

PUBLIC WORKS COMMITTEE
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LA CROSSE STREET
JULY 8, 2019

ITEM 2

Chairperson Marshall called the meeting to order at 5:00 PM. Notice of the meeting was provided to the Dells Events, WNNO Radio, and posted in accordance with State Statutes.

1. Present: Mayor Ed Wojnicz, Ald. Brian Holzem, Ald. Jesse DeFosse and Ald. Terry Marshall

Others: Public Works Director David Holzem, City Planner/Zoning Administrator Chris Tollaksen, Asst. City Atty. Joseph Hasler, DPW Office Clerk Monica Dorow-Leis, City Clerk Nancy Holzem, City Treasurer Karen Terry, Fire Chief Pat Gavinski, Ald. Freel, Ald. Anderson, Jason Hallowell, and Peter Culver from the Dells Events

2. Motion by Mayor Wojnicz and seconded by Ald. Holzem approve the minutes of the June 10, 2019 meeting. Motion carried.

3. Discussion and recommendations on proposed Elm Street Plaza (700 Block Elm Street-Broadway south to the alley) included:

- They would be building on top of a major sanitary sewer system at this location. Most of the city sanitary sewer is 10'-12' deep. This area is 27-28' deep with sandstone at about 6 ½' deep. This would be a major sanitary sewer line and a large undertaking for the city.
- There is 6" water main there as well and probably at or under specs with today's standards.
- Unknown cost at this time and would need to weigh out the options.
- It would take a significant amount of effort to just gather enough information to determine what course of action to take.

David Holzem was directed to get some cost estimates. This item was discussion only. Separately

4. Discussion on the following regarding Jason Hallowell's property on Cole Lane (Adams County Parcel 291-0071-00000) if a new 5 acre parcel is created and a Certified Survey Map is approved:

- a) Solid Waste/Recycling Location: The city is willing to pick up solid waste and recycling to the extent of the improved city right of way.
- b) Special Assessment for Water and Sewer Extension on Prairie Oak Drive if it does not service the 5 acres: More research would need to be done as to how it would be paid for before a decision can be made.
- c) Recouping through Special Assessment to adjacent properties any road improvements made by the proposed owner of the 5 acres: This is unknown until the city knows what is going on at that location.
- d) Required distance of improvements needed if the city does decide to make improvement to Prairie Oak Drive: David said the road is platted, but the city is not obligated to improve.
- e) Access to parcel after proposed land division:

Jason Hallowell estimated the cost being 84K with the water and sewer utility laterals and 72K just to extend it. Jason is weighing out the benefits with the cost of digging their own well or the possibility of connecting to the city in the near future. Jason suggested the city finish the road, put in the utilities, and then assess the 10 properties that would have access to it. Karen Terry, City Treasurer spoke about an idea that included finishing off Cole Lane and Windgate Lane, which would give access to the Hallowell property. Then, if the 5 acre parcel is created, the new owner of the 5 acres parcel would have access off Windgate Lane. All of those parcels would become serviceable and create a greater opportunity of growth. Jason did not see the benefit extending it 300' to his property compared to extending multiple 100's of feet with the Windgate idea and David said he understands Karen's thinking, extending to create more serviceable lots with the costs divided between more property owners, but added that he is not sure if the city is prepared to take this on. The committee would like to get cost factors to bring back to the committee. More information is needed to make any sort of decision. This item was discussion only.

5. Superior/La Crosse Street Reconstruction-This project is going well. Gerke Excavating is planning to pull the utility crew for four days and returning on Monday. They will keep the grading crew on site this week.
Wisconsin Dells High School Project-MSA is working on the plans. The lift station may be relocated. The water utility is going to be public, so the city wants to make sure they meet city specifications. This item was information only. Availability
6. Hallowell decided not to move forward with his land sub-division on Cole Lane, so he informed the committee to pull his request for the upcoming Plan Commission Meeting on Thursday. The committee would like David Holzem gather more information and costs associated with utilities and road improvements for the Prairie Oak area. This would not be a priority at this time with Hallowell withdrawing his request and other large city projects going on at this time.
7. Next meeting is scheduled for Monday, August 12, 2019 at 5:30pm.
8. Motion by Ald. DeFosse and seconded by Ald. Holzem to adjourn. Motion carried and the meeting adjourned at 5:43pm.

Monica Dorow-Leis
Public Works Office Clerk

Meter Reading Truck Replacement_Cost Comparison

Existing Truck	Dodge	2003				
Dealer	Make	Location	Year	Total	Costs	Discount/Savings
Portage Ford	Ford	Portage	2018	\$37,145.00	\$28,000.00	\$9,145.00
Portage Dodge	Dodge	Portage	2019	\$36,135.00	\$26,000.00	\$10,135.00
Kayser	Dodge	Sauk City	2019	\$36,060.00	\$23,907.00	\$12,153.00
Glacier Valley	Ford	Baraboo	2019	\$35,542.55	\$27,900.00	\$7,642.55

Wisconsin Dells Water & Light Utility

Cost Estimates for 2011 through 2016

Latest Update: 10/03/12

ITEM 4

sum of items purchased in First Transfer Agreement: **\$274,448**

2011 Estimates

A) Purchase Alliant facilities on STH 13 in section of highway constr.	\$24,131
B) Connect customers along STH 13 prior to highway constr.	\$137,800
2011 Total	\$161,931

2012 Estimates

A) Purchase Alliant facilities at Chula Vista and Rio Condos (Transfer Area A)	
a1) Purchase transformers rented by Chula Vista from Alliant	\$116,712
a2) Purchase Alliant facilities serving Chula Vista and Rio Condos	\$42,037
a3) Install pad-mounted primary metering at Chula instead of purchasing Alliant's	\$14,700
a4) Construct facilities to the primary metering point at Chula	\$19,500
a5) Construct feeder ties in the Chula and Rio area	\$7,000
B) Purchase Alliant customer services on River Road in golf course area (Transfer Area E)	
b1) Purchase Alliant facilities serving customers to be transferred	\$25,353
b2) Estimated costs to tie in customers transferred	\$5,000
2012 Total	\$230,302

2013 Estimates

A) Purchase Alliant facilities on STH 13 above Illinois Ave. (Transfer Area B)	
a1) Purchase Alliant facilities on STH 13	\$55,582
a2) Construct feeder tie at River Road	\$32,400
a3) Construct feeder tie on STH 13 at south end	\$5,000
B) Purchase Alliant facilities on Illinois Ave. & STH 23 (Transfer Area C)	
b1) Purchase Alliant facilities	\$26,151
b1a) Remove line on Illinois Ave.	\$16,700
b2) Purchase Alliant underground cable on STHs 13 and 16 (Transfer Area D)	\$8,614
b3) Connect UG to Wis. Dells system with switchgear	\$12,000
C) Joint construction of metering on STH 23 with Alliant	\$14,000
D) Costs to finish 12 kV loop	
d1) Unit 9 partial - Underground circuit along STH 16 south of STH 23	\$57,100
d2) Unit 11 - Voltage conversion along R/R	\$7,500
d3) Unit 11A - Finnegan substation feeder exit	\$17,200
E) Costs to rebuild Wis Dells underbuild on west side Alliant line project	\$99,300
2013 Total	\$351,547

2014 Estimates

A) Purchase Alliant facilities on northwest side (Transfer Area F)	
a1) Purchase Alliant facilities	\$97,467
a2) Construct all tie feeders to allow connection to system	\$5,000
2014 Total	\$102,467

2015 Estimates

A) Purchase Alliant facilities on River Road (Transfer Area G)	
a1) Purchase Alliant facilities on River Road	\$147,073
a2) Construct all tie feeders to allow connection to system	\$13,200
B) Purchase Alliant facilities by Saint Vincent, Deerwood Glen, and Lynch Rd.	
b1) Purchase Alliant facilities in Deerwood Glen, Saint Vincent (Transfer Area D)	\$185,456
b2) Construct all tie feeders to allow connection to system	\$21,600
b3) Purchase Alliant facilities in Lynch Rd. area (Transfer Area J)	\$36,728
C) Purchase Alliant facilities along R/R tracks (Cambria 1PH - Transfer Area H)	
c1) Purchase Alliant facilities along R/R tracks	\$4,829
c2) Construct all tie feeders to allow connection to system	\$1,500
2015 Total	\$410,386

2016 Estimates

A) Purchase Alliant facilities on Golden Road (Transfer Area K)	
a1) Golden Avenue area purchase	\$18,424
a2) Costs to tie in area purchased	\$25,200
B) Purchase Alliant facilities on 9th Avenue at Golden (Transfer Area L)	
b1) Purchase Alliant facilities on 9th Avenue	\$7,000
b2) Construct all tie feeders to allow connection to system	\$25,000
2016 Total	\$75,624

Handwritten notes and calculations:

CHULA \$102,514

WILL AM K RECALC - 215K

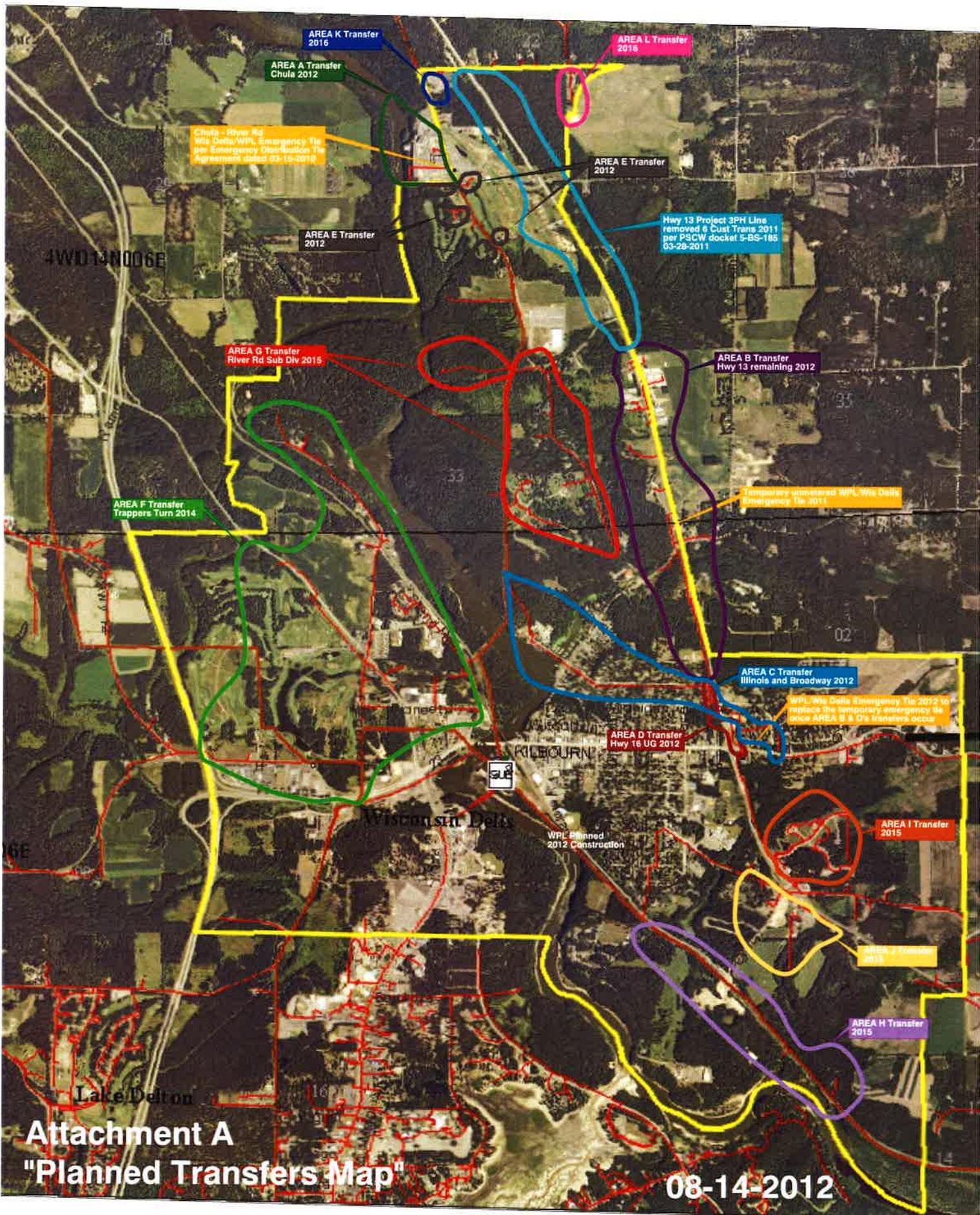
SUBTRACT (2000)

WILL AM 00

WE WERE TO WORK L SAKE #195

Revised Cost

\$224,280.81



Attachment A
"Planned Transfers Map"

08-14-2012

PUBLIC WORKS COMMITTEE
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LA CROSSE STREET
JANUARY 21, 2019

Chairperson DeFosse called the meeting to order at 5:00 PM. Notice of the meeting was provided to the Dells Events, WNNO Radio, and posted in accordance with State Statutes.

1. Present: Mayor Ed Wojnicz, Ald. Brian Holzem, Ald. Jesse DeFosse and Ald. Terry Marshall

Others: City Planner/Zoning Administrator Chris Tollaksen, Asst. City Atty. Joseph Hasler, DPW Office Clerk Monica Dorow-Leis, City Clerk Nancy Holzem, Ald. Freel, Ald. Anderson, Fire Chief Pat Gavinski, Ald. Anchor, Electric Utility Foreman Tom Anen, Phil Helley, Tim Mikonowicz with MSA, Jenifer Dobbs with WDVCB, and Chris Jardine from the Dells Events
2. Motion by Mayor Wojnicz and seconded by Ald. Marshall approve the minutes of the December 10, 2018 meeting. Motion carried.
3. Electric Utility Foreman Tom Anen said the light fixtures on the Kilbourn Bridge needed to be replaced. There are two manufacturers for the luminous domes we currently have, but they leak, crack, break and are troublesome. Tom Anen is suggesting the city purchase new LED output lights with no luminous dome. The vendors are telling him the LED components have an expected life of 20 years. The city started using some LED lights about 6 years ago. Motion by Mayor Wojnicz and seconded by Ald. Holzem to purchase new LED light fixtures for the Kilbourn Bridge. Motion carried.
4. Under the Master Territorial Agreement between Wisconsin Power and Light (WP&L) and City of Wisconsin Dells, one of the areas agreed upon but not been transferred as of yet, is Transfer Area F. The estimate from 2014 to purchase WP&L facilities on the northwest side (Transfer Area F) was \$102,467. We do not have the new amount for 2019, but Anen said he does not expect the amount to change by much. Motion by Ald. Holzem and seconded by Mayor Wojnicz recommend to council to move forward with the transfer of facilities for 'Area F Transfer Trappers Turn 2014', as listed on the Planned Transfer Map. Motion carried.
5. Discussion on current projects included the following:

WisDOT/STH 13 Overlay

- The state recently informed the city of a *resurfacing* project on STH 13 from Golden Avenue to the County Line in 2020 or 2021. This would be going through the Woodside Intersection. The city may want to start looking at that intersection. The city was approved to extend the intersection improvement until the end of 2020, but doing the project in conjunction with the state project may make the most sense. Tim Mikonowicz, engineer with MSA said they city may want to gather information about potential savings or possible credit from the state, if the projects end up not coordinating in the same year.

Wisconsin Dells High School Project

- Preliminary discussion with WisDOT was to not put the school entrance on STH 12. They want the entrance to be on CTH A. Chris Tollaksen said they are looking at improvements such as turn lanes or a round-a-bout to get traffic off STH 12 and onto CTH A. The Traffic Impact Analysis is expected to be done by March, planning to be included with the meetings in April with recommendations as to what needs to happen to move forward. There needs to be discussion between the City, Village of Lake Delton and the school as to how it would be funded. Mikonowicz said the initial design phase was included with the school budget.
- Preliminary analysis with the water and sewer system is being done. With the sewer system, they are hoping to utilize the lift station structural system.
- Included with the meeting packet is the tentative schedule/benchmarks for Superior/La Crosse Street project. With the staging plan, the *goal* would be to have gravel by Memorial Day Weekend for Stage 1, weather permitting. Stage 3 involves parking lots that are usually used

Chris Tollaksen

From: Nicole Hartmann <nicole@cchofwaunakee.com>
Sent: Monday, July 29, 2019 9:52 AM
To: Chris Tollaksen
Subject: Morse - S Grouse Lane, WI Dells

Chris,

We (Classic Custom Homes of Waunakee), on behalf of Nick & Jackie Morse, would like to request permission to install a private well in the City of WI Dells on S Grouse Lane. The build is located on Lot #1 of parcel #291-02000-~~0100~~⁰¹⁰⁷ in Adams County (although the lot does have a piece that is in Columbia County, but no structure crosses the county line except the driveway). It will be a 6" water well, 250' deep with a constant pressure pump system of 3/4HP 10GPM. We are building a permanent, single family residential dwelling newly constructed stick built home with four bedrooms.

Thanks.

Nicole Hartmann

CLASSIC CUSTOM HOMES OF WAUNAKEE, INC

Job Operations Manager

401 N. Century Avenue

Waunakee, WI 53597

Direct: (608) 850 4802

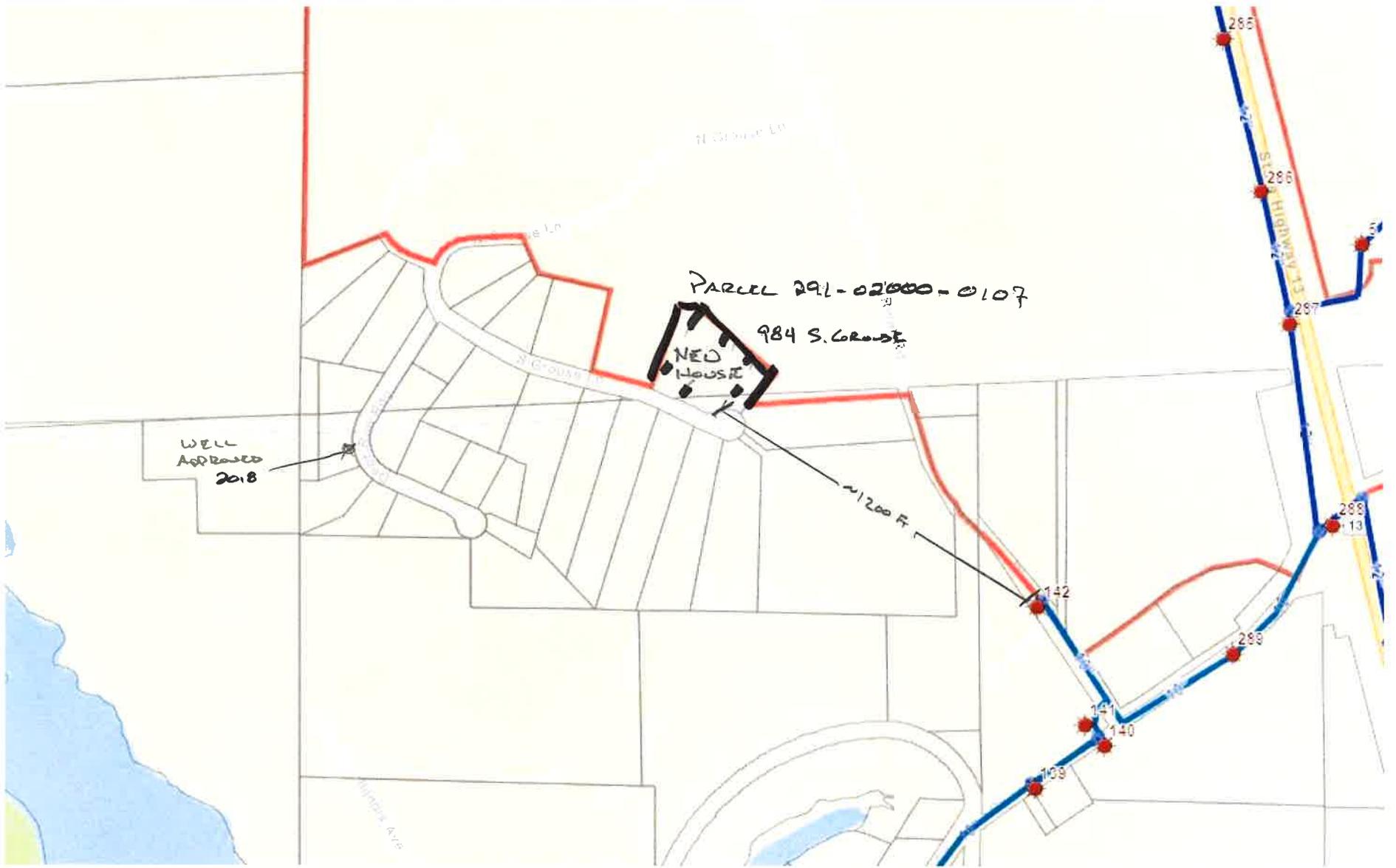
Main: (608) 850.4450

Fax: (608) 850 4448

www.cchofwaunakee.com

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 **MSA** Memo

To: City of Wisconsin Dells
From: John M. Langhans, P.E.
Subject: Potential Permanent Public Plaza Cost Estimate
Date: August 8, 2019

We understand that there is renewed interest in a public plaza associated with a potential offer to purchase on a commercial property.

We offer the following insight in regards to planning level cost estimates associated with potential permanent plaza development.

- The “Brooks Report” estimated approximately \$2.2 million for a public plaza that would complimentary to a public Market
- The River Arts District CIP (see attached) estimated a budget of \$1.5 million for a high-end plaza at a location to be determined.
- The former temporary (pilot) plaza on Oak Street was implemented for about \$170,000. Karen Terry will be able to verify the final actual number.
- Past costs are available for the Café Zone Work
- A proposed shelter is envisioned at the Elm St. Plaza. MSA has cost data on similar structure constructed in 2013. The structure is very similar to what is shown in the proposed Elm St. rendering and the “patio” surface features are a decorative yet simpler approach as compared to the café zone applications.

The proposed plaza location on Elm St. from Broadway to the alley is approximately 80'x120' or 9,600 SF. For estimating purposes, we will assume an area of 10,000 SF. We have previous cost data for the café zones that are similar public space with similar amenities. The café zones cost approximately \$56 to \$68/SF to construct in 2016. This cost for per SF is derived by taking the total costs for all café zone work/features and dividing by the total square footage of café zone. For the purposes of this estimating exercise, I will assume \$60/SF for a higher-end approach. The surface features (simple slab, colored concrete, brick pavers) for the example shelter project were more “utilitarian” and constructed at a cost of \$13/SF in 2013. For the purposes of this estimating exercise, I will use \$25/SF for a “lower-end” approach. The shelter was a “kit shelter” and the cost for the shelter and adjacent shelter slab was approximately \$100,000 in 2013. I will assume \$150,000 for structure costs in this exercise to account for inflation and potential higher end decorative features on this structure.

MEMO

August 8, 2019

Elm Street Plaza – Planning Level Cost Estimates

High- End				
	Quantity	Unit	Unit Price	Total
Shelter/Slab	1	LS	\$150,000	\$150,000
Surface Enhancements	10,0000	SF	\$60	\$600,000
10% Contingency	1	LS	\$75,000	\$75,000
Design & Construction Services	1	LS	\$110,000	\$110,000
			Total =	\$935,000

Low- End				
	Quantity	Unit	Unit Price	Total
Shelter/Slab	1	LS	\$150,000	\$150,000
Surface Enhancements	10,0000	SF	\$25	\$250,000
10% Contingency	1	LS	\$40,000	\$40,000
Design & Construction Services	1	LS	\$70,000	\$70,000
			Total =	\$510,000

For planning purposes, I would recommend a budget of \$700,000.

MEMO
August 8, 2019

REPRESENTATIVE PHOTOS OF EXAMPLE SHELTER AND SURFACE TREATMENTS
(LOW-END SURFACE TREATMENTS)





PROPOSED ELM ST. PLAZA RENDERING

ChaletSquare.jpg



**River Arts District
DUCHESS PLAZA**

Plaza Design/Engineering - TEMP - Project No: R00085060.0 **City Budget: \$40,000.00**

<u>Vendor</u>	<u>Date</u>	<u>Invoice</u>	<u>Total</u>	Total Project Costs	
				<u>Remaining</u>	
MSA		1	\$5,189.33	\$34,810.67	
MSA	03/09/2016	2	\$820.00	\$33,990.67	
MSA	03/16/2016	3	\$4,320.65	\$29,670.02	
MSA	04/20/2016	4	\$4,898.10	\$24,771.92	
MSA	05/25/2016	5	\$7,835.88	\$16,936.04	
MSA	06/21/2016	6	\$9,109.74	\$7,826.30	
MSA	08/10/2016	7	\$9,138.45	(\$1,312.15)	
MSA	09/14/2016	8	\$1,940.40	(\$3,252.55)	
			\$43,252.55		

Plaza Construction **City Budget: \$173,100.00**

<u>Vendor</u>	<u>Date</u>	<u>Description</u>	<u>Total</u>	Total Project Costs	
				<u>Remaining</u>	
Old Town Fiberglass	05/15/2016	Dune Planters	\$35,130.00	\$137,970.00	
Planterworx	05/20/2016	Corten Planters	\$6,850.00	\$131,120.00	
Concept Attractions	06/10/2016	Boat Painting	\$3,000.00	\$128,120.00	
Miller & Assoc	06/16/2016	Umbrellas	\$3,520.00	\$124,600.00	
JAG	06/16/2016	Banners - Coming Soon	\$68.32	\$124,531.68	
Landscape Forms	06/16/2016	Tables& Chairs	\$21,286.00	\$103,245.68	
DL Gasser	06/16/2016	Patching Street	\$1,589.67	\$101,656.01	
Lowe's	06/16/2016	Adirondack Chairs	\$575.81	\$101,080.20	
Platt's Garage	06/24/2016	Moving Boat	\$4,000.00	\$97,080.20	
Brad Weirch	06/30/2016	Curb/Concrete Work	\$800.00	\$96,280.20	
Waterman Log	07/08/2016	Wood Benches	\$6,500.00	\$89,780.20	
Impact Signs	07/15/2016	Letters for Boat	\$537.00	\$89,243.20	
Home Depot	07/15/2016	Plywood	\$54.54	\$89,188.66	
Concept Attractions	07/15/2016	Mural Painting	\$12,000.00	\$77,188.66	
Thompsons Full Bloom	07/15/2016	Plants/Flowers	\$5,400.00	\$71,788.66	
Springbrook Construction	07/15/2016	LED Lights	\$9,777.25	\$62,011.41	
Electric Utility	08/01/2016	Electric Pole	\$253.11	\$61,758.30	
United Electric	08/05/2016	EI Service to Boat	\$3,337.46	\$58,420.84	
Holtz Builders	10/31/2016	Boat Deck - Plaza	\$30,200.00	\$28,220.84	
Dave's Welding	08/05/2016	Boat Supports	\$5,500.00	\$22,720.84	
Thompsons Full Bloom	09/30/2016	Flowers	\$400.00	\$22,320.84	
United Electric	05/08/2017	Electric - Boat	\$1,956.99	\$20,363.85	
Electro- Works	07/17/2017	WiFi Setup	\$1,435.00	\$18,928.85	
Graber	07/14/2017	Garbage Cans	\$4,668.60	\$14,260.25	
Charter	07/17/2017	Monthly WIFI Fees	\$746.12	\$13,514.13	
Thompsons Full Bloom	09/14/2017	Flower Repair	\$809.00	\$12,705.13	
MISC	10/30/2017	Misc Repair Items	\$232.72	\$12,472.41	
			\$160,627.59		

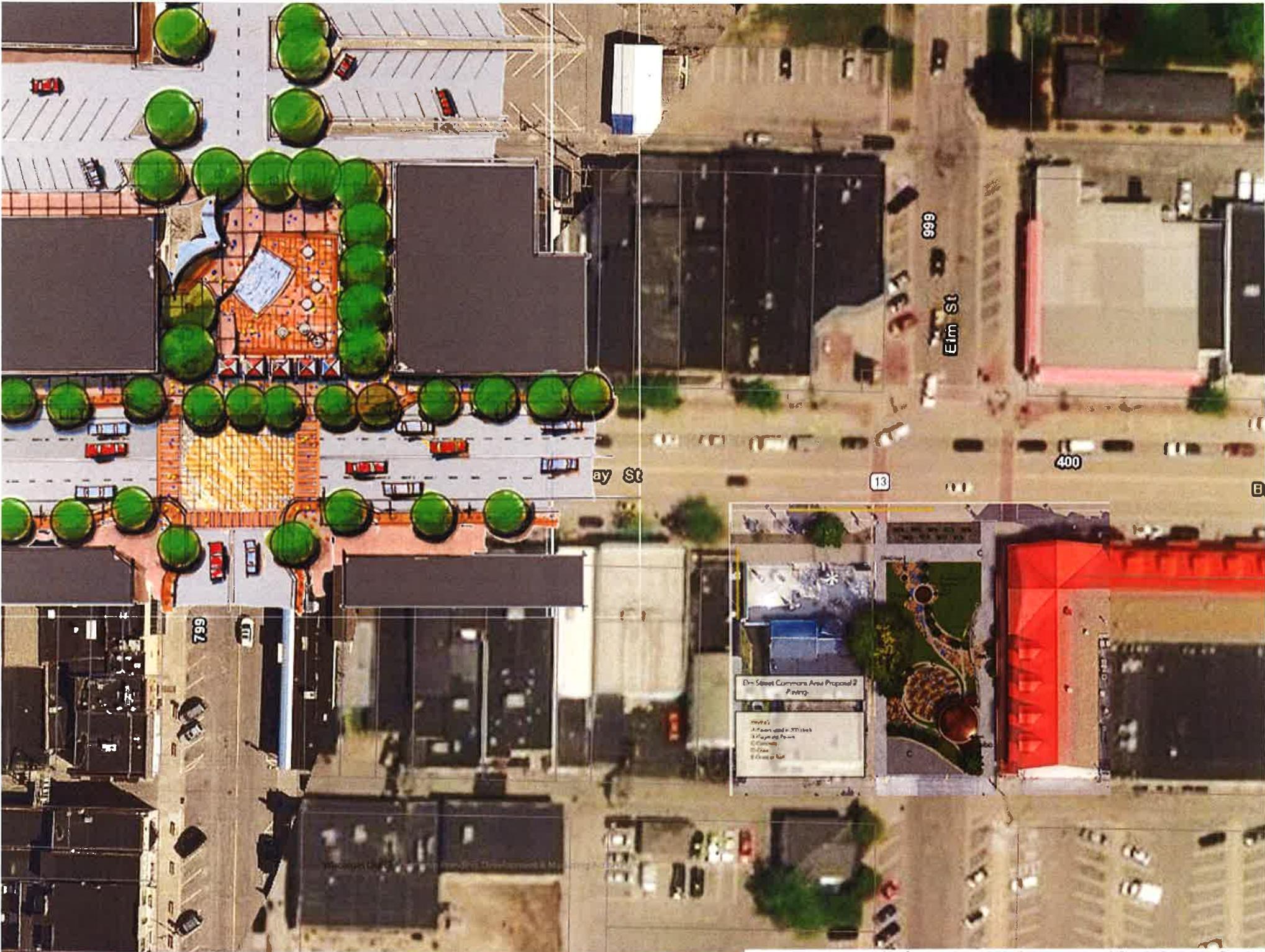
Over (Under) Budget (\$12,472.41)

Total Project Cost:	\$203,880.14
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Approved Budget \$213,100.00

Over (Under) Budget (\$9,219.86)

Possible Reusable Items	\$87,731.85
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999

Elm St

400

13

ay St

799



Dr. Street Commons Area Proposal 2
Paving

- 1. Paving (with a 3D look)
- 2. Paving (no 3D look)
- 3. Paving
- 4. Paving
- 5. Paving

****Subject: Street Closing****

While driving thru the Dells Saturday night, I noticed Elm St was packed with cars, as was the parking lot behind the Chalet. I realize it was an extra busy weekend but I don't understand why the City should give up a street, and a parking lot for one big developer, at the same time helping him put out several small businesses in the Chalet.

We saw the experiment on Oak St not work out. Now we are about to do the same on Elm st, If the Bid District committee and the developer want a plaza in this area, there is already an area on the property that could be used for the same purpose without the cost to the City. It even has a Bell tower which would make it all the more unique.

I have talked with a lot of taxpayers, that feel that closing the street is a bad idea. At the last meeting on this, Alderman Freel stood up for the average taxpayer in town not just the business people. I would hope the rest of the council could do the same.

Bill Nehring,


819 Elm Street,

Wisconsin Dells

ITEM 7(a)

		Wisconsin Dells							
Tasks		12-Aug	19-Aug	26-Aug	2-Sep	9-Sep	16-Sep	23-Sep	30-Sep
Utility	Deep Sanitary	GERKE							
	Water and Storm by PO		GERKE						
	Water by Visitor Center			GERKE					
	Abandonments	GERKE	GERKE	GERKE					
South S2	Curb and Gutter	PARISI							
	Grading Sidewalk	GERKE							
	Sidewalk Placement		PARISI						
	Topsoil work			GERKE					
	Binder prep /placement			GASSER	GASSER				
North S2	Grade LaCrosse	GERKE	GERKE						
	Grade Roundabout	GERKE							
	Curb and Gutter		PARISI	PARISI					
	Sidewalk grading			GERKE	GERKE				
	Sidewalk placement				PARISI				
	Signs Install			Smith	Smith				
	Topsoil Work				GERKE				
	Flat Work Roundabout		PARISI	PARISI					
	Binder prep /placement				GASSER	GASSER			
S3	Grading								
	Curb								
	Pavement								
Final	Surface Pave						GASSER		
	Pavement Markings						Century		