pets. Poultry may be permitted and limited to 10 birds, only if kept fenced in at all times and screened from public view and otherwise in accordance with local ordinances. Roosters are not permitted. Any structure built to house permitted animals or pets must be of sound design, must be properly maintained, and must be approved by the Declarant. Dogs and cats shall be restricted and not allowed to run at large.

10. TEMPORARY STRUCTURES

No structure of a temporary character, trailer, basement, tent, shack, garage, or other building shall be used on any lot as a residence, either temporarily or permanently. Backyard camping or recreational social event tenting is allowed. Tents can be up no more than 7 days.

11. ANTENNAS

Except with prior written approval from the Declarant, no exterior television, radio, or microwave antenna of any sort shall be erected or maintained upon any lot. The Declarant may choose to prohibit all such antennae, or to prohibit only certain kinds and locations of antennae, and to change its regulations from time to time, all in its discretion.

12. PARKING AND STORAGE OF VEHICLES AND EXTERIOR STORAGE

Any lot owners that keep on the premises a truck (excluding personal pickup trucks), house trailer, motor home, comp trailer, mobile home, ice houses, boats, ATVs of any kind, snowmobiles, camper trailers, cargo trailers and trailers of any other type, etc. shall permanently store the same in their attached garage, out building, or on a paved parking pad in an area approved by the Declarant which is screened from public view. Outside storage of the above items is limited to no more than three (3) months in a calendar year.

Only two (2) licensed and operable vehicles designed for travel on public highways shall be kept or stored outside on any lot.

Declaration of Covenants for Woodward Acres

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The parking and outside storage of commercial type vehicles such as school buses, semi-tractor/trailers, work trucks, utility trucks, earth moving equipment, or construction equipment after completion of construction, shall be prohibited on any lot. Outside storage of unlicensed or inoperative vehicles, , construction materials after construction completion, and other unsightly objects shall be prohibited. No vehicle shall be parked for repairs on driveways or public roadways.

13. EASEMENTS

Easements for the installation and maintenance of utilities, walkways, and drainage are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which shall change the direction of flow or drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements.

14. GARBAGE AND REFUSE STORAGE AND DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish or other debris. Trash, garbage, or other debris or waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition, and shall not present unsightly conditions. Garbage and recycling containers shall be stored in the garage or rear of the house.

15. LOT MAINTENANCE & FERTILIZERS

Any lot purchased and improved on or not improved on or built upon shall be maintained by its Owner. Vegetation must be maintained, grasses cut, debris picked-up, and erosion of soils prevented. Unsightly growth and standing refuse piles shall not be allowed.

16. WOOD PILES

Logs, split logs and kindling should be stored in the garage if possible. Logs, split logs and kindling may not be stored in the front yard or in a portion of a side or rear yard viewable from a public street or common areas. Any such woodpile must be kept in a neat and stable condition and screened from public view. The wood in all woodpiles must meet all State and local fire codes.

17. DEVELOPMENT ACTIVITY

Notwithstanding the foregoing restrictions, Declarant or an approved Contractor shall be permitted to use a lot or residence constructed thereon for sales and development purposes, including the maintenance of a business and sales office, the maintenance of model units, and the display of signs offering the residence for sale as approved by Declarant, until the conveyance of the last lot by the Declarant.

Declaration of Covenants for Woodward Acres

18. VIOLATION OF RIGHTS AND PARTIES

If any party violates or attempts to violate any of the covenants, conditions or restrictions herein provided, it shall be lawful for any party in interest in the above described lands to institute and prosecute proceedings at law in equity against the parties violating or attempting to violate, either to prevent an anticipated violation, stop a violation, or to recover damages for a violation including but not limited to obtaining a restraining order and/or temporary injunction to immediately stop construction until the provisions herein are complied with.

19. ENFORCEMENT

Enforcement of these covenants and restrictions may be by any proceeding at law or in equity instituted by the Declarant or by any Owner against any person for violating or attempting to violate any covenant or restriction, either to restrain violation, to compel compliance, to take remedial and corrective action and recover the costs thereof, or to recover damages, and against the land, to enforce any lien created by these covenants; and failure by the Declarant or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. Attorneys' fees and costs of any arbitration action brought to enforce these Covenants shall be payable by the non-prevailing party to the prevailing party.

20. SEVERABILITY

Invalidation of anyone of these covenants or restrictions by legislation, judgment or court order shall in no way affect any other provision, which shall remain in full force and effect.

21. ARBITRATION CLAUSE

In the event a dispute, controversy, claim, etc. (whether based upon statute, in contract, tort, or otherwise) arises from or relates directly (or indirectly) to the Protective Covenants (or their interpretation, application, etc.) and if said dispute cannot be settled through direct discussion, the parties to the dispute agree to participate in binding arbitration administered through the American Arbitration Association in accordance with its applicable rules. Judgment on the award rendered by the arbitrator(s) may be entered and confirmed in any Court of competent jurisdiction. The arbitration proceedings shall be conducted in Eau Claire, Wisconsin and shall be conducted by an arbitrator who is a member of the State Bar of Wisconsin and who has been actively engaged in the practice of law in Wisconsin for at least fifteen (15) years and who has had substantial and significant experience with real estate transactions, developers and builders, and the interpretation of contracts. The prevailing party in said arbitration shall be entitled to reasonable attorney's fees and costs associated and related to the arbitration.

22. CAPTIONS

Declaration of Covenants for Woodward Acres

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The Article and Section headings are intended for convenience only and shall not be given any substantive effect.

23. SUBJECTING OF ADDITIONAL PROPERTY TO DECLARATION

Notwithstanding anything contained herein to the contrary, Declarant may add additional lots to the property subject to this Declaration. Declarant shall add such additional lots by executing an amendment to paragraph (1) of this Declaration specifying the additional lots.

[Signatures will appear on following page.]

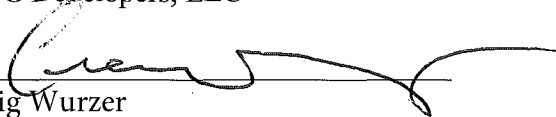
Declaration of Covenants for Woodward Acres

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**SIGNATURE PAGE ATTACHED TO DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS**

IN WITNESS WHEREOF, the undersigned has executed this Declaration as of the date first above written.

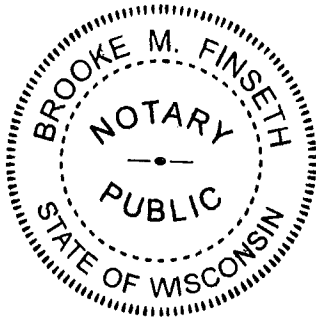
CDPG Developers, LLC

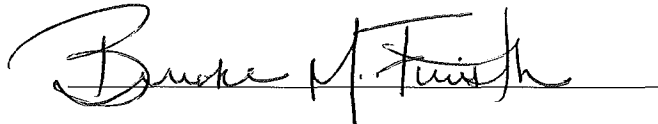
By: 
Its: Member

NOTARY ACKNOWLEDGMENT

STATE OF WISCONSIN)
)
CHIPPewa COUNTY)

This Declaration of Protective Covenants, Conditions and Restrictions for Woodward Acres was acknowledged before me on 3/04/2022 by CRAG WURZER on behalf of CDPG Developers, LLC.





Notary Public, State of Wisconsin.
My commission expires: 12/20/2025.

Declaration of Covenants for Woodward Acres

Page 13 of 14

EXHIBIT A
Legal Descriptions

Lots 1-28 and Outlots 1 and 2 of the Plat of Woodward Acres, located in the Southwest Quarter of the Southwest Quarter Section 17, Township 28 North, Range 8 West, in the Village of Lake Hallie, Chippewa County, Wisconsin.

Recorded in Volume 8 Plats, Page 253 (Document #925287) at the Chippewa County, Wisconsin Register of Deeds Office.

Declaration of Covenants for Woodward Acres

Page 14 of 14

MEMORANDUM

TO: Altoona City Council

FROM: Michael Golat, City Administrator

SUBJECT: Summary of **THURSDAY, JULY 14, 2022** Council Meeting Items

Provided below for your consideration is a summary of the **THURSDAY, JULY 14** Council Meeting agenda items.

(IX) NEW BUSINESS

ITEM 2 - Discuss/consider accepting the petition to rezone parcels annexed to the City per Ordinance 6A-22 from R-1 One Family Dwelling District (Temporary Designation) to TH - Twin Home and R-3, and to refer the petition to the Plan Commission for its recommendation prior to the Public Hearing.

Refer to Item 1 for materials.

This appeal is to rezone properties recently annexed to the City and comprising the proposed Bartlett Crossing Plat. This action is to refer this matter to the Plan Commission for their recommendation prior to a public hearing by the council.

Suggested motion: I move to accept/not accept the petition to rezone parcels annexed to the City per Ordinance 6A-22 and refer the petition to the Plan Commission for their recommendation.



1303 Lynn Avenue
Altoona, Wisconsin 54720
715-839-6092

RECEIVED
(date stamp)

JUN 23 2022

City Hall
Altoona, WI

Fee Received: \$ _____
Site Plan attached: Yes No

APPLICATION FOR REZONING

FEE: \$ 400.00

1. Applicant's Name (s) Craig C Wurzer
(First) (Middle) (Last)

Address: 1750 Hallie Road Chippewa Falls WI 54729
(Street) (City) (State/Zip)

Phone Number# (715) 839-9701
(Business)

Interest in subject property Developer / Future Property Owners

2. Property Owner's Name (s) John W. Schmidt & Michael W and Francis C Schmidt
(First) (Middle) (Last)

Address: XXX Bartlett Avenue & 257 Bartlett Avenue; Altoona WI 54720
(Street) (City) (State/Zip)

Phone Number (715) 835-0611 & 715-456-9371
(Home & Mobile)

3. Address of property sought to be rezoned: XXX Bartlett Avenue & 257 Bartlett Avenue

4. Legal description of subject property:

Lot (s) Lot 1

Block (s) _____

Addition CSM 3757, Volume 22, Page 57-58

Parcel No. (s) Not listed on GIS site

5. The property sought to be rezoned is located at or on Bartlett Avenue/CTH KB,
between Sunday Dr and Kayson Pl on the South side of the
street; it has a frontage of 1107.62 feet and a depth of 1038.39 feet.

6. The area (in square feet or acres) of the property sought to be rezoned is 855,395 square feet

7. It is desired and requested that the foregoing property be rezoned:

FROM: R1 TO TH & R3

(Example: from R-1 to Commercial)

8. The reasons for requesting such a rezoning are as follows:
The owner of the property would like to build twin homes and multifamily housing.
9. The existing use (s) of the subject property is (are): Residential & Vacant Land
10. The existing use of adjacent properties are:
North R1
East R1
South R1
West A2 and R1L (Eau Claire County)
11. The proposed use of the subject property is: Twin homes and Multi-Family housing
12. The proposed timetable for use of the subject property as described above is:
Next 1 to 3 years
13. I (we), the undersigned, do hereby respectfully make application and petition to the City Council to amend the Zoning Ordinance and to change the Zoning map of the City of Altoona as requested above, and in support of this application present the above facts along with a full, accurate and current list of the names and addresses of all property owners and tenants within 200 feet of the area proposed to be rezoned. (Not mandatory for current list)

06-22-2022

06-22-2022

Respectfully submitted this 06-22-2022 day of _____, 20 22.

SIGNATURES: Michael Schmidt John Schmitt
Francis Schmitt

CHECKLIST:

1. Petition to City Council. City Council Meeting Date: _____.
2. City Council refer petition to Plan Commission and set a date for the Public Hearing before Council.
3. Plan Commission Meeting Date: _____. (Recommendation).
4. Public Hearing Date before the Common Council: _____.
5. Publish notice in newspaper (Class 2 notice, last notice being no less than 8 days before the public hearing). Dates Published: _____ and _____.
6. Send notice to surrounding property owners within 200 feet. Date Sent: _____.
(Reference Chapter 19.68)

MEMORANDUM

TO: Altoona City Council

FROM: Michael Golat, City Administrator

SUBJECT: Summary of **THURSDAY, JULY 14, 2022** Council Meeting Items

Provided below for your consideration is a summary of the **THURSDAY, JULY 14** Council Meeting agenda items.

(IX) NEW BUSINESS

ITEM 3 - Discuss/consider approval of a Specific Implementation Plan for “A&W Restaurant” in the SW Quadrant of River Prairie (Discussed at the July 12 Plan Commission Meeting).

See enclosed:

- Staff Report 22-07B
- Proposed SIP: A&W Restaurant

The proposed Specific Implementation Plan (SIP) for a 2,628 ft² drive-through restaurant building architecture and site design elements for property located between Woodman Drive and River Prairie Drive, east of Bluestem Boulevard. This site is part of the Woodman’s Crossing General Implementation Plan in the River Prairie Mixed Use District zoning. The property is a prepared “pad ready” site.

The 0.98-acre site is proposed to include vehicle ingress/egress from Woodman Drive, a private road. Vehicle circulation is provided around the entire building, with a drive-up service window associated with the westerly side of the building, facing Bluestem Boulevard, for the drive-up food establishment. Customer entrances are on the east side of the building facing the interior of the site and parking area. The site features a 1,166 ft² patio seating area and fair pedestrian facilities. The 28 vehicle parking spaces reflected in the proposal are within the maximum allowed.

The exterior materials are proposed to be predominately fiber cement panels, brick veneer base and accents, and metal storefront, windows, awnings, and fixtures.

Stormwater at this site will be collected via several bioretention basins and connected to the regional stormwater system. The regional pond is located in the northwestern area of the quadrant adjacent to Prevea Health and WNB Financial. A revised stormwater plan will be required.

Staff recommends approval of the proposed Specific Implementation Plan with the following modifications:

A. Access, Circulation & Parking (RPDG IX. 1)

1. Walkways shall be a minimum of six feet in width [IX. 1. (C)(5)].

B. Building and Architectural Standards [RPDG IX 7]

1. The Council recognizes that the proposed site arrangement *does not* meet the design guidelines insofar as allowing automobile circulation and parking between the building and the primary street [RPDG IX 7.3 (B)(2)], and greater setback than otherwise permitted, due to the proposed uses that include vehicle drive-through facilities [RPDG IX 7.3 (B)].
2. Refuse enclosure shall be relocated to the interior of the site, to a location to be reviewed by city staff. The enclosure shall be gated and comprised of materials substantially similar to the primary building.
3. Any/all mechanical equipment, including roof-mounted units, shall be appropriately screened by building-compatible materials or landscaping [RPDG, IX 7 H].
4. Sign permits will be required for all building and ground signs and meet design requirements outlined in the River Prairie Design Guidelines, IX 5.
5. All exterior lighting on the site shall be of full cut-off design and be shielded to prevent spillover of direct light onto adjacent properties [*Altoona Municipal Code* 19.59.030 (H)].

C. Landscaping

1. Landscaping plan shall be revised and final plan shall be reviewed and approved subject to the River Prairie Design Guidelines and the specific following modifications.
2. Parking lot islands shall be attractive landscaped, including canopy trees [RPDG IX 6 (E)(5)].
3. Native canopy shade trees shall be planted along the Woodman Drive frontage at not greater than 25-foot average spacing [RPDG IX 6(D)(2)(a)].
4. Native canopy shade trees shall be planted in the Woodman Drive boulevard at not greater than 30-foot average spacing [RPDG IX 6 (D)].
5. Native canopy shade trees shall be planted along the Bluestem Boulevard frontage at not greater than 25-foot average spacing [RPDG IX 6(D)(2)(a)]. Care shall be taken to avoid conflicts with existing utilities.
6. Native canopy shade trees shall be planted along the vehicle parking and circulation areas at not greater than 30-foot spacing [RPDG IX 6 (D)] approximately as indicated in the staff-provided illustration. The 30-foot spacing is closer than the 40-foot spacing indicated in the design guidelines in consideration of the less amount of landscape area internal to the pavement area [RPDG IX 6 (M)(1)]. This condition is referenced upon [RPDG IX 6 (D) & (E)] as well as the purpose of shading of pavement and parking areas ([RPDG IX 1(M)]).
7. Tree selection shall be native species with minimum diversity and planting size as illustrated in the RPDG [IX 6 (D)].

D. Utilities

1. The stormwater plan shall be revised. The stormwater bioretention area reflected in the

2. If the building features a sprinkler system, the Fire Department Connection (FDC) shall be 4" STORTZ with final placement reviewed and approved by Altoona Fire Department.
3. Submittal and successful review of final *storm water plan* and *civil site plan* by City Engineer as described in the *Altoona Municipal Code* Chapter 14.

Suggested motion: I move to approve/not approve the SIP for A&W Restaurant as being in substantial compliance with the River Prairie Design Guidelines and Standards, with staff-recommended modifications.

PLANNING DEPARTMENT STAFF REPORT

22-07B

SPECIFIC IMPLEMENTATION PLAN – A&W Restaurant

2022 July 3

Address TBD
Parcel ID 201100209090
Application Specific Implementation Plan
Prepared By Joshua Clements, AICP, Planning Consultant

SUMMARY

Applicant J&D Altoona, LLC
C/O Dee Wells

Owner Dee Wells
J&W Altoona, LLC

Parcel Description LOT 2 CSM 3698 (VOL 21 P 131 #1219075) SEE S-5107

Requested Action Approval of Specific Implementation Plan for the 0.98-acre site, **2,628 ft²** commercial restaurant with drive-through and associated Site Plan.

Proposal Summary The proposed Specific Implementation Plan (SIP) for a 2,628 ft² drive-through restaurant building architecture and site design elements for property located between Woodman Drive and River Prairie Drive, east of Bluestem Boulevard. This site is part of the Woodman's Crossing General Implementation Plan in the River Prairie Mixed Use District zoning. The property is a prepared "pad ready" site.

The 0.98-acre site is proposed to include vehicle ingress/egress from Woodman Drive, a private road. Vehicle circulation is provided around the entire building, with a drive-up service window associated with the westerly side of the building, facing Bluestem Boulevard, for the drive-up food establishment. Customer entrances are on the east side of the building facing the interior of the site and parking area. The site features a 1,166 ft² patio seating area and fair pedestrian facilities. The 28 vehicle parking spaces are reflected in the proposal are within the maximum allowed.

The exterior materials are proposed to be predominately fiber cement panels, brick veneer base and accents, and metal storefront, windows, awnings, and fixtures.

Stormwater at this site will be collected via several bioretention basins and connecting to the regional stormwater system. The regional pond is located in the northwestern area of the quadrant adjacent to Prevea Health and WNB Financial.

Submittals Site drawings and renderings submitted by Ratch Engineering and Everyday Surveying & Engineering are substantially complete as required in Section VIII 2. of the River Prairie Design Standards and Standards. Submission package includes Narrative Summary, Site Plan, landscaping, and architecture.

Enclosed in **2022 July 12** Plan Commission Packet:

- (a) General Location Map: C1
- (b) A Site Inventory and Analysis: (Everyday Surveying & Engineering).
- (c) A Site Plan that includes the following:

- a. Location of proposed structures and existing structures that will remain, with height and gross floor area included: *Provided*.
- b. Location of street and pedestrian lighting, including lamp intensity, design and height: *Narrative provided; fixture details shall be reviewed concurred with construction permit*.
- c. Location of proposed open space: *Provided*
- d. The circulation system indicating pedestrian, bicycle and motor vehicle movement systems: *Provided*
- e. Location of all trees, shrubs, and ground cover (proposed or existing) to remain on site: *Provided*
- (d) A Stormwater Management Plan: *Provided*
- (e) Detailed Elevations of Buildings: *Provided*.
- (f) Utilities Plan: *Provided*
- (g) A Written Report: *Provided*
- (h) Phasing Plans Where Applicable: *N/A*
- (i) Any other information deemed necessary by the Plan Commission or Common Council: *N/A*

Applicable Standards City of Altoona Comprehensive Plan (2009)
River Prairie Design Guidelines and Standards (2007)

Review Required By Plan Commission (2022 July 12) recommendation to City Council (July 14).

Reviewed By Planning Department; Public Works; Fire Department

Staff Recommendation **Approve** Specific Implementation Plan subject to modifications and findings (15).

Background Information

Zoning & Land Use The current land use of the parcel is Vacant.

River Prairie NW Quadrant	Zoning	Land Use
Subject Site	River Prairie Mixed-Use	Vacant
West	River Prairie Mixed-Use	<i>Woodman's Gas Station</i>
North	N/A	River Prairie Drive
East	River Prairie Mixed Use	Commercial Multi-Tenant: <i>Starbucks; Shopko Optical</i>
South	River Prairie Mixed Use	<i>Woodman's Market</i>



Above: Proposed site of A&W Restaurant (2020 Eau Claire County aerial image)

Proposed Land Use	Commercial – Restaurant w/Drive Through.
Conformance with Comprehensive Plan	The 2009 City of Altoona Comprehensive Plan identifies the area as the River Prairie Mixed-Use District generally, and this site is illustrated as convenience retail in the Woodman’s Crossing General Implementation Plan. Specific Implementation Plan is consistent with the GIP and Comprehensive Plan.
Conformance with Zoning	Parcel is zoned River Prairie Mixed Use, and the Specific Implementation Plan entails review of proposed use, site and structure. Proposed use, building design and circulation elements are generally consistent with use guidelines outlined in the approved Woodman’s Crossing General Implementation Plan.

Project Description, Analysis & Conclusion

Criteria for Approval	River Prairie Design Standards & Guidelines Section VIII 2 – see <i>Submittals</i> on page 2. Planning Department has reviewed and confirmed submittals generally satisfy the River Prairie Design Standards and Guidelines regarding architectural design and site plan. Recommended of conditions of approval detailed below.
------------------------------	--

Parking

A total of **28** automobile parking spaces, including 2 ADA, are proposed. There are no minimum automobile parking requirements in the River Prairie Mixed Used District. The maximum number permitted is 40 based upon the building and customer patio area. There is additional vehicle capacity on the site in the drive-up lane cue.

The parking arrangement and sizes are within the guidelines provided.

Two bicycle parking fixture are provided with capacity for four vehicles.

Criteria: Met.

Access & Circulation

The site includes existing sidewalks along Woodman Drive and Bluestem Boulevard. The site includes a pedestrian walkway connection to the building from each street. A walkway is also provided to connect to the future adjacent site to the west for between-site circulation.

The connecting walkway to Woodman Drive is drawn at five feet in width. Each walkway shall be a minimum of six feet in width [IX. 1. (C)(5)].

Criteria: Walkways shall be six feet in width.

Landscape

The preliminary landscape plan submitted with the Plan includes foundation plantings and landscaping areas throughout the site. Canopy and small trees are located around the perimeter of the site and interior areas.

Canopy shade trees shall be provided at a ratio of one tree per 25 lineal feet along the public street frontage (Bluestem Boulevard), private street frontage (Woodman Drive) and one tree per forty feet along the parking lot and drive lanes [RPDG IX 6 (E)(4)(a)]. The illustrations provided with the SIP indicate trees along the south frontage are not native canopy species. Due to the large pavement area without total landscaping area meeting the standard, spacing of native shade trees around the perimeter of the parking and driving area shall average spacing shall be not greater than 30 feet, stem-to-stem.

Ornamental trees shall be planted in substitution for the required canopy shade trees required only where overhead lines and fixtures prevent normal growth and maturity.

- Landscaping plan shall be revised and final plan shall be reviewed and approved subject to the River Prairie Design Guidelines and the specific following modifications.
- Parking lot islands shall be attractive landscaped, including canopy trees [RPDG IX 6 (E)(5)].
- Native canopy shade trees shall be planted along the Woodman Drive frontage at not greater than 25-foot average spacing [RPDG IX 6(D)(2)(a)].
- Native canopy shade trees shall be planted in the Woodman Drive boulevard at not greater than 30-foot average spacing [RPDG IX 6 (D)].
- Native canopy shade trees shall be planted along the Bluestem Boulevard frontage at not greater than 25-foot average spacing [RPDG IX 6(D)(2)(a)]. Care shall be taken to avoid conflicts with existing utilities.
- Native canopy shade trees shall be planted along the vehicle parking and circulation areas at not greater than 30-foot spacing [RPDG IX 6 (D)]. The 30-foot spacing is closer than the 40-foot spacing indicated in the design guidelines in consideration of the less amount of landscape area internal to the pavement area [RPDG IX 6 (M)(1)]. This condition is referenced upon [RPDG IX 6 (D) & (E)] as well as the purpose of shading of pavement and parking areas ([RPDG IX 1(M)]).

- Tree selection shall be native species with minimum diversity and planting size as illustrated in the RPDG [IX 6 (D)].
- Boulevard trees are not present along Bluestem Boulevard and Woodman Drive and shall be provided consistent with city standards [RPDG IX 6 (D)].
- Parking lot islands shall be landscaped according to Design Guidelines, including provision of canopy trees [RPDG IX 6 (E)(5)].

The landscape area adjoining this property and the property to the east is included in the other sites' landscaping plan. Coordination will be required to ensure that the city's landscaping requirements are met and property responsibilities are respected.

Criteria: Proposed stormwater basin located on the north of the site shall be relocated.

Building

The building façade **meets** the River Prairie Design Guidelines and Standards regarding materials, variation in massing, character and image. The proposed materials include fiber cement panels, brick veneer base and accents, and metal storefront, windows, awnings, and fixtures. The proposed location of the refuse enclosure is the northeast corner of the vehicle area. The refuse enclosure illustration reflects gates and building compatible materials.

The River Prairie Design Guidelines indicate that build-to lines be established to form *visually continuous, pedestrian-oriented streetfronts with no vehicle use area between building faces and the street* [RPDG IX 7.3 (B)]. These guidelines provide that building setbacks be not greater than 15 feet. The building setback Woodman Drive does not meet this provision due to the drive-through arrangement of the use.

The proposed location of the refuse enclosure is problematic. It is located near the view place of signage in the corridor, would be the closest structure to River Prairie Drive, and located within a 40' utility easement. The Site Plan shall be reviewed to locate the refuse enclosure to the interior of the site, with a recommended location begin the southwest corner of the parking area. The refuse enclosure shall be gated and comprised of materials substantially similar to the primary building.

Criteria: Relocate refuse enclosure.

Utilities

All utilities are underground and subbed into the property.

A water quality bioretention area is illustrated within the existing 40' utility easement, and shall be relocated. A revised stormwater plan shall be created.

Criteria: Stormwater plan shall be revised to relocate the proposed bioretention area from the utility easement.

Staff Recommendation Planning Department recommends the Plan Commission **approve** the Specific Implementation Plan as being in substantial conformance with the River Prairie Design Guidelines and Standards with specified modifications and conditions (16):

- A. Letter designates general review category
1. Number heading denotes proposed condition
 - a. Small numeral subheading denotes subordinate or referred condition
 - i. (i) indicates staff comment or ordinance reference.

Any changes to civil plan, landscape plan, architecture, or circulation from the SIP submittals shall be reviewed by City of Altoona staff, per River Prairie Design Guidelines & Standards [RPDG] amendment process [VIII]. Major changes will require review by the Plan Commission and Council. Appropriate building permits shall not be issued until City staff successfully reviews and approves of final plans to ensure conformance with River Prairie Design Guidelines & Standards and consistency with the SIP approval conditions herein; and consistent with *Altoona Municipal Code* Chapter 14 “Stormwater”.

A. Access, Circulation & Parking (RPDG IX. 1)

1. Walkways shall be a minimum of six feet in width [IX. 1. (C)(5)].

B. Building and Architectural Standards [RPDG IX 7]

1. The Council recognizes that the proposed site arrangement *does not* meet the design guidelines insofar as allowing automobile circulation and parking between the building and the primary street [RPDG IX 7.3 (B)(2)], and greater setback than otherwise permitted, due to the proposed uses that include vehicle drive-through facilities [RPDG IX 7.3 (B)].
2. Refuse enclosure shall be relocated to the interior of the site, to a location to be reviewed by city staff. The enclosure shall be gated and comprised of materials substantially similar to the primary building.
3. Any/all mechanical equipment, including roof-mounted units, shall be appropriately screened by building-compatible materials or landscaping [RPDG, IX 7 H].
4. Sign permits will be required for all building and ground signs and meet design requirements outlined in the River Prairie Design Guidelines, IX 5.
5. All exterior lighting on the site shall be of full cut-off design and be shielded to prevent spillover of direct light onto adjacent properties [*Altoona Municipal Code* 19.59.030 (H)].

C. Landscaping

1. Landscaping plan shall be revised and final plan shall be reviewed and approved subject to the River Prairie Design Guidelines and the specific following modifications.
2. Parking lot islands shall be attractive landscaped, including canopy trees [RPDG IX 6 (E)(5)].
3. Native canopy shade trees shall be planted along the Woodman Drive frontage at not greater than 25-foot average spacing [RPDG IX 6(D)(2)(a)].
4. Native canopy shade trees shall be planted in the Woodman Drive boulevard at not greater than 30-foot average spacing [RPDG IX 6 (D)].
5. Native canopy shade trees shall be planted along the Bluestem Boulevard frontage at not greater than 25-foot average spacing [RPDG IX 6(D)(2)(a)]. Care shall be taken to avoid conflicts with existing utilities.
6. Native canopy shade trees shall be planted along the vehicle parking and circulation areas at not greater than 30-foot spacing [RPDG IX 6 (D)] approximately as indicated in the staff-provided illustration. The 30-foot spacing is closer than the 40-foot spacing indicated in the design guidelines in consideration of the less amount of landscape area internal to the pavement area [RPDG IX 6 (M)(1)]. This condition is referenced upon [RPDG IX 6 (D) & (E)] as well as the purpose of shading of pavement and parking areas ([RPDG IX 1(M)]).

7. Tree selection shall be native species with minimum diversity and planting size as illustrated in the RPDG [IX 6 (D)].

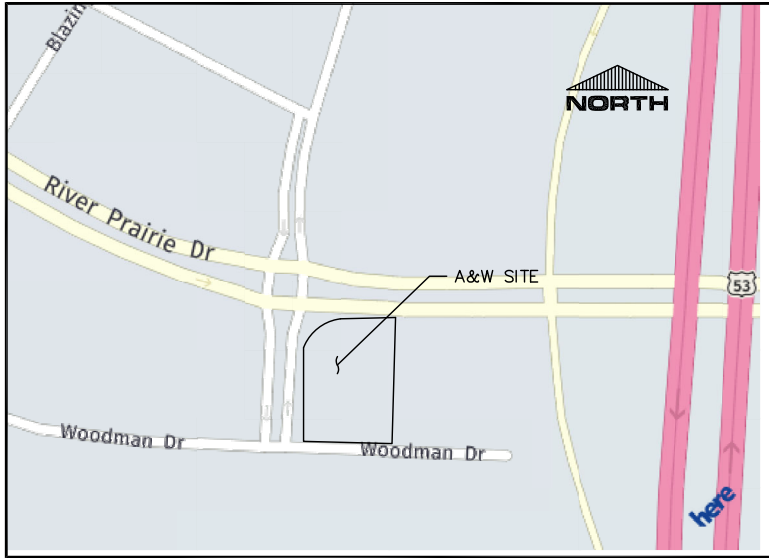
D. Utilities

1. The stormwater plan shall be revised. The stormwater bioretention area reflected in the
2. If the building features a sprinkler system, the Fire Department Connection (FDC) shall be 4" STORTZ with final placement reviewed and approved by Altoona Fire Department.
3. Submittal and successful review of final *storm water plan* and *civil site plan* by City Engineer as described in the *Altoona Municipal Code* Chapter 14.

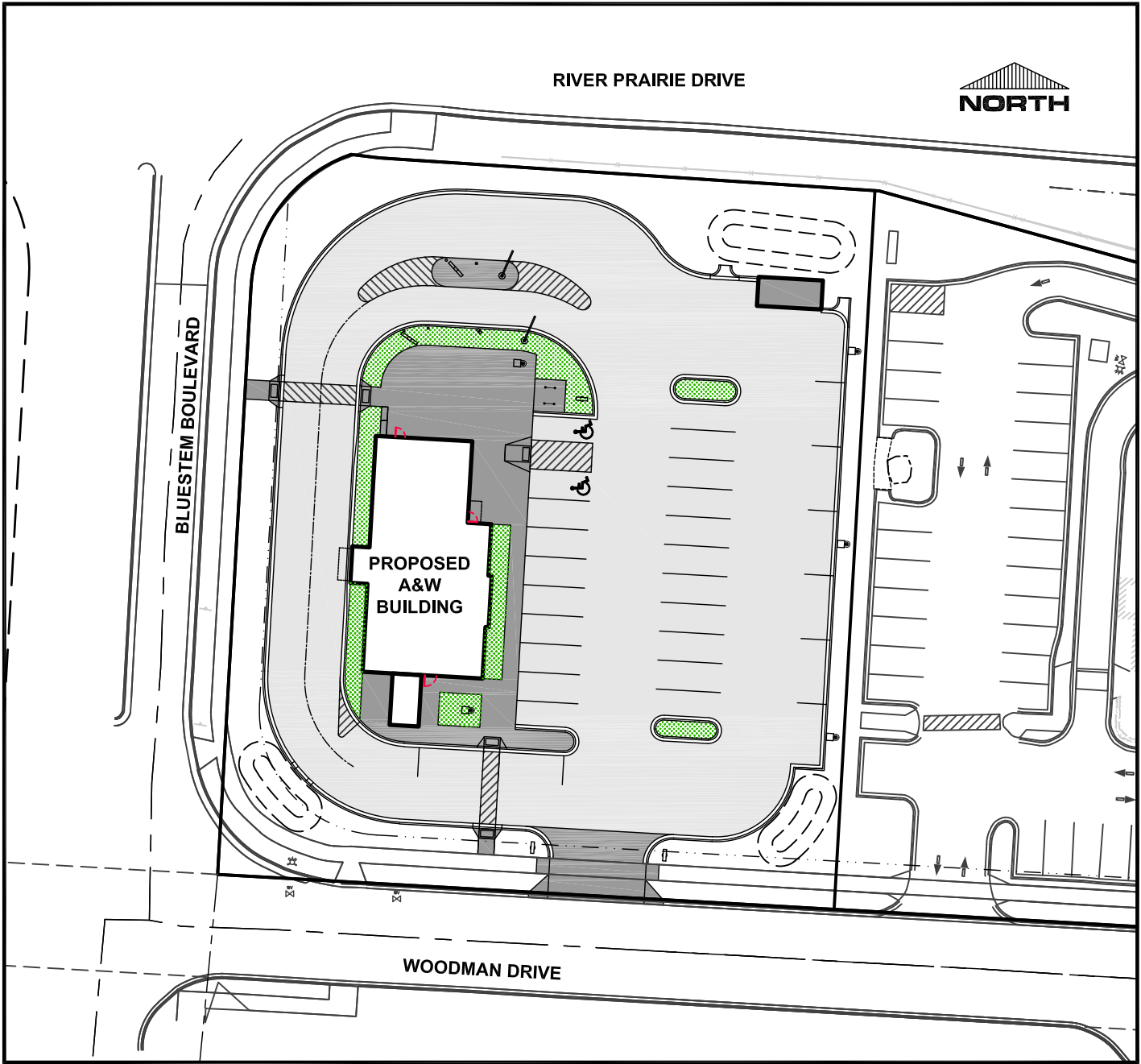
A&W RESTAURANT

COMMERCIAL SITE PLANS

CITY OF ALTOONA, EAU CLAIRE COUNTY



VICINITY MAP
(N.T.S.)



PROJECT SITE
WOODMAN DRIVE, CITY OF ALTOONA
(N.T.S.)

ARCHITECT:
RATSCH ENGINEERING
MR. HENRY BERRY, P.E.
547 HEWETT STREET, P.O. BOX 189
NEILLSVILLE, WI 54456
EMAIL: HENRY@RATSCHENGINEER.COM
PHONE: 715-743-2240

ENGINEER:
EVERYDAY SURVEYING & ENGINEERING, LLC
MR. MARK ERICKSON, P.E.
711 S. HILLCREST PARKWAY
ALTOONA, WI 54720
EMAIL: MARK@ESELLC.CO
PHONE: 715-831-0654

SHEET INDEX:
C100 TITLE SHEET
C101 EXISTING CONDITIONS PLAN
C102 SITE PLAN
C103 GRADING PLAN DETAIL
C104 EROSION CONTROL PLAN
C105 UTILITIES PLAN
C106 LANDSCAPE PLAN
C500 CONSTRUCTION DETAILS
C501 CONSTRUCTION DETAILS
A4.1 BUILDING ELEVATIONS

EVERYDAY SURVEYING & ENGINEERING



Everyday Surveying and Engineering, LLC

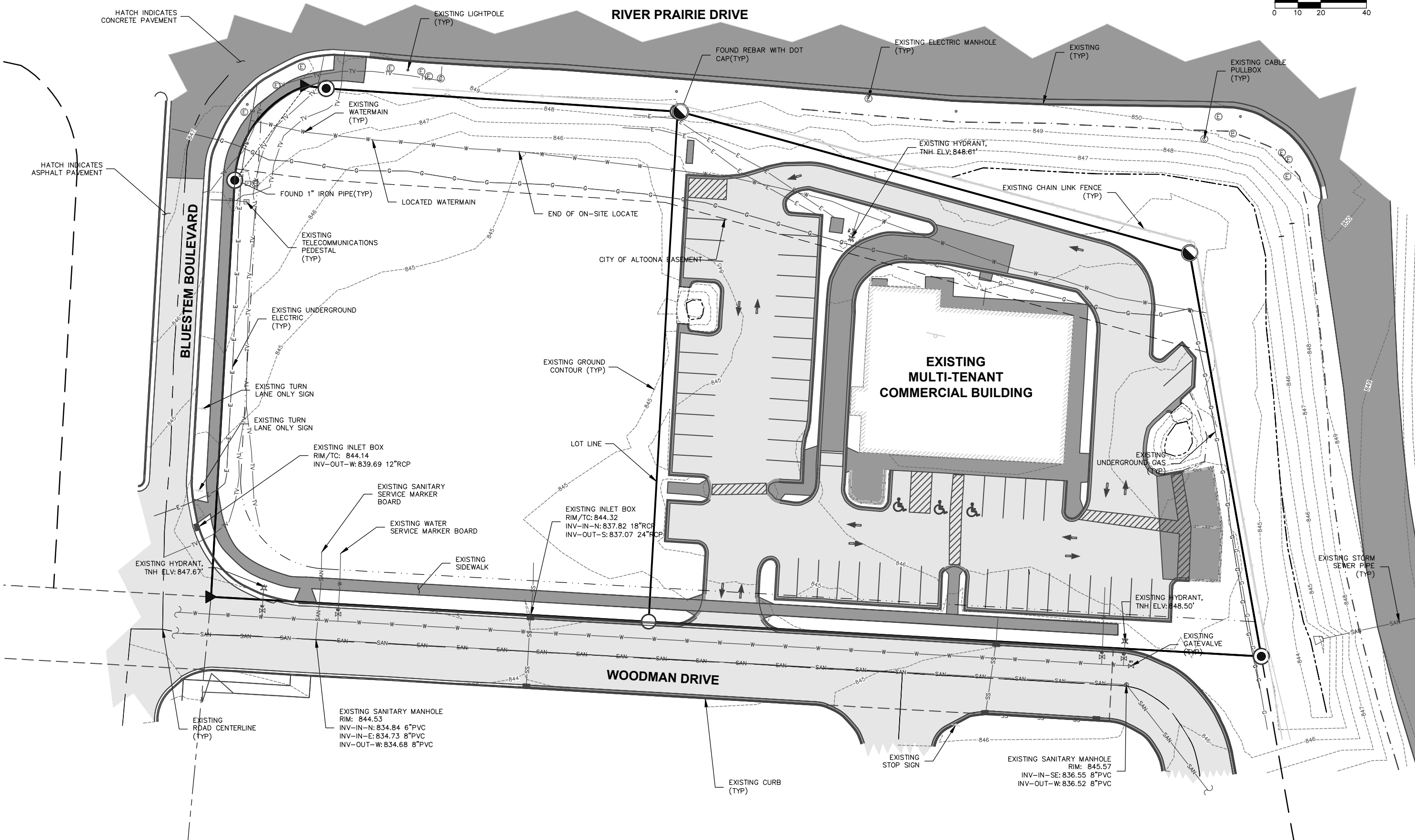
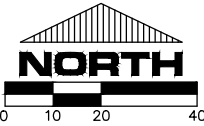


A&W Restaurant Specific Implementation Plan Site Plan Narrative

- 1) Ingress, egress, and traffic.
 - a. Customer parking has been designed so that they have a 24'-wide drive lane, which gives adequate space for two-way traffic between parked cars.
 - b. Employee parking is set east of the customer parking and will also have a 24' wide drive lane between it and the customer parking, allowing space for garbage trucks to maneuver on site.
 - c. Bike parking is located near the entrance of the restaurant.
 - d. There are 2 proposed pedestrian links proposed for the site, 1 on Woodman drive, and 1 on Bluestem Boulevard.
- 2) Stormwater Design.
 - a. The site's primary outfall is an 18" Dia. RCP that was stubbed as a service into the proposed site.
 - b. Being part of the Woodman's Development, the site's Peak Flow and Water Quality is covered by the Regional Stormwater Facility.
 - c. Infiltration is still required on this site. The city requirement for infiltration on commercial sites is at least 60%
- 3) Existing Easements.
 - a. There is an existing watermain easement running along the northern limits of the site that is owned by the City of Altoona.
- 4) Landscaping
 - a. A landscape design has been provided as part of this plan set. The proposed design should meet/exceed all the City Requirements as well as the River Prairie Development standards.
 - b. However, the final landscape implementation shall left up to the landscape contractor. They will have the final say in plantings, and spacings, as long as the conform with the area's planting covenants.
- 5) Lighting
 - a. The proposed light-poles shall conform with the city of Altoona requirements. They shall all be downcast, full-cut-off style lights.
- 6) Signs
 - a. Being a fast-food restaurant there will be a variety of signs on site.
 - i. At the driveway entrance, there will be entrance and exit signs to prevent confusion.
 - ii. There will be a sign at the start of the drive thru directing traffic in or around the order isle.
 - iii. There will be menu boards located in each drive thru isle.
 - iv. There will be one monument sign that is part of the side of the building, as shown in the architectural elevations.

Everyday Surveying and Engineering, LLC

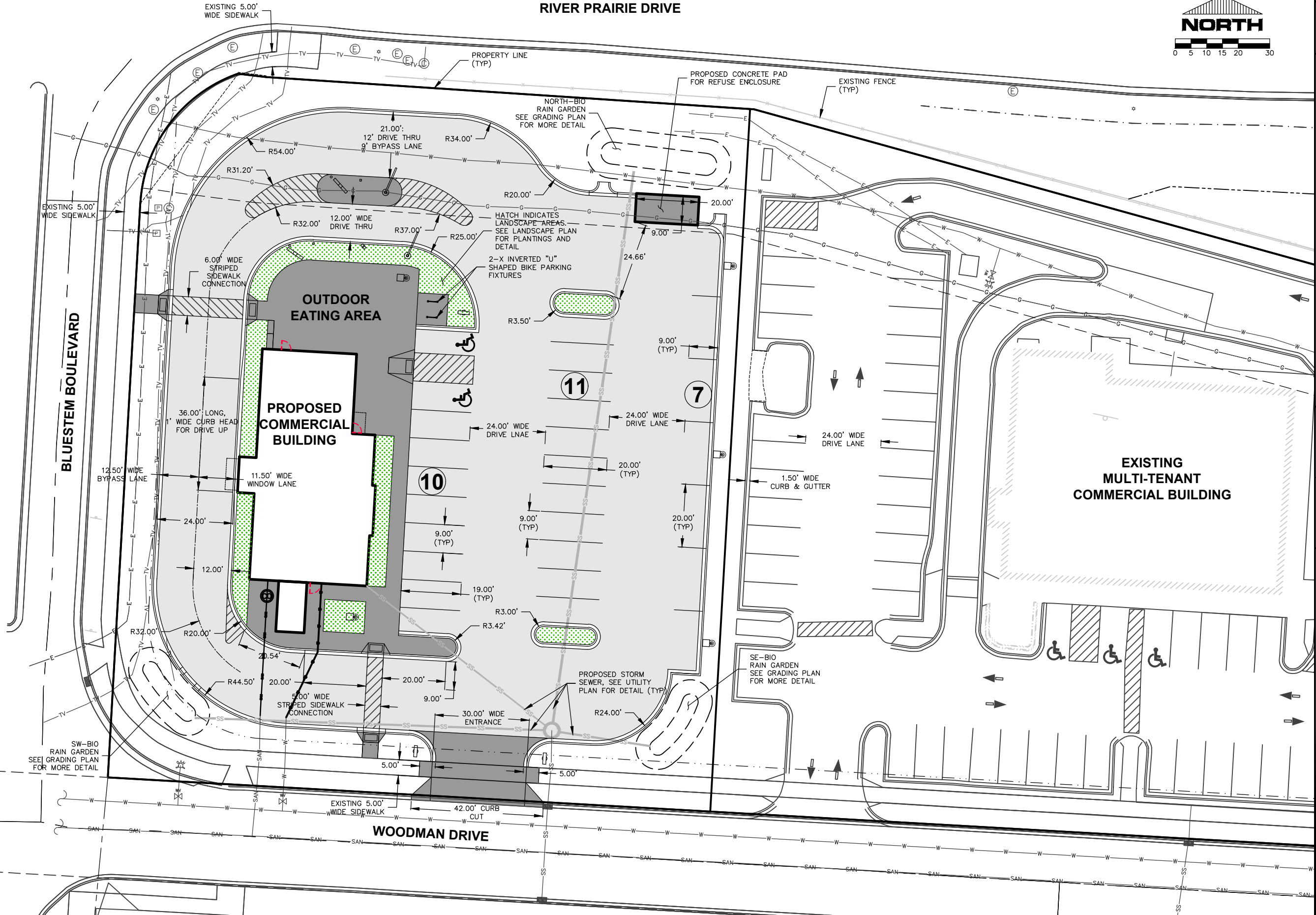
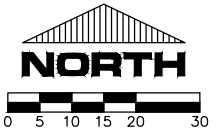
- 7) Outdoor storage.
 - a. There will not be any vehicle or material storage on site.
- 8) Utilities
 - a. Water and Sewer stubs are located along Woodman Drive. The 6" sanitary service shall be brought within 5' of the building with a cleanout for the interior plumber to take over. The 8" water service is to be capped and tapped with a 2" corp and brought within 5' of the building for the interior plumber as well.
- 9) Lot coverage
 - a. The lot coverage is proposed to be ~77.3% Impevious, including roof area, sidewalks, and parking lot/driveway surfaces. The remaining area is to be landscaped area.
- 10) Buildings
 - a. Attached is the Elevation Plan from the architect. The building façade shall be made of a mixture of brick and painted walls. The materials shall be consistent around the building and all electrical and ac structures shall either be roof mounted or screened with landscaping.



EVERYDAY SURVEYING & ENGINEERING
711 S. HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESECO

DR BY:	SRM	JOB NO:	22085
CHK BY:	MAE	DWG NAME:	EX COND
DATE:	07-05-2022	APPROV:	XX-XX-XX

WELLS - COMMERCIAL SITE PLAN
EXISTING CONDITIONS PLAN
CITY OF ALTOONA, EAU CLAIRE COUNTY, WI



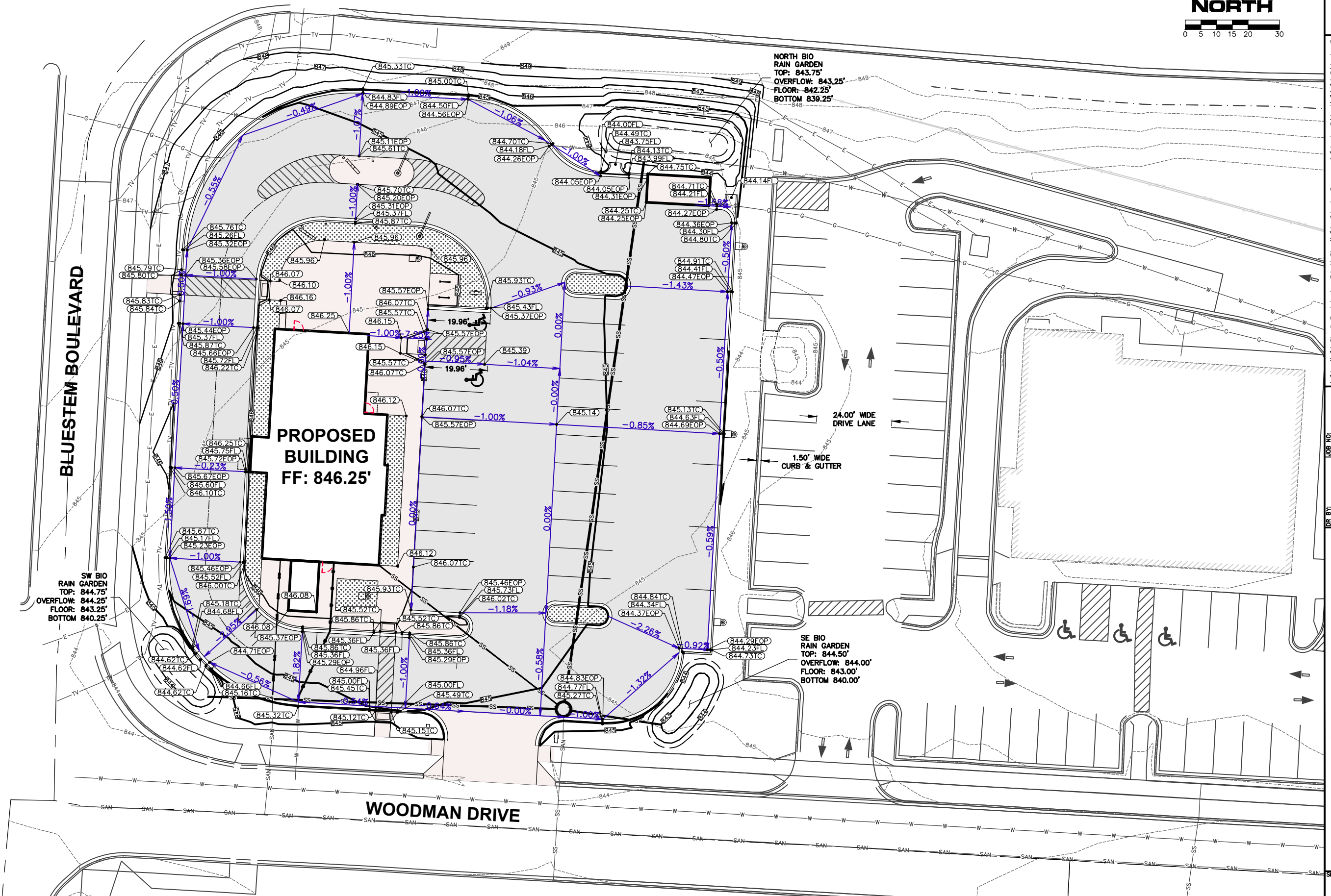
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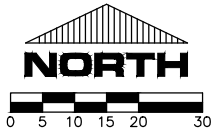
JOB NO:	22085
DWG NAME:	SITE PLAN
CHK BY:	MAE
DATE:	07-05-2022
APPROV:	XX-XX-XX

WELLS - COMMERCIAL SITE PLAN
SITE PLAN
CITY OF ALTOONA, EAU CLAIRE COUNTY, WI
SHEET NO:
C102

FILE PATH: L:\CIVIL 3D PROJECTS\22085 DEE WELLS - A&W ALTOONA SITE PLAN\3 PRODUCTION DRAWINGS\2 SITE PLAN SIF.DWG

RIVER PRAIRIE DRIVE





EROSION CONTROL NOTES:

- 1) POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
- 2) KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- 3) SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- 5) THE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- 6) INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- 7) WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
- 8) REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.

EROSION CONTROL SEQUENCING

SITE PREPARATION

1. INSTALL EROSION BARRIERS (SILT FENCE) AT THE DOWNSTREAM END OF GRADING ACTIVITIES PRIOR TO STARTING CONSTRUCTION ACTIVITIES.
2. INSTALL STONE TRACKING PAD IN A LOCATION DEEMED EFFICIENT BY THE CONTRACTOR. IF TRACKING OF SOILS OFF-SITE BECOMES AN ISSUE, THE CONTRACTOR SHALL INSTALL ADDITIONAL STONE AS NEEDED.
3. IF NECESSARY, STOCKPILE TOPSOIL IN AREAS DEEMED EFFICIENT BY THE CONTRACTOR. STOCKPILES TO BE SURROUNDED WITH SILT FENCE AND TEMPORARY SEEDED.
4. INSTALL ADDITIONAL EROSION CONTROL MEASURES AS NEEDED DURING THE CONSTRUCTION PROCESS, SUCH AS REPLACE SILT FENCE ON SITE AS GRADING PROGRESSES.
5. GRADE THE SITE TO THE DESIRED GRADES FOR THE BUILDINGS, DRIVEWAYS AND ROADS.
6. INSTALL ROAD BASE COURSE, INSTALL CURB AND GUTTER AND PAVE THE ROADS.
7. START CONSTRUCTION ON THE FIRST BUILDINGS AND STABILIZE THE REMAINDER OF THE SITE.

FINAL RESTORATION

1. RESTORE ALL DISTURBED AREAS AS SOON AS PRACTICABLE. ALL AREAS MUST BE TOPSOILED, SEEDED AND MULCHED OR MATTED. EROSION MAT MUST BE USED ON THE STORM WATER FACILITIES SIDE SLOPES AND ANY SLOPES THAT ARE 3:1 OR STEEPER AS SHOWN.
2. CONTRACTOR SHALL MONITOR SEEDING TO ENSURE THAT GERMINATION OCCURS. ADDITIONAL WATERING OR EROSION CONTROL MAY BE NECESSARY AFTER FINAL SEEDING.

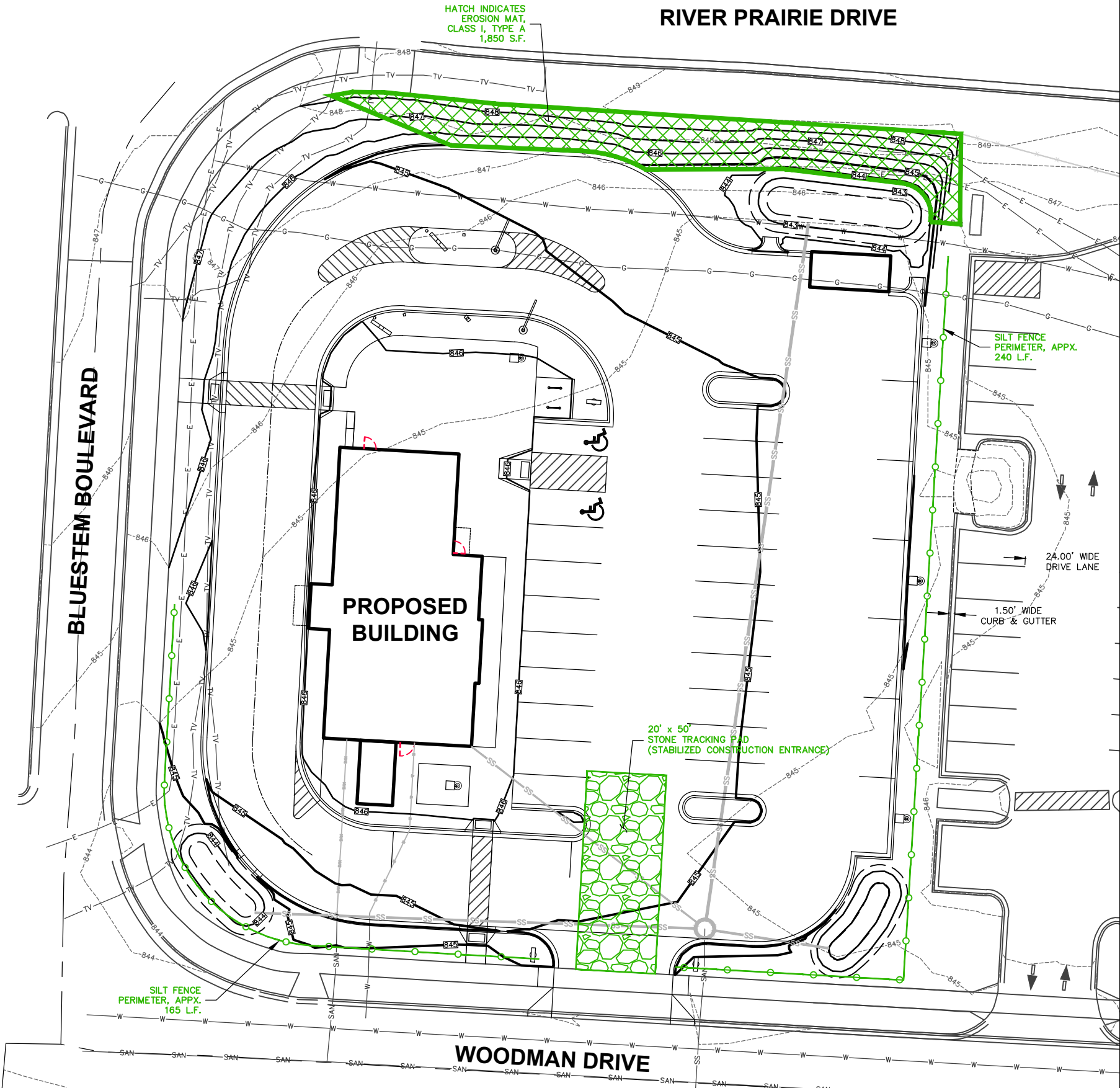
RESTORATION AND SEEDING

RESTORE ALL DISTURBED AREAS WITH 4" OF TOPSOIL AS SOON AS PRACTICABLE. ALL AREAS MUST BE TOPSOILED SEEDED AND MULCHED OR MATTED. TYPE A EROSION MAT MUST BE USED ON THE STORM WATER FACILITY SIDE SLOPES AND ANY 3:1 SLOPES WITH FLOW LENGTHS LESS THAN 60 FEET. TYPE B EROSION MAT MUST BE USED ON 3:1 SLOPES WITH FLOW LENGTHS GREATER THAN 60 FEET. PRIOR TO THE PLACEMENT OF SEED, THE AREAS OF TOPSOIL SHALL BE FERTILIZED AT THE APPLICATION RATE OF 10 POUNDS PER 1000 SQUARE FEET. FERTILIZER SHALL BE INCORPORATED TO A DEPTH OF 2 INCHES.

35% KENTUCKY BLUEGRASS
30% CREEPING RED FESCUE
20% KENTUCKY PARK BLUEGRASS
10% PERENNIAL RYE - FIESTA 2
5% OTHER GRASSES

APPLICATION RATE SHALL BE A MINIMUM OF 5 LBS. PER 1000 SQUARE FEET. THE CONTRACTOR SHALL RAKE, AND PREPARE SEED BED PRIOR TO APPLYING FERTILIZER, SEED AND MULCH, AND THE PREPARED AREA SHALL BE APPROVED BY ENGINEER PRIOR TO COMMENCING.

THE CONTRACTOR SHALL LANDSCAPE AND RESTORE ALL DISTURBED AREAS TO THE TYPE AND EXTENT AS SHOWN ON THE PLANS. AREAS DISTURBED BY THE CONSTRUCTION OUTSIDE THE PROJECT LIMITS, AS DETERMINED BY THE ENGINEER, SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE.



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JOB NO:	22085
DWG NAME:	EROSION
DATE:	07-05-2022
APPROV:	XX-XX-XX

WELLS - COMMERCIAL SITE PLAN
EROSION CONTROL PLAN
CITY OF ALTOONA, EAU CLAIRE COUNTY, WI

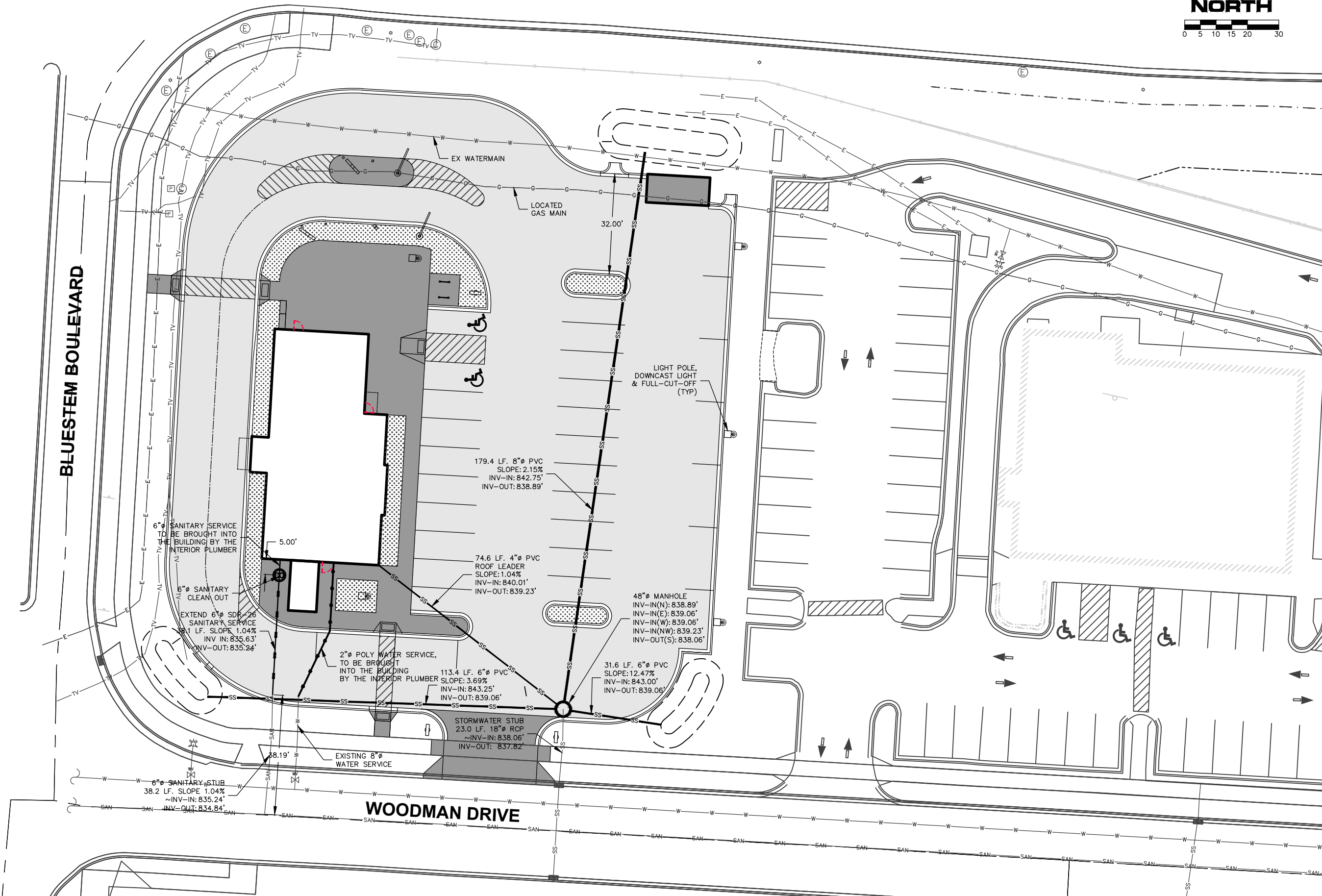
SHEET NO:
C104



RIVER PRAIRIE DRIVE

BLUESTEM BOULEVARD

WOODMAN DRIVE



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DR BY:	SRM	JOB NO:	22085
CHK BY:	MAE	DWG NAME:	UTILITY
DATE:	06-29-2022	APPROV:	XX-XX-XX

WELLS - COMMERCIAL SITE PLAN
UTILITY PLAN
CITY OF ALTOONA, EAU CLAIRE COUNTY, WI

SHEET NO:
C105

FILE PATH: L:\CIVIL 3D PROJECTS\22085 DEE WELLS - A&W ALTOONA SITE PLAN\3 PRODUCTION DRAWINGS\6 LANDSCAPE PLAN SIP.DWG

LANDSCAPE (NEW TREES AND SHRUBS):

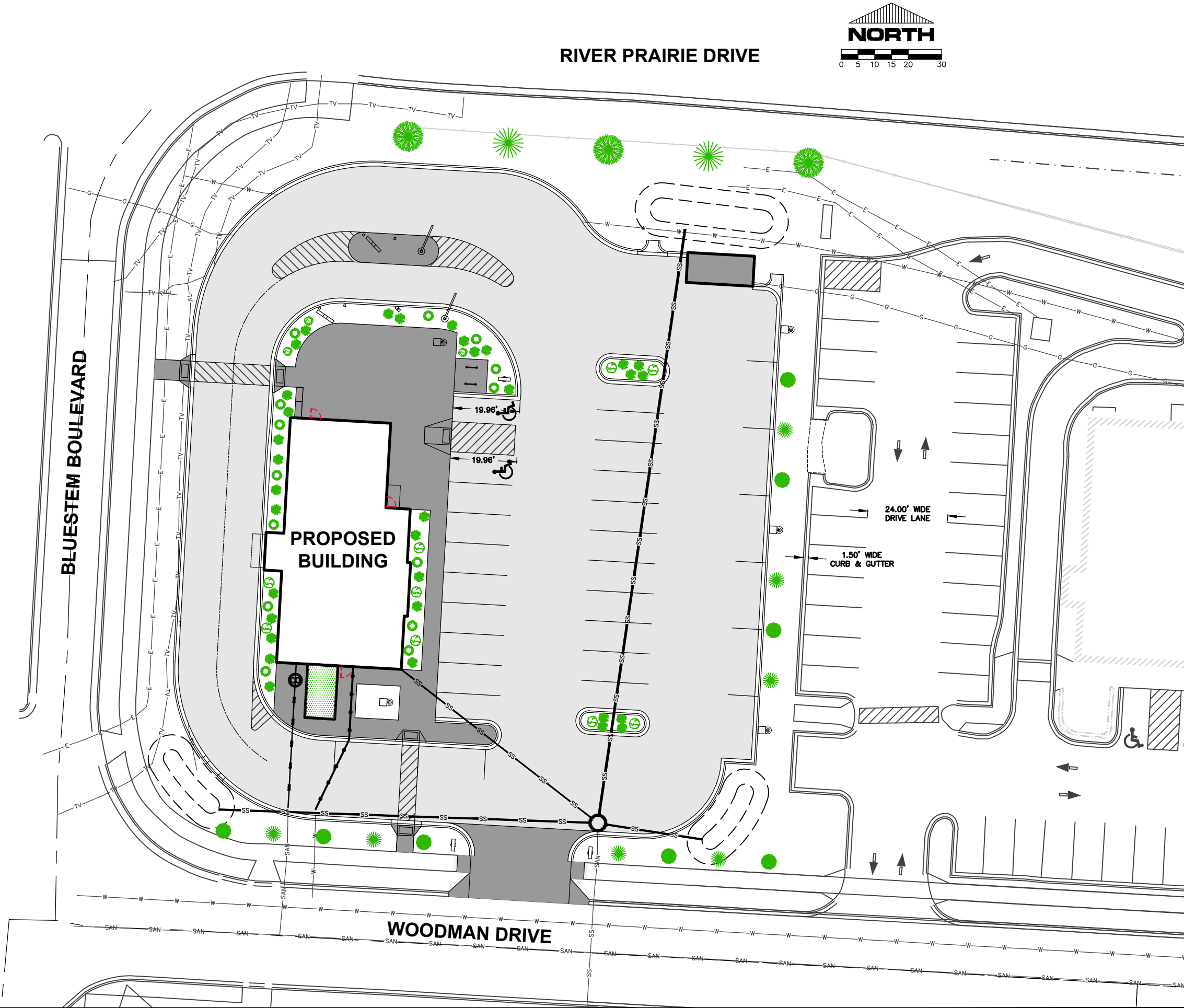
- RED OAK OR NORWAY MAPLE: 1-1/2" TO 2-1/2" DIAMETER
- WHITE PINE, BIRCH OR PINE OAK: 1-1/2" DIAMETER
- JUNIPER, ARBORVITAE, JAPANESE RED LEAF OR CRIMSOM PYGMY BARBERRY: 1' - 3' HIGH
- POTENTILLA, GOLDFLAME SPIREA OR ORNAMENTAL AND PRAIRIE GRASSES: 2'-3' HIGH
- SMALLER TREES FOR AREAS NEAR BUILDINGS AND UTILITIES. AMUR MAPLE, IVORY SILK LILAC, SERVICEBERRY, THORNLESS HAWTHORNE, UPRIGHT FLOWERING CRABAPPLE.
- SERVICE BERRY TREES: 4' - 5' HIGH

ADJUST PLANTINGS BASED ON UTILITY LOCATIONS AND FINAL PLACEMENT OF LIGHTING. ALL TREE AND SHRUB PLANTINGS MUST CONFORM TO THE CITY OF EAU CLAIRE RECOMMENDATIONS FOR PLANTINGS FOUND ON THE CITY WEBSITE.

CITY OF ALTOONA LANDSCAPE REQUIREMENTS:

- 1/3 OF BUILDING MUST HAVE AT LEAST 6" OF FOUNDATION PLANTINGS
- EACH SITE SHOULD HAVE AT LEAST 3 TREES OF A DIAMETER GREATER THAN OR EQUAL TO 2.5"
- A MINIMUM OF 10' OF FRONT YARD LANDSCAPING BETWEEN THE ROAD AND THE PROPOSED PARKING LOT.

NOTE: FINAL LANDSCAPE VEGETATION & LAYOUT WILL BE DONE BY A PROFESSIONAL LOCAL LANDSCAPER, AND WILL MEET ALL OF THE APPLICABLE LANDSCAPE REQUIREMENTS.

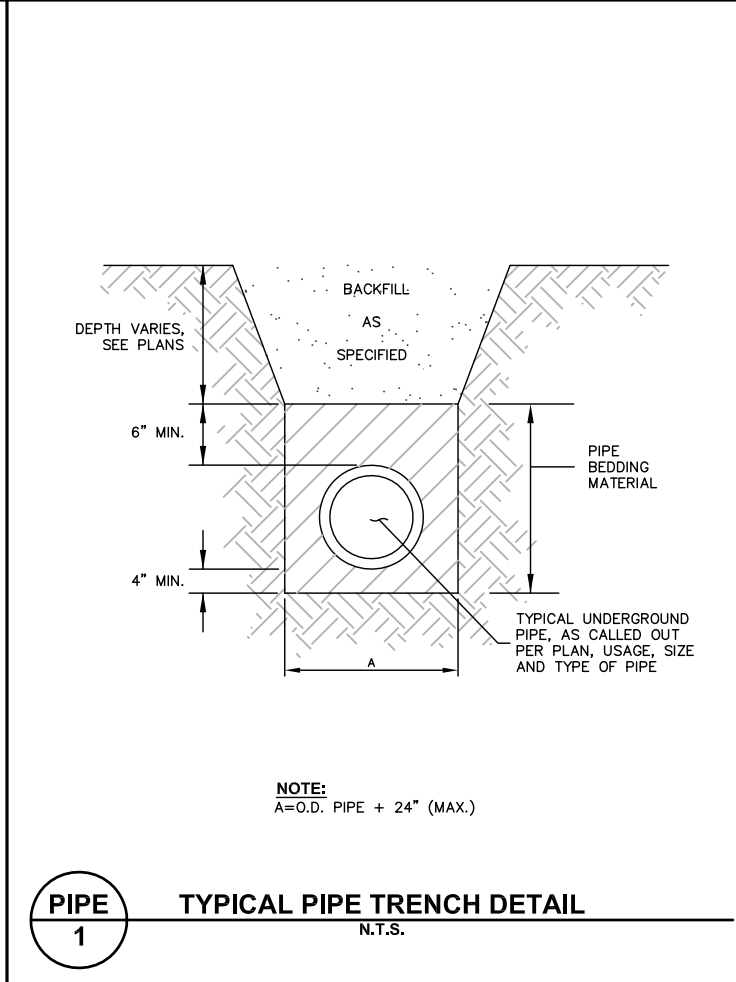
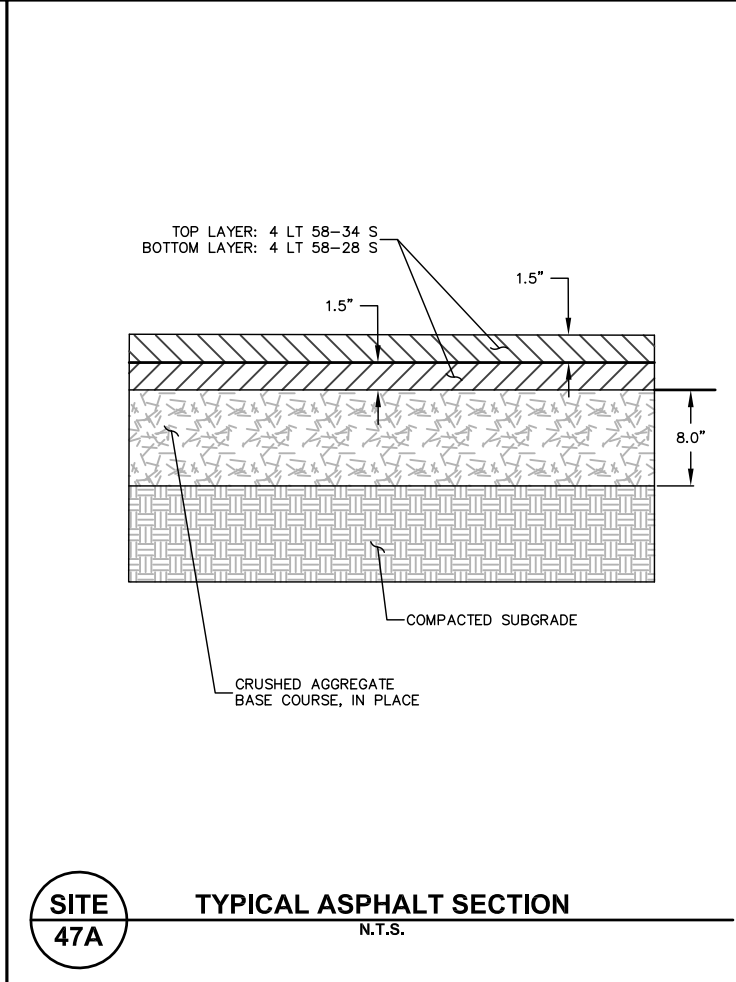
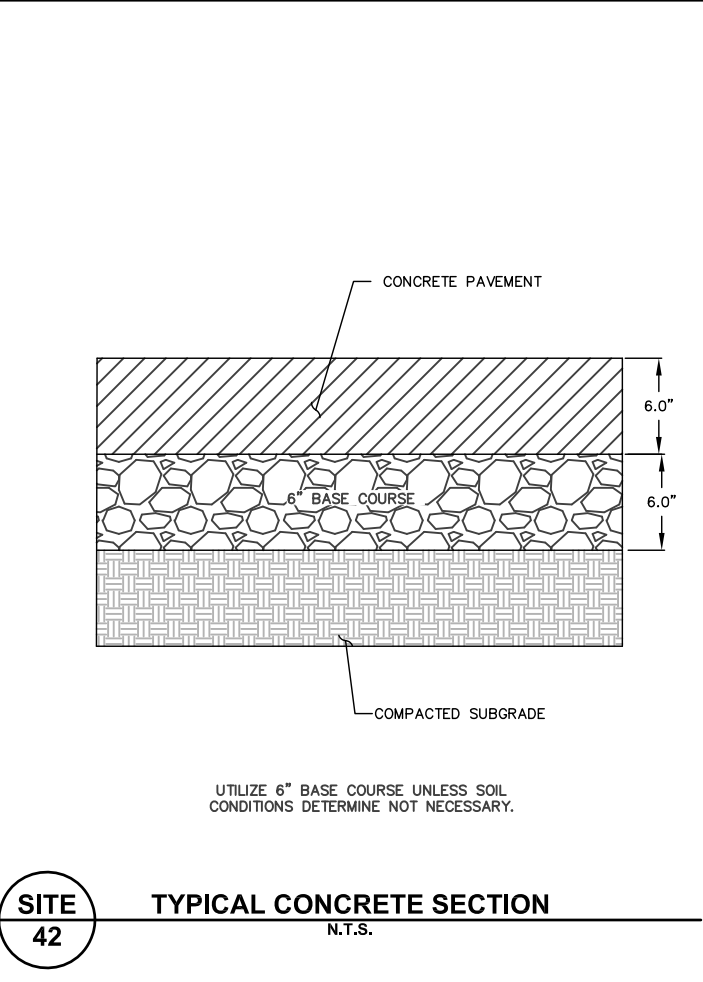
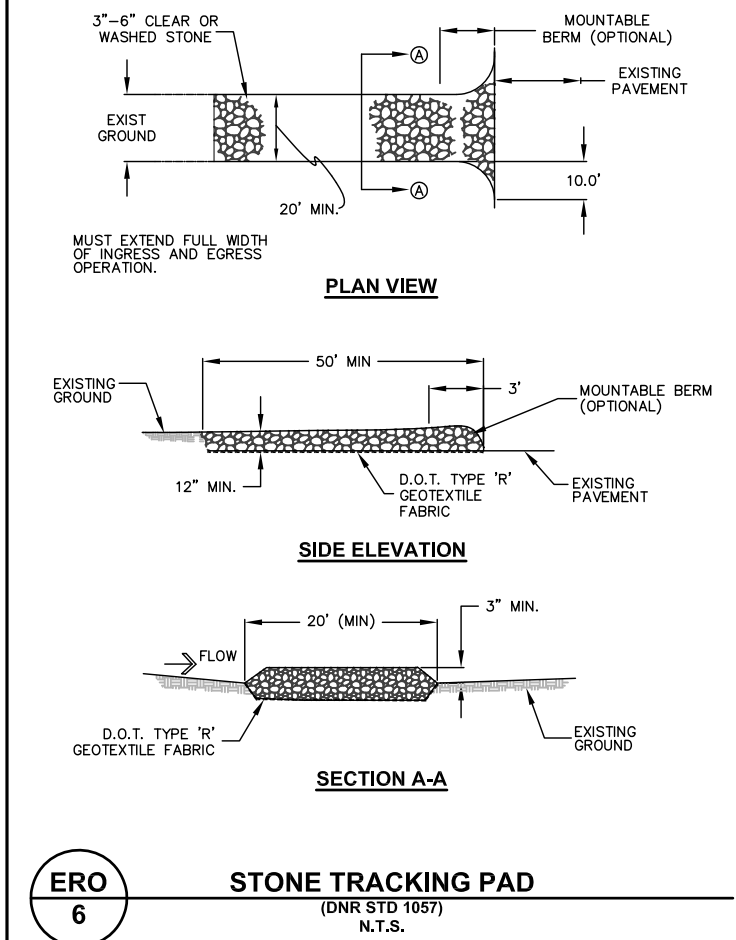
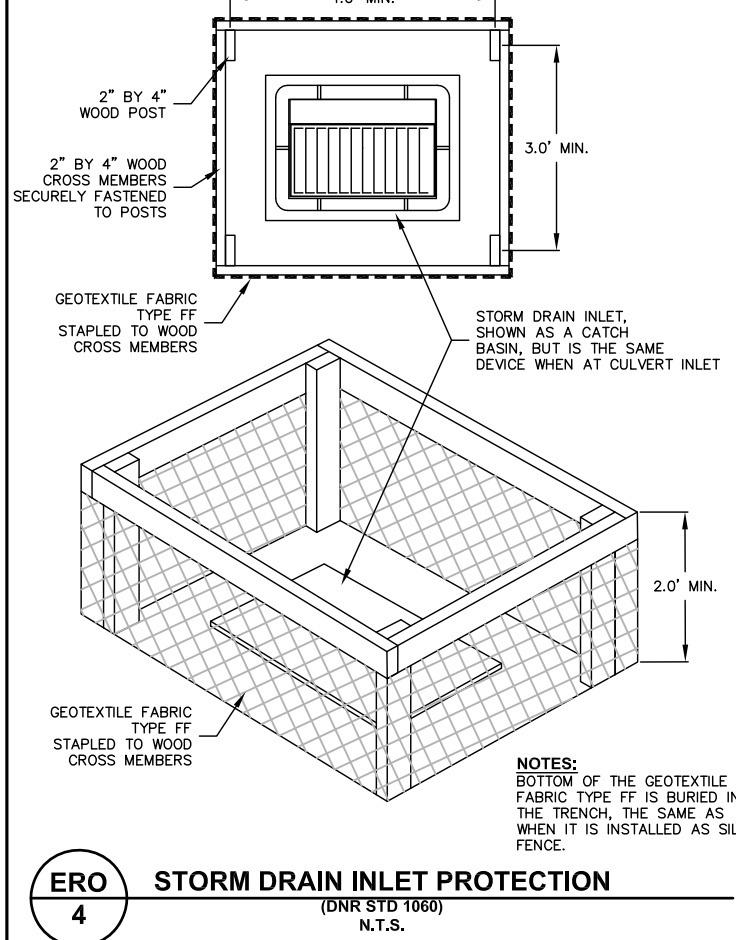
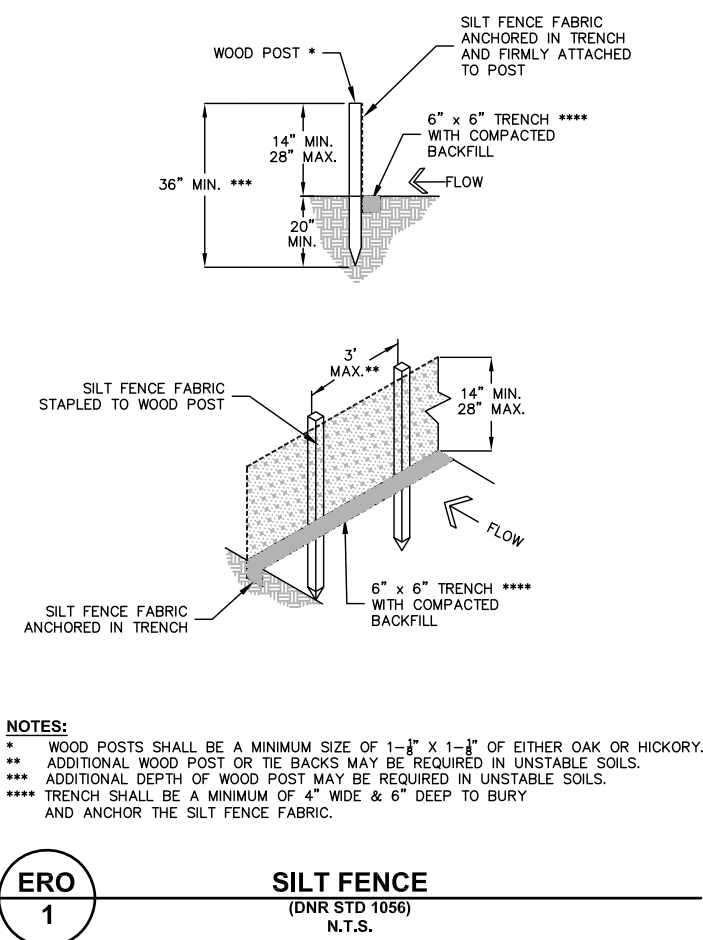


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DR BY: SRM	JOB NO: 22085
CHK BY: MAE	DWG NAME: LANDSCAPE
DATE: 07-05-2022	APPROV: XX-XX-XX

WELLS - COMMERCIAL SITE PLAN
LANDSCAPE PLAN
CITY OF ALTOONA, EAU CLAIRE COUNTY, WI

SHEET NO:
C106



EROSION CONTROL TECHNICAL NOTES

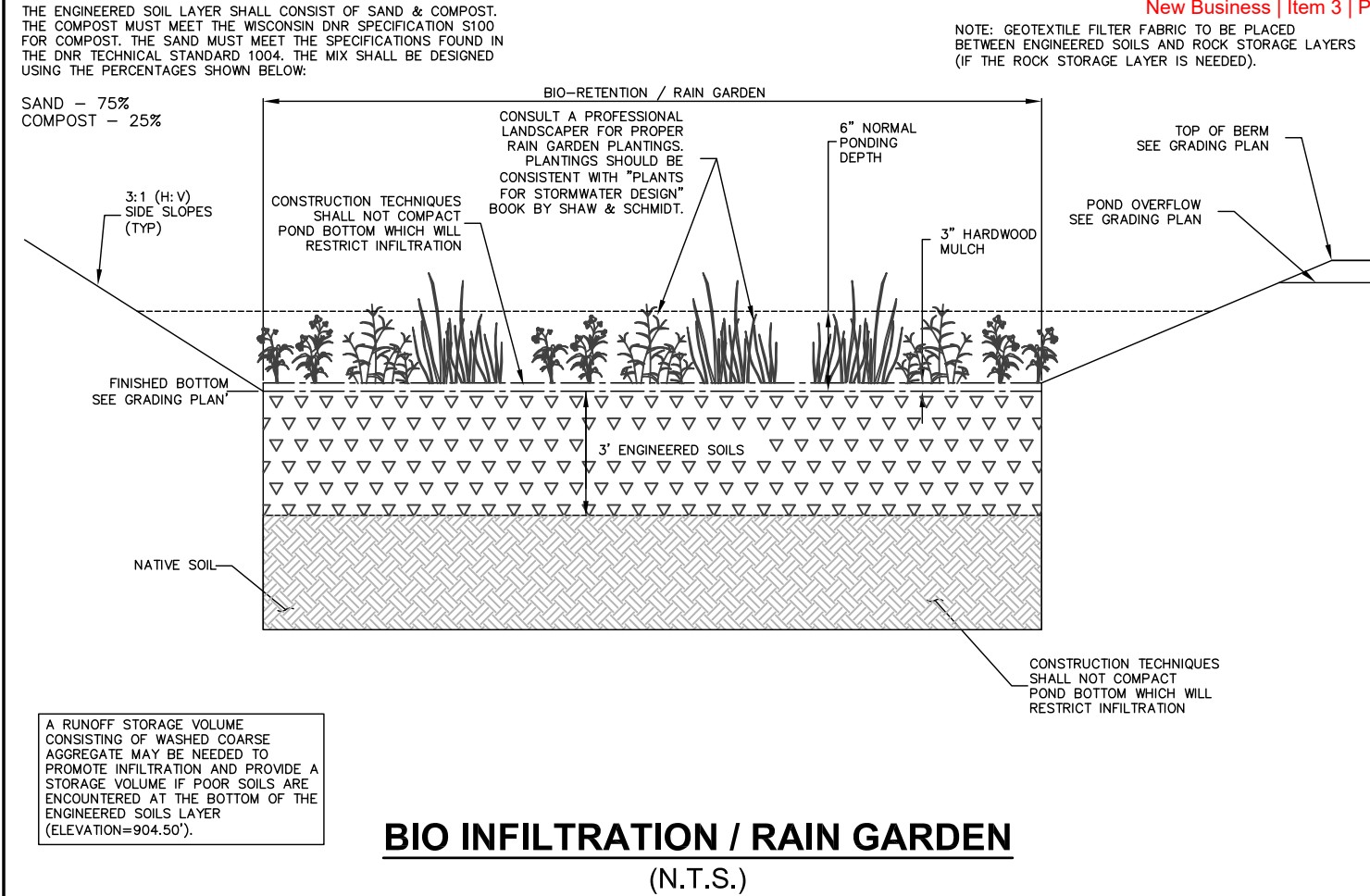
1. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
2. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
3. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
4. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
5. CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.
6. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE # 1056 REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
7. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
8. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
9. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH MAY 15 COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
10. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
11. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY CHIPPEWA COUNTY. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH AND DISPOSE OF APPROPRIATELY.
12. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
13. COORDINATE WITH CONTRACTOR & THE CITY OF EAU CLAIRE TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
14. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I TYPE A EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE EROSION CONTROL MATTING. SELECTED FROM APPROPRIATE MATRIX IN WDOT'S WDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
15. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

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JOB NO: 22003	DATE: 07-05-2022
DR BY: SRM	CHK BY: MAE
DWG NAME: DETAILS	APPROV: XX-XX-XX

WELLS - COMMERCIAL SITE PLAN
CONSTRUCTION DETAILS
CITY OF ALTOONA, EAU CLAIRE COUNTY, WI

SHEET NO: C500



EVERYDAY SURVEYING & ENGINEERING

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DR BY: SRM	JOB NO: 22085	DATE: 07-05-2021
	CHK BY: MAE	
	DWG NAME: DETAILS	
	APPROV: XX-XX-XX	

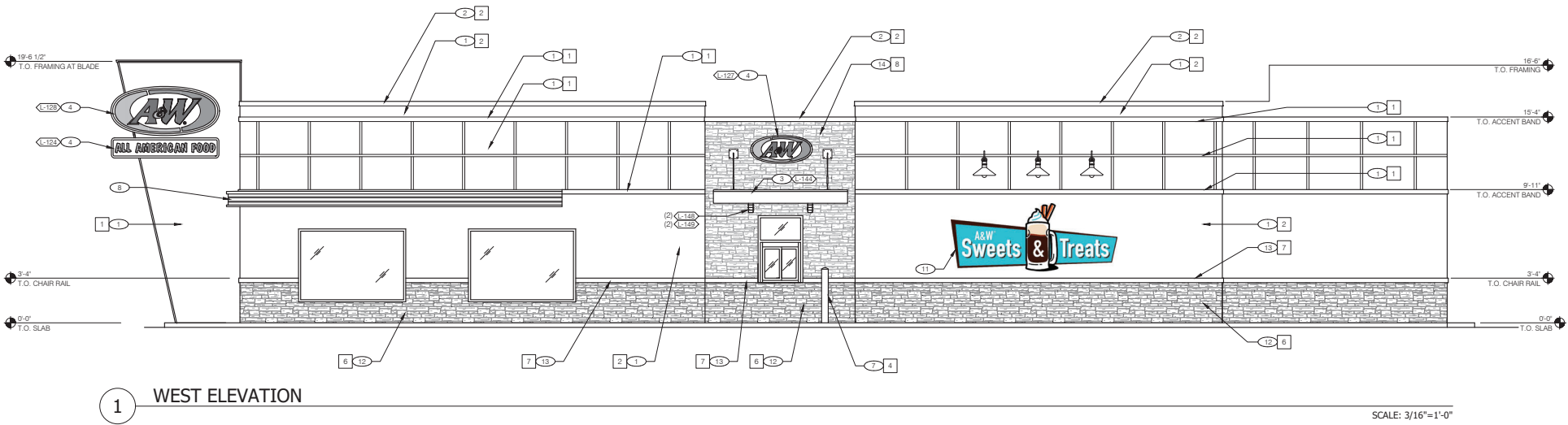
WELLS - COMMERCIAL SITE PLAN

CONSTRUCTION DETAILS

CITY OF ALTOONA, EAU CLAIRE COUNTY, WI

SHEET NO:

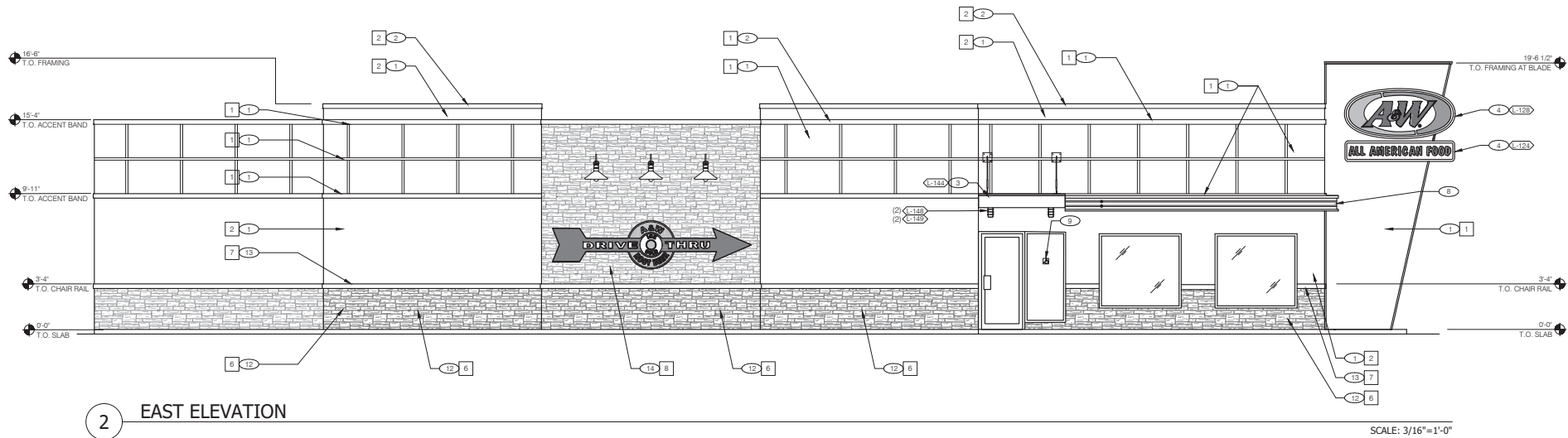
C501



THIS PICTURE IS SHOWING THE COLOR SCHEME AND LIGHT BAR OF THE BUILDING ONLY. SEE ELEVATIONS FOR ACTUAL FINISHES

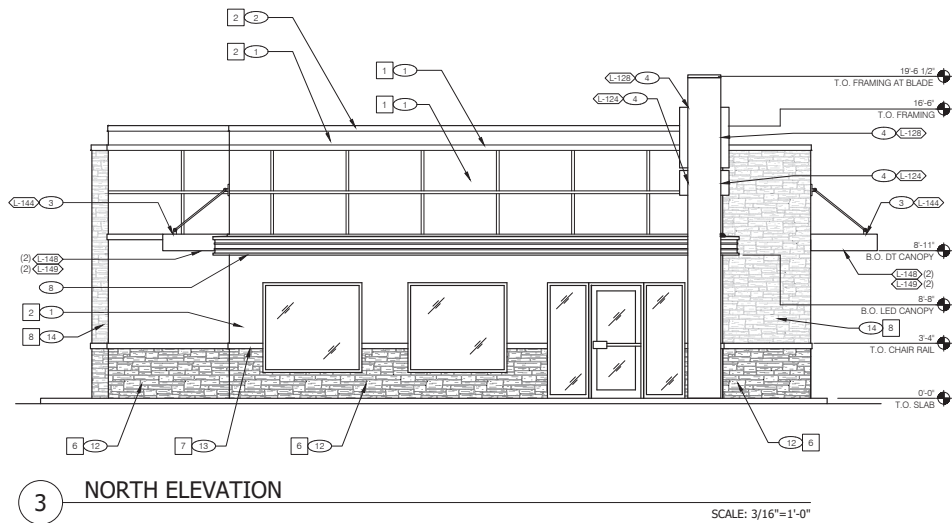
5 PICTURE

NOT TO SCALE



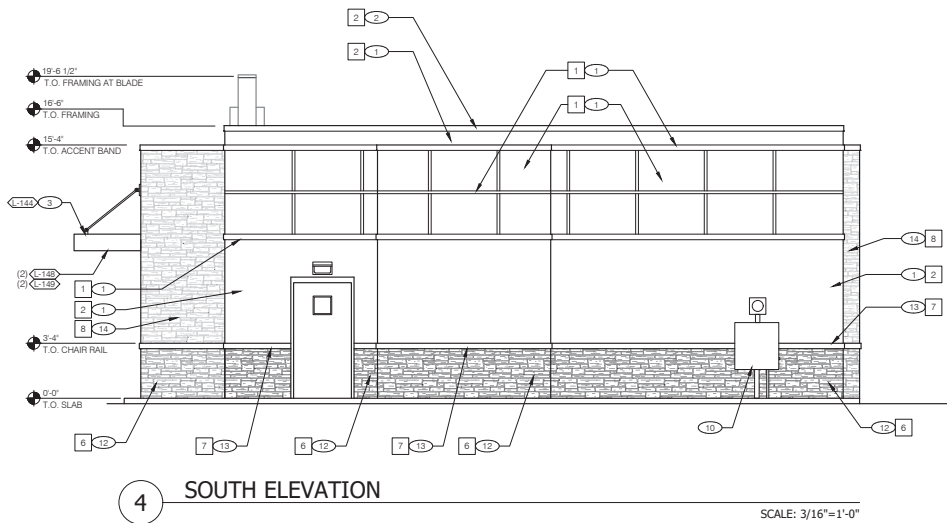
2 EAST ELEVATION

SCALE: 3/16"=1'-0"



3 NORTH ELEVATION

SCALE: 3/16"=1'-0"



4 SOUTH ELEVATION

SCALE: 3/16"=1'-0"

- MISCELLANEOUS
- A. SEE SHT A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.
 - B. SEE SCOPE OF WORK FOR RESPONSIBILITIES.
 - C. PAINT COLOR SHOWN ARE COLOR REFERENCES ARE FOR THE FINISH SUPPLIER.
- SEALERS (REFER TO SPECS):
- A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
 - B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL @ WINDOWS.
- EXTERIOR WALL INSULATION:
- A. A HARDIPANEL EXTERIOR FINISH CAN BE UTILIZED AS A LOW COST OPTION AND IS CONSIDERED AN ACCEPTABLE ALTERNATE FOR THE E.I.F.S. EXTERIOR FINISH. THE ILLUSTRATED E.I.F.S. EXTERIOR IS CONSIDERED STANDARD. BASE THICKNESS OF E.I.F.S. SHALL BE 1" MIN.
 - B. E.I.F.S. SHALL HAVE 'FINE' FINISH, TYP.
- LEGEND:
- 1 STO NA21-0001 STARTLING ORANGE
 - 2 STO NA21-0002 WHITETAIL
 - 3 STO NA21-0003 SABLE
- A. VENDOR SCOPE INCLUDES SUPPLY AND INSTALLATION OF AWNINGS, CANOPIES, AND SIGNAGE.

SYMBOL	AREA	MANUFACTURER	COLOR	ALTERNATE MFR	ALTERNATE COLOR
1	A&W MAIN UPPER WALL/ BLADE TOWER*	BENJAMIN MOORE	BM 2016-10 "STARTLING ORANGE" (AURA #631 EXTERIOR)	NO SUBSTITUTIONS ALLOWED	
2	A&W MAIN LOWER WALL/WINDOW TRIM*	SHERWIN WILLIAMS	SW7103 "WHITE TRIAL"		
3	A&W BUILDING BASE*	SHERWIN WILLIAMS	SW6083 "SABLE"		
4	PIPE BOLLARDS	-	DOT YELLOW		
5	WALK-IN COOLER	ICS	FACTORY FINISH - WHITE		
6	A&W BUILDING BASE	TANDO STONE - BRICK	CHAR BROWN		
7	STONE LEDGE	TANDO STONE	GRAY		
8	A&W BUILDING ACCENT	TANDO STONE - BRICK	WHITE		
	* SEE GENERAL NOTES THIS SHEET				

QTY	ITEM DESCRIPTION	ELEC
L-127 2	A&W 4'-8" OVAL SIGN	X
L-128 2	A&W 8' OVAL SIGN	X
L-124 2	A&W 8' ALL AMERICAN FOOD BOW TIE SIGN	X
L-112 0	A&W FLYING "V"	X
L-144 2	WELCOME & DRIVE-THRU CANOPIES (Color: ORANGE)	X
	ACCOUNTED FOR ON EQUIPMENT SCHEDULE	
	* REQUIRES LIGHT FIXTURE(S). SEE ELECTRICAL	
	NOTE: ADDITIONAL INFORMATION IS AVAILABLE ON THE A&W DROPBOX WEBSITE. SEE "SIGNAGE AND AWNING INFO."	

- 1 STO CORP. DRAINABLE E.I.F.S. REFER TO SPECIFICATIONS MANUAL FOR MANUFACTURER'S ASSEMBLY DETAILS, FIELD SUPPORT SERVICES AND CONTACTS. SEE 6/A6.3
- 2 DRIP EDGE FLASHING.
- 3 CANOPY.
- 4 BUILDING SIGN.
- 5 UNISTRUT "H" FRAME.
- 6 WALK-IN COOLER/FREEZER UNIT. PROVIDED WITH FACTORY FINISH. (SEE EXTERIOR FINISH SCHEDULE). SEE SCOPE OF WORK.
- 7 STEEL BOLLARD. SEE SITE DETAILS.
- 8 LED CANOPY STRIP.
- 9 HANDICAP SIGNAGE.
- 10 SWITCHGEAR.
- 11 BUILDING WALL ART.
- 12 TANDO STONE - BRICK
- 13 TANDO STONE - LEDGE TRIM
- 14 TANDO STONE - BRICK

SCALE AS SHOWN ONLY
APPLIES IF ON 24"x36"
PAPER

A & W RESTAURANT ALTOONA, WISCONSIN	
SCALE: AS NOTED DATE: 7/5/2022	DRAWN BY: JPM
P.O. BOX 189 547 HENRY ST. NELLISVILLE, WI 54458	PHONE: (715) 743-2240 FAX: (715) 743-4488 WWW.RATSCHEENGINEERING.COM
EXTERIOR ELEVATIONS	A4.1

Altoona's A & W - Maximum Parking Stall Calculations				
Description	Square Feet	Divisor	Ratio	Max # of
	(S.F.)	per 1,000 S.F.	15 Stall / 1,000 S.F.	Parking Stalls
Building Area	2,628.43	2.63	15.00	39
Employee Work Area	1,105.00	1.11	15.00	17
Inside Customer Area	1,523.43	1.52	15.00	22.85
Customer Patio Area	1,166.82	1.17	15.00	17.50
Maximum Stalls Allowed				40
Stalls Provided				28

MEMORANDUM

TO: Altoona City Council

FROM: Michael Golat, City Administrator

SUBJECT: Summary of **THURSDAY, JULY 14, 2022** Council Meeting Items

Provided below for your consideration is a summary of the **THURSDAY, JULY 14** Council Meeting agenda items.

(IX) NEW BUSINESS

ITEM 4 - Discuss/consider approval of Ordinance 7B-22, an ordinance creating Chapter 10.38 of the Altoona Municipal Code “Electric Bike and Scooter Regulations. (To be discussed at the July 11, 2022 Park & Rec Committee Meeting).

Attached for your review and approval is Ordinance 7B-22, an ordinance creating Chapter 10.38 of Altoona Municipal Code, “Electric Bicycle and Scooter Regulations.”

The ordinance general use of electric bicycles and scooters in the City of Altoona. Of note are the following provisions:

1. The ordinance defines what electric bicycles and scooters are for the purpose of the ordinance. Key to the definition for bicycles is that an electric motor shall be no more than 750w. Scooters cannot travel more than 20 mph when powered solely by the electric motor.
2. The ordinance establishes speed limits for electric vehicles and scooters, which vary depending on whether they are on a road, path or sidewalk greater than 6’ or path or sidewalk less than 6’.
3. The ordinance establishes age limits for users of electric bicycles and scooters.
4. The ordinance incorporates applicable state statutes by reference.
5. The ordinance sets forth safety and equipment requirements for operation of electric bicycles and scooters.

Suggested motion: I move to approve/not approve Ordinance 7B-22, an ordinance creating Chapter 10.38 of the Altoona Municipal Code “Electric Bicycle and Scooter Regulations.”

ORDINANCE NO. 7B-22

An ordinance of the Altoona Common Council creating Chapter 10.38 “Electric Bike and Scooter Regulations.

THE COMMON COUNCIL OF THE CITY OF ALTOONA DOES HEREBY ORDAIN AS FOLLOWS:

Section One:

That Chapter 10.38 “Electric Bike and Scooter Regulations” is hereby created.

Section Two: A copy of Chapter 10.38, “Electric Bike and Scooter Regulations” is permanently on file and open to public inspection in the office of the Altoona City Clerk, and is incorporated by reference herein.

Section Three: This Ordinance shall take effect and be in force from and after its passage and publication.

Dated this 14 day of July, 2022.

Brendan Pratt, Mayor

Cindy Bauer, City Clerk

Approved: _____

Published: _____

Adopted: _____

Title 10

VEHICLES AND TRAFFIC

Chapters:

10.04	State Traffic Laws Adopted
10.08	Enforcement
10.12	Speed Limits
10.16	Traffic-control Devices
10.19	Seasonal Calendar Parking
10.20	Stopping, Standing and Parking
10.21	Residential Yard Parking
10.22	Snow Removal Regulations
10.24	Through Streets
10.28	Weight Limitations
10.32	Miscellaneous Traffic Provisions
10.36	Bicycles
10.37	Disposal of Abandoned Bicycles REPEALED, See 2.32
10.38	Electric Bike and Scooter Regulations
10.39	Bicycle and Scooter Share
10.40	Minibikes and Motorcycles
10.44	Snowmobiles
10.45	Trailer Parking REPEALED, See 10.20.130
10.46	Inoperative Motor Vehicles
10.47	Large Vehicle Restrictions REPEALED, See 10.20.130
10.48	School Buses
10.50	Control of Traffic on School Premises
10.52	Lake Altoona Ice Surface Vehicle and Burning Regulations

Chapter 10.38

ELECTRIC BICYCLE AND SCOOTER REGULATIONS

Sections:

10.38.010	Definitions.
10.38.020	State laws applicable
10.38.030	Where prohibited
10.38.040	Scooter and Electric Bicycle Speed Limits
10.38.050	Riding on roadway.
10.38.060	Bicycle ways
10.38.070	Clinging to other vehicles.
10.38.080	Contests with other vehicles; stunt riding prohibited.
10.38.090	Observance of traffic regulations and speed limits.
10.38.100	Yielding to traffic.
10.38.110	Towing of persons, vehicles, trailers, prohibited.
10.38.120	Carrying of passengers.
10.38.130	Age Limits.
10.38.140	Headphones prohibited.
10.38.150	Equipment regulations; lamps and reflectors.
10.38.160	Violation—Penalty.

10.38.010 Definitions.

A. For the purpose of this ordinance, Electric scooter means a device weighing less than 100 pounds that has handlebars and an electric motor, is powered solely by the electric motor and human power and has a maximum speed of not more than 20 miles per hour on paved level surface when powered solely by the electric motor.

B. For the purpose of this ordinance, Electric Bicycle or E-Bike means a bicycle with an electric motor attached. It must have pedals that are operational, and an electric motor that is 750w or less.

10.38.020 State laws applicable.

Every person using an electric bicycle and electric scooter upon a public roadway shall be subject to the provisions of all ordinances and state laws applicable to the operator of any vehicle, except those provisions with reference to the equipment of vehicles and those provisions that, by their nature, would have no application. This ordinance specifically calls attention to Wisconsin Statutes 346.80 – 346.806 in its current form or as subsequently amended, Wisconsin Statutes Section 340.01(15ph) in its current form or as subsequently amended and any other specifically applicable State Statutes.

10.38.030 Where prohibited.

No electric bicycle or electric scooter shall be operated on public sidewalks, City-owned parking areas, or any roadway, trail, path, or property where a sign is erected indicating that electric scooters or electric bicycles are prohibited. In addition, no electric scooter or electric bicycle shall be operated on any of the following streets, unless only crossing the specified streets:

- A. River Prairie Drive
- B. Oakleaf Way

10.38.040 Scooter and Electric Bicycle Speed Limits

When on roads within the City of Altoona, electric scooter and electric bicycle users shall observe the speed limit applicable to the subject road. When on trails or sidewalks six feet in width or wider

within the City of Altoona, the speed limit for electric scooters and electric bicycles shall be 20 miles per hour. When on trails or sidewalks less than six feet in width within the City of Altoona, the speed limit for electric scooters and electric bicycles shall be 10 miles per hour.

10.38.050 Riding on roadway.

A. Every person using an electric bicycle or electric scooter upon a two-way public street shall ride as near as practicable to within five feet of the right curb or edge of the roadway, except when passing another vehicle or making a left-hand turn; and when riding in groups, users of electric scooters shall ride in single file, except on residential streets which are not divided by painted or other marked extra lines where they may ride two abreast. On one-way roads, the user may ride as near as practicable to within five feet of the left-hand curb or edge of the roadway.

B. Persons using electric bicycles or electric scooters shall not impede the normal movement of motor vehicle traffic.

10.38.060 Bicycle ways.

Operation of electric bicycles and electric scooters shall be permitted on any ways, lanes, trails, paths, or other property designated for the use and operation of bicycles subject to speed limits as designated in Section 10.38.040.

10.38.070 Clinging to other vehicles.

No person using an electric scooter or electric bicycle shall cling to or attach themselves or an electric scooter to any moving vehicle.

10.38.080 Contests with other vehicles; stunt riding.

No person using an electric scooter or electric bicycle shall participate in any race, speed, or endurance contest with any other moving vehicle on a city roadway or practice any stunt or acrobatic riding or stunts while operating such electric scooter.

10.38.090 Observance of traffic regulations

Every person using an electric bicycle or electric scooter upon a public roadway shall obey all the instructions of official traffic-control devices, signs, and signals applicable to vehicles.

10.38.100 Yielding to traffic.

The operator of a vehicle shall yield the right-of-way to a person using an electric bicycle or electric scooter in the same manner as for bicyclists and pedestrians. When using an electric scooter or electric bicycle, every person shall, upon entering a public roadway, yield the right-of-way to motor vehicles, except that a person using an electric scooter or electric bicycle shall be subject to the same regulations as traditional bicyclists.

10.38.110 Towing of persons, vehicles, trailers, prohibited.

The operator of an electric scooter or electric bicycle shall not tow, drag, or caused to be drawn behind the electric scooter or electric bicycle any coaster, sled, toy vehicle, trailer, person on in-line skates, or any other type of conveyance.

10.38.120 Carrying of passengers.

No electric scooter or electric bicycle shall be used to carry more persons at one time than the number for which it is designed and equipped.

10.38.130 Age limits.

No person less than eight years of age shall operate an electric scooter or electric bicycle on City roadways, except that a person six or seven years of age may do so during daylight hours if accompanied by an adult capable of remaining close enough to ensure the safe operation of the electric scooter or electric bicycle by the six- or seven-year-old, such as by walking or running alongside, using their own electric scooter or electric bicycle, or engaging in a similar activity. This subsection is intended to permit usage of electric scooters and electric bicycles by families.

10.38.140 Headphones prohibited.

Operators of electric scooters or electric bicycles shall not wear any headphones, earphones, or earbuds covering or inserted into both ears while operating an electric scooter or electric bicycle.

10.38.150 Equipment regulations; lamps and reflectors.

Every person using electric bicycles or electric scooters between one-half hour after sunset and one-half hour before sunrise and at all other times when there is not sufficient natural light to render clearly visible any person, vehicle, electric scooter, or electric bicycle on a highway at a distance of 500 feet shall be equipped with a lamp firmly attached to the front of such electric scooter or electric bicycle exhibiting a white light to the front, and with a reflector or a lamp mounted on the rear of the vehicle visible at a distance of 500 feet. The reflector shall not be less than three inches in diameter.

10.38.160 Violation—Penalty.

Any person violating any of the provisions of this chapter shall upon conviction be subject to a penalty pursuant to the provisions of Chapter 1.08 of this code.

MEMORANDUM

TO: Altoona City Council

FROM: Michael Golat, City Administrator

SUBJECT: Summary of **THURSDAY, JULY 14, 2022** Council Meeting Items

Provided below for your consideration is a summary of the **THURSDAY, JULY 14** Council Meeting agenda items.

(IX) NEW BUSINESS

ITEM 5 - Discuss/consider approval of Ordinance 7C-22, an ordinance creating Chapter 10.39 of the Altoona Municipal Code “Bicycle and Scooter Share”. (To be discussed at the July 11, 2022 Park & Rec Committee Meeting).

Attached for your review and approval is Ordinance 7C-22, an ordinance creating Chapter 10.39 of Altoona Municipal Code, “Bicycle and Scooter Share.”

The ordinance stipulates that anyone that wishes to establish a bicycle or scooter share program in the City of Altoona must enter into an agreement with the City with the following provisions:

A. The duration of the agreement along with provisions for suspension, termination, modification and renewal.

B. Duties of Operator including designation of contact, reporting and data sharing requirements, protocol for submerged scooters or bicycles and relocation requests, requirements for safety education, requirements related to operations outside of the City and equipment maintenance requirements.

C. Operating Regulations including information to be provided on each scooter or bicycle, safety requirements, availability and hours of operation, and proper use and parking of electric scooters and electric bicycles

D. Insurance Requirements

E. Indemnification Requirements

F. Payment Required for Use of City-Owned Facilities and for Preparation of Agreement

An example of such an agreement is attached for your reference and will be considered in agenda item 7.

Suggested motion: I move to approve/not approve Ordinance 7C-22, an ordinance creating Chapter 10.39 of the Altoona Municipal Code, “Bicycle and Scooter Share.”

ORDINANCE NO. 7C-22

An ordinance of the Altoona Common Council creating Chapter 10.39 “Bicycle and Scooter Share”.

THE COMMON COUNCIL OF THE CITY OF ALTOONA DOES HEREBY ORDAIN AS FOLLOWS:

Section One:

That Chapter 10.39 “Bicycle and Scooter Share” is hereby created.

Section Two: A copy of Chapter 10.39, “Bicycle and Scooter Share” is permanently on file and open to public inspection in the office of the Altoona City Clerk, and is incorporated by reference herein.

Section Three: This Ordinance shall take effect and be in force from and after its passage and publication.

Dated this 14th day of July, 2022.

Brendan Pratt, Mayor

Cindy Bauer, City Clerk

Approved: _____

Published: _____

Adopted: _____

Title 10

VEHICLES AND TRAFFIC

Chapters:

10.04	State Traffic Laws Adopted
10.08	Enforcement
10.12	Speed Limits
10.16	Traffic-control Devices
10.19	Seasonal Calendar Parking
10.20	Stopping, Standing and Parking
10.21	Residential Yard Parking
10.22	Snow Removal Regulations
10.24	Through Streets
10.28	Weight Limitations
10.32	Miscellaneous Traffic Provisions
10.36	Bicycles
10.37	Disposal of Abandoned Bicycles REPEALED, See 2.32
10.38	Electric Bike and Scooter Regulations
10.39	Bicycle / Scooter Share
10.40	Minibikes and Motorcycles
10.44	Snowmobiles
10.45	Trailer Parking REPEALED, See 10.20.130
10.46	Inoperative Motor Vehicles
10.47	Large Vehicle Restrictions REPEALED, See 10.20.130
10.48	School Buses
10.50	Control of Traffic on School Premises
10.52	Lake Altoona Ice Surface Vehicle and Burning Regulations

Chapter 10.39

BICYCLE / SCOOTER SHARE

Sections:

- 10.39.010. Purpose.**
- 10.39.020. Definitions.**
- 10.39.030. Agreement Requirements.**
- 10.39.040. Penalty.**

10.39.010. Purpose. The purpose of this chapter is to protect the public health, safety, and welfare to prevent or mitigate against any adverse impact that shared bicycles or scooters may have to public or private property by licensing all persons who make available shared scooters and bicycles in the city.

10.39.020. Definitions. For purposes of this chapter, the terms herein have the following meanings:

- A. “Customer” shall mean a user of a shared bicycle or scooter.
- B. “Dock” shall mean a structure at a permanent, fixed location from which shared bicycles or scooters may be deployed for use by the public.
- C. “Bicycle or scooter share” shall mean a transportation system providing users the ability to access bicycles or scooters via mobile technology and that do not need to be attended by the operator, allowing the user to pick up a scooter from one location and leave it at another within a system’s service area.
- D. “Shared bicycle or scooter” shall mean a bicycle or scooter offered or operating in a system through which members of the public are offered for consideration the use of bicycles or scooters with the use of designated docking or parking facilities.
- E. “Mobile application” shall mean the software installed on a customer’s mobile device that allows the customer to access shared bicycles or scooters.
- F. “Operator” shall mean a person or entity who offers shared bicycles or scooters.
- G. “Rebalancing” shall mean redistributing bicycles or scooters throughout the city to ensure all areas are served by a bicycle or scooter share.

10.39.030. Agreement Requirements. Any operator conducting or carrying on the business of offering a bicycle or scooter share shall have first executed an agreement with the City in accordance with this chapter; The agreement with the City shall include a minimum of the following provisions:

- A. The duration of the agreement along with provisions for suspension, termination, modification and renewal
- B. Duties of Operator including designation of contact, reporting and data sharing requirements, protocol for submerged scooters or bicycles and relocation requests, requirements for safety education, requirements related to operations outside of the City and equipment maintenance requirements
- C. Operating Regulations including information to be provided on each scooter or bicycle, safety requirements, availability and hours of operation, and proper use and parking of electric scooters and electric bicycles
- D. Insurance Requirements
- E. Indemnification Requirements
- F. Payment for Use of City-Owned Facilities and for Preparation of Agreement

10.39.040. Penalty. The penalty for violation of this chapter shall be as provided in chapter 1.08 of the Altoona municipal code.

MEMORANDUM

TO: Altoona City Council

FROM: Michael Golat, City Administrator

SUBJECT: Summary of **THURSDAY, JULY 14, 2022** Council Meeting Items

Provided below for your consideration is a summary of the **THURSDAY, JULY 14** Council Meeting agenda items.

(IX) NEW BUSINESS

ITEM 6 - Discuss/consider approval of Resolution 7A-22, a Resolution amending the City's Bond Schedule to update the fine amount per Chapter 10.38 for electric bike and scooter ordinance violations.

See Enclosed:

- Resolution 7A-22
- Resolution 7A-22 Attachment A: Bond Schedule

The proposed additions to the Bond Schedule add entries for electric bike and scooter ordinance violations. Proposed additions are indicated in bold on the attached bond schedule.

Suggested Motion: I move to approve/not approve Resolution 7A-22, a Resolution amending the City's Bond Schedule.

RESOLUTION 7A-22

**A Resolution updating the Bond Schedule as referenced in Chapter 1.08 of the
Altoona Municipal Code to update the fine amount per Chapter 10.38.**

Whereas, Pursuant to Chapter 1.08, the Altoona City Council hereby updates the deposits as the current bond schedule for violations of the Altoona Municipal Code relating to electric bikes and scooters.

Whereas, “Attachment A” lists the Chapter, Ordinance, total fine amount and additional fees and is permanently on file and open to public inspection in the office of the Altoona City Clerk, and is incorporated by reference herein.

Dated this 14th day of July, 2022

CITY OF ALTOONA

Brendan Pratt, Mayor

Cindy Bauer, City Clerk

Adopted: _____

Approved: _____

Published: _____

Resolution 7A-22 Attachment A

CHAPTER	ORDINANCE	TOTAL FINE AMOUNT	ADDITIONAL FEES
2.32.060	REFUSING TO ASSIST POLICE DEPT	\$326.50	
5.04.010	LICENSE REQUIRED AMUSEMENT DEVICES	\$232.00	
5.08.010	LICENSE REQUIRED SELL CIGS	\$232.00	
5.16.010	LICENSE REQUIRED HAUL GARBAGE	\$232.00	
5.16.040	LICENSE REQUIRED DISPLAYED ON GARBAGE TRUCK	\$232.00	
5.16.070	COVERS REQUIRED FOR GARBAGE TRUCK	\$232.00	
5.16.080	PARKING RESTRICTIONS OF GARBAGE TRUCKS	\$232.00	
5.20.010	LICENSE REQUIRED FOR MOBILE & TEMPORARY FOOD VENDORS	\$232.00	
5.24.010	WI CHAPT 125 ADOPTED	STATE DEPOSIT SCHEDULE	
5.24.020(A)	LICENSE REQUIRED FOR ESTABLISHMENT SALES	\$232.00	
5.24.020(B)	LICENSE REQUIRED FOR PERSON ENGAGED IN SALES	\$232.00	
5.24.090	LICENSE TO BE FRAMED AND POSTED	\$232.00	
5.24.100(A)	GAMBLING AND DC PROHIBITED	\$232.00	
5.24.100(B)	MINIMUM AGE OF EMPLOYEES	\$232.00	
5.24.100(C)	SALES TO UNDERAGE PERSONS	\$232.00	
5.24.110(A)	CLOSING HOURS CLASS A FERMENTED MALT	\$326.50	
5.24.110(B)	CLOSING HOURS CLASS A LIQUOR	\$326.50	
5.24.110(C)	CLASS B FERMENTED MALT OR CLASS B LIQUOR	\$326.50	
5.26.010	CABARET LICENSE	\$232.00	
5.27.020	NUDE DANCING IN LICENSED ESTABLISHMENTS	\$767.50	
5.30.030	PAWNBROKERS LICENSE REQUIRED	\$767.50	
5.32.010	REGISTRATION OF DIRECT SELLERS	\$169.00	
5.32.070	REGULATION OF DIRECT SELLERS	\$169.00	
5.36.010	BUILDING WRECKER LICENSE REQUIRED	\$200.50	
5.50.030	SPECIAL EVENTS PERMIT REQUIRED	\$232.00	
5.52.030	BLOCK PARTY PERMIT REQUIRED	\$232.00	
6.01.040	CARE OF ANIMALS	\$169.00	
6.01.050	ANIMALS PROHIB IN FOOD ESTAB	\$169.00	
6.03.010	KEEPING OF PROHIBITED ANIMALS	\$169.00	
6.06.030	PIGEONS MINIMUM CONDITIONS	\$169.00	
6.08.010	LICENSE REQUIRED FOR DOGS	\$169.00	
6.08.030	ANIMAL DISTURBING THE PEACE	\$169.00	
6.08.035	ANIMAL EXCRETA	\$169.00	
6.08.040	VICIOUS OR RABID ANIMAL TO BE IMPOUNDED	\$169.00	
6.08.060	HARBORING VICIOUS OR RABID ANIMAL	\$169.00	
6.08.070	RUNNING AT LARGE PROHIBITED	\$169.00	
6.08.075	NUMBER OF DOGS OR CATS ALLOWED	\$169.00	
6.08.080	KENNEL LICENSE	\$169.00	

Resolution 7A-22 Attachment A

6.12.010	FEEDING of NONDOMESTIC ANIMALS	\$169.00	
6.14.030	PERMIT REQUIRED KEEPING OF HONEYBEES	\$169.00	
8.04.040	BURNING PERMITS REQUIRED	\$169.00	
8.04.030	PROHIBITED BURNING	\$169.00	
8.06.010	SMOKING PROHIBITED	\$213.10	
8.07.030	INTERFERENCE WITH CITY FORESTER	\$213.10	
8.20.010	RESPONSIBILITY FOR PROPER DISPOSAL OF GARBAGE	\$213.10	
8.20.020	GARBAGE ACCUMULATION NUISANCE	\$213.10	
8.20.030	RECEPTACLE REQUIRED FOR RUBBISH	\$213.10	
8.20.050	DUMPING ON CITY PROPERTY	\$213.10	
8.20.060	DUMPING ON PRIVATE PROPERTY	\$213.10	
8.24.050	NUISANCES PROHIBITED	\$213.10	
8.24.050	NUISANCES PROHIBITED (2ND OFFENSE)	\$326.50	
8.26.030	RESIDENTIAL ADDRESS IDENTIFICATION	\$169.00	
8.26.040	NONRESIDENTIAL ADDRESS IDENTIFICATION	\$169.00	
8.32.010	MOWING REQUIRED	\$169.00	
8.32.030	DUST AND EROSION PROHIBITED	\$169.00	
8.34.030	COMPOST MAINTENANCE	\$169.00	
9.02.010	ASSISTING ESCAPE	\$326.50	
9.06.010	INTERFERENCE WITH POLICE OFFICERS	\$232.00	
9.06.020	IMPERSONATING A POLICE OFFICER	\$326.50	
9.12.010	TRESPASS TO LAND AND DWELLINGS	\$232.00	
9.12.020	TRESPASSING ON RAILROAD	\$232.00	
9.12.030	GETTING ON AND OFF RAILROAD CARS	\$169.00	
9.16.010	AIRCRAFT LANDING ON LAKE ALTOONA	\$232.00	
9.18.050	VIOLATIONS OF STATE BOATING LAWS (30.50-30.71)	State deposit schedule	
9.20.020	PERMIT REQ FOR FIREWORKS	\$169.00	
9.20.022 C	SALE TO MINORS	\$169.00	
9.21.020	DRUG PARAPHERNALIA PROHIBITED 17 & OVER	\$169.00	
9.21.020	DRUG PARAPHERNALIA PROHIBITED Under 17	\$50.00	
9.22.020	MARIJUANA PROHIBITED 17 AND ABOVE	\$169.00	
9.22.020	MARIJUANA PROHIBITED UNDER 17	\$50.00	
9.23.010	OPEN INTOXICANTS	\$169.00	
9.23.030	OPEN INTOX SCHOOL ACTIVITIES/GROUNDS	\$169.00	
9.23.035	PUBLIC EXCESSIVE INTOX	\$169.00	
9.24.020	USE OF POSSESSION CIGARETTES, TOBACCO, E-CIGARETTES UNDER 17	\$50.00	
9.24.020	USE OR POSSESSION CIGARETTES, TOBACCO, E-CIGARETTES MINOR 17	\$232.00	
9.24.030	DELIVERY CIGARETTES, TOBACCO PRODUCTS, E-CIGARETTES TO MINOR	\$232.00	
9.25.010	POSSESSION, USE, SALE SYNTHETIC CANNABINOID	\$169.00	

Resolution 7A-22 Attachment A

9.26.010	GAMBLING PROHIBITED	\$232.00	
9.28.010	INDECENT LANG AND CONDUCT UNDER 17	\$50.00	
9.28.010	INDECENT LANG AND CONDUCT 17 AND ABOVE	\$232.00	
9.34.010	DISORDERLY CONDUCT	\$232.00	
9.34.010	DISORDERLY CONDUCT UNDER 17	\$50.00	
9.34.020	USE OF TELEPHONE AS DISORDERLY CONDUCT	\$232.00	
9.36.010	LOUD AND UNNECESSARY NOISE	\$232.00	
9.38.010	OBSTRUCTING STREETS AND SIDEWALKS	\$169.00	
9.40.010	LOITERING	\$169.00	
9.40.030	LOITERING ON SCHOOL PROPERTY	\$169.00	
9.42.030	TRUANCY - UNDER 17	\$50.00	
9.42.030	TRUANCY	\$169.00	
9.42.050	CONTRIBUTION TO TRUANCY	\$169.00	
9.46.020	SIMPLE BATTERY	\$232.00	
9.48.010	DAMAGE TO PROPERTY (LESS THAN \$100)	\$169.00	
9.48.010	DAMAGE TO PROPERTY (\$100-\$2,500)	\$232.00	
9.49.020	CAMPING ON CITY PROPERTY	\$169.00	
9.50.010	LITTERING	\$232.00	
9.52.010	WORTHLESS CHECKS	\$232.00	
9.53.010	THEFT MORE THAN \$2500	\$1,397.50	
9.53.010	THEFT \$100 -\$2500	\$389.50	
9.53.010	THEFT UNDER \$100	\$232.00	
9.53.010	THEFT - UNDER AGE 17	\$50.00	
9.54.010	RETAIL THEFT	\$232.00	
9.55.010	FRAUD UNDER \$100	\$232.00	
9.55.010	FRAUD \$100-\$2500	\$389.50	
9.55.010	FRAUD MORE THAN \$2500	\$1,397.50	
9.56.010	CURFEW VIOLATION	\$50.00	
9.56.020	UNDERAGE ALCOHOL (AGE 14-16)	\$175.30	
9.56.020	UNDERAGE ALCOHOL (AGE 14-16) 2ND	\$213.10	
9.56.020	UNDERAGE ALCOHOL (14-16) 3RD AND ABOVE	\$263.50	
9.56.020	UNDERAGE ALCOHOL (17-20)	\$263.50	
9.56.020	UNDERAGE ALCOHOL (17-20)2ND	\$389.50	
9.56.020	UNDERAGE ALCOHOL (17-20) 3RD	\$515.50	
9.56.020	UNDERAGE ALCOHOL (17-20) 4TH AND ABOVE	\$767.50	
9.56.025	RETAIL THEFT-JUVENILE	\$50.00	
9.64.015	BOW HUNTING ON CITY PROPERTY WITHOUT PERMISSION	\$169.00	
10.04	TRAFFIC ENFORCEMENT ADOPT STATE STATUTES	STATE DEPOSIT SCHEDULE	
10.28.020	SPECIAL & SEASONAL WEIGHT LIMITS	\$200.50	

Resolution 7A-22 Attachment A

10.32.010	EXCESSIVE NOISE UNNECESSARY ACCELERATION	\$213.10	
10.32.010	EXHIBITION DRIVING	\$213.10	
10.32.010	EXHIBITION DRIVING UNDER 17	\$50.00	
10.36.090	RECKLESS RIDING PROHIBITED	\$150.10	
10.36.130	BICYCLE EQUIPMENT REQUIREMENTS	\$150.10	
10.36.160	TRICK RIDING	\$150.10	
10.38.030	OPERATING WHERE PROHIBITED	\$150.10	
10.38.040	SPEED VIOLATION	\$150.10	
10.38.050	IMPEDING MOTOR VEHICLE TRAFFIC	\$169.00	
10.38.070	CLINGING TO OTHER VEHICLES	\$150.10	
10.38.080	STUNT RIDING	\$150.10	
10.38.090	FAILURE TO OBEY TRAFFIC REGULATIONS	\$169.00	
10.38.100	FAILURE TO YIELD TO TRAFFIC	\$169.00	
10.38.110	TOWING OF PERSONS, VEHICLES OR TRAILERS	\$150.10	
10.38.120	CARRYING PASSENGERS	\$150.10	
10.38.130	AGE LIMIT	\$150.10	
10.38.140	HEADPHONES PROHIBITED	\$150.10	
10.38.150	EQUIPMENT REGULATED	\$150.10	
10.40.020	OPERATE MINIBIKE WHERE PROHIBITED	\$169.00	
10.40.030	OPERATE MINIBIKE AFTER CURFEW 10:00 PM	\$169.00	
10.40.040	MINIBIKE OWNER RESPONSIBLE FOR ACTS OF DRIVER	\$169.00	
10.40.050(A-D)	MINIBIKE REGULATIONS	\$169.00	
10.44.015	STATE STATUTES ADOPTED REGARDING SNOWMOBILES	STATE DEPOSIT SCHEDULE	
10.44.020	OPERATE SNOWMOBILE WHERE PROHIB	\$169.00	
10.44.030	OPERATE SNOWMOBILE AFTER CURFEW 10:00 PM	\$169.00	
10.44.040(B-C)	SNOWMOBILE REGULATIONS	\$169.00	
10.46.020	STORAGE OF INOPERATIVE MOTOR VEHICLES	\$213.10	
10.52.040	VEHICLE REGULATION ON FROZEN LAKE ALTOONA	\$169.00	
10.52.050	BURNING ON FROZEN LAKE ALTOONA	\$169.00	
12.04.040	SNOW AND ICE REMOVAL FROM SIDEWALKS	\$150.10	
12.28.010	CITY PARK HOURS	\$150.10	
12.29.090	DEPOSIT SNOW ON CITY PROP PROHIB	\$150.10	
15.04.080	BUILDINGS & CONSTRUCTION - PERMIT REQUIRED	\$232.00	
15.04.120	BUILDINGS & CONSTRUCTION - EXTERIOR FINISH	\$150.10	
15.04.200	BUILDINGS & CONSTRUCTION - GENERAL PENALTY	\$213.10	
15.04.200	BUILDINGS & CONSTRUCTION - GENERAL PENALTY (2ND OFFENSE)	\$326.50	
15.09.010	STATE FIRE PREVENTION CODE	\$169.00	
15.09.010	STATE FIRE PREVENTION CODE (2ND OFFENSE)	\$200.50	
15.09.010	STATE FIRE PREVENTION CODE (3RD & ABOVE)	\$263.50	

Resolution 7A-22 Attachment A

18.17.010	SUBDIVISIONS AND LAND DIVISIONS	\$326.50	
10.19.010	CALENDAR PARKING	\$30.00	If the fine is not paid within 10 days an additional penalty of \$10 will be assessed. If not paid within 20 days an additional penalty of \$10 shall be assessed. An additional \$10 shall be assessed if the fine is not paid within 30 days. In addition to the penalties the city may, without limitation, suspend the registration of a vehicle in accordance with Wisconsin law.
10.20	STOPPING,STANDING, PARKING (10.20.010 -10.20.125 AND 10.20.128 - 10.20.	\$30.00	If the fine is not paid within 10 days an additional penalty of \$10 will be assessed. If not paid within 20 days an additional penalty of \$10 shall be assessed. An additional \$10 shall be assessed if the fine is not paid within 30 days. In addition to the penalties the city may, without limitation, suspend the registration of a vehicle in accordance with Wisconsin law.
10.20.126	HANDICAPPED PARKING	\$150.00	If the fine is not paid within 10 days an additional penalty of \$10 will be assessed. If not paid within 20 days an additional penalty of \$10 shall be assessed. An additional \$10 shall be assessed if the fine is not paid within 30 days. In addition to the penalties the city may, without limitation, suspend the registration of a vehicle in accordance with Wisconsin law.

Resolution 7A-22 Attachment A

10.21.040	RESIDENTIAL YARD PARKING	\$30.00	If the fine is not paid within 10 days an additional penalty of \$10 will be assessed. If not paid within 20 days an additional penalty of \$10 shall be assessed. An additional \$10 shall be assessed if the fine is not paid within 30 days. In addition to the penalties the city may, without limitation, suspend the registration of a vehicle in accordance with Wisconsin law.
10.22.020	SNOW ROUTE DURING DECLARED EMERGENCY	\$30.00	If the fine is not paid within 10 days an additional penalty of \$10 will be assessed. If not paid within 20 days an additional penalty of \$10 shall be assessed. An additional \$10 shall be assessed if the fine is not paid within 30 days. In addition to the penalties the city may, without limitation, suspend the registration of a vehicle in accordance with Wisconsin law.
19.12.090	ZONING - GENERAL PENALTY	\$150.10	
19.15.130	ZONING - ENVIRONMENT AND NATURAL RESOURCES	\$263.50	
19.46.050	ZONING - RIVER PRAIRIE MIXED USE DISTRICT - COMPLETENESS REQUIRED	\$263.50	
19.64.200	ZONING - PLANNED COMMUNITY DEVELOPMENT - COMPLETENESS REQUIRED	\$263.50	

MEMORANDUM

TO: Altoona City Council

FROM: Michael Golat, City Administrator

SUBJECT: Summary of **THURSDAY, JULY 14, 2022** Council Meeting Items

Provided below for your consideration is a summary of the **THURSDAY, JULY 14** Council Meeting agenda items.

(IX) NEW BUSINESS

ITEM 7 - Discuss/consider approval of an agreement between the City of Altoona and CMS Transport, LLC regarding the operation of an electric scooter share program in the City of Altoona.

Attached for your review and consideration is an agreement between the City and CMS Transport, LLC (CMS) for CMS to operate an electric scooter program in the City of Altoona. The initial rental location in the City will be in River Prairie Park on the south plaza near The Island Parkside.

Consistent with the Bicycle and Scooter Share ordinance, the contract addresses items related to operating the scooter share in the City and stipulates payment requirements for leasing space in the park for parking/rental (\$500 per year) and for preparation of the agreement (\$300).

The agreement notes that the agreement would renew annually upon payment of the lease fee and upon mutual agreement. The agreement also stipulates that the City may terminate the agreement at any time with seven days' notice.

Suggested motion: I move to approve/not approve the agreement between the City of Altoona and CMS Transport, LLC regarding the operation of an electric scooter share program in the City of Altoona.

ELECTRIC SCOOTER PROGRAM AGREEMENT

Operation of a Scooter Share Program in the City of Altoona

Pursuant to this Electric Scooter Program Agreement (hereinafter the "Agreement") for the operation of CMS Transport-owned dockless, stand-up electric scooters (hereinafter "electric scooter") within the City of Altoona, CMS Transport, LLC under the laws of Wisconsin (hereinafter referred to as "CMS") and the City of Altoona, a Wisconsin municipal corporation (hereinafter referred to as the "City") (collectively "parties") hereby agree as follows:

WITNESSETH:

WHEREAS CMS, represented locally by _____, desires to operate a CMS stand-up electric scooter program (Program) within the City of Altoona; and

WHEREAS the City, whose address is City of Altoona, 1303 Lynn Avenue, Altoona, WI 54720 is willing to establish a CMS stand-up electric scooter program within the City of Altoona.

NOW, THEREFORE, in consideration of the above premises and mutual covenants of the parties hereinafter set forth, and the Agreement for the operation of CMS stand-up electric scooters, the receipt and sufficiency of which is acknowledged by each party for itself, CMS and the City do agree as follows:

Section 1. DEFINITIONS

- 1.1 "Code" shall mean the Altoona Municipal Code.
- 1.2 "Customer" shall mean a person who has downloaded CMS's app to their smartphone or other device.
- 1.3 "Dockless" shall mean a system of self-service mobility devices made available for shared use to individuals on a short-term basis, which may be rented through a smartphone app, vendor website, vendor customer service number, or a pre-paid PIN and which do not require structures at permanent, fixed locations where rides must begin and end.
- 1.4 "Electric scooter" shall mean a device weighing less than 100 pounds that has handlebars and an electric motor, is powered solely by the electric motor and human power, and has a maximum speed of not more than 20 miles per hour on a paved level surface when powered solely by the electric motor. Under this Agreement, an electric scooter shall be in reference to an electric scooter owned by CMS.
- 1.5 "Equipment" shall mean dockless, stand-up electric scooters.
- 1.6 "Improperly parked" shall mean electric scooters parked in violation of section 5.5. of this Agreement.
- 1.7 "Notice" and "Notification" shall mean notice from the public or notification from the City.

- 1.8 "Unsafe" shall mean any dockless, stand-up electric scooters, which could cause harm or injury to a customer or anyone else within the public right-of-way despite being operated in a reasonable manner.
- 1.9 "Unused electric scooter" shall mean any dockless, stand-up electric scooter parked in one location for more than three (3) consecutive days without being used.

Section 2. PURPOSE AND GOALS

- 2.1. It is the purpose of the City to initiate a Dockless, Stand-up Electric Scooter program with CMS in Altoona. Electric scooters may provide many benefits to residents and visitors of Altoona. Electric scooters have the potential to help the City improve outcomes related to equity, congestion mitigation, health, and access to opportunity. The City also realizes the potential for disruption to pedestrian ways and other public rights of way. The parties agree that this Agreement is intended to be a fluid document, subject to change (as provided in Section 3.4 of this Agreement) in order to ensure the success of the Program and further agree to work together to ensure the same.

Section 3. DURATION

- 3.1. Term.

The term of this Agreement shall be made effective upon signature by the parties and shall remain in effect, unless otherwise terminated, until December 31, 2022.

- 3.2. Suspension.

The Agreement may be immediately suspended at any point and without cause by either the City of Altoona City Administrator or their designee for the purpose of resolving any issues prior to Termination.

- 3.3. Termination.

The Agreement may be terminated at any point and without cause by either party upon seven (7) days prior written notice to the other party. The City Administrator may terminate the Agreement on behalf of the City.

- 3.4. Modification.

No term of this Agreement may be modified or amended unless such modification or amendment is agreed to in writing and signed by the parties hereto.

- 3.5. Renewal

This Agreement shall automatically renew January 1 of each calendar year upon payment of the fee for use of public facilities as noted in Section 8.2 of this Agreement, unless terminated by either party as outlined in Section 3.3 of this Agreement.

Section 4. DUTIES OF CMS

- 4.1. CMS shall provide a maximum of one hundred (100) electric scooters at launch of the Program. CMS agrees to work with the City Administrator, or designee, in order to determine any necessary adjustments to the maximum number of electric scooters within the City for the duration of the Program.

- 4.2. Local Operations.

CMS shall have a locally based operations manager and provide name and contact information for said operations manager to the City prior to execution of this Agreement.

- 4.3. Reporting and Data Sharing.

- 4.3.1. Aggregate customer demographic data that does not identify individual customers, payment methods and individual trip history gathered by CMS shall be provided to the City Administrator on at least a monthly basis using anonymized keys.

- 4.3.2. The following information shall be required on the first of each month throughout the duration of the Agreement, or as directed by the City Administrator:

- 4.3.2.1. Total downloads, active customers & repeat customer information;

- 4.3.2.2. List of reported parking complaints including: description, location of incident, description of CMS response, and response time;

- 4.3.2.3. Incidents of electric scooter theft and vandalism;

- 4.3.2.4. Electric scooter maintenance reports;

- 4.3.2.5. Complaints received by CMS;

- 4.3.2.6. Accident/crash information; and

- 4.3.2.7. Payment method information.

- 4.3.3. Customer information shall be made available to Altoona Police Department upon warrant or subpoena or as otherwise required by law.

- 4.4. Submerged electric scooters.

CMS acknowledges that submerged electric scooters in the City waterways may result in the release of hazardous wastes into the environment. If a CMS electric scooter is submerged in a City waterway, CMS shall commence removal and site restoration as is required by the City. If CMS fails to comply with removal, the City may respond and cause removal and require reimbursement from CMS for the removal and site restoration.

4.5. Relocation requests.

CMS shall respond to and relocate improperly parked, inoperable or unused electric scooters within five (5) hours of notice between 6 a.m. and 10 p.m. CMS shall respond to and relocate improperly parked or unused electric scooters by 8 a.m. for notices received between 10 p.m. and 6 a.m.

4.6. Safety education.

CMS shall provide materials, videos, and signage to promote safe riding and educate riders on rider responsibilities and encourage safe and proper riding and parking as further described within this Agreement.

4.7. Operation outside the City of Altoona.

CMS shall be responsible for tracking the location of electric scooters to ensure that electric scooters are not operated outside Altoona unless allowed by neighboring jurisdictions.

4.8. Equipment maintenance.

CMS shall regularly inspect and provide necessary maintenance to each electric scooter at least once per month. Upon notification of an unsafe or inoperable electric scooter by any means, CMS shall remove said electric scooter within two (2) hours. CMS acknowledges that the City may impound electric scooters that are deemed unsafe or inoperable and not remedied in accordance with this provision.

Section 5. OPERATING REGULATIONS

5.1. CMS shall provide easily visible contact information for CMS's locally based operations manager, including phone number and e-mail address on each electric scooter for members of the public to make relocation requests or to report other issues with devices.

5.2. Safety Requirements.

5.2.1. Each electric scooter shall meet the requirements described in Sections 347.489 (1), 347.489 (2), and 347.489 (3) of the Wisconsin State Statutes.

5.2.2. The maximum motor-assist speed for electric scooters shall be 20 mph.

5.2.3. CMS shall encourage helmet use in all operating and marketing information.

5.3. Electric scooter availability and hours of operation.

5.3.1. CMS, through its operations manager, shall redistribute electric scooters to ensure electric scooters are distributed at designated sites throughout the City. CMS agrees to work with the City Administrator, or designee, in order to determine the safest and most efficient distribution of electric scooters throughout the City for the duration of the Agreement. The parties acknowledge that CMS may utilize independent business logistics providers to facilitate local operations. CMS's use of these logistics providers does not constitute a transfer or assignment of this Agreement, and CMS remains

responsible for all obligations and requirements under this Agreement.

5.3.2. Hours of operation.

Electric scooters shall be made available to rent twenty-four (24) hours per day, under appropriate environmental circumstances.

5.3.3. Winter operation.

CMS shall begin to remove electric scooters from use upon the onset of snow accumulation within the City, or as directed by the City Administrator, or designee. Bicycles or scooters not removed may be removed by the City at CMS's expense and any damage to scooters or bicycles or related equipment that may be caused by snow removal activity shall be the sole responsibility of CMS.

5.4. Proper electric scooter use.

5.4.1. Electric scooters shall be operated and regulated in a similar manner as bicycles and may be operated on roadways, bike lanes, and bike paths, unless otherwise stated in State or City regulations and in accordance with the City Code Chapter 10.38.

5.4.2. Electric scooters may not be operated on public sidewalks, any roadway, trail, path or property where a sign is erected indicating that bicycles and/or electric scooters are prohibited. Electric scooters may not be operated on River Prairie Drive or Oakleaf Way.

5.4.3. Electric scooters shall be operated on the right of street lanes and offer the right-of-way to bicycles in bike lanes and on bike paths.

5.4.4. Age limits for operation of scooters shall be as enumerated in Altoona City code Chapter 10.38.

5.4.5. An operator shall prohibit, through use of geofencing or other similar means, the operation of a shared bicycle or scooter in areas where bicycle or scooter operation is prohibited or limited.

5.5. Proper electric scooter parking.

5.5.1. CMS shall provide instructions for properly parking electric scooters to customers in easily understandable formats through multiple media types.

5.5.2. CMS shall keep sidewalks free from obstructions to pedestrians by requiring customers to park electric scooters such that a walk space not less than five (5) feet wide shall at all times be kept open for pedestrians and shall not be parked on the main traveled portion of the sidewalk or against or adjacent to windows.

- 5.5.3. Electric scooters shall not be parked on a sidewalk having a width of less than six (6) feet.
- 5.5.4. On roadways, electric scooters may be parked in the roadway if vehicle parking is allowed.
- 5.5.5. Electric scooters shall not be parked on private property without the express consent of the owner.
- 5.5.6. Electric scooters shall not be parked within, or obstruct access to transit stops, shelters, and passenger waiting areas; entryways; driveways; or crosswalks.
- 5.5.7. All electric scooters shall be parked in an upright position with two (2) wheels making a point of contact with the ground and in such a manner as to not constitute a hazard to pedestrians, traffic, or property.
- 5.5.8. Any shared bicycle or scooter left in an unauthorized location or parked in violation of this code of ordinances may be collected and disposed of by the city. The cost of such collection or disposal shall be collected directly from CMS.

Section 6. INSURANCE REQUIREMENTS

CMS shall present to the City a Certificate of Insurance with coverage and minimum policy limits as follows:

- 1. General Liability - \$1,000,000.00 per occurrence, \$2,000,000.00 annual aggregate for bodily injury, personal injury and property damage.
- 2. Business Automobile Coverage
 - a. Minimum Limits - \$1,000,000 Combined Single Limit for Bodily Injury and Property Damage each accident.
 - b. Must cover liability for “Any Auto” – including Owned, Non-Owned and Hired Automobile Liability
- 3. Workers Compensation and Employers Liability
 - a. Must carry coverage for Statutory Workers Compensation and Employers Liability minimum limit of:
 - \$100,000 Each Accident
 - \$500,000 Disease Policy Limit
 - \$100,000 Disease – Each Employee
- 4. Waivers of Subrogation in favor of the City must be endorsed onto the Worker’s Compensation, Commercial General Liability and Automobile Liability.
- 5. The insurance coverage required must be provided by an insurance carrier with “Best” rating of “A-VII” or better. All carriers shall be admitted carriers in the State of Wisconsin.

6. The City, its officials, employees, and agents shall be named as “Additional Insured” on all Liability Policies.
7. All insurance shall be primary to the Additional Insured and non-contributory to any other insurance, self-insurance or other similar protection available to the Additional Insured, whether other available coverage is primary, contributing or excess. This contract shall include an endorsement stating the following:

Written Notice of Cancellation or Non-Renewal shall be sent to the City no less than thirty (30) days prior to such cancellation or non-renewal at the following address:

City of Altoona
Attn: City Administrator
1303 Lynn Avenue
Altoona, Wisconsin 54720

Said Certificate of Insurance shall be attached hereto and incorporated herein by reference.

Section 7. INDEMNIFICATION

Notwithstanding any references to the contrary in the application documents, CMS assumes full liability for all of its acts in the performance of this Agreement. CMS will defend, save and indemnify and keep harmless the City against all damages, liabilities, judgments, costs and expenses which may be claimed or asserted by a third party against the City in consequence of or in any way relating to this Program or Agreement, or which may result from any acts, errors, omissions, negligence or misconduct of CMS, or its agents, employees, customers or users, except to the extent arising out of or resulting from the City's sole negligence or willful misconduct. If judgment is recovered, whether in suits of law or in equity, against the City by reason of the negligence or misconduct of CMS, or its agents, employees, customers or users participating in this Program, or utilizing CMS's equipment, CMS assumes full liability for such judgments not only as to the amount of damages, but also for the cost, attorneys' fees, or other expenses resulting there from. The City may tender the defense of any claim or action at law or in equity to CMS or its insurer, and upon such tender it shall be the duty of CMS or its insurer to defend such claim or action without cost or expense to the City or its officers, council members, agents, employees or authorized volunteers. CMS shall be entitled to have control over the defense and settlement of tendered lawsuits, including the selection of counsel; provided CMS may not settle any lawsuit on behalf of the City without the City's written consent that either (1) requires the City to admit liability, or (2) exceeds the limits of CMS's insurance policies. City shall cooperate in all reasonable respects with CMS and its attorneys in the defense or settlement of such lawsuit; provided, that the City shall be entitled to reasonably participate in the defense of such lawsuit and to employ its own counsel at its own expense to assist in the handling of such lawsuit.

Section 8. USE OF CITY-CONTROLLED FACILITIES & PAYMENT FOR USE OF CITY-CONTROLLED FACILITIES and for PREPARATION OF AGREEMENT

8.1 Space

The City shall make available approximately (DESCRIBE SPACE) (the “Space”) to accommodate parking of the scooters.

8.2 Payment for Use of Space

CMS agrees to pay the City an annual fee of \$500 for use of the Space, with such fee being paid by December 15 of each year for the term beginning January 1 of the following year (e.g., \$500 paid December 15, 2023 for the 2024 calendar year). An initial fee of \$500 for 2022 shall be paid upon the execution of this Agreement.

8.3 Payment for Preparation and Review of Agreement.

CMS agrees to pay the City \$300 for preparation and review of this Agreement, which such fee shall be due prior to execution of this Agreement.

Section 9. MISCELLANEOUS

9.1 Assignment.

Neither party shall assign nor transfer any interest or obligation in this Agreement, whether by assignment or novation, without the prior written consent of the other party.

9.2 Notices, Records, Invoices, Billings and Reports.

- 9.2.1 All notices required to be sent by this Agreement shall be deemed delivered as of the date of postmark if deposited in a United States mailbox, with sufficient first-class postage attached and addressed as follows, which shall be directly sent to the persons stipulated herein:

For the City:

City Administrator
City of Altoona
1303 Lynn Avenue
Altoona, WI 54720

For CMS:

Carolyn Miller
1330 Emery Street
Eau Claire, WI 54701
Carolynmiller1985@gmail.com
715-379-8417

- 9.2.2 It shall be the duty of a party changing its address to notify the other party in writing within a reasonable time if not explicitly set forth within this Agreement.

9.3 No Waiver.

No failure to exercise, and no delay in exercising, any right, power or remedy, including payment, hereunder, on the part of the City shall operate as a waiver hereof, nor shall any single or partial exercise of any right, power or remedy preclude

any other or further exercise thereof or the exercise of any other right, power or remedy. A waiver of any covenant, term or condition contained herein shall not be construed as a waiver of any subsequent breach of the same covenant, term or condition. Nothing contained in this Agreement shall be construed as a waiver of any form of governmental immunity to which the City or its employees, officers, and agents may be entitled.

9.4 Construction of Agreement.

9.4.1 This Agreement is intended to be solely between the parties hereto. No part of the Agreement shall be construed to add, supplement, amend, abridge, or repeal existing rights, benefits or privileges of any third party or parties, including but not limited to employee of either of the parties.

9.4.2 It is expressly understood and agreed to by the parties hereto that in the event of any disagreement or controversy between the parties, Wisconsin law shall be controlling.

9.4.3 The entire Agreement of the parties is contained herein and this Agreement supersedes any and all oral agreements and negotiations between the parties relating to the subject matter hereof.

9.5.4. If any provision of this Agreement is determined by a court of record to be void or unenforceable, all remaining provisions shall continue to be valid and enforceable.

9.5 Public Records.

CMS understands that the City is bound by the Wisconsin Public Records Law, and as such, all of the terms of this Agreement and Program are subject to and conditioned on the provisions of Wis. Stat. sec. 19.21 *et. seq.* CMS acknowledges that it is obligated to assist the City in retaining and producing records that are subject to the Wisconsin Public Records Law and that CMS must defend and hold the City harmless from liability to its fault under the law. Except as otherwise authorized, those records shall be maintained for a period of seven years. This provision shall survive termination of this Agreement.

9.6 Controlling Law.

This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin and the venue of any actions or suits involving this Agreement shall be in the Circuit Court for Eau Claire County.

9.7 Severability.

In the event that any provision of this Agreement is held to be invalid or unenforceable for any reason whatsoever, it is agreed that such invalidity or unenforceability shall not affect any other provision of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement and its Schedules as of the day and date set forth above by their duly authorized officers.

CMS SCOOTERS

By: _____

Printed Name: _____

Date: _____

By: _____

Printed Name: _____

Date: _____

SIGNATURES CONTINUE ON THE FOLLOWING PAGE

CITY OF ALTOONA

By:

Brendan Pratt, Mayor

Date

By:

Cindy Bauer, Clerk

Date

MEMORANDUM

TO: Altoona City Council

FROM: Michael Golat, City Administrator

SUBJECT: Summary of **THURSDAY, JULY 14, 2022** Council Meeting Items

Provided below for your consideration is a summary of the **THURSDAY, JULY 14** Council Meeting agenda items.

(IX) NEW BUSINESS

ITEM 8 - Discuss/consider awarding the bid for the 2022 Daniels Avenue Reconstruction Project.

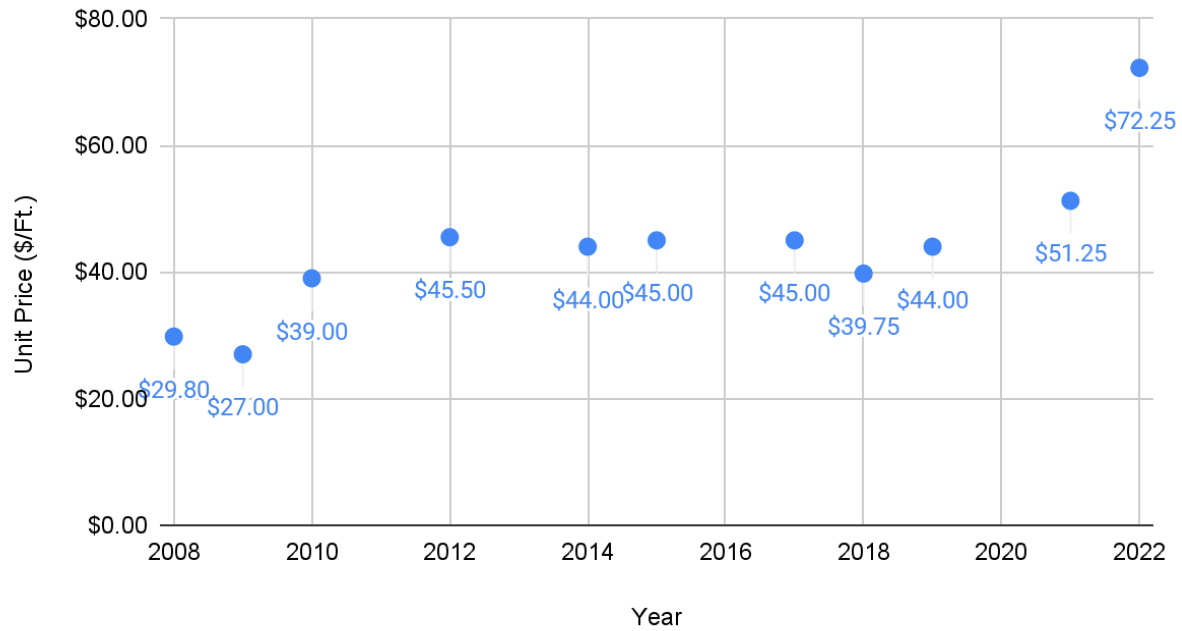
The City held a bid opening for the Daniels Avenue Reconstruction project at 2:00 p.m. on July 6, 2022. A copy of the bid tabulation is attached. The project includes grading, gravel, asphaltic concrete paving, concrete curb and gutter, concrete sidewalk, sanitary sewer and appurtenances, water main and appurtenances, storm sewer, driveway replacement, and lawn restoration.

In response to reports of potential supply chain issues, scheduling concerns, and material costs, the bidding documents included several bid alternates. These alternatives include use of thick-walled PVC for water main and high-density polyethylene for storm sewer. In addition, a bid alternative was included for deferral of the project to spring of 2023. This was done to determine any financial benefit to delaying the project until next year.

Upon review of the bids, delaying the project until next spring would result in higher prices. The lowest cost alternative includes construction this year, using the alternative pipe materials, for a total of \$1,064,230.71. This is above the Engineer's Estimate (Base Bid) of \$1,042,175.46, but is within budget.

Further analysis of the bids reveals that unit prices, even using the alternative pipe materials (\$66 per foot), are higher than previous years. One example of note is the cost of water main. The following chart shows unit prices on Altoona projects since 2008.

Watermain Unit Prices (Ductile Iron)



As you can see, even with staff recommendation of proceeding with the alternative pipe material at a unit price of \$66 per foot, the cost is still higher than historical prices. The end result will be a marginal increase in assessable cost for pipe items. Please note, however, that assessable prices for roadway-related items and sidewalk are lower than the preliminary estimate.

Suggested motion: I move to approve/not approve awarding the bid for the Daniels Avenue Reconstruction project to Haas Sons, Inc., with the Base Bid plus Bid Alternate #1 and Bid Alternate #2 for, \$1,064,230.71.

DANIELS AVENUE RECONSTRUCTION
CITY OF ALTOONA - PROJECT 2022-01

				Haas Sons, Inc.		A-1 Excavating, LLC		McCabe Construction	
ITEM DESCRIPTION	UNIT	ITEM NO.	TOTAL QUANTITY	BID PRICE	EXTENDED AMOUNT	BID PRICE	EXTENDED AMOUNT	BID PRICE	EXTENDED AMOUNT
BASE BID									
CLEARING	ID	201.0120	42.00	15.00	630.00	10.00	420.00		-
GRUBBING	ID	201.0220	42.00	15.00	630.00	40.00	1,680.00		-
REMOVE CONCRETE PAVEMENT	SY	204.0100	263.00	7.00	1,841.00	10.00	2,630.00		-
REMOVE ASPHALTIC SURFACE	SY	204.0110	10,211.00	0.50	5,105.50	3.00	30,633.00		-
REMOVE CURB AND GUTTER	LF	204.0150	1,188.00	2.00	2,376.00	3.00	3,564.00		-
REMOVE CONCRETE SIDEWALK	SY	204.0155	2,443.06	2.75	6,718.42	6.00	14,658.36		-
REMOVE MANHOLE MASONRY	EA	204.0210	5.00	250.00	1,250.00	600.00	3,000.00		-
REMOVE INLETS	EA	204.0220	6.00	150.00	900.00	400.00	2,400.00		-
UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CY	205.0115	3,727.00	1.51	5,627.77	13.00	48,451.00		-
PREPARATION OF SUBBASE	SY	211.0600	10,335.00	4.00	41,340.00	3.00	31,005.00		-
CRUSHED AGGREGATE BASE COURSE	CY	305.0140	3,122.00	26.00	81,172.00	30.00	93,660.00		-
CONCRETE DRIVEWAY, 6-INCH	SF	416.0160	6,408.00	5.00	32,040.00	5.25	33,642.00		-
ASPHALTIC MATERIAL FOR TACK COAT	GA	455.0605	882.70	3.25	2,868.78	3.60	3,177.72		-
HMA ASPHALT PAVEMENT, 3 LT 58-28 S	TN	460.1100	927.00	85.61	79,360.47	93.00	86,211.00		-
HMA ASPHALT PAVEMENT, 4 LT 58-34 S	TN	460.1101	941.00	85.61	80,559.01	93.00	87,513.00		-
SOLID CORE INTERLOCKING BLOCK RETAINING WALL	SF	504.0300	553.00	32.00	17,696.00	50.00	27,650.00		-
CONCRETE CURB AND GUTTER, 30-INCH, TYPE D	LF	601.0411	4,513.00	11.45	51,673.85	11.60	52,350.80		-
TRUNCATED DOME DETECTABLE WARNING FIELD	EA	602.0400	21.00	285.00	5,985.00	295.00	6,195.00		-
CONCRETE SIDEWALK, 4-INCH	SF	602.0405	10,288.39	4.10	42,182.40	4.40	45,268.92		-
CONCRETE SIDEWALK, 6-INCH	SF	602.0415	2,965.00	4.75	14,083.75	5.00	14,825.00		-
CONCRETE STEPS	SF	602.1500	16.00	60.00	960.00	62.00	992.00		-
12-INCH STORM SEWER 00'-08' DEEP CL 3 RCP	LF	608.1208	304.00	50.50	15,352.00	54.00	16,416.00		-
18-INCH STORM SEWER 00'-08' DEEP CL 3 RCP	LF	608.1808	310.00	61.00	18,910.00	65.00	20,150.00		-
24-INCH STORM SEWER 00'-08' DEEP CL 3 RCP	LF	608.2408	413.00	80.50	33,246.50	87.00	35,931.00		-
MANHOLE MASONRY - STORM SEWER	VF	611.0245	14.74	225.00	3,316.50	620.00	9,138.80		-
INLET MASONRY - TYPE B	EA	611.0320	10.00	1,650.00	16,500.00	2,037.00	20,370.00		-
MANHOLE CASTING TYPE A LID A, B, OR C - STORM	EA	611.1642	1.00	465.00	465.00	796.00	796.00		-
INLET CASTING - TYPE BV (36" WIDE, VANE)	EA	611.3067	12.00	575.00	6,900.00	1,016.00	12,192.00		-
ADJUSTING MANHOLE COVERS	EA	611.8110	19.00	350.00	6,650.00	100.00	1,900.00		-
ADJUSTING INLET COVERS	EA	611.8115	16.00	225.00	3,600.00	100.00	1,600.00		-
LAWN REPLACEMENT, TYPE C (SEEDING) (PLAN QUANTITY)	SY	630.0520	4,163.00	9.20	38,299.60	2.00	8,326.00		-
TRAFFIC CONTROL	LS	643.0100	2.00	2,000.00	4,000.00	6,000.00	12,000.00		-
SAWING	LF	690.0100	1,227.00	2.00	2,454.00	3.00	3,681.00		-
04-INCH SAN SEWER SERVICE	LF	700.0104	1,020.20	45.00	45,909.00	38.00	38,767.60		-
MANHOLE CASTING - SANITARY	EA	701.0100	8.00	815.00	6,520.00	796.00	6,368.00		-
MANHOLE MASONRY - SANITARY SEWER	LF	702.0100	96.16	337.00	32,405.92	445.00	42,791.20		-
INSULATION, 4' X 8' X 2" SHEETS	EA	707.0200	120.00	72.00	8,640.00	50.00	6,000.00		-
08-INCH SAN SEWER 00'-12' DEEP, PVC SDR 35	LF	711.0812	2,269.00	47.50	107,777.50	54.00	122,526.00		-
FIRE HYDRANT	EA	800.0100	3.00	5,250.00	15,750.00	5,564.00	16,692.00		-

DANIELS AVENUE RECONSTRUCTION

CITY OF ALTOONA - PROJECT 2022-01

				Haas Sons, Inc.		A-1 Excavating, LLC		McCabe Construction	
ITEM DESCRIPTION	UNIT	ITEM NO.	TOTAL QUANTITY	BID PRICE	EXTENDED AMOUNT	BID PRICE	EXTENDED AMOUNT	BID PRICE	EXTENDED AMOUNT
6-INCH HYDRANT LEAD	LF	801.0600	37.00	60.00	2,220.00	80.00	2,960.00		-
WATER SERVICE, 1-INCH HDPE	LF	802.0100	977.00	39.00	38,103.00	31.00	30,287.00		-
TAP AND CORPORATION STOP, 1-INCH	EA	804.0100	33.00	153.00	5,049.00	532.00	17,556.00		-
VALVE AND BOX, 1-INCH	EA	805.0100	33.00	245.00	8,085.00	415.00	13,695.00		-
VALVE AND BOX, 6-INCH	EA	805.0600	3.00	1,825.00	5,475.00	2,023.00	6,069.00		-
VALVE AND BOX, 8-INCH	EA	805.0800	5.00	2,450.00	12,250.00	2,828.00	14,140.00		-
08-INCH D.I. WATER MAIN CL 52	LF	807.0800	2,159.00	72.25	155,987.75	80.00	172,720.00		-
FITTINGS	LB	808.0100	1,252.00	12.25	15,337.00	3.00	3,756.00		-
ADJUST VALVE BOX	EA	819.1000	19.00	350.00	6,650.00	150.00	2,850.00		-
TEMPORARY WATER, WEST SEGMENT	LS	9000.0100	1.00	250.00	250.00	16,000.00	16,000.00		-
TEMPORARY WATER, EAST SEGMENT	LS	9000.0200	1.00	250.00	250.00	14,000.00	14,000.00		-

BASE BID TOTAL

1,091,352.71

1,259,605.40

-

BID ALTERNATE #1

The corresponding ductile iron components in the base bid shall be removed and replaced with these PVC items.

6-INCH AWWA C900 PVC HYDRANT LEAD	LF	801.0700	37.00	58.00	2,146.00	75.00	2,775.00		-
08-INCH AWWA C900 PVC WATER MAIN	LF	807.4000	2,159.00	66.00	142,494.00	75.00	161,925.00		-

INCREASE/DECREASE OF BID ALTERNATE #1

\$ (13,567.75)

\$ (10,980.00)

\$ -

BID ALTERNATE #2

The corresponding RCP storm sewer items in the base bid shall be removed and replaced with these HDPE items.

12-INCH STORM SEWER 00'-08' DEEP HDPE	LF	607.1208	304.00	41.50	12,616.00	39.00	11,856.00		-
18-INCH STORM SEWER 00'-08' DEEP HDPE	LF	607.1808	310.00	49.75	15,422.50	46.00	14,260.00		-
24-INCH STORM SEWER 00'-08' DEEP HDPE	LF	607.2408	413.00	62.75	25,915.75	56.00	23,128.00		-

INCREASE/DECREASE OF BID ALTERNATE #2

\$ (13,554.25)

\$ (23,253.00)

\$ -

BID ALTERNATE #3 - BASE BID (2023)

CLEARING	ID	201.0120	42.00	15.00	630.000	10.00	420.00	40.00	1,680.00
GRUBBING	ID	201.0220	42.00	15.00	630.000	40.00	1,680.00	20.00	840.00
REMOVE CONCRETE PAVEMENT	SY	204.0100	263.00	7.00	1,841.000	10.00	2,630.00	9.00	2,367.00
REMOVE ASPHALTIC SURFACE	SY	204.0110	10,211.00	0.50	5,105.500	3.00	30,633.00	1.40	14,295.40
REMOVE CURB AND GUTTER	LF	204.0150	1,188.00	2.00	2,376.000	3.00	3,564.00	4.00	4,752.00
REMOVE CONCRETE SIDEWALK	SY	204.0155	2,443.00	2.75	6,718.250	6.00	14,658.00	5.50	13,436.50
REMOVE MANHOLE MASONRY	EA	204.0210	5.00	250.00	1,250.000	600.00	3,000.00	500.00	2,500.00
REMOVE INLETS	EA	204.0220	6.00	150.00	900.000	400.00	2,400.00	250.00	1,500.00
UNCLASSIFIED EXCAVATION (PLAN QUANTITY)	CY	205.0115	3,727.00	1.51	5,627.770	13.00	48,451.00	15.00	55,905.00
PREPARATION OF SUBBASE	SY	211.0600	10,335.00	4.00	41,340.000	3.00	31,005.00	2.45	25,320.75

DANIELS AVENUE RECONSTRUCTION
CITY OF ALTOONA - PROJECT 2022-01

				Haas Sons, Inc.		A-1 Excavating, LLC		McCabe Construction	
ITEM DESCRIPTION	UNIT	ITEM NO.	TOTAL QUANTITY	BID PRICE	EXTENDED AMOUNT	BID PRICE	EXTENDED AMOUNT	BID PRICE	EXTENDED AMOUNT
CRUSHED AGGREGATE BASE COURSE	CY	305.0140	3,122.00	26.00	81,172.000	30.00	93,660.00	35.00	109,270.00
CONCRETE DRIVEWAY, 6-INCH	SF	416.0160	6,408.00	5.00	32,040.000	5.25	33,642.00	5.00	32,040.00
ASPHALTIC MATERIAL FOR TACK COAT	GA	455.0605	882.70	3.50	3,089.450	3.60	3,177.72	3.50	3,089.45
HMA ASPHALT PAVEMENT, 3 LT 58-28 S	TN	460.1100	927.00	90.12	83,541.240	93.00	86,211.00	90.12	83,541.24
HMA ASPHALT PAVEMENT, 4 LT 58-34 S	TN	460.1101	941.00	90.12	84,802.920	93.00	87,513.00	90.12	84,802.92
SOLID CORE INTERLOCKING BLOCK RETAINING WALL	SF	504.0300	553.00	32.90	18,193.700	50.00	27,650.00	33.00	18,249.00
CONCRETE CURB AND GUTTER, 30-INCH, TYPE D	LF	601.0411	4,513.00	11.65	52,576.450	11.60	52,350.80	11.65	52,576.45
TRUNCATED DOME DETECTABLE WARNING FIELD	EA	602.0400	21.00	285.00	5,985.000	295.00	6,195.00	285.00	5,985.00
CONCRETE SIDEWALK, 4-INCH	SF	602.0405	10,288.39	4.15	42,696.820	4.40	45,268.92	4.15	42,696.82
CONCRETE SIDEWALK, 6-INCH	SF	602.0415	2,965.00	4.80	14,232.000	5.00	14,825.00	4.80	14,232.00
CONCRETE STEPS	SF	602.1500	16.00	65.00	1,040.000	62.00	992.00	65.00	1,040.00
12-INCH STORM SEWER 00'-08' DEEP CL 3 RCP	LF	608.1208	304.00	53.00	16,112.000	54.00	16,416.00	47.50	14,440.00
18-INCH STORM SEWER 00'-08' DEEP CL 3 RCP	LF	608.1808	310.00	65.00	20,150.000	65.00	20,150.00	57.00	17,670.00
24-INCH STORM SEWER 00'-08' DEEP CL 3 RCP	LF	608.2408	413.00	87.00	35,931.000	87.00	35,931.00	80.00	33,040.00
MANHOLE MASONRY - STORM SEWER	VF	611.0245	14.74	225.00	3,316.500	620.00	9,138.80	660.00	9,728.40
INLET MASONRY - TYPE B	EA	611.0320	10.00	1,750.00	17,500.000	2,037.00	20,370.00	1,515.00	15,150.00
MANHOLE CASTING TYPE A LID A, B, OR C - STORM	EA	611.1642	1.00	465.00	465.000	796.00	796.00	650.00	650.00
INLET CASTING - TYPE BV (36" WIDE, VANE)	EA	611.3067	12.00	575.00	6,900.000	1,016.00	12,192.00	800.00	9,600.00
ADJUSTING MANHOLE COVERS	EA	611.8110	19.00	350.00	6,650.000	100.00	1,900.00	425.00	8,075.00
ADJUSTING INLET COVERS	EA	611.8115	16.00	225.00	3,600.000	100.00	1,600.00	265.00	4,240.00
LAWN REPLACEMENT, TYPE C (SEEDING) (PLAN QUANTITY)	SY	630.0520	4,163.00	9.60	39,964.800	2.00	8,326.00	11.00	45,793.00
TRAFFIC CONTROL	LS	643.0100	2.00	2,000.00	4,000.000	6,000.00	12,000.00	3,007.12	6,014.24
SAWING	LF	690.0100	1,227.00	2.00	2,454.000	3.00	3,681.00	2.50	3,067.50
04-INCH SAN SEWER SERVICE	LF	700.0104	1,020.20	45.00	45,909.000	38.00	38,767.60	41.00	41,828.20
MANHOLE CASTING - SANITARY	EA	701.0100	8.00	815.00	6,520.000	796.00	6,368.00	650.00	5,200.00
MANHOLE MASONRY - SANITARY SEWER	LF	702.0100	96.16	378.00	36,348.480	445.00	42,791.20	380.00	36,540.80
INSULATION, 4' X 8' X 2" SHEETS	EA	707.0200	120.00	72.00	8,640.000	50.00	6,000.00	105.00	12,600.00
08-INCH SAN SEWER 00'-12' DEEP, PVC SDR 35	LF	711.0812	2,269.00	47.50	107,777.500	54.00	122,526.00	59.00	133,871.00
FIRE HYDRANT	EA	800.0100	3.00	5,250.00	15,750.000	5,564.00	16,692.00	5,000.00	15,000.00
6-INCH HYDRANT LEAD	LF	801.0600	37.00	60.00	2,220.000	80.00	2,960.00	92.00	3,404.00
WATER SERVICE, 1-INCH HDPE	LF	802.0100	977.00	39.00	38,103.000	31.00	30,287.00	32.00	31,264.00
TAP AND CORPORATION STOP, 1-INCH	EA	804.0100	33.00	153.00	5,049.000	532.00	17,556.00	350.00	11,550.00
VALVE AND BOX, 1-INCH	EA	805.0100	33.00	245.00	8,085.000	415.00	13,695.00	350.00	11,550.00
VALVE AND BOX, 6-INCH	EA	805.0600	3.00	1,825.00	5,475.000	2,023.00	6,069.00	1,900.00	5,700.00
VALVE AND BOX, 8-INCH	EA	805.0800	5.00	2,450.00	12,250.000	2,828.00	14,140.00	2,600.00	13,000.00
08-INCH D.I. WATER MAIN CL 52	LF	807.0800	2,159.00	68.25	147,351.750	80.00	172,720.00	73.00	157,607.00
FITTINGS	LB	808.0100	1,252.00	12.25	15,337.000	3.00	3,756.00	11.00	13,772.00
ADJUST VALVE BOX	EA	819.1000	19.00	350.00	6,650.000	150.00	2,850.00	175.00	3,325.00
TEMPORARY WATER, WEST SEGMENT	LS	9000.0100	1.00	250.00	250.000	16,000.00	16,000.00	8,000.00	8,000.00
TEMPORARY WATER, EAST SEGMENT	LS	9000.0200	1.00	250.00	250.000	14,000.00	14,000.00	5,200.00	5,200.00

DANIELS AVENUE RECONSTRUCTION

CITY OF ALTOONA - PROJECT 2022-01

				Haas Sons, Inc.		A-1 Excavating, LLC		McCabe Construction	
ITEM DESCRIPTION	UNIT	ITEM NO.	TOTAL QUANTITY	BID PRICE	EXTENDED AMOUNT	BID PRICE	EXTENDED AMOUNT	BID PRICE	EXTENDED AMOUNT

BASE BID (2023) TOTAL

1,104,797.13

1,259,605.04

1,246,999.67

BID ALTERNATE #4 (2023)

The corresponding ductile iron components in the 2023 base bid shall be removed and replaced with these PVC items.

6-INCH AWWA C900 PVC HYDRANT LEAD	LF	801.0700	37.00	60.00	2,220.00	75.00	2,775.00	79.00	2,923.00
08-INCH AWWA C900 PVC WATER MAIN	LF	807.4000	2,159.00	66.00	142,494.00	75.00	161,925.00	60.00	129,540.00

INCREASE/DECREASE OF BID ALTERNATE #4

(4,857.75)

(10,980.00)

(28,548.00)

BID ALTERNATE #5 (2023)

The corresponding RCP storm sewer items in the 2023 base bid shall be removed and replaced with these HDPE items.

12-INCH STORM SEWER 00'-08' DEEP HDPE	LF	607.1208	304.00	41.50	12,616.00	39.00	11,856.00	37.00	11,248.00
18-INCH STORM SEWER 00'-08' DEEP HDPE	LF	607.1808	310.00	49.75	15,422.50	46.00	14,260.00	43.00	13,330.00
24-INCH STORM SEWER 00'-08' DEEP HDPE	LF	607.2408	413.00	62.75	25,915.75	56.00	23,128.00	55.00	22,715.00

INCREASE/DECREASE OF BID ALTERNATE #5

(18,238.75)

(23,253.00)

(17,857.00)

ALTERNATIVES ANALYSIS

2022

BASE BID	1,091,352.71	1,259,605.40	-
BASE BID + BID ALTERNATE #1	1,077,784.96	1,248,625.40	-
BASE BID + BID ALTERNATE #1+BID ALTERNATE #2	1,064,230.71	1,225,372.40	-

2023

BASE BID	1,104,797.13	1,259,605.04	1,246,999.67
BASE BID + BID ALTERNATE #4	1,099,939.38	1,248,625.04	1,218,451.67
BASE BID + BID ALTERNATE #4+BID ALTERNATE #5	1,081,700.63	1,225,372.04	1,200,594.67

MEMORANDUM

TO: Altoona City Council

FROM: Michael Golat, City Administrator

SUBJECT: Summary of **THURSDAY, JULY 14, 2022** Council Meeting Items

Provided below for your consideration is a summary of the **THURSDAY, JULY 14** Council Meeting agenda items.

(IX) NEW BUSINESS

ITEM 9 - Discuss/consider approval of Resolution 7B-22, A final resolution of the Common Council of the City of Altoona, declaring intent to exercise its police powers pursuant to Section 66.0703 of Wisconsin Statutes to specially assess for the 2022 Daniels Avenue Reconstruction project.

A public hearing was held on June 23, 2022 to consider input from interested parties and affected property owners regarding the Daniels Avenue Reconstruction project. Affected property owners as listed in the Eau Claire County tax roll were notified and were provided a copy of their estimated assessments.

The scope of the project includes reconstruction of the following street segments:

- a) Daniels Avenue, from South Willson Drive to 10th Street West
- b) Daniels Avenue, from Division Street to 3rd Street East.

Items included in the project consist of grading, gravel, asphaltic concrete paving, concrete curb and gutter, concrete sidewalk, sanitary sewer and appurtenances, water main and appurtenances, storm sewer, driveway replacement, and lawn restoration. As in the past, Altoona has used the special assessment process to fund a portion of the project.

Suggested motion: I move to approve/not approve Resolution 7B-22, a final resolution exercising its police powers pursuant to Section 66.0703 of Wisconsin Statutes to levy special assessments against benefited property for the 2022 Daniels Avenue Reconstruction Project.

RESOLUTION NO: 7B-22

**FINAL RESOLUTION AUTHORIZING STREET AND UTILITY IMPROVEMENTS AND
LEVYING SPECIAL ASSESSMENTS AGAINST BENEFITED PROPERTY FOR THE 2022
DANIELS AVENUE RECONSTRUCTION PROJECT AS FURTHER DESCRIBED BELOW:**

The construction will include the following street segment.

- a) Daniels Avenue, from South Willson Drive to 10th Street West
- b) Daniels Avenue, from Division Street to 3rd Street East.

WHEREAS, the Common Council of the City of Altoona, Wisconsin held a public hearing in the Council Chambers at Altoona City Hall at 1303 Lynn Avenue at approximately 6:00 p.m. on June 23, 2022, for the purpose of hearing all interested persons concerning the preliminary resolution and the report of the Director of Public Works including the plans pertaining to the proposed improvements and construction of the above-described assessment district in the City of Altoona for the 2022 Daniels Avenue Reconstruction Project. Items include grading, gravel, asphaltic concrete paving, concrete curb and gutter, concrete sidewalk, sanitary sewer and appurtenances, water main and appurtenances, storm sewer, driveway replacement, and lawn restoration.

WHEREAS, notice of aforesaid public hearing was duly and properly published in the Eau Claire Leader Telegram as confirmed by the Proof of Publication on file with the City Clerk and such notice was duly and properly posted at City Hall; and

WHEREAS, all persons who desired to speak during said public hearing were heard, and

WHEREAS, the Common Council has reviewed the reports of the City Engineer and has considered all the comments of persons appearing at the public hearing.

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Altoona, Wisconsin, determines as follows:

1. The report of the City Engineer pertaining to the construction of the above-described public improvements, including the plans and specifications and assessments as given, is hereby adopted and approved, with modifications as listed below, and available for review at City Hall.
2. The City Engineer is directed to carry out the work of such improvements in accordance with the aforesaid report, except as follows.
 - a. The repayment terms shall be as indicated in Item 6 of this resolution.
3. Payment, in part, for the improvements shall be made by assessing \$423,300.60 of the estimated total project cost of \$1,064,230.71 to property benefited as indicated in the report, provided such amount shall be reduced if the cost of project is less than estimated, and further provided that such amount may be increased if the cost of the project is more (but not materially more) than estimated, pursuant to §66.60(10) and (11) Wis. Stats.
4. Assessments shown on the report represent an exercise of the police power and have been determined on a reasonable basis and are hereby confirmed.
5. The assessments for all projects included in said report are hereby combined as a single assessment, but any interested property owner shall be entitled to object to each assessment separately or all assessments jointly for any purpose or purposes.
6. Assessments may be paid in full within 45 days of the time after the Original Statement of Assessment is billed, or, alternatively, in ten (10) annual installments that bear an interest rate of 1.08% per year on any unpaid balance. The Original Statement of Assessment will be set after the

final project costs are determined. It is anticipated that final costs will be available in either late 2022 or 2023, upon project final completion. If a full payment or at least the first-year payment as detailed in the Original Statement of Assessment is not received by November 1st of each year that year's payment as illustrated in the Original Statement of Assessment will be placed on each year's tax roll until paid in full.

7. Principal payments on assessments may be deferred for those affected property owners that meet criteria set forth in Chapter 3.26, City Assumption of Special Assessments, until such time as the title to the subject property is transferred by any means. Property owners that receive approval for a deferment of paying the principle will be required to make annual interest payment at a rate of 6.00% per year on any unpaid balance.
8. The City Clerk is directed to publish this resolution as a Class I notice in the official newspaper and to mail a copy of this resolution and a statement of the final assessments against each property together with notice of installment payment privileges to every property owner whose name appears on the assessment report or whose post office address is known or can with reasonable diligence be determined.

Approved this 14th day of July 2022.

Brendan Pratt, Mayor

Attest: Cynthia Bauer, City Clerk

Date of publication: _____

MEMORANDUM

TO: Altoona City Council

FROM: Michael Golat, City Administrator

SUBJECT: Summary of **THURSDAY, JULY 14, 2022** Council Meeting Items

Provided below for your consideration is a summary of the **THURSDAY, JULY 14** Council Meeting agenda items.

(IX) NEW BUSINESS

ITEM 10 - Discuss/consider awarding the contract for construction of Well #8 and Well #9.

The City's consultant on this project, MSA Professional Services, held a bid opening for construction of Well #8 and #9 at 11:00 a.m. on July 7, 2022. A copy of the bid tabulation is attached. The project includes drilling of the well and casing pipe in advance of the wellhouse construction, to be completed under separate contract. A letter of recommendation from MSA Professional Services is attached for your review.

Please note that the budget for the current year includes complete construction of Well and Wellhouse #8. Due to the critical need of increasing our water supply capabilities, two test wells were completed as discussed previously during staff reports. Staff recommendation is to proceed with construction of the two wells this year, with commencement of Wellhouse #8 construction later this year, with Wellhouse #9 to follow as soon as possible in 2023. The delay in #9 is due to regulatory review timelines. The 2022 budget is adequate to proceed in this manner, with any remaining costs to be addressed within the 2023 budget. An engineering contract amendment for the additional work will be presented to Council at a later date.

Suggested motion: I move to approve/not approve awarding the contract for construction of Well #8 and Well #9 to Traut Companies for \$219,553.00.



P 608-356-2771
TF 800-362-4505
F 608-356-2770
www.msa-ps.com

July 7, 2022

Mike Golat, City Administrator
City of Altoona
1303 Lynn Avenue
Altoona, WI 54720

Re: City Wells #8 and #9
City of Altoona

Dear Mr. Golat:

Upon review of the bids received on July 7, 2022 for the above-referenced project, it was found that they were submitted by qualified contractors. It is our recommendation that the low responsive bidder listed below be accepted and award made at your next meeting.

Traut Companies
32640 County Road 133
St. Joseph, MN 56374

Bid Amount \$219,553.00

Please execute the enclosed Notice of Award for the contract. Once the form is signed, please email a copy back to bstuczynski@msa-ps.com or msmith@msa-ps.com. After receiving the executed copy, we will forward one copy of the Notice of Award and the remaining contract package to the Contractor.

Sincerely,

MSA Professional Services, Inc.

A handwritten signature in blue ink that reads "Brad Stuczynski".

Brad Stuczynski, PE
Project Manager

m.s.
Enc.

NOTICE OF AWARD

Date: July 7, 2022

Project:

City Wells #8 and #9

Owner:

City of Altoona

Owner's Contract No.:

Contract:

City of Altoona - City Wells #8 and #9

Engineer's Project No.:

08451019FW

Bidder:

Traut Companies

Bidder's Address: *[send Notice of Award Certified Mail, Return Receipt Requested]*

32640 County Road 133

St Joseph, MN 56374

You are notified that your Bid dated July 7, 2022 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for City Wells #8 and #9

Total for both Well #8 and Well #9 Bid Items # 1-41

The Contract Price of your Contract is Two Hundred Nineteen Thousand, Five Hundred and Fifty Three Dollars (\$219,553.00).

[2] copies of the proposed Contract Documents (except Drawings) accompany this Notice of Award.

[2] sets of the Drawings will be delivered separately or otherwise made available to you immediately.

You must comply with the following conditions precedent within [15] days of the date you receive this Notice of Award.

1. Deliver to the Owner [1] fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract security [Bonds] as specified in the Instructions to Bidders (Article 20), General Conditions (Paragraph 5.01), and Supplementary Conditions (Paragraph SC-5.01).
3. Other conditions precedent:

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

City of Altoona
Owner
By: _____
Authorized Signature

Title

SIGN
HERE

Copy to Engineer

City of Altoona Wells #8 and #9 (#8232088)

Owner: Altoona WI, City of

Solicitor: MSA Professional Services, Inc - Baraboo

07/07/2022 11:00 AM CDT

MSA#08451019

				TRAUT COMPANIES		Sams Well Drilling, Inc.		CTW Corporation, Wells and Pumps	
Line Item	Item Description	Unit	QTY	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
Well #8 Bid									
1	Mobilization, Bonds and Insurance, Complete	L.S.	1	\$19,850.00	\$19,850.00	\$50,000.00	\$50,000.00	\$25,000.00	\$25,000.00
2	Erosion Control, Complete	L.S.	1	\$650.00	\$650.00	\$5,000.00	\$5,000.00	\$3,500.00	\$3,500.00
3	Site Access, Complete	L.S.	1	\$850.00	\$850.00	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00
4	20-inch O.D. Temporary Outer Casing	L.F.	16	\$325.00	\$5,200.00	\$150.00	\$2,400.00	\$300.00	\$4,800.00
5	19-inch Diameter Upper Drill Hole	L.F.	75	\$175.00	\$13,125.00	\$125.00	\$9,375.00	\$250.00	\$18,750.00
6	16-inch O.D. Primary Casing	L.F.	80	\$155.00	\$12,400.00	\$125.00	\$10,000.00	\$225.00	\$18,000.00
7	15-inch Diameter Lower Drill Hole	L.F.	73	\$95.00	\$6,935.00	\$85.00	\$6,205.00	\$200.00	\$14,600.00
8	Grout Setup, Complete	Ea.	1	\$325.00	\$325.00	\$5,000.00	\$5,000.00	\$4,000.00	\$4,000.00
9	Neat Cement Grout Seal	Bags	75	\$40.00	\$3,000.00	\$30.00	\$2,250.00	\$75.00	\$5,625.00
10	Development	Hr.	16	\$400.00	\$6,400.00	\$250.00	\$4,000.00	\$500.00	\$8,000.00
11	Plumbness & Alignment	Ea.	2	\$800.00	\$1,600.00	\$500.00	\$1,000.00	\$1,100.00	\$2,200.00
12	Well Televising and Report	L.S.	1	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00	\$1,100.00	\$1,100.00
13	Set and Remove Test Pump and Discharge Piping	L.S.	1	\$5,645.00	\$5,645.00	\$7,500.00	\$7,500.00	\$2,500.00	\$2,500.00
14	Test Pumping	Hr.	72	\$195.00	\$14,040.00	\$150.00	\$10,800.00	\$111.00	\$7,992.00
15	Test Well Monitoring	L.S.	1	\$325.00	\$325.00	\$500.00	\$500.00	\$500.00	\$500.00
16	Collect Drilling Samples, Complete	L.S.	1	\$275.00	\$275.00	\$500.00	\$500.00	\$500.00	\$500.00
17	Well Disinfection, Complete	L.S.	1	\$325.00	\$325.00	\$500.00	\$500.00	\$500.00	\$500.00
18	Water Samples and Laboratory Analysis, All Parameters Additional TOC, Ammonia, TDS, Chloride, Hardness, and Mn	L.S.	1	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00	\$3,800.00	\$3,800.00
19	Tests	Ea.	3	\$260.00	\$780.00	\$500.00	\$1,500.00	\$500.00	\$1,500.00
20	Additional Nitrate, Conductivity, pH Tests	Ea.	4	\$42.00	\$168.00	\$150.00	\$600.00	\$250.00	\$1,000.00
21	Test Well Abandonment, Complete	L.S.	1	\$1,650.00	\$1,650.00	\$5,000.00	\$5,000.00	\$1,500.00	\$1,500.00
Total Well #8 Items 1-21				\$97,543.00		\$132,630.00		\$130,367.00	

				TRAUT COMPANIES		Sams Well Drilling, Inc.		CTW Corporation, Wells and Pumps	
Line Item	Item Description	Unit	QTY	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
Well #9 Bid									
22	Mobilization, Bonds and Insurance, Complete	L.S.	1	\$19,850.00	\$19,850.00	\$30,000.00	\$30,000.00	\$25,000.00	\$25,000.00
23	Erosion Control, Complete	L.S.	1	\$650.00	\$650.00	\$5,000.00	\$5,000.00	\$3,500.00	\$3,500.00
24	Site Access, Complete	L.S.	1	\$850.00	\$850.00	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00
25	20-inch O.D. Temporary Outer Casing	L.F.	36	\$325.00	\$11,700.00	\$150.00	\$5,400.00	\$300.00	\$10,800.00
26	19-inch Diameter Upper Drill Hole	L.F.	73	\$175.00	\$12,775.00	\$125.00	\$9,125.00	\$250.00	\$18,250.00
27	16-inch O.D. Primary Casing	L.F.	77	\$155.00	\$11,935.00	\$125.00	\$9,625.00	\$225.00	\$17,325.00
28	15-inch Diameter Lower Drill Hole	L.F.	89	\$95.00	\$8,455.00	\$85.00	\$7,565.00	\$200.00	\$17,800.00
29	Grout Setup, Complete	Ea.	1	\$325.00	\$325.00	\$5,000.00	\$5,000.00	\$4,000.00	\$4,000.00
30	Neat Cement Grout Seal	Bags	75	\$40.00	\$3,000.00	\$30.00	\$2,250.00	\$75.00	\$5,625.00
31	Development	Hr.	16	\$400.00	\$6,400.00	\$250.00	\$4,000.00	\$500.00	\$8,000.00
32	Plumbness & Alignment	Ea.	2	\$800.00	\$1,600.00	\$500.00	\$1,000.00	\$1,100.00	\$2,200.00
33	Well Televising and Report	L.S.	1	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00	\$1,100.00	\$1,100.00
34	Set and Remove Test Pump and Discharge Piping	L.S.	1	\$5,645.00	\$5,645.00	\$7,500.00	\$7,500.00	\$2,500.00	\$2,500.00
35	Test Pumping	Days	7	\$4,680.00	\$32,760.00	\$1,500.00	\$10,500.00	\$1,200.00	\$8,400.00
36	Test Well Monitoring	L.S.	1	\$325.00	\$325.00	\$500.00	\$500.00	\$500.00	\$500.00
37	Collect Drilling Samples, Complete	L.S.	1	\$275.00	\$275.00	\$500.00	\$500.00	\$500.00	\$500.00
38	Well Disinfection, Complete	L.S.	1	\$325.00	\$325.00	\$500.00	\$500.00	\$500.00	\$500.00
39	Water Samples and Laboratory Analysis, All Parameters	L.S.	1	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00	\$3,800.00	\$3,800.00
	Additional TOC, Ammonia, TDS, Chloride, Hardness, and Mn								
40	Tests	Ea.	3	\$260.00	\$780.00	\$500.00	\$1,500.00	\$500.00	\$1,500.00
41	Additional Nitrate, Conductivity, pH Tests	Ea.	8	\$45.00	\$360.00	\$150.00	\$1,200.00	\$250.00	\$2,000.00
Total Well #9 Items 22-41				\$122,010.00		\$111,665.00		\$138,300.00	
TOTAL FOR BOTH WELL #8 & WELL #9 Items #1-41				\$219,553.00		\$244,295.00		\$268,667.00	

SUPPLEMENTAL ITEMS									
S1	Additional Mobilization	L.S.	1	\$1,650.00	\$1,650.00	\$10,000.00	\$10,000.00	\$1,000.00	\$1,000.00
S2	Coordinate Geophysical Log, Dynamic	L.S.	1	\$1,800.00	\$1,800.00	\$500.00	\$500.00	\$1,200.00	\$1,200.00
Total Supplemental Items					\$3,450.00		\$10,500.00		\$2,200.00

MEMORANDUM

TO: Altoona City Council

FROM: Michael Golat, City Administrator

SUBJECT: Summary of **THURSDAY, JULY 14, 2022** Council Meeting Items

Provided below for your consideration is a summary of the **THURSDAY, JULY 14** Council Meeting agenda items.

(IX) NEW BUSINESS

ITEM 11 - Discuss/consider the special assessment process related to the USH 12 Utility Extensions project.

The 2022 budget includes a capital project for extension of sanitary sewer and watermain along Highway 12. The extension will begin at the end of the previous extension project in 2008, at the southeast corner of Highway 12 and Mayer Road, and will pass by the frontage of three Altoona properties. The end point will be the recently-purchased City property near County Highway SS.

A review of previous assessments levied during the 2008 project revealed that credits were granted to these three Altoona properties to incentivize development. This development has since been completed. Staff is seeking guidance from Council on, given the previous assessment approach, if the current project cost would be deemed assessable. All three properties are currently connected to and served by City water and sewer. The remaining properties along the project are within the Town of Washington, and are not assessable at this time.

Suggested motion: I move to approve/not approve waiving assessments for the USH 12 Utility Extensions project.



USH 12 UTILITY EXTENSIONS

EXISTING UTILITIES

3 PROPERTIES WITHIN CITY LIMITS

CITY-OWNED PROPERTY

CITY UTILITY EXTENSIONS

Legend

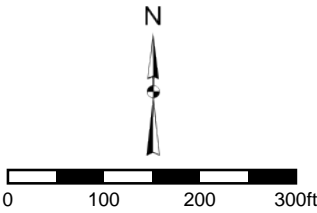
- Parcels
- Parcel Labels
- Parks
- Villages (Scale below 35K)
- Cities (Scale below 35K)
- Towns
- Surrounding Counties
 - MN
 - WI
- Rivers and Streams
- Lakes and Rivers
- Interstate
- US Highway
- State Highway
- Ramp
- Major Arterial
- Minor Arterial
- Collector
- Local
- Private Drive
- Recreation
- Service
- Other

Ortho 6 Inch 2018 (Color)


- Red: Band_1
- Green: Band_2
- Blue: Band_3

Ortho 6 Inch 2020 (Color)

- Red: Band_1
- Green: Band_2
- Blue: Band_3



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:	
Date Printed: 07/8/22 8:16 AM	
Sources:	

MEMORANDUM

TO: Altoona City Council

FROM: Michael Golat, City Administrator

SUBJECT: Summary of **THURSDAY, JULY 14, 2022** Council Meeting Items

Provided below for your consideration is a summary of the **THURSDAY, JULY 14** Council Meeting agenda items.

(IX) NEW BUSINESS

ITEM 12 - Discuss/consider participating in the Color Block program.

The City has been approached to Visit Eau Claire regarding the City's interest in participating in the Color Block mural program. Specifically, the Color Block has lined up 30 muralists to paint 8' X 8' or 6' X 8' murals on buildings in Altoona designated by the City.

Staff is suggesting the murals be placed on two public buildings in Altoona. The first is the library/city hall building. Up to ten murals could be placed on the east or west side of the building, with the preference being the west side. Please see attached image for the general location plan.

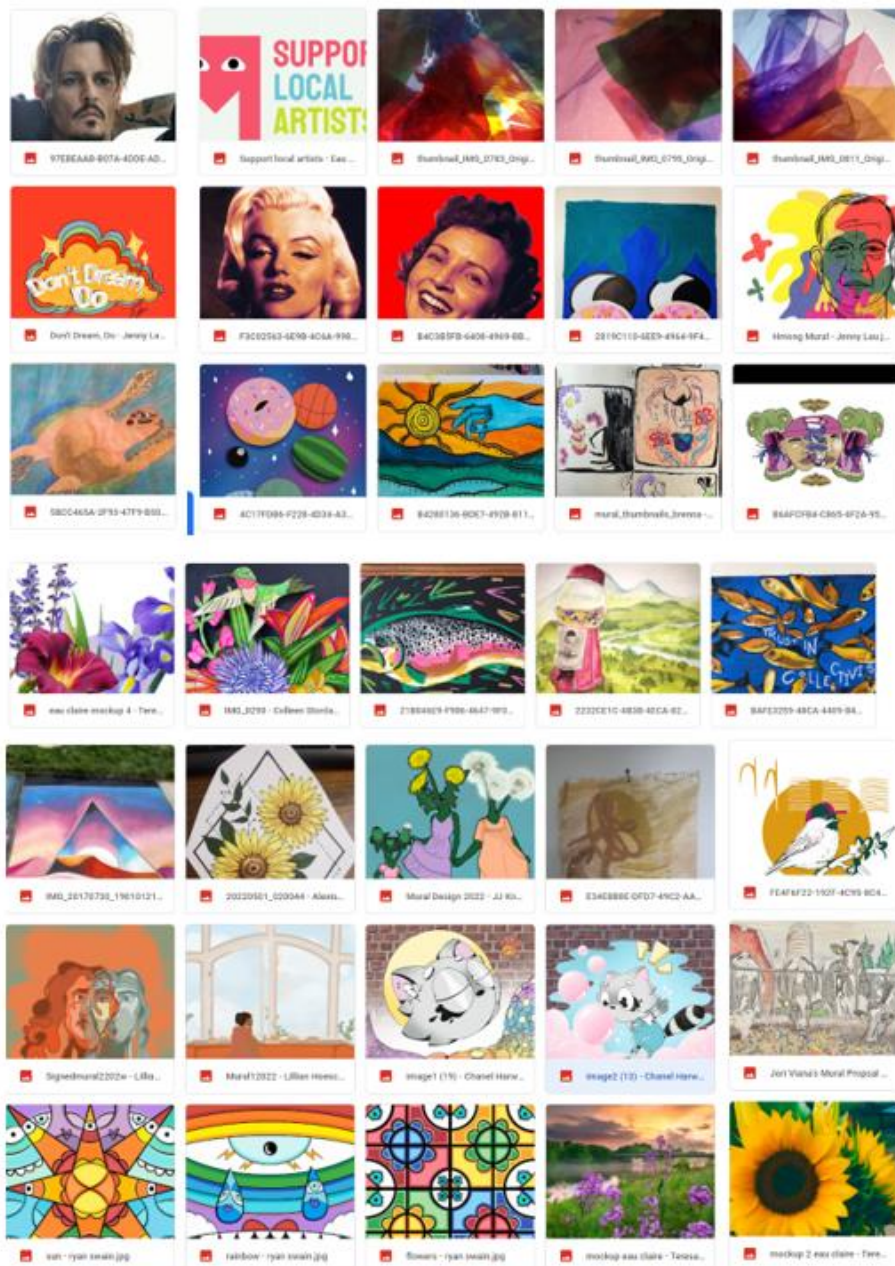


The other building is the County shop building lying directly adjacent to Spooner Avenue. Staff is in the process of receiving permission from the County to paint the murals prior to taking ownership of the building. The murals would be painted on panels over existing window openings that have been covered with fiberglass panels and look terrible. Please see attached image for a depiction of the placement of the murals on the building. Because the building's paint is in poor condition, staff is also working on getting that side of the building repainted prior to placement of murals; the county has already purchased the paint.



Please find renderings of the proposed artwork attached for your review. It should be noted the City currently does not have an ordinance governing outdoor murals in the City of Altoona. This is an item that staff plans to address in the near future. Staff is asking for a decision on the subject murals prior to adopting an ordinance because of time constraints to get the murals painted this summer. The artists would like to begin on July 29, 2022.

Visit Eau Claire is also working on having a monster painted on the slope of the bridge abutment under the River Prairie bridge.



Suggested Motion: I move to approve/not approve painting murals on the library/city hall building, the county shop building and on the bridge abutment under River Prairie Drive.