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**Public Notice of a Committee Meeting
Of the Common Council of the City of Waterloo**

Pursuant to Section 19.84 Wisconsin Statutes, notice is hereby given to the public & news media, that the following meeting will be held:

Committee: PUBLIC WORKS & PROPERTY COMMITTEE
Date & Time: THURSDAY, DECEMBER 3, 2015 AT 6:30 P.M.
Location: COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING, 136 N. MONROE STREET

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF MEETING MINUTES: September 3, 2015 and November 5, 2015
3. PUBLIC COMMENT
4. PROJECT UPDATES
 - a. 333 Portland Road, Condemnation Proceedings
 - b. 2016 Sidewalk Improvements – Implementation Plan Post-Budget Approval
5. FUNDING UPDATES
 - a. Municipal Street Discretionary Improvement Program (MSID) application
 - b. Community Development Block Grant – Hurricane IKE Supplemental application
6. UNFINISHED BUSINESS
 - a. Written Township Agreements For Roadway Maintenance And Snow Removal – Draft Review
7. ADJOURNMENT

Mo Hansen
Mo Hansen
Clerk/Treasurer

Committee Members: Springer, Ziaja and Stinnett

Printed, Posted, E-mailed and Distributed: 12/01/2015

PLEASE NOTE: IT IS POSSIBLE THAT MEMBERS OF AND POSSIBLY A QUORUM OF MEMBERS OF OTHER GOVERNMENTAL BODIES OF THE MUNICIPALITY MAY BE IN ATTENDANCE AT THE ABOVE MEETING(S) TO GATHER INFORMATION. NO ACTION WILL BE TAKEN BY ANY GOVERNMENTAL BODY OTHER THAN THAT SPECIFICALLY NOTICED. ALSO, UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR ADDITIONAL INFORMATION OR TO REQUEST SUCH SERVICES PLEASE CONTACT THE CLERK'S OFFICE AT THE ABOVE LOCATION.

CITY OF WATERLOO PUBLIC WORKS & PROPERTY COMMITTEE
MEETING MINUTES: November 5, 2015

1. CALL TO ORDER AND ROLL CALL. Chair Springer called the meeting to order at 6:30 p.m. Committee members present: Springer and Stinnett. Absent: Ziaja. Others attending: Mayor Thompson, Public Works Director Yerges, and Clerk/Treasurer Hansen.
2. APPROVAL OF MEETING MINUTES: September 3, 2015 and October 1, 2015. MOTION: Moved by Springer, seconded by Stinnett to approve the October meeting minutes as presented and to table the September meeting minutes until such time as they are completed. VOICE VOTE: Motion carried.
3. PUBLIC COMMENT. None.
4. UNFINISHED BUSINESS
 - a. 333 Portland Road, Review Of Property Conditions & City Attorney Communication. DISCUSSION: The Committee reviewed the City Attorney's September 14, 2015 memo with the subject of "333 Portland Road / condemnation process." MOTION: Moved by Springer, seconded by Stinnett to direct staff to initiate a condemnation process. VOICE VOTE: Motion carried unanimously.
5. NEW BUSINESS
 - a. Termination Of Agreement With Bos Design For The Construction Of A DPW Building To Store Sand And Other Items, 211 Hendricks Street. DISCUSSION: Yerges requested the termination due to Bos Design's inability to identify an alternative at the bid price to building a concrete firewall which, with receipt of a Bos Design firewall change order, put the project over budget. Hansen said Edwin Bos in an 11/5/2015 email identified cancellation costs as being \$3,159. Mayor Thompson said because the bid documents showed the new structure as an addition connected to the existing structure, the need for the concrete fire wall was made apparent to all bidders and the City should not reimburse Bos Design for the cancellation costs. Yerges said Mitch Leisses of Kunkel Engineering was working with him on identifying alternatives. MOTION: Moved by Stinnett, seconded by Springer to recommend to Council the termination of the agreement and to further recommend that the \$3,159 cancellation amount not be paid. ROLL CALL VOTE: Ayes: Springer and Stinnett. Noes: none with Ziaja absent. Motion carried.
 - b. Written Township Agreements For Roadway Maintenance And Snow Removal. DISCUSSION: Yerges said he was seeking to have in writing an agreement which to date has been informal for the repair of road surfaces, snow removal, sign maintenance and the like. Springer suggested the representatives from the towns be invited to the next meeting. Yerges suggested a document be draft first for the towns to consider. BY UNANIMOUS CONSENT: The matter was placed on the December agenda.
 - c. 2016-2017 Municipal Street Discretionary Improvement Program Application (MSID) For Canal Road Improvements. DISCUSSION: The Committee reviewed a Hansen email and associated documents. MOTION: Moved by Springer, seconded by Stinnett to direct the submittal of a MSID matching grant application. VOICE VOTE: Motion carried.
6. ADJOURNMENT. MOTION: Moved by Stinnett, seconded by Springer to adjourn. The time was approximately 6:45 pm.

Attest:
Mo Hansen
Clerk/Treasurer

CITY OF WATERLOO PUBLIC WORKS & PROPERTY COMMITTEE
MEETING MINUTES: September 3, 2015

1. CALL TO ORDER AND ROLL CALL. Chair Springer called the meeting to order at 6:30 p.m. Committee members present: Ziaja, Springer and Stinnett. Absent: none. Others attending: Maureen Giese and Clerk/Treasurer Hansen.
2. APPROVAL OF MEETING MINUTES: August 6, 2015. MOTION: Moved by Ziaja, seconded by Springer to approve the August meeting minutes as presented. Motion carried.
3. PUBLIC COMMENT
 - a. Chip Seal Complaint - Chris Joseph, Jills Court. DISCUSSION: The Committee reviewed a August 14, 2015 complaint from Chris Joseph. No action taken.
 - b. Maureen Giese registered a complaint stating that undeveloped property on McKay Way was not being properly mowed. She read the ordinance relating to weeds. She said she contacted her state legislator. She reviewed actions she took previously seeking municipal enforcement of the weed ordinance. She requested a reply. No action taken.
4. UNFINISHED BUSINESS
 - a. 333 Portland Road, Offer To Purchase Along With 123 S. Monroe St., 115 N. Monroe St. And 173 N. Monroe St. MOTION: Moved by Stinnett, seconded by Ziaja to convene in closed session. NOTE: [The statutory exception for the closed session is Wis. Statute 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons requires a closed session." Upon conclusion of the closed session the body reconvened in open session.]
5. NEW BUSINESS
 - a. Request To Shift The 2015 Revaluation Of Assessed Property From 2015 To 2016. DISCUSSION: Hansen provided documentation demonstrating levels of ratio compliance for 2014 and prior. He asked that a 2015 revaluation work be deferred until a later date. MOTION: Moved by Stinnett, seconded by Ziaja to approve a delay in revaluation work with a reconsideration in the 2016 period. VOICE VOTE: Motion carried.
 - b. 2016 Sidewalk Repairs And Installation. DISCUSSION: Ward #1 was identified as a target area for 2016, with Springer commenting that the Finance Committee would have to work through the budget process before this could be set. No action taken.
6. PROJECT UPDATES
 - a. Public Works Department Cold Storage Space Addition, 211 Hendricks St. Noted.
7. ADJOURNMENT. MOTION: Moved by Stinnett, seconded by Ziaja to adjourn. The time was approximately 6:45 pm.

Attest:



Mo Hansen
Clerk/Treasurer

Mo hansen

From: Waterloo City Hall <cityhall@waterloowi.us>
Sent: Wednesday, September 16, 2015 12:17 PM
To: dpw@waterloowi.us; Barry Sorenson (bsorenson@wppienergy.org);
dpsorenson@waterloowi.us
Subject: FW: 333 Portland Road / condemnation process

FYI Gary, Barry and Denis -- please see below.

Mo Hansen
Clerk/Treasurer

From: Waterloo City Hall [mailto:cityhall@waterloowi.us]
Sent: Wednesday, September 16, 2015 12:15 PM
To: bspringr@charter.net; Ziaja, Matt <matt.ziaja@gmail.com>; Angie Stinnett <angie.stinnett@yahoo.com>
Cc: Lindsay Reynolds <kittymania8@gmail.com>; thomastr2000@yahoo.com; Ron Griffin (griffinrepair@gmail.com) <griffinrepair@gmail.com>; jeni@highenergydj.com
Subject: FW: 333 Portland Road / condemnation process

TO: Public Works & Property Committee and other Council Members

As a follow-up to the August and September Public Works and Property Committee meetings, Mayor Thompson has asked the City Attorney to outline a condemnation process for the property at 333 Portland Road. Below is the City Attorney's outline on this subject. Prior to reading the City Attorney's outline, the Mayor asked that a 90 day window of time be defined in which steps can be taken proceed with condemnation of property.

Mo Hansen
Clerk/Treasurer

From: Timothy D. Fenner [mailto:TFenner@axley.com]
Sent: Monday, September 14, 2015 11:56 AM
To: 'Waterloo City Hall' <cityhall@waterloowi.us>; Andrea V. Roth <ARoth@axley.com>; Gesina M. Seiler <GSeiler@axley.com>; City of Waterloo, Mayor (mayor@waterloowi.us) <mayor@waterloowi.us>
Cc: Andrea V. Roth <ARoth@axley.com>
Subject: RE: 333 Portland Road / condemnation process

Mo:

This is in response to your email as well as our recent telephone conversation. As I understand it, the subject property has some structures located thereon, which are in disrepair. Also, there appears to be some significant environmental contamination that requires remediation. The extent of the contamination as well as the cost of remediation are unknown at this time. The property is located within Tax Incremental Finance District No. 3. You've indicated that the long-term goal of the city is to acquire the property, remediate the contamination, and then have it developed as a commercial/industrial site. The cost associated with acquisition, remediation and development would come from the tax increment.

Your email raises two issues that need to be addressed. They are:

I. Raze Order.

Section 66.0413 Stats allows a municipality to issue an order requiring a building to be removed, if the building is old, dilapidated or out of repair and consequently dangerous, unsafe, unsanitary or otherwise unfit for human habitation and unreasonable to repair. Depending upon the magnitude of the repair, the property owner has the option of either repair or removal. If the cost of repair doesn't satisfy the statutory formula, then removal is the only option. I don't think that the statute would be applicable to the circumstance you've described. It is really not a statute that allows a municipality to acquire a property for subsequent redevelopment. That is generally done through the condemnation statutes.

II. Condemnation

In order to condemn property, there has to be a public purpose. The property is part of the tax incremental financing district, and you've indicated that it is a blighted property that was considered in satisfying the blight requirements when the tax incremental financing district was originally created. Since this is not residential property (and please verify that I am correct in my assumption), in order to exercise condemnation authority, the following has to be satisfied. For condemnation purposes, blighted property means any property that, by reason of abandonment, dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air, or sanitation, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, or the existence of conditions that endanger life or property by fire or other cause, or any combination of such factors, is detrimental to the public health safety or welfare. Before commencing condemnation of such property, where the condemnor intends to convey or lease the property to a private entity following its acquisition, the condemnor must make written findings and provide a copy of the findings to the owner of the property. The findings shall include all of the following: 1 the scope of the redevelopment project encompassing the owner's property, 2 the legal description of the redevelopment area that includes the owner's property, 3 the purpose of the condemnation, and 4 a finding that the owner's property is blighted and the reasons for that finding. Therefore, in order to condemn the subject property the city would have to make the foregoing determination which would mean hiring the appropriate consultant, who can quantify and qualify the extent of the blight and prepare the necessary findings. You may want to begin this process now given the time involved. Once the findings have been made, then there is a public purpose in the city acquiring subject property as part of the redevelopment of the area.

Once the foregoing has occurred, then the city can proceed with an acquisition. Since the city's acquisition of this property is not for mass transit, highways, airports or sewer purposes, the condemnation would have to be done in accordance with section 32.06 stats. The steps in this process are:

1. Make sure the appropriate blight determination has been made pursuant to section 32.03 (6) Stats.
2. Obtain the correct legal description and have the preliminary title work done to determine ownership of the subject property
3. If the project will involve any of the matters discussed in section 62.23 (5) stats, the plan commission may have to first give its recommendation to the Common Council. You should take a look at that statute to see if any of the activities described therein, may be involved in the city project as it affects this property. If so, then referral is mandatory. If any streets are going to be widened, the plan commission may have to act under section 62.23 (10).
4. If the project will result in a person, farm or business being "displaced", then the city must prepare a written relocation plan and a relocation assistance service plan, to be approved by the appropriate state agency. It is my understanding that the subject property is currently vacant so that this step could be avoided. If not, the plans must be prepared before any further steps are taken.
5. The Common Council must hold an open meeting for purposes of adopting a resolution setting forth the "necessity" for the taking of the subject property. The city has the authority to make the determination of necessity, as opposed to any court or other third-party. Following adoption, the resolution must be published or posted.
6. The city must hire a real estate appraiser. The appraiser should conduct a full narrative appraisal. Once the city is satisfied with the appraisal, it is given to the property owner with a copy of certain required pamphlets and notices. The owner then has 60 days from date of receipt of the appraisal to review it. The owner also has the right to obtain an

additional full narrative appraisal; and the city is required to pay the reasonable costs thereof. The city must advise the owner of this right.

7. Following expiration of the 60 day period, the city must consider the results of any appraisal by the owner; and then negotiate with the property owner towards a voluntary acquisition of the property. As part of the negotiations, certain additional information must be given if the city is acquiring other properties in connection with the project. If the negotiations are successful, then an offer to purchase is entered into and the transaction is closed. If it is not successful, then the city would issue a jurisdictional offer to the owner and mortgagee. The property owner has 20 days from date of personal service of the jurisdictional offer within which to accept. If the offer is rejected, then the city records a lis pendant. After expiration of the 20 day period, then the city must petition the circuit court to refer the matter to the county condemnation commission.

6. Following receipt of the petition, the court holds a hearing and will refer the matter to the condemnation commission for determination as to just compensation. Appraisers will appear at this hearing. Title to the property would be vested in the city as of the date the city makes payment of the award for just compensation. Subsequent appeals can be taken.

7. Since this would be a "fee simple" acquisition of the subject property, the award of compensation would be the fair market value of the property determined as of the date of the taking. Keep in mind that if there is significant environmental contamination, that would be reflected in determining fair market value. There's been a series of cases dealing with this issue. In short, the issue of environment contamination is reflected in the appraisal process.

The foregoing is a thumbnail sketch of the steps that need to be taken. I have omitted many of the more technical steps. If you're going to proceed along the lines of condemnation, it is essential that a plan of action be developed, together with a timetable. My experience is that in order to acquire the property through condemnation, it is a six to a nine-month process, if you were to begin the process today. You could proceed with steps numbers one through three at this time. It would probably take you 90 days to do just those steps. I would also include within that timeframe the hiring of an appraiser. In terms of appraisal fees, generally a full narrative appraisal will cost you somewhere between \$3500-\$5000 each.

I hope this answers the questions you have raised. Condemnation is a technical matter; and you will need the assistance at virtually every step of the way from the city attorney, the appraiser, and probably the city engineer. Please advise.

Attorney

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TO: PUBLIC WORKS COMMITTEE
FROM: CLERK/TREASURER MO HANSEN
SUBJECT: PUBLIC WORKS DIRECTOR'S RECOMMENDATION FOR 2016 SIDEWALK IMPROVEMENTS
DATE: SEPTEMBER 3, 2015

From Public Works Director Gary Yerges. Recommended items to include in 2016 work which would begin this calendar year with the marking of sidewalks as needed.

1. REPAIRS
 - a. A number of parcels in the 2014 quadrants have yet to be addressed. They will need to be rolled into any 2016 special assessment process. Howard Rennack is aware that some were missed.
2. INSTALLATION OF NEW
 - a. A portion of the walk from Jaystone Terrace to Goehl Road connecting to Anna Street on the west side.
 - b. South side of Anna Street from Lum Ave to N. Monroe
 - c. Lum Avenue from the west end of Spring Street north to Henry Street on one side.

The committee is asked to:

- (A) Affirm the list above with the understanding the greater details will be provided at the next meeting
- (B) Express its intent to pursue a special assessment process for those parcels eligible for it per our existing sidewalk policy

ENGINEERS REPORT

City of Waterloo

Anna Street Sidewalk Improvements



April 24, 2015

Prepared By:

Kunkel Engineering Group, LLC
107 Parallel Street
Beaver Dam, Wisconsin 53916
Phone: (920) 356-9447
Fax: (920) 356-9454
kunkelengineering.com

ATTACHMENT "A"
PROJECT SPECIFICATIONS

CITY OF WATERLOO
2015 ANNA STREET SIDEWALK IMPROVEMENT
Specifications & Special Provisions

Scope of Work

The work includes furnishing all labor, materials, and equipment required for the installation of concrete sidewalk, and restoration, as shown by the plans and contract documents, complete, ready for use and acceptable to the City of Waterloo.

Owner & Engineer

When the OWNER or TOWN is mentioned herein, it means the City of Waterloo. When the ENGINEER is mentioned, it means the Consultant, Kunkel Engineering Group, or its delegated representative.

Standard Specifications

Perform all work under this contract as per the provisions of Standard Specifications for Sewer and Water Construction in Wisconsin, Sixth Edition, and State of Wisconsin Department of Transportation, Division of Highways, Standard Specifications for Highway and Structure Construction, latest edition, including all Supplemental Specifications and other revisions to date, unless otherwise specified herein or noted on the plans. Both documents are referred to herein as Standard Specifications. Section numbers less than 100 refer to the former, section numbers larger than 100 refer to the latter.

Customary English units will be used for plan dimensions, layout of work, and measurement for payment as listed on the Bid Form under this contract. References to nominal SI (Metric) units in the Standard Specifications are to be converted to their customary English equivalent.

Utilities

Notify all Utilities that may have overhead or buried lines in the construction area. Repair or replacement of any disturbed utilities is Contractor's responsibility. The Contract Price includes any costs for temporary or permanent relocations of such structures and facilities required to complete the Work unless specifically indicated otherwise in the plans or specifications.

Payment Requests

The contractor's payment requests shall be submitted in the format shown attached to these provisions (Section 00620). Change Orders, variable quantity adjustments, materials stored on site, and other considerations not covered by the form shown shall be addressed by attachments to this format (Section 00941). The form is included to illustrate the required format and the minimum information to be shown on the contractor's payment requests. In addition contractor must provide lien waivers from all suppliers and subcontractors prior to final payment being approved.

Field Engineering and Layout of Work

Contractor is advised that there are numerous property corner and survey markers along the project route. These stakes must not be disturbed. Such stakes, if disturbed, must be replaced by a surveyor licensed to practice in Wisconsin, who must issue a certificate to the owner affirming that the stakes have been replaced and that they occupy the same position that they did before the Work commenced. Include all costs associated with preserving and relocating property corner marker stakes in whichever Bid Prices Contractor deems appropriate.

Special Provisions

The following special provisions supplement, modify, or supersede standard technical specifications with reference to work under this contract.

Traffic Control and Access

General:

The Contractor must maintain access to business and residents throughout the project area at all times. Should, in the opinion of the Engineer, any portion of the work require temporarily closing a street or road, the temporary road closure must be approved by the Owner. Unless a temporary road closure is approved by the Owner, the Contractor shall maintain at least one lane of traffic at all times, and two lanes of traffic during non-working hours. Abutting/adjoining property owners must be provided access to their property at all times, including when streets are temporarily closed to traffic. All signs, barricades, warning devices, flagmen, etc., must be provided and maintained by the Contractor.

Should a temporary road closure be approved by Owner, it is the responsibility of the Contractor to give prior notification to, adjoining residents and businesses, the local Street Department or Township, the local Fire Department, County Highway Department, and the Department of Transportation as per the policies of the respective agencies.

All Access Requirements will be strictly enforced during the course of construction. Be prepared to provide immediate access for fire, police, ambulance and other emergency vehicles without regard to damage to any of the Work in progress.

Street Cleaning:

Keep adjacent streets clear of gravel, tracked soil and material spilled from trucks or other equipment. Implement dust control measures as required.

Disposal of Materials & Salvage

Excavated material and other excess materials shall be disposed of in a legal manner at a site to be provided by the Contractor as per Section 2.2.11 of the standard specifications. The Contractor is solely responsible for securing a site and disposal of all surplus or excavated material from this project per all Wisconsin DNR and Federal regulations. Onsite burial of debris, brush, logs, and stumps will not be allowed.

Include all costs associated with Disposal of Materials & Salvage in the Bid Prices for which this work is associated.

Unclassified Excavation

All earthwork for this project shall be considered unclassified excavation and conform to S.205 (roadway excavation), S.207 (embankment), and S.213 (finish grading) of the Standard Specifications. Excavation, demolition, removal and disposal of materials will not be paid for separately, but will be considered incidental to the Bid Price for associated work under this contract.

Saw Cutting Existing Pavement & Sidewalk

Saw cut all existing pavement and concrete structures using a wheel mounted saw. Do not use any other method of cutting existing pavement and/or concrete. In particular, do not use bucket mounted disk cutters or hand held saws.

Saw Cutting Pavement will not be paid for separately, but will be considered incidental to the Bid Price for associated work under this contract.

Base Course

Construction shall conform to Section 301.3 of the Standard WDOT Specifications

Base Course:

Furnish and install a compacted, base course as shown by the typical cross section.

- Base course shall conform to "Base Aggregate Dense, ¾" per Section 305 of the WDOT Standard Specifications
- Base course shall be compacted to Special Compaction per Section 301.3.4.2 of the WDOT Standard Specifications (95% max density per AASHTO T99 & T191).

Testing:

Sub-grade Acceptance

At the request of the Engineer sub-grade shall be proof rolled and accepted prior to placing base course. Proof rolling shall be two to four passes with a rubber tire roller or loaded truck weighing at least 25 tons. Areas which show pumping or excessive rutting shall be undercut, unstable materials removed and replaced, with breaker run stone, and retested.

Material Testing

At the request of the Engineer and at no additional cost to the Owner, the Contractor shall furnish documentation of gradation testing for sub base or base course materials, showing conformance with the specifications.

Compaction Testing

Where ordered by the Engineer, compaction testing of base course will be performed per Section 301.3.4.2 of WDOT Standard Specifications.

- Costs of Compaction Testing will be paid for by the Owner if an Allowance for Testing is not provided in the Contract.
- The Contractor shall bear the costs of retesting areas which fail initial tests and have been corrected

Cast in Place Concrete

Concrete Materials

- Concrete for all sidewalk work shall meet the following specifications:
 - Grade A per s. 501.3.1.3 of WDOT Standard Specifications.
 - Aggregates shall conform to Section 501.2.5 WDOT Standard Specifications.
 - Use air entraining cement or DOT approved admixture such that concrete contains 6.0% plus or minus 1.0% entrained air.

General Construction Requirements

- All concrete shall have an average 28 day compressive strength of 4000 psi and no individual test shall show a 28 day compressive strength less than 3800 psi.
- All concrete shall be poured within one hour of the time water was added to the dry mix. Any mixed concrete older than one hour, whether full or partial truck load, will be rejected.

Testing

- Where ordered by the Engineer, the Contractor shall cast concrete test specimen cylinders per Section 501.3.10 of the Standard Specifications.
- Costs of Testing will be paid for by the Owner if an Allowance for Testing is not provided in the Contract
- Concrete found not meeting the specifications will be removed and replaced as directed by the Engineer at the Contractors expense.

Standard Curing of Concrete:

Cure all concrete in accordance with Section 415.3.16 and 415.3.12 Standard Specifications using the Impervious Coating Method per Sections 415.3.12.1 and 415.3.12.2. Use white pigmented curing compound.

Linseed Oil Concrete Curing:

- Furnish liquid membrane-forming curing compounds composed of a blend of boiled linseed oil and high viscosity, heavy boiled linseed oil emulsified in a water solution conforming to AASHTO M148, type 2.
- White colored linseed oil shall be used such that the cured concrete is aesthetically similar to ordinary cured concrete.
- When applying the linseed oil, follow the Impervious Coating Method found in section 415.3.12.2 of the Standard Specifications.
- The application rate for each application shall be one gallon of mixture to 200 SF of concrete.

PCC Driveway Apron

Install driveway aprons per the plans, plan details and provision of Section 416.3.4 WDOT Standard Specifications.

- Driveway width at property line shall match existing driveway width but shall not be less than 10 feet.
- Width of the driveway approach at the curb shall be 3 feet wider on each side of the approach than at the property line unless directed otherwise by the Engineer to compensate for narrow street terrace or other individual situations.
- Contractor shall install aprons wider than shown on the plan at the property owners request and approval of the Owners Representative.

- Where the Engineer or Owners representative determine that sections of existing sidewalk are to remain, meet the face of the walk with the new driveway apron.
- Where the existing sidewalk is to be removed, the sidewalk section through the driveway, must be 6" thick on a 6" compacted aggregate base. The portion of the driveway in the walk area may be warped to blend in with the approach.
- Saw cut a center joint where drives are wider than 20'.
- Remove and replace any concrete driveway approach that cracks at locations other than the contraction joints.
- Install 1/2" felt at the gutter and where the walks abut the driveways.
- Saw cut existing concrete driveways as required and install new concrete driveway patch between new sidewalk and existing concrete driveway.

Sidewalks running across driveways are to be constructed per the detail and specifications for Concrete Driveways and will be paid as such.

PCC Driveway Apron will be paid at the Bid Price per Square Foot, measured in place. Bid Price includes:

- 6" course of "Base Aggregate Dense, 3/4" per Section 305 of the WDOT Standard Specifications
- Preparation of sub-grade and fine grading aggregate base
- Sawing and Jointing
- Specified curing.

PCC Sidewalk

As shown on the plans or as directed by the Engineer or Owners Representative, install concrete sidewalk per Section 602 of the WDOT Standard Specifications.

- Sidewalk shall be installed on a 4" course of "compacted base aggregate dense 3/4"
- Minimum sidewalk thickness shall be 4".
- Install 1/2" felt where walks meet the curb and existing walks.
- Install 1/2" felt transverse expansion joint at uniform intervals not greater than 96 ft.
- Install 1" felt expansion joint between sidewalk and buildings or similar structures.
- Provide transverse contraction joints at intervals, equal to the width of the walk, along the run of sidewalk.
- Sidewalk Accessibility Ramps must comply with Americans with Disabilities Act provisions
- Remove and replace any concrete sidewalk that cracks at locations other than the contraction joints.

Where required, remove and dispose of existing sidewalk. Removal and disposal of existing walk will not be paid for separately but will be considered incidental to the Bid Price for Concrete Sidewalk.

PCC Sidewalk will be paid at the Bid Price per Square Foot, measured in place. Bid Price includes:

- Saw cut, removal and disposal of existing concrete walk or driveway
- Excavation to subgrade
- 4" course of "Base Aggregate Dense, 3/4" per Section 305 of the WDOT Standard Specifications
- Preparation of sub-grade and fine grading of aggregate base course
- Jointing
- Specified curing

Detectable Warning Fields

Where each sidewalk run meets the curb and gutter at intersections and as called out on the plans, provide accessibility ramps with a detectable warning field. Ramps and accessibility provisions shall conform to the Revised Draft Guidelines for Accessible Public Rights of Way, 12/23/2005, by the United States Access Board.

- Provide ramps with a transverse, broomed finish.
- The sidewalk ramps shall be installed with a detectable warning field comprised of a truncated dome textured surface.
 - Detectable warning field shall be equal to the width of the sidewalk by a minimum of 24" measured with the run of the walk.
 - The textured surface may be applied by stamping the concrete and painting the detectable warning field with an epoxy paint intended for pavement marking. Apply per manufacturers recommendations.
 - An approved insert device from the WDOT approved materials list may be substituted in lieu of stamped and painted concrete.

Concrete sidewalk will be paid for separately, at the Bid Price per square foot, as noted in earlier sections. Detectable Warning Fields will be paid for at the Bid Price per Each location.

Clear and Grubbing

Remove and dispose of trees and brush as indicated on the plans per Section 201 of the WisDOT Standard Specifications. Onsite burning or burial of brush, limbs, logs, stumps or associated debris will not be allowed. Comply with Disposal of Materials section of these Special Provisions.

Removal and disposal of stumps will be considered incidental to the Bid Price for Clearing and Grubbing. Payment shall be as indicated on the Bid Form.

Topsoil and Seeding

Apply topsoil, fine grade, seed, fertilize, and mulch all areas disturbed by construction.

Topsoil

Furnish, install and fine grade pulverized topsoil in all areas to be seeded.

Installed topsoil thickness shall be 4".

Provide an allowance of at least one additional inch to account for settling and compaction. Topsoil must not contain stones, rocks, gravel, excessive amounts of vegetative matter, sticks, herbicides, pesticides, weed seeds or other objectionable matter.

Seeding and Mulch

Perform all seeding work as per s. 630 of the WDOT Standard Specifications. Apply Fertilizer Type A as per s. 629 of the Standard Specifications.

Standard Seeding:

- Seed Mixture #40 for street terrace and lawn areas
- Seed Mixture #20 for back slopes, and as directed by the Engineer.

Seed may be sown by either Method A or B at the Contractors option.

Mulch all seeded areas as per s. 627 of Standard Specifications. Contractor's attention is called to the requirements for anchoring straw mulch by Methods A, B, or C. Provisions for anchoring straw mulch will be strictly enforced for this project.

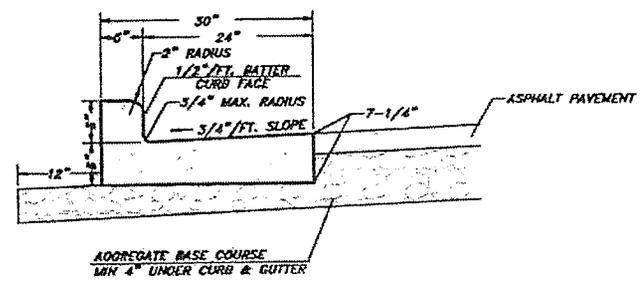
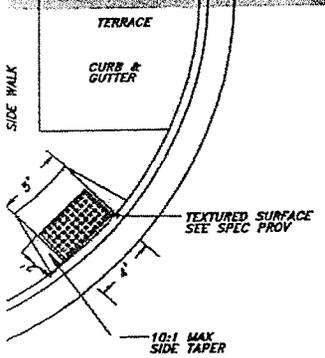
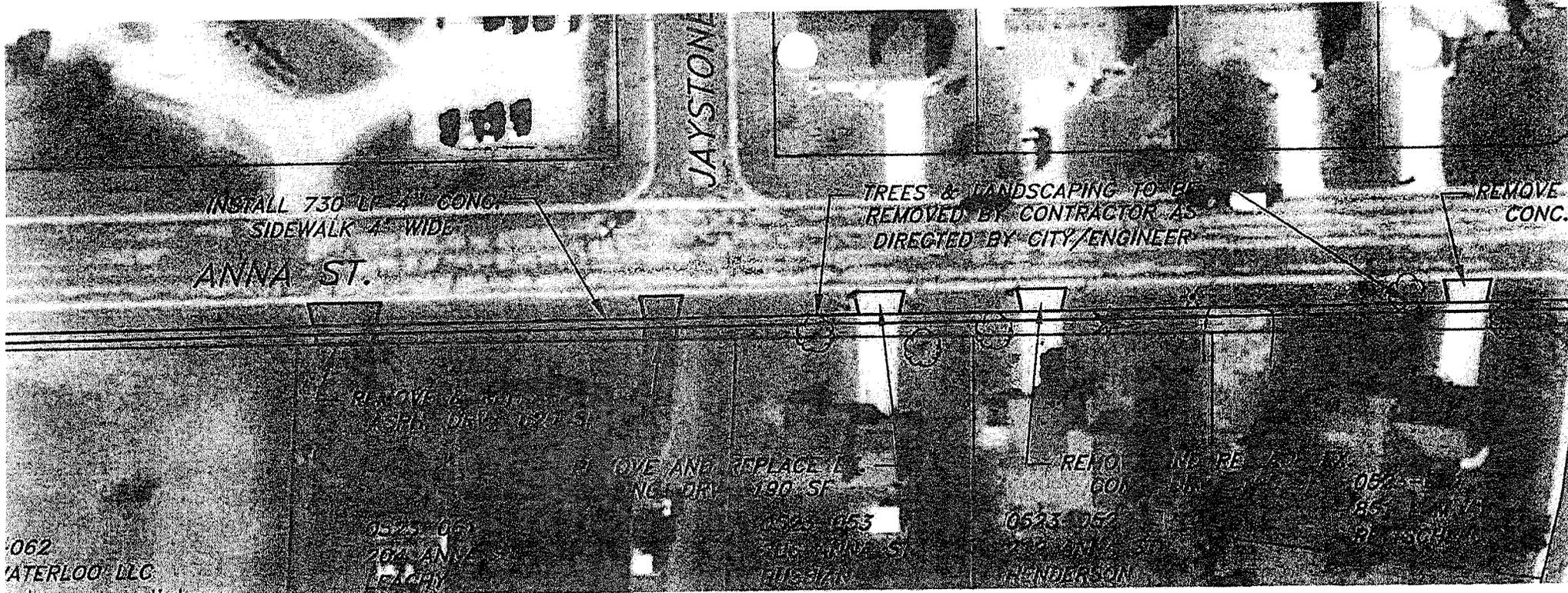
Repair or replace any area that settles, washes out, does not grow, is excessively weedy, erodes, or fails in any other manner within the warranty period at no cost to Owner.

Measurement and Payment

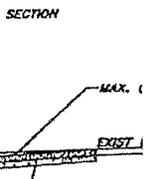
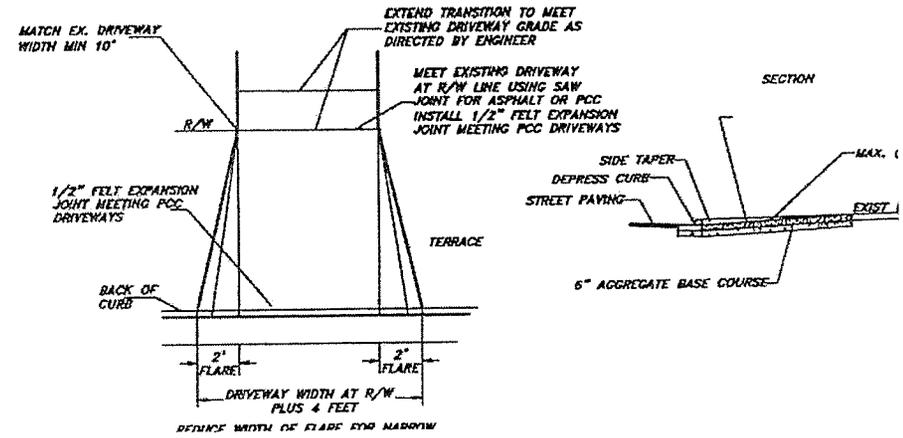
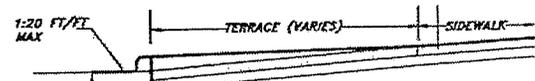
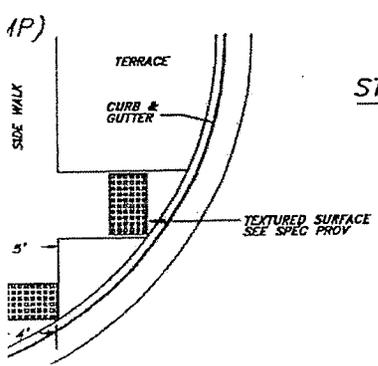
Topsoil and Seeding will not be paid for separately, but will be considered incidental to the Bid Price for associated work under this contract. Topsoil and Seeding includes cleanup, grading, furnishing and installing topsoil, fertilizer, seeding and mulch.

ATTACHMENT "B"

PROJECT PLANS



**STANDARD TYPE A CURB AND GUTTER
ADJACENT TO HMA PAVEMENT**



ATTACHMENT "C"

CONSTRUCTION COSTS



107 Parallel Street
Beaver Dam, WI 53916
(920) 356-9447
fax: (920) 356-9454
kunkelengineering.com

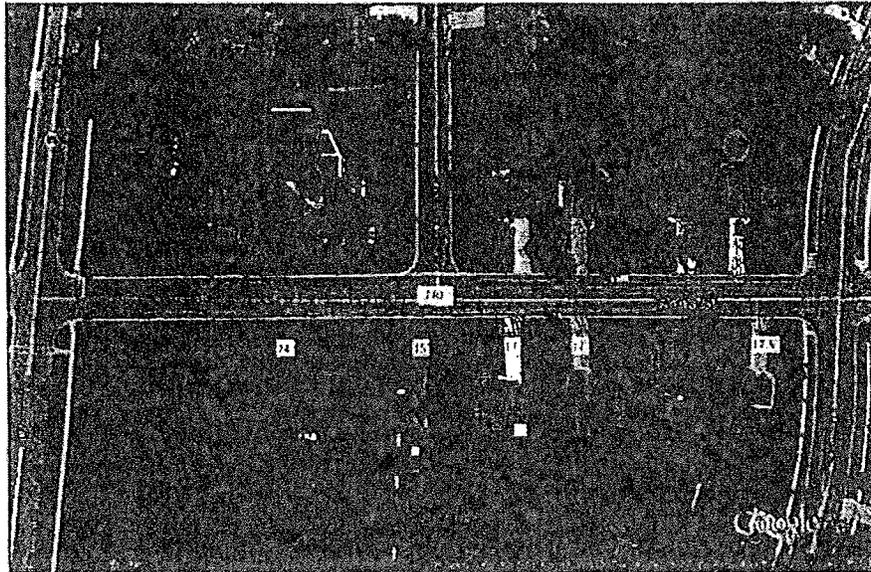
City of Waterloo, Wisconsin
PRELIMINARY ESTIMATE OF COST
Anna Street Sidewalk Improvement
Date: March 16, 2015

From Lum Ave. to Monroe (S. Side Only) 740 LF

Install New 4' Concrete Sidewalk.
Remove and replace concrete driveway aprons

Anna Street Estimated Quantities

Quantity	Unit	Item	Unit Cost	Item Cost
1	LS	Unclassified Excavation		\$6,000
2600	SF	PC Conc Sidewalk, 4"	\$4.75	\$12,350
820	SF	PC Conc Driveway Apron, 6"	\$6.00	\$4,920
10	Ton	Asphalt Driveway Apron, 4"	\$200.00	\$2,000
250	SY	Topsail & Seeding	\$5.00	\$1,250
Total Estimated Construction Cost				\$26,520



ATTACHMENT "D"

SCHEDULE OF ASSESSMENTS

c being installed. Concrete Sidewalk \$ 7.25 \$ 8.00 Per SF
 alk installation tation Adj for Eng/Inspect \$ 1.16 \$ 1.28 Per SF

Total \$ 8.41 \$ 9.28 Per SF



Owner Address	4" Sidewalk SF	4" Sidewalk Assess \$8.41/SF	6" Concrete Driveway SF	6" Conc. Drwvy \$9.28/SF	Total Preliminary Assessment
Lynn R & Jode A Rettschlag 851 Lum Ave Waterloo, WI 53594	210.14	\$ -	180	Exist Concrete Drwy Not Assessable	\$ -
James L Henderson 212 Anna St. Waterloo, WI 53594	338.52	\$ 2,846.95	190	Exist Concrete Drwy Not Assessable	\$ 2,846.95
Mark Bussian 206 Anna St. Waterloo, WI 53594	336.00	\$ 2,825.76	190	Exist Concrete Drwy Not Assessable	\$ 2,825.76
Susan Leachy PO Box 146 Brookfield, WI 53008	582.64	\$ 4,900.00	620	\$ 5,753.60	\$ 10,653.60
DGI-Waterloo LLC 200 E. Washington STE 2A Appleton, WI 54911	265.76	\$ -	340	\$ 3,155.20	\$ 3,155.20
TOTALS		\$10,572.72		\$8,908.80	\$19,481.52