

NOTICE

Municipal Services Committee Regular Meeting Tuesday, April 27th, 2021 at 5:00 pm

Due to social distancing guidelines this meeting will be conducted via web conference at: meet.google.com/wje-xuct-mbr. The public may also use the teleconference option at +1 (315)-801-9407 then enter conference pin: 863 831 330#

AGENDA

1. Call meeting to order.
2. Roll call.
3. Civility Reminder.
4. Motion to approve the agenda as presented.
- Pg 3-8 5. Motion to waive the reading and approve the minutes as printed from the March 30th, 2021 regular Municipal Services meeting.
6. Citizen Appearances other than agenda items.
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- Pg 9-10 7. Review of sanitary sewer billing adjustments. (Jan, Apr, Jul, Oct)
- Pg 11-14 Discussion and possible motion to approve a request for the extension of sewer credit for 7 N. Windmill Ridge Rd.
8. Director's Report
 - a. Parks and Recreation Report
 - b. Emergency Action Plan Addition - Load Shedding (Placeholder)
 - c. Water Rate Case
 - d. AMI Project (Placeholder)
 - (1) Current AMI count remaining- Elec: 0 Water: 275
 - e. Lake Leota Dam Repair Update (Placeholder)
 - f. West Side Park Progress (Placeholder)
 - Pg 15-16 g. Municipal Services building expansion progress report.
 - Bid Opening Results & possible motion to approve or recommend
 - h. 5G Installation – Update
 - Pg 17 i. Dog Park – Update
 - j. Skylift Discussion / Update
9. City Engineer Report
 - a. Sub-division / Development Update
 - b. Inflow and Infiltration Study (Placeholder)
 - c. Roadway construction & other project updates. (Placeholder)
 - First & Second St Projects

- 6th & Badger Round-a-bout
- Sidewalks

10. Administrative Staff's Report

- a. Non-Collectable Utility Accounts Review (Placeholder)

Pg 18 11. WPPI

- a. Amy Wanek – ESR Report
b. W&L Donations – Update
Pg 19-26 c. NLMP PSC Accepted (informational)

12. Old Business

13. New Business

- a. Youth Center Update & Discussion
Pg 27-34 b. Motion to Recommend Approval of a Condominium Plat on Parcel 6-27-614
Pg 35 c. Motion to recommend land division at 255 N Union
Pg 36 d. Motion to recommend subdivision on Lot 15 in Stonewood Grove
Pg 37-38 e. Motion to recommend Westfield Meadows 1st Addition subdivision and re-plat of lots 1 through 7 of Windmill Ridge

14. Upcoming Meeting Date, May 25th, 2021 at 5:00 pm

15. Adjourn

James Brooks, Committee Chair

Please turn off all cell phones and electronic devices before meeting commences. If you have any special accessibility issues, please contact Evansville City Hall at 608-882-2266 prior to the scheduled meeting. Thank you.

NOTICE

Municipal Services Committee
Regular Meeting
Tuesday, March 30th, 2021 at 5:00 pm

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AGENDA

1. Call meeting to order.

Brooks called the meeting to order at 5:00 pm

2. Roll call.

Committee Chair Jim Brooks and Gene Lewis were in attendance. Also present were: Amy Wanek, Brian Berquist, Donna Hammett, Dale Roberts, Kerry Lindroth, Mayor Bill Hurlley, Chad Renly, Brian Berquist & Jason Sergeant.

3. Civility Reminder.

4. Motion to approve the agenda as presented.

Brooks requested to move item 10 to follow item 7 on the agenda.
Lewis/Brooks Motion Passed 2-0

5. Motion to waive the reading and approve the minutes as printed from the February 23rd, 2021 regular Municipal Services meeting.

Lewis/Brooks Motion Passed 2-0

6. Citizen Appearances other than agenda items.

- None

7. Review of sanitary sewer billing adjustments. (Jan, Apr, Jul, Oct)

Update will be provided at next month's MSC meeting.

8. Director's Report

a. Parks and Recreation Report

Renly stated that the Park Board discussed a disc golf tournament and a movie night that is in the process of being planned, no specific dates have been given. Renly said that the Bird City designation was awarded to the city and is its 20th year of being a Bird City. Renly also talked about soccer clubs from Dane County expressing interest in using the City's fields for games. This is not an unusual request and should not have any effect on scheduling of the fields. Renly also said they would be working on the pool and doing a test fill in the next week to see if the leak was resolved.

b. Emergency Action Plan Addition - Load Shedding (Placeholder)

No change

c. Water Rate Case

Renly said that he had not heard back from Johnson Block since their last virtual meeting. Brooks recommend that Renly reach out to them to see where they were at and what steps needed to be completed next.

d. AMI Project (Placeholder)

(1) Current AMI count remaining- Elec: 0 Water: 275

(a) Meter Replacement Letters

Renly wanted to know how the Committee felt about sending letters out for water meter replacement appointments again as more residents and staff become vaccinated. The Committee felt that sending letters out would be a good idea and to provide residents with three different timing options to schedule their AMI replacements.

e. Lake Leota Dam Repair Update (Placeholder)

• Sound Testing

Renly said that the sound testing was completed and that some additional areas of damage were discovered that were hollow in sound behind prior years of repair. It's currently uncertain what the cost estimate will be with these new areas as they are still working on dialing in the final numbers. Renly stated that there is a chance that the estimate may exceed the original \$300,000 estimate. Renly wanted to know how the Committee would like to proceed if the numbers came back higher due to the new information. Renly stated that as of right now the options would be to come up with the additional funds or back out of the current approved grant and re-apply next year but with no guarantee of future approval. Lewis stated that he would rather see the dam repaired than chance losing out on the funds that we currently have guaranteed. Brooks asked how the additional expense would be paid for. Renly said his thought would be to split the current creek wall project into two projects and use part of those funds to pay for any additional work that is required. The Committee agreed that coming up with funds from the creek's walls would be an appropriate funding source if required. Renly will work with Kendall on obtaining numbers for splitting the cost of those areas.

f. West Side Park Progress (Placeholder)

Mayor Hurlley stated that the City received 10 bids for the park RFQ. More information will be coming soon about how we will proceed in the selection process.

g. Bridge Inspection Update

Renly reported that the bridge inspections were completed. There were several comments made but staff had already resolved most of them. The two remaining items will need to wait for when the asphalt plants are open and when we hire out for chip sealing. Once those last two items are completed the DOT records will be updated to show them as completed.

h. Municipal Services building expansion progress report.

• Bonding Requirements

Renly stated that this topic is no longer an issue based on comments from Mark Kopp. The requirements for bid bonds were kept in the specifications as an added protection for the City. Renly's initial concern was that it may dissuade some contractors from bidding.

- **Current Schedule**

Renly reported that the schedule is currently as follows:

First ad March 31st

Second ad April 14th

Bid opening April 21st

May 11th Council approval if needed

May 24th Possible start of construction.

- **Cost & Material Availability Update**

Renly stated that due to the shortage and the high cost of steel an additional alternate bid was placed to extend the deadline of the project into next year. The goal is to see if this would help reduce overall costs. Overall, there will be 3 alternate bids. 1. Deduction of the wash bay equipment. 2. Deduction of the overhead crane. 3. Extension of the substantial construction completion date to 2022.

i. 5G Installation – Update

- **Motion to recommend that Common Council approve the Pole Attachment Agreement**

Brooks made the motion to approve with the conditions that section 4.2 of the agreement be changed to refer to the fee schedule instead of listing a specific fee. Brooks/Lewis 2-0 Motion Passed

- **Discussion and Motion to recommend that Common Council approve the Pole Attachment Fee Resolution**

Renly stated that the current average fee for pole attachments in surrounding communities was \$14 per pole per year. Brooks stated that other states to the south the fee can be in excess of \$21 per pole per year. Brooks made the motion to recommend the fee be \$14 per pole per year.

Brooks/Lewis 2-0 Motion Passed

j. Dog Park – Update / Cost Increase

Renly began by saying the original estimates that had been given were below the existing budgeted dollar amount to account for inflation as well as several tree plantings. Since last year the cost of steel has risen 200% resulting in an increase of several thousand dollars. This increase has put the dog park overbudget by approximately \$1,900 without the addition of any trees or other vegetation. Renly said that he is also currently working on dog park rules and will be presenting them at the next Park Board meeting. Mayor Hurtley suggested creating a permit for people that wanted to use the dog park. The Committee suggested that fee should be between \$5 & \$10 and can be purchased along with the dog license that is already required. The Committee agreed that a \$10 charge per year would not be out of the question and should take the information to Park Board for more discussion.

k. Equipment Purchase Cost Change – Skylift

Renly said that when he had begun the budget process last year Kerry was working on getting number for the Skylift which originally came back at approximately \$140,000. Renly stated that he had \$150,000 budgeted for this fiscal year to include expected inflation to the next year. When Kerry had gone back this

year the estimate came back at \$191,741. Renly asked them to provide an explanation of such a large difference in cost. The company came back and said they were unsure of what had happened in the original quote but it was not accurate at the time it was originally created. Renly said that the company has offered to take \$150,000 in payment for this year and invoice the remaining balance in FY 2022 when additional funds could be made available. Brooks and Lewis stated that they would like to see if there is anything that the City would be able to do to hold the company to the original quote. Brooks suggested to Renly that he discuss this situation with Mark Kopp to see if there would be any direction that we could take. Renly will provide an update at next month's Committee meeting.

9. City Engineer Report

a. Sub-division / Development Update

Berquist mentioned that things are moving along. Renly said that he had received a call from Bill Albright and discussed the 7th St connection with Porter Rd and would be constructing that connection this spring/summer. The Committee discussed the Porter Rd extension going to the Ranch View Development. Brooks asked if the township was going to be chipping in funds for that section of Road. Mayor Hurlley stated that he would be talking with the township regarding that project. Berquist mentioned that the existing right of way is 80' and is currently constructed off center and the first home to the south of Porter as you leave town heading west is built right on the edge of the existing right of way. More planning and coordination will need to be done for this section of roadway.

b. Inflow and Infiltration Study (Placeholder)

Berquist stated that we have not had an adequate rainfall to conduct the study.

c. Roadway construction & other project updates. (Placeholder)

- **First & Second St Projects**

Currently the projected start date for the street projects will be May 1st.

Assessment hearings and public information meeting for both the street projects as well as the sidewalk projects will be on April 13th.

- **6th & Badger Roundabout**

- **Sidewalks**

Berquist reported that the work on the Sidewalks for Madison, Maple & the 6th St round-a-bout would be starting around April 19th.

10. Administrative Staff's Report * Discussed after item 7*****

a. Non-Collectable Utility Accounts Review (Placeholder)

Hammett talked about the DPA mailers that will be sent out to customers on April 1st. Hammett stated that there are currently 186 accounts past due. Hammett also mentioned that the temporary changes made last month in the tariff did not require the PSC's approval.

- **Motion to approve the outstanding electric account write-offs in the amount of \$3,601.73**

Hammett said that these accounts were either outside of our ability to place onto tax roll and/or we did not have the required information to send the accounts to State Collections. Brooks/Lewis 2-0 Motion Passed

11. WPPI

a. Amy Wanek – ESR Report

b. Motion to recommend that Common Council adopts the changes to the tariff for the Choose Renewable Program.

This will be an adjustment to our existing tariff that WPPI will be filing with the PSC on behalf of all of communities that choose to continue participation. The cost of a block of renewable energy which is currently 300 KWh for \$3 will decrease to \$2 per block as renewable energy is becoming more common. Currently we have 115 customers that purchase these blocks. Customers will also have the option to purchase smaller blocks if they purchase 20 or more. This change would be an extension of what we currently offer but will adjust the cost of blocks and how customers are able to purchase them.

Brooks/Lewis 2-0 Motion Passed.

c. New Loads – NLMP (New Load Market Pricing) tariff change

We currently have 0 customers that are being serviced under the NLMP Tariff. This is used for specific large new commercial or industrial customers. The only change that will be taking place under this tariff are the minimum limits of energy being used to qualify for NLMP which will go down from 500 KWh to 400 KWh. Brooks stated that this change is for informational purposes and does not require a vote.

d. Discussion and possible motion for Customer Services & Branding Funds for EV Charger Rebates.

Wanek said that the City currently participates in an EV charger rebate program that is refunded to the customer. Currently those rebates are paid for by both WPPI & the City at 50% each. We recently had a customer place one in his home and applied for the rebate. Symdon Chevrolet is also looking into placing an EV charging station at their facility and is looking at this rebate as well. For level 2 chargers the total rebate is \$500 and for level 3 chargers the rebate is \$1,000. Renly said that when the rebate came in, we did not have a specific fund line that would cover those costs. Renly said that he had asked Wanek to look into how other communities were paying for these. Wanek's said that several other communities were using their Customer Service & Branding community funds from WPPI to cover those costs. The Committee agreed that this expense would fit that source of funding and put a limit on the fund not to exceed \$5,000.

Brooks/Lewis 2-0 Motion Passed with cap of \$5,000

e. W&L Sponsorships / Donations discussion and possible motion to approve the amounts for the following areas:

• Baseball

Amount undetermined as it was not known how much a specific sponsorship cost. Brooks made the comment to speak with large power users and see if there is interest in partnering with them for sponsorships. Renly will check with Leah Hurtley for the cost of a sponsorship.

- **4th of July**
The Committee discussed the donation of WPPI CTC funds to be donated to the ECP (Evansville Community Partnership) to be used for the 4th of July events. The original amount brought to the Committee by Renly was \$2,000 and was lowered to \$1,500. Brooks excluded himself from the decision. Lewis approved the amount of \$1,500 to be donated to the ECP.
- **Customer Appreciation**
Renly stated that he would like to use \$2,000 from WPPI community funds to support another customer appreciation event that would be held in September. Due to COVID last years event never happened and Renly would like to see the event move forward this year. The Committee agreed that the Value of Public Power would be an appropriate fund for this event to come from.
- **Others?**
Other opportunities will be discussed at a later date as they come up.

12. Old Business

None

13. New Business

a. 39 W. Liberty – Sidewalk

Renly said they he had a discussion with the owner of 39 W Liberty regarding the upcoming sidewalk project along 1st St. The property owner stated that years ago the City had cut down several large maple trees along his property and that the trucks used cracked several squares of concrete. The public works superintendent at that time stated that if the damaged squares were replaced that the City would cover the cost of replacement. Now that the City is replacing those squares as part of the project, he wanted to be assured that he was not going to be assessed for the damaged pieces. Brooks asked Renly if he had inspected the squares but Renly stated that he did not have the time to look at them yet. Renly said that he would go out there as soon as he was able to inspect them but wanted to get a decision from the Committee if it was obvious that there was impact damage from the City's equipment. Both Mayor Hurlley & Brooks said that if it appeared to be damaged from taking the trees down the City would cover the cost of those.

14. Upcoming Meeting Date, April 27th, 2021 at 5:00 pm

Brooks/Lewis 6:48pm

15. Adjourn


James Brooks, Committee Chair

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Sewer Credits for the Municipal Services Committee						Average usage
Date	Account Number	Total Overage	Percentage Used	Credit Amount	Reason for Credit	
1/13/2021	17-3260-00	690	75%	\$ (34.67)	Running Toilet	1026
1/26/2021	10-3390-01	1415	100%	\$ (94.81)	Running outside hose	287
1/29/2021	14-3060-02	2901	100%	\$ (194.37)	Washer Broken hose	1161
2/2/2021	21-1800-17	2947	75%	\$ (148.09)	Running Toilet	691
2/11/2021	23-3777-02	170	100%	\$ (11.99)	Running Spigot	662
2/23/2021	16-7340-01	356	100%	\$ (25.10)	Water Softener broken	861
2/23/2021	14-3220-00	462	75%	\$ (24.43)	Running Toilet	384
2/25/2021	15-1300-08	436	100%	\$ (30.74)	Running Spigot	829
2/25/2021	19-1300-08	561	100%	\$ (39.55)	Running Spigot	630
2/26/2021	20-2120-01	240	75%	\$ (12.69)	Stuck toilet handle	7
2/25/2021	18-4705-03	2068	75%	\$ (109.35)	Running Toilet-3 months	200
3/3/2021	20-2280-02	7926	100%	\$ (558.78)	Broke Water Pipe, leaking into ground in basement	378
3/11/2021	16-7150-01	389	100%	\$ (27.42)	Running outside Spigot	969
3/24/2021	17-1560-00	400	75%	\$ (21.15)	Had broken pipe/Running water	700
				Total:	\$ (1,333.12)	

Customer Number	Balance	Group Code		
22-1500-03	1,328.72	PORTER	No Info for SDC	
22-4060-09	1,984.70	MAGNOLIA	No Info for SDC	
23-2295-00	1,987.41	MAGNOLIA	No Info for SDC	
24-2625-00	20.12	BROOKLYN	Bankruptcy	
24-3509-23	184.48	BROOKLYN	No Info for SDC	
24-3518-14	609.82	BROOKLYN	No Info for SDC	
25-2260-00	365.66	UNION	Trailer Gone	No Info for SDC
25-5560-00	130.52	UNION	Trailer Sold	No Info for SDC
25-5560-02	318.33	UNION	Trailer Sold	No Info for SDC
25-5560-03	173.57	UNION	Trailer Sold	No Info for SDC
25-5700-03	200	UNION	Trailer Sold	No Info for SDC
25-6360-12	26.16	UNION	Faud Case	Too Small for SDC
25-6360-13	53.92	UNION	Faud Case	No Info for SDC
25-6420-13	335.69	UNION	Rental Apt	No Info for SDC
26-1070-01	197.18	MAGNOLIA	Rental Apt	No Info for SDC
26-1090-06	78.91	MAGNOLIA	Rental Trailer	No Info for SDC
26-1190-01	446.73	MAGNOLIA	Trailer Gone	No Info for SDC
26-1240-00	147.28	MAGNOLIA	Trailer Gone	No Info for SDC
26-1340-00	295.56	MAGNOLIA	Trailer Sold	No Info for SDC
26-3220-03	538.89	UNION	Deseased/Rental Trailer	No Info for SDC
26-3230-04	124.56	UNION	Trailer Rental	No Info for SDC
26-3240-04	1,778.49	UNION	Trailer Rental	No Info for SDC
26-3390-04	250.75	UNION	Trailer Sold	No Info for SDC
26-3410-06	411.88	UNION	Trailer Rental	No Info for SDC
26-3460-01	26.24	UNION	Trailer Rental	Too Small for SDC
26-3500-03	24.05	UNION	Trailer Sold	Too Small for SDC
26-3650-02	159.37	UNION	Trailer Sold	No Info for SDC
	12,198.99			

There is a way to put Leins on Trailers but it is a long process
Some of the trailers are rentals so I am still looking into this.

	<p style="text-align: center;">CITY OF EVANSVILLE Billing Adjustment Information</p> <p>City Hall 31 S. Madison St PO Box 529 Evansville, WI 53536</p>
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Billing Adjustment - Meter

- Staff have the authority to adjust bills to match meter readings and tariffs/rates only. If the meter reading shows a level of use, the bill matches that use and the account has the appropriate tariff applied, staff cannot alter the bill.
- If there is a dispute on the electric or water meter’s accuracy, staff will work within PSC guidelines and may submit the meter for testing to a 3rd party.

Billing Adjustment – Spiked Use

- Staff have the authority to adjust bills to match meter readings and tariffs/rates only.
- The City cannot credit back any electric or water use per the PSC.
- If there is a large spike in water use due to a leak, a credit towards the sewer bill may be granted by the Municipal Services Committee.
- Sewer credits are calculated based on a 6 month average prior to the leak. The leak must be corrected and the use showing a return to the average.
- Credit levels for the excess amount will be based on whether the water was diverted from the sanitary sewer system (100% credit) or flowed clean water through the sanitary system (75% credit).
- Only the variable charges can be credited.
- All sewer billing adjustments require a consent form to be completed by the customer so it may be approved in open session with the Municipal Services Committee.

Consent Form

- The customer must sign a consent form stating their name, account number, and the reason or circumstances for the appeal. This is a requirement so the Committee may discuss the customer’s account in a public meeting, and vote on crediting the account.
- Please provide as much detail as to what you believe may have been the cause of the excess use and what has been done to correct the excess use. Only by knowing the cause of the spike in use, the spiked use has ended, and where the water was sent can a credit be granted.

Frequent Causes for spikes in use

- Utility use is often cyclical. As temperatures change your air conditioning or electric heat works harder in the weather extremes. Humidity is a large factor in electric use in the summer. What can appear as an unusual spike in use may be matched to previous billing cycles dating back 1-3 years earlier.
- Check if you have a dehumidifier running unnecessarily or that it is functioning properly. Dehumidifiers can be large energy consumers in the summer time or used to dry the air in a basement during wet weather.
- An electric water heater is often less efficient than a gas water heater. When the heating elements start to fail they draw large amounts of energy.
- If you have a sump pump, check it is not stuck in an open position. If the float is stuck the pump will continue to run even if there is no water to pump. During wet seasons you can expect higher use of electricity.
- Water softeners can cause excessive water and electricity use if they are not programmed correctly or they are starting to fail. Routine maintenance and adjustment to your softener can prevent water waste, electric waste and reduce the calcium chloride treated at the sewer plant.
- A toilet handle or flap stuck in an open position can use up to 100 cubic feet in 3 hours even in the most efficient of toilets. Slower leaks can go undetected and in one month greatly increase your water use. Use color dye periodically to check for leaks if you see your water use increase.
- Leaving your outside spigot valve on with water flow shut off at the hose nozzle can cause leaks. Most hose nozzles can easily fail or stick open. A slow leak from the nozzle or connection in the hose may go undetected when the water is absorbed in the ground.
- Check for leaking pipes. In older homes galvanized pipes with pipe unions or old valves can be a common source of leaks.
- A leaking sprayer nozzle at a kitchen sink can cause an unnoticed leak that gradually worsens and can cause a high bill.
- A waterline to an ice maker, dish washer or washer is often obscured and a small leak in the line or connection may go unnoticed.
- Changes in use can occur due to changes in the amount of time you or your family members spend at home one month to the next. Relatives visiting for an extended time frame or other seasonal habits like operating a home pool, tanning beds and more can also cause what appears to be an unexplained increase.

If you have an AMI meter City staff can review your use at 15 minute intervals to see if there are any time periods that do not match your occupancy or use in your home. Though it will not identify all problems, sometimes steady leaks or quickly failing appliances can be detected.



CITY OF EVANSVILLE
Consent to Disclose Form

City Hall
31 S. Madison St
PO Box 529
Evansville, WI 53536

Requesting Entity Name: Evansville Water and Light

Contact Person: Kim Dienberg or Donna Hammett

Mailing Address: 31 S Madison St, PO Box 529, Evansville, WI 53536

Phone: 608-882-2266 Fax: 608-882-2282 Email: kim.dienberg@ci.evansville.wi.gov or donna.hammett@ci.evansville.wi.gov

INFORMATION REQUESTED

The person or entity identified above requests customer information, including billing and usage data related to: electric; water; sewer; or all services provided by the utility. Such information includes your account balance, payment history and total use per billing period. The information provided by the utility may include any other information regarding your account contained in utility records.

Customer Explanation/Need for review:

CUSTOMER'S CONSENT

Your information is treated as private by the utility and can only be disclosed as permitted by Wis. Stat. § 196.137. You are not required to authorize the disclosure of your customer information, and your decision not to authorize the disclosure will not affect your utility service.

By signing this form you acknowledge and agree that you are the customer(s) of record for this account and that you authorize the utility to disclose your customer information to the requesting entity listed on this form. This consent is valid until you terminate your service, or withdraw consent by sending a written request with your name and service address to the utility at the address specified at the top of this form. You may terminate this consent at any time.

Please complete this form and return it to the utility by mail, email, or fax as listed above:

CUSTOMER NAME: _____ **ACCOUNT NUMBER:** _____

SERVICE ADDRESS: _____

SIGNATURE OF CUSTOMER(S): _____ **DATE:** _____

SIGNATURE OF CUSTOMER(S): _____ **DATE:** _____


Office Personnel Only

On the date ___ / ___ / ___ the _____ reviewed this account

information and determined: _____

Attest: _____

Plan Holders Schedule

						BID TABULATION FORM
<u>City of Evansville, WI - Maintenance Building Expansion</u>					Bid Date: April 21, 2021	
Company:	1848 Const.	Gilbank Const.	Advanced Bldg Corp.	Corporate Const., Inc.	Comments	
Base Bid:	no bid	\$ 1,030,000.00	\$ 1,200,579.00	\$ 1,191,000.00		
Allowances:	\$ 12,200.00	\$ -	\$ -	\$ -		
Alternate 1:	\$ (14,400.00)	\$ (23,000.00)	\$ (15,030.00)	\$ (15,000.00)		
Alternate 2:	\$ (60,000.00)	\$ (56,390.00)	\$ (70,172.00)	\$ (41,300.00)		
Alternate 3:	\$ 951,890.00	\$ (30,000.00)	\$ (45,000.00)	\$ (15,000.00)		
Alternate 4:	\$ 20,400.00	\$ -	\$ 4,500.00	\$ 20,000.00		
Schedule Considerations:						
1	Full Project Scope by 1/22	no bid	\$ 1,030,000.00	\$ 1,200,579.00	\$ 1,191,000.00	base bid + allowances
2	Full Project Scope by 6/22	\$ 964,090.00	\$ 1,000,000.00	\$ 1,155,579.00	\$ 1,176,000.00	base bid + allowances + alt. 3
Alternate Options:						
3	accept alt 1 & 3	\$ 949,690.00	\$ 977,000.00	\$ 1,140,549.00	\$ 1,161,000.00	
4	accept alt 2 & 3	\$ 904,090.00	\$ 943,610.00	\$ 1,085,407.00	\$ 1,134,700.00	
5	accept alt 1 & 2 & 3	\$ 889,690.00	\$ 920,610.00	\$ 1,070,377.00	\$ 1,119,700.00	Lowest Possible Project Cost
	accept alt 1 & 2 & 3 & 4	\$ 910,090.00	\$ 920,610.00	\$ 1,074,877.00	\$ 1,139,700.00	

Plan Holders Schedule

Notes:					
It appears that if schedule is critically important, Gilbank Construction is the low bidder for a December 31, 2021 delivery. The schedule of the metal building delivery should be verified and confirmed as there are currently incredibly long lead times on steel building delivery, industry-wide.					
If some flexibility in the schedule is permitted by the City, then 1848 Construction will be the low bidder, this will constitute a savings to the City of anywhere between \$65,000 and \$140,000 depending on other alternates chosen.					
Other items to be verified:					
HVAC scope and design intent. This topic could have potential to be a big variable. Verify contractor intent.					
Roofing type. Existing building was specified as screw-down, but may have been installed as standing seam. This was a late bidding RFI. Verify contractor intent.					
Warranty availability and intent for PEMB. Confirm availability of warranty depending on PEMB supplier.					
Asphalt specification and contractor intent. Heavy duty asphalt should be provided, but this was a late bid RFI just prior to bid date.					
Possible Add, pending State Plan Review:					
Insulation in roof (R19 vs R30). We are awaiting confirmation that the State will approved the R19 insulation in the roof as deemed compliant by ComCheck report.					



City of Evansville

DOG PARK RULES



- 1. Park Hours – Sunrise till Sunset (Not maintained in winter months)**
- 2. Dog owners are legally and financially responsible for any injury or damages caused by their dogs**
- 3. Dogs must be licensed, permitted and up-to-date on vaccinations. (Licenses and permits are available at City Hall) Tags must be on dog at all times**
- 4. Dog Waste must be cleaned up immediately and placed in provided receptacle**
- 5. Dog owner must supervise and remain in control of their pet at all times**
- 6. If a dog becomes aggressive, unruly or barks excessively they must be removed from the park immediately**
- 7. Dogs in heat are not allowed**
- 8. Puppies under 6 months of age are not allowed for their safety**
- 9. Dogs must remain on a leash when outside of fenced area**
- 10. No one under the age of 14 allowed without adult supervision**
- 11. No more than 3 dogs allowed per adult at any one time**
- 12. No human food or glass containers allowed within fenced area**
- 13. No Frisbees or assisted throwing devices to avoid objects leaving the fenced area**

For Emergencies Call 9-1-1

For City Hall Call (608)-882-2266

For Maintenance Issues Call (608)-882-2270

Please help us keep our parks clean and safe for everyone's enjoyment!

WPPI ESR Report - April

- Office of Energy Innovation Grant Program recipients were released and unfortunately Evansville SD was not one of the awardees. 108 grants were received by the PSC requesting more than \$24.4 M. Evansville SD is still eligible for WPPI funding through the Energy Management for Schools program should the SD want to do any projects.
- EWL is doing a coloring contest for April for Lineworker's Appreciation Day (4/18). Hard copies were distributed to interested daycares and a copy was put on the Evansville Facebook page.
- EWL received a RP3 APPA award and a press release appeared in the paper.
- EWL also received a APPA Safety award and a press release is planned for a few weeks.
- Amy and Jim attended the Smart Energy Power Alliance conference.



1425 Corporate Center Drive Sun Prairie, WI 53590-9109 608.834.4500 wppienergy.org

April 15, 2021

Ms. Steffany Powell Coker
 Electric Division – Secretary to the Commission
 Public Service Commission of Wisconsin
 4822 Madison Yards Way
 Madison, Wisconsin 53705-9100

Re: Evansville Water & Light (PSC Utility No. 1880)
TE: Application for New Load Market Pricing Service Revisions

Dear Secretary Powell Coker,

On behalf of Evansville Water & Light, WPPI Energy is submitting proposed changes to their New Load Market Pricing Service. The NLMP service contains the following changes:

- The current service has a demand requirement of at least 500 kW for both an existing customer expansion and for a new customer peak demand. The enclosed proposed service lowers the electric demand growth to at least 400 kW for an existing customer or a new customer peak demand.
- Under the proposed service, both existing and new customers would state that the NLMP service was a factor in their decision to expand load. The current service requires both existing and new customers to affirmatively declare they would not expand load without the NLMP service.
- Additional language added for energy reduction measures and baseline levels.

These changes match similar provisions recently approved by the Commission in the new load market pricing service of Two Rivers Water & Light Utility (5990-TE-108). The attached NLMP service sheets provide red-lined detail of these revisions. PSC staff can contact me with any questions they may have regarding the attached filing.

Sincerely,

A handwritten signature in black ink that reads "Mallory Kleven". The signature is written in a cursive, flowing style.

Mallory Kleven, Rate Analyst II
 WPPI Energy
 Phone: 608-834-4570
 Email: mkleven@wppienergy.org

Enclosure

Cc: Chad Renly – Evansville Water & Light
 Donna Hammett – Evansville Water & Light
 T. Ament – WPPI Energy
 T. Noeldner – WPPI Energy
 Amy Wanek – WPPI Energy

Public Service Commission of Wisconsin

Evansville Water & Light

New Load Market Pricing ~~Tariff~~ Service

1. Effective In

All territories served by the Utility.

2. Eligibility

Available to existing and new customers that would not expand load or take service from the Utility absent this New Load Market Pricing (NLMP) ~~Tariff~~ Service to include: (A) any existing customer with a Maximum Measured Demand in excess of 200 kW for 3 or more months in a consecutive 12 month period and an expected electric demand growth of at least ~~500~~ 400 kW or (B) a new customer with an expected peak demand of at least ~~500~~ 400 kW.

~~An existing customer must affirmatively declare that it would not be expanding load with the Utility absent this NLMP Tariff, and a new customer must affirmatively declare that it would not be taking service with the Utility absent this NLMP Tariff.~~

An existing customer shall state that this NLMP Service was a factor in its decision to expand load with the Utility, and a new customer shall state that this NLMP Service was a factor in its decision to take service with the Utility.

This NLMP ~~Tariff~~ Service is only available to customers that (A) have informed the Utility at least 3 months prior to receiving service, ~~under this tariff~~, (B) have electric meters that record 15 minute interval load data prior to the commencement of service hereunder, (C) will be billed on a calendar month basis, (D) have completed an application for participation under the NLMP ~~Tariff~~ Service and received approval from the Utility (an “Approved Application”) and (E) have had an energy efficiency assessment completed by a Focus on Energy Advisor within 12 months prior to taking service ~~under this tariff~~ or agree to have an energy efficiency assessment completed by a Focus on Energy Advisor within six months after taking service ~~under this tariff~~.

A customer under this NLMP ~~Tariff~~ Service shall maintain a minimum of ~~500~~ 400 kW of incremental demand for eight out of the twelve months in each year of the contract. Failure to meet this criterion will result in the customer being removed from this ~~tariff~~ service. For purposes of eligibility, incremental demand is:

- For an existing customer that is expanding, the customer’s total demand purchased from the Utility minus the Demand Baseline Levels defined below.
- For a new customer, the customer’s total demand purchased from the Utility for the applicable month.

This NLMP ~~Tariff~~ Service is not available to customers transferring existing load from any other electric utility provider in Wisconsin to the Utility.

EFFECTIVE:

PSCW AUTHORIZATION:

Evansville Water & Light

New Load Market Pricing ~~Tariff~~ Service

This NLMP ~~Tariff~~ Service is available to eligible customers on a first-come, first-served basis up to a maximum eligible load of 10 MW per customer, provided that (A) there is sufficient unsubscribed capacity available to the Utility under the WPPI Wholesale Sale of Electricity Requirements for Eligible Load Growth wholesale schedule (the “WPPI NLMP Schedule”), and (B) WPPI Energy, the Utility’s wholesale electricity supplier (“WPPI”), approves such service on a first-come, first-served basis. Service under the NLMP ~~Tariff~~ Service must commence no later than 3 months after the date the Approved Application is signed by the customer and the Utility.

3. Term

Service under ~~this~~ the NLMP ~~Tariff~~ Service is for a single term of four (4) consecutive years from the commencement of service on the first day of the month specified in an Approved Application. A customer may terminate service on the annual anniversary date of the NLMP ~~Tariff~~ Service as long as the customer provides at least 30 days’ written notice to the Utility. Upon termination, the customer will return to service under an applicable rate for which it is eligible under the utility’s ~~tariff~~ service. A customer who terminates service or is removed ~~from this tariff~~ may not return to the NLMP ~~Tariff~~ Service.

4. Rate

The eligible electric consumption for this NLMP ~~Tariff~~ Service is the amount of customer electric consumption above the customer’s Monthly Baseline Demand Level and Monthly Baseline Energy Levels (defined below). The standard applicable retail ~~tariff~~ service rates shall apply for customer electric consumption up to and including its Baseline Demand Level and Baseline Energy Levels and amounts above the Baseline Demand Level and Baseline Energy Levels will be subject to the charges and rates defined below.

A. **Administrative Charge:** \$150.00 per month

B. **Incremental Demand Rate:**

If the customer’s monthly peak demand exceeds the Baseline Demand Level for the month, utility will charge the customer for the monthly peak demand less the Baseline Level (i.e., the “Incremental Demand”) at the following monthly fixed costs charged to the Utility by WPPI to provide service to the customer under the NLMP ~~Tariff~~ Service. These costs are a pass through of charges from the Midcontinent Independent System Operator, Inc. (“MISO”) and generally include, but are not limited to the following:

1. MISO Resource Adequacy charge based on the applicable MISO LRZ clearing price and accounting for MISO’s reserve margin requirement [applies only to firm load];

Evansville Water & Light

New Load Market Pricing Tariff Service

2. MISO Network Integration Transmission Service charge (actual previous year average per unit cost incurred by WPPI load); per kW of Incremental Demand
3. Other fixed transmission and ancillary service costs
 - a. MISO Schedule 1: Scheduling, System Control & Dispatch;
 - b. MISO Schedule 2: Reactive Supply & Voltage Control;
 - c. MISO Schedule 10: MISO Cost Adder;
 - d. MISO Schedule 10-FERC: FERC Annual Charges;
 - e. MISO Schedule 11: Wholesale Distribution Service;
 - f. MISO Schedule 26: Network Upgrade Transmission Expansion Charge;
 - g. MISO Schedule 33: Blackstart Service;
 - h. MISO Schedule 43: System Support Resources; and
 - i. Direct Network Upgrade Charges (if any)

A multiplication factor to account for distribution loss and applicable gross receipts taxes will be applied to the Incremental Demand Rate calculated from the above components as further described below. In addition, a 1.02 multiplication factor will be applied to the Incremental Demand Rate calculated from the above components to account for transmission losses.

The MISO Resource Adequacy charge will only apply to firm load, and customers taking service on an interruptible basis will not incur that component of the Incremental Rate.

C. Incremental Energy Rate:

If the customer’s energy consumption exceeds the Monthly Baseline Energy Level (on-peak or off-peak, as applicable) in any hour of the billing month, the Utility will charge the customer for the hourly energy consumption less the Monthly Baseline Energy Level (i.e., the “Incremental Hourly Energy”) at the following energy costs charged to the Utility by WPPI to provide service to the customer under the NLMP Tariff Service. Except for the margin on energy, these costs are a pass through of charges from MISO and generally include, but are not limited to the following:

1. MISO Energy Costs:
 - a. Day-Ahead Hourly Locational Marginal Price (LMP) at applicable MISO CPNode per kWh of Incremental Hourly Energy (currently “WEC.WPPI” for the Utility)
 - b. Day-Ahead RSG Distribution Amount
 - c. Real-Time Demand Response Uplift Charge
 - d. Real-Time Distribution of Losses Credit
 - e. Real-Time MVP Distribution Amount
 - f. Real-Time Neutrality Uplift Amount

EFFECTIVE:

PSCW AUTHORIZATION:

Evansville Water & Light

New Load Market Pricing Tariff Service

- g. Real-Time RSG First Pass Distribution Amount
- 2. MISO Market Administration:
 - a. Schedule 17: Day-Ahead and Real-Time Market Administration Amount
 - b. Schedule 24: Control Area Operator Cost Recovery
- 3. MISO Ancillary Services:
 - a. Schedule 3: Regulation Cost Distribution Amount
 - b. Schedule 5: Spinning Reserve Cost Distribution Amount
 - c. Schedule 6: Supplemental Reserve Cost Distribution Amount
- 4. MISO Transmission:
 - a. Schedule 10: MISO Cost Adder
 - b. Schedule 26: Multi-Value Project Cost Recovery
- 5. Adder on Energy at \$0.0005/kWh

A multiplication factor to account for distribution loss and applicable gross receipts taxes will be applied to the Incremental Energy Rate calculated from the above components as further described below.

The minimum Incremental Energy Rate billed shall not be less than \$0.007 / kWh in any hour.

D. Incremental Distribution Demand Rate:

A distribution demand billing option will be selected by the customer for the contract term as the Incremental Distribution Demand Rate for demand above the Baseline Distribution Demand Level (defined below) as follows:

- 1. Option 1 – Distribution Demand above the Baseline Distribution Demand Level will be subject to the same Distribution Demand charges applied to demand up to the Baseline Distribution Demand Level. A customer that selects Option 1 will receive a construction allowance per the Utility’s Electric Rules.
- 2. Option 2 – Distribution Demand above Baseline Distribution Demand Level will not be subject to the Distribution Demand charges applied to demand up to the Baseline Distribution Demand Level. A customer that selects this Option 2 will not receive a construction allowance per the Utility’s Electric Rules.

5. Monthly Baseline Demand Levels and Monthly Baseline Energy Levels for Existing Customers

Each existing customer’s Monthly Baseline Demand Level and Monthly Baseline Energy Levels shall be based on the most recent available historical 12 consecutive month time period (i.e., the “Baseline Period”) preceding the date of an Approved Application. Historical electric consumption patterns and demand levels experienced during the Baseline Period make up

EFFECTIVE:

PSCW AUTHORIZATION:

Evansville Water & Light

New Load Market Pricing ~~Tariff~~ Service

Monthly Baseline Demand Levels and Monthly Baseline Energy Levels that are to be used for billing for the duration of the applicable term of the NLMP ~~Tariff~~ Service. These levels are to be determined prior to beginning service and will remain constant throughout the term of service.

Specifically, baseline levels will be established for monthly demand and monthly on- and off-peak energy as each of the following:

- Average hourly on-peak energy consumption by month for each of the twelve months preceding an Approved Application (“Monthly On-Peak Baseline Energy Level”);
- Average hourly off-peak energy consumption by month for each of the twelve months preceding an Approved Application (“Monthly Off-Peak Baseline Energy Level”);
- Firm on-peak demand by month for each of the twelve months preceding an Approved Application (“Monthly Baseline Demand Level”); and

The baseline 12-month ratcheted customer demand (the “Baseline Distribution Demand”) will remain the same over the entire term of NLMP service and will be equal to the Distribution Demand applicable in the month immediately preceding the date of an Approved Application.

Adjustments to the historical consumption patterns may be made by the Utility to eliminate data anomalies in the Baseline Period that are not expected to reoccur, or to accommodate unique production patterns as demonstrated in the historical data from the 24 months preceding the date of an Approved Application (e.g. if production is commonly reduced during a specific day of the week for maintenance shutdown).

6. Baseline Demand Levels and Baseline Energy Levels for New Customers

Baseline Demand Levels and Baseline Energy Levels for new customer accounts with less than 12 months of history will be based on a forecast, supplied by the new customer and reasonable to the Utility, of electric energy consumption and demand for the new facility. If applicable, the new customer must demonstrate how the new facility differs from prior facilities served by the Utility such that consumption patterns or levels at the new facility are dissimilar to that of past facilities. Corporate name changes, change in ownership of a facility or a corporation, the formation of subsidiaries, or similar actions will not qualify a customer as a new customer for purposes of determining the Baseline Demand Levels and Baseline Energy Levels.

Baseline Demand Levels and Baseline Energy Levels for new customers require approval by the Utility and will be no less than 70 percent of the forecasted demand and energy consumption for year one of service under this NLMP ~~Tariff~~ Service. After year one, the original Baseline Levels will be adjusted to new Baseline Levels for the remainder of the contract term to reflect the

EFFECTIVE:

PSCW AUTHORIZATION:

Evansville Water & Light

New Load Market Pricing Tariff Service

percentage of actual electric consumption in year one, rather than the percentage of the original forecast of year one consumption. For example, if the initial Baseline Level agreed upon for a specific month was at 70 percent of the year one energy forecast and that forecast was 1,000 MWh, then the initial Baseline would reflect 700 MWh. If actual consumption in that month of year one turned out to be 1,100 MWh, the Baseline would then be adjusted for that month in the remaining years of the contract term to reflect 70 percent of 1,100 MWh, which equates to 770 MWh.

The Baseline Distribution Demand will be equal to zero for the entire term of NLMP service.

7. Energy Reduction Measures and Baseline Levels

For existing customers and new customers in the second and subsequent years of service under this schedule, the Baseline may be adjusted to reflect a systematic and permanent change in Customer production levels as a result of the implementation of energy efficiency, conservation, and process improvement measures, or through the installation of new equipment as these measures relate to the Baseline. The Customer must request a review of their historical Baseline period and provide the Utility with supporting documentation, which in the judgement of the Utility, after its review and verification indicates that the reduction is permanent and due to the aforementioned measures. This adjustment will not take effect until the beginning of the billing period following the execution of an amended contract. Baseline adjustments upon Customer request and pursuant to this condition will not occur more than once in a 12-month period.

8. Distribution Loss Multiplication Factor

The following table defines the Distribution Loss Multiplication Factor for customers under this NLMP Tariff Service:

	Multiplication Factor
Interconnection Voltage Greater than or equal to 100 kV	1.00
Interconnection Voltage Greater than 12 kV and Less than 100 kV	1.02
Interconnection Voltage Less than 12 kV	1.03

9. Gross Receipts Taxes Multiplication Factor

EFFECTIVE:

PSCW AUTHORIZATION:

Public Service Commission of Wisconsin

Evansville Water & Light

New Load Market Pricing Tariff Service

A Gross Receipts Taxes Multiplication Factor of 1.0319 times the total bill shall apply to applicable customer load served under this NLMP Tariff Service and located outside the municipal boundaries of the Utility.

EFFECTIVE:

PSCW AUTHORIZATION:

PRELIMINARY LAND DIVISION APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

General instructions. Complete this application as it applies to your project and submit 12 copies to the City Clerk along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2285 or jason.sergeant@ci.evansville.wi.com. You may download this file as a Microsoft Word file off of the City's website at: www.ci.evansville.wi.gov.

1. Applicant information

Applicant name Lori Lenz

Street address 20 S. Madison Street

City Evansville

State and zip code WI 53536

Daytime telephone number 608.921.9996

Fax number, if any _____

E-mail, if any LLL_47yrs@yahoo.com

- Office Use Only -

Initial application fee	\$150 for CSM \$300 for plat
Receipt number	<u>1.143214</u>
Date of pre-application meeting	N/A
Date of determination of completeness	_____
Name of zoning administrator	J. Sergeant
Date of Plan Commission review	April 6, 2021
Application number	LD-2021-01

2. Property owner information, if different than applicant.

	Property Owner 1	Propert
Name		
Street address		
City		
State and zip code		

CITY OF EVANSVILLE
 31 SOUTH MADISON STREET
 PO BOX 529
 EVANSVILLE WI 53536 608-882-2266

Receipt No: 1.143214 Mar 4, 2021

3. Agent contact information Include the names of agents, if any, that helped prepare the application. Agents may include surveyors, engineers, landscape architects, architects, planners, etc.

	Agent 1	Agent 2
Name	Ryan Combs	
Company	Combs & Associates, Inc.	
Street address	109 W. Milwaukee Street	
City	Janesville	
State and zip code	Wisconsin 53548	
Daytime telephone number	608.752.0575	
Fax number, if any	608.752.0534	
E-mail, if any	rmcombs@combssurvey.com	

LENZ LORI

Previous Balance:	.00
PLANNING/DEVELOPMENT REVENUE	
LAND DIVISION-need	150.00
description	
10-44400-560	
ZONING PERMITS & FEES	
Total:	150.00
CHECK	
Check No: 5447	150.00
Payor:	
LENZ LORI	
Total Applied:	150.00
Change Tendered:	.00

03/04/2021 02:17PM

PRELIMINARY LAND DIVISION APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

4. Subject property information

Parcel number(s)	6-27-614 _____ . _____ 6-27- _____ . _____ 6-27- _____ . _____ 6-27- _____ . _____ 6-27- _____ . _____ 6-27- _____ . _____
Note: The parcel number can be found on the tax bill for the property or may be obtained from the City.	
Current zoning classification(s)	<p style="text-align: center;">Note: The zoning districts are listed below.</p> <p>Agricultural District A</p> <p>Residential Districts R-1 R-2 R-3 RR LL-R12 LL-R15</p> <p>Business Districts B-1 B-2 B-3</p> <p>Planned Office District O-1</p> <p>Industrial Districts I-1 I-2 I-3</p>

5. Proposed name of subdivision, if applicable.

6. Complete the following chart.

	Phase 1	Phase 2	Phase 3	Total
Developed areas (acres)	0.24			
Common areas / parks (acres)	0			
Stormwater management (acres)	0			
Undevelopable areas (acres)	0			
Total acres	0.24			
Single-family residential lots	1			
Duplex lots				
Multi-family lots				
Commercial lots	1			
Industrial lots				
Other lots				
Total number of lots				
Dwelling units	1			
K – 12 school enrollment (dwelling units x 1.5)	1.5			

PRELIMINARY LAND DIVISION APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

7. Project information

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Will your project, as designed, require the issuance of a variance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will your project require all or a portion of the subject property to be rezoned?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Currently, are there any restrictive covenants or deed restrictions on the property? If yes, be sure your project is consistent with them.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will you impose restrictive covenants or deed restrictions on any portion of the property? If yes, attach a draft copy to this application.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will all of the project's stormwater management needs be met on site?

8. Adjoining land uses. Generally describe the land uses that adjoin the subject property.

North	Commercial Building
South	Multi-family Residential
East	Parking Lot
West	Street

9. Other information. You may provide any other information you feel will assist city staff, the City Council, and the Plan Commission with the review of this application.

We are doing a two unit condominium to split the Salon (commercial) from the residential house for refinancing purposes.

10. Attach 14 copies of the preliminary plat or CSM showing the information listed in the table at the end of this application.

11. Attach a preliminary land divider's agreement to this application.

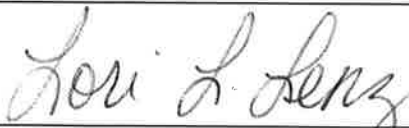

PRELIMINARY LAND DIVISION APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

12. Applicant certification

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code.
- ◆ I understand that submission of this application authorizes City officials, plan commission members, employees, and other designated agents to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any individual to enter any structure on the property.

	
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Applicant Signature

Date

Governing Regulations	The procedures and standards governing this application process are found in Chapter 110, Article 3, Division 2, of the Municipal Code.
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Checklist for Contents of Certified Survey Map / Preliminary Plat	Complete ?	
	Yes	No
a. Location of the property and adjacent properties, with street addresses, and current and proposed zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Name and approximate location and width of all existing adjoining streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Location and dimension of all boundary lines of the property, expressed in feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Two-foot contour intervals (subdivision plats only)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Existing easements, water bodies, regional floodplain, wetlands, railroads, cemeteries, drainage ditches, bridges, outcroppings, areas in excess of 20 percent slope, and other information required by the plan commission or its designee	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Approximate location and width of all proposed streets, alleys, and other public ways and proposed street rights-of-way, including proposed names	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Approximate location of existing buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Approximate location, dimensions, and area of all proposed or existing lots and outlots. All lots and blocks shall be numbered for reference	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Approximate location and dimensions of all property proposed to be set aside for park or playground use or other public or private reservation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The location of proposed easements for utilities, drainageways, pedestrian ways, etc	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Name and address of the owner of land to be divided, the name and address of the developer if other than the owner, and the name, address, and telephone number of the land surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. Proposed name of the land division and signature of the owner or agent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Date of the map or preliminary plat, scale, and north arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
n. Name and location of any existing or proposed lake, pond, or stream	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o. Proposed use of lots other than single-family residential use	<input checked="" type="checkbox"/>	<input type="checkbox"/>



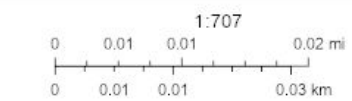
Area of Interest (AOI) Information

Area : 10,345.41 ft²

Mar 5 2021 12:53:35 Central Standard Time



- Addresses
- Township Boundary Areas
- Countywide Roads
- CTY
- HIGH
- INTE
- Parcels



County of Rock Land Information Office, Rock County, Wisconsin

Parcel Details

#	Tax ID	Parcel #	Site Address	Owner1 First Name	Owner1 Last Name
1	222 059002	6-27-614	24 S MADISON ST	LORI L	LEEDER

#	Owner2 First Name	Owner2 Last Name	Address	City	State
1			20 S MADISON ST	EVANSVILLE	WI

#	Zip	Land Value	Improvements Value	Total Value	Acres
1	53536-1318	33100	94500	127600	0.498

#	Legal Description	Parcel Info Link	Area(ft²)
1	SE1/4 ASSESSORS PLAT SHEET 2 OUTLOT 3	http://www.co.rock.wi.us/Rock/TaxSearch/parceldetails.php?taxid=Z222+059002&taxyear=2020	10,345.41

City Zoning

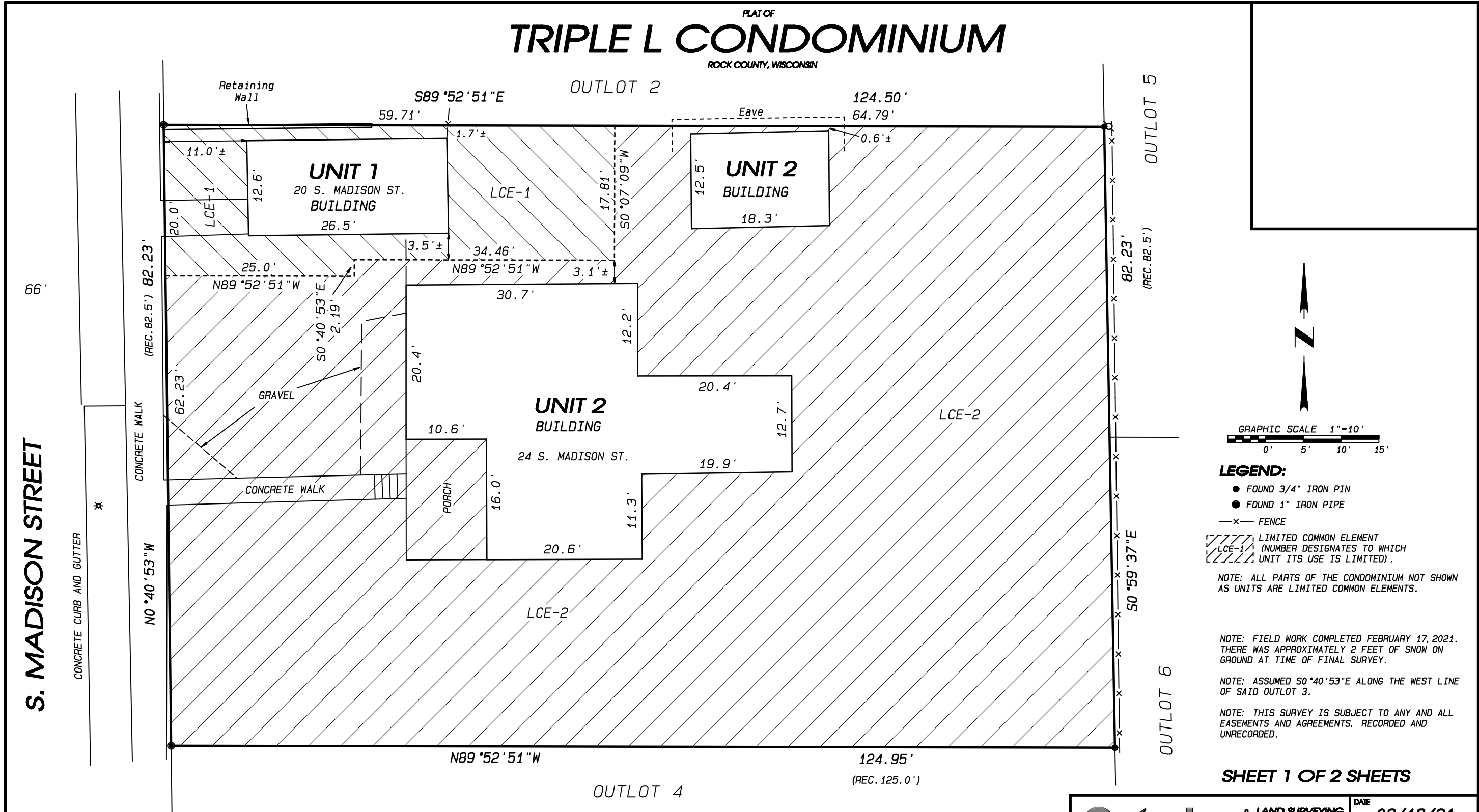
#	Zoning	Area(ft²)
1	B-2 Central Business District	10,345.41

FEMA Flood Hazard Zones

#	Flood Zone	Flood Zone Subtype	Area(ft²)
1	X	AREA OF MINIMAL FLOOD HAZARD	10,345.41

PLAT OF TRIPLE L CONDOMINIUM

ROCK COUNTY, WISCONSIN



LEGEND:

- FOUND 3/4" IRON PIN
- FOUND 1" IRON PIPE
- x— FENCE
- ▨ LIMITED COMMON ELEMENT (NUMBER DESIGNATES TO WHICH UNIT ITS USE IS LIMITED).

NOTE: ALL PARTS OF THE CONDOMINIUM NOT SHOWN AS UNITS ARE LIMITED COMMON ELEMENTS.

NOTE: FIELD WORK COMPLETED FEBRUARY 17, 2021. THERE WAS APPROXIMATELY 2 FEET OF SNOW ON GROUND AT TIME OF FINAL SURVEY.

NOTE: ASSUMED S0°40'53"E ALONG THE WEST LINE OF SAID OUTLOT 3.

NOTE: THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

SHEET 1 OF 2 SHEETS

S. MADISON STREET

DECLARANT:
LORI L. LEEDER
20 S. MADISON STREET
EVANSVILLE, WI 53536

	• LAND SURVEYING	DATE	02/18/21	
	• LAND PLANNING	BY	sll	
	• CIVIL ENGINEERING	PROJECT NO.	120-604	
	109 W. Milwaukee St. Janesville, WI 53548 www.combsurvey.com		tel: 608 752-0575 fax: 608 752-0534	CLIENT

PLAT OF
TRIPLE L CONDOMINIUM
ROCK COUNTY, WISCONSIN

OUTLOT 3, SHEET 2, ASSESSOR'S PLAT OF THE CITY OF EVANSVILLE AND BEING LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 27, T.4N., R.10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

NOTE: THE ABOVE DESCRIPTION IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED OR UNRECORDED.

STATE OF WISCONSIN
COUNTY OF ROCK SS.

I, RONALD COMBS, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED (TAKEN FROM PLANS FURNISHED ME AND ACTUAL FIELD MEASUREMENTS) AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT AND COMPLIES WITH CHAPTER A-E7.

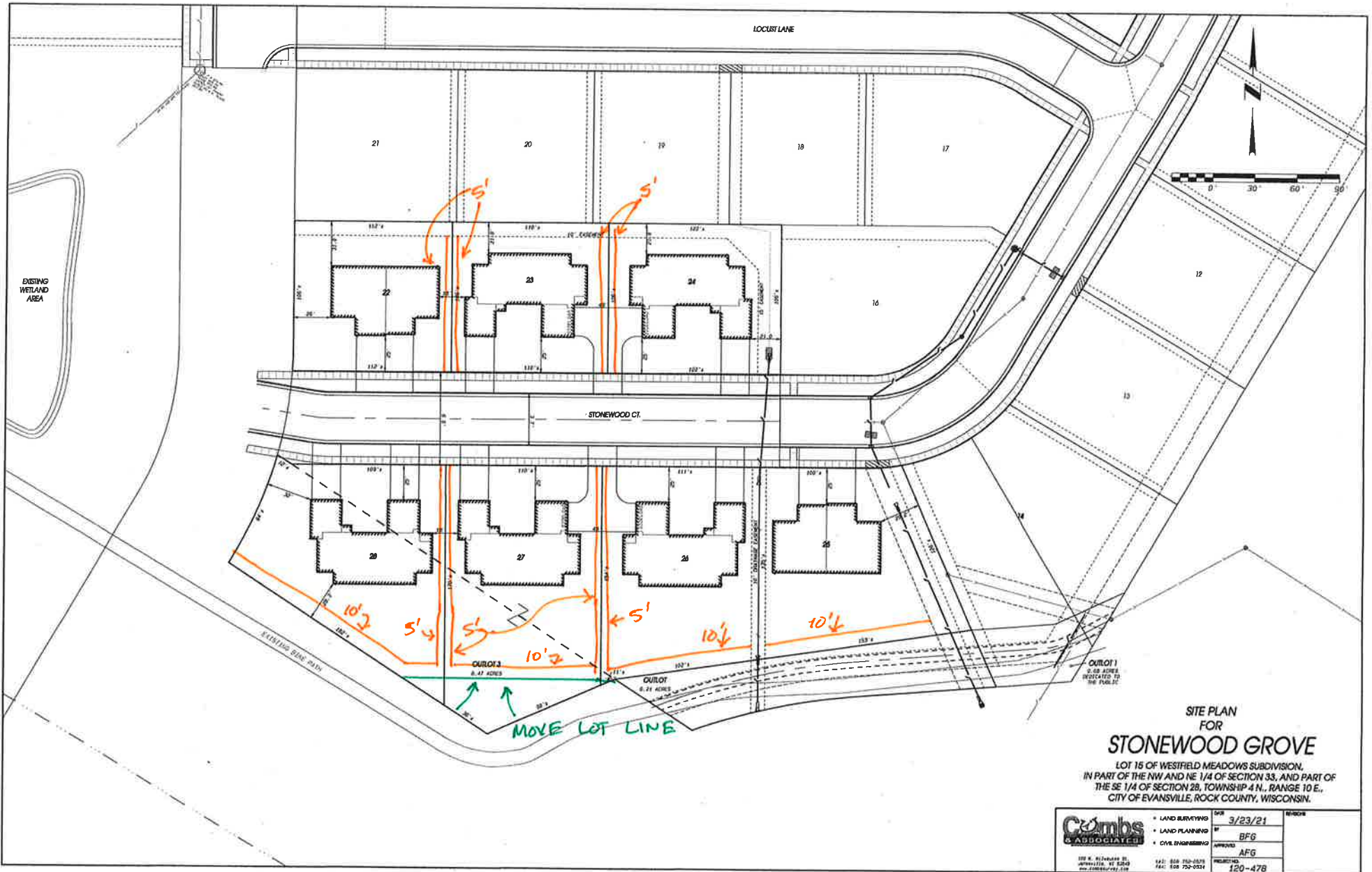
GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF FEBRUARY, 2021.

SHEET 2 OF 2 SHEETS

 109 W. Milwaukee St. Janesville, WI 53548 www.combsurvey.com	• LAND SURVEYING	DATE	02/18/21
	• LAND PLANNING	BY	sll
	• CIVIL ENGINEERING	PROJECT NO.	120-604
		CLIENT	LENZ

ADJUSTED LOT LINES

EASEMENTS



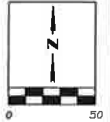
SITE PLAN
FOR
STONEWOOD GROVE

LOT 16 OF WESTFIELD MEADOWS SUBDIVISION,
IN PART OF THE NW AND NE 1/4 OF SECTION 33, AND PART OF
THE SE 1/4 OF SECTION 28, TOWNSHIP 4 N., RANGE 10 E.,
CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

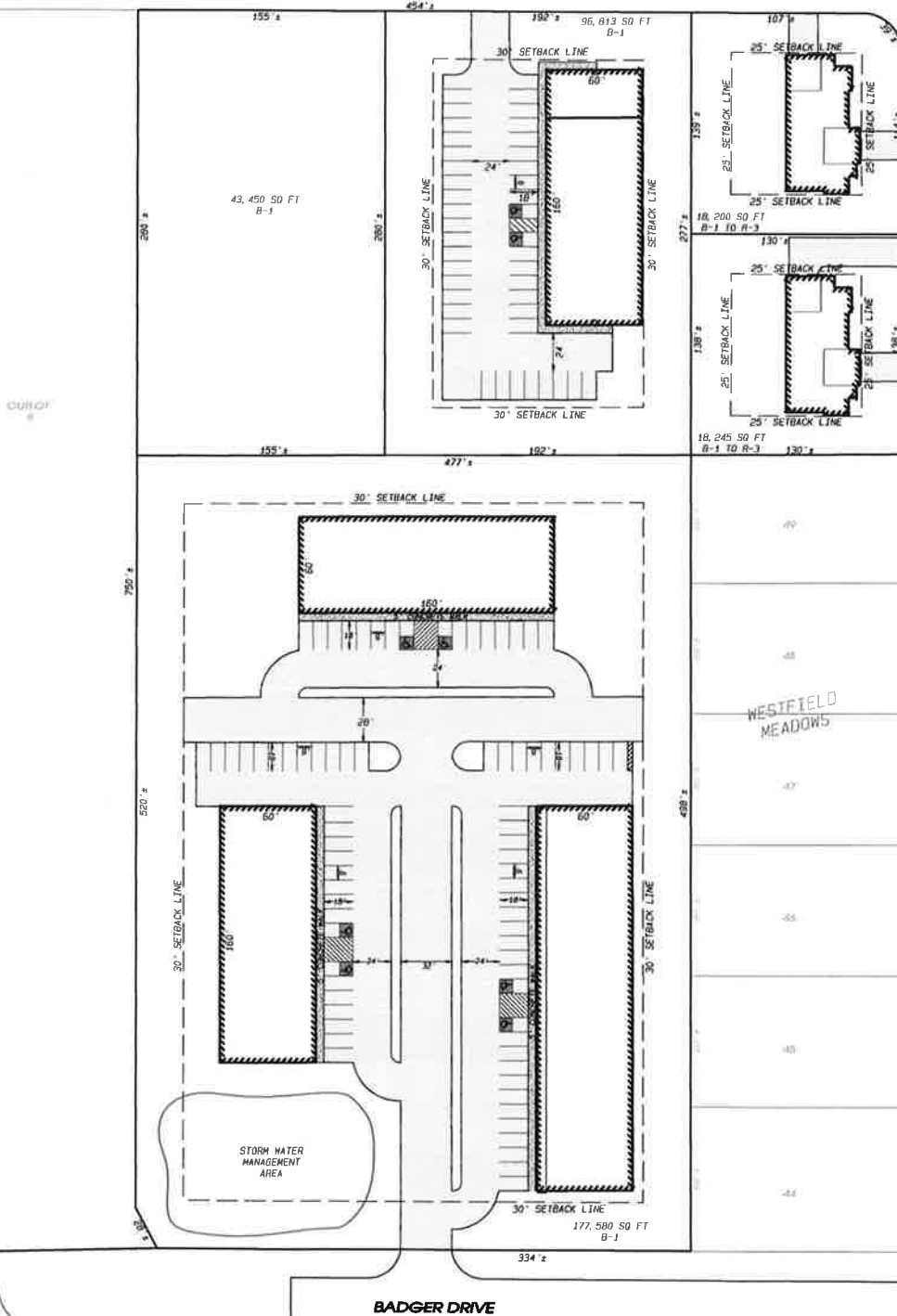
Combs & Associates 100 N. Milwaukee St. Evansville, WI 53120 TEL: 888-750-0375 FAX: 888-750-0374	• LAND SURVEYING	DATE	3/23/21	REVISION
	• LAND PLANNING	BY	BFG	
	• CIVIL ENGINEERING	APPROVED	AFG	
		PROJECT NO.	120-478	

WESTFIELD MEADOWS 1ST ADDITION

LOT 43 & 50 WESTFIELD MEADOWS SUBDIVISION, SECTION 28, T.4N., R.10E OF THE 4TH PM.,
CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.



W PORTER ROAD



SEVENTH STREET

<p>309 N. Milwaukee St. Janesville, WI 53548 www.combsurvey.com</p>	• LAND SURVEYING	DATE	3/23/21
	• LAND PLANNING	BY	BFG
	• CIVIL ENGINEERING	PROJECT NO.	120-081
		CLIENT	DAVE OLSEN LIVING TRUST
tel: 609 752-0525		fax: 609 752-0534	