

**NOTICE OF BOARD OF REVIEW- ADJOURN TO A LATER DATE &
REGULAR VILLAGE OF HARRISON BOARD MEETING**

DATE: Tuesday, May 12, 2020
TIME: 7:00pm
PLACE: Harrison Municipal Building, W5298 State Road 114, Harrison 54952

The meeting will also be available to the public via Webex using a computer, tablet or smartphone (requires Webex app), or telephone (audio only) using the link or dial-in number

Event Address for Attendees:

<https://meetingsamer10.webex.com/meetingsamer10/j.php?MTID=m80b5b824672af40b4f4c8e4999fd2fb7>

Audio only conference: United States Toll + 1-408-418-9388
Access Code: 623 992 637
Meeting Password: Harrison051220 (42774766 from phones & video systems)

BOARD OF REVIEW

NOTICE IS HEREBY GIVEN that the Board of Review for the Village of Harrison will meet on Tuesday, May 12, 2020 at 7:00pm at the Harrison Municipal Building, W5298 Hwy 114, Harrison, for the purpose of calling the Board of Review into session during the 45-day period beginning on the fourth Monday of April, pursuant to §70.47(1), Wis. Stats.

1. Call to Order

2. Roll Call of BOR Members

Due to the fact the assessment roll is not completed at this time, the Board of Review will be adjourned until August 5, 2020 from 10:00am to noon. Pursuant to §70.45, Wis. Stats, the 2020 assessment roll will be available for examination at an Open Book session to be held from 4:00pm-6:00pm on July 20, 2020 at the Harrison Municipal Building, W5298 Hwy 114, Harrison. Instructional material about assessment and Board of Review procedures will be available at that time as well as information on how to file an objection and the Board of Review proceedings under Wisconsin law.

3. Adjournment

REGULAR VILLAGE BOARD MEETING

1. Call to Order
2. Pledge of Allegiance
3. Roll Call of Village Board
4. Approve Rules and Procedures for Village Board Meetings *[Village Manager]*
5. Correspondence or Communications from Board and Staff
 - a) Letter received regarding urbanization, assessments, and staff recommendations (anonymous)
 - b) Email received regarding bike path from intersection at Oneida/114 to High Cliff State Park (D. Wynn)
 - c) Letter received regarding pond on KK & Amy Ave (J. Herrmann)
 - d) Email received regarding "No Mow May" in Harrison (D. Wynn)
6. Public Comments

Please be advised per State Statute section 19.84(2), information will be received from the public; be further advised that there may be limited discussion on the information received; however, no action will be taken under public comments. It is the policy of the Village that there is a three-minute time limit per person. Time extensions may be granted by the President. Please register your name on the sign-in sheet prior to the start of the meeting.

Due to the current COVID-19 emergency, there will be a limited number of persons allowed to attend in-person at this meeting of the Board. All persons must wear face masks and maintain 6-ft social distancing guidelines. Citizens may and are encouraged to consider submitting written comments prior to the meeting. Comments may be sent via email to the Clerk's Office at: jweyenberg@harrison-wi.org; comments will be distributed to the board and made part of the public record.
7. Consent Agenda
 - a) Minutes from 03/10/2020
 - b) Certified Survey Map- Lexington Homes, Lake Park Road
 - c) Certified Survey Map- Mueller, N7049 Hwy 55
 - d) Certified Survey Map- Butler, W4216 Horn Rd
 - e) Discharge of Firearms Application- Ott, N8222 State Park Road
 - f) 6-month Class "B" License for Harrison Athletic Association
 - g) Annual \$1500 donation to Eastshore Humane Association
8. Items Removed from Consent Agenda (if any)
9. Appointments
 - a) Plan Commission- Pat Hennessey

- b) Plan Commission- Village Board Member
- c) Plan Commission- Citizen Member
- d) ZBA- Tom Capper

10. Unfinished Business from Previous Meetings for Consideration or Action

- a) None

11. New Business for Consideration or Action

- a) Bids for Golden Way and Courts Road Construction Project *[Village Manager]*
- b) Sewer Extension to Chad Reinke- Old Hwy Road *[Village Manager]*
- c) Schmidt Road Driveway Access for Agricultural Use *[Director of Public Works]*
- d) Ordinance V20-02 Comprehensive Plan Amendment- Lexington Homes, Lake Park Road *[Planner items 11d-11j]*
- e) Ordinance V20-03 Zoning Map Amendment- Lexington Homes, Lake Park Road
- f) Conditional Use Permit- Lexington Homes, Lake Park Road
- g) Ordinance V20-04 Zoning Text Amendments
- h) Final Plat- Kimberly Heights 4
- i) Development Agreement- Kimberly Heights 4
- j) Preliminary Plat- Southtowne Place
- k) Ordinance V20-05 Amend Issuance of Alcohol Beverage Operator's License *[Clerk-Treasurer]*
- l) Contract with Suburban Wildlife Solutions, LLC for Muskrat Removal *[Village Manager]*

12. Reports of Officers/Departments

13. Closed Session

Please take notice, that pursuant to Wis. Stats. §19.85(1)(e), the Board will convene in closed session to deliberate or negotiate the purchase of public property, the investment of public funds or conduct other business when competitive or bargaining reasons require a closed session.

- a) Development Agreement with Lexington Homes
- b) Development Agreement with Driscoll Properties

The Board may then reconvene in open session pursuant to Wis. Stats. §19.85(2) to take action on any matter discussed in closed session or for such other purposes as are allowed by law.

13. Adjournment

Posted May 7, 2020

VILLAGE BOARD MEETING

VILLAGE OF HARRISON

Date: May 12th, 2020

Title:

Approve Rules and Procedures for Village Board Meetings

Issue:

The new Village Board needs to set the rules and procedures that it will follow for village board meetings.

Background and Additional Information:

The new village board needs to approve the rules and procedures that it wishes to follow for board meetings.

Attached are a redlined copy of the previous rules and procedures with suggested updates. Also attached are a clean copy of the rules and procedures with the suggested changes.

Budget/Financial Impact:

None.

VILLAGE OF HARRISON

RULES AND PROCEDURES FOR BOARD MEETINGS

Meetings

A. Regular Meetings.

1. Regular meetings of the board shall be held on the last Tuesday of the month.
2. Meeting dates and times may be changed by a majority vote of the board.

B. Special Meetings.

1. Any two trustees may call a special meeting by filing a written notice with the village clerk. The clerk, in turn, shall immediately notify each village board member of the date, time and purpose of the special meeting.
2. A special meeting may be called, without notice, at regularly convened board meeting if all members are present. A special meeting may also be called if all members consent to the holding of such a meeting.
3. Special meetings shall be deemed regular meetings for the purpose of transacting any business that may be permitted by law.

C. Adjournment.

1. Any board member may move to adjourn a meeting. If any agenda item is not considered before a motion to adjourn is adopted, it shall automatically be referred to the board's next regular meeting, unless the motion provides for a specific date and hour.

Quorum Required

A quorum is necessary for the transaction of any village board business. A majority of the members elect shall constitute a quorum.

Call to Order

The village president shall at the hour appointed call the trustees to order. If the village president is absent from the meeting, the clerk shall call the board to order and preside until the board selects another trustee to preside at the meeting.

Absence of Members

If a board member for any reason cannot attend a regularly scheduled meeting, he or she shall notify the clerk.

Order of Business

The business of the board shall be conducted in the following order:

1. Call to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Correspondence.
5. Public Comments.
6. Consent Agenda.
7. Payment of Bills and Claims. (If not on consent agenda)
8. Appointments.
9. Unfinished Business from Previous Meeting.
10. New Business.
11. Reports of Officers.
12. Future Agenda Items.
13. Adjournment.

Introduction of Business

A. Introduction Requirements.

All ordinances, resolutions, memorials or other communications shall be in writing, contain a brief statement of their content, indicate the name of the presenting member, and prior to their consideration by the board, be delivered to the clerk. Any trustee may require at any time the reading in full of any matter while it is before the board.

B. Filing.

Each proposed ordinance or resolution shall be filed in the office of the clerk at least 5 days prior to that scheduled board meeting at which the measure is to be introduced. If for good cause this pre-filing is impractical, the board may waive this requirement.

C. Reintroduction Restricted.

No proposed ordinance or resolution, having once been defeated, may again be introduced in the same or in the substantially same form until 90 days after the date when the ordinance or resolution was defeated.

Presiding Officer

A. Designation of.

The village president shall preside at all meetings of the board. If the village president is absent, the clerk shall call the board to order and preside until the board selects another trustee/supervisor to preside at the meeting.

B. Function.

The presiding officer shall preserve order, conduct the proceedings of the board, and be its parliamentarian. If a board member does not follow the board's rules, the presiding

officer may, on his or her own motion, or shall, at a member's request, call the offending member to order. The board, if appealed to, shall decide the matter.

C. Point of Order.

Any board member may raise a question or point of order. The point of order must be raised at the time of the alleged breach of order occurs. The presiding officer shall, in turn, immediately rule on the question of order, subject to an appeal to the board. The appeal may be sustained by a majority vote of the members present, exclusive of the presiding officer.

D. Motions and Votes

The presiding officer may speak on any question, make any motion, and vote on all matters submitted to the board for its consideration.

Voting

A. Mode of Voting.

1. Any board member may demand an aye or no vote on any matter.
2. No board member may explain his or her vote during the calling of the ayes and noes. All aye and no votes shall be recorded in the minutes of the proceedings.

B. Majority Vote Required.

Except as otherwise provided by law, a majority of the votes cast shall be necessary for all board action, provided a quorum has voted.

C. Abstentions.

1. A board member shall not vote on any proposed ordinance, order, resolution, motion, or proposition in which he or she has a direct pecuniary or personal interest not common to other board members.
2. A board member who is required by law to abstain from voting on any particular matter shall not be counted for determining (a) the number of "members present" if passage of that measure requires a favorable vote by a majority or other fractional vote of the board members "present," or (b) the "presence" of a quorum for purposes of that particular vote.

D. Vote Change.

A board member may change his or her vote on a matter up to the time the results of the vote is announced.

Reconsideration of Question

Any member who voted with the prevailing side on any question may move for reconsideration of the vote immediately after the vote at the same meeting. Reconsideration is subject to time limits and cannot be taken up at subsequent meetings.

Ordinances

A. Reading of Ordinances

1. All proposed ordinances shall be read:
 - a. At the time of its initial introduction (title only);
 - b. Immediately prior to the board's actual vote on it (title only).
2. By adoption of a motion to suspend the reading, the board may dispense with any or all of the required readings.

Preparation of Agenda

Any board member may request in writing that any item appropriate for Village Board action be placed on the agenda for any meeting. The request must be made three business days prior to the meeting.

Consent Agenda

A. Agenda.

The Village President or Village Clerk may place any one or more items on a consent agenda which, in his or her judgment, are routine or otherwise likely to be approved by unanimous consent.

B. Procedure.

1. No separate discussion or debate on matters on the consent agenda shall be permitted.
2. A single motion seconded and adopted by majority vote of the board, shall be sufficient to approve, adopt, enact or otherwise favorably resolve all matters listed on the consent agenda without separate discussion thereof.
3. Any trustee may request removal of any item from the consent agenda, and such item shall be removed without further debate or vote.
4. Any item or part thereof removed from the consent agenda by request of one or more trustees shall be considered separately at an appropriate time during the meeting as determined by the presiding officer.

Manner of Deliberation

A. Method.

No board member shall address the board until recognized by the presiding officer. The board member shall then address the presiding officer and keep all remarks to the question under discussion. The trustee shall also avoid personal confrontation when speaking.

B. Recognition of Board Member.

When two or more members simultaneously seek recognition, the presiding officer shall name the member who spoke first.

C. Motions.

No motion shall be discussed or acted upon until it has been seconded, unless the rules specifically permit one trustee to initiate action. No motion shall be withdrawn without the consent of those trustees making and seconding the motion.

D. Termination of Debate.

Any member wishing to terminate the debate may move the previous question. The presiding officer shall then announce the question as, "Shall the question before the board now be put?" If two-thirds (2/3) of the members present vote in the affirmative, the question before the board shall be taken without further debate. The board would then votes on any pending amendments and then on the main question.

Robert's Rules of Order to Govern Board

In the absence of a standing rule, the board shall be governed by *Robert's Rules of Order Newly Revised*, unless contrary to state law.

Suspension of Rules

These rules or any part of them may be suspended in connection with any matter under consideration by a recorded vote of two-thirds (2/3) of the members present.

Amending of Rules

By a record vote of two-thirds (2/3) of all the members of the board, these rules or any part of them may be amended.

~~TOWN~~/VILLAGE OF HARRISON

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9. Unfinished Business from Previous Meeting.
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2. No board member may explain his or her vote during the calling of the ayes and noes. All aye and no votes shall be recorded in the minutes of the proceedings.

B. Majority Vote Required.

~~A majority vote of all members of the board in favor of any proposed ordinance, resolution or appointment shall be necessary for passage or approval, unless a larger number is required by law. In all other cases, a majority of the votes cast shall be necessary for board action, provide a quorum has voted. Except as otherwise provided by law, a majority of the votes cast shall be necessary for all board action, provided a quorum has voted.~~

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2. By adoption of a motion to suspend the reading, the board may dispense with any or all of the required readings.

Preparation of Agenda

~~The Village President/Town Chairperson shall be responsible for determining those items which shall be placed on the agenda for each board meeting. Any two~~ board members may request in writing that ~~the Village President/Town Chairperson include~~ any item appropriate for Village Board action ~~be placed~~ on the agenda for any meeting. The request must be made three business days prior to the meeting.

Consent Agenda

A. Agenda.

The Village President/~~Town Chairperson~~ or ~~Town~~/Village Clerk may place any one or more items on a consent agenda which, in his or her judgment, are routine or otherwise likely to be approved by unanimous consent.

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Amending of Rules

By a record vote of two-thirds (2/3) of all the members of the board, these rules or any part of them may be amended.

4/22/2020

Dear Village Board of Harrison,

I am not sure if the Village Board / President receives mail at the Village Hall. By looking at the Website it states individual addresses, that is why I am dropping this off. Because I am a Community member, I will not be signing this letter. There have been many verbal attacks on Residents and Village Board Members on Facebook, I don't want to put myself or my family through that. I feel Board Members need to be aware of what is being said and also consider my questions. Please make sure your board receives this information.

In March your board approved the Assessment part of the Urbanization of Golden Way. Residents can be charged up to 75% of the costs for this project. I really don't understand why that area was selected to be urbanized. I understand not wanting a ditch, that is why I purchased a house without one. The 1.3 million dollars is a lot of money, but developing a fair assessment policy seemed to be a step in the right direction, but I feel that the board is lacking information and doing an extreme disservice to the residents by not setting firm policies that can be sustained. I was alarmed when I found out that the now former Trustee Lisowe even though voting for the Assessment Policy had it apparently worked it out with the Village Manager that no one would be assessed. How does that happen? One month Assessment is approved by the board and the next month the Village Manager tells Mr. Lisowe that he is presenting NO ASSESSMENTS to the board. I looked at the packet for that meeting. The only thing in it was the actual bids. The Village board did NOT meet to hear what the Village Manager had to say or did they? Again, how does that happen after an Assessment policy was approved? Was there a secret meeting? Who was involved? Is this a violation that should be reported? Did all board members receive the secret FREE recommendations? I'm attaching what Mr. Lisowe shared on his Facebook page on April 17th. How does the Village Manager make these recommendations when the Village board previously wanted more information and a workshop to figure out our badly neglected roads? (This workshop was supposed to happen after the election.) Using our tax dollars to give residents new aprons, sump pump tie ins, fix backyard drainage and so on - FREE! This is private property, this adds value to their property. It's not our fault that they bought a house with a ditch or they haven't maintained the grade in their yards. I know in the Hickory road urbanization residents paid for I believe everything relating to their property. It's great if we can afford to not assess for roads, I know many other communities charge residents on those roads a portion. I have a hard time believing residents would want to pay over \$20,000 (their 75%) each to get rid of their ditches, but if it wouldn't cost them anything, of course they would!

In the questionnaire that Mr. Lisowe answered questions relating to his stance on Village issues for the Election. He stated that he takes what the Staff recommends as what's best for Harrison. So the staff recommends it and shares it with Mr. Lisowe and he tells the residents that is what's going to happen. We have a Village Board! The Village staff works for the Board, the Board works for us and our best interests. It seems as though the Staff is in charge and all they need is a Board member to implement their agenda. I am pointing out Mr. Lisowe's involvement with staff because he publicly tells us through his facebook page.

This is all very concerning. When this Covid-19 hit and the State laid down mandates, things had to change. Non urgent matters could be delayed. This urbanization is not urgent. A special board meeting didn't need to happen for Urbanization. This is not a disaster that needed immediate attention. I know this meeting was asked by Mr. Lisowe and Trustee Moore, the Meeting packet that presented by the Village Staff did not contain any of the Village Managers proposals. I feel that this was very underhanded and a form of manipulation. I commend the Board members who didn't allow a quorum. I believe the only ones who thought this meeting was urgent were the ones hoping to get a free

urbanization from Mr. Lisowe and "Travis, our Village Manager".

I sincerely hope that our Village Board will be FINALLY for the people. This letter is based on my personal opinion and other people I've talked to in our community. Mostly, this is based on Mr. Lisowe's facts he shared publicly.

I mean no disrespect to you President Hietpas. I've been to Board meetings where I have witnessed you being treated poorly and your words attacked by Mr. Lisowe. I believe the Village Board has survived a Bully (or two) and will come out of this better than ever.

Looking forward to seeing the new FUNCTIONING board in place in hopefully May.

Stay Well.

Buddy Lisowe's FACEBOOK PAGE

April 17 at 4:59 PM

Today's Update. I'm sure many of you saw that we have a Virtual Village Board Meeting scheduled on Monday evening, April 20, 2020 at 7:00 pm to discuss the bids that came back for the Golden Way Urbanization project and possibly take action on choosing a contractor. Travis was working to finalize the packet for us but I'll share some information that I have:

Bids were opened on April 1, 2020 and PTS Contractors, Inc. out of Green Bay, WI is the low bidder at \$1,250,587.00 which is a little less than \$100K under what we budgeted for the project...

Another interesting piece of information was that the low bidder for concrete roads was roughly \$300K higher than the low bidder for asphalt roads, not nearly as much as some board members and developers were leading us to believe...

Travis, our Village Manager, is proposing the following to the board: We do NOT have to assess the residents at all for this entire project since the bid is under budget and here's why. The funds from the Transportation Fee, Gamers Creek Storm Water and our road budget will cover the entire project. Not only that, the Village won't have to take out a loan in order to complete the project.

So, what Travis is proposing is that we move forward with the project at no cost to the residents and without having to take out a loan since the funds are there and the project was budgeted for.

For any residents within the Golden Way Urbanization area, or any residents interested in how the discussion and possible vote goes on Monday night, please share this and check out the agenda for the call-in information.

This will be my last official meeting as a Village Trustee as my term will come to a close. I'm hopeful this is a quick meeting since this is the only agenda item so don't be late if you want to tune in; which I encourage you to do.

Jennifer Weyenberg

From: Travis Parish
Sent: Friday, April 24, 2020 12:12 PM
To: Jennifer Weyenberg
Subject: FW: Bike Path to High Cliff State Park

Jennifer,

Could you please put the email below on the next agenda as correspondence?
Thank You,

Travis Parish • Village Manager
P: 920.989.1062 • F: 920.989.1077
W5298 State Road 114 • Harrison, WI 54952
www.harrison-wi.org



From: davenoreen2@aol.com <davenoreen2@aol.com>
Sent: Friday, April 24, 2020 8:57 AM
To: Travis Parish <TParish@harrison-wi.org>; kevinhietpas@hotmail.com
Subject: Bike Path to High Cliff State Park

Hello, good morning.

Has there been any discussion on continuing the bike path at the intersection of Onieda and HWY114 to High Cliff State Park?

Looks like you could run such a path along side the railroad and the power lines to the High Cliff State Park entrance off HWY114. Then you could even take it to just north of Hilbert to connect to the Fox River State Trail.

Heard rumors that this was discussed in the past, but I think it is a really good idea. Can Harrison make this happen?

Thanks, Dave Wynn
W6861 Firelane 4

RECEIVED

APR 09 2020

VILLAGE OF HARRISON

4-8-2020

Village of Harrison:

To whom it may concern:

My concern about the pond on
or between "KK" & Amy Ave.

Last year I expressed my concern
about the upkeep and care of
this pond. I was told that at one
time the board was looking into how
& what can be done about making the
pond cleaner and healthier. (NO RESPONSE)
So once again I'm asking what
is your concern about this pond and
what is being done about it.

To me and I'm sure there are others
that have a real "Health" concern
about this.

So what can we look forward to
having this problem taken care of?

Thank you!

920-202-0806

James L. Hermanson

Jennifer Weyenberg

From: Kevin Hietpas <kevinhietpas@hotmail.com>
Sent: Saturday, April 25, 2020 8:48 AM
To: davenoreen2@aol.com
Cc: Travis Parish; Jennifer Weyenberg
Subject: Re: No mow May in Harrison.

Dave,

We can put this on as a correspondences and see where it goes.

Thanks,
Kevin

From: davenoreen2@aol.com <davenoreen2@aol.com>
Sent: Friday, April 24, 2020 1:49 PM
To: kevinhietpas@hotmail.com <kevinhietpas@hotmail.com>
Subject: Re: No mow May in Harrison.

Kevin:

Not sure I know the process. If it could just be added as a note for breif discussion. That would be good for now. If there is something else I need to do, please if you can, give me some guidance on the process.

Thanks, Dave.

-----Original Message-----

From: Kevin Hietpas <kevinhietpas@hotmail.com>
To: davenoreen2@aol.com <davenoreen2@aol.com>
Cc: TParish@harrison-wi.org <TParish@harrison-wi.org>
Sent: Fri, Apr 24, 2020 9:19 am
Subject: Re: No mow May in Harrison.

Dave,

Are you planning on presenting this to the Village Board tentatively on May 12th or would you like it read in as Correspondence?

Thanks,

Kevin

From: davenoreen2@aol.com <davenoreen2@aol.com>
Sent: Thursday, April 23, 2020 1:52 PM
To: kevinhietpas@hotmail.com <kevinhietpas@hotmail.com>
Subject: Re: No mow May in Harrison.

Kevin:

Yes, please put on agenda. I think discussion would be short, 2 weeks in May is better than nothing and you could discuss this for future years.

Thanks, Dave.

-----Original Message-----

From: Kevin Hietpas <kevinhietpas@hotmail.com>
To: Davenoreen2 <davenoreen2@aol.com>
Cc: Travis Parish <TParish@harrison-wi.org>
Sent: Thu, Apr 23, 2020 1:18 pm
Subject: Re: No mow May in Harrison.

Dave,

We are hoping that our next Village Board meeting will be May 12th. If the board would agree, this would effectively be for the following few weeks in May. We do have an 8" ordinance. With this information, if you'd still like me to put this on our meeting agenda - let me know. Since we were not able to have regular meetings, our agenda will be quite large.

Sincerely,

Kevin Hietpas

From: Davenoreen2 <davenoreen2@aol.com>
Sent: Thursday, April 23, 2020 12:17 PM
To: kevinhietpas@hotmail.com <kevinhietpas@hotmail.com>
Subject: No mow May in Harrison.

Can we follow the lead from Appleton for No Mow May in Harrison?
Good environmental practice.

Thanks. Dave Wynn. W6861 Firelane 4

Sent from my iPhone

**VILLAGE OF HARRISON
BOARD MEETING MINUTES
03/10/2020**

A regular meeting of the Village of Harrison Board was called to order at 7:00pm in the Harrison Municipal Building, W5298 State Road 114 on March 11, 2020. After the Pledge of Allegiance was recited, roll call was taken.

Board present: President Kevin Hietpas, Trustees Buddy Lisowe, Darlene Bartlein, Tyler Moore, Jim Fochs, Gary Nickel
Board excused: Trustee Lou Miller
Staff present: Village Manager Travis Parish, Deputy Clerk-Treasurer Carie Krause, Director of Public Works Laura Jungwirth, Planner Mark Mommaerts
Others present: Joe Tenor of the Calumet Co. Sheriff Dept.

Correspondence or Communications from Board and Staff

Village Manager T. Parish shared a letter to Village President about Noe Road reconstruction.

Trustee Lisowe was contacted by a resident about having a bulky item pick-up monthly. Village Manager T. Parish stated that the Village does currently contract monthly pick-ups with Advanced Disposal for a \$50 per item fee.

Public Comments

None

Consent Agenda

Minutes from 02/25/20 and 02/27/20 Joint Meeting (Clerk-Treasurer)

Motion: Trustee Lisowe with a second by Trustee Bartlein to approve the consent agenda.

Vote: Motion carried 6-0.

Appointments

None

Unfinished Business from Previous Meetings for Consideration or Action

a) Kimberly Heights 4 Subdivision Development Agreement- Schmidt Rd

Discussion: Planner M. Mommaerts presented the agreement stating that it is being brought back to the board after being postponed at the last board meeting. The Board has two issues to resolve, the first being, will the Village assess for future improvements or will the Developer be required to submit a financial guarantee to cover future improvements? The board was split on their discussion of how to

resolve the issue of future improvement costs. The second issue being, will the 1 ½" temporary asphalt binder be eliminated (gravel roads for 2-3 years)?

Motion: Trustee Nickel with a second by Trustee Fochs to require the developer to submit a financial guarantee or letter of credit for future improvements, curb, gutter and concrete paving.

Vote: Motion failed 3-3 with President Hietpas, Trustees Bartlein and Moore opposed.

Motion: Trustee Moore with a second by Trustee Bartlein to not require the developer to submit a financial guarantee and have the village assess for future improvements.

Vote: Motion failed 2-4 with President Hietpas, Trustees Lisowe, Nickel & Fochs opposed.

Motion: Trustee Nickel to require the developer to submit a financial guarantee or letter of credit for future improvements, curb, gutter and concrete paving. Motion rescinded before seconded.

Discussion: The assessment portion of the agreement has been postponed until after the Spring Election.

Motion: Trustee Moore with a second by Trustee Bartlein to not require the developer to put down a temporary asphalt binder.

Vote: Motion carried 5-1 with Trustee Lisowe opposed.

New Business for Consideration or Action

- a) Resolution V2020-02 Preliminary Resolution Declaring Intent to Exercise Special Assessment Under Municipal Police Power Pursuant to Wis. Stats. §66.0703 for Storm Sewer and Street Construction.

Discussion: Village Manager T. Parish presented the item stating that the Board may want to remove parcel #34230 from the resolution due to the location of the driveway. The Board agreed to remove the W6040 Garnet Dr. Trustee Bartlein had hesitations with the 75% citing a current assessment case in the news as something she does not want the Village to turn into and asking if there could be a price cap added.

Spoke against: John Hren - Emerald Ln, Brian Demro - Emerald Ln, Jim Beck - Golden Way, Phil Roberts - Pearl Dr, Lira Martinez - Golden Way, Steven Moore - Coral Ct, Scott Handschke - Emerald Ln.

Spoke in favor: Wayne Beyer - Pearl Dr.

Motion: Trustee Nickel with a second by Trustee Lisowe to approve Resolution V2020-02 as printed and circulated with the removal of W6040 Garnet Dr.

Vote: Motion carried 5-1 with President Hietpas opposed.

Reports

None

Future Agenda Items

President Hietpas asked that the assessment portion of Kimberly Heights 4 Subdivision Development Agreement be brought back to a future meeting for further discussion. The board agreed it was best to wait until after the April election.

Closed Session

Motion: Trustee Lisowe with a second by Trustee Bartlein to enter closed session.

Roll Call Vote:

Lisowe- aye

Bartlein- aye

Hietpas- aye

Moore- aye

Fochs- aye

Nickel- aye

Pursuant to Wis. Stats. §19.85(1)(g), the Board met in closed session to confer with legal counsel about strategy regarding current or likely litigation in the assessment settlement with Roebke.

The meeting adjourned in closed session.

Carie Krause, Deputy Clerk-Treasurer
Dated March 11, 2020

VILLAGE BOARD MEETING**From:**

Mark J. Mommaerts, AICP, Planner

VILLAGE OF HARRISON**Meeting Date:**

May 12, 2020

Title:

Certified Survey Map – Lexington Homes

Issue:

Should the Village Board approve the Certified Survey Map?

Background and Additional Information:

The applicant is proposing a 3-lot Certified Survey Map (CSM) for property along Lake Park Road, part of Tax IDs 33636, 33638, & 33640. The purpose of the CSM is to prepare the land for development by the applicant. The applicant is proposing to develop Lots 1 & 2. Lot 3 will remain with the current landowner and is a remnant parcel from the dedication of Blackoak Street to the Village several years ago.

Budget Impacts:

None

Recommended Action:

The Plan Commission will meet prior to the Village Board to discuss and act on the Certified Survey Map. The Plan Commission decision will be presented at the meeting.

Staff recommends approval of the Certified Survey Map with the following conditions:

1. Woodland Road ROW to be dedicated as a 40-foot ROW.

Attachments:

- Aerial Map
- CSM

Calumet County, WI

Legend

- Address Point
 - County Boundary
 - Wisconsin Water
 - * Unincorporated Community
 - Town Boundary
 - Point of Interest
 - Parcel Boundary
 - Property Hook
 - PLSS Section
 - State Parks
 - County Parks
 - Lake
 - River and Stream
 - Major Roads
 - Local Roads
 - Local Roads
 - Municipal Streets
 - Trail
 - Railroad
- Color 2018
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

N

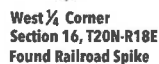


DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

	
Author Date Printed 04/30/20 10:43 AM	Sources



**ALL OF LOT 1 OF VOLUME 14, CERTIFIED SURVEY MAPS, PAGE 153, MAP
NUMBER 1988, DOCUMENT NUMBER 266766, AND PART OF THE NORTHWEST ¼
OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 18 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN**



Bearings are referenced to the Calumet County Coordinate System. The west line of the Northwest $\frac{1}{4}$ of Section 16, T20N-R18E bears N00°36'55"E.

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CERTIFIED SURVEY MAP

ALL OF LOT 1 OF VOLUME 14, CERTIFIED SURVEY MAPS, PAGE 153, MAP
NUMBER 1988, DOCUMENT NUMBER 266766, AND PART OF THE NORTHWEST ¼
OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 18 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that by the order and under the direction of the Lexington Homes, Inc., I have surveyed, mapped and divided all of Lot 1 of Volume 14, Certified Survey Maps, Page 153, Map Number 1988, Document Number 266766, and part of the Northwest ¼ of the Northwest ¼ of Section 16, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin more fully described below:

Commencing at the West ¼ Corner of said Section 16; thence N00°36'55"E, 1457.40 feet on the west line of said Northwest ¼; thence S89°23'05"E, 48.96 feet to the easterly right of way Lake Park Road (CTH 'LP'), the POINT OF BEGINNING; thence N00°25'18"E, 749.19 feet on said easterly right of way; thence N03°17'03"E, 75.19 feet on said easterly right of way; thence S89°34'42"E, 26.25 feet on said easterly right of way; thence N00°25'18"E, 50.00 feet on said easterly right of way; thence N89°34'42"W, 25.00 feet on said easterly right of way; thence N00°25'18"E, 208.67 feet on said easterly right of way; thence N45°23'51"E, 72.43 feet on said easterly right of way to the southerly right of way of Woodland Road; thence S89°43'52"E, 69.02 feet on said southerly right of way; thence N00°16'08"E, 10.01 feet on said southerly right of way; thence S89°44'02"E, 933.58 on said southerly right of way to the westerly right of way of Blackoak Street, also being Point 'A'; thence S00°28'28"W, 1243.11 feet on said westerly right of way to the northerly right of way of Sonny Drive; thence N89°46'59"W, 982.65 feet on said northerly right of way; thence N36°31'19"W, 124.75 feet on said northerly right of way to the easterly right of way of Lake Park Road (CTH 'LP'), the Point of Beginning.

and also

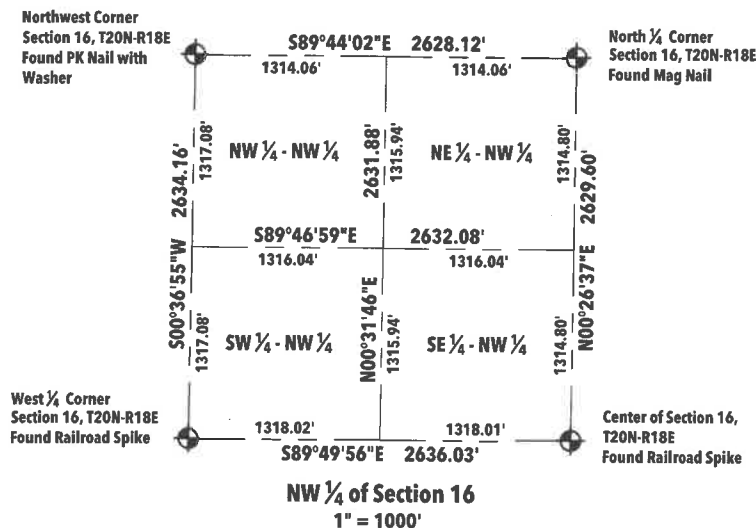
Commencing at aforementioned Point 'A'; thence S89°44'02"E, 80.00 feet to the easterly right of way of Blackoak Street, the POINT OF BEGINNING; thence continuing S89°44'02"E, 130.24 feet on the southerly right of way of Woodland Road to the east line of said Northwest ¼ of the Northwest ¼; thence S00°31'46"W, 1242.94 feet on said east line to the northerly right of way of Sonny Drive; thence N89°46'59"W, 129.05 feet on said northerly right of way to the easterly right of way of Blackoak Street; thence N00°28'28"E, 1243.04 feet on said easterly right of way to the Point of Beginning.

Said parcel contains 1,467,826 square feet or 33.697 acres of land more or less subject to easements and restrictions of record.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in the surveying, mapping and dividing of the same.

Dated this _____ day of _____, 2020.

Troy E. Hewitt PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.



CERTIFIED SURVEY MAP

ALL OF LOT 1 OF VOLUME 14, CERTIFIED SURVEY MAPS, PAGE 153, MAP
NUMBER 1988, DOCUMENT NUMBER 266766, AND PART OF THE NORTHWEST ¼
OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 18 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owner, I do hereby certify that I caused the land described on this Certified Survey Map to be surveyed, mapped and divided as represented on this map. I also do further certify that this Certified Survey Map is required by s-236.34 to be submitted to the following for approval or objection:

VILLAGE OF HARRISON

Lexington Homes, Inc. Date

Print Name and Title Above

STATE OF WISCONSIN)

COUNTY) SS

Personally came before me this _____ day of _____, 2020, the above named
to me known to be the same persons who executed the foregoing instrument and
acknowledged the same.

Notary Public, State of Wisconsin

(print name) _____

My commission expires: _____

VILLAGE BOARD APPROVAL CERTIFICATE

Approved by the Village of Harrison this _____ day of _____, 2020.

Jennifer Weyenberg, Village Clerk

TREASURER'S CERTIFICATE

As duly elected Calumet County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below.

Mike Schlaak Date
Calumet County Treasurer



VILLAGE BOARD MEETING**From:**

Mark J. Mommaerts, AICP, Planner

VILLAGE OF HARRISON**Meeting Date:**

May 12, 2020

Title:

Certified Survey Map – Mueller

Issue:

Should the Village Board approve the Certified Survey Map?

Background and Additional Information:

The applicant is proposing a 1-lot Certified Survey Map (CSM) for a parcel at N7049 Hwy 55, part of Tax ID 38816. The property is approximately 8.781-acres. The property is at the intersection of Hwy 55 & High Cliff Road. The proposed lot will be split from a larger parcel of approximately 100-acres. The proposed Lot 1 includes all lands west of Hwy 55. The remnant land does not need to be surveyed in accordance with the land division ordinance. Lot 1 will contain an existing house and woodland.

Hwy 55 ROW will be dedicated to the public. The surveyor has indicated that the High Cliff Road ROW has been deeded previously via separate deed. Calumet County mapping records do not indicate a prior division.

Budget Impacts:

None

Recommended Action:

The Plan Commission will meet prior to the Village Board to discuss and act on the Certified Survey Map. The Plan Commission decision will be presented at the meeting.

Staff recommends approval of the Certified Survey Map with the following conditions:

1. Clarification and verification that High Cliff Road was deeded to the public for roadway purposes.

Attachments:

- Aerial Map
- CSM

Calumet County, WI

Legend

- Address Point
 County Boundary
 Wisconsin Water
 Unincorporated Community
 Town Boundary
 Point of Interest
 Parcel Boundary
 Property Hook
 PLSS Section
 State Parks
 County Parks
 Lake
 River and Stream
 Major Roads
 Local Roads
 Local Routes
 Municipal Streets
 Trail
 Railroad
 Color 2018
 Red: Band_1
 Green: Band_2
 Blue: Band_3

Color 2018

Railroad

Color 2018

Red: Band 4

Red: Band 1

Green: Band_2

Z 

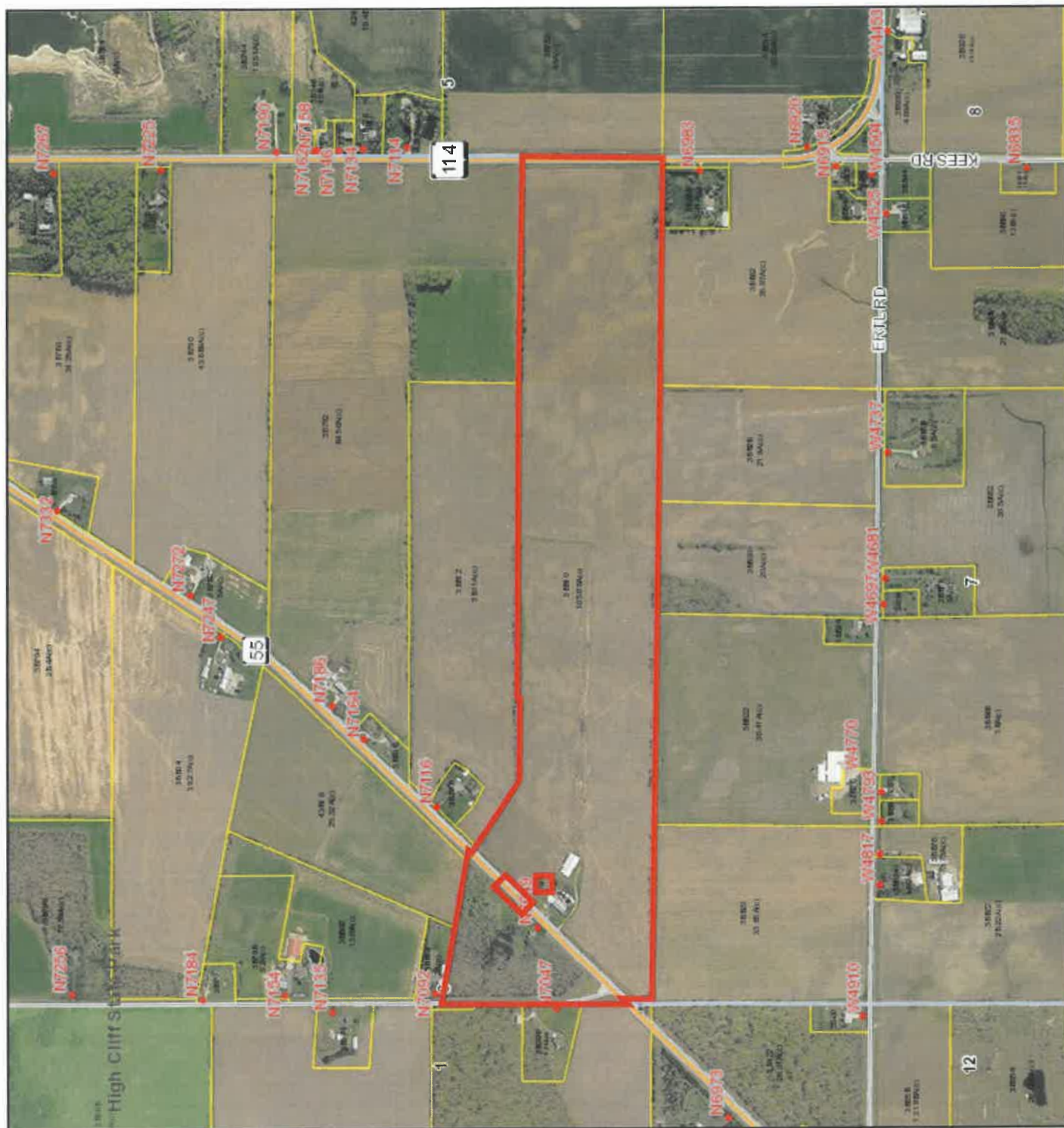
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



Author:

11-01-01 00:00:00 AM
-partial effect

Sources:



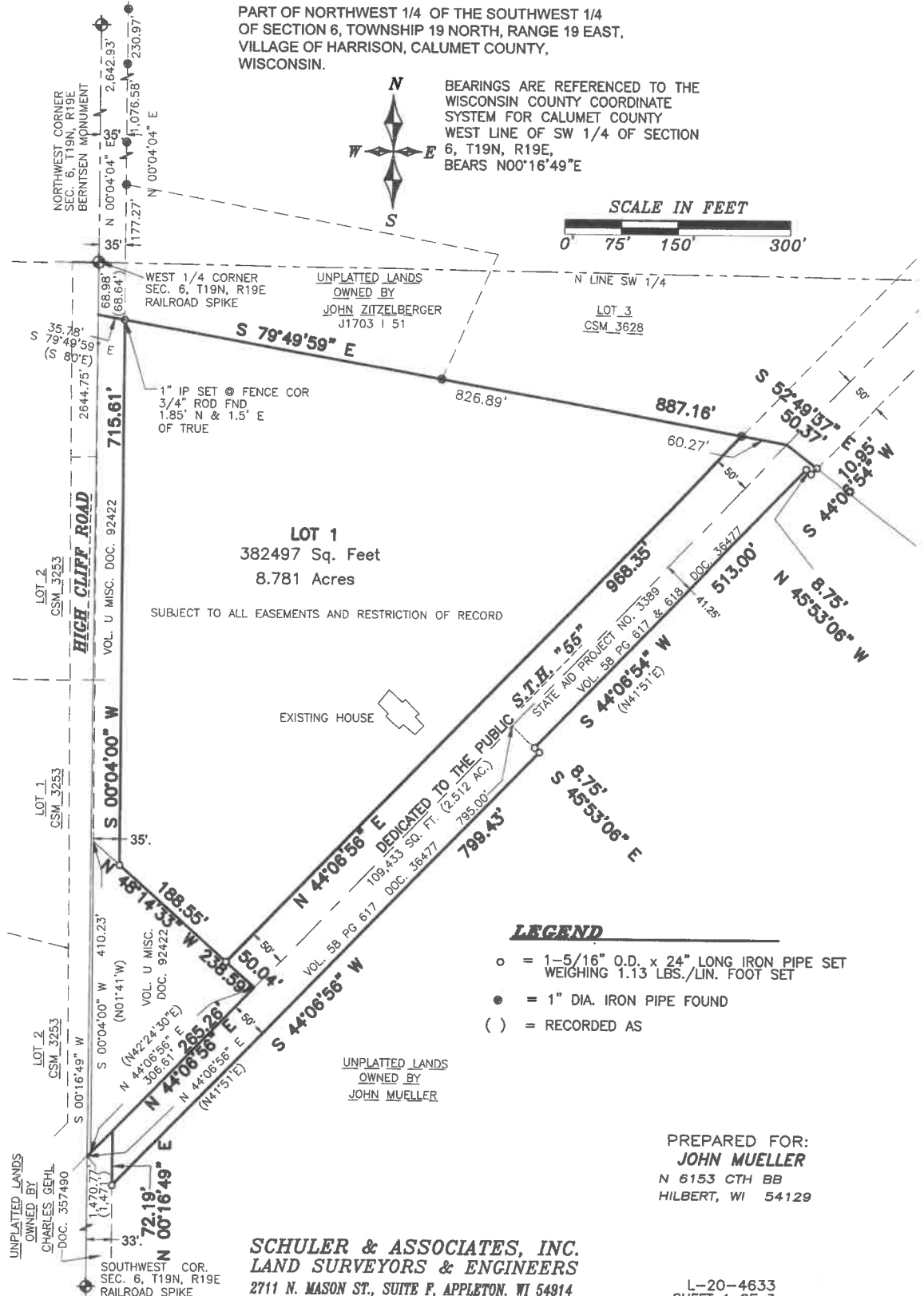
CERTIFIED SURVEY MAP NO. _____

PART OF NORTHWEST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 19 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY,
WISCONSIN.



BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE
SYSTEM FOR CALUMET COUNTY
WEST LINE OF SW 1/4 OF SECTION
6, T19N, R19E,
BEARS N00°16'49"E

SCALE IN FEET



CERTIFIED SURVEY MAP NO. _____

SURVEYOR'S CERTIFICATE:

I, MICHAEL J. FRANK, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:
THAT I HAVE SURVEYED, DIVIDED, AND MAPPED UNDER THE DIRECTION OF THE OWNER OF SAID LAND,

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 19 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 6; THENCE SOUTH 00 DEGREE 16 MINUTES 49 SECONDS WEST 68.98 FEET (RECORDED AS SOUTH 68.64 FEET), ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE SOUTH 79 DEGREES 49 MINUTES 59 SECONDS EAST 35.78 FEET (RECORDED AS SOUTH 80 DEGREES EAST, ALONG THE SOUTHWEST LINE OF LANDS DESCRIBED IN JACKET 1703 IMAGE 51, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 79 DEGREES 49 MINUTES 59 SECONDS EAST (RECORDED AS SOUTH 80 DEGREES EAST) ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN JACKET 1703 IMAGE 51 AND ALONG THE SOUTHERLY LINE OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 3628 AS RECORDED IN DOCUMENT NUMBER 520414, A DISTANCE OF 887.16 FEET TO THE CENTERLINE OF S.T.H. "55"; THENCE SOUTH 52 DEGREES 49 MINUTES 37 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN JACKET 1703 IMAGE 51, A DISTANCE OF 50.37 FEET; THENCE SOUTH 44 DEGREES 06 MINUTES 54 SECONDS WEST, ALONG THE SOUTHEASTERLY RIGHT- OF- WAY LINE OF S.T.H. "55" AS DESCRIBED IN VOLUME 58 PAGE 617 AS DOCUMENT NUMBER 36476, A DISTANCE OF 10.95 FEET; THENCE NORTH 45 DEGREES 53 MINUTES 06 SECONDS WEST, ALONG SAID RIGHT- OF- WAY LINE 8.75 FEET; THENCE SOUTH 44 DEGREES 06 MINUTES 54 SECONDS WEST, ALONG THE SOUTHEASTERLY RIGHT- OF- WAY LINE OF S.T.H. "55" AS DESCRIBED IN VOLUME 58 PAGES 617 AND 618 AS DOCUMENT NUMBER 36477, A DISTANCE OF 513.00 FEET; THENCE SOUTH 45 DEGREES 53 MINUTES 06 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 8.75 FEET; THENCE SOUTH 44 DEGREES 06 MINUTES 56 SECONDS WEST, ALONG THE SOUTHEASTERLY RIGHT- OF- WAY LINE OF S.T.H. "55" AS DESCRIBED IN VOLUME 58 PAGE 617 AS DOCUMENT NUMBER 36477, A DISTANCE OF 799.43 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 49 SECONDS EAST (RECORDED AS NORTH), ALONG THE EAST LINE OF PARCEL 3 AS DESCRIBED IN DOCUMENT NUMBER 357490, A DISTANCE OF 72.19 FEET TO THE CENTERLINE OF S.T.H. "55"; THENCE NORTH 44 DEGREES 06 MINUTES 56 SECONDS EAST, ALONG THE CENTERLINE OF S.T.H. "55", SAID LINE ALSO BEING THE SOUTHERLY LINE OF LANDS DESCRIBED IN VOLUME U OF MISCELLANEOUS ON PAGE 306 AS DOCUMENT NUMBER 92420, A DISTANCE OF 265.26 FEET; THENCE NORTH 48 DEGREES 14 MINUTES 33 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN VOLUME U OF MISCELLANEOUS ON PAGE 306 AS DOCUMENT NO. 92420, A DISTANCE OF 238.59 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF LANDS DESCRIBED IN VOLUME U OF MISCELLANEOUS ON PAGE 306 AS DOCUMENT NUMBER 92420, A DISTANCE OF 715.61 FEET TO THE POINT OF BEGINNING CONTAINING 491,930 SQUARE FEET (11.293 ACRES) OF LAND, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF HARRISON AND CALUMET COUNTY SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 2020

MICHAEL J. FRANK, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2123

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 19 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

CERTIFICATE OF THE VILLAGE OF HARRISON:

RESOLUTION OF THE VILLAGE OF HARRISON:

RESOLVED, THAT THE ABOVE CERTIFIED SURVEY MAP IN THE VILLAGE OF HARRISON WAS APPROVED BY THE
VILLAGE

BOARD ON THIS _____ DAY OF _____, 2020

VILLAGE PRESIDENT DATE

I, HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE VILLAGE BOARD OF THE
VILLAGE OF HARRISON.

VILLAGE CLERK DATE

THIS CERTIFIED SURVEY MAP IS PART OF TAX PARCEL ID NUMBER 38810, THE PROPERTY OWNER OF RECORD
JOHN N MUELLER.

TREASURER'S CERTIFICATE:

WE HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS ON ANY OF THE LANDS
INCLUDED IN THIS CERTIFIED SURVEY MAP.

COUNTY TREASURER DATE TOWN TREASURER DATE

OWNER'S CERTIFICATE:

AS OWNER, I DO HEREBY CERTIFY THAT WE CAUSED THE LANDS ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED,
DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED
BY s.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: VILLAGE OF HARRISON,
CALUMET COUNTY.

JOHN N. MUELLER

STATE OF WISCONSIN)

COUNTY) ss.

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020, THE ABOVE NAMED, JOHN N
MUELLER, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE
THE SAME.

NOTARY PUBLIC, _____ CO., WISCONSIN

MY COMMISSION EXPIRES

VILLAGE BOARD MEETING**From:**

Mark J. Mommaerts, AICP, Planner

VILLAGE OF HARRISON**Meeting Date:**

May 12, 2020

Title:

Certified Survey Map – Butler

Issue:

Should the Village Board approve the Certified Survey Map?

Background and Additional Information:

The applicant is proposing a 1-lot Certified Survey Map (CSM) for a parcel at W4216 Horn Road, Tax ID 38728. The property is approximately 15.183-acres. The property will have a 91.25-foot access out to Horn Road. The zoning and land division ordinances require a minimum of 33-feet for a flag lot. The remnant land does not need to be surveyed in accordance with the land division ordinance. Lot 1 will contain the existing house, shed, and woods.

Budget Impacts:

None

Recommended Action:

The Plan Commission will meet prior to the Village Board to discuss and act on the Certified Survey Map. The Plan Commission decision will be presented at the meeting.

Staff recommends approval of the Certified Survey Map with the following conditions:

1. A turnaround be dedicated at the terminus of Horn Road

Attachments:

- Aerial Map
- CSM

Calumet County, WI

Legend

- Address Point
 County Boundary
 Wisconsin Water
 Unincorporated Community
 Town Boundary
 Point of Interest
 Parcel Boundary
 Property Hook
 PLSS Section
 State Parks
 County Parks
 Lake
 River and Stream
 Major Roads
 Local Roads
 Local Roads
 Municipal Streets

Color 2018

- 



0 200 400 600ft



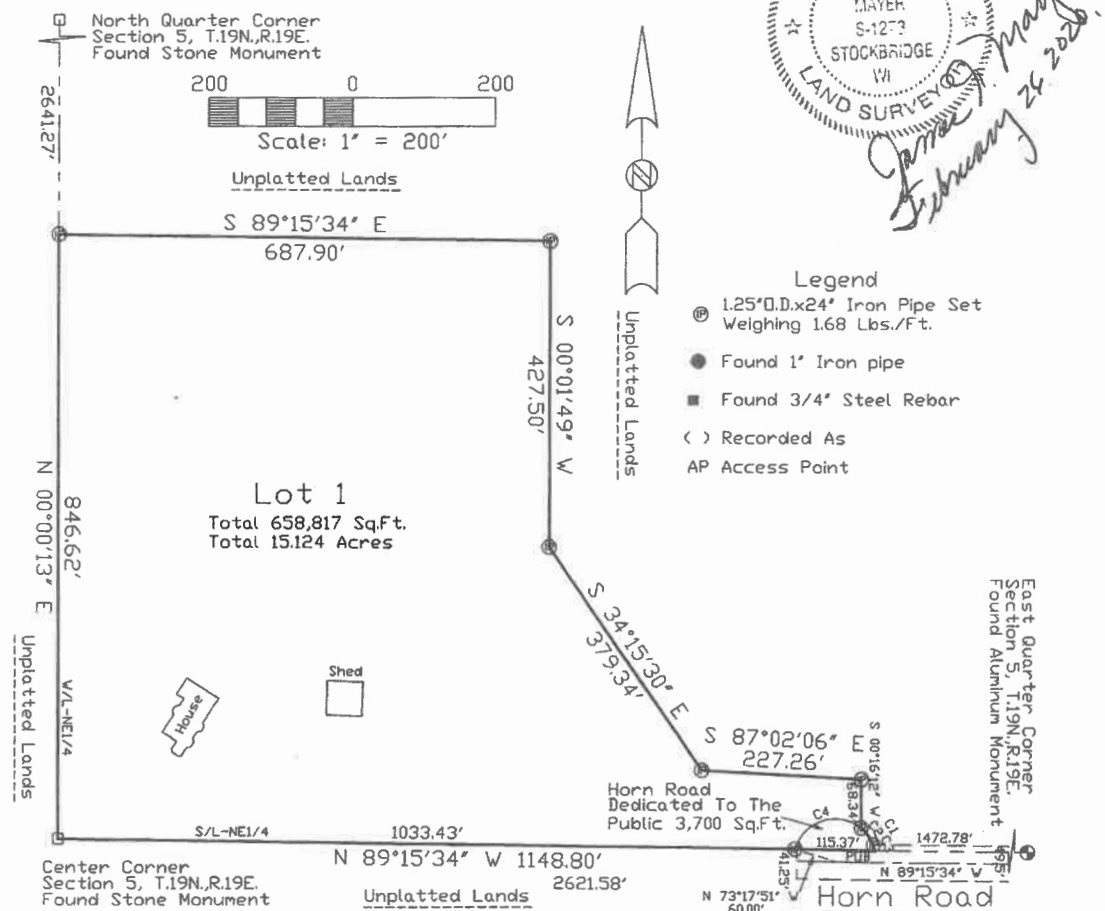
Author

Data Printed

Sources

Curve Table

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	36°39'57"	S 33°33'16" E	60.00	38.40	37.74
C2	28°15'57"	S 37°45'15" E	60.00	29.60	29.30
C3	08°24'00"	S 19°25'17" E	60.00	8.80	8.79
C4	111°24'37"	N 72°24'28" E	60.00	116.67	99.14



C:\Projects\BulterBrandon20\csm.dwg
BEARINGS REFERENCED TO COUNTY
DATUM THE SOUTH LINE OF THE NORTHEAST
QUARTER BEAR NORTH 89°15'34" WEST.
THIS INSTRUMENT DRAFTED BY J G. MAYER"
NOTEBOOK NO. PAGE .

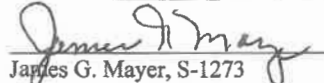
SURVEYOR'S CERTIFICATE

I, James G. Mayer, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped under the direction of a Jule B. Butler, part of the Southwest Quarter of the Northeast Quarter of Section 5, Township 19 North, Range 19 East, Village of Harrison, Calumet County, Wisconsin containing 662,517 square feet or 15.209 acres of land and described as follows.

Commencing at the East Quarter Corner of Section 5, thence North 89°15'34" West a distance of 1,472.78 feet along the south line of the northeast quarter to the point of beginning; thence continuing North 89°15'34" West a distance of 1,148.80 feet along the south line to the Center Corner of said Section 5; thence North 00°00'13" East a distance of 846.62 feet along the west line of the northeast quarter; thence South 89°15'34" East a distance of 687.90 feet; thence South 00°01'49" West a distance of 427.50 feet; thence South 34°15'30" East a distance of 379.34 feet; thence South 87°02'06" East a distance of 227.26 feet; thence South 00°16'12" West a distance of 68.34 feet to a point of curvature; thence 38.40 feet along the arc of a 60.00 foot radius curve to the right, with a chord bearing of South 33°33'16" East a distance of 37.74 feet and a central angle of 36°39'57" to the point of beginning. Subject to all easements and restrictions of record. Liability hereunder is expressly limited to the cost of this survey.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division made thereof. That I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Harrison in surveying, dividing and mapping such lands.

Dated this 26th day of February, 2020.


James G. Mayer, S-1273
Wis. Professional Land Surveyor

**OWNER'S CERTIFICATE**

As owner(s), I (we) hereby certify that I (we) caused the land described on this plat to be surveyed, divided mapped and dedicated as represented on the plat. I (we) also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection: Village of Harrison.

Dated this _____ day of _____, 2020 CRRK Revocable Trust

Jule B. Butler, Trustee

Stephanie M. Butler, Trustee

State of Wisconsin)
Outagamie County)ss

Personally came before me on the _____ day of _____, 2020, the above named owners to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires: _____

Notary Public, Outagamie County, Wisconsin

VILLAGE BOARD CERTIFICATE

Resolved that the above certified survey map in the Village of Harrison was approved by the Village Board on this _____ day of _____, 2020.

Village President

Village Clerk

VILLAGE TREASURER'S CERTIFICATE

I being the duly elected qualified and acting village treasurer of the Village of Harrison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____, 2020 on any of the lands included in this Certified Survey Map.

Village Treasurer

Date

COUNTY TREASURER'S CERTIFICATE

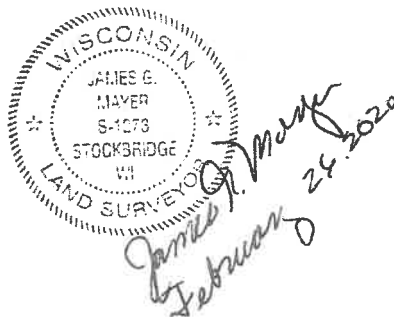
I being the duly elected qualified and acting treasurer of the County of Calumet, do hereby certify the records in my office show unredeemed tax sales and no unpaid taxes or special assessments as of _____, 2020 affecting the lands included in this Certified Survey Map.

County Treasurer

Date

Notes:

This CSM is part of tax parcel no. 38728. This CSM is contained wholly within the property described in the following recorded instrument: Document. No. 516904. The property owners of record are Jule B. and Stephanie M. Butler, 2555 East Calumet Street, Appleton, WI 54915.





Discharge of Firearms Application

Owner mailing address: N8324 Firelane 13, Menasha

I, Cathy Ott own 45+ contiguous acres of land
(name) (# of acres)

within the Village of Harrison, located at:

N8222 State Park Rd., Menasha
(address or description of property)

I acknowledge as the land owner, I

- am the only one who can give non-family members permission to fire or discharge firearms on the land.
- must request a waiver annually.
- that the waiver can be revoked for a violation of WI State Statute Chapter 167 or Chapter 941 relative to the use of firearms.

Cathy M Ott
Authorized Signature (Land Owner)

4/17/20
Date

BOARD ACTION: _____ Approve _____ Deny _____ Date of Meeting _____

Land Owner _____ Calumet County Sheriff's Department _____ Municipal Copy _____

Staff Use Only:

Verification of Acres Listed Above: 45.73 ac ign

RECEIVED

APR 23 2020

VILLAGE OF HARRISON

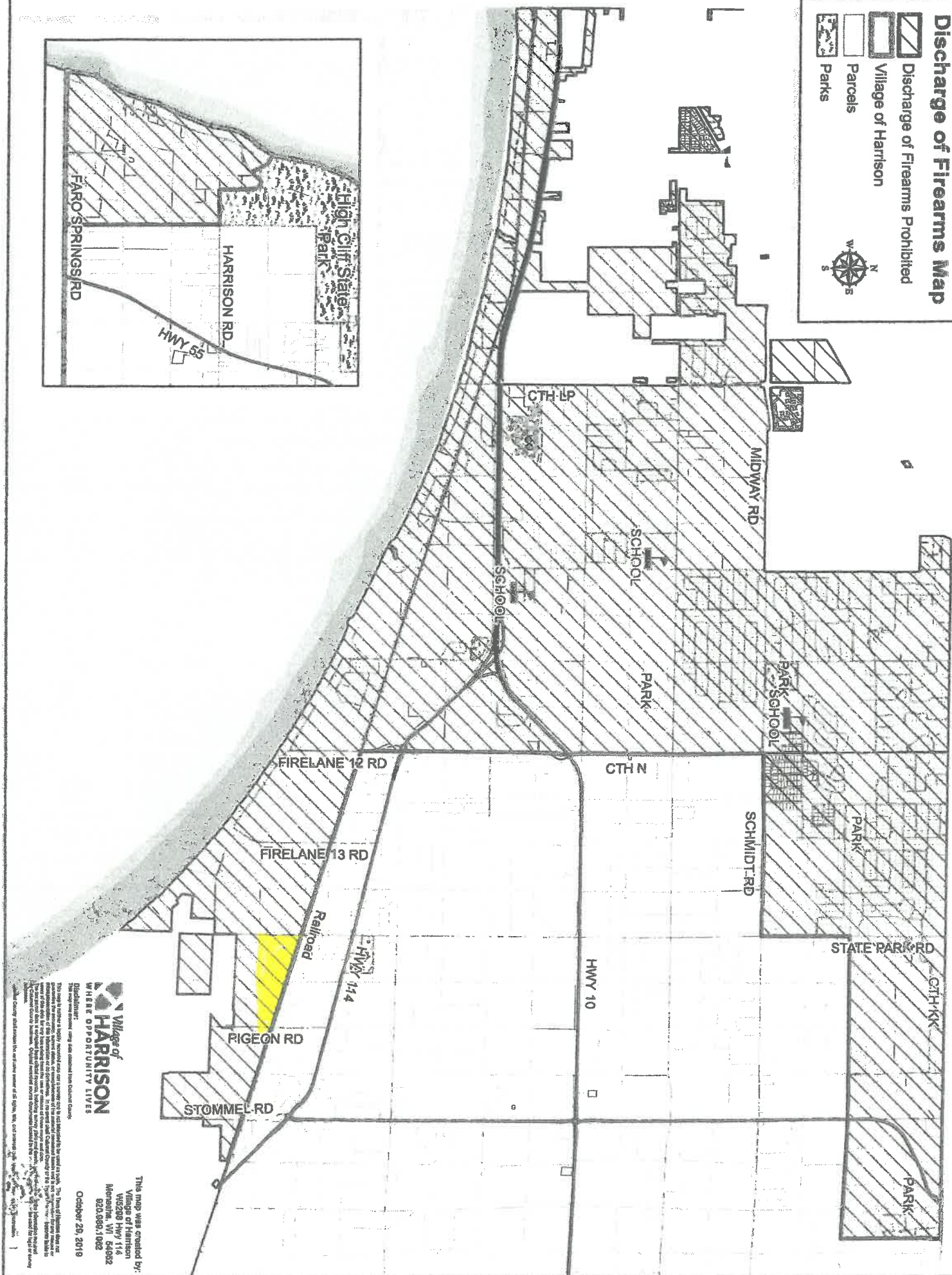
 Discharge of Firearms Prohibited



Village of Harrison

Parcels

Parks



This map was created by
Viktor of Horizon

Village of Harrison

Menasha, WI 54951

820.889.1062

October 28, 2019

**Where of
HARRISON
WHERE OPPORTUNITY LIVES**

This study was conducted using data obtained from California County

[illegible]

Renewal Alcohol Beverage License Application

(Submit to municipal clerk. Read instructions on page 3.)

For the license period beginning: 5-1-20 ending: 5-10-1-20
(mm dd yyyy) (mm dd yyyy)

To the Governing Body of the: ☐ Town of ☐ Village of ☐ City of } Harrison

County of Calumet Aldermanic Dist. No. _____
(if required by ordinance)

Check one: ☐ Individual ☐ Limited Liability Company
☐ Partnership ☒ Corporation/Nonprofit Organization

Complete A or B. All must complete C.

A. Individual or Partnership:

Full Name (Last)	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Full Name (Last)	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Full Name (Last)	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)

B. LLC or Corporation (and Agent):

Full Legal Name of Corporation / Nonprofit Organization / Limited Liability Company	Address of Corporation / Limited Liability Company (if different from licensed premises)
<u>Harrison Athletic Association</u>	<u>Hwy 114, State Park Rd, Menasha</u>

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent.

Agent Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>Mader</u>	<u>Becky</u>	<u>L</u>	<u>178580 Gty M Menasha WI 54952</u>

All Officer(s) Director(s) of Corporation and Members / Managers of Limited Liability Company:

President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>Lambie</u>	<u>Kevin</u>	<u>Lee</u>	<u>W3062 Springfield Dr Appleton 54915</u>
Vice President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>Breaker</u>	<u>John</u>		<u>1222 Doctors Dr. Neenah WI 54956</u>
Secretary / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>Stumpf</u>	<u>Brenda</u>	<u>Lee</u>	<u>17879 Ridgeway Ct Sherwood WI 54169</u>
Treasurer / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>Schafer</u>	<u>Rosetta</u>	<u>Jo</u>	<u>W4980 Golf Course Rd Sherwood WI 54169</u>
Directors / Managers Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Directors / Managers Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)

C. Business Information

- Trade Name Harrison Athletic Assoc. Business Phone Number 989-1835
- Address of Premises Hwy 114 + State Park Post Office & Zip Code Menasha 54952
- Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? Yes ☒ No ☐
- Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) Pavilions

Applicant's Wisconsin Seller's Permit Number <u>456-0000216253-02</u>	
FEIN Number <u>51-0139882</u>	
TYPE OF LICENSE REQUESTED	FEE
☐ Class A beer	\$
☒ Class B beer	\$ <u>-0-</u>
☐ Class C wine	\$
☐ Class A liquor	\$
☐ Class A liquor (cider only)	\$ N/A
☐ Class B liquor	\$
☐ Reserve Class B liquor	\$
☐ Class B (wine only) winery	\$
Publication fee	\$
TOTAL FEE	\$ <u>WAIVED</u>

5. Legal description (omit if street address is given on previous page): _____
6. a. Since filing of the last application, has the named licensee, any member of a partnership licensee, or any member, officer, director, manager or agent for either a limited liability company licensee, or nonprofit organization licensee been **convicted of any offenses** (excluding traffic offenses not related to alcohol) for violation of any federal laws, any Wisconsin laws, any laws of other states, or ordinances of any county or municipality? **If yes, complete page 3** ☐ Yes ☒ No
- b. Are **charges for any offenses** presently **pending** (excluding traffic offenses not related to alcohol) against the named licensee or any other persons affiliated with this license? **If yes, explain fully on page 3.** ☐ Yes ☒ No
7. Except for questions 6a and 6b, have there been any changes in the answers to the questions as submitted by you on your last application for this license? **If yes, explain** ☐ Yes ☒ No
- _____
- _____
- _____
8. Was the profit or loss from the sale of alcohol beverages for the previous year reported on the Wisconsin Income or Franchise Tax return of the licensee? **If not, explain** ☐ Yes ☒ No
- _____
- _____
- _____
9. Does the applicant understand they must hold a Wisconsin Seller's Permit? ☒ Yes ☐ No
[phone (608) 266-2776]
10. Does the applicant understand that alcohol beverage invoices must be kept at the licensed premises for 2 years from the date of invoice and made available for inspection by law enforcement? ☒ Yes ☐ No
11. Is the applicant indebted to any wholesaler beyond 15 days for beer or 30 days for liquor? ☐ Yes ☒ No
12. Does the applicant owe municipal property taxes, assessments, or other fees? ☐ Yes ☒ No
(Note: Renewal of licenses may be denied pursuant to a local ordinance, if the licensee owes municipal taxes, assessments or other fees).

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.

Contact Person's Name (Last, First, M.I.) <i>Rebecca L Mader</i>	Title <u>Member</u>	Date <i>3-11-20</i>
Signature <i>Rebecca Mader</i>	Phone Number <i>989-1476</i> <i>920-378-5762</i>	Email Address

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk <i>3/11/20</i>	Date reported to council / board <i>5/12/20</i>	Date license granted
License number issued	Date license issued	Signature of Clerk / Deputy Clerk

VILLAGE BOARD MEETING

VILLAGE OF HARRISON

Date: May 12th, 2020

Title:

Approve/Deny contribution to Eastshore Humane Association, Inc.

Issue:

Should the Village Board make a contribution to the Eastshore Humane Association, Inc.?

Background and Additional Information:

The Village and the Town before them, have a long-standing agreement with Eastshore Humane Association, Inc. to accept stray animals from the Village. People can either drop the stray animals off at their facility in Chilton or they can call the Village to set up a meeting point to have Eastshore pick up the animal.

The Village has historically contributed \$1,500 per year to Eastshore Humane Association to cover the costs.

Budget/Financial Impact:

This item has been budgeted for.



EASTSHORE HUMANE ASSOCIATION, INC.

1100 Park Street – P.O. Box 320

Chilton, WI 53014

Telephone/Fax: (920) 849-2390

E-Mail: ehashelter@gmail.com

March 31, 2020

Travis Parish, Administrator – Town of Harrison
Manager – Village of Harrison
Town & Village of Harrison
W5298 Hwy 114
Menasha, WI 54952

Dear Travis:

Thank you for supporting Eastshore Humane Association (ESHA) for stray animal services. We hope to continue providing those services and additional related animal services in the future.

We ask for your financial support. In the past, Eastshore has received all, or a significant portion, of the animal license revenues from your municipality to help with your stray animals.

To plan for and help insure long term viability, we want to continue the formal collaborative agreement between Eastshore and your municipality. In return for the services provided, your municipality will continue to donate animal license revenues to Eastshore Humane Association annually. Since operating costs continue to increase with inflation, please consider increasing your donation amount.

The collaborative agreement we propose is enclosed. Please respond by returning the agreement signed or contact David McClain, Shelter Operations, at (920) 585-5184 if you have an alternative proposal.

Sincerely,

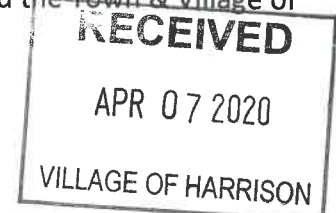
EASTSHORE HUMANE ASSOCIATION

Judi McClain, Board of Directors

Travis,

*Please sign &
return one
contract.*

Enclosures: Agreement between Eastshore Humane Association and the Town & Village of Harrison





EASTSHORE HUMANE ASSOCIATION, INC.

P.O. Box 320 - 1100 Park Street
Chilton, WI 53014
Telephone/Fax: (920) 840-2390
E-Mail: ehashelter@gmail.com

March 31, 2020

AGREEMENT

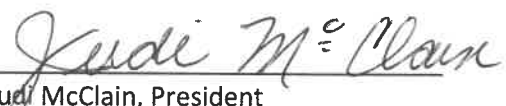
TOWN & VILLAGE OF HARRISON AND EASTSHORE HUMANE ASSOCIATION, INC.

A collaborative agreement between Eastshore Humane Association and your municipality involves the following:

1. Eastshore Humane Association (ESHA) will work with your municipality to provide services for humane care and control of stray, small companion animals (primarily cats and dogs).
2. With the assistance of ESHA, your municipality will insure stray animals will be safe, given food, water and shelter prior to transfer to ESHA.
3. When an animal has been taken into custody, your municipality will contact ESHA. The Stray Animal Documentation Form (copy attached) will be completed and provided with the animal when transferred to ESHA. Your municipality may transport the animal to the shelter or ESHA will pick the animal up within 12 hours, or sooner with special arrangements, at which time the animal becomes the responsibility of ESHA.
4. ESHA will provide trained personnel that are skilled at handling a variety of animals.
5. In return for the services provided, your municipality will donate animal license revenues to Eastshore Humane Association prior to the May 1st renewal date.
6. It is recognized that this is a self-renewing agreement. In the event that Eastshore Humane Association and/or your municipality wish to terminate this agreement, either party must give a thirty 30 day notice in writing.
7. This agreement is effective from May 1, 2020 through April 30, 2021.

In the spirit of cooperation between Eastshore Humane Association and your municipality, the parties have duly executed this agreement on _____.

Travis Parish, Town of Harrison Administrator
Village of Harrison Manager


Judi McClain, President
Eastshore Humane Association

Date: _____

Date: March 31, 2020

Travis Parish

From: Wayne Beyer <waynedbeyer@gmail.com>
Sent: Monday, April 27, 2020 9:49 AM
To: kevinhietpas@hotmail.com; darlenebartlein@new.rr.com; lou@lminsuranceservices.com; tylermoore68@yahoo.com; badgerzwon@yahoo.com; mvanhefty5925@gmail.com
Cc: Jennifer Weyenberg; Laura Jungwirth; Travis Parish
Subject: Golden Way Project Request and Updates 4-27-20
Attachments: Village Trustee Letter 4-27.pdf; Golden Way Urbanization Project Facts.pdf; 0420 Bid for Golden and Courts.pdf

Importance: High

Harrison Village Trustees,

I'd like to make a request of the board and also offer some updated information in support of the Golden Way Urbanization project you are all aware of.

1. I am requesting more prompt action by the board to make progress against this program prior to the 60 day window closing on bid acceptance.
 - Bids were given on 4/1, for over 3 weeks there has been no activity to move any action forward outside of requesting an assessable construction total from the engineering firm.
 - With the planned 5/12 meeting, nearly 6 weeks will have past with no significant activity or discussion. The clock is ticking on this project.
 - As you'll see in #2, a majority of residents in the project area want urbanization, we can't let this opportunity slip.
2. A majority of residents **IN THE PROJECT AREA** want urbanization.

When presented with the facts, they overwhelmingly want urbanization For all neighbors listed below, I or Phil Roberts have spoken individually to each one.

 - **96.2%** of residents we spoke to support urbanization (25 of 26).
 - Only 1 residence was content with their ditch. Of the 26 supporters – 3 residences wanted \$0 assessments.
 - One other resident publically supported urbanization with a reasonable assessment, they were not included as a supporter as we did not yet talk to them yet, if included supporters would number 26.
 - **61%** of the total residents in the project area support urbanization (25/41) – this is clearly a **majority**.
 - Even if you include the 2 properties with side of lot urbanization (no side of lot assessments, included?) & 1 on Emerald (included or not?) the support is still a majority at 56.8% (25/44)
 - See the below map for a visual and list of people contacted so far
 - There are still several more households to speak with, I expect even more to support urbanization given the 96% support rate so far.
 - Many neighbors on each of the 4 streets have worked together to engage their neighbors and continue the dialog. The common theme has been a lack of information from the village about the project details and status. Once engaged and given facts, the residents support urbanization and share their frustration with wet ditches, standing water and the bad roads.
 - I urge you to listen to the voices of the residents living **IN** the project area. Often their voices have not been heard over those living **OUTSIDE** of the project that opposed the project and urbanization.
3. Facts and Rational for support of the Golden Way Project.

For the new trustees, I'd like to re-iterate the reasons it makes sense to pursue the project this year as bid.

- I've attached 2 PDFs, one of refreshed rationale I shared earlier with the old board and the other a fact list for the project to date.
- The fact list was verified as accurate by Travis Parish.

How to move forward:

- Please consider my request for prompt action to start activity now that the bids are in and before they expire. We have a once in a 25-30 year opportunity to fix some long term water and road issues this neighborhood has with an urbanization solution that does that and much more. Delay till next year will only cost the village more money.
- I urge you to apply long term vision, provide your leadership and vote to approve the Golden Way Urbanization project. For the reasons given, this project makes sense! A majority of the residents support urbanization.
- The pieces are all in place, this is a solution that meets our neighborhood needs. It's the right thing for the long term good of the village and residents.

I hope you will take these items into consideration and act to move this program forward to approval.

Note: I am BCCing neighborhood residents in the project area that support urbanization to continue to keep them informed about what is going on and communications to the board.

Sincerely,

Wayne Beyer

Appendix

Map of those contacted about urbanization and results.



Name	Address	Support Urbanization
1 Shae Etelson (Wheeler)	W6017 Cameo Court	Yes
2 Kenneth Vassar	W6024 Cameo Court	Yes
3 Joseph and Stephanie Cotling	W6025 Cameo Court	Yes
4 Aimee Larson	W6041 Cameo Court	Yes
5 Daniel Pawlowski & Lynn	N9591 Golden Way	Yes
6 Mary and Steve Hamilton	N9599 Golden Way	Yes
7 Darlene and Timothy Mitchell	N9607 Golden Way	Yes
8 Jennifer and Russell Harris	N9617 Golden Way	Yes
9 Aimee and Nicholas Stoffregen	N9627 Golden Way	Yes
10 Brian Laehn	N9635 Golden Way	Yes
11 Lira Martinez	N9643 Golden Way	No
12 Daniel and Barbara School	W6016 Coral Court	Yes
13 Michelle and Timothy Dobinski	W6024 Coral Court	Yes
14 Marli and Roberto Zane	W6032 Coral Court	Yes
15 Catherine and David Lehner	W6033 Coral Court	Yes
16 Ryan and Michele Tuomi	W6040 Coral Court	Yes
17 Diane and Duane Brandt	W6041 Coral Court	Yes
18 Jeffrey & Betty Young	W6008 Pearl Drive	Yes
19 Darryl & Kathleen Deboer	W6016 Pearl Drive	Yes
20 Joanne Werth	W6017 Pearl Drive	Yes
21 Edgar and Noemi Guzman	W6024 Pearl Drive	Yes
22 Tina & Paul Lausman	W6025 Pearl Drive	Yes
23 Phil and Sue Roberts	W6032 Pearl Drive	Yes
24 Michael and Jillian Sylta	W6033 Pearl Drive	Yes
25 Linda and Wayne Beyer	W6040 Pearl Drive	Yes
26 Sandra and Daniel Plotrowski	W6041 Pearl Drive	Yes

Golden Way Urbanization Project

Trustees,

There are a few key facts to address that are important to summarize.

Current Situation

- The roads to need to be rebuilt in many areas – the blacktop is ~2.5” only on the original part of the roads in this area, it is cracked through and the roadbed is bad in many areas. A simple grind and re-surface is not a solution as some have suggested. Golden Way rates the worst of all the roads in the village per the PASER study the staff team completed. Ask staff to see it.
- We have multiple drainage issues along all these roads. Ditches have silted in, culverts are not at proper levels, pitches are not right. Residents are fed up with standing water and wet ditches for most of the non-snow months. I’ve talked with many neighbors about this, it’s a common theme.
 - We all know constantly wet ditches negatively impact the roadbed and surrounding water table. We’ve seen that in this neighborhood over the years.
 - I have seen the norther end Golden Way flooded over the road surface in very heavy rains, I’ve seen the ditches overflow aprons on Golden Way in heavy rains. Freeze/thaw cycles have exacted a toll on the roads with the large amount of standing water on the roadways.
 - It’s a fact that in my immediate area over the recent years, 5 homes (that I know of) have had water in their basements; with heavy rains 1 resident on Pearl frequently has water to her back door due to bad drainage, and another on Coral as added multiple yard drains to channel water. One resident added a 2nd sump pit to help deal with the high amount of water they saw coming in.
 - A resident of the Hickory/Sumac/Rustic reported his sump ran 50% less after urbanization. I’ll supply a name if needed. Storm sewers do impact the surround water table.
- There is support for urbanization by a majority of the residents in the project area; Golden Way, Pearl, Coral & Cameo.
 - **96.2%** of residents we spoke to support urbanization (25 of 26).
 - **61%** of the total residents in the project area support urbanization (25/41) – this clearly a majority. That number will continue to grow.
 - Even if you include the 2 properties with side of lot urbanization (no side of lot assessments, included?) & 1 on Emerald (included or not?) the support is still a majority at 56.8% (25/44)
 - More residents will be contacted yet, the total will continue to grow.
 - When given the facts about the project, residents support urbanization.
- Road repairs including urbanization for these 4 roads have been desired but the village since at least 2015 per Travis; I was told of urbanization 4 years ago when I first inquired about road repairs. This is not a project driven by 1 person’s agenda as falsely stated earlier; it’s been in the Village plan and driven by need & long term vision.
 - We also have the retention pond and infra-structure in place to more effectively channel water from the Golden Way and the 3 court roads.
 - The addition of the storm sewer backbone that is part of urbanization will allow the village to address storm water flow on adjacent roads, similar issues exist there too. The retention pond at the end of Cameo cost \$1M, we should fully utilize the pond with the addition of the storm sewer backbone

Golden Way Urbanization Project

As a board, you have done the heavy lifting so far.

- Very favorable bids are in at \$1.25M with concrete curb and asphalt road, this amount is significantly lower than the pre-bid estimates and what was budgeted for. I've attached a copy for your review.
 - Note that curb is \$12/linear foot; for a typical 100ft lot and driveway – rebuilding an apron costs more at about \$1900 vs. the cost of curb. Curb is relatively inexpensive.
- More than adequate funding is available for this project in addition to any assessments the board imposes. The Golden Way project is in the 2020 budget for more than the low bid amount, there is no additional impact to spending and tax rates – it's in the budget for 2020.
 - The Transportation Fee on our tax bill was implemented to reduce or eliminate assessments and that it must be used for per the law. \$531,000 is available from the current tax year, it makes no sense to withhold it.
 - \$242,000 is available in Garners Creek storm water fees. Storm water fees can only be used for storm water projects, so urbanization would qualify for use of the Garners Creek Fees.
 - There are no other road projects planned for 2020, we should apply the available and planned funding towards this project. The rumored thought that we'll fix a bunch of other roads in 2020 is not well thought out; the bid cycle is about past and any major road work will be difficult to get on anyone's schedule and pricing will be much higher than when bidding in the fall/winter for 2021.
 - With respect to Noe repairs, the board already agreed to patch the worst part of Noe in 2020 and make larger scale repairs in 2021.
- The village has an assessment policy in place with the latitude to adjust the final assessment at a later date. You have the power to assess area wide, by frontage, impose a cap in assessed amount, or even not impose any assessment.
 - We also know that property appraisals are not impacted by urbanization; it's not part of the formula. Our property appraisers, Accurate Appraisers, have confirmed that.
 - Our village manager has proposed to the board a \$0 assessment policy since the project costs are now known and sufficient funding is available per above. This proposal aligns with the viewpoints of some on the board. The monies were always available; costs are now clearer enabling the proposal.
 - The facts show that a majority of the people in the project area don't oppose urbanization. About 90% of the people we spoke with are willing to pay a fair assessment and want to invest in their neighborhood to get rid of ditches & standing water, improve safety on the roadways through a wider road, and improve the aesthetics of the neighborhood. I have heard this from multiple residents while talking to them – these are not only my words.
 - Per the assessment policy, payments can be spread out up to 10 yrs, this does make any assessments even more affordable.
 - Finally, the board can approve the bid and award the contract prior to having the final assessment public discussion (with 2 week notice). This process was confirmed by the board earlier in the year.
- The village's staff recommends proceeding with this project. There are some solid engineering, strategic and long term reasons to do this project. The board has stated several times they should rely more on the expertise of staff in making recommendations and driving planning. I urge you to; storm water management is an area of expertise of the Director of Public works, she is a licensed professional engineer.

Golden Way Urbanization Project

There are benefits to the Golden Way Urbanization project.

Many of you have heard every conceivable negative argument and multiple falsehoods about this project from a select few but never a single positive comment about the benefits. There are certainly are benefits, you and those supporting the project realize that.

- Urbanization with the addition storm sewers will:
 - Remove water from the roads and effectively channel it to the retention pond, reducing freeze/thaw road damage.
 - Remove ditches and standing water, extending the roadbed life and road surface plus eliminate the challenges so many homeowners have maintaining a wet ditch.
 - Add select yard drains to alleviate the yard flooding on Pearl as I described (supplemental bid)
 - Puts infrastructure in place that will last decades to manage water and fully utilize the retention pond.
- Improves:
 - Aesthetics of the neighborhood, there is value to this.
 - We've seen the positive results on Sumac/Hickory/Rustic – residents there have stated it was the best money spent, urbanization was a no-brainer, and those without it changed their mind and wanted it after adjacent streets got it.
 - Road safety for walkers, bikers and families with wider roads, more stable shoulders and wider roads for parking. We have a lot of walkers and young children on bikes in the area. Dual side parking results in very narrow passage; I've submitted requests to the Village for single sided parking on the northern end of Golden Way for this exact reason.
 - Safety and utility for homeowners mowing ditches
 - Usable space in yards; ditches are a no-man's land and not usable.
- Urbanization fixes all our issues and provides additional tangible benefits!

Road resurfacing will not solve all the issues we have in the neighborhood, nor will it provide the same benefits. Standing water in ditches will remain.

- Additional excavation of ditches will be required leaving a muddy mess that will be difficult to grow grass in. Staff and trustees clearly stated excavation is only a short-term fix; ditches will silt in again, roadbeds will degrade again and roads will not last as long. Getting road life under control is a factor to getting a decent road maintenance plan in place, one of the village's goals.
- I know multiple culverts in the area are not at the right height, it is easy to see. I believe the village will be forced to dig out and relay culverts. That cost and cost of a new apron will likely be borne by the homeowner.
- A new apron costs more than the curb and gutter. I and others I've spoken to would rather pay some extra for urbanization and get a better solution. Why not address this all at once with a workable solution that is already planned and ready to go?

Golden Way Urbanization Project

How to move forward:

- Please consider my request for prompt action to start activity now that the bids are in and before they expire. We have a once in a 25-30 year opportunity to fix some long term water and road issues this neighborhood has. Delay till next year will only cost the village more money.
- I urge you to apply long term vision, provide your leadership and vote to approve the Golden Way Urbanization project. For the reasons given, this project makes sense! A majority of the residents support urbanization.
- The pieces are all in place; this is a solution that meets our neighborhood needs. It's the right thing for the long term good of the village and residents.

Sincerely,

Wayne Beyer

Golden Way Urbanization Project Facts (Verified by Harrison Village Manager)

1. The project area includes Golden Way, Cameo Ct, Pearl Dr. and Coral Ct.
 - These roads have been on the radar of the Village since McMahon did a 5 year Capital Improvement Plan in 2015
 - Emerald Lane wasn't originally part of the plan back in 2015.
 - Emerald Lane was part of the project when it was first proposed at the initial Village Budget Meeting in 2019 as a cost savings plan to address the poor road conditions and drainage issues for the area
 - During the budgeting process, it was determined the Emerald Lane would be removed from the project due to residents on Emerald Lane stating they didn't have drainage issues
 - There are 43-44 affected properties in the project zone (*41 road facing lots Golden, Pearl Coral, Cameo, 2 lots urbanization on lot side only, 1 on Emerald*)
2. Sidewalks are not part of this project
 - They were in the original plans but they were removed at the request of the residents in attendance at a budget meeting. After discussion among board members it was determined they weren't needed or necessary.
3. Street Lights are not part of this project. They were never part of this project
4. The new road will be 35' from back of curb to back of curb. Currently, the road is 22' with two 3' shoulders (28' total).
5. Harrison specifically budgeted \$1,342,826 in the 2020 Budget to complete this project
 - This is the only road project that Harrison had planned for 2020
 - If the Village doesn't do this project, that doesn't mean Noe will be done in its place – this money was designated in the budget for this particular project and contractors' schedules are already filling up for 2020.
 - The low responsive bidder is PTS at a total of \$1,250,587.00 (asphalt road)
 - There is a supplemental bid to address backyard drainage issues for several residents that totaled \$92,529.00
 - No Loan is needed complete this project
6. Village Manager Travis Parish has made the Village Board aware of Harrison's financial situation:
 - Available funds for this project include the Transportation Fee (\$531,750), Garners Creek (\$242,006) and the Road Budget already designated for this project
 - The Transportation Fee on our tax bill was implemented to reduce or eliminate assessments and that it must be used for per the law.
 - Storm Water Fees can only be used for storm water projects, so urbanization would qualify for use of the Garners Creek Fees
 - Under current policy the Village Board has the right to assess projects in the methods outlined in the Assessment policy – though as the math shows above, it is possible to do the project without assessing residents and it is up to the Village Board to use this information in their decision making process
 - Proposing to hold off on the supplemental bid (east end of Pearl to Garnet) due to the belief that the Village would have to acquire an easement due to a utility pole where the sewer pipe would go. This was included to get an idea on what it would cost to fix the backyard drainage problems across several yards on Pearl.
7. The bids are valid for 60 days and the bids were placed on April 1, 2020
 - Low bid contractor PTS has not guaranteed their pricing for 1 year
 - PTS would most likely be willing to work with the Village possibly being awarded the contract in 2020 and doing the work in 2021 but there would be a change order prepared outlining the conditions of the award that were mutually agreeable to both the Village and PTS
 - i. This would most likely include not having to re-bid
 - ii. It's very likely this would include an increase in pricing due to the unknown material pricing for next year
8. A retention pond east of Cameo Court (Emerald Pond) was constructed to provide storm water management to this area.
 - The pond allows the village to urbanize the area as the water from the road would be treated by the pond
 - The pond cost close to \$1M to construct
 - Garners Creek purchased the land for \$40,000 per acre from the Uitenbroek family.
9. To this point Harrison has followed every procedure according to State Statutes
 - The bids have been received and opened
 - No informational meetings are required to choose a contractor
 - The Village Board must now either accept the bids or reject the bids
 - Every procedure has been followed
 - The only informational meeting needed at this point would be if the Village Board decides to assess for this project – they would need to pass another preliminary resolution and hold a public hearing on a possible assessment
 - To be clear, the contractor can be selected now without this public assessment hearing taking place

Owner: VILLAGE OF HARRISON
Project Name: 2020 Street Urbanization - Golden Way, Cameo Ct., Coral Ct. & Pearl Ct.
Contract No. HD005-9-19-00675
Bid Date: Wednesday, April 1, 2020
Bid Time: 10:00 am, local time
Project Manager: Lee R. Reibold, PE

PTS CONTRACTORS, INC.
4075 Eaton Road
Green Bay, WI 54311

BID A. ASPHALT TOTAL (Items A1 through A48, Inclusive)

SUPPLEMENTAL BID #1 TOTAL (Items S1 through S17, Inclusive)

Bid Security - 10%
Addendum Acknowledgement - #1

Subcontractor	Subcontractor
MCC	Robert J. Inneal
Jim Fischer	Jim Fischer
MCC	Pleasant Knoll Landscaping
Pleasant Knoll Landscaping	Warning Liter of Appleton

Subcontractor	Subcontractor
Sommers	MCC
Northeast Asphalt	Sommers
Virtan	MCC
	All Ways

Subcontractor
MCC
Sommers
MCC
Sommers

MCC, INC.
2600 North Roemer Road
PO Box 1137
Aurieton, WI 54612-1137

\$1,340,260.60	\$1,266,668.12
----------------	----------------

\$101,822.00	\$1,437,851.30
\$197,590.70	

	Yes	No	Yes	No
1. Do you have any children?	100	0	100	0
2. Do you have any grandchildren?	100	0	100	0
3. Do you have any siblings?	100	0	100	0
4. Do you have any nieces or nephews?	100	0	100	0
5. Do you have any friends?	100	0	100	0
6. Do you have any pets?	100	0	100	0
7. Do you have any hobbies?	100	0	100	0
8. Do you have any interests?	100	0	100	0
9. Do you have any pets?	100	0	100	0
10. Do you have any pets?	100	0	100	0

Subcontractor	Subcontractor
Sommers	MCC
Northeast Asphalt	Sommers
Virtan	MCC
	All Ways

Subcontractor
MCC
Sommers
MCC
Sommers

	\$1,382,805.20
	\$1,340,260.60

\$126,610.20	\$97,590.70
\$1,509,415.40	\$1,437,851.30

	Yes	No
Q10. Do you have any other health problems?	98%	2%
Q11. Are you satisfied with your current level of physical activity?	97%	3%

Sul contractor

Subcontractor
MCC
Sommers
MCC
Sommers

	\$1,390
	\$1,970,238.20

96 053.70	\$1.48
11 466 291.90	

Yes	Yes
Yes	Yes

Subcontractor	MCC Sommers MCC Sommers
---------------	----------------------------------

Subcontractor
MCC
Sommers
MCC
Sommers

51,390,274.80	1,484,260.00
---------------	--------------

93 441.50	104 226.00
\$1,483 716.30	\$1,543 486.00

Yes	Yes
Yes	Yes

Subcontractor
MCC
Sommers
MCC
Sommers

Subcontractor
MCC
Sommers
MCC
Sommers

BID TABULATION

Owner: VILLAGE OF HARRISON
Project Name: 10200 Street Urbanization - Golden Way, Camino Ct., Coral Ct., & Pearl Ct.
Project No.: 2020-0001
Bid Date: Wednesday, April 11, 2020
10:00 am, local time
Project Manager: Lee R. Reibold, PE

BID TABULATION - BID B. - CONCRETE

Engineer: MAHAHON ASSOCIATES, INC.
1645 McLaughlin Drive
P.O. Box 1000
Wausau, WI 54985 / 54957-1035

SUPER GRADING & EXCAVATING, LLC VINTON CONSTRUCTION CO., INC.
219 E. Parker Avenue 3322 33rd Street
Oshkosh, WI 54901 Two Rivers, WI 54241

DORNER, INC.
508 Luxemburg Road
P.O. Box 1000
Luxemburg, WI 54127-0229

Item	Qty	Unit	Description	Unit Price	Total
B1	47	EA	Remove Small Pipe Culvert	\$150.00	\$7,050.00
B2	275	LF	Remove Existing Storm Sewer	\$12.00	\$3,300.00
B3	3	EA	Remove Existing Yard Drain	\$300.00	\$900.00
B4	1	EA	Remove 18-inch Storm Sewer Manhole	\$1,500.00	\$1,500.00
B5	42	LF	36-inch RCP Storm Sewer	\$170.00	\$7,140.00
B6	658	LF	24-inch Storm Sewer	\$70.00	\$46,060.00
B7	834	LF	18-inch Storm Sewer	\$64.00	\$53,296.00
B8	8	EA	15-inch Storm Sewer	\$62.00	\$500.00
B9	14,538	LF	12-inch Storm Sewer	\$48.00	\$698,424.00
B10	211	LF	8-inch Storm Sewer	\$1,600.00	\$337,600.00
B11	3	EA	24-inch RCP Flared End Section with Trash Rack	\$700.00	\$2,100.00
B12	18	EA	36-inch Flared End Section	\$2,800.00	\$50,400.00
B13	18	EA	48-inch Flared End Section	\$4,100.00	\$73,800.00
B14	96.0	VF	48-inch Diameter Storm Sewer Manhole	\$448.00	\$42,969.60
B15	11	EA	36-inch Diameter Yard Drain	\$2,200.00	\$24,200.00
B16	22	EA	Catch Basin	\$2,100.00	\$46,200.00
B17	2,020	EA	4-inch 12'x12'x12' Storm Sewer Manhole	\$415.00	\$838,300.00
B18	1,700	LF	4-inch SCH 40 PVC Storm Sewer Lateral	\$158.00	\$268,600.00
B19	44	EA	4-inch Cleanout	\$100.00	\$4,400.00
B20	42	EA	Storm Sewer Lateral Connection	\$7,800.00	\$327,600.00
B21	4	EA	Storm Sewer Trench Connection	\$15,000.00	\$60,000.00
B22	9,900	CV	Storm Sewer Trench Connection Certification	\$14.92	\$147,768.00
B23	5,700	TON	Base Aggregate Dense, 3/4-inch	\$14.92	\$85,044.00
B24	30	TON	Base Aggregate Dense, 1/2-inch for Shouldering	\$400.00	\$12,000.00
B25	30	TON	Base Aggregate Dense, 1/2-inch for Shoulder	\$400.00	\$12,000.00
B26	30	TON	Base Aggregate Dense, 1/2-inch for Shoulder	\$400.00	\$12,000.00
B27	13,260	SY	7-inch Concrete Pavement with Integral Curb & Gutter	\$37.85	\$501,891.00
B28	120	TON	1 1/4-inch HMA Pavement, 3" LT 3/8-28 5" (Transition Area)	\$133.83	\$16,059.60
B29	120	TON	1 1/4-inch HMA Pavement, 4" LT 3/8-28 5" (Transition Area)	\$93.43	\$11,211.60
B30	120	TON	1 1/4-inch HMA Pavement, 4" LT 3/8-28 5" (Transition Area)	\$93.43	\$11,211.60
B31	500	LF	Sawcut Concrete (WIDOT Item No. 680.020)	\$1.00	\$500.00
B32	3	EA	Adjustable Manhole Covers (WIDOT Item No. 611.8110)	\$400.00	\$1,200.00
B33	10	EA	Reconstruct Sanitary Manhole	\$800.00	\$8,000.00
B34	10	EA	Reconstruct Sanitary Manhole	\$800.00	\$8,000.00
B35	1,800	TON	Base Aggregate Dense, 3/4-inch for Driveway Aprons	\$14.92	\$26,856.00
B36	2,000	SY	6-inch Concrete Driveway Apron	\$4.59	\$9,180.00
B37	425	EA	Drilled Tie Bars	\$7.00	\$2,975.00
B38	2	EA	Temporary Asphalt Driveway Apron	\$500.00	\$1,000.00
B39	2	EA	Temporary Asphalt Driveway Apron	\$500.00	\$1,000.00
B40	42	EA	Temporary Ditch Check	\$70.70	\$2,969.40
B41	40	EA	Inlet Protection	\$131.20	\$5,248.00
B42	700	SY	Drainage Swales Construction	\$40.00	\$28,000.00
B43	13,500	SY	Erosion Mat, Class I Urban Type A	\$8.23	\$111,069.00
B44	11,700	SY	Erosion Mat, Class I Urban Type A	\$1.32	\$15,444.00
B45	1,800	SY	Erosion Mat, Class I Type B	\$1.32	\$2,376.00
B46	1	LS	Remove & Reinstall Manholes	\$3,500.00	\$3,500.00
B47	1	LS	Remove & Reinstall Manholes	\$3,500.00	\$3,500.00
B48	1	LS	Clean & Seal Storm Sewer System	\$4,700.00	\$4,700.00
B49	1	LS	Mobilization	\$30,000.00	\$30,000.00

BID B. CONCRETE TOTAL (Items B1 through B48, Inclusive)

Supplemental Bid #1	Item	Qty	Unit	Description
	52	345	LF	24-inch Storm Sewer
	53	374	LF	18-inch Storm Sewer
	54	72	VF	60-inch Diameter Storm Sewer Manhole
	55	123	VF	48-inch Diameter Storm Sewer Manhole
	56	2	EA	Born 4-inch Storm Sewer Lateral
	57	5	EA	4-inch Cleanout
	58	5	EA	Storm Sewer Lateral Connection
	59	5	EA	Storm Sewer Lateral Connection
	60	64	EA	18-inch CMP Culvert
	61	4	EA	18-inch CMP Flared End Section
	62	955	LF	Ditching
	63	955	LF	Ditching
	64	1,000	SY	Erosion Mat, Class I Type B
	65	110	SY	Asphalt Pavement Restoration
	66	4	EA	Inlet Protection
	67	6	EA	Temporary Ditch Check

SUPPLEMENTAL BID B1 TOTAL (Items S1 through S17, Inclusive)

BID B1 Items S1 through S49, Inclusive	BID B1 Items S1 through S17, Inclusive	BID B1 Items S1 through S17, Inclusive	BID B1 Items S1 through S17, Inclusive
\$1,600,000.00	\$1,600,000.00	\$1,600,000.00	\$1,600,000.00

SUBCONTRACTOR TABULATION

Subcontractor	Subcontractor	Subcontractor
Storm Sewer	Storm Sewer	Storm Sewer
Excavation	Excavation	Excavation
Concrete	Concrete	Concrete
Asphalt Paving	Asphalt Paving	Asphalt Paving
Lawn Restoration	Lawn Restoration	Lawn Restoration
Concrete Paving	Concrete Paving	Concrete Paving
Traffic Control	Traffic Control	Traffic Control

Unit Price	Total	Unit Price	Total
\$320.00	\$7,140.00	\$188.00	\$9,936.00
\$27.40	\$7,140.00	\$188.00	\$9,936.00
\$212.00	\$658.00	\$188.00	\$9,936.00
\$415.00	\$838,300.00	\$188.00	\$9,936.00
\$11.00	\$57,246.00	\$188.00	\$9,936.00
\$587.00	\$57,246.00	\$188.00	\$9,936.00
\$79.10	\$48,567.40	\$188.00	\$9,936.00
\$72.00	\$38,332.80	\$188.00	\$9,936.00
\$52.00	\$50,400.00	\$188.00	\$9,936.00
\$48.00	\$698,424.00	\$188.00	\$9,936.00
\$37.00	\$7,800.00	\$188.00	\$9,936.00
\$1,235.00	\$3,370.00	\$188.00	\$9,936.00
\$280.00	\$5,040.00	\$188.00	\$9,936.00
\$448.00	\$42,969.60	\$188.00	\$9,936.00
\$2,200.00	\$24,200.00	\$188.00	\$9,936.00
\$2,100.00	\$46,200.00	\$188.00	\$9,936.00
\$415.00	\$838,300.00	\$188.00	\$9,936.00
\$158.00	\$268,600.00	\$188.00	\$9,936.00
\$100.00	\$4,400.00	\$188.00	\$9,936.00
\$7,800.00	\$327,600.00	\$188.00	\$9,936.00
\$15,000.00	\$60,000.00	\$188.00	\$9,936.00
\$14.92	\$147,768.00	\$188.00	\$9,936.00
\$14.92	\$85,044.00	\$188.00	\$9,936.00
\$400.00	\$12,000.00	\$188.00	\$9,936.00
\$400.00	\$12,000.00	\$188.00	\$9,936.00
\$400.00	\$12,000.00	\$188.00	\$9,936.00
\$37.85	\$501,891.00	\$188.00	\$9,936.00
\$133.83	\$16,059.60	\$188.00	\$9,936.00
\$93.43	\$11,211.60	\$188.00	\$9,936.00
\$93.43	\$11,211.60	\$188.00	\$9,936.00
\$1.00	\$500.00	\$188.00	\$9,936.00
\$400.00	\$1,200.00	\$188.00	\$9,936.00
\$800.00	\$8,000.00	\$188.00	\$9,936.00
\$800.00	\$8,000.00	\$188.00	\$9,936.00
\$14.92	\$26,856.00	\$188.00	\$9,936.00
\$4.59	\$9,180.00	\$188.00	\$9,936.00
\$7.00	\$2,975.00	\$188.00	\$9,936.00
\$500.00	\$1,000.00	\$188.00	\$9,936.00
\$500.00	\$1,000.00	\$188.00	\$9,936.00
\$120.00	\$5,040.00	\$188.00	\$9,936.00
\$8.23	\$111,069.00	\$188.00	\$9,936.00
\$1.32	\$2,376.00	\$188.00	\$9,936.00
\$1.32	\$2,376.00	\$188.00	\$9,936.00
\$3,500.00	\$3,500.00	\$188.00	\$9,936.00
\$3,500.00	\$3,500.00	\$188.00	\$9,936.00
\$4,700.00	\$4,700.00	\$188.00	\$9,936.00
\$30,000.00	\$30,000.00	\$188.00	\$9,936.00

BID B. CONCRETE TOTAL (Items B1 through B48, Inclusive)

Unit Price	Total	Unit Price	Total
\$213.00	\$23,040.00	\$188.00	\$9,936.00
\$58.80	\$24,684.00	\$188.00	\$9,936.00
\$443.00	\$54,000.00	\$188.00	\$9,936.00
\$2,600.00	\$8,000.00	\$188.00	\$9,936.00
\$198.00	\$990.00	\$188.00	\$9,936.00
\$100.00	\$500.00	\$188.00	\$9,936.00
\$100.00	\$500.00	\$188.00	\$9,936.00
\$48.00	\$3,840.00	\$188.00	\$9,936.00
\$250.00	\$1,250.00	\$188.00	\$9,936.00
\$450.00	\$1,800.00	\$188.00	\$9,936.00
\$40.00	\$38,200.00	\$188.00	\$9,936.00
\$40.00	\$38,200.00	\$188.00	\$9,936.00
\$1.36	\$1,360.00	\$188.00	\$9,936.00
\$34.85	\$3,833.50	\$188.00	\$9,936.00
\$131.00	\$524.00	\$188.00	\$9,936.00
\$70.70	\$424.20	\$188.00	\$9,936.00

SUPPLEMENTAL BID B1 TOTAL (Items S1 through S17, Inclusive)

BID B1 Items S1 through S49, Inclusive	BID B1 Items S1 through S17, Inclusive	BID B1 Items S1 through S17, Inclusive	BID B1 Items S1 through S17, Inclusive
\$1,600,000.00	\$1,600,000.00	\$1,600,000.00	\$1,600,000.00

SUBCONTRACTOR TABULATION

Subcontractor	Subcontractor	Subcontractor
Storm Sewer	Storm Sewer	Storm Sewer
Excavation	Excavation	Excavation
Concrete	Concrete	Concrete
Asphalt Paving	Asphalt Paving	Asphalt Paving
Lawn Restoration	Lawn Restoration	Lawn Restoration
Concrete Paving	Concrete Paving	Concrete Paving
Traffic Control	Traffic Control	Traffic Control

Travis Parish

From: David Lehner <leh10fam@gmail.com>
Sent: Sunday, May 3, 2020 9:06 PM
To: kevinhietpas@hotmail.com; Lou@lminsuranceservices.com; Darlene Bartlein; jfochs2@gmail.com; lisowe4harrison@gmail.com; moore4harrison@yahoo.com; Travis Parish; Jennifer Weyenberg
Subject: Golden way urbanization
Attachments: Village of Harrison WI (urbanization letter).docx

Hello Village of Harrison board,

After reading the information that Wayne Beyer distributed to the Village board, and fellow neighborhood residents, it was great to see the bid for the urbanization project for the 3 courts and Golden Way come in around 1.2 mil VS 1.7 mil that was previously budgeted. In talking with most of my fellow neighbors on Coral ct there is one common theme amongst all of us:

If the portion that is assessed to the residents is of a reasonably low cost, they would be in favor of urbanization on our street, but need to see what the cost to each resident would be.

I understand that a few residents, and some board members might want to reject the proposal or urbanization so in that case, would it be possible to leave it up to a special vote amongst the effected residents. A letter from the board could be composed and sent to each home that could go something like this that is attached. And with a deadline of 2 or 3 weeks to be returned back to the village.

This is probably not the standard procedure for the village, but in case there's a split decision on moving forward, or the minimum # of board members not present at the next meeting, but this is just an option to consider. Even one or two of the residents that opposed (mostly because of cost) think that this is a good idea to send to each home once we know the cost.

It allows us to have a voice in the decision making process. I know one thing for sure, if there's no assessment for any of the property owners, they would definitely be in favor of moving forward.

Hopefully with the lower bids you received, this project can be of minimal cost to the home owners.

Thank you again for your consideration.

Dave Lehner
920-734-9421

Dear resident at WXXXX

We the village of Harrison propose to urbanize you street, and improve your property with addition of concrete curb, concrete or asphalt street, storm sewer, new apron at a cost of \$\$\$\$ for your property. To be completed during the calendar year of 2020 to begin on XX/XX/XXXX. Do you approve or disapprove of this plan for your property. Please check one of the voting boxes below and return questionnaire in S.A.S.E. by the date of XX/XX/XXXX

☐ Accept

☐ reject

Travis Parish

From: Scott Handschke <shandschke@msn.com>
Sent: Wednesday, April 29, 2020 12:48 PM
To: GoldenWayUrbanization-Wayne Beyer; 'Stephanie Colling'; kevinhietpas@hotmail.com; darlenebartlein@new.rr.com; lou@lminsuranceservices.com; tylermoore68@yahoo.com; badgerzwon@yahoo.com; mvanhefty5925@gmail.com; Travis Parish; Laura Jungwirth; Jennifer Weyenberg
Subject: Re: Urbanization Information

Dear Wayne,

Just for clarity, if you take \$15,000 at 5.25% making annual payments over 10 years, what would be the interest you would pay? The total interest would be \$4,662.23. Add that to the \$15,000 and the final cost will be \$19,662.23. Round that number up and you have \$20,000. Thank you for the opportunity for me to clarify this number.

Sincerely,
Scott Handschke

Get [Outlook for Android](#)

From: GoldenWayUrbanization-Wayne Beyer <goldenwayurbanization@gmail.com>
Sent: Wednesday, April 29, 2020 10:30:02 AM
To: 'Scott Handschke' <shandschke@msn.com>; 'Stephanie Colling' <sleecolling@gmail.com>; kevinhietpas@hotmail.com <kevinhietpas@hotmail.com>; darlenebartlein@new.rr.com <darlenebartlein@new.rr.com>; lou@lminsuranceservices.com <lou@lminsuranceservices.com>; tylermoore68@yahoo.com <tylermoore68@yahoo.com>; badgerzwon@yahoo.com <badgerzwon@yahoo.com>; mvanhefty5925@gmail.com <mvanhefty5925@gmail.com>; 'Travis Parish' <TParish@harrison-wi.org>; ljungwirth@harrison-wi.org <ljungwirth@harrison-wi.org>; jweyenberg@harrison-wi.org <jweyenberg@harrison-wi.org>
Subject: RE: Urbanization Information

Harrison Village Board Members and Staff,

I'd like to respond to trustee Handschke's reply and his below comments and also to those he made in the attached PDF email since they all are relevant to village business.

I'm saddened that trustee Handschke is misleading residents of the village and those within the neighborhood about the Golden Way project. Trustee Handschke has provided unsupported data as fact and communicated lies about myself and other neighbors. I believe he has had an active hand in disrupting lawful village business and I believe he has demonstrated he is not impartial in evaluating the merits of the Golden Way project as a trustee is required to.

I'll keep this short as the facts speak for themselves.

Assessments

Trustee Handschke should not be communicating \$20,000 assessments as was done in the attached email, and I'm told this week in person to neighbors in the Golden Way project area; it simply is not true. No one knows a definite assessment value at this time. To make a statement of \$20,000 as fact is irresponsible and is nothing more than a scare tactic. I'm sure staff can explain the actual assessment policy to him in his debrief.

To clarify the assessment policy for trustee Handschke, I've taken the liberty to share some facts from the board's own packet & meeting notes and provide links to the online material.

1. Assessment Policy (see Appendix 1)
 - a. The assessment policy is quite clear. Where urbanization can occur (this applies to the Golden Way project area) residents would be assessed for curb and gutter, laterals, driveways and restoration (blue highlight). The village pays for road paving and sewer mains (yellow highlight).
 - b. In areas that can't be urbanized (this does not apply to Golden Way), the village : homeowner split is either 50:50 or 75:25. In either case the property owner is not liable for more than 50%. (purple highlight).
 - c. Golden Way project assessments are NOT equal to the low bid of \$1,250,587.00 * 0.75 / 44 = \$21,316 as I believe trustee Handschke is thinking and communicating.
2. The actual area wide assessment values are calculated and available from staff, the highest is about \$15,000 and that is for a duplex with 2 driveways.
 - a. These values do not include any adjustments allowed by the board which would lower them (Garner Creek Storm Water monies, Transportation Fee, assessment caps, etc.).
 - b. I understand, per staff, that in these calculations the driveway aprons are assessed to each homeowner plus an equal portion of the area wide assessable costs. Totals vary property to property, driven by driveway apron size.
 - c. Village Resolution V2018-22 clearly states that the street & roads fee (Transportation Fee) is to be used for road construction, these monies can be applied to the Golden Way project. *"The village wishes to charge a yearly fee for the construction and maintenance of roads rather than burden residents with large assessments."* (See Appendix #2)
3. The board has the power to adjust the final assessment as they see fit as discussed in previous board meetings.
 - a. They can decide to assess the full amount, place a cap limit or assess \$0 as was proposed by staff since funding is available.
 - b. Until that board decision is made, any final claim of what people will pay for an assessment is false.

Misleading and False Statements

In trustee Handschke's 4/18/20 email to those in his goldenwayneighbors@groups.outlook.com email group, which includes residents in the Golden Way project area, he unfortunately missed the mark on the facts again. I also take great personal offense that a village trustee is spreading lies about me. (See PDF attachment).

I've publically stated, very clearly, that I am trying to make the facts of this project clear to the board and fellow residents. I do not stoop to the level of passing mis-information or lies, period. My and others' goals are to get those facts out, get the voices of fellow residents in the project area heard, and fight for the very same urbanization improvements other village residents have been afforded as part of capital & infrastructure improvements to common village roads and right of ways. We too pay taxes, pay the transportation fee and deserve to be heard on this topic.

In response to trustee Handschke's further false comments:

1. I sent an open letter to the entire board, not trustee Lisowe, asking for a board meeting to wrap up business (the GW project) since there was no planned action for weeks between when bids were received and the next rumored meeting on 5/12. Two board members agreed to that and the meeting was scheduled; this follows village policy. There is clear precedent by past village boards to take up unfinished business; it happens regularly in national, state and local government, the village is no exception.
2. The planned 4/20 meeting was lawful; a 24 hr. notice was given on the village website along with posting of an agenda and packet. I understand a 2 week notice is required prior to the final assessment meeting, that topic was not on the agenda, hence trustee Handschke's statement of an illegal meeting is not true.
3. Trustee Handschke's claim of assessments of 75% of the project cost is wrong, see above.

4. Finally, I or the Roberts' were not telling people the assessments would be \$0. What was said was, there is a proposal by staff, to the board for a \$0 assessment due to sufficient monies being available to cover the entire project (budgeted amount, transportation fee monies, Garner Creek monies). No statements of final assessments were made since we know they are not final.
Trustee Handschke, there is a huge difference between what was actually communicated and how you have spun it! Shame on you!

Attempt to Disrupt Village Business

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Wayne Beyer

Appendix 1

VILLAGE OF HARRISON BOARD MEETING MINUTES OF 2/11/19

Minutes: [LINK](#), Original proposal, see page 177: [LINK](#)

Unfinished Business from Previous Meetings for Consideration or Action

a) Resolution V2020-01 Approving Streets and Roads Special Assessment Policy Discussion: Based on the discussion at the 01/14/20 meeting, the basics of the revised policy include the **village paying for all paving and repaving of the roads and the costs of the mains; property owners pay for curb and gutter, laterals, driveways, and restoration**; assessments will be area wide; multiple frontage lots, including corner lots, will only be assessed for the sides with road access. Motion: Trustee Lisowe with second by Trustee Moore to approve the resolution with the additional language: **In instances where a road cannot be urbanized, the Village would cover the cost of at least 50% of the road reconstruction and the affected property owners would be assessed the remaining maximum 50% of the project for residential areas and the Village would cover at least 75% of the cost of the road reconstruction and the affected property owners would be assessed the remaining maximum 25% of the project for rural areas** based on Article II A3 of this assessment policy. Vote: Motion carried 5-0.

Appendix 2

VILLAGE OF HARRISON BOARD MEETING MINUTES 12/11/18

a) Resolution V2018-22 Authorizing a Streets and Roads Fee

Discussion: The yearly percentage increase in the cost of constructing and maintaining roads has exceeded the percentage increase in the allowable levy limits set by the state. The village wishes to charge a yearly fee for the construction and maintenance of roads rather than burden residents with large assessments. This resolution allows the village to institute a yearly fee in the amount of \$125.00 on every improved parcel. Motion: Trustee Moore with second by Trustee Nelson to approve Res. V2018-22. Vote: Motion carried 7-0.

From: Scott Handschke [mailto:shandschke@msn.com]

Sent: Tuesday, April 28, 2020 2:53 AM

To: Stephanie Colling; goldenwayurbanization@gmail.com; kevinhietpas@hotmail.com; darlenebartlein@new.rr.com; lou@lminsuranceservices.com; tylermoore68@yahoo.com; badgerzwon@yahoo.com; mvanhefty5925@gmail.com

Subject: RE: Urbanization Information

To the Collings family,

I want you to know that per my conversation with your neighbor and others in the Golden Way area that I am 100% against any road upgrade project that assesses property owners \$20,000. This is why I believe the new Village board needs to have a road workshop to complete a standard road assessment policy versus using 'special police powers' to assess property owners up to 75% which was passed by the previous village board on March 10th for the Golden Way project. Also I believe the Village board needs to develop a framework for deciding road upgrade projects that is clear, transparent, fair, inclusive and factually based before any decision on any road project can be made versus the current process. As a Village trustee, I take my duty to be a good steward of the Village's tax dollars very seriously. I have been quite consistent with this messaging with everyone who I have been in contact with concerning the Golden Way area. Thank you for the opportunity for me to address this concern of yours.

Regards,
Scott Handschke

Sent from [Mail](#) for Windows 10

From: [Stephanie Colling](#)

Sent: Monday, April 27, 2020 8:28 PM

To: goldenwayurbanization@gmail.com; kevinhietpas@hotmail.com; darlenebartlein@new.rr.com; lou@lminsuranceservices.com; tylermoore68@yahoo.com; shandschke@msn.com; badgerzwon@yahoo.com; mvanhefty5925@gmail.com

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Thank you for your consideration,

The Colling's

Sent from my iPhone



Virus-free. www.avast.com

Travis Parish

From: GoldenWayUrbanization-Wayne Beyer <goldenwayurbanization@gmail.com>
Sent: Wednesday, April 29, 2020 10:30 AM
To: 'Scott Handschke'; 'Stephanie Colling'; kevinhietpas@hotmail.com; darlenebartlein@new.rr.com; lou@lminsuranceservices.com; tylermoore68@yahoo.com; badgerzwon@yahoo.com; mvanhefty5925@gmail.com; Travis Parish; Laura Jungwirth; Jennifer Weyenberg
Subject: RE: Urbanization Information
Attachments: Harrison 4-20-20 Meeting - Handschke.pdf

Harrison Village Board Members and Staff,

I'd like to respond to trustee Handschke's reply and his below comments and also to those he made in the attached PDF email since they all are relevant to village business.

I'm saddened that trustee Handschke is misleading residents of the village and those within the neighborhood about the Golden Way project. Trustee Handschke has provided unsupported data as fact and communicated lies about myself and other neighbors. I believe he has had an active hand in disrupting lawful village business and I believe he has demonstrated he is not impartial in evaluating the merits of the Golden Way project as a trustee is required to.

I'll keep this short as the facts speak for themselves.

Assessments

Trustee Handschke should not be communicating \$20,000 assessments as was done in the attached email, and I'm told this week in person to neighbors in the Golden Way project area; it simply is not true. No one knows a definite assessment value at this time. To make a statement of \$20,000 as fact is irresponsible and is nothing more than a scare tactic. I'm sure staff can explain the actual assessment policy to him in his debrief.

To clarify the assessment policy for trustee Handschke, I've taken the liberty to share some facts from the board's own packet & meeting notes and provide links to the online material.

1. Assessment Policy (see Appendix 1)
 - a. The assessment policy is quite clear. Where urbanization can occur (this applies to the Golden Way project area) residents would be assessed for curb and gutter, laterals, driveways and restoration (blue highlight). The village pays for road paving and sewer mains (yellow highlight).
 - b. In areas that can't be urbanized (this does not apply to Golden Way), the village : homeowner split is either 50:50 or 75:25. In either case the property owner is not liable for more than 50%. (purple highlight).
 - c. Golden Way project assessments are NOT equal to the low bid of \$1,250,587.00 * 0.75 / 44 = \$21,316 as I believe trustee Handschke is thinking and communicating.
2. The actual area wide assessment values are calculated and available from staff, the highest is about \$15,000 and that is for a duplex with 2 driveways.
 - a. These values do not include any adjustments allowed by the board which would lower them (Garner Creek Storm Water monies, Transportation Fee, assessment caps, etc.).
 - b. I understand, per staff, that in these calculations the driveway aprons are assessed to each homeowner plus an equal portion of the area wide assessable costs. Totals vary property to property, driven by driveway apron size.
 - c. Village Resolution V2018-22 clearly states that the street & roads fee (Transportation Fee) is to be used for road construction, these monies can be applied to the Golden Way project. "The village wishes to

charge a yearly fee for the construction and maintenance of roads rather than burden residents with large assessments.” (See Appendix #2)

3. The board has the power to adjust the final assessment as they see fit as discussed in previous board meetings.
 - a. They can decide to assess the full amount, place a cap limit or assess \$0 as was proposed by staff since funding is available.
 - b. Until that board decision is made, any final claim of what people will pay for an assessment is false.

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From: Scott Handschke [mailto:shandschke@msn.com]

Sent: Tuesday, April 28, 2020 2:53 AM

To: Stephanie Colling; goldenwayurbanization@gmail.com; kevinhietspas@hotmail.com; darlenebartlein@new.rr.com; lou@lminsuranceservices.com; tylermoore68@yahoo.com; badgerzwon@yahoo.com; mvanhefty5925@gmail.com

Subject: RE: Urbanization Information

To the Collings family,

I want you to know that per my conversation with your neighbor and others in the Golden Way area that I am 100% against any road upgrade project that assesses property owners \$20,000. This is why I believe the new Village board needs to have a road workshop to complete a standard road assessment policy versus using 'special police powers' to assess property owners up to 75% which was passed by the previous village board on March 10th for the Golden Way project. Also I believe the Village board needs to develop a framework for deciding road upgrade projects that is clear, transparent, fair, inclusive and factually based before any decision on any road project can be made versus the current process. As a Village trustee, I take my duty to be a good steward of the Village's tax dollars very seriously. I have been quite consistent with this messaging with everyone who I have been in contact with concerning the Golden Way area. Thank you for the opportunity for me to address this concern of yours.

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To: [goldenwayurbanization@gmail.com](#); [kevinhietspas@hotmail.com](#); [darlenebartlein@new.rr.com](#); [lou@lminsuranceservices.com](#); [tylermoore68@yahoo.com](#); [shandschke@msn.com](#); [badgerzwon@yahoo.com](#);

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Thank you for your consideration,

The Colling's

Sent from my iPhone



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Virtual Meeting on April 20th and Urbanization of Golden Way

From: Scott Handschke (shandschke@msn.com)

To: goldenwayneighbors@groups.outlook.com

Date: Saturday, April 18, 2020, 11:57 AM CDT

Hello everyone,

There are many updates you to be aware off. First, thank you for all the support during the April 7th election. I will ensure that I will be your voice on the village board. With that said, Phil Roberts and Weyer Beyer have asked out going trustee Buddy Lisowe to call for a virtual meeting on April 20th to try to ram through the Urbanization of Golden Way and the three courts. Phil and Sue Roberts and Wayne Beyer are going around the neighborhood saying that this project will not cost the home owners any money. This is a complete lie. At the last Village board meeting on March 6th, the village board authorized the use of special police powers to assess homeowners up to and not to exceed 75% of the urbanization costs to the homeowners. To claim that this will not cost any homeowner a single nickel does not follow what was voted on. So according to the rules, 4 board members can approve the project and assess homeowner the full 75%. But the biggest concern is that this matter should be left to the newly elected village board and not by an out going lame duck board at the last hour of their term. I am asking you to let the remaining village board members who have another year remaining on the current term to let the newly elected board members take this issue up. Please call Darlene Barlein at 637-4400, Tyler Moore at 903-6486 and Lou Miller at 621-8093 and let them know that they not participate in the virtual meeting be cause this does not allow you as an affected homeowner to directly speak to the village board, that this matter should be left to the newly elected board members and lastly because this meeting is illegal when this meeting was not posted in the newspaper 10 days prior to this meeting. Lastly if you have a minute sign this petition that was started. https://www.change.org/p/harrison-village-board-stop-harrison-board-from-rending-1-3-million-until-tuesday-april-21-new-board-decide/u/26393917?cs_tk=Aog-SIDgKlg5J2L9ni4AAxicyyNvQEABF8BVLXK46cuJNDFpykZbH0RTXU%3D&utm_campaign=536d67c803524e65a8c7557af759c298&utm_content=initial_v0_4_0&utm_medium=email&utm_source=pelition_update&utm_term=cs

I am working very hard for each property owner to ensure that you all are being treat fairly, My concerns are that the village administration in coordination with out going trustee Buddy Lisowe are trying ram this though with out using standard protocols. If you have any questions, concerns or require additional information please let me know. I will always be available to as your newly elected Village trustee.

Sincerely,
Scott Handschke

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Travis Parish

From: Phillip Roberts <roberts2063@sbcglobal.net>
Sent: Tuesday, April 28, 2020 5:20 PM
To: Travis Parish
Subject: Re: Fwd: Urbanization Information

I will be reaching out to you in regards to this email

Sue

[Sent from AT&T Yahoo Mail for iPhone](#)

On Tuesday, April 28, 2020, 5:14 PM, Stephanie Colling <sleecolling@gmail.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: Scott Handschke <shandschke@msn.com>
Date: April 28, 2020 at 2:52:48 AM CDT
To: Stephanie Colling <sleecolling@gmail.com>, "goldenwayurbanization@gmail.com" <goldenwayurbanization@gmail.com>, "kevinhietpas@hotmail.com" <kevinhietpas@hotmail.com>, "darlenebartlein@new.rr.com" <darlenebartlein@new.rr.com>, "lou@lminsuranceservices.com" <lou@lminsuranceservices.com>, "tylermoore68@yahoo.com" <tylermoore68@yahoo.com>, "badgerzwon@yahoo.com" <badgerzwon@yahoo.com>, "mvanhefty5925@gmail.com" <mvanhefty5925@gmail.com>
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Thank you for your consideration,

The Colling's

Sent from my iPhone

Travis Parish

From: Wayne Beyer <waynedbeyer@gmail.com>
Sent: Monday, April 27, 2020 11:38 AM
To: 'Kevin Hietpas'; darlenebartlein@new.rr.com; lou@lminsuranceservices.com; tylermoore68@yahoo.com; badgerzwon@yahoo.com; mvanhefty5925@gmail.com
Cc: Jennifer Weyenberg; Laura Jungwirth; Travis Parish; 'Scott Handschke'
Subject: RE: Golden Way Project Request and Updates 4-27-20

Kevin,
Thank you for catching the omission and forwarding to Scott.
It was not intentional.

Wayne Beyer

From: Kevin Hietpas [mailto:kevinhietpas@hotmail.com]
Sent: Monday, April 27, 2020 11:20 AM
To: Wayne Beyer; darlenebartlein@new.rr.com; lou@lminsuranceservices.com; tylermoore68@yahoo.com; badgerzwon@yahoo.com; mvanhefty5925@gmail.com
Cc: jweyenberg@harrison-wi.org; ljungwirth@harrison-wi.org; 'Travis Parish'; Scott Handschke
Subject: Re: Golden Way Project Request and Updates 4-27-20

Hello All,

Note: I DID include Trustee Scott Handschke, seems he was omitted from this email.

I am requesting that we uphold the decision of the previous board to first hold a ROAD WORKSHOP prior to awarding any bid on this project.

Thank you,
Kevin Hietpas

From: Wayne Beyer <waynedbeyer@gmail.com>
Sent: Monday, April 27, 2020 9:48 AM
To: kevinhietpas@hotmail.com <kevinhietpas@hotmail.com>; darlenebartlein@new.rr.com <darlenebartlein@new.rr.com>; lou@lminsuranceservices.com <lou@lminsuranceservices.com>; tylermoore68@yahoo.com <tylermoore68@yahoo.com>; badgerzwon@yahoo.com <badgerzwon@yahoo.com>; mvanhefty5925@gmail.com <mvanhefty5925@gmail.com>
Cc: jweyenberg@harrison-wi.org <jweyenberg@harrison-wi.org>; ljungwirth@harrison-wi.org <ljungwirth@harrison-wi.org>; 'Travis Parish' <TParish@harrison-wi.org>
Subject: Golden Way Project Request and Updates 4-27-20

Harrison Village Trustees,

I'd like to make a request of the board and also offer some updated information in support of the Golden Way Urbanization project you are all aware of.

1. I am requesting more prompt action by the board to make progress against this program prior to the 60 day window closing on bid acceptance.

- Bids were given on 4/1, for over 3 weeks there has been no activity to move any action forward outside of requesting an assessable construction total from the engineering firm.
- With the planned 5/12 meeting, nearly 6 weeks will have past with no significant activity or discussion. The clock is ticking on this project.
- As you'll see in #2, a majority of residents in the project area want urbanization, we can't let this opportunity slip.

2. A majority of residents **IN THE PROJECT AREA** want urbanization.

When presented with the facts, they overwhelmingly want urbanization For all neighbors listed below, I or Phil Roberts have spoken individually to each one.

- **96.2%** of residents we spoke to support urbanization (25 of 26).
 - Only 1 residence was content with their ditch. Of the 26 supporters – 3 residences wanted \$0 assessments.
 - One other resident publically supported urbanization with a reasonable assessment, they were not included as a supporter as we did not yet talk to them yet, if included supporters would number 26.
- **61%** of the total residents in the project area support urbanization (25/41) – this is clearly a **majority**.
 - Even if you include the 2 properties with side of lot urbanization (no side of lot assessments, included?) & 1 on Emerald (included or not?) the support is still a majority at 56.8% (25/44)
- See the below map for a visual and list of people contacted so far
- There are still several more households to speak with, I expect even more to support urbanization given the 96% support rate so far.
- Many neighbors on each of the 4 streets have worked together to engage their neighbors and continue the dialog. The common theme has been a lack of information from the village about the project details and status. Once engaged and given facts, the residents support urbanization and share their frustration with wet ditches, standing water and the bad roads.
- I urge you to listen to the voices of the residents living **IN** the project area. Often their voices have not been heard over those living **OUTSIDE** of the project that opposed the project and urbanization.

3. Facts and Rational for support of the Golden Way Project.

For the new trustees, I'd like to re-iterate the reasons it makes sense to pursue the project this year as bid.

- I've attached 2 PDFs, one of refreshed rationale I shared earlier with the old board and the other a fact list for the project to date.
- The fact list was verified as accurate by Travis Parish.

How to move forward:

- Please consider my request for prompt action to start activity now that the bids are in and before they expire. We have a once in a 25-30 year opportunity to fix some long term water and road issues this neighborhood has with an urbanization solution that does that and much more. Delay till next year will only cost the village more money.
- I urge you to apply long term vision, provide your leadership and vote to approve the Golden Way Urbanization project. For the reasons given, this project makes sense! A majority of the residents support urbanization.
- The pieces are all in place, this is a solution that meets our neighborhood needs. It's the right thing for the long term good of the village and residents.

I hope you will take these items into consideration and act to move this program forward to approval.

Note: I am BCCing neighborhood residents in the project area that support urbanization to continue to keep them informed about what is going on and communications to the board.

Sincerely,

Wayne Beyer

Appendix

Map of those contacted about urbanization and results.



Residents Contacted About the Support and Results

	Name	Address	Support Urbanization -T
1	Shae Ellefson (Wheeler)	W6017 Cameo Court	Yes
2	Kenneth Vassar	W6024 Cameo Court	Yes
3	Joseph and Stephanie Colling	W6025 Cameo Court	Yes
4	Aimee Larson	W6041 Cameo Court	Yes
5	Daniel Pawlowski & Lynn	N9591 Golden Way	Yes
6	Mary and Steve Hamilton	N9599 Golden Way	Yes
7	Darlene and Timothy Mitchell	N9607 Golden Way	Yes
8	Jennifer and Russell Harris	N9617 Golden Way	Yes
9	Aimee and Nicholas Stoffregen	N9627 Golden Way	Yes
10	Brian Laehn	N9635 Golden Way	Yes
11	Lira Martinez	N9643 Golden Way	No
12	Daniel and Barbara School	W6016 Coral Court	Yes
13	Michelle and Timothy Dobinski	W6024 Coral Court	Yes
14	Marti and Roberto Zane	W6032 Coral Court	Yes
15	Catherine and David Lehner	W6033 Coral Court	Yes
16	Ryan and Michele Tuomi	W6040 Coral Court	Yes
17	Diane and Duane Brandt	W6041 Coral Court	Yes
18	Jeffrey & Betty Young	W6008 Pearl Drive	Yes
19	Darryl & Katheen Deboer	W6016 Pearl Drive	Yes
20	Joanne Werth	W6017 Pearl Drive	Yes
21	Edgar and Noemi Guzman	W6024 Pearl Drive	Yes
22	Tina & Paul Lausman	W6025 Pearl Drive	Yes
23	Phil and Sue Roberts	W6032 Pearl Drive	Yes
24	Michael and Jillian Sylta	W6033 Pearl Drive	Yes
25	Linda and Wayne Beyer	W6040 Pearl Drive	Yes
26	Sandra and Daniel Piotrowski	W6041 Pearl Drive	Yes



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Travis Parish

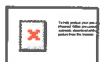
From: Wayne Beyer <waynedbeyer@gmail.com>
Sent: Tuesday, April 21, 2020 3:10 PM
To: Travis Parish
Subject: Fact validation
Attachments: Golden Way Urbanization Project Facts 4-21-2020.docx

Travis

Would you mind please validating the information in the attached Word document as factual?
I'd like try to inform our local residents but want to ensure the info is correct.

Appreciate your response.

Thank you,
Wayne Beyer



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Golden Way Urbanization Project Facts

1. The project area includes Golden Way, Cameo Ct, Pearl Dr. and Coral Ct.
 - a. These roads have been on the radar of the Village since McMahon did a 5 year Capital Improvement Plan in 2015
 - b. Emerald Lane wasn't originally part of the plan back in 2015
 - c. Emerald Lane was part of the project when it was first proposed at the initial Village Budget Meeting in 2019 as a cost savings plan to address the poor road conditions and drainage issues for the area
 - i. During the budgeting process, it was determined the Emerald Lane would be removed from the project due to residents on Emerald Lane stating they didn't have drainage issues
 - d. There are 43-44 affected properties in the project zone
2. Sidewalks are not part of this project
 - a. They were in the original plans but they were removed at the request of the residents in attendance at a budget meeting after discussion among board members that determined they weren't needed or necessary
3. Street Lights are not part of this project
 - a. They were never part of this project
4. The new road will be 35' from back of curb to back of curb
 - a. Currently, the road is 22' with two 3' shoulders (28' total)
 - i. These numbers don't include the width of the ditch
5. Harrison specifically budgeted \$1,342,826 in the 2020 Budget to complete this project
 - a. This is the only road project that Harrison had planned for 2020
 - i. If the Village doesn't do this project, that doesn't mean Noe will be done – this money was designated in the budget for this particular project and contractors' schedules are already filling up
 - b. The low responsive bidder is PTS at a total of \$1,250,587.00 (asphalt road)
 - i. There is a supplemental bid to address backyard drainage issues for a resident that totaled \$92,529.00
 - c. No Loan is needed complete this project
6. Village Manager Travis Parish has made the Village Board aware of Harrison's financial situation:
 - a. Available funds for this project include the Transportation Fee (\$531,750), Garners Creek (\$242,006) and the Road Budget already designated for this project
 - i. The Transportation Fee was implemented to reduce or eliminate assessments and that is what it needs to be used toward under law
 - ii. Storm Water Fees can only be used for storm water projects so urbanization would qualify for use of the Garners Creek Fees
 - iii. Under current policy the Village Board has the right to assess projects in the methods outlined in the Assessment policy – though as the math shows above, it is possible to do the project without assessing residents and it is up to the Village Board to use this information in their decision making process
 - b. Proposing to hold off on supplemental bid due to belief that the Village would have to acquire an easement due to a utility pole where the pipe would go. This was included to get an idea on what it would cost to fix the backyard drainage problems mentioned by the resident
7. The bids are valid for 60 days and the bids were opened on April 1, 2020
 - a. At least 2 bidders are threatening to pull their bids if a decision isn't made soon as they need to get their summer schedule in order
 - b. PTS has not guaranteed their pricing for 1 year

- i. PTS would most likely be willing to work with the Village possibly being awarded the contract in 2020 and doing the work in 2021 but there would be a change order prepared outlining the conditions of the award that were mutually agreeable to both the Village and PTS
 - 1. This would most likely include not having to re-bid
 - 2. It's very likely this would include an increase in pricing due to the unknown material pricing for next year
- 8. Emerald Pond was constructed to provide storm water management to this area
 - a. The pond allows the village to urbanize the area as the water from the road would be treated by the pond
 - b. The pond cost close to \$1M to construct
 - i. Garners Creek purchased the land for \$40,000 per acre from the Uitenbroeks
- 9. To this point Harrison has followed every procedure according to State Statutes
 - a. The bids have been received and opened
 - b. No informational meetings are required to choose a contractor
 - c. The Village Board must now either accept the bids or reject the bids
 - d. Every procedure has been followed
 - e. The only informational meeting needed at this point would be if the Village Board decides to assess for this project – they would need to pass another preliminary resolution and hold a public hear on a possible assessment
 - i. To be clear, the contractor can be selected without this taking place

Travis Parish

From: Darlene Bartlein <darlenebartlein@new.rr.com>
Sent: Monday, April 20, 2020 9:53 PM
To: Travis Parish
Subject: Fw: FYI - Re: Thoughts on curb and gutter in the Golden Way neighborhood

From: Darlene Bartlein
Sent: Monday, April 20, 2020 9:50 PM
To: Steven Moore
Subject: Re: FYI - Re: Thoughts on curb and gutter in the Golden Way neighborhood

You're welcome.

From: Steven Moore
Sent: Monday, April 20, 2020 6:21 PM
To: Darlene Bartlein
Subject: Re: FYI - Re: Thoughts on curb and gutter in the Golden Way neighborhood

I thank you and commend you for not attending this impromptu meeting tonight. Thank you also for taking the time to email your thoughts and communication. I believe the biggest problem to date has been poor communication with residents. I look forward to attending future, planned meetings and improved communication with residents.

Respectfully,

Steven Moore

Sent from my iPhone

On Apr 19, 2020, at 2:11 PM, Darlene Bartlein <darlenebartlein@new.rr.com> wrote:

FYI – below in yellow is a copy of the email I sent to the rest of the board members.

Originally I said that I would attend the meeting on Monday, however I did talk with Kevin last night and we both remember that the people of the Goldenway subdivision area were told that we would have an informational meeting before making any final decisions and I think they were supposed to get a letter. Since we didn't actually do that, I will not be attending the Monday meeting because I think we need to fulfill the first part first. I'm sorry I said that I would attend and am backing out but I have to do what I think is right.
Darlene

From: Steven Moore

Sent: Saturday, February 8, 2020 12:02 AM

To: kevinhietspas@hotmail.com ; moore4harrison@yahoo.com ; darlenebartlein@new.rr.com ; Lou@LMIInsuranceServices.com ; gary.e.nickel@gmail.com ; jfochs2@gmail.com ; Buddy Lisowe, Your Buddy in Harrison! ; ljungwirth@harrison-wi.org

Subject: Thoughts on curb and gutter in the Golden Way neighborhood

Village President, Trustees, and Public Works Director -

I've been in communication with Buddy Lisowe recently about my frustrations and disappointment regarding the curb and gutter project that the Village Board is interested in doing for the Golden Way neighborhood. As I listened to Buddy's support for replacing ditches with curb and gutter, I realized I should be communicating my opposing view to all of you. I understand the Public Works Director and Village Board have discussed it many times, but I believe most residents have not been allowed or invited or informed enough to be a part of the process leading to an expensive solution. Furthermore, it appears there is some unfair bias that is prematurely pushing it along. I hope to clarify my thoughts below.

MIXED SIGNALS

I've been living at W6025 Coral Court with my family since September 2009. In that time, I've seen many road improvements done to other areas in Darboy, but little done to my particular neighborhood. To my knowledge, the only new road surfacing applied within 10 years was Cameo Court when the retention pond was dug. Other than that, I've seen the occasional pile of asphalt thrown in a hole or application of tar tape to fill in cracks. Personally, this tells me the Village struggles with not having enough budget because Golden Way has needed a totally new surface for years. Coral Court too! As for ditches, I understand it is the Village's responsibility to maintain these but I haven't seen it. I mow my ditch but it is difficult sometimes due to the large holes that can retain water. Why hasn't the Village maintained the ditches? I assume it's because money is scarce for that too. My point here is that if the Village wants to use cement, a more costly product to put in and maintain, how am I supposed to believe they can maintain something more expensive in the future? Perhaps you hope to raise my taxes somehow...more on that later.

FLOODING BECAUSE OF DITCHES

I attended the 1/28 Town Hall meeting and heard there were flooding problems because of ditches. (Before this, I knew of none.) Mr. Roberts, who lives in the home behind me on Pearl, stood up in favor of curb and gutter. He explained several perks, one of which would be the absence of flooding if he could switch to curb and gutter. After some discussion, it became more clear that his basement took on water because his sump pump failed, so his flooding complaint didn't apply to a failed ditch. No one else shared flooding issues so I stood up and informed the board that my basement took on water in 2010 but it was because my sump pump float got hung up. I also shared that some of our backyards along Coral Court are marshy in spring and fall because the land to the south of us is higher in elevation. I tried to convey that our spongy backyards have nothing to do with the ditch in the front yard. In fact, my front yard is the driest of all my lawn. In hindsight, I wish I would have asked why my ditch hasn't been maintained these past 10 years.

Please know, I bought this home because it was within my price range and I could afford the taxes, partly because it did NOT have curb and gutter. I recently heard two of my neighbors say the same thing before this meeting, one of which just closed on a duplex. Another neighbor was worried about the coming assessment because his wife lost her job in October and he is retired and living on fixed income. After the meeting, Buddy informed me through email that there were a few residents to the south of me (neighborhood south of Garnet) who have complained that their side ditches cause flooding. That's the first I've heard of this.

Personally, I know Mr. Roberts is very motivated to promote curb and gutter because he is sick of his ditch. From what I understand, he has been encouraging the Village multiple times over the years. I hope my voice has equal weight considering I'm supposed to help pay for it. If Mr. Roberts (or anyone else) is sick of ditches, perhaps the best solution for him is to seek out a newer neighborhood with curb and gutter, not force his neighbors to go to the bank and borrow thousands of dollars to make his dreams come true. If there really are relevant and multiple flooding issues that everyone needs to pay for, I'd like someone to explain that thoroughly to me before I open up my pocketbook or take out a loan. As I see it, if there really are multiple flooding issues, I believe the Village should have clearly communicated this to the Golden Way neighborhood long ago and invited us to sort through them together.

POOR COMMUNICATION AND STEWARDSHIP

I wasn't even aware that the Village was committed to curb and gutter until Scott Handschke, another Golden Way resident, came to my door with a survey. Flags had gone up in my yard and around the neighborhood but I hadn't seen any information from the Village communicating the why. I was thankful (as were others on my street) that Scott was attempting to collect some kind of input from us or else I would have felt excluded and insignificant (until it was time to collect money.) Interestingly, I heard in the 1/28 meeting that Scott's survey was misleading and contained misinformation. I would disagree. Scott explained it as well as he knew how because the Village Board didn't know how much this project would cost before they voted to move forward. Since there were only two options given on Scott's survey, my wife and I signed in support of the cheaper option that the Village could fully fund with the current budget. We also didn't want to see our taxes go up due to the jacked up value of our home with new curb and gutter. The more I reflect on this whole situation, the more I wonder if that's the end game...the Village wants to increase the tax base by increasing curb and gutter neighborhoods. Is this true?

I understand that Laura had been in communication with residents "upstream" to the south of us. That's nice. But why not everyone within the scope of this project? If all Golden Way residents are expected to pay an assessment, then I would argue that all should be contacted or invited to discuss flooding problems due to ditches. At the very least, a mailing could have been done to collect data and then an open forum scheduled to inform the residents and elevate fears, frustrations and misinformation. Instead, residents are told that the curb and gutter decision is already made and the Village cannot afford it all.

I would further like to point out that not knowing how much the project would cost before making a decision to move forward is an example of poor stewardship. I would venture to say that everyone reading this email would NOT commit to a large home improvement project without first understanding how much it was going to cost them and then prioritize that with other expensive endeavors like college, cars, hospital bills and braces. Why would the board not apply this logic to the Village budget? Besides putting the cart before the horse, now all residents are forced to pay thousands of dollars, either in a lump sum or payments with interest. This doesn't sit well with me and feels like someone else is spending my money for me. Everyone is speculating and I've heard \$5,000-15,000 per household. I'm particularly worried for my family because our assessment could be one of the higher ones since we have a lot of frontage property.

If I've heard correctly, I understand the entire 2020 road repair budget is spent on the Golden Way project which means other road repairs are pushed off to another year. This doesn't sound wise. Is this of any concern?

And lastly, I think everyone agrees that curb and gutter has much better aesthetic appeal, but I think it's foolish to gauge interest on a project by "putting cost aside" when cost is the most intriguing and divisive element. I'd like to live on lakefront property and own the latest corvette, but I can't have them because they cost too much. In this case, the Village isn't able to fully fund curb and gutter with the 2020 budget so we shouldn't even be having this conversation.

In the end, I think both the Board and Administration has done an incomplete job at conducting its research and seeking input from ALL residents before they made their decision. As a result, I believe this project decision was made prematurely and appears unfairly biased towards curb and gutter. I know for a fact that a majority of residents are NOT in favor of it at this time. I agree with Mr. Beck (my neighbor on Golden Way who voiced his closing remarks at the last Town Hall meeting.) His idea encouraged a more thorough process by encouraging the Village leaders to look into ALL the viable options and then seek bids for comparison. I think I heard the Village President encourage the Board to "do it's due diligence" after Mr. Beck's comment. I hope that my comments further support that thought process.

Respectfully submitted,

Steven Moore

Sent from [Outlook](#)

Travis Parish

From: Darlene Bartlein <darlenebartlein@new.rr.com>
Sent: Monday, April 20, 2020 4:48 PM
To: Travis Parish
Subject: Fw: Golden Way Project

another email

From: Darlene Bartlein
Sent: Monday, April 20, 2020 4:43 PM
To: Tina Lausman
Subject: Re: Golden Way Project

Sorry, but we never even had the bids in until last week so we had no way of knowing what the actual cost would be. This was brought up in the budget meeting as a plan, nothing is definite until we have the bid accepted. I know that there were no letters sent out to attend an informational meeting about their road, it seems some people were at the budget meeting and ran with it. We should have 1st had a plan, then we should have gotten bids for the cost of the project, then we should have sent out letters to the affected parties to come to an informational meeting, which it didn't happen because some people decided to run the information that they really didn't have so they were guessing at costs and fighting about something that wasn't set in stone. There was so much arguing at every meeting which was unfortunate when nobody even knew what the costs were. It was determined to have a road workshop with the new board and to make our plans from there prior to awarding bids.

From: Tina Lausman
Sent: Monday, April 20, 2020 2:52 PM
To: Darlene Bartlein
Subject: Re: Golden Way Project

No, I dont understand. I think this whole project was handled badly . Many of us came to the meetings and nothing got resolved. I , for one will never attend another town meeting. It was a waste of time and energy. This was poorly executed.

On Mon, Apr 20, 2020, 2:41 PM Darlene Bartlein <darlenebartlein@new.rr.com> wrote:

Thank you for contacting me, here is a copy of what I sent out **in yellow** to the rest of the board members old and new.

Originally I said that I would attend the meeting on Monday, however I did talk with Kevin last night and we both remember that the people of the Goldenway subdivision area were told that we would have an informational meeting before making any final decisions and I think they were supposed to get a letter. Since we didn't actually do that, I will not be attending the Monday meeting because I think we need to fulfill the first part first. I'm sorry I said that I would attend and am backing out but I have to do what I think is right.
Darlene

Hopefully you understand my concerns with so much false information going around.

From: Tina Lausman

Sent: Monday, April 20, 2020 2:05 PM

To: moore4harrison@yahoo.com ; darlenebartlein@new.rr.com ; Lou@lminsuranceservices.com ;
lisowe4harrison@gmail.com ; jfochs2@gmail.com ; tparish@harrison-wi.org ; ljungwirth@harrison-wi.org ;
jweyenberg@harrison-wi.org ; kevinhietpas@hotmail.com

Subject: Golden Way Project

We support the Roberts comments on the letter they sent you on Sunday April 19th. Attached is a picture of some of the water problems we have had in the past. We support this project. these water issues will not resolve on their own and more people will be trying to do it on their own. thank you for your time.

Tina Lausman

Owner of W6025 Pearl Drive

Travis Parish

From: Buddy Lisowe, Your Buddy in Harrison! <lisowe4harrison@gmail.com>
Sent: Monday, April 20, 2020 3:33 PM
To: Travis Parish
Subject: Re: Some questions

Ok, thanks for clarifying Travis, appreciate it.

Buddy Lisowe
Your Buddy in Harrison!
Lisowe4Harrison@gmail.com

On Mon, Apr 20, 2020 at 2:45 PM Travis Parish <TParish@harrison-wi.org> wrote:

Buddy,

Just to clarify:

1. Emerald Ln was removed because at the meetings they said that they did not have drainage issues. If that is the case, then there wasn't any plan to redo their road in 2021. The idea was that if they had problems and the equipment and contractor were out there, we would save money by doing both roads at once. Since this isn't the case, Emerald Ln. can be held off until a later time, depending upon Board decisions. There are roads that are rated worse than Emerald.
2. I am not proposing anything to the Board. I have informed all the Board members about our current financial situation and what has been budgeted. I have also informed the Board members that the transportation fee was implemented to reduce or eliminate assessments. So that is what it needs to be used for under law. I also let everyone know that the storm water fees can only be used for storm water projects. Urbanization would qualify for the use of these fees. It will be up to the Village Board to use this information in their decision making process for the project.
3. The property owners on Golden Ct. and Hearthstone would only benefit if the portion on Emerald was done. Emerald was the path for that area to get over to the ponds.

Please let me know if you have any other questions.

Thanks,

Travis Parish • Village Manager

P: 920.989.1062 • F: 920.989.1077

W5298 State Road 114 • Harrison, WI 54952

www.harrison-wi.org



From: Buddy Lisowe, Your Buddy in Harrison! <lisowe4harrison@gmail.com>

Sent: Monday, April 20, 2020 2:22 PM

To: Laura Jungwirth <LJungwirth@harrison-wi.org>; Travis Parish <TParish@harrison-wi.org>; Lee Reibold <ltreibold@mcmgrp.com>

Subject: Re: Some questions

All,

Per emails from all of you verifying some of the facts of the Golden Way Urbanization Project. I have the following facts for your quick review. These facts don't include all the residents that support the project nor the ones who have the drainage issues (6-7 that I'm aware of).

1. The project area includes Golden Way, Cameo Ct, Pearl Dr. and Coral Ct.
 - a. These roads have been on the radar of the Village since McMahon did a 5 year Capital Improvement Plan in 2015
 - b. Emerald Lane wasn't originally part of the plan back in 2015

- c. Emerald Lane was part of the project when it was first proposed at the initial Village Budget Meeting in 2019
 - i. During the budgeting process, it was determined the Emerald Lane would be removed from the project to reduce Harrison's potential costs and push it back to 2021
- d. There are 43-44 affected properties in the project zone
- 2. Sidewalks are not part of this project
 - a. They were in the original plans but they were removed at the request of the residents in attendance at a budget meeting after discussion among board members that determined they weren't needed or necessary
- 3. Street Lights are not part of this project
 - a. They were never part of this project
- 4. The new road will be 35' from back of curb to back of curb
 - a. Currently, the road is 22' with two 3' shoulders (28' total)
 - i. These numbers don't include the width of the ditch
- 5. Harrison specifically budgeted \$1,342,826 in the 2020 Budget to complete this project
 - a. This is the only road project that Harrison had planned for 2020
 - i. If the Village doesn't do this project, that doesn't mean Noe will be done – this money was designated in the budget for this particular project and contractors' schedules are already filling up
 - b. The low responsive bidder is PTS at a total of \$1,250,587.00 (asphalt road)
 - i. There is a supplemental bid to address backyard drainage issues for a resident that totaled \$92,529.00
 - c. No Loan is needed complete this project
- 6. Village Manager Travis Parish is **planning** to propose the following to the Board:
 - a. Use a combination of the Transportation Fee (\$531,750), Garners Creek (\$242,006) and the Road Budget already designated to this project to cover the entire cost of the project – meaning no assessment would be needed
 - i. Under current policy the Village Board has the right to assess projects in the methods outlined in the Assessment policy – though as noted above, Travis is proposing a method that would eliminate an assessment

- b. Proposing to hold off on supplemental bid due to belief that the Village would have to acquire an easement due to a utility pole where the pipe would go. This was included to get an idea on what it would cost to fix the backyard drainage problems mentioned by the resident
- 7. The bids are valid for 60 days and the bids were opened on April 1, 2020
 - a. At least 2 bidders are threatening to pull their bids if a decision isn't made soon as they need to get their summer schedule in order
 - b. PTS has not guaranteed their pricing for 1 year
 - i. PTS would most likely be willing to work with the Village possibly being awarded and doing the work in 2021 but there would be a change order prepared outlining the conditions of the award that were mutually agreeable to both the Village and PTS which would most likely include not having to re-bid
 - 1. It's very likely this would include an increase in pricing due to the unknown material pricing for next year
- 8. Emerald Pond was constructed to provide storm water management to this area
 - a. The pond allows the village to urbanize the area as the water from the road would be treated by the pond
 - b. The pond cost close to \$1M to construct
 - i. Garners Creek purchased the land for \$40,000 per acre from the Uitenbroeks
- 9. Property owners upstream (Golden Court and Hearthstone in particular) would benefit from this urbanization project as well
 - a. There are residents in this area that have been having drainage issues with a large quantity of water flowing through their side yard
 - b. Ultimately urbanizing your area would allow Harrison to service these upstream residents through an underground drainage system that would connect to the storm sewer from this project
- 10. To this point Harrison has followed every procedure according to State Statutes
 - a. The bids have been received and opened
 - b. No informational meetings are required to choose a contractor
 - c. The Village Board must now either accept the bids or reject the bids
 - d. Every procedure has been followed

e. The only informational meeting needed at this point would be if the Village Board decides to assess for this project – they would need to pass another preliminary resolution and hold a public hear on a possible assessment

i. To be clear, the contractor can be selected without this taking place

Thank you.

Buddy Lisowe

Your Buddy in Harrison!

Lisowe4Harrison@gmail.com

On Mon, Apr 20, 2020 at 1:31 PM Buddy Lisowe, Your Buddy in Harrison! <lisowe4harrison@gmail.com> wrote:

Laura,

I've been emailing Lee to get accurate information. I'll let you know what I find out.

Thank you.

Buddy Lisowe

Your Buddy in Harrison!

Lisowe4Harrison@gmail.com

On Mon, Apr 20, 2020 at 1:16 PM Laura Jungwirth <LJungwirth@harrison-wi.org> wrote:

I am presuming that the thought would be that if we were able to defer bids, that we would do two projects next year then? If we only do one, Noe will ultimately be bumped yet another year if that is the case...

I guess we will just have to wait and see how things shake out this next month.

Thank you for the information, Buddy.

Laura Jungwirth, P.E., Director of Public Works

P: 920.989.1062 • F: 920.989.1077

W5298 State Road 114 • Harrison, WI 54952

www.harrison-wi.org



From: Buddy Lisowe, Your Buddy in Harrison! <lisowe4harrison@gmail.com>

Sent: Monday, April 20, 2020 12:53 PM

To: Laura Jungwirth <Ljungwirth@harrison-wi.org>

Cc: Travis Parish <TParish@harrison-wi.org>

Subject: Re: Some questions

Thanks Laura.

I believe that you have a problem on your hands then. Kevin is telling residents that he talked to PTS and they are willing to hold their pricing for 1 year. I shared this with Lee as well after he told me that the contract states 60 days. Please reach out to them. There is no way in heck they would do that.

Travis, I urge you to hold the meeting at the end of the month.

Buddy Lisowe

Your Buddy in Harrison!

Lisowe4Harrison@gmail.com

On Mon, Apr 20, 2020 at 12:35 PM Laura Jungwirth <Ljungwirth@harrison-wi.org> wrote:

Buddy,

I was out in the field for a bit this morning, and it appears that Travis answered most of your questions. The one that he deferred that I can answer is that the existing roadway is 22' with two 3' shoulders. The new road will be 35' from back of curb to back of curb.

Just to ensure that information is being passed along and to reiterate that we should seriously consider awarding this project sooner than later; I have heard from at least 2 contractors that may very well likely pull their bids if we do not award the contract within the next few weeks. The contractors get to a point where they need to plan their schedule for the summer and fall, and if we delay too long we risk losing them to another job. I keep getting asked when things are going to happen, and with all of the unknowns have not been able to give them a straightforward answer.

Lee's email is LReibold@mcmgrp.com

Thank you.

Laura Jungwirth, P.E., Director of Public Works

P: 920.989.1062 • F: 920.989.1077

W5298 State Road 114 • Harrison, WI 54952

www.harrison-wi.org

From: Travis Parish <TParish@harrison-wi.org>

Sent: Monday, April 20, 2020 11:29 AM

To: Buddy Lisowe, Your Buddy in Harrison! <lisowe4harrison@gmail.com>; Laura Jungwirth <Ljungwirth@harrison-wi.org>

Subject: Re: Some questions

Buddy,

1. Yes. That is correct. I believe in order to construct the supplemental bid the Village would have to acquire an easement due to a utility pole located where the pipe would go. There would probably be a cost and this would take additional time, so my recommendation would be to hold off on the supplemental bid. This was included to get an idea on what it would cost to fix the backyard drainage problems that the woman mentioned at the meeting.
2. The Emerald Pond was constructed to provide storm water management to the area. This pond would allow the Village to urbanize this area as the water from the road would be treated by the pond. I don't have an exact cost, but it was close to \$1 million. Garners Creek paid \$40,000 an acre to the Uitenbroeks to acquire the property.
3. No loan would be needed. Whether or not the Village assesses is up to the Village Board. Under the current policy, the Village has the right to assess projects in methods other than those stated in the policy.
4. In 2015, McMahon put together a five year capital improvement plan. It was listed in this plan for the roads to be redone, not necessarily urbanized. This was only for Golden Way and the Courts. Emerald was not included originally.
5. I think that is the idea. We do know that the Emerald Pond that was constructed would be able to serve those areas.
6. The Board voted to sent this out to bid. We have now received and opened the bids. The Village Board must now either accept the bids or reject the bids. Every procedure has been followed. If the Village Board decides to assess for this project, then we will have to pass another preliminary resolution and have a public hearing.
7. Correct.
8. You would have to ask Laura on this.
9. There isn't an RFP, but I believe Lee Reibold would have the request for bids that he put together for this project.

Thanks,

Travis Parish

Village Manager

Village of Harrison

From: Buddy Lisowe, Your Buddy in Harrison! <lisowe4harrison@gmail.com>

Sent: Monday, April 20, 2020 11:06 AM

To: Travis Parish <TParish@harrison-wi.org>; Laura Jungwirth <Ljungwirth@harrison-wi.org>

Subject: Some questions

Travis/Laura,

I would like to verify some information please.

1. Harrison budgeted \$1,342,826 for the Golden Way, Cameo Ct., Pearl Dr. and Coral Ct. urbanization project and the low responsive bidder PTS came in under budget at \$1,250,587.00. Even with supplemental bid #1, they were still at \$1,343,116.00 but you are proposing to hold off on supplemental bid #1, correct?
2. What pond was specifically constructed to take in the water from this project? It cost \$1M, correct?
3. Travis is going to propose using a combination of the Transportation Fee (\$531,750), Garners Creek (\$242,006) and the Road Budget that had been designated to the project already (\$725,000), correct? This means that there would be no assessment levied and no loan needed, correct?
4. This project has been listed as Golden Way Urbanization in proposed road projects since at least 2015.
5. Property owners upstream (Golden Court and Hearthstone in particular) that have been having drainage issues with a large quantity of water flowing through their side yard would also benefit from this project due to ultimately being able to service them through an underground drainage system that would connect to the storm sewer downstream in the Golden Way Urbanization project zone, correct?
6. We have followed every procedure to this point according to State Statutes and the only remaining item is to choose the contractor (which is time sensitive) and the board must then decide to either go with Travis' proposal or assess the properties once the work is complete, correct?
7. No sidewalks - removed during an early budget meeting at the request of the residents in attendance. No street lights - never part of the project.
8. The roadway will be widened to what from what length? Is it from 24' to 30'? What are the numbers?
9. Is there a copy of the RFP that I could have?
10. Any other relevant and factual information about the project would be appreciated.

Thank you for your prompt response.

Buddy Lisowe

Your Buddy in Harrison!

Lisowe4Harrison@gmail.com

Travis Parish

From: Buddy Lisowe, Your Buddy in Harrison! <lisowe4harrison@gmail.com>
Sent: Monday, April 20, 2020 2:22 PM
To: Laura Jungwirth; Travis Parish; Lee Reibold
Subject: Re: Some questions

All,

Per emails from all of you verifying some of the facts of the Golden Way Urbanization Project. I have the following facts for your quick review. These facts don't include all the residents that support the project nor the ones who have the drainage issues (6-7 that I'm aware of).

1. The project area includes Golden Way, Cameo Ct, Pearl Dr. and Coral Ct.
 - a. These roads have been on the radar of the Village since McMahon did a 5 year Capital Improvement Plan in 2015
 - b. Emerald Lane wasn't originally part of the plan back in 2015
 - c. Emerald Lane was part of the project when it was first proposed at the initial Village Budget Meeting in 2019
 - i. During the budgeting process, it was determined the Emerald Lane would be removed from the project to reduce Harrison's potential costs and push it back to 2021
 - d. There are 43-44 affected properties in the project zone
2. Sidewalks are not part of this project
 - a. They were in the original plans but they were removed at the request of the residents in attendance at a budget meeting after discussion among board members that determined they weren't needed or necessary
3. Street Lights are not part of this project
 - a. They were never part of this project
4. The new road will be 35' from back of curb to back of curb
 - a. Currently, the road is 22' with two 3' shoulders (28' total)
 - i. These numbers don't include the width of the ditch
5. Harrison specifically budgeted \$1,342,826 in the 2020 Budget to complete this project
 - a. This is the only road project that Harrison had planned for 2020
 - i. If the Village doesn't do this project, that doesn't mean Noe will be done – this money was designated in the budget for this particular project and contractors' schedules are already filling up
 - b. The low responsive bidder is PTS at a total of \$1,250,587.00 (asphalt road)
 - i. There is a supplemental bid to address backyard drainage issues for a resident that totaled \$92,529.00
 - c. No Loan is needed complete this project
6. Village Manager Travis Parish is planning to propose the following to the Board:
 - a. Use a combination of the Transportation Fee (\$531,750), Garners Creek (\$242,006) and the Road Budget already designated to this project to cover the entire cost of the project – meaning no assessment would be needed
 - i. Under current policy the Village Board has the right to assess projects in the methods outlined in the Assessment policy – though as noted above, Travis is proposing a method that would eliminate an assessment

- b. Proposing to hold off on supplemental bid due to belief that the Village would have to acquire an easement due to a utility pole where the pipe would go. This was included to get an idea on what it would cost to fix the backyard drainage problems mentioned by the resident
- 7. The bids are valid for 60 days and the bids were opened on April 1, 2020
 - a. At least 2 bidders are threatening to pull their bids if a decision isn't made soon as they need to get their summer schedule in order
 - b. PTS has not guaranteed their pricing for 1 year
 - i. PTS would most likely be willing to work with the Village possibly being awarded and doing the work in 2021 but there would be a change order prepared outlining the conditions of the award that were mutually agreeable to both the Village and PTS which would most likely include not having to re-bid
 - 1. It's very likely this would include an increase in pricing due to the unknown material pricing for next year
- 8. Emerald Pond was constructed to provide storm water management to this area
 - a. The pond allows the village to urbanize the area as the water from the road would be treated by the pond
 - b. The pond cost close to \$1M to construct
 - i. Garners Creek purchased the land for \$40,000 per acre from the Uitenbroeks
- 9. Property owners upstream (Golden Court and Hearthstone in particular) would benefit from this urbanization project as well
 - a. There are residents in this area that have been having drainage issues with a large quantity of water flowing through their side yard
 - b. Ultimately urbanizing your area would allow Harrison to service these upstream residents through an underground drainage system that would connect to the storm sewer from this project
- 10. To this point Harrison has followed every procedure according to State Statutes
 - a. The bids have been received and opened
 - b. No informational meetings are required to choose a contractor
 - c. The Village Board must now either accept the bids or reject the bids
 - d. Every procedure has been followed
 - e. The only informational meeting needed at this point would be if the Village Board decides to assess for this project – they would need to pass another preliminary resolution and hold a public hear on a possible assessment
 - i. To be clear, the contractor can be selected without this taking place

Thank you.

Buddy Lisowe
 Your Buddy in Harrison!
Lisowe4Harrison@gmail.com

On Mon, Apr 20, 2020 at 1:31 PM Buddy Lisowe, Your Buddy in Harrison! <lisowe4harrison@gmail.com> wrote:
 Laura,

I've been emailing Lee to get accurate information. I'll let you know what I find out.

Thank you.

Buddy Lisowe
Your Buddy in Harrison!
Lisowe4Harrison@gmail.com

On Mon, Apr 20, 2020 at 1:16 PM Laura Jungwirth <LJungwirth@harrison-wi.org> wrote:

I am presuming that the thought would be that if we were able to defer bids, that we would do two projects next year then? If we only do one, Noe will ultimately be bumped yet another year if that is the case...

I guess we will just have to wait and see how things shake out this next month.

Thank you for the information, Buddy.

Laura Jungwirth, P.E., Director of Public Works

P: 920.989.1062 • F: 920.989.1077

W5298 State Road 114 • Harrison, WI 54952

www.harrison-wi.org



From: Buddy Lisowe, Your Buddy in Harrison! <lisowe4harrison@gmail.com>
Sent: Monday, April 20, 2020 12:53 PM
To: Laura Jungwirth <LJungwirth@harrison-wi.org>
Cc: Travis Parish <TParish@harrison-wi.org>
Subject: Re: Some questions

Thanks Laura.

I believe that you have a problem on your hands then. Kevin is telling residents that he talked to PTS and they are willing to hold their pricing for 1 year. I shared this with Lee as well after he told me that the contract states 60 days. Please reach out to them. There is no way in heck they would do that.

Travis, I urge you to hold the meeting at the end of the month.

Buddy Lisowe

Your Buddy in Harrison!

Lisowe4Harrison@gmail.com

On Mon, Apr 20, 2020 at 12:35 PM Laura Jungwirth <Ljungwirth@harrison-wi.org> wrote:

Buddy,

I was out in the field for a bit this morning, and it appears that Travis answered most of your questions. The one that he deferred that I can answer is that the existing roadway is 22' with two 3' shoulders. The new road will be 35' from back of curb to back of curb.

Just to ensure that information is being passed along and to reiterate that we should seriously consider awarding this project sooner than later; I have heard from at least 2 contractors that may very well likely pull their bids if we do not award the contract within the next few weeks. The contractors get to a point where they need to plan their schedule for the summer and fall, and if we delay too long we risk losing them to another job. I keep getting asked when things are going to happen, and with all of the unknowns have not been able to give them a straightforward answer.

Lee's email is LReibold@mcmgrp.com

Thank you.

Laura Jungwirth, P.E., Director of Public Works

P: 920.989.1062 • F: 920.989.1077



From: Travis Parish <TParish@harrison-wi.org>

Sent: Monday, April 20, 2020 11:29 AM

To: Buddy Lisowe, Your Buddy in Harrison! <lisowe4harrison@gmail.com>; Laura Jungwirth <Ljungwirth@harrison-wi.org>

Subject: Re: Some questions

Buddy,

1. Yes. That is correct. I believe in order to construct the supplemental bid the Village would have to acquire an easement due to a utility pole located where the pipe would go. There would probably be a cost and this would take additional time, so my recommendation would be to hold off on the supplemental bid. This was included to get an idea on what it would cost to fix the backyard drainage problems that the woman mentioned at the meeting.
2. The Emerald Pond was constructed to provide storm water management to the area. This pond would allow the Village to urbanize this area as the water from the road would be treated by the pond. I don't have an exact cost, but it was close to \$1 million. Garners Creek paid \$40,000 an acre to the Uitenbroeks to acquire the property.
3. No loan would be needed. Whether or not the Village assesses is up to the Village Board. Under the current policy, the Village has the right to assess projects in methods other than those stated in the policy.
4. In 2015, McMahon put together a five year capital improvement plan. It was listed in this plan for the roads to be redone, not necessarily urbanized. This was only for Golden Way and the Courts. Emerald was not included originally.
5. I think that is the idea. We do know that the Emerald Pond that was constructed would be able to serve those areas.
6. The Board voted to sent this out to bid. We have now received and opened the bids. The Village Board must now either accept the bids or reject the bids. Every procedure has been followed. If the Village Board decides to assess for this project, then we will have to pass another preliminary resolution and have a public hearing.
7. Correct.
8. You would have to ask Laura on this.
9. There isn't an RFP, but I believe Lee Reibold would have the request for bids that he put together for this project.

Thanks,

Travis Parish

Village Manager

Village of Harrison

From: Buddy Lisowe, Your Buddy in Harrison! <lisowe4harrison@gmail.com>

Sent: Monday, April 20, 2020 11:06 AM

To: Travis Parish <TParish@harrison-wi.org>; Laura Jungwirth <Ljungwirth@harrison-wi.org>

Subject: Some questions

Travis/Laura,

I would like to verify some information please.

1. Harrison budgeted \$1,342,826 for the Golden Way, Cameo Ct., Pearl Dr. and Coral Ct. urbanization project and the low responsive bidder PTS came in under budget at \$1,250,587.00. Even with supplemental bid #1, they were still at \$1,343,116.00 but you are proposing to hold off on supplemental bid #1, correct?
2. What pond was specifically constructed to take in the water from this project? It cost \$1M, correct?
3. Travis is going to propose using a combination of the Transportation Fee (\$531,750), Garners Creek (\$242,006) and the Road Budget that had been designated to the project already (\$725,000), correct? This means that there would be no assessment levied and no loan needed, correct?
4. This project has been listed as Golden Way Urbanization in proposed road projects since at least 2015.
5. Property owners upstream (Golden Court and Hearthstone in particular) that have been having drainage issues with a large quantity of water flowing through their side yard would also benefit from this project due to ultimately being able to service them through an underground drainage system that would connect to the storm sewer downstream in the Golden Way Urbanization project zone, correct?
6. We have followed every procedure to this point according to State Statutes and the only remaining item is to choose the contractor (which is time sensitive) and the board must then decide to either go with Travis' proposal or assess the properties once the work is complete, correct?
7. No sidewalks - removed during an early budget meeting at the request of the residents in attendance. No street lights - never part of the project.
8. The roadway will be widened to what from what length? Is it from 24' to 30'? What are the numbers?
9. Is there a copy of the RFP that I could have?

10. Any other relevant and factual information about the project would be appreciated.

Thank you for your prompt response.

Buddy Lisowe

Your Buddy in Harrison!

Lisowe4Harrison@gmail.com

Travis Parish

From: Tina Lausman <tinalausman@gmail.com>
Sent: Monday, April 20, 2020 2:05 PM
To: moore4harrison@yahoo.com; darlenebartlein@new.rr.com;
Lou@lminsuranceservices.com; lisowe4harrison@gmail.com; jfochs2@gmail.com; Travis Parish; Laura Jungwirth; Jennifer Weyenberg; kevinhietpas@hotmail.com
Subject: Golden Way Project
Attachments: 13664 (1).jpeg

We support the Roberts comments on the letter they sent you on Sunday April 19th. Attached is a picture of some of the water problems we have had in the past. We support this project. these water issues will not resolve on their own and more people will be trying to do it on their own. thank you for your time.

Tina Lausman

Owner of W6025 Pearl Drive



Travis Parish

From: Darlene Bartlein <darlenebartlein@new.rr.com>
Sent: Monday, April 20, 2020 11:29 AM
To: Sandra Piotrowski; kevinhietpas@hotmail.com; moore4harrison@yahoo.com; Lou@lminsuranceservices.com; lisowe4harrison@gmail.com; jfochs2@gmail.com; Darlene Bartlein
Cc: Travis Parish
Subject: Re: Golden Way project

Thank you for contacting me, here is a copy of what I sent out in yellow to the rest of the board members old and new.

Originally I said that I would attend the meeting on Monday, however I did talk with Kevin last night and we both remember that the people of the Goldenway subdivision area were told that we would have an informational meeting before making any final decisions and I think they were supposed to get a letter. Since we didn't actually do that, I will not be attending the Monday meeting because I think we need to fulfill the first part first. I'm sorry I said that I would attend and am backing out but I have to do what I think is right.
Darlene

I believe everyone needs to be on the same page before we make hasty decisions. We just received the bids last week, so no we didn't actually have this going for five years unless they started it and stopped it before I was on the board. I understand your frustrations but I believe people should know beforehand if they have to pay anything and if they do, how much it would cost. So I think we need to make sure all the information going out is consistent since there is so much false information being given out. That's my take on this project.

Have a good day!

Darlene

From: Sandra Piotrowski
Sent: Sunday, April 19, 2020 10:04 PM
To: kevinhietpas@hotmail.com ; moore4harrison@yahoo.com ; darlenebartlein@new.rr.com ; Lou@lminsuranceservices.com ; lisowe4harrison@gmail.com ; jfochs2@gmail.com
Subject: Golden Way project

Good evening,

My name is Sandra Piotrowski. My husband and three children reside at W6041 Pearl Drive, which is on the corner of Golden Way and Pearl Drive. We have been residents here for more than 12 years.

We are concerned as we heard that the virtual meeting that was scheduled for tomorrow night to solidify and move forward with the Golden Way project is going to be cancelled.

It is our understanding that this project has been worked on for the better part of 5 years and that the finances ended up being better than expected when it came to the bids.

We are looking forward to seeing this project come to fruition and be completed as soon as possible. Our ditches cause significant issues because of the all the water that becomes trapped there. It causes damages to our roads which are in desperate need of repair. It causes a buildup of moisture and water retained on our properties, which in turn is a breeding ground for mosquitoes, ticks, and rodents.

I would like to know why the meeting is being postponed and what would be the reasons for not moving forward with this much anticipated project?

I also understand that a final decision and action must be taken relatively quickly or the bid will no longer be valid.

I look forward to hearing from you and the news that this project will move forward as planned.

I am happy to speak with any members of the board personally. I can be contacted via this email or via telephone at 290-205-0406.

Sincerely,
Sandra Piotrowski

Travis Parish

From: Betty <bettyboop333@live.com>
Sent: Sunday, April 19, 2020 8:36 PM
To: moore4harrison@yahoo.com
Cc: Jennifer Weyenberg; Travis Parish; ljungwerth@harrison-wi.org
Subject: Golden Way Road Project--You have our vote

Hello,

I am writing this regarding the Golden way and Court Roads project.

I am writing this, this is Betty and Jeff Young we live at the end on Pearl Drive.(left side of road)
We look forward to having curb and gutter and a new road, we support this project, it is long over due.
We also are excited for the drainage ditch that flows on the side of our property to the retention pond, that has been a issue with garbage flowing down to the storm drain after a rain storm and becomes clogged, we were told when that project happened someone would be out to cleaned up. we also right now have a large wash out of the soil around the drain that is quite large, I had called this in previously and now again it is washed out a teenager could fit their body in the hole ,it is so big.
So, We, Jeff and Betty Young are in big favor of this urbanization.

Thank you for your time,
Betty Young
W6008 Pearl Drive

Sent from Windows Mail

Travis Parish

From: Darlene Bartlein <darlenebartlein@new.rr.com>
Sent: Sunday, April 19, 2020 6:45 PM
To: Travis Parish
Subject: Fw: W6024 Pearl Dr - Roadway Improvements to Golden Way; Pearl Dr, Coral Ct and Cameo Ct

From: Noemi Guzman
Sent: Wednesday, February 12, 2020 9:33 PM
To: kevinhietpas@hotmail.com ; moore4harrison@yahoo.com ; darlenebartlein@new.rr.com ; loumiller@lminsurace.com ; lisowe4harrison@gmail.com ; gary.e.nickel@gmail.com ; jfochs2@gmail.com ; tparish@harrison-wi.org ; ljungwirth@harrison-wi.org
Cc: melog69@gmail.com
Subject: W6024 Pearl Dr - Roadway Improvements to Golden Way; Pearl Dr, Coral Ct and Cameo Ct

Dear Village Board members,

My husband Edgar Guzman and I (Noemi Guzman), couldn't attend yesterday's meeting at 7 p.m. since our youngest kid contracted the flu and we didn't make it on time.
We live over W6024 Pearl Dr and we wanted to communicate that we are in favor of urbanization.

Thank you

Best regards,
Noemi Guzman

Travis Parish

From: Darlene Bartlein <darlenebartlein@new.rr.com>
Sent: Sunday, April 19, 2020 6:45 PM
To: Travis Parish
Subject: Fw: Golden Way/Emerald Ln Urbanization

From: Randy Williams
Sent: Sunday, February 9, 2020 8:38 PM
To: kevinhietpas@hotmail.com ; moore4harrison@yahoo.com ; darlenebartlein@new.rr.com ; Lou@lminsuranceservices.com ; lisowe4harrison@gmail.com ; gary.e.nickel@gmail.com ; jfochs2@gmail.com
Cc: ljungwirth@harrison-wi.org ; tparish@harrison-wi.org
Subject: Golden Way/Emerald Ln Urbanization

Good Evening Trustess,

I'm emailing you because I am unable to attend the 2/11/2020 Village Meeting and I still want my voice to be heard regarding my opposition to urbanization. I attended the previous meeting and voiced some concerns and have been talking with neighbors since (and well before the previous meeting) to gather more opinions. Obviously everyone's biggest concern is the cost and that the embellishment of flooding will cause trustees to lean towards voting in favor of urbanization. I can say that after much discussion, nobody has any issues with flooding and don't feel curb and gutter will provide any safety upgrades and everyone has gotten by with ditches as long as they have lived there. All houses and properties have issues that must be dealt with and just because 1 or 2 residents may or may not have flooding issues shouldn't mean that the entire neighborhood should have to endure the cost of a major infrastructure upgrade to resolve it. We all chose to live in this area because of the more country feeling and were well aware that these streets had ditches when we moved here and have no issues with them. Many agreed that if cost wasn't an issue that's we'd feel differently, but that doesn't seem to be the case. Everyone feels that a possible burden of upwards of \$7,500 to \$12,000 would be detrimental. To some that's the value of another family vehicle, a year of college for their child, other major home upgrades that are needed, or a multitude of other financial needs that cannot be put off to pay for an urbanized neighborhood. It simply shouldn't be a burden placed on the residents as it adds no value to the neighborhood or individual property owner but puts a large financial burden on them. There is no issue attracting folks to this area and adding curb and gutter in the name of "urbanization" won't help that. In fact, pushing the urbanization agenda will only drive current residents away to avoid the financial burden of these repairs. Yes, we do need a new road, but I urge you to consider re-paving with asphalt and eliminating curb and gutter just like was approved just this last year on Gina Drive & Hopfensperger Road. I ask that you be transparent and honest about possible costs so that we may remain informed and be prepared for any possible costs to come.

I would also like to add that I'm favor of any assessments that may be required to be split evenly among the neighborhood residents rather than by frontage of road. Property values aren't assessed by frontage of road and neither should these assessments. All neighbors that walk and drive the roads evenly use them and should evenly split the costs. I appreciate your consideration.

Thanks,

Randy Williams
N9581 Golden Way

Travis Parish

From: Darlene Bartlein <darlenebartlein@new.rr.com>
Sent: Sunday, April 19, 2020 6:45 PM
To: Travis Parish
Subject: Fw: Urbanization of Golden Way

From: Kathy Hren
Sent: Sunday, March 8, 2020 8:11 PM
To: moore4harrison@yahoo.com ; darlenebartlein@new.rr.com ; lisowe4harrison@gmail.com ; gary.e.nickel@gmail.com ; jfochs2@gmail.com ; tparish@harrison-wi.org ; ljungwirth@harrison-wi.org
Cc: SHandschke@msn.com
Subject: Urbanization of Golden Way

Hello,

I wanted to make it clear to everyone how my Wife, Kathy and I feel about urbanization in the Golden Way and Emerald Lane area. We are completely against any curb and gutter, sidewalks, or street lights. We feel that it is an unnecessary expense that will provide nothing to the neighborhood.

Over the last 17 years that we have lived in our house, we have called the Village to ask them if they would come out and scrape down the ditch to make the drainage a little better. No one ever come out. The road has never been fixed in the time we have been here. It seems to us that common sense upgrades such as these could be done before we start with more expensive alternatives that may cause more problems.

I don't know of anyone in our immediate neighborhood who has had any problems with flooding. Last summer we had some some of the heaviest rains since living here and there was no flooding.

One last thing about this process of informing people of what is happening at board meetings. I have been looking for the board minutes on your website to inform me of what happened at the last meeting. At one point, there were seven meetings that had no minutes attached to them from January back to September. For those of us with busy schedules that are not able to attend meetings, this lack of meeting minutes is troublesome. Trying to find some board members Facebook page is a ridiculous solution. In this era of technology, I would think by the end of the week of the meeting, the minutes could have been written, emailed to the board members, and a yes or no to posting them replied. Just a suggestion.

Thanks for your time,

John and Kathy Hren

Travis Parish

From: Darlene Bartlein <darlenebartlein@new.rr.com>
Sent: Sunday, April 19, 2020 6:44 PM
To: Travis Parish
Subject: Fw: W6024 Pearl Dr - Roadway Improvements to Golden Way; Pearl Dr, Coral Ct and Cameo Ct

From: Edgar Guzman
Sent: Saturday, April 18, 2020 9:11 AM
To: Darlene Bartlein
Cc: Noemi Guzman ; kevinhietpas@hotmail.com ; moore4harrison@yahoo.com ; loumiller@lminsurance.com ; lisowe4harrison@gmail.com ; gary.e.nickel@gmail.com ; jfochs2@gmail.com ; tparish@harrison-wi.org ; ljungwirth@harrison-wi.org
Subject: Re: W6024 Pearl Dr - Roadway Improvements to Golden Way; Pearl Dr, Coral Ct and Cameo Ct

Dear Village Board members,

As my wife said in the email she sent to you in February, our home is located at W6024 Pearl Dr and we want to show our support for the Golden Way Urbanization project

If you have any questions or need more information from us, please do not hesitate to contact us

Stay Safe,

Edgar Guzman

On Sat, Feb 15, 2020 at 7:39 PM Darlene Bartlein <darlenebartlein@new.rr.com> wrote:
Thank you for your input.

From: Noemi Guzman
Sent: Wednesday, February 12, 2020 9:33 PM
To: kevinhietpas@hotmail.com ; moore4harrison@yahoo.com ; darlenebartlein@new.rr.com ; loumiller@lminsurance.com ; lisowe4harrison@gmail.com ; gary.e.nickel@gmail.com ; jfochs2@gmail.com ; tparish@harrison-wi.org ; ljungwirth@harrison-wi.org
Cc: melog69@gmail.com
Subject: W6024 Pearl Dr - Roadway Improvements to Golden Way; Pearl Dr, Coral Ct and Cameo Ct

Dear Village Board members,

My husband Edgar Guzman and I (Noemi Guzman), couldn't attend yesterday's meeting at 7 p.m. since our youngest kid contracted the flu and we didn't make it on time.
We live over W6024 Pearl Dr and we wanted to communicate that we are in favor of urbanization.

Thank you

Best regards,
Noemi Guzman

Travis Parish

From: Darlene Bartlein <darlenebartlein@new.rr.com>
Sent: Sunday, April 19, 2020 6:44 PM
To: Travis Parish
Subject: Fw: Plans for urbanization (Coral, Cameo, Pearl, Golden Way)
Attachments: Village of Harrison WI (urbanization) 6033 Coral ct._docx

From: David Lehner
Sent: Saturday, April 18, 2020 10:51 AM
To: kevinhietpas@hotmail.com ; Lou@lminsuranceservices.com ; darlenebartlein@new.rr.com ; jfochs2@gmail.com ; lisowe4harrison@gmail.com ; moore4harrison@yahoo.com ; tparish@harrison-wi.org ; jweyenberg@harrison-wi.org ; ljungwirth@harrison-wi.org
Subject: Plans for urbanization (Coral, Cameo, Pearl, Golden Way)

Hello village of Harrison board members.

I appreciate the meetings and information regarding the plans to urbanize Coral, Cameo, Pearl, Golden Way. After seeing the latest bids I am in support of moving forward with this project. I have composed a letter of my thoughts. I plan on calling in (and listening) to the meeting on Monday night, and Tuesday night if possible. I look forward to any thoughts/concerns that you might have, and thank you for allowing public input from affected residents on this subject.

Regards,

Dave Lehner
W 6033 Coral ct.
Home: 920-734-9421
Cell: 920-809-0361

Travis Parish

From: Darlene Bartlein <darlenebartlein@new.rr.com>
Sent: Sunday, April 19, 2020 6:43 PM
To: Travis Parish
Subject: Fw: Golden Way Urbanization
Attachments: Golden Way project.docx

From: daniel pawlowski
Sent: Saturday, April 18, 2020 1:51 PM
To: jweyenberg@harrison-wi.org ; kevinhietspas@hotmail.com ; moore4harrison@yahoo.com ;
lisowe4harrison@gmail.com ; jfochs2@gmail.com ; darlenebartlein@new.rr.com ; Lou@LMInsuranceservices.com ;
tparish@harrison-wi.org ; ljungwirth@harrison-wi.org
Subject: Golden Way Urbanization

I have attached a letter from myself and my wife concerning the Golden Way urbanization project. We appreciate your reading of this letter and would appreciate your consideration of our position. Thank you for your time and efforts.

Daniel Pawlowski
Lyn Du Chateau
N9591 Golden Way

We are sending this email to voice our support for the urbanization of Golden Way project.

In the spring of 2019 signs declaring "Rough Road" were placed on Golden Way near a stretch of road that was, and still is, in terrible condition. While we were at the Village office for other business, my wife asked when Golden Way was going to be repaved. The answer we received from the Village Manager was that he had been trying to get Golden Way urbanized for 5 years and the Village Board keeps rejecting it. If it would have been accomplished 5 years ago, think of the money the Village, and homeowners would have saved. If we kick the can down the road again, the situation is only going to get worse, AND more expensive.

When we purchased our house in 2000, the ditch in our yard drained well and would dry out in the dryer months of summer. After nineteen plus years of accumulated silt, it no longer drains completely and never dries out. Hasn't dried out in years. Cutting the grass in the ditch has become hazardous! The standing water is a haven for rodents, insects and disease.

At recent board meetings, some residents that spoke, have suggested that we should just repave the road and re-cut the ditches to improve drainage. While that sounds good, it won't save much, or any money. To re-cut the ditches, you'll need to replace all culverts and driveway aprons. You'll also need to reengineer and re-bid the project. That's not going to save us any money. Not to mention, the ditches will have to be re-cut again, and again over time. Urbanization is the best solution.

The Village Manager and Director of Public Works have mentioned at recent meetings that the Village has previously decided that when roads need to be repaved, if there was access to a retention pond, the Village would urbanize those roads. If there was not access to a retention pond, then repave and re-cut ditches (if necessary). Golden Way is next to an underutilized retention pond. Golden Way needs to be repaved. Follow the declared protocol and urbanize Golden Way! Use the retention pond for what it was built for.

I'm convinced that the sole reason people are opposed to urbanization is the cost. I totally understand that and would appreciate the homeowner's costs to be minimized. I understand that a proposal was brought up to complete the project with no special assessment to homeowners. That would be fantastic.

While benefits of the project are varied, the overall aesthetic improvement of our properties will be tremendous. The urbanization will not increase the assessed value of homes, which means taxes won't increase but, the project will increase the resale value of our properties.

Talk to the homeowners on Rustic Lane and the other roads that have been urbanized. Ask them if they want their ditches back. I don't think you'll find anyone that does.

We voted to become a Village in part to become a more progressive community. It's time to progress.

Daniel Pawlowski

Lyn Du Chateau

N9591 Golden Way

Travis Parish

From: Darlene Bartlein <darlenebartlein@new.rr.com>
Sent: Sunday, April 19, 2020 6:43 PM
To: Travis Parish
Subject: Fw: Golden Way Project and urbanization

From: Hamilton, Steve
Sent: Sunday, April 19, 2020 10:01 AM
To: Jennifer Weyenberg ; ljungwirth@harrison-wi.org ; tparish@harrison-wi.org ; moore4harrison@yahoo.com ; lisowe4harrison@gmail.com ; jfochs2@gmail.com ; darlenebartlein@new.rr.com
Cc: Lou@LMInsuranceservices.com ; kevinhietpas@hotmail.com
Subject: Golden Way Project and urbanization

A couple months back I sent an email to Kevin Hietpas regarding my thoughts on the urbanization project of Golden Way. See below in **RED**.

Hopefully all board members have seen this email and have taken this view into consideration. There is still misinformation being spread on the Village Facebook Page including "only 1 house in the neighborhood has flooded." I assure you this is false information. My basement has flooded twice alone, and I have helped bail water out of my immediate neighbors basement windows while their basement was flooding. We need to, one way or another, improve our water management system and drainage. Finally I understand the bids are coming in very favorable, we have found some other grant money, and their even may be a possibility of no assessed cost for the Golden Way residents. It would be silly not to implement this plan. Certainly the main concern of residents opposing urbanization is the individual cost they may assume through a personal assessment. The main concern of residents supporting urbanization is this improves aesthetics & improves drainage therefore causing less flooding. This option (urbanization with no assessed cost to residents) solves both scenarios. We support this option. Fell free to reach out to me or my wife for further questions. We are trying to remove drama and exaggeration from this discussion, and will simply share facts and truth with you. PS My wife asked me to mention that a majority of the time there is standing water in our ditch which causes a stench and mosquito breeding grounds.

Kevin,

My name is Steve Hamilton, my wife and I are residents living on Golden Way. We have attended multiple village meetings and I have tried to keep myself abreast of all opposing views on this heated topic. My sincere appreciation goes out to you and the village board for your service, and willingness to listening to the opposing opinions. Here is some feedback and communication regarding my thoughts and opinions:

- First, as I'm sure you are aware this topic is causing division in our neighborhood. Most likely because we don't have all the facts and details regarding the expense per household. It's the fear of the unknown....
- Secondly, some of the semantics voiced during the last meeting were emotionally motivated. Whether you call it a drainage problem or flooding problem..... it's not one nor the other.....it's both.
- Thirdly, there certainly has been some false details thrown around. A few individuals have spewed details that include (and I quote) "it's going to cost each resident \$50,000" while another individual claims in will cost "\$25,000" and a third estimates "\$5800." You can see how this rhetoric is causing confusion, concern, and questions.

Therefore I felt it necessary to communicate my view regarding this topic so you all have another opinion.

- If we can keep the costs per resident \$6000 or less my wife and I would be for urbanization

Hopefully this information is valuable and will assist in a decision making process. Feel free to call or email with any questions or concerns.

Steve Hamilton

Steve Hamilton



Your Power to Win.

US AutoForce a division of US Venture Inc.

425 Better Way

Appleton Wi, 54915;

Cell 920-428-9623

Fax 920-831-8838

shamilton@usautoforce.com

Connect: [Website](#) | [Facebook](#) | [LinkedIn](#)

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Travis Parish

From: Darlene Bartlein <darlenebartlein@new.rr.com>
Sent: Sunday, April 19, 2020 6:42 PM
To: Travis Parish
Subject: Fw: Golden Way project

From: Phillip Roberts
Sent: Sunday, April 19, 2020 11:59 AM
To: kevinhietpas@hotmail.com ; moore4harrison@yahoo.com ; darlenebartlein@new.rr.com ; Lou@LMInsuranceservices.com ; lisowe4harrison@gmail.com ; jfochs2@gmail.com ; tparish@harrison-wi.org ; ljungwirth@harrison-wi.org ; jweyenberg@harrison-wi.org
Subject: Golden Way project

Good Morning,

We have been residents of the Darbroek Meadows Subdivision since 1994 and have personally experienced several water issues and many of our neighbors have as well over the years. There are several residents that have had drainage issues in their ditches and yards as well as water in their basements. The following residents we specifically know of have had water in their basements, some several times: Steve and Mary Hamilton N9599 Golden Way, Dan and Lynn Pawlowski N9591 Golden Way, Darlene and Tim Mitchell N9607 Golden Way, Jeff and Betty Young W6008 Pearl Drive and Phil and Sue Roberts W6032 Pearl Drive. I know these houses also have had water in their basements as well but the owners have sold their home and now have new owners: W6024 Pearl Drive, W6009 Pearl Drive, and W6040 Coral Court. How is it possible that this many houses in such a short distance have all had sump pump problems considering all the water in our ditches and the condition of our roads? I find this hard to believe that this it is a coincidence. I am sure Laura; your engineer on staff could share the reasoning on why the continued water issues.

The water stands in everyone's ditches, yards and under the roads. We even have a neighborhood muskrat. The ditches are difficult to maintain due to all the standing water. If you drive down the roads in this area you will see several residents that have installed retaining walls, berms, underground tubing or placed rocks in their ditches to deal with these water issues. Neighbors are trying to find a solution to fix their own water issues have resulted in backing up their respective neighbors. If we could fix our issue by ourselves we would but we know this is not only our issue, this is a neighborhood issue and we need to fix the problem as a whole by getting to the root cause and not using a small band-aid. With the storm sewer in the plans, it will form a backbone to link out to adjacent streets and resolve water issues there as well.

This project has been in the works since 2015. The village spent a lot of money on the retention pond because they had a plan to urbanize this area. This is the opportunity to do so and make use of the retention pond that we already spent tax payer dollars to put in.

I drove by the re-graded ditches on Kernan Ave in the Village and they have standing water and steep slopes after being re-graded. We pay taxes just like the rest and have the right to have water flow correctly on our street and out of our ditches. As a tax payer I no longer want to deal with the

water issues as we and many neighbors have for years. I feel that as a resident of this village fixing roads and water issues should be first and foremost use of our tax dollars.

We have no problem contributing financially to make this village a better place to live for this project or other projects as we have very much enjoyed this community and do not plan on moving.

I appreciate everyone's service on the board. I know it is not easy to make everyone happy. That being said, I encourage you to use facts, rely on the experts on staff and do what is right to fix the issues. I want each of you to take a moment to think about why you wanted to be on the Board in the first place - probably to help people and improve our Village. I hope at the end of the day you feel like the decision you make is the right one and that you are listening to those that are actually within the project limits.

Below I have included several numbers & emails of individuals who would love to have a conversation with you regarding this project. These are the people you should be talking to. Ask them questions, understand their viewpoints, and make note that many people do want this project.

I know some may believe that the new board should be deciding on this project but it seems counterproductive to have individuals come into their positions and make an educated vote on this project when they were not involved from the start. We know projects get done in spring and in order to make this happen time is of the essence.

Sincerely,

Sue Roberts

Name	Street	Cell	Cell2	E-mail	E-mail2
Dave & Kathy Lehner	Coral Ct	920-809-0361		mailto:leh10fam@gmail.com	
Dwayne and Sandy Brandt	Coral Ct	920-450-6742		mailto:duanebrandt15@gmail.com	
Dan & Lynn Pawlowski	Golden Way	920-475-6337		mailto:drpawlowski@sbcglobal.net	mailto:lyniedu@
Steve & Mary Hamilton	Golden Way	920-428-9623		mailto:shamilton@usautoforce.com	
Tim & Darlene Mitchell	Golden Way	920-470-4559		mailto:timatspecialty@gmail.com	
Jenny & Russ Harris	Golden Way	920-412-7630		mailto:eliandjenny@yahoo.com	
Phil & Sue Roberts	Pearl Dr	920-213-7404	920-209-2201	mailto:phil.roberts@omni.com	mailto:roberts20
Wayne & Linda Beyer	Pearl Dr	920-257-6410		mailto:waynedbeyer@gmail.com	
Mike & Jillian Sylla	Pearl Dr	608-780-8157	920-265-3410	mailto:msylla2317@gmail.com	
Joanne Werth	Pearl Dr	920-757-6350		mailto:mindymom2003@att.net	
Tina Lausman & Paul Kampo	Pearl Dr	920-740-7622		mailto:tinalausman@gmail.com	
Betty Young	Pearl Dr	920-841-0593		mailto:bettyboop333@live.com	
Noemi & Edgar Guzman	Pearl Dr	920-809-6999	920-209-9841	mailto:mimistrukiz@gmail.com	mailto:melog69@

Dan & Sandra Piotrowski

Pearl Dr

920-205-0406

920-730-
8363

<mailto:pocah53@gmail.com>

-

Travis Parish

From: Darlene Bartlein <darlenebartlein@new.rr.com>
Sent: Sunday, April 19, 2020 6:42 PM
To: Travis Parish
Subject: Fw: Village of Harrison Urbanization

From: Mike Sylla
Sent: Sunday, April 19, 2020 12:07 PM
To: darlenebartlein@new.rr.com ; jfochs2@gmail.com ; kevinhietpas@hotmail.com ; lisowe4harrison@gmail.com ; loumiller@tds.net ; moore4harrison@yahoo.com
Cc: jweyenberg@harrison-wi.org ; ljungwirth@harrison-wi.org ; tparish@harrison-wi.org
Subject: Village of Harrison Urbanization

Hi,

I wanted to express my support for the urbanization project on Golden Way, Pearl, etc. This project would bring valuable benefits to our area and much needed road and drainage work.

This project is of course much more attractive if the assessment is waived, however, I would still be in support of it with a reasonable assessment valuation.

Thank you,
Mike Sylla

Travis Parish

From: Darlene Bartlein <darlenebartlein@new.rr.com>
Sent: Sunday, April 19, 2020 6:42 PM
To: Travis Parish
Subject: Fw: Supporter of Golden Way project

From: Tim Mitchell
Sent: Sunday, April 19, 2020 1:26 PM
To: kevinhietpas@hotmail.com ; darlenebartlein@new.rr.com
Cc: JWEYENBERG@harrison-wi.org ; tparish@harrison-wi.org ; ljungwirth@harrison-wi.org
Subject: Supporter of Golden Way project

To the board members of town of Harrison,

In regards to the meeting on Monday April 20th I would like to state that my wife (Darlene Mitchell) and I (Tim Mitchell) are in favor of completing the Golden Way project this year.

As there are many reasons for supporting this project I would like to state a couple that may not have been thought out completely.

The ditch presents a varying degree of difficulty to mow and maintain while today it may not be challenging, you might even consider it a good workout as I once did, but as we all get older your opinion will change as mine has.

The last thought I would like to mention today is that the standing water in the ditches present a breeding ground for insects, I'm sure everyone of us have treated our lawns in an effort to control mosquitoes when entertaining outside.

Thank all of you for your hard work,
Sincerely Tim Mitchell

Travis Parish

From: Darlene Bartlein <darlenebartlein@new.rr.com>
Sent: Sunday, April 19, 2020 6:42 PM
To: Travis Parish
Subject: Fw: 4/20 virtual board meeting

From: Dean LeClair
Sent: Sunday, April 19, 2020 4:45 PM
To: Darlene Bartlein
Subject: Re: 4/20 virtual board meeting

Thank you for doing what is right.

On Apr 19, 2020, at 1:50 PM, Darlene Bartlein <darlenebartlein@new.rr.com> wrote:

In regard to your email, thank you for your input, but just so you are aware, Emerald Lane has been taken out of the plan. Also this is a copy in yellow of the email that I sent to the rest of the board.

Originally I said that I would attend the meeting on Monday, however I did talk with Kevin last night and we both remember that the people of the Golden Way subdivision area were told that we would have an informational meeting before making any final decisions and I think they were supposed to get a letter. Since we didn't actually do that, I will not be attending the Monday meeting because I think we need to fulfill the first part first. I'm sorry I said that I would attend and am backing out but I have to do what I think is right.
Darlene

Sent: Sunday, April 19, 2020 12:35 PM
To: darlenebartlein@new.rr.com
Subject: 4/20 virtual board meeting

Ms. Bartlein:

It has come to my attention that a few people would like to hold a last minute virtual board meeting in order to ram through their minority held opinion on urbanizing the Golden Way neighborhood. I am a resident at W9636 Emerald Ln and will be affected by this project. I am opposed to urbanizing my neighborhood, and I voted such in the April 7th election. The results of that election should make clear to all board members how the majority of their constituents feel about this issue. I am urging you not to participate in an immoral and illegal (since it wasn't properly posted) virtual meeting in order to circumvent the will of the voters. Let this issue be decided by the newly elected board, which most accurately reflects the will of the people. Mr Lisowe was voted off the board for a reason. He should not be making this decision.

Sincerely,

Dean LeClair

Travis Parish

From: Darlene Bartlein <darlenebartlein@new.rr.com>
Sent: Sunday, April 19, 2020 6:42 PM
To: Travis Parish
Subject: Fw: A Supporter of the Golden Way Urbanization Project - Town of Harrison

From: Darlene Mitchell
Sent: Sunday, April 19, 2020 3:02 PM
To: kevinhietpas@hotmail.com ; darlenebartlein@new.rr.com
Cc: jweyenberg@harrison-wi.org ; tparish@harrison-wi.org ; ljungwirth@harrison-wi.org
Subject: A Supporter of the Golden Way Urbanization Project - Town of Harrison

To the Board members of the Town of Harrison:

My name is Darlene Mitchell and I live at N9607 Golden Way in Harrison. My husband, Timothy Mitchell and I support the proposed Urbanization project on Golden Way and we are in favor of it being completed this year yet, (2020). We envision the increased monetary value it will bring to our property, as well as the reduction of the physical labor of maintaining the ditch.

I am a Realtor with First Weber Realtors for the last 20 years in the Fox Cities. I am a member in good standing with the local Realtor Board and MLS, the Wisconsin Realtors Association and the National Association of Realtors.

I have listed and sold many houses in the Darboy area as well as all over the Fox Cities. I work with clients who transfer here from other areas of the state and/or country as well as local people. It is my job to have a pulse on what is "hot" in any given area, what areas are having improvements that can affect resale and which projects can cause blight or market down turn.

It is my experience that MOST Buyers prefer a level lawn in the front of the house versus a ditch. When presented with a ditch on a property, a discussion always follows as to ease of maintenance, potential water overflow and any damage and any personal liability as the home owner regarding standing water and the public... especially the safety of small children and animals.

The Realtor Associations do not keep statistics regarding the resale value of ditch vs no ditch...but I do know that Appraisers WILL give monetary valuations of a ditch vs no ditch when calculating the appraised value of the house and property. I do believe an Appraiser has given their opinion at an earlier meeting, the result being a level lawn WILL get a higher property value than a property with a ditch.

Regarding the cost (per property owner) of the project and eminent resale if a homeowner is selling in the next year, it can be handled several ways. The Urbanization Project will not be an obstacle to selling a property if that is the homeowners desire. Most likely, it will be viewed as a positive item. Disclosure of said project is the main issue, with the final project costs presented to the potential buyers in writing prior to the actual closing.

Thank you for your time. If you have any questions, please feel free to contact me.

Sincerely,
Darlene Mitchell
N9607 Golden Way
Appleton WI 54915

--

Darlene Mitchell
Realtor, ABR, GRI
First Weber, Inc.
920-470-4552
darsmyrealtor@gmail.com

Travis Parish

From: Wayne Beyer <waynedbeyer@gmail.com>
Sent: Sunday, April 19, 2020 5:49 PM
To: moore4harrison@yahoo.com; darlenebartlein@new.rr.com; Lou@LMInsuranceservices.com; lisowe4harrison@gmail.com; jfochs2@gmail.com; kevinhietspas@hotmail.com; Jennifer Weyenberg
Cc: Laura Jungwirth; Travis Parish; 'Phillip Roberts'
Subject: Golden Way Urbanization Project Public Input
Attachments: Village of Harrison Trustees Letter - Refreshed 4-19-20.pdf

Trustees,

I'd like to share some great new information with you about residents that support the Golden Way Urbanization project!

88% of the people living on Pearl and the southern end of Golden Way show some support for this program, plus 3 more on Coral.

See the map and full list below.



Specifically:

- 90% of Pearl Drive supports urbanization (9 of 10) The one remaining house is sold and vacant.
- 71%-85% of Golden Way (south of Coral) support urbanization (5-6 of 7) homes depending on the assessment policy
- 30% on Coral support urbanization (partial count) - I'm pretty sure the value is higher, I don't know rest of the Coral residents and have not talked to them

- Only 4-5 more homes in the project area are needed to show support to exceed a 50% overall value; that's 4-5 out of 23 homes remaining homes or about 20% of the families we've not talked to yet.
 - Considering the high percentage of support in the southern part, I believe there are easily 4-5 more homeowners that do support urbanization in the project area.
 - Overall, 41.4% of the homes facing the four roads show some support and interest in the Golden Way Urbanization project – OF THOSE WE'VE TALKED TO.

As I've talked to my neighbors, listened to them about their concerns and frustrations, I can confidently say that:

- They are very supportive of urbanization when kept informed of the facts through our neighborhood network.
- They are truly passionate about this getting this project to go through to resolve the ongoing road and water issues we've had for many, many years. This project has been on the Villages TO DO list since at least 2015.
- They also feel that their voices are continually getting drowned out by the mis-information/lies, scorched earth Facebook posts against residents and the board, and general negatively promoted by one person and his small following. Many are simply mad and frustrated with these issues, and that the narrative seems to be driven from those living outside of the project area (Emerald and elsewhere) and no-one is listening to those IN the project area.
- These residents living in the project area dealing with these road & drainage issues every year, they deserve to be heard and taken seriously and not belittled and talked down to by those select few in the community.

You, the trustees have the power to sort fact from fiction and work together to address legitimate concerns of those whose interests you represent.

From my conversations with many of you and observations, I know you can do the fact sorting and evaluation and understand what is really best in the long term for neighborhood, village and for building a storm sewer infrastructure backbone for the larger area.

You all have done the hard work to get this far to better our community. I'm hoping you will consider your stances and attend the meeting Monday.

Ultimately I urge you to vote to support passage of the Golden Way Urbanization project. It is clear, many, many residents want this.

Sincerely,

Wayne Beyer

PS. I'm attaching the original letter I sent you outlining all the reasons this project does make sense for the residents of the project area. Those reasons still hold true.

Appendix – Project Area Residents Supporting Urbanization

Harrison Residents on Golden Way, Pearl Dr, and Coral that support urbanization

	Name	Street	Cell	Cell2	E-mail	E-mail2
1	Phil & Sue Roberts	Pearl Dr	920-213-7404	920-209-2201	phil.roberts@omni.com	roberts2063@sbcglobal.com
2	Wayne & Linda Beyer	Pearl Dr	920-257-6410		waynedbeyer@gmail.com	
3	Mike & Jillian Sylla	Pearl Dr	608-780-8157	920-265-3410	msylla2317@gmail.com	
4	Joanne	Pearl Dr	920-757-6350		mindymom2003@att.net	
5	Tina Lausman & Paul Kampo	Pearl Dr	920-740-7622		tinalausman@gmail.com	
6	Betty Young	Pearl Dr	920-841-0593		bettyboop333@live.com	
7	Noemi & Edgar Guzman	Pearl Dr	920-809-6999	920-209-9841	mimistrukiz@gmail.com	melog69@gmail.com
8	Dan & Sanda Piotrowski	Pearl Dr	920-205-0406		pocah53@gmail.com	100% support - wet ditches
9	Kathleen Deboer	Pearl Dr			Not opposed to urbanization if \$0 assessment	
10	Dan & Lynn Pawlowski	Golden Way	920-475-6337		drpawlowski@sbcglobal.net	lyniedu@yahoo.com
11	Steve & Mary Hamilton	Golden Way	920-428-9623		shamilton@usautoforce.com	
12	Tim & Darlene Mitchell	Golden Way	920-470-4559		timatspecialty@gmail.com	
13	Jenny & Russ Harris	Golden Way	920-412-7630		eliandjenny@yahoo.com	
14	Aimee Strossregen	Golden Way			Would be OK with \$0 assessment	
15	Brian Laehn	Golden Way			Not opposed to urbanization if \$0 assessment	
16	Dave & Kathy Lehner	Coral Ct	920-809-0361		leh10fam@gmail.com	
17	Roberto & Marli Zane	Coral Ct			Not opposed to urbanization if \$0 assessment or reasonable low assessment.	
18	Dwayne and Sandy Brandt	Coral Ct			Interested with no assessment. Issues with steep and wet ditches. Previous owner flipped a riding mower in the ditch.	



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Village of Harrison Trustees,

I am writing to you all to request your continued leadership in moving the Golden Way Urbanization project forward.

There is clear rationale for this.

- Each of you are informed, you understand the details, you have heard from multiple residents about the issues and concerns in our neighborhood. There is not any new discovery to be had.
- All the pieces are in place; very favorable construction bids are in, engineering plans are in place, recommendations are made, the project is in the budget, and an assessment policy is enacted.
- The clock is ticking on this program; the bids are good for 60 days. Unforeseen delays will end up costing the Village thousands more if delayed past 60 days and efforts to restart and rebids are made.
- There are precedents for other villages holding virtual online meetings in Wisconsin for the last several weeks (check Google) and Travis is currently assessing online options.

There are a few key facts to address that are important to summarize.

Current Situation

- The roads to need to be rebuilt in many areas – the 2.5" of blacktop is cracked through and the roadbed is bad in many areas. A simple grind and re-surface is not a solution as some have suggested.
- We have multiple drainage issues on all these roads. Ditches have silted in, culverts are not at proper levels, pitches are not right. Residents are fed up with standing water and wet ditches for most of the non-snow months. I've talked with many neighbors about this.
 - We all know constantly wet ditches negatively impact the roadbed and surrounding water table.
 - It's a fact that in my immediate area over the recent years 5 homes (that I know of) have had water in their basements; with heavy rains 1 resident on Pearl frequently has water to her back door due to bad drainage, and another on Coral as added multiple yard drains to channel water.
- There is support for urbanization by impacted residents. There are **18** families on Golden Way, Pearl, and Coral that I personally know of that support urbanization and are willing to pay a fair assessment. I am sure there are more of the 41 families in the project zone that support urbanization, given the facts and a reasonable assessment.
- The project including urbanization have been in the Village's program since at least 2015 per Travis and inquiries I made about 4 years ago. This is not a project driven by 1 person's agenda as falsely stated; it's been in the Village plan and driven by need and vision.
 - We also have the retention pond and infra-structure in place to more effectively channel water from the Golden Way and the 3 court roads.
 - Adding storm sewer to this area also provides the backbone to connect adjacent roads and better manage our storm water and wet ditch issues throughout the area.

As a board, you have done the heavy lifting so far.

- Very favorable bids are in at \$1.25M with concrete curb and asphalt road, this amount is significantly lower than the pre-bid estimates and what was budgeted for. I've attached a copy for your review.
 - Note that curb is \$12/linear foot; for a typical 100ft lot and driveway – rebuilding an apron costs more at about \$1900 than the cost of curb.
- You have the Golden Way project in the 2020 budget, there is no additional impact to spending and tax rates. Spending is actually lower than planned. Delay to 2021 for this project or a re-work of plans will incur more engineering costs and certainly higher construction costs for like work.
 - You have already agreed to patch the worst part of Noe and make larger scale repairs in 2021.
- You have an assessment policy in place with the latitude to adjust the final assessment at a later date. You have the power to assess area wide, by frontage, impose a cap in assessed amount, or even not impose any assessment.
 - **The new proposal by the Village Manager of NO assessments will be appealing to all residents in the project.** The combination of low bids below estimates and budgeted amounts, the transportation fees for road repair, and other related road income allow for this. The Village manager manages the budget and has a good handle on what is possible.
 - We also know that property appraisals are not impacted by urbanization; its not part of the formula.
 - I think we all know that people are not generally opposed to urbanization as outlined; they really either don't want to pay anything for it or they want a fair assessment as they find value in the improvements. Assessments can contribute in the ballpark of \$250,000 to the \$1.25M total depending on what you decide.
- You have support of Village staff for this project as we've heard. The board has stated they should rely on the expertise of its professionals, I urge you to.

There are benefits to the Golden Way Urbanization project.

You have heard every conceivable negative argument and multiple falsehoods about this project from a select few but never a single positive comment about the benefits from them. There are certainly are benefits, you and those supporting the project realize that.

- Urbanization with the addition storm sewers will:
 - Remove water from the roads and effectively channel it to the retention pond, reducing freeze/thaw road damage.
 - Remove ditches and standing water, extending the roadbed life and road surface plus eliminate the challenges so many homeowners have maintaining a wet ditch.
 - Add select yard drains to alleviate the yard flooding on Pearl as I described.
 - Puts infrastructure in place that will last decades to manage water and fully utilize the retention pond.

- Improves:
 - Aesthetics of the neighborhood, there is value to this.
 - We've seen the positive results on Sumac/Hickory/Rustic – residents have stated it was the best money spent, urbanization was a no-brainer, and those without it changed their mind and wanted after adjacent streets got it.
 - Road safety for walkers, bikers and families with more stable shoulders and slightly wider roads for parking. We have a lot of walkers and young children on bikes in the area. Dual side parking results in very narrow passage; I've submitted requests to the Village for single sided parking on areas of Golden Way for this exact reason.
 - Safety and utility for homeowners mowing ditches
 - Usable space in yards; ditches are a no-man's land and not usable.
- Urbanization fixes all our issues and provides additional tangible benefits!

Road resurfacing will not solve all the issues we have in the neighborhood, nor will it provide the same benefits. Standing water will in ditches remain.

- Additional excavation of ditches will be required leaving a muddy mess that will be difficult to grow grass in. Staff and trustees clearly stated excavation is only a short-term fix; ditches will silt in again, roadbeds will degrade again and roads will not last as long. Getting road life under control is a factor to getting a decent road maintenance plan in place, one of the village's goals.
- I know multiple culverts in the area are not at the right height, its easy to see. I believe the village will be forced to dig out and relay culverts. That cost and cost of a new apron will likely be borne by the homeowner.
- A new apron costs more than the curb and gutter. I and others I've spoken to would rather pay some extra for urbanization and get a better solution. Why not address this all at once with a workable solution that is already planned and ready to go?

How to move forward:

- I urge you to apply long term vision, provide your leadership and vote to approve the Golden Way Urbanization project.
- It's the right thing for the long term good of the village and residents.

Sincerely,

Wayne Beyer

Travis Parish

From: Darlene Mitchell <darsmyrealtor@gmail.com>
Sent: Sunday, April 19, 2020 3:02 PM
To: kevinhietpas@hotmail.com; darlenebartlein@new.rr.com
Cc: Jennifer Weyenberg; Travis Parish; Laura Jungwirth
Subject: A Supporter of the Golden Way Urbanization Project - Town of Harrison

To the Board members of the Town of Harrison:

My name is Darlene Mitchell and I live at N9607 Golden Way in Harrison. My husband, Timothy Mitchell and I support the proposed Urbanization project on Golden Way and we are in favor of it being completed this year yet, (2020). We envision the increased monetary value it will bring to our property, as well as the reduction of the physical labor of maintaining the ditch.

I am a Realtor with First Weber Realtors for the last 20 years in the Fox Cities. I am a member in good standing with the local Realtor Board and MLS, the Wisconsin Realtors Association and the National Association of Realtors.

I have listed and sold many houses in the Darboy area as well as all over the Fox Cities. I work with clients who transfer here from other areas of the state and/or country as well as local people. It is my job to have a pulse on what is "hot" in any given area, what areas are having improvements that can affect resale and which projects can cause blight or market down turn.

It is my experience that MOST Buyers prefer a level lawn in the front of the house versus a ditch. When presented with a ditch on a property, a discussion always follows as to ease of maintenance, potential water overflow and any damage and any personal liability as the home owner regarding standing water and the public... especially the safety of small children and animals.

The Realtor Associations do not keep statistics regarding the resale value of ditch vs no ditch...but I do know that Appraisers WILL give monetary valuations of a ditch vs no ditch when calculating the appraised value of the house and property. I do believe an Appraiser has given their opinion at an earlier meeting, the result being a level lawn WILL get a higher property value than a property with a ditch.

Regarding the cost (per property owner) of the project and eminent resale if a homeowner is selling in the next year, it can be handled several ways. The Urbanization Project will not be an obstacle to selling a property if that is the homeowners desire. Most likely, it will be viewed as a positive item. Disclosure of said project is the main issue, with the final project costs presented to the potential buyers in writing prior to the actual closing.

Thank you for your time. If you have any questions, please feel free to contact me.

Sincerely,
Darlene Mitchell
N9607 Golden Way
Appleton WI 54915

--
Darlene Mitchell
Realtor, ABR, GRI
First Weber, Inc.

920-470-4552

darsmyrealtor@gmail.com

Travis Parish

From: Tim Mitchell <timatspecialty@gmail.com>
Sent: Sunday, April 19, 2020 1:26 PM
To: kevinhietpas@hotmail.com; darlenebartlein@new.rr.com
Cc: Jennifer Weyenberg; Travis Parish; Laura Jungwirth
Subject: Supporter of Golden Way project

To the board members of town of Harrison,

In regards to the meeting on Monday April 20th I would like to state that my wife (Darlene Mitchell) and I (Tim Mitchell) are in favor of completing the Golden Way project this year.

As there are many reasons for supporting this project I would like to state a couple that may not have been thought out completely.

The ditch presents a varying degree of difficulty to mow and maintain while today it may not be challenging, you might even consider it a good workout as I once did, but as we all get older your opinion will change as mine has.

The last thought I would like to mention today is that the standing water in the ditches present a breeding ground for insects, I'm sure everyone of us have treated our lawns in an effort to control mosquitoes when entertaining outside.

Thank all of you for your hard work,
Sincerely Tim Mitchell

Travis Parish

From: Mike Sylla <msylla2317@gmail.com>
Sent: Sunday, April 19, 2020 12:08 PM
To: darlenebartlein@new.rr.com; jfochs2@gmail.com; kevinhietpas@hotmail.com; lisowe4harrison@gmail.com; loumiller@tds.net; moore4harrison@yahoo.com
Cc: Jennifer Weyenberg; Laura Jungwirth; Travis Parish
Subject: Village of Harrison Urbanization

Hi,
I wanted to express my support for the urbanization project on Golden Way, Pearl, etc. This project would bring valuable benefits to our area and much needed road and drainage work.

This project is of course much more attractive if the assessment is waived, however, I would still be in support of it with a reasonable assessment valuation.

Thank you,
Mike Sylla

Travis Parish

From: Phillip Roberts <roberts2063@sbcglobal.net>
Sent: Sunday, April 19, 2020 11:59 AM
To: kevinhietsas@hotmail.com; moore4harrison@yahoo.com; darlenebartlein@new.rr.com; Lou@LMInsuranceservices.com; lisowe4harrison@gmail.com; jfochs2@gmail.com; Travis Parish; Laura Jungwirth; Jennifer Weyenberg
Subject: Golden Way project

Good Morning,

We have been residents of the Darbroek Meadows Subdivision since 1994 and have personally experienced several water issues and many of our neighbors have as well over the years. There are several residents that have had drainage issues in their ditches and yards as well as water in their basements. The following residents we specifically know of have had water in their basements, some several times: Steve and Mary Hamilton N9599 Golden Way, Dan and Lynn Pawlowski N9591 Golden Way, Darlene and Tim Mitchell N9607 Golden Way, Jeff and Betty Young W6008 Pearl Drive and Phil and Sue Roberts W6032 Pearl Drive. I know these houses also have had water in their basements as well but the owners have sold their home and now have new owners: W6024 Pearl Drive, W6009 Pearl Drive, and W6040 Coral Court. How is it possible that this many houses in such a short distance have all had sump pump problems considering all the water in our ditches and the condition of our roads? I find this hard to believe that this it is a coincidence. I am sure Laura; your engineer on staff could share the reasoning on why the continued water issues.

The water stands in everyone's ditches, yards and under the roads. We even have a neighborhood muskrat. The ditches are difficult to maintain due to all the standing water. If you drive down the roads in this area you will see several residents that have installed retaining walls, berms, underground tubing or placed rocks in their ditches to deal with these water issues. Neighbors are trying to find a solution to fix their own water issues have resulted in backing up their respective neighbors. If we could fix our issue by ourselves we would but we know this is not only our issue, this is a neighborhood issue and we need to fix the problem as a whole by getting to the root cause and not using a small band-aid. With the storm sewer in the plans, it will form a backbone to link out to adjacent streets and resolve water issues there as well.

This project has been in the works since 2015. The village spent a lot of money on the retention pond because they had a plan to urbanize this area. This is the opportunity to do so and make use of the retention pond that we already spent tax payer dollars to put in.

I drove by the re-graded ditches on Kernan Ave in the Village and they have standing water and steep slopes after being re-graded. We pay taxes just like the rest and have the right to have water flow correctly on our street and out of our ditches. As a tax payer I no longer want to deal with the water issues as we and many neighbors have for years. I feel that as a resident of this village fixing roads and water issues should be first and foremost use of our tax dollars.

We have no problem contributing financially to make this village a better place to live for this project or other projects as we have very much enjoyed this community and do not plan on moving.

I appreciate everyone's service on the board. I know it is not easy to make everyone happy. That being said, I encourage you to use facts, rely on the experts on staff and do what is right to fix the

issues. I want each of you to take a moment to think about why you wanted to be on the Board in the first place - probably to help people and improve our Village. I hope at the end of the day you feel like the decision you make is the right one and that you are listening to those that are actually within the project limits.

Below I have included several numbers & emails of individuals who would love to have a conversation with you regarding this project. These are the people you should be talking to. Ask them questions, understand their viewpoints, and make note that many people do want this project.

I know some may believe that the new board should be deciding on this project but it seems counterproductive to have individuals come into their positions and make an educated vote on this project when they were not involved from the start. We know projects get done in spring and in order to make this happen time is of the essence.

Sincerely,

Sue Roberts

Name	Street	Cell	Cell2	E-mail	E-mail2
Dave & Kathy Lehner	Coral Ct	920-809-0361		leh10fam@gmail.com	
Dwayne and Sandy Brandt	Coral Ct	920-450-6742		duanebrandt15@gmail.com	-
Dan & Lynn Pawlowski	Golden Way	920-475-6337		drpawlowski@sbcglobal.net	lyniedu@yahoo.com
Steve & Mary Hamilton	Golden Way	920-428-9623		shamilton@usautoforce.com	
Tim & Darlene Mitchell	Golden Way	920-470-4559		timatspecialty@gmail.com	
Jenny & Russ Harris	Golden Way	920-412-7630		eliandjenny@yahoo.com	-
Phil & Sue Roberts	Pearl Dr	920-213-7404	920-209-2201	phil.roberts@omnni.com	roberts2063@gmail.com
Wayne & Linda Beyer	Pearl Dr	920-257-6410		waynedbeyer@gmail.com	
Mike & Jillian Sylla	Pearl Dr	608-780-8157	920-265-3410	msylla2317@gmail.com	
Joanne Werth	Pearl Dr	920-757-6350		mindymom2003@att.net	-
Tina Lausman & Paul Kampo	Pearl Dr	920-740-7622		tinalausman@gmail.com	
Betty Young	Pearl Dr	920-841-0593		bettyboop333@live.com	
Noemi & Edgar Guzman	Pearl Dr	920-809-6999	920-209-9841	mimistrukiz@gmail.com	melog69@gmail.com
Dan & Sandra Piotrowski	Pearl Dr	920-205-0406	920-730-8363	pocah53@gmail.com	-

We are sending this email to voice our support for the urbanization of Golden Way project.

In the spring of 2019 signs declaring "Rough Road" were placed on Golden Way near a stretch of road that was, and still is, in terrible condition. While we were at the Village office for other business, my wife asked when Golden Way was going to be repaved. The answer we received from the Village Manager was that he had been trying to get Golden Way urbanized for 5 years and the Village Board keeps rejecting it. If it would have been accomplished 5 years ago, think of the money the Village, and homeowners would have saved. If we kick the can down the road again, the situation is only going to get worse, AND more expensive.

When we purchased our house in 2000, the ditch in our yard drained well and would dry out in the dryer months of summer. After nineteen plus years of accumulated silt, it no longer drains completely and never dries out. Hasn't dried out in years. Cutting the grass in the ditch has become hazardous! The standing water is a haven for rodents, insects and disease.

At recent board meetings, some residents that spoke, have suggested that we should just repave the road and re-cut the ditches to improve drainage. While that sounds good, it won't save much, or any money. To re-cut the ditches, you'll need to replace all culverts and driveway aprons. You'll also need to reengineer and re-bid the project. That's not going to save us any money. Not to mention, the ditches will have to be re-cut again, and again over time. Urbanization is the best solution.

The Village Manager and Director of Public Works have mentioned at recent meetings that the Village has previously decided that when roads need to be repaved, if there was access to a retention pond, the Village would urbanize those roads. If there was not access to a retention pond, then repave and re-cut ditches (if necessary). Golden Way is next to an underutilized retention pond. Golden Way needs to be repaved. Follow the declared protocol and urbanize Golden Way! Use the retention pond for what it was built for.

I'm convinced that the sole reason people are opposed to urbanization is the cost. I totally understand that and would appreciate the homeowner's costs to be minimized. I understand that a proposal was brought up to complete the project with no special assessment to homeowners. That would be fantastic.

While benefits of the project are varied, the overall aesthetic improvement of our properties will be tremendous. The urbanization will not increase the assessed value of homes, which means taxes won't increase but, the project will increase the resale value of our properties.

Talk to the homeowners on Rustic Lane and the other roads that have been urbanized. Ask them if they want their ditches back. I don't think you'll find anyone that does.

We voted to become a Village in part to become a more progressive community. It's time to progress.

Daniel Pawlowski

Lyn Du Chateau

N9591 Golden Way

Travis Parish

From: Phillip Roberts <roberts2063@sbcglobal.net>
Sent: Wednesday, April 15, 2020 11:36 PM
To: moore4harrison@yahoo.com; darlenebartlein@new.rr.com;
lou@lminsuranceservices.com; lisowe4harrison@gmail.com; jfochs2@gmail.com;
kevinhietpas@hotmail.com
Cc: Laura Jungwirth; Travis Parish; Wayne Beyer
Subject: Re: Village of Harrison - Virtual Board Meeting Request

Dear Trustees,

I would also like to make the request for a virtual village board meeting this coming Monday, April 20th. This meeting would be seen as replacing the March 31st board meeting that was cancelled due to COVID-19, when the urbanization project was to be discussed and voted on. The Village has already invested in engineering and bidding costs for the project. In addition, the bids came in below the engineer's estimate so there is good reason to move forward with this project. This project is a good long term solution that once constructed will allow the Village to focus on other road projects in the Village. The 'Golden Way Urbanization' Project has been in the Village's Capital Improvement Program since 2015 and it is time to address this need.

As a side note, we now have a new neighborhood mascot, a Muskrat that is living in the ditches on the north end of Golden Way.

Thank you for your consideration and your service to our community.

Phil & Sue Roberts
Pearl Dr residents

On Wednesday, April 15, 2020, 10:46:48 PM CDT, Wayne Beyer <waynedbeyer@gmail.com> wrote:

Village of Harrison Trustees,

I am writing to you all to request your continued leadership in moving the Golden Way Urbanization project forward. Specifically, I'm asking you call a virtual village board meeting this coming Monday, April 20th to wrap up unfinished business on this project. As I understand, only 2 board members need to submit in writing a request for a special board meeting. I am looking for your leadership to do that.

There is clear rationale and precedents for this.

- Per Travis, in past years the current board has met after the spring election to address unfinished business.
- Each of you are informed, you understand the details, you have heard from multiple residents about the issues and concerns in our neighborhood. There is not any new discovery to be had.
- All the pieces are in place; very favorable construction bids are in, engineering plans are in place, recommendations are made, the project is in the budget, and an assessment policy is enacted.
- The clock is ticking on this program; the bids are good for 60 days. Unforeseen delays will end up costing the Village thousands or more if delayed past 60 days and efforts to restart or rebids are made.
- There are precedents for other villages holding virtual online meetings in Wisconsin and across the country for the last several weeks (check Google) and Travis is currently assessing online options.

- Free and low-cost solutions exist: Telephone, Zoom, WebEx, Google Duo are used elsewhere

- Public comment is not a must – you have heard from the residents of Golden Way, Pearl, Coral, and Cameo.

There are a few key facts to address that are important to summarize.

Current Situation

- The roads to need to be rebuilt in many areas – the 2.5" of blacktop is cracked through and the roadbed is bad in many areas. A simple grind and re-surface is not a solution as some have suggested.
- We have multiple drainage issues on all these roads. Ditches have silted in, culverts are not at proper levels, pitches are not right. Residents are fed up with standing water and wet ditches for most of the non-snow months. I've talked with many neighbors about this.
 - We all know constantly wet ditches negatively impact the roadbed and surrounding water table.
 - It's a fact that in my immediate area over the recent years 5 homes (that I know of) have had water in their basements; with heavy rains 1 resident on Pearl frequently has water to her back door due to bad drainage, and another on Coral as added multiple yard drains to channel water.
- There is support for urbanization by impacted residents. There are 11 families on Golden Way, Pearl, and Coral that I personally know of that support urbanization and are willing to pay a fair assessment. I am sure there are more of the 41 families in the project zone that support urbanization, given the facts and a reasonable assessment.
- Road repairs including urbanization have been in the Village's program since at least 2015 per Travis and inquiries I made about 4 years ago. This is not a project driven by 1 person's agenda as falsely stated; it's been in the Village plan and driven by need and vision.
 - We also have the retention pond and infra-structure in place to more effectively channel water from the Golden Way and the 3 court roads.

As a board, you have done the heavy lifting so far.

- Very favorable bids are in at \$1.25M with concrete curb and asphalt road, this amount is significantly lower than the pre-bid estimates and what was budgeted for. I've attached a copy for your review.
 - Note that curb is \$12/linear foot; for a typical 100ft lot and driveway – rebuilding an apron costs more at about \$1900 than the cost of curb.
- You have the Golden Way project in the 2020 budget, there is no additional impact to spending and tax rates. Spending is actually lower than planned. Delay to 2021 for this project or a re-work of plans will incur more engineering costs and certainly higher construction costs for like work.
 - You have already agreed to patch the worst part of Noe and make larger scale repairs in 2021.
- You have an assessment policy in place with the latitude to adjust the final assessment at a later date. You have the power to assess area wide, by frontage, impose a cap in assessed amount, or even not impose any assessment.
 - We also know that property appraisals are not impacted by urbanization; it's not part of the formula.
 - I think we all know that people are not generally opposed to urbanization as outlined; they really either don't want to pay anything for it or they want a fair assessment as they find value in the

improvements. Assessments can contribute in the ballpark of \$250,000 to the \$1.25M total depending on what you decide.

- You have support of Village staff for this project as we've heard. The board has stated they should rely on the expertise of its professionals, I urge you to.

There are benefits to the Golden Way Urbanization project.

You have heard every conceivable negative argument and multiple falsehoods about this project from a select few but never a single positive comment about the benefits from them. There are certainly are benefits, you and those supporting the project realize that.

- Urbanization with the addition storm sewers will:
 - Remove water from the roads and effectively channel it to the retention pond, reducing freeze/thaw road damage.
 - Remove ditches and standing water, extending the roadbed life and road surface plus eliminate the challenges so many homeowners have maintaining a wet ditch.
 - Add select yard drains to alleviate the yard flooding on Pearl as I described.
 - Puts infrastructure in place that will last decades to manage water and fully utilize the retention pond.
- Improves:
 - Aesthetics of the neighborhood, there is value to this.
 - We've seen the positive results on Sumac/Hickory/Rustic – residents have stated it was the best money spent, urbanization was a no-brainer, and those without it changed their mind and wanted after adjacent streets got it.
 - Road safety for walkers, bikers and families with more stable shoulders and slightly wider roads for parking. We have a lot of walkers and young children on bikes in the area. Dual side parking results in very narrow passage; I've submitted requests to the Village for single sided parking on areas of Golden Way for this exact reason.
 - Safety and utility for homeowners mowing ditches
 - Usable space in yards; ditches are a no-man's land and not usable.
- Urbanization fixes all our issues and provides additional tangible benefits!

Road resurfacing will not solve all the issues we have in the neighborhood, nor will it provide the same benefits. Standing water will in ditches remain.

- Additional excavation of ditches will be required leaving a muddy mess that will be difficult to grow grass in. Staff and trustees clearly stated excavation is only a short-term fix; ditches will silt in again, roadbeds will degrade again and roads will not last as long. Getting road life under control is a factor to getting a decent road maintenance plan in place, one of the village's goals.

- I know multiple culverts in the area are not at the right height, its easy to see. I believe the village will be forced to dig out and relay culverts. That cost and cost of a new apron will likely be borne by the homeowner.
- A new apron costs more than the curb and gutter. I and others I've spoken to would rather pay some extra for urbanization and get a better solution. Why not address this all at once with a workable solution that is already planned and ready to go?

How to move forward:

- Please consider my request call a virtual village board meeting this coming Monday, April 20th to wrap up unfinished business on this project.
- I urge you to apply long term vision, provide your leadership and vote to approve the Golden Way Urbanization project.
- The pieces are all in place, this is a solution that meets our neighborhood needs. It's the right thing for the long term good of the village and residents.

Sincerely,

Wayne Beyer

Pearl Drive



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Travis Parish

From: Wayne Beyer <waynedbeyer@gmail.com>
Sent: Wednesday, April 15, 2020 10:47 PM
To: moore4harrison@yahoo.com; darlenebartlein@new.rr.com; Lou@LMInsuranceservices.com; lisowe4harrison@gmail.com; jfochs2@gmail.com; kevinhietpas@hotmail.com
Cc: Laura Jungwirth; Travis Parish; 'Phillip Roberts'
Subject: Village of Harrison - Virtual Board Meeting Request
Attachments: Village of Harrison Trustees_4-15-20.pdf; 6892229Bid_Tab.pdf

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Pearl Drive



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 - It's a fact that in my immediate area over the recent years 5 homes (that I know of) have had water in their basements; with heavy rains 1 resident on Pearl frequently has water to her back door due to bad drainage, and another on Coral as added multiple yard drains to channel water.
- There is support for urbanization by impacted residents. There are 11 families on Golden Way, Pearl, and Coral that I personally know of that support urbanization and are willing to pay a fair assessment. I am sure there are more of the 41 families in the project zone that support urbanization, given the facts and a reasonable assessment.
- Road repairs including urbanization have been in the Village's program since at least 2015 per Travis and inquiries I made about 4 years ago. This is not a project driven by 1 person's agenda as falsely stated; it's been in the Village plan and driven by need and vision.
 - We also have the retention pond and infra-structure in place to more effectively channel water from the Golden Way and the 3 court roads.

As a board, you have done the heavy lifting so far.

- Very favorable bids are in at \$1.25M with concrete curb and asphalt road, this amount is significantly lower than the pre-bid estimates and what was budgeted for. I've attached a copy for your review.
 - Note that curb is \$12/linear foot; for a typical 100ft lot and driveway – rebuilding an apron costs more at about \$1900 than the cost of curb.
- You have the Golden Way project in the 2020 budget, there is no additional impact to spending and tax rates. Spending is actually lower than planned. Delay to 2021 for this project or a re-work of plans will incur more engineering costs and certainly higher construction costs for like work.
 - You have already agreed to patch the worst part of Noe and make larger scale repairs in 2021.
- You have an assessment policy in place with the latitude to adjust the final assessment at a later date. You have the power to assess area wide, by frontage, impose a cap in assessed amount, or even not impose any assessment.
 - We also know that property appraisals are not impacted by urbanization; its not part of the formula.
 - I think we all know that people are not generally opposed to urbanization as outlined; they really either don't want to pay anything for it or they want a fair assessment as they find value in the improvements. Assessments can contribute in the ballpark of \$250,000 to the \$1.25M total depending on what you decide.
- You have support of Village staff for this project as we've heard. The board has stated they should rely on the expertise of its professionals, I urge you to.

There are benefits to the Golden Way Urbanization project.

You have heard every conceivable negative argument and multiple falsehoods about this project from a select few but never a single positive comment about the benefits from them. There are certainly are benefits, you and those supporting the project realize that.

- Urbanization with the addition storm sewers will:
 - Remove water from the roads and effectively channel it to the retention pond, reducing freeze/thaw road damage.
 - Remove ditches and standing water, extending the roadbed life and road surface plus eliminate the challenges so many homeowners have maintaining a wet ditch.
 - Add select yard drains to alleviate the yard flooding on Pearl as I described.
 - Puts infrastructure in place that will last decades to manage water and fully utilize the retention pond.
- Improves:
 - Aesthetics of the neighborhood, there is value to this.
 - We've seen the positive results on Sumac/Hickory/Rustic – residents have stated it was the best money spent, urbanization was a no-brainer, and those without it changed their mind and wanted after adjacent streets got it.
 - Road safety for walkers, bikers and families with more stable shoulders and slightly wider roads for parking. We have a lot of walkers and young children on bikes in the area. Dual side parking results in very narrow passage; I've submitted requests to the Village for single sided parking on areas of Golden Way for this exact reason.
 - Safety and utility for homeowners mowing ditches
 - Usable space in yards; ditches are a no-man's land and not usable.
- Urbanization fixes all our issues and provides additional tangible benefits!

Road resurfacing will not solve all the issues we have in the neighborhood, nor will it provide the same benefits. Standing water will in ditches remain.

- Additional excavation of ditches will be required leaving a muddy mess that will be difficult to grow grass in. Staff and trustees clearly stated excavation is only a short-term fix; ditches will silt in again, roadbeds will degrade again and roads will not last as long. Getting road life under control is a factor to getting a decent road maintenance plan in place, one of the village's goals.
- I know multiple culverts in the area are not at the right height, its easy to see. I believe the village will be forced to dig out and relay culverts. That cost and cost of a new apron will likely be borne by the homeowner.
- A new apron costs more than the curb and gutter. I and others I've spoken to would rather pay some extra for urbanization and get a better solution. Why not address this all at once with a workable solution that is already planned and ready to go?

How to move forward:

- Please consider my request call a virtual village board meeting this coming Monday, April 20th to wrap up unfinished business on this project.
- I urge you to apply long term vision, provide your leadership and vote to approve the Golden Way Urbanization project.
- It's the right thing for the long term good of the village and residents.

Sincerely,

Wayne Beyer
Pearl Drive

Travis Parish

From: Scott Handschke <SHandschke@msn.com>
Sent: Sunday, March 15, 2020 10:24 PM
To: Travis Parish; Kevin Hietpas
Subject: March 31st Public hearing

Dear Travis and Kevin,

I am formally calling on the Village of Harrison to postpone the March 31st public hearing on the urbanization of Golden Way per the guidelines set forth by the Wisconsin Department of Health Services and the Centers of Disease Control for non essential gatherings of people less than 250 people for 8 weeks per the recommendations of the CDC. See below. If this meeting is not postponed per the recommendations of 8 weeks. We as residents of the Golden Way Area will be seeking legal intervention.

Sincerely,
Scott Handschke
N9608 Emerald Lane



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Travis Parish

From: Darlene Bartlein <darlenebartlein@new.rr.com>
Sent: Saturday, February 15, 2020 7:40 PM
To: Randy Williams; kevinhietpas@hotmail.com; moore4harrison@yahoo.com; Lou@lminsuranceservices.com; lisowe4harrison@gmail.com; gary.e.nickel@gmail.com; jfochs2@gmail.com
Cc: Laura Jungwirth; Travis Parish
Subject: Re: Golden Way/Emerald Ln Urbanization

Thank you!

From: Randy Williams
Sent: Sunday, February 9, 2020 8:38 PM
To: kevinhietpas@hotmail.com ; moore4harrison@yahoo.com ; darlenebartlein@new.rr.com ; Lou@lminsuranceservices.com ; lisowe4harrison@gmail.com ; gary.e.nickel@gmail.com ; jfochs2@gmail.com
Cc: ljungwirth@harrison-wi.org ; tparish@harrison-wi.org
Subject: Golden Way/Emerald Ln Urbanization

Good Evening Trustess,

I'm emailing you because I am unable to attend the 2/11/2020 Village Meeting and I still want my voice to be heard regarding my opposition to urbanization. I attended the previous meeting and voiced some concerns and have been talking with neighbors since (and well before the previous meeting) to gather more opinions. Obviously everyone's biggest concern is the cost and that the embellishment of flooding will cause trustees to lean towards voting in favor of urbanization. I can say that after much discussion, nobody has any issues with flooding and don't feel curb and gutter will provide any safety upgrades and everyone has gotten by with ditches as long as they have lived there. All houses and properties have issues that must be dealt with and just because 1 or 2 residents may or may not have flooding issues shouldn't mean that the entire neighborhood should have to endure the cost of a major infrastructure upgrade to resolve it. We all chose to live in this area because of the more country feeling and were well aware that these streets had ditches when we moved here and have no issues with them. Many agreed that if cost wasn't an issue that's we'd feel differently, but that doesn't seem to be the case. Everyone feels that a possible burden of upwards of \$7,500 to \$12,000 would be detrimental. To some that's the value of another family vehicle, a year of college for their child, other major home upgrades that are needed, or a multitude of other financial needs that cannot be put off to pay for an urbanized neighborhood. It simply shouldn't be a burden placed on the residents as it adds no value to the neighborhood or individual property owner but puts a large financial burden on them. There is no issue attracting folks to this area and adding curb and gutter in the name of "urbanization" won't help that. In fact, pushing the urbanization agenda will only drive current residents away to avoid the financial burden of these repairs. Yes, we do need a new road, but I urge you to consider re-paving with asphalt and eliminating curb and gutter just like was approved just this last year on Gina Drive & Hopfensperger Road. I ask that you be transparent and honest about possible costs so that we may remain informed and be prepared for any possible costs to come.

I would also like to add that I'm favor of any assessments that may be required to be split evenly among the neighborhood residents rather than by frontage of road. Property values aren't assessed by frontage of road and neither should these assessments. All neighbors that walk and drive the roads evenly use them and should evenly split the costs. I appreciate your consideration.

Thanks,

Randy Williams
N9581 Golden Way

Travis Parish

From: Darlene Bartlein <darlenebartlein@new.rr.com>
Sent: Saturday, February 15, 2020 7:39 PM
To: Noemi Guzman; kevinhietpas@hotmail.com; moore4harrison@yahoo.com; loumiller@lminsurace.com; lisowe4harrison@gmail.com; gary.e.nickel@gmail.com; jfochs2@gmail.com; Travis Parish; Laura Jungwirth
Cc: melog69@gmail.com
Subject: Re: W6024 Pearl Dr - Roadway Improvements to Golden Way; Pearl Dr, Coral Ct and Cameo Ct

Thank you for your input.

From: Noemi Guzman
Sent: Wednesday, February 12, 2020 9:33 PM
To: kevinhietpas@hotmail.com ; moore4harrison@yahoo.com ; darlenebartlein@new.rr.com ; loumiller@lminsurace.com ; lisowe4harrison@gmail.com ; gary.e.nickel@gmail.com ; jfochs2@gmail.com ; tparish@harrison-wi.org ; ljungwirth@harrison-wi.org
Cc: melog69@gmail.com
Subject: W6024 Pearl Dr - Roadway Improvements to Golden Way; Pearl Dr, Coral Ct and Cameo Ct

Dear Village Board members,

My husband Edgar Guzman and I (Noemi Guzman), couldn't attend yesterday's meeting at 7 p.m. since our youngest kid contracted the flu and we didn't make it on time.
We live over W6024 Pearl Dr and we wanted to communicate that we are in favor of urbanization.

Thank you

Best regards,
Noemi Guzman



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Travis Parish

From: Noemi Guzman <mimistrukiz@gmail.com>
Sent: Wednesday, February 12, 2020 9:33 PM
To: kevinhietpas@hotmail.com; moore4harrison@yahoo.com; darlenebartlein@new.rr.com; loumiller@lminsurace.com; lisowe4harrison@gmail.com; gary.e.nickel@gmail.com; jfochs2@gmail.com; Travis Parish; Laura Jungwirth
Cc: melog69@gmail.com
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Thank you

Best regards,
Noemi Guzman

Travis Parish

From: Randy Williams <randy.williams1487@gmail.com>
Sent: Sunday, February 9, 2020 8:38 PM
To: kevinhietpas@hotmail.com; moore4harrison@yahoo.com; darlenebartlein@new.rr.com; Lou@lminsuranceservices.com; lisowe4harrison@gmail.com; gary.e.nickel@gmail.com; jfochs2@gmail.com
Cc: Laura Jungwirth; Travis Parish
Subject: Golden Way/Emerald Ln Urbanization

Good Evening Trustess,

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Thanks,

Randy Williams
N9581 Golden Way

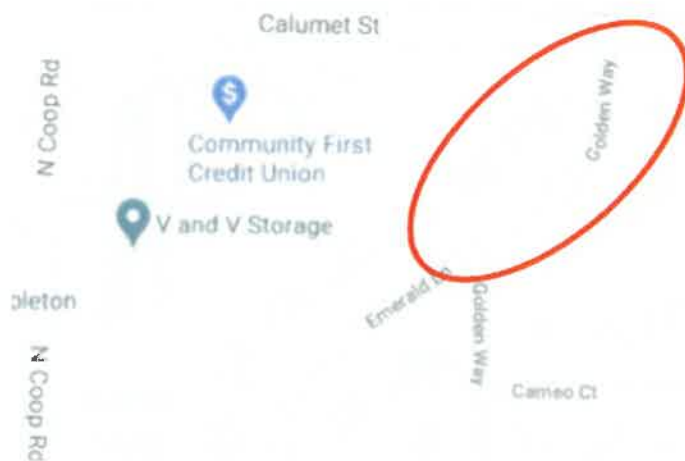
Travis Parish

From: Wayne Beyer <waynedbeyer@gmail.com>
Sent: Sunday, February 9, 2020 4:31 PM
To: kevinhietpas@hotmail.com; Travis Parish; jungwirth@harrison-wi.org
Subject: Request - Parking Change - Golden Way

Kevin, Laura & Travis,

I have one item for consideration for the village, it was something brought up by me and a few residents later last year. Finally remembered to send an email to initiate the conversation.

I'm requesting consideration to allow parking on only one side of the road on Golden Way between Calumet and the Golden Way/Emerald intersection.



That section of road is already difficult to navigate.

- The road is in poor shape along the edges forcing traffic to the center section
- The curve makes for slow passage and many people hug/cross the centerline.
- The curve in that area "hides" vehicles behind vehicle windshield columns (has happened to me)
- It is a choke point for two roads (Emerald & Golden Way) traffic leaving the neighborhood through 1 road.

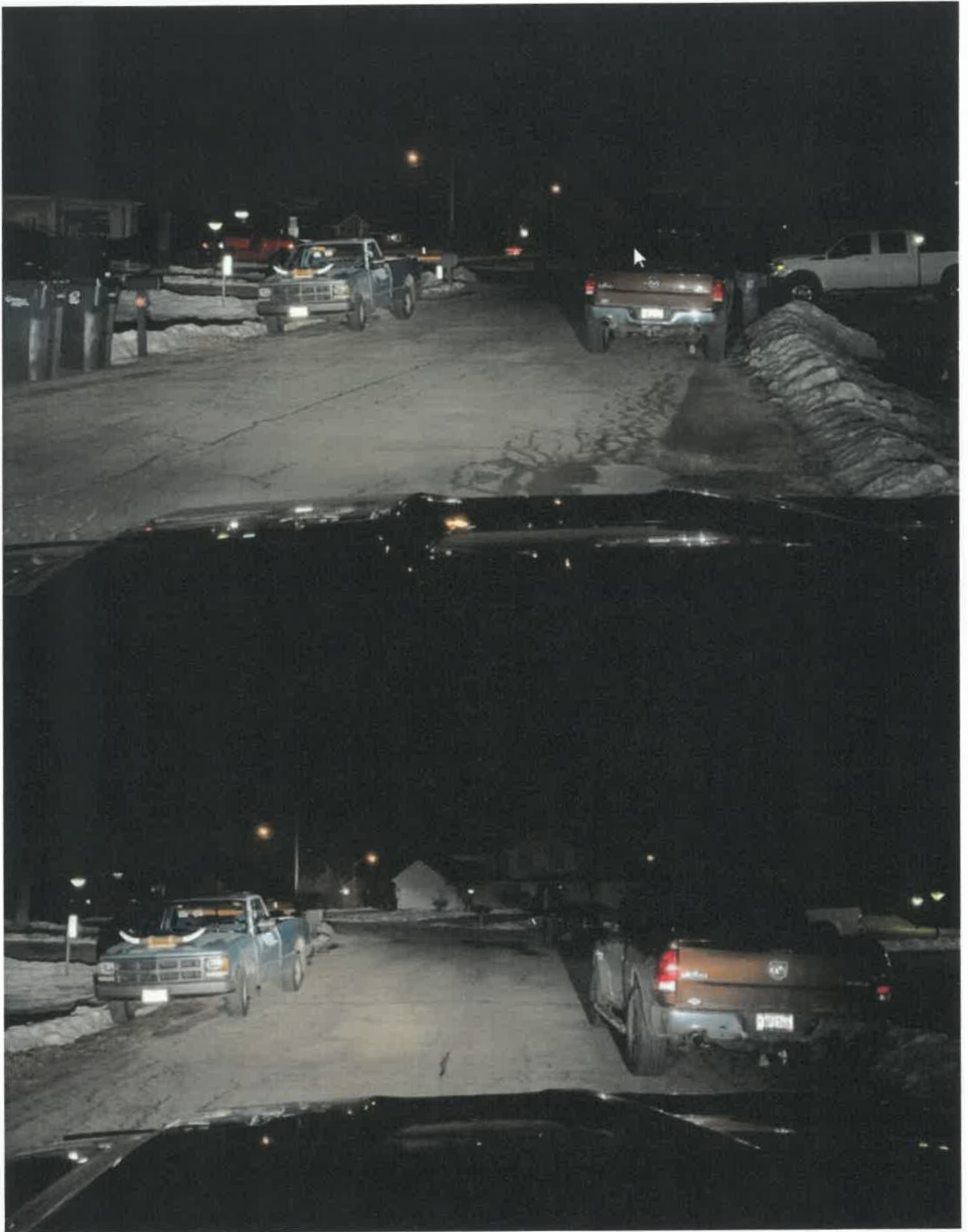
With parking on one side of the road, passage is a bit more difficult, and with parking on 2 sides only one vehicle can pass at a time.

- Depending on how far off the road people park, I've seen some really tight passages on occasion.
- Also, at times I've seen 4-5 vehicles parked on each side of the road which makes for very difficult passage.

I've attached photos from both sides, taken Feb 5th, showing the bottleneck with only 2 vehicles.

Please consider this information and request to limit parking to one side to improve safety and traffic flow.

Sincerely,
Wayne Beyer
920-257-6410





Travis Parish

From: Lehner, Dave <dmlehner@kcc.com>
Sent: Tuesday, January 28, 2020 6:22 PM
To: Travis Parish
Subject: RE: Village meeting 1/28/20

Travis, thanks for the e-mail. I think I'll attend the next meeting in February when there might be some additional details regarding Golden Way.

Regards.

Dave Lehner,

From: Travis Parish [mailto:TParish@harrison-wi.org]
Sent: Tuesday, January 28, 2020 3:43 PM
To: Lehner, Dave <dmlehner@kcc.com>
Subject: RE: Village meeting 1/28/20

CAUTION: This email originated from outside the organization.

Mr. Lehner,

No there shouldn't be. The only thing being discussed tonight is the special assessment policy. However, I have heard that there may be some people there that will bring this item up in public comments. But there is no agenda item for the Village Board to discuss this.

Please let me know if you have any more questions.

Thanks,

Travis Parish • Village Manager

P: 920.989.1062 • F: 920.989.1077

W5298 State Road 114 • Harrison, WI 54952

www.harrison-wi.org



From: Lehner, Dave <dmlehner@kcc.com>
Sent: Tuesday, January 28, 2020 3:28 PM
To: Travis Parish <TParish@harrison-wi.org>
Subject: Village meeting 1/28/20

Hello Travis, will there be any discussion tonight regarding the curb/gutter replacement for Golden Way and effected courts?

It appears like that might be for the next meeting in February when you have some quotes back on the \$\$ costs of asphalt VS concrete.

Thanks.

Dave Lehner

W 6033 Coral ct, Appleton WI

Phone - 920-721-2625

dmllehner@kcc.com



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Travis Parish

From: Mike Sylla <msylla2317@gmail.com>
Sent: Thursday, January 16, 2020 2:54 PM
To: kevinhietpas@hotmail.com; moore4harrison@yahoo.com; darlenebartlein@new.rr.com; loumiller@tds.net; lisowe4harrison@gmail.com; gary.e.nickel@gmail.com; jfochs2@gmail.com; Travis Parish; Laura Jungwirth
Subject: Roadway Improvements to Golden Way; Pearl Dr, Coral Ct and Cameo Ct

Hi Village Board,

I have been discussing the potential road improvements for the subject mentioned streets with my neighbors and would like to express my interest in learning more about this project. I currently live on Pearl Drive.

Assuming the cost is within reason, I would be in favor of urbanizing our streets with new asphalt pavement, curb and gutter and storm sewer.

Thank you,
Mike Sylla

Travis Parish

From: Wayne Beyer <waynedbeyer@gmail.com>
Sent: Tuesday, January 14, 2020 6:02 PM
To: kevinhietpas@hotmail.com; moore4harrison@yahoo.com; darlenebartlein@new.rr.com; lisowe4harrison@gmail.com; gary.e.nickel@gmail.com; jfochs2@gmail.com; Laura Jungwirth; loumiller@tds.net; Travis Parish
Subject: RE: Golden Way Road Improvements

All,
Quick update on my below note.

- I spoke to 11 neighbors I know; 7 wanted urbanization and 4 were interested but wanted more information. I reported 2 less families initially.
- Adding Travis with the correct email address this time.

Thank you,
Wayne Beyer

From: Wayne Beyer [mailto:waynedbeyer@gmail.com]
Sent: Tuesday, January 14, 2020 5:17 PM
To: kevinhietpas@hotmail.com; moore4harrison@yahoo.com; darlenebartlein@new.rr.com; lisowe4harrison@gmail.com; gary.e.nickel@gmail.com; jfochs2@gmail.com; parish@harrison-wi.org; ljungwirth@harrison-wi.org; loumiller@tds.net
Subject: Golden Way Road Improvements

Village Board Members & Leaders,

Thank you for your continued support of the Golden Way area road work and vision for urbanization of the neighborhood to improve drainage, safety and aesthetics. This is a once in a 20-25 year opportunity to substantially improve our neighborhood.

I appreciate the forward and long term thinking displayed by the board.

In light of recent negative comments by some residents I'd like to report that there are many more just in my immediate area that do want to see urbanization and improvements, they just have not been informed or engaged. I've spent some time talking to the neighbors I know to make them aware of the conversations going in board meetings. There are 6 additional families near me that absolutely want to see urbanization, there are another 3 families that are very interested, would like to see it happen but want more information. There are many I've not spoken to but am sure some would be interested if given the facts (scope, estimated cost, payment term, etc.)

Some take-aways I've heard are that I'd like to share for your consideration.

- Residents feel they have been misled by other neighbors routing a survey.
- Residents do want to hear some official information from the Village. The roadway conversations have not been part of a published agenda and have mostly been ad-hoc as part of open comments; residents would like to be informed of future focused discussions.
- Some residents on Emerald do not know their street has been removed from the project and were upset to learn that decision was made without their input.

I've urged others to get involved and contact the board, hopefully you see some additional feedback soon in support of this effort.

Thank you for your efforts.

Wayne Beyer
Pearl Drive

Travis Parish

From: Laura Jungwirth
Sent: Tuesday, January 14, 2020 3:20 PM
To: kevinhietpas@hotmail.com; moore4harrison@yahoo.com; darlenebartlein@new.rr.com; loumiller@tds.net; gary.e.nickel@gmail.com; jfochs2@gmail.com; Travis Parish
Subject: FW: Reconstruction of Golden Way

FYI, please see the below email from a resident on Golden Way.

Thank you.

Laura Jungwirth, P.E., Director of Public Works

P: 920.989.1062 • F: 920.989.1077

W5298 State Road 114 • Harrison, WI 54952

www.harrison-wi.org



From: daniel pawlowski <drpawlowski@sbcglobal.net>
Sent: Tuesday, January 14, 2020 3:04 PM
To: Laura Jungwirth <LJungwirth@harrisonwi.onmicrosoft.com>
Subject: Reconstruction of Golden Way

We am sending you this email to voice our support for the reconstruction of Golden Way and adjoining courts. We would like to see full curb and gutter, elimination of the ditches and adding sewer. We believe this is an important project to beautify the neighborhood, increase safety, and enhance property values. We have lived on Golden Way for 19 years and the street is in dire need of improvement, including elimination of the ditches, which are not draining properly. Thank you for your time and service

Daniel Pawlowski
Lyn DuChateau
N9591 Golden Way

Travis Parish

From: Phillip Roberts <roberts2063@sbcglobal.net>
Sent: Sunday, January 12, 2020 9:58 PM
To: Travis Parish
Cc: Phil Roberts
Subject: Fw: Road Improvements to Golden Way, Pearl Dr, Coral Ct & Cameo Ct

Travis - can you confirm the e-mail address on the website is correct for Lou Miller? It got bounced back on the e-mail I just sent. Please let me know when you have a chance. Thanks.
Phil

----- Forwarded Message -----

From: Phillip Roberts <roberts2063@sbcglobal.net>
To: kevinhietpas@hotmail.com <kevinhietpas@hotmail.com>; moore4harrison@yahoo.com <moore4harrison@yahoo.com>; darlenebartlein@new.rr.com <darlenebartlein@new.rr.com>; loumiller@tds.net <loumiller@tds.net>; lisowe4harrison@gmail.com <lisowe4harrison@gmail.com>; gary.e.nickel@gmail.com <gary.e.nickel@gmail.com>; jfochs2@gmail.com <jfochs2@gmail.com>
Cc: Travis Parish <tparish@harrison-wi.org>; "ljungwirth@harrison-wi.org" <ljungwirth@harrison-wi.org>
Sent: Sunday, January 12, 2020, 09:36:33 PM CST
Subject: Road Improvements to Golden Way, Pearl Dr, Coral Ct & Cameo Ct

Dear Board Members,

I would like to re-iterate my support to urbanize Golden Way, Pearl Dr, Coral Ct & Cameo Ct. As I have indicated in the past, I think it is the best way to address the following:

1. To improve surface water drainage (eliminate ditches)
2. To replace deteriorated pavement and to improve ride quality
3. To improve the appearance of the neighborhood
4. To improve road safety by providing a wider roadway for walkers and bikers

I encourage you to continue to move the project forward so we can get some preliminary plans developed and some estimated assessment costs.

I have looked at the recent improvements to Sumac Lane, Rustic Lane and Hickory Lane and think those projects turned out very well. In fact, I spoke with a few of the residents and they are very pleased with the way the project turned out.

In the past I have been supportive of the Village's Transportation Tax and would hope that some of the monies collected could be used on this project. I realize the board will be establishing an assessment policy at the upcoming meeting on January 14th.

Thank you for your service to the Village and the community.

Phil Roberts
W6032 Pearl Dr

Travis Parish

From: Wayne Beyer <waynedbeyer@gmail.com>
Sent: Friday, October 25, 2019 10:23 AM
To: kevinhietpas@hotmail.com; moore4harrison@yahoo.com; darlenebartlein@new.rr.com; loumiller@tds.net; lisowe4harrison@gmail.com; gary.e.nickel@gmail.com; jfochs2@gmail.com; Travis Parish
Subject: Golden Way / Emerald Roadway Rework Survey
Attachments: Golden Way Survey.pdf

Travis and Harrison Village Board,

I attended the budget discussion earlier this week and appreciate the conversation about road reconstruction. I am a village resident on Pearl Drive.

I wanted to bring to your attention a neighborhood "survey" on the topic that is being promoted as originating with the village leadership, which it is not.

I'm pointing this out since I believe you will be presented the "results" in a future meeting and there will be several neighbors that have the wrong impression & incorrect facts, potentially making future efforts more difficult. I'd urge you not to put too much faith in those presented "results".

Scott Handschtae, the person that lives on Emerald & spoke to you Tuesday against urbanization, originated this "survey" and was going door to door last night asking people to indicate their opinion. He is listed as the first person on the form below if you need to contact him.

This survey:

- Is being mis-represented as being sponsored by the village
- Has false/incorrect content
- Is very biased in its wording
- Is not executed properly (representation, confidential input, etc)

Specifically:

- The village is not asking for or sponsoring a survey (false content)
- Mini-storm sewers were never discussed as an option for Golden Way. My understanding is mini-storm sewers are used in relatively flat areas and are not compatible with ditches. (false content)
- "Zero cost" for option 1 probably is not true with drive way apron rework. (false content)
- \$6-8K assessment is bolded in red (negative bias). Also there are no firm cost estimates, the dollar values is a best guess and could be lower. (false content)
- Asphalt (option 1) vs. concrete (option 2) roadways are misleading – that was never discussed as 2 options and is an assumption. (false content)
- Option 2 property tax ratio will increase. Again, I don't believe this is true. Special assessments don't impact tax rates. (false content)
- The method that this "survey" was executed is haphazard and biased (bias, poor execution)
 - A full representation of all neighbors is not made – only those home at the time.
 - Balanced pros/cons of each option were not presented.
Pros for curb and gutter such as improved safety (walking/riding/parking/lawn mowing), improved neighborhood look, increased resale value, longer road life with curb were not presented while the "negative" of \$6-8K in cost was highlighted in red/bold.
 - Surveys should be confidential – this was not and I'd suggest other neighbor responses may sway what people selected.

- Survey wording and presentation are crucial to ensuring an unbiased survey – this does not meet those criteria.
- Its unclear if not urbanizing is even an option; the village guidelines for road rebuilding my dictate urbanization as part of village improvement goals, reduced future costs [road longevity, rework, drainage/road maintenance] (false content)

Finally, I do appreciate the ability of residents to voice their opinion, be involved with their community and government, and provide feedback to the board, but that process should be based on facts and not conjecture.

Sincerely,

Wayne Beyer
920-257-6410

This is a survey of the property owners of Emerald Lane, Golden Way, Cameo Court, Pearl Court and Coral Court as to the Village of Harrison's plan for 'Urbanization' for these streets. Currently the Village is asking for a survey as to the which option each property owner would prefer.

Option 1 - Replace ditches with mini storm sewer and repave the road with asphalt. There will be ZERO cost to property owner and no changes in your state property tax ratio.

Option 2 - Replace the ditches and asphalt street with concrete and curb/gutter. Every property owner will be assessed anywhere between \$6,000 to \$8,000 depending on the properties value and length of property frontage. Your property tax ratio will go up and so will the amount you will be paying annually for property taxes.

Please complete the line below with the following information and check in the box which option you prefer.

Property Owner Name	Address	Evening Phone #	Option 1	Option 2	Initial
1 Scott Handschute	N9608 Emerald Ln	883-6344	X		Scott
2 Jerry Vander Weiden	N9618 Emerald Ln	992-1262		X	Jerry
3 Sandra Hanks	N9615 Emerald Ln	456-5117	X		Sandra
4 Jessica Haag	N9628 Emerald Ln	540-6582	X		Jess
5 Brian Butler	N9623 Emerald Ln	213-7731	X		Brian
6 Dean LeClair	N9636 Emerald Ln	419-0976	X		Dean
7 Jessica Sydelowski	N9641 Emerald Ln	277-2259	X		Jess
8 Vern Gwisbach	N9649 Emerald Ln	280-8321	X		Vern
9 Danette Smithberg	N9600 Emerald Ln	513-3833	X		Danette
10 John Wellman	N9659 N9661 Emerald Ln	731-6710	X		John
11 Barbara T. Gorman	N9663 Emerald Ln	920-890-2004	X		Barbara
12 Brett Hearn	N9662 Emerald Lane	412-788-5555	X		Brett
13 Tom H. Harnack	N9663 Golden Way	420-209-3221	X		Tom

This is a survey of the property owners of Emerald Lane, Golden Way, Cameo Court, Pearl Court and Coral Court as to the Village of Harrison's plan for 'Urbanization' for these streets. Currently the Village is asking for a survey as to the which option each property owner would prefer.

Option 1 - Replace ditches with mini storm sewer and repave the road with asphalt. There will be ZERO cost to property owner and no changes in your state property tax ratio.

Option 2 - Replace the ditches and asphalt street with concrete and curb/gutter. Every property owner will be assessed anywhere between **\$6,000 to \$8,000** depending on the properties value and length of property frontage. Your property tax ratio will go up and so will the amount you will be paying annually for property taxes.

Please complete the line below with the following information and check in the box which option you prefer.

	Property Owner Name	Address	Evening Phone #	CHECK YOUR PREFERENCE		Initial
				Option 1	Option 2	
1	Scott Handsecker	N9608 Emerald Ln	883-6344	X		SH
2	Jay VanderWalen	N9618 Emerald Ln	993-1262		X	JV
3	Brandon Henke	N9615 Emerald Ln	456-1747	X		BH
4	Jessica Haag	N9628 Emerald Ln	540-6582	X		JH
5	Jordan Bates	N9623 Emerald Ln	213-7734	X		JB
6	Dean LeClair	N9636 Emerald Ln	419-0916	X		DL
7	Jessica Sydlewski	N9641 Emerald Ln	277-7259		X	JS
8	Bern Gwojsbach	N9649 Emerald Ln	284-8331	X		BG
9	Barry H. Quinberg	N9600 Emerald Ln	313-3823	X		BH
10	John Wallman	N9659 N9661 Emerald Ln	731-6410	X		JW
11	Barbara L. Cassman	N9653 Emerald Ln	920 840-2034		X	BC
12	Rep. H. Frey	N9662 Emerald Ln	430 280-9455		X	RF
	Rep. H. Frey	N9683 Golden Way	430 304-3310		X	RF
	Rep. H. Frey	N9676 Golden Way	430 329-0823		X	RF
	Rep. H. Frey	N9676 Golden Way	430 329-1720		X	RF
	Rep. H. Frey	N9676 Golden Way	430 329-1720		X	RF

Jennifer Weyenberg

From: Baker, Jon, LITTLE CHUTE, NUSA T&M Little Chute Maintenance & Eng
<Jon.Baker@us.nestle.com>
Sent: Monday, April 20, 2020 7:33 AM
To: Jennifer Weyenberg
Subject: Virtual meeting today

I oppose that this meeting, Discuss/Approve Harrison 2020 Street Urbanization Bids for Golden Way and the Courts road project, take place today.

It is not ethical to call a special meeting before the new trustee's are signed in. It is a deceitful attempt to pass something at a special meeting. It should take place under normal meeting dates and times.

Not to mention, the meeting was set up improperly and we were not given three days notice.

The new board members were elected to represent us because the current trustee's didn't listen to the people.

We do not want this project to be discussed or approved.

Thanks,

Jon Baker

Engineering Manager

Nestlé Pizza Division, Little Chute WI

W: 920.788.8171 C: 920.905.1037

Jon.baker@us.nestle.com



Jennifer Weyenberg

From: David Lehner <leh10fam@gmail.com>
Sent: Saturday, April 18, 2020 10:52 AM
To: kevinhietpas@hotmail.com; Lou@lminsuranceservices.com;
darlenebartlein@new.rr.com; jfochs2@gmail.com; lisowe4harrison@gmail.com;
moore4harrison@yahoo.com; Travis Parish; Jennifer Weyenberg; Laura Jungwirth
Subject: Plans for urbanization (Coral, Cameo, Pearl, Golden Way)
Attachments: Village of Harrison WI (urbanization) 6033 Coral ct..docx

Hello village of Harrison board members.

I appreciate the meetings and information regarding the plans to urbanize Coral, Cameo, Pearl, Golden Way. After seeing the latest bids I am in support of moving forward with this project. I have composed a letter of my thoughts. I plan on calling in (and listening) to the meeting on Monday night, and Tuesday night if possible. I look forward to any thoughts/concerns that you might have, and thank you for allowing public input from affected residents on this subject.

Regards,

Dave Lehner
W 6033 Coral ct.
Home: 920-734-9421
Cell: 920-809-0361

Thank you all for the opportunity for the residents of the village of Harrison to voice their opinions in favor or urbanization and against urbanization. We have certainly heard our fair share of ideas on both sides of the issue. And I appreciate my fellow neighbors providing their input.

I am writing in favor of the proposal for urbanization with curb, gutter, storm sewer, etc for the 3 courts (Pearl, Coral, Cameo) and Golden Way. The bids that have come in are below what the estimates of the project would be. I'd like to re-iterate the positive points below:

- Higher quality road surface when complete
- Reducing the silt migrating into the ditches and better storm water removal.
- Safer streets for residents who walk, bike, etc.
- A much safer lot when complete, for mowing and lawn maintenance.
- Long term Increased property value when complete

There's more positives than negatives to this proposal. The residents that are opposed to this are only doing this for one reason and that is cost. I don't have a problem with this view as I have shared this concern as well. But one thing that is disappointing is that this is a short term vision. In all businesses and also family budgets you look towards long term benefit of making capital improvements VS short term fixes/bandaids so as to maximize long term viability of your business or home and surrounding property.

When I moved to the Harrison area it was because of the lot size, lower taxes, school & church right down the road. It had a good blend of the rural life and city life right on the edge of the valley. I quickly learned that some of the residents, including myself just bought a real problem, and this is water removal. I spent several thousand dollars (and hundreds of hours of labor) over the years to mitigate excessive water that inundates my lot every winter-spring and quite frankly whenever there's a wet year. Now my efforts to alleviate the issue is partially because of poor lot design and drainage, and also removal of water in the ditch. I had my lot fully trenched with 4" drain tile and 3 backyard drains that lead to my ditch, with more drain tile that ties into my neighbors drain tile then runs to the end of Coral ct. Without this, I would have a garage and then a basement full of water every spring, as I had this happen periodically the first 2 years I was living in my house. If I ever decide to move, a ditch will be a #1 reason NOT to buy a potential house/property unless it is truly an urban site in the country with substantial acreage included.

However, this issue above of excessive water is separate from the urbanization plans. But after viewing the quotes I am in support of a plan to move forward with the improvements to the 3 courts and Golden Way.

It is my hope that when this is all resolved there is a clear direction forward for the much needed road improvement, and also water mitigation. If the proposal does not pass, there still needs to be roads repaired and the standing water in ditches needs to be eliminated. The only place of standing water that is acceptable in our neighborhood is the retention pond behind the cult sac properties on Cameo & Coral courts.

There is a concern that has not been discussed and that is Mosquito born and transmitted illnesses. Standing water is a breeding ground for the following (only naming the top 5 in Wisconsin) viruses:

- West Nile virus
- La Crosse/California encephalitis
- Jamestown Canyon virus
- St Louis encephalitis

- Eastern equine encephalitis

There's plenty more but these are the top areas of concern for our region. I know that people might even laugh about this as I thought it a bit ridiculous myself, but since we've been cooped up for a month because of Covid-19 the last thing we need this summer or next is an outbreak of West Nile virus because of our nasty skeeters and we're right back into locking ourselves indoors. I don't want to go thru this exercise again. So please keep this in mind for future discussion.

So once again, thank you all for your support of the village of Harrison residents, we certainly appreciate your time and sacrifice to our community, even if we don't show it. I thank you.

Regards,

Dave Lehner
W6033 Coral ct.
920-734-9421
Leh10fam@gmail.com

Jennifer Weyenberg

From: daniel pawlowski <drpawlowski@sbcglobal.net>
Sent: Saturday, April 18, 2020 1:52 PM
To: Jennifer Weyenberg; kevinhietpas@hotmail.com; moore4harrison@yahoo.com; lisowe4harrison@gmail.com; jfochs2@gmail.com; darlenebartlein@new.rr.com; Lou@LMInsuranceservices.com; Travis Parish; Laura Jungwirth
Subject: Golden Way Urbanization
Attachments: Golden Way project.docx

I have attached a letter from myself and my wife concerning the Golden Way urbanization project. We appreciate your reading of this letter and would appreciate your consideration of our position. Thank you for your time and efforts.

Daniel Pawlowski
Lyn Du Chateau
N9591 Golden Way

We are sending this email to voice our support for the urbanization of Golden Way project.

In the spring of 2019 signs declaring "Rough Road" were placed on Golden Way near a stretch of road that was, and still is, in terrible condition. While we were at the Village office for other business, my wife asked when Golden Way was going to be repaved. The answer we received from the Village Manager was that he had been trying to get Golden Way urbanized for 5 years and the Village Board keeps rejecting it. If it would have been accomplished 5 years ago, think of the money the Village, and homeowners would have saved. If we kick the can down the road again, the situation is only going to get worse, AND more expensive.

When we purchased our house in 2000, the ditch in our yard drained well and would dry out in the dryer months of summer. After nineteen plus years of accumulated silt, it no longer drains completely and never dries out. Hasn't dried out in years. Cutting the grass in the ditch has become hazardous! The standing water is a haven for rodents, insects and disease.

At recent board meetings, some residents that spoke, have suggested that we should just repave the road and re-cut the ditches to improve drainage. While that sounds good, it won't save much, or any money. To re-cut the ditches, you'll need to replace all culverts and driveway aprons. You'll also need to reengineer and re-bid the project. That's not going to save us any money. Not to mention, the ditches will have to be re-cut again, and again over time. Urbanization is the best solution.

The Village Manager and Director of Public Works have mentioned at recent meetings that the Village has previously decided that when roads need to be repaved, if there was access to a retention pond, the Village would urbanize those roads. If there was not access to a retention pond, then repave and re-cut ditches (if necessary). Golden Way is next to an underutilized retention pond. Golden Way needs to be repaved. Follow the declared protocol and urbanize Golden Way! Use the retention pond for what it was built for.

I'm convinced that the sole reason people are opposed to urbanization is the cost. I totally understand that and would appreciate the homeowner's costs to be minimized. I understand that a proposal was brought up to complete the project with no special assessment to homeowners. That would be fantastic.

While benefits of the project are varied, the overall aesthetic improvement of our properties will be tremendous. The urbanization will not increase the assessed value of homes, which means taxes won't increase but, the project will increase the resale value of our properties.

Talk to the homeowners on Rustic Lane and the other roads that have been urbanized. Ask them if they want their ditches back. I don't think you'll find anyone that does.

We voted to become a Village in part to become a more progressive community. It's time to progress.

Daniel Pawlowski

Lyn Du Chateau

N9591 Golden Way

Jennifer Weyenberg

From: Hamilton, Steve <SHamilton@usautoforce.com>
Sent: Sunday, April 19, 2020 10:02 AM
To: Jennifer Weyenberg; Laura Jungwirth; Travis Parish; moore4harrison@yahoo.com; lisowe4harrison@gmail.com; jfochs2@gmail.com; darlenebartlein@new.rr.com
Cc: Lou@LMInsuranceservices.com; kevinhietpas@hotmail.com
Subject: Golden Way Project and urbanization

A couple months back I sent an email to Kevin Hietpas regarding my thoughts on the urbanization project of Golden Way. See below in **RED**.

Hopefully all board members have seen this email and have taken this view into consideration. There is still misinformation being spread on the Village Facebook Page including "only 1 house in the neighborhood has flooded." I assure you this is false information. My basement has flooded twice alone, and I have helped bail water out of my immediate neighbors basement windows while their basement was flooding. We need to, one way or another, improve our water management system and drainage. Finally I understand the bids are coming in very favorable, we have found some other grant money, and there even may be a possibility of no assessed cost for the Golden Way residents. It would be silly not to implement this plan. Certainly the main concern of residents opposing urbanization is the individual cost they may assume through a personal assessment. The main concern of residents supporting urbanization is this improves aesthetics & improves drainage therefore causing less flooding. This option (urbanization with no assessed cost to residents) solves both scenarios. We support this option. Feel free to reach out to me or my wife for further questions. We are trying to remove drama and exaggeration from this discussion, and will simply share facts and truth with you. PS My wife asked me to mention that a majority of the time there is standing water in our ditch which causes a stench and mosquito breeding grounds.

Kevin,

My name is Steve Hamilton, my wife and I are residents living on Golden Way. We have attended multiple village meetings and I have tried to keep myself abreast of all opposing views on this heated topic. My sincere appreciation goes out to you and the village board for your service, and willingness to listening to the opposing opinions. Here is some feedback and communication regarding my thoughts and opinions:

- First, as I'm sure you are aware this topic is causing division in our neighborhood. Most likely because we don't have all the facts and details regarding the expense per household. It's the fear of the unknown....
- Secondly, some of the semantics voiced during the last meeting were emotionally motivated. Whether you call it a drainage problem or flooding problem..... it's not one nor the other.....it's both.
- Thirdly, there certainly has been some false details thrown around. A few individuals have spewed details that include (and I quote) "it's going to cost each resident \$50,000" while another individual claims it will cost "\$25,000" and a third estimates "\$5800." You can see how this rhetoric is causing confusion, concern, and questions.

Therefore I felt it necessary to communicate my view regarding this topic so you all have another opinion.

- If we can keep the costs per resident \$6000 or less my wife and I would be for urbanization

Hopefully this information is valuable and will assist in a decision making process. Feel free to call or email with any questions or concerns.

Steve Hamilton

Steve Hamilton



Your Power to Win.

US AutoForce a division of US Venture Inc.

425 Better Way

Appleton Wi, 54915;

Cell 920-428-9623

Fax 920-831-8838

shamilton@usautoforce.com

Connect: [Website](#) | [Facebook](#) | [LinkedIn](#)

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Jennifer Weyenberg

From: Aimee Stoffregen <aimee.seroogy@gmail.com>
Sent: Saturday, April 18, 2020 11:03 PM
To: Jennifer Weyenberg
Subject: Urbanization virtual meeting

Hi Board Members,

I find that this random virtual meeting to be unethical. Meetings should be held during the designated times on Tuesday. It is not properly notified to the public. It is not on any of the Harrison Facebook pages, and not even shown on the village page as an update besides the calendar. If I did not see the petition I would not have known. There needs to be more information on how to attend these meetings virtually. How to sign in and listen and make the communities voice known. I feel this important vote should not be rushed considering how many people's finances are being impacted. Many people are out of work right now and cannot afford such projects. The COVID 19, is impacting everyone right now, and now is not the time to make a vote. Most of our attention right now is on the Virus. We need to focus on the health and safety of our community.

Thank you for your time.

Aimee Stoffregen

Jennifer Weyenberg

From: Phillip Roberts <roberts2063@sbcglobal.net>
Sent: Sunday, April 19, 2020 11:59 AM
To: kevinhietpas@hotmail.com; moore4harrison@yahoo.com; darlenebartlein@new.rr.com; Lou@LMInsuranceservices.com; lisowe4harrison@gmail.com; jfochs2@gmail.com; Travis Parish; Laura Jungwirth; Jennifer Weyenberg
Subject: Golden Way project

Good Morning,

We have been residents of the Darbroek Meadows Subdivision since 1994 and have personally experienced several water issues and many of our neighbors have as well over the years. There are several residents that have had drainage issues in their ditches and yards as well as water in their basements. The following residents we specifically know of have had water in their basements, some several times: Steve and Mary Hamilton N9599 Golden Way, Dan and Lynn Pawlowski N9591 Golden Way, Darlene and Tim Mitchell N9607 Golden Way, Jeff and Betty Young W6008 Pearl Drive and Phil and Sue Roberts W6032 Pearl Drive. I know these houses also have had water in their basements as well but the owners have sold their home and now have new owners: W6024 Pearl Drive, W6009 Pearl Drive, and W6040 Coral Court. How is it possible that this many houses in such a short distance have all had sump pump problems considering all the water in our ditches and the condition of our roads? I find this hard to believe that this it is a coincidence. I am sure Laura; your engineer on staff could share the reasoning on why the continued water issues.

The water stands in everyone's ditches, yards and under the roads. We even have a neighborhood muskrat. The ditches are difficult to maintain due to all the standing water. If you drive down the roads in this area you will see several residents that have installed retaining walls, berms, underground tubing or placed rocks in their ditches to deal with these water issues. Neighbors are trying to find a solution to fix their own water issues have resulted in backing up their respective neighbors. If we could fix our issue by ourselves we would but we know this is not only our issue, this is a neighborhood issue and we need to fix the problem as a whole by getting to the root cause and not using a small band-aid. With the storm sewer in the plans, it will form a backbone to link out to adjacent streets and resolve water issues there as well.

This project has been in the works since 2015. The village spent a lot of money on the retention pond because they had a plan to urbanize this area. This is the opportunity to do so and make use of the retention pond that we already spent tax payer dollars to put in.

I drove by the re-graded ditches on Kernan Ave in the Village and they have standing water and steep slopes after being re-graded. We pay taxes just like the rest and have the right to have water flow correctly on our street and out of our ditches. As a tax payer I no longer want to deal with the water issues as we and many neighbors have for years. I feel that as a resident of this village fixing roads and water issues should be first and foremost use of our tax dollars.

We have no problem contributing financially to make this village a better place to live for this project or other projects as we have very much enjoyed this community and do not plan on moving.

I appreciate everyone's service on the board. I know it is not easy to make everyone happy. That being said, I encourage you to use facts, rely on the experts on staff and do what is right to fix the

issues. I want each of you to take a moment to think about why you wanted to be on the Board in the first place - probably to help people and improve our Village. I hope at the end of the day you feel like the decision you make is the right one and that you are listening to those that are actually within the project limits.

Below I have included several numbers & emails of individuals who would love to have a conversation with you regarding this project. These are the people you should be talking to. Ask them questions, understand their viewpoints, and make note that many people do want this project.

I know some may believe that the new board should be deciding on this project but it seems counterproductive to have individuals come into their positions and make an educated vote on this project when they were not involved from the start. We know projects get done in spring and in order to make this happen time is of the essence.

Sincerely,

Sue Roberts

Name	Street	Cell	Cell2	E-mail	E-mail2
Dave & Kathy Lehner	Coral Ct	920-809-0361		leh10fam@gmail.com	
Dwayne and Sandy Brandt	Coral Ct	920-450-6742		duanebrandt15@gmail.com	-
Dan & Lynn Pawlowski	Golden Way	920-475-6337		drpawlowski@sbcglobal.net	lyniedu@yal
Steve & Mary Hamilton	Golden Way	920-428-9623		shamilton@usautoforce.com	
Tim & Darlene Mitchell	Golden Way	920-470-4559		timatspecialty@gmail.com	
Jenny & Russ Harris	Golden Way	920-412-7630		eliandjenny@yahoo.com	-
Phil & Sue Roberts	Pearl Dr	920-213-7404	920-209-2201	phil.roberts@omnni.com	roberts2063
Wayne & Linda Beyer	Pearl Dr	920-257-6410		waynedbeyer@gmail.com	
Mike & Jillian Sylla	Pearl Dr	608-780-8157	920-265-3410	msylla2317@gmail.com	
Joanne Werth	Pearl Dr	920-757-6350		mindymom2003@att.net	-
Tina Lausman & Paul Kampo	Pearl Dr	920-740-7622		tinalausman@gmail.com	
Betty Young	Pearl Dr	920-841-0593		bettyboop333@live.com	
Noemi & Edgar Guzman	Pearl Dr	920-809-6999	920-209-9841	mimistrukiz@gmail.com	melog69@g
Dan & Sandra Piotrowski	Pearl Dr	920-205-0406	920-730-8363	pocah53@gmail.com	-

Jennifer Weyenberg

From: Mike Sylla <msylla2317@gmail.com>
Sent: Sunday, April 19, 2020 12:08 PM
To: darlenebartlein@new.rr.com; jfochs2@gmail.com; kevinhietpas@hotmail.com; lisowe4harrison@gmail.com; loumiller@tds.net; moore4harrison@yahoo.com
Cc: Jennifer Weyenberg; Laura Jungwirth; Travis Parish
Subject: Village of Harrison Urbanization

Hi,
I wanted to express my support for the urbanization project on Golden Way, Pearl, etc. This project would bring valuable benefits to our area and much needed road and drainage work.

This project is of course much more attractive if the assessment is waived, however, I would still be in support of it with a reasonable assessment valuation.

Thank you,
Mike Sylla

Jennifer Weyenberg

From: Tim Mitchell <timatspecialty@gmail.com>
Sent: Sunday, April 19, 2020 1:26 PM
To: kevinhietpas@hotmail.com; darlenebartlein@new.rr.com
Cc: Jennifer Weyenberg; Travis Parish; Laura Jungwirth
Subject: Supporter of Golden Way project

To the board members of town of Harrison,

In regards to the meeting on Monday April 20th I would like to state that my wife (Darlene Mitchell) and I (Tim Mitchell) are in favor of completing the Golden Way project this year.

As there are many reasons for supporting this project I would like to state a couple that may not have been thought out completely.

The ditch presents a varying degree of difficulty to mow and maintain while today it may not be challenging, you might even consider it a good workout as I once did, but as we all get older your opinion will change as mine has.

The last thought I would like to mention today is that the standing water in the ditches present a breeding ground for insects, I'm sure everyone of us have treated our lawns in an effort to control mosquitoes when entertaining outside.

Thank all of you for your hard work,
Sincerely Tim Mitchell

Jennifer Weyenberg

From: Darlene Mitchell <darsmyrealtor@gmail.com>
Sent: Sunday, April 19, 2020 3:02 PM
To: kevinhietpas@hotmail.com; darlenebartlein@new.rr.com
Cc: Jennifer Weyenberg; Travis Parish; Laura Jungwirth
Subject: A Supporter of the Golden Way Urbanization Project - Town of Harrison

To the Board members of the Town of Harrison:

My name is Darlene Mitchell and I live at N9607 Golden Way in Harrison. My husband, Timothy Mitchell and I support the proposed Urbanization project on Golden Way and we are in favor of it being completed this year yet, (2020). We envision the increased monetary value it will bring to our property, as well as the reduction of the physical labor of maintaining the ditch.

I am a Realtor with First Weber Realtors for the last 20 years in the Fox Cities. I am a member in good standing with the local Realtor Board and MLS, the Wisconsin Realtors Association and the National Association of Realtors.

I have listed and sold many houses in the Darboy area as well as all over the Fox Cities. I work with clients who transfer here from other areas of the state and/or country as well as local people. It is my job to have a pulse on what is "hot" in any given area, what areas are having improvements that can affect resale and which projects can cause blight or market down turn.

It is my experience that MOST Buyers prefer a level lawn in the front of the house versus a ditch. When presented with a ditch on a property, a discussion always follows as to ease of maintenance, potential water overflow and any damage and any personal liability as the home owner regarding standing water and the public... especially the safety of small children and animals.

The Realtor Associations do not keep statistics regarding the resale value of ditch vs no ditch...but I do know that Appraisers WILL give monetary valuations of a ditch vs no ditch when calculating the appraised value of the house and property. I do believe an Appraiser has given their opinion at an earlier meeting, the result being a level lawn WILL get a higher property value than a property with a ditch.

Regarding the cost (per property owner) of the project and eminent resale if a homeowner is selling in the next year, it can be handled several ways. The Urbanization Project will not be an obstacle to selling a property if that is the homeowners desire. Most likely, it will be viewed as a positive item. Disclosure of said project is the main issue, with the final project costs presented to the potential buyers in writing prior to the actual closing.

Thank you for your time. If you have any questions, please feel free to contact me.

Sincerely,
Darlene Mitchell
N9607 Golden Way
Appleton WI 54915

--
Darlene Mitchell
Realtor, ABR, GRI
First Weber, Inc.

920-470-4552

darsmyrealtor@gmail.com

Village of Harrison Trustees,

I am writing to you all to request your continued leadership in moving the Golden Way Urbanization project forward.

There is clear rationale for this.

- Each of you are informed, you understand the details, you have heard from multiple residents about the issues and concerns in our neighborhood. There is not any new discovery to be had.
- All the pieces are in place; very favorable construction bids are in, engineering plans are in place, recommendations are made, the project is in the budget, and an assessment policy is enacted.
- The clock is ticking on this program; the bids are good for 60 days. Unforeseen delays will end up costing the Village thousands more if delayed past 60 days and efforts to restart and rebids are made.
- There are precedents for other villages holding virtual online meetings in Wisconsin for the last several weeks (check Google) and Travis is currently assessing online options.

There are a few key facts to address that are important to summarize.

Current Situation

- The roads to need to be rebuilt in many areas – the 2.5" of blacktop is cracked through and the roadbed is bad in many areas. A simple grind and re-surface is not a solution as some have suggested.
- We have multiple drainage issues on all these roads. Ditches have silted in, culverts are not at proper levels, pitches are not right. Residents are fed up with standing water and wet ditches for most of the non-snow months. I've talked with many neighbors about this.
 - We all know constantly wet ditches negatively impact the roadbed and surrounding water table.
 - It's a fact that in my immediate area over the recent years 5 homes (that I know of) have had water in their basements; with heavy rains 1 resident on Pearl frequently has water to her back door due to bad drainage, and another on Coral as added multiple yard drains to channel water.
- There is support for urbanization by impacted residents. There are **18** families on Golden Way, Pearl, and Coral that I personally know of that support urbanization and are willing to pay a fair assessment. I am sure there are more of the 41 families in the project zone that support urbanization, given the facts and a reasonable assessment.
- The project including urbanization have been in the Village's program since at least 2015 per Travis and inquiries I made about 4 years ago. This is not a project driven by 1 person's agenda as falsely stated; it's been in the Village plan and driven by need and vision.
 - We also have the retention pond and infra-structure in place to more effectively channel water from the Golden Way and the 3 court roads.
 - Adding storm sewer to this area also provides the backbone to connect adjacent roads and better manage our storm water and wet ditch issues throughout the area.

As a board, you have done the heavy lifting so far.

- Very favorable bids are in at \$1.25M with concrete curb and asphalt road, this amount is significantly lower than the pre-bid estimates and what was budgeted for. I've attached a copy for your review.
 - Note that curb is \$12/linear foot; for a typical 100ft lot and driveway – rebuilding an apron costs more at about \$1900 than the cost of curb.
- You have the Golden Way project in the 2020 budget, there is no additional impact to spending and tax rates. Spending is actually lower than planned. Delay to 2021 for this project or a re-work of plans will incur more engineering costs and certainly higher construction costs for like work.
 - You have already agreed to patch the worst part of Noe and make larger scale repairs in 2021.
- You have an assessment policy in place with the latitude to adjust the final assessment at a later date. You have the power to assess area wide, by frontage, impose a cap in assessed amount, or even not impose any assessment.
 - The new proposal by the Village Manager of NO assessments will be appealing to all residents in the project. The combination of low bids below estimates and budgeted amounts, the transportation fees for road repair, and other related road income allow for this. The Village manager manages the budget and has a good handle on what is possible.
 - We also know that property appraisals are not impacted by urbanization; its not part of the formula.
 - I think we all know that people are not generally opposed to urbanization as outlined; they really either don't want to pay anything for it or they want a fair assessment as they find value in the improvements. Assessments can contribute in the ballpark of \$250,000 to the \$1.25M total depending on what you decide.
- You have support of Village staff for this project as we've heard. The board has stated they should rely on the expertise of its professionals, I urge you to.

There are benefits to the Golden Way Urbanization project.

You have heard every conceivable negative argument and multiple falsehoods about this project from a select few but never a single positive comment about the benefits from them. There are certainly are benefits, you and those supporting the project realize that.

- Urbanization with the addition storm sewers will:
 - Remove water from the roads and effectively channel it to the retention pond, reducing freeze/thaw road damage.
 - Remove ditches and standing water, extending the roadbed life and road surface plus eliminate the challenges so many homeowners have maintaining a wet ditch.
 - Add select yard drains to alleviate the yard flooding on Pearl as I described.
 - Puts infrastructure in place that will last decades to manage water and fully utilize the retention pond.

- Improves:
 - Aesthetics of the neighborhood, there is value to this.
 - We've seen the positive results on Sumac/Hickory/Rustic – residents have stated it was the best money spent, urbanization was a no-brainer, and those without it changed their mind and wanted after adjacent streets got it.
 - Road safety for walkers, bikers and families with more stable shoulders and slightly wider roads for parking. We have a lot of walkers and young children on bikes in the area. Dual side parking results in very narrow passage; I've submitted requests to the Village for single sided parking on areas of Golden Way for this exact reason.
 - Safety and utility for homeowners mowing ditches
 - Usable space in yards; ditches are a no-man's land and not usable.
- Urbanization fixes all our issues and provides additional tangible benefits!

Road resurfacing will not solve all the issues we have in the neighborhood, nor will it provide the same benefits. Standing water will in ditches remain.

- Additional excavation of ditches will be required leaving a muddy mess that will be difficult to grow grass in. Staff and trustees clearly stated excavation is only a short-term fix; ditches will silt in again, roadbeds will degrade again and roads will not last as long. Getting road life under control is a factor to getting a decent road maintenance plan in place, one of the village's goals.
- I know multiple culverts in the area are not at the right height, its easy to see. I believe the village will be forced to dig out and relay culverts. That cost and cost of a new apron will likely be borne by the homeowner.
- A new apron costs more than the curb and gutter. I and others I've spoken to would rather pay some extra for urbanization and get a better solution. Why not address this all at once with a workable solution that is already planned and ready to go?

How to move forward:

- I urge you to apply long term vision, provide your leadership and vote to approve the Golden Way Urbanization project.
- It's the right thing for the long term good of the village and residents.

Sincerely,

Wayne Beyer

Jennifer Weyenberg

From: Wayne Beyer <waynedbeyer@gmail.com>
Sent: Sunday, April 19, 2020 5:49 PM
To: moore4harrison@yahoo.com; darlenebartlein@new.rr.com; Lou@LMInsuranceservices.com; lisowe4harrison@gmail.com; jfochs2@gmail.com; kevinhietpas@hotmail.com; Jennifer Weyenberg
Cc: Laura Jungwirth; Travis Parish; 'Phillip Roberts'
Subject: Golden Way Urbanization Project Public Input
Attachments: Village of Harrison Trustees Letter - Refreshed 4-19-20.pdf

Trustees,

I'd like to share some great new information with you about residents that support the Golden Way Urbanization project!

88% of the people living on Pearl and the southern end of Golden Way show some support for this program, plus 3 more on Coral.

See the map and full list below.



Specifically:

- 90% of Pearl Drive supports urbanization (9 of 10) The one remaining house is sold and vacant.
- 71%-85% of Golden Way (south of Coral) support urbanization (5-6 of 7) homes depending on the assessment policy
- 30% on Coral support urbanization (partial count) - I'm pretty sure the value is higher, I don't know rest of the Coral residents and have not talked to them

- Only 4-5 more homes in the project area are needed to show support to exceed a 50% overall value; that's 4-5 out of 23 homes remaining homes or about 20% of the families we've not talked to yet.
 - Considering the high percentage of support in the southern part, I believe there are easily 4-5 more homeowners that do support urbanization in the project area.
 - Overall, 41.4% of the homes facing the four roads show some support and interest in the Golden Way Urbanization project – OF THOSE WE'VE TALKED TO.

As I've talked to my neighbors, listened to them about their concerns and frustrations, I can confidently say that:

- They are very supportive of urbanization when kept informed of the facts through our neighborhood network.
- They are truly passionate about this getting this project to go through to resolve the ongoing road and water issues we've had for many, many years. This project has been on the Villages TO DO list since at least 2015.
- They also feel that their voices are continually getting drowned out by the mis-information/lies, scorched earth Facebook posts against residents and the board, and general negatively promoted by one person and his small following. Many are simply mad and frustrated with these issues, and that the narrative seems to be driven from those living outside of the project area (Emerald and elsewhere) and no-one is listening to those IN the project area.
- These residents living in the project area dealing with these road & drainage issues every year, they deserve to be heard and taken seriously and not belittled and talked down to by those select few in the community.

You, the trustees have the power to sort fact from fiction and work together to address legitimate concerns of those whose interests you represent.

From my conversations with many of you and observations, I know you can do the fact sorting and evaluation and understand what is really best in the long term for neighborhood, village and for building a storm sewer infrastructure backbone for the larger area.

You all have done the hard work to get this far to better our community. I'm hoping you will consider your stances and attend the meeting Monday.

Ultimately I urge you to vote to support passage of the Golden Way Urbanization project. It is clear, many, many residents want this.

Sincerely,

Wayne Beyer

PS. I'm attaching the original letter I sent you outlining all the reasons this project does make sense for the residents of the project area. Those reasons still hold true.

Appendix – Project Area Residents Supporting Urbanization

Harrison Residents on Golden Way, Pearl Dr, and Coral that support urbanization

	Name	Street	Cell	Cell2	E-mail	E-mail2
1	Phil & Sue Roberts	Pearl Dr	920-213-7404	920-209-2201	phil.roberts@omni.com	roberts2063@sbcglobal.com
2	Wayne & Linda Beyer	Pearl Dr	920-257-6410		waynedbeyer@gmail.com	
3	Mike & Jillian Sylla	Pearl Dr	608-780-8157	920-265-3410	msylla2317@gmail.com	
4	Joanne	Pearl Dr	920-757-6350		mindymom2003@att.net	
5	Tina Lausman & Paul Kampo	Pearl Dr	920-740-7622		tinalausman@gmail.com	
6	Betty Young	Pearl Dr	920-841-0593		bettyboop333@live.com	
7	Noemi & Edgar Guzman	Pearl Dr	920-909-6999	920-209-9841	nimistrukiz@gmail.com	meiog69@gmail.com
8	Dan & Sanda Plotrowski	Pearl Dr	920-205-0406		pocah53@gmail.com	100% support - wet ditches
9	Kathleen Deboer	Pearl Dr			Not opposed to urbanization if \$0 assessment	
10	Dan & Lynn Pawlowski	Golden Way	920-475-6337		dpawlowski@sbcglobal.net	lyniedu@yahoo.com
11	Steve & Mary Hamilton	Golden Way	920-428-9623		shamilton@usautoforce.com	
12	Tim & Darlene Mitchell	Golden Way	920-470-4559		timatspecialty@gmail.com	
13	Jenny & Russ Harris	Golden Way	920-412-7630		elliandienny@yahoo.com	
14	Aimee Strossregen	Golden Way			Would be OK with \$0 assessment	
15	Brian Laehn	Golden Way			Not opposed to urbanization if \$0 assessment	
16	Dave & Kathy Lehner	Coral Ct	920-809-0361		leh10fam@gmail.com	
17	Roberto & Marli Zane	Coral Ct			Not opposed to urbanization if \$0 assessment or reasonable low assessment.	
18	Dwayne and Sandy Brandt	Coral Ct			Interested with no assessment. Issues with steep and wet ditches. Previous owner flipped a riding mower in the ditch.	



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Jennifer Weyenberg

From: Betty <bettyboop333@live.com>
Sent: Sunday, April 19, 2020 8:36 PM
To: moore4harrison@yahoo.com
Cc: Jennifer Weyenberg; Travis Parish; ljungwerth@harrison-wi.org
Subject: Golden Way Road Project--You have our vote

Hello,

I am writing this regarding the Golden way and Court Roads project.

I am writing this, this is Betty and Jeff Young we live at the end on Pearl Drive.(left side of road)
We look forward to having curb and gutter and a new road, we support this project, it is long over due.
We also are excited for the drainage ditch that flows on the side of our property to the retention pond, that has been a issue with garbage flowing down to the storm drain after a rain storm and becomes clogged, we were told when that project happened someone would be out to cleaned up. we also right now have a large wash out of the soil around the drain that is quite large, I had called this in previously and now again it is washed out a teenager could fit their body in the hole ,it is so big.
So, We, Jeff and Betty Young are in big favor of this urbanization.

Thank you for your time,
Betty Young
W6008 Pearl Drive

Sent from Windows Mail

Jennifer Weyenberg

From: peetpio@yahoo.com
Sent: Monday, April 20, 2020 1:55 AM
To: kevinhietpas@hotmail.com; moore4harrison@yahoo.com; darlenebartlein@new.rr.com; Lou@LMInsuranceservices.com; lisowe4harrison@gmail.com; jfochs2@gmail.com
Cc: Jennifer Weyenberg
Subject: Monday Meeting

Hello Village Board Members,

I heard that there is a meeting on Monday to discuss/approve the Golden Way road project. I also heard a rumor that there was a survey done and most people in this neighborhood didn't agree with this project; I don't recall participating in this survey. It is my understanding that you've planned this project for quite a while and done your due diligence in making sure this is the right decision to address road and drainage issues. It is also my understanding that the quote came in under budget and a timely vote needs to happen to avoid expiration dates on the quotes. I'm hoping this project gets approved and I'm looking for a resolution to our drainage issues.

Thank you for your time and your service to our community,
Dan Piotrowski
W6041 Pearl Dr.

Jennifer Weyenberg

From: Tina Lausman <tinalausman@gmail.com>
Sent: Monday, April 20, 2020 2:05 PM
To: moore4harrison@yahoo.com; darlenebartlein@new.rr.com;
Lou@lminsuranceservices.com; lisowe4harrison@gmail.com; jfochs2@gmail.com; Travis
Parish; Laura Jungwirth; Jennifer Weyenberg; kevinhietpas@hotmail.com
Subject: Golden Way Project
Attachments: 13664 (1).jpeg

We support the Roberts comments on the letter they sent you on Sunday April 19th. Attached is a picture of some of the water problems we have had in the past. We support this project. these water issues will not resolve on their own and more people will be trying to do it on their own. thank you for your time.

Tina Lausman

Owner of W6025 Pearl Drive



Jennifer Weyenberg

From: Wayne Beyer <waynedbeyer@gmail.com>
Sent: Monday, April 27, 2020 9:49 AM
To: kevinhietpas@hotmail.com; darlenebartlein@new.rr.com; lou@lminsuranceservices.com; tylermoore68@yahoo.com; badgerzwon@yahoo.com; mvanhefty5925@gmail.com
Cc: Jennifer Weyenberg; Laura Jungwirth; Travis Parish
Subject: Golden Way Project Request and Updates 4-27-20
Attachments: Village Trustee Letter 4-27.pdf; Golden Way Urbanization Project Facts.pdf; 0420 Bid for Golden and Courts.pdf

Importance: High

Harrison Village Trustees,

I'd like to make a request of the board and also offer some updated information in support of the Golden Way Urbanization project you are all aware of.

1. I am requesting more prompt action by the board to make progress against this program prior to the 60 day window closing on bid acceptance.
 - Bids were given on 4/1, for over 3 weeks there has been no activity to move any action forward outside of requesting an assessable construction total from the engineering firm.
 - With the planned 5/12 meeting, nearly 6 weeks will have past with no significant activity or discussion. The clock is ticking on this project.
 - As you'll see in #2, a majority of residents in the project area want urbanization, we can't let this opportunity slip.
2. A majority of residents **IN THE PROJECT AREA** want urbanization.
When presented with the facts, they overwhelmingly want urbanization For all neighbors listed below, I or Phil Roberts have spoken individually to each one.
 - **96.2%** of residents we spoke to support urbanization (25 of 26).
 - Only 1 residence was content with their ditch. Of the 26 supporters – 3 residences wanted \$0 assessments.
 - One other resident publically supported urbanization with a reasonable assessment, they were not included as a supporter as we did not yet talk to them yet, if included supporters would number 26.
 - **61%** of the total residents in the project area support urbanization (25/41) – this is clearly a **majority**.
 - Even if you include the 2 properties with side of lot urbanization (no side of lot assessments, included?) & 1 on Emerald (included or not?) the support is still a majority at 56.8% (25/44)
 - See the below map for a visual and list of people contacted so far
 - There are still several more households to speak with, I expect even more to support urbanization given the 96% support rate so far.
 - Many neighbors on each of the 4 streets have worked together to engage their neighbors and continue the dialog. The common theme has been a lack of information from the village about the project details and status. Once engaged and given facts, the residents support urbanization and share their frustration with wet ditches, standing water and the bad roads.
 - I urge you to listen to the voices of the residents living **IN** the project area. Often their voices have not been heard over those living **OUTSIDE** of the project that opposed the project and urbanization.
3. Facts and Rational for support of the Golden Way Project.

For the new trustees, I'd like to re-iterate the reasons it makes sense to pursue the project this year as bid.

- I've attached 2 PDFs, one of refreshed rationale I shared earlier with the old board and the other a fact list for the project to date.
- The fact list was verified as accurate by Travis Parish.

How to move forward:

- Please consider my request for prompt action to start activity now that the bids are in and before they expire. We have a once in a 25-30 year opportunity to fix some long term water and road issues this neighborhood has with an urbanization solution that does that and much more. Delay till next year will only cost the village more money.
- I urge you to apply long term vision, provide your leadership and vote to approve the Golden Way Urbanization project. For the reasons given, this project makes sense! A majority of the residents support urbanization.
- The pieces are all in place, this is a solution that meets our neighborhood needs. It's the right thing for the long term good of the village and residents.

I hope you will take these items into consideration and act to move this program forward to approval.

Note: I am BCCing neighborhood residents in the project area that support urbanization to continue to keep them informed about what is going on and communications to the board.

Sincerely,

Wayne Beyer

Appendix

Map of those contacted about urbanization and results.



Residents Contacted About the Support and Results

Name	Address	Support Urbanization
1 Shae Ellefson (Wheeler)	W6017 Cameo Court	Yes
2 Kenneth Vassar	W6024 Cameo Court	Yes
3 Joseph and Stephanie Colling	W6025 Cameo Court	Yes
4 Aimee Larson	W6041 Cameo Court	Yes
5 Daniel Pawlowski & Lynn	N9591 Golden Way	Yes
6 Mary and Steve Hamilton	N9599 Golden Way	Yes
7 Darlene and Timothy Mitchell	N9607 Golden Way	Yes
8 Jennifer and Russell Harris	N9617 Golden Way	Yes
9 Aimee and Nicholas Stoffregen	N9627 Golden Way	Yes
10 Brian Laehn	N9635 Golden Way	Yes
11 Lira Martinez	N9643 Golden Way	No
12 Daniel and Barbara School	W6016 Coral Court	Yes
13 Michelle and Timothy Dobinski	W6024 Coral Court	Yes
14 Marli and Roberto Zane	W6032 Coral Court	Yes
15 Catherine and David Lehner	W6033 Coral Court	Yes
16 Ryan and Michele Tuomi	W6040 Coral Court	Yes
17 Diane and Duane Brandt	W6041 Coral Court	Yes
18 Jeffrey & Betty Young	W6008 Pearl Drive	Yes
19 Darryl & Kathleen Deboer	W6016 Pearl Drive	Yes
20 Joanne Werth	W6017 Pearl Drive	Yes
21 Edgar and Noemi Guzman	W6024 Pearl Drive	Yes
22 Tina & Paul Lausman	W6025 Pearl Drive	Yes
23 Phil and Sue Roberts	W6032 Pearl Drive	Yes
24 Michael and Jillian Sylta	W6033 Pearl Drive	Yes
25 Linda and Wayne Beyer	W6040 Pearl Drive	Yes
26 Sandra and Daniel Piotrowski	W6041 Pearl Drive	Yes



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Golden Way Urbanization Project

Trustees,

There are a few key facts to address that are important to summarize.

Current Situation

- The roads to need to be rebuilt in many areas – the blacktop is ~2.5” only on the original part of the roads in this area, it is cracked through and the roadbed is bad in many areas. A simple grind and re-surface is not a solution as some have suggested. Golden Way rates the worst of all the roads in the village per the PASER study the staff team completed. Ask staff to see it.
- We have multiple drainage issues along all these roads. Ditches have silted in, culverts are not at proper levels, pitches are not right. Residents are fed up with standing water and wet ditches for most of the non-snow months. I’ve talked with many neighbors about this, it’s a common theme.
 - We all know constantly wet ditches negatively impact the roadbed and surrounding water table. We’ve seen that in this neighborhood over the years.
 - I have seen the northern end Golden Way flooded over the road surface in very heavy rains, I’ve seen the ditches overflow aprons on Golden Way in heavy rains. Freeze/thaw cycles have exacted a toll on the roads with the large amount of standing water on the roadways.
 - It’s a fact that in my immediate area over the recent years, 5 homes (that I know of) have had water in their basements; with heavy rains 1 resident on Pearl frequently has water to her back door due to bad drainage, and another on Coral as added multiple yard drains to channel water. One resident added a 2nd sump pit to help deal with the high amount of water they saw coming in.
 - A resident of the Hickory/Sumac/Rustic reported his sump ran 50% less after urbanization. I’ll supply a name if needed. Storm sewers do impact the surround water table.
- There is support for urbanization by a majority of the residents in the project area; Golden Way, Pearl, Coral & Cameo.
 - **96.2%** of residents we spoke to support urbanization (25 of 26).
 - **61%** of the total residents in the project area support urbanization (25/41) – this clearly a majority. That number will continue to grow.
 - Even if you include the 2 properties with side of lot urbanization (no side of lot assessments, included?) & 1 on Emerald (included or not?) the support is still a majority at 56.8% (25/44)
 - More residents will be contacted yet, the total will continue to grow.
 - When given the facts about the project, residents support urbanization.
- Road repairs including urbanization for these 4 roads have been desired but the village since at least 2015 per Travis; I was told of urbanization 4 years ago when I first inquired about road repairs. This is not a project driven by 1 person’s agenda as falsely stated earlier; it’s been in the Village plan and driven by need & long term vision.
 - We also have the retention pond and infra-structure in place to more effectively channel water from the Golden Way and the 3 court roads.
 - The addition of the storm sewer backbone that is part of urbanization will allow the village to address storm water flow on adjacent roads, similar issues exist there too. The retention pond at the end of Cameo cost \$1M, we should fully utilize the pond with the addition of the storm sewer backbone

Golden Way Urbanization Project

As a board, you have done the heavy lifting so far.

- Very favorable bids are in at \$1.25M with concrete curb and asphalt road, this amount is significantly lower than the pre-bid estimates and what was budgeted for. I've attached a copy for your review.
 - Note that curb is \$12/linear foot; for a typical 100ft lot and driveway – rebuilding an apron costs more at about \$1900 vs. the cost of curb. Curb is relatively inexpensive.
- More than adequate funding is available for this project in addition to any assessments the board imposes. The Golden Way project is in the 2020 budget for more than the low bid amount, there is no additional impact to spending and tax rates – it's in the budget for 2020.
 - The Transportation Fee on our tax bill was implemented to reduce or eliminate assessments and that it must be used for per the law. \$531,000 is available from the current tax year, it makes no sense to withhold it.
 - \$242,000 is available in Garners Creek storm water fees. Storm water fees can only be used for storm water projects, so urbanization would qualify for use of the Garners Creek Fees.
 - There are no other road projects planned for 2020, we should apply the available and planned funding towards this project. The rumored thought that we'll fix a bunch of other roads in 2020 is not well thought out; the bid cycle is about past and any major road work will be difficult to get on anyone's schedule and pricing will be much higher than when bidding in the fall/winter for 2021.
 - With respect to Noe repairs, the board already agreed to patch the worst part of Noe in 2020 and make larger scale repairs in 2021.
- The village has an assessment policy in place with the latitude to adjust the final assessment at a later date. You have the power to assess area wide, by frontage, impose a cap in assessed amount, or even not impose any assessment.
 - We also know that property appraisals are not impacted by urbanization; it's not part of the formula. Our property appraisers, Accurate Appraisers, have confirmed that.
 - Our village manager has proposed to the board a \$0 assessment policy since the project costs are now known and sufficient funding is available per above. This proposal aligns with the viewpoints of some on the board. The monies were always available; costs are now clearer enabling the proposal.
 - The facts show that a majority of the people in the project area don't oppose urbanization. About 90% of the people we spoke with are willing to pay a fair assessment and want to invest in their neighborhood to get rid of ditches & standing water, improve safety on the roadways through a wider road, and improve the aesthetics of the neighborhood. I have heard this from multiple residents while talking to them – these are not only my words.
 - Per the assessment policy, payments can be spread out up to 10 yrs, this does make any assessments even more affordable.
 - Finally, the board can approve the bid and award the contract prior to having the final assessment public discussion (with 2 week notice). This process was confirmed by the board earlier in the year.
- The village's staff recommends proceeding with this project. There are some solid engineering, strategic and long term reasons to do this project. The board has stated several times they should rely more on the expertise of staff in making recommendations and driving planning. I urge you to; storm water management is an area of expertise of the Director of Public works, she is a licensed professional engineer.

Golden Way Urbanization Project

There are benefits to the Golden Way Urbanization project.

Many of you have heard every conceivable negative argument and multiple falsehoods about this project from a select few but never a single positive comment about the benefits. There are certainly are benefits, you and those supporting the project realize that.

- Urbanization with the addition storm sewers will:
 - Remove water from the roads and effectively channel it to the retention pond, reducing freeze/thaw road damage.
 - Remove ditches and standing water, extending the roadbed life and road surface plus eliminate the challenges so many homeowners have maintaining a wet ditch.
 - Add select yard drains to alleviate the yard flooding on Pearl as I described (supplemental bid)
 - Puts infrastructure in place that will last decades to manage water and fully utilize the retention pond.
- Improves:
 - Aesthetics of the neighborhood, there is value to this.
 - We've seen the positive results on Sumac/Hickory/Rustic – residents there have stated it was the best money spent, urbanization was a no-brainer, and those without it changed their mind and wanted it after adjacent streets got it.
 - Road safety for walkers, bikers and families with wider roads, more stable shoulders and wider roads for parking. We have a lot of walkers and young children on bikes in the area. Dual side parking results in very narrow passage; I've submitted requests to the Village for single sided parking on the northern end of Golden Way for this exact reason.
 - Safety and utility for homeowners mowing ditches
 - Usable space in yards; ditches are a no-man's land and not usable.
- Urbanization fixes all our issues and provides additional tangible benefits!

Road resurfacing will not solve all the issues we have in the neighborhood, nor will it provide the same benefits. Standing water will in ditches will remain.

- Additional excavation of ditches will be required leaving a muddy mess that will be difficult to grow grass in. Staff and trustees clearly stated excavation is only a short-term fix; ditches will silt in again, roadbeds will degrade again and roads will not last as long. Getting road life under control is a factor to getting a decent road maintenance plan in place, one of the village's goals.
- I know multiple culverts in the area are not at the right height, it is easy to see. I believe the village will be forced to dig out and relay culverts. That cost and cost of a new apron will likely be borne by the homeowner.
- A new apron costs more than the curb and gutter. I and others I've spoken to would rather pay some extra for urbanization and get a better solution. Why not address this all at once with a workable solution that is already planned and ready to go?

Golden Way Urbanization Project

How to move forward:

- Please consider my request for prompt action to start activity now that the bids are in and before they expire. We have a once in a 25-30 year opportunity to fix some long term water and road issues this neighborhood has. Delay till next year will only cost the village more money.
- I urge you to apply long term vision, provide your leadership and vote to approve the Golden Way Urbanization project. For the reasons given, this project makes sense! A majority of the residents support urbanization.
- The pieces are all in place; this is a solution that meets our neighborhood needs. It's the right thing for the long term good of the village and residents.

Sincerely,

Wayne Beyer

Golden Way Urbanization Project Facts (Verified by Harrison Village Manager)

1. The project area includes Golden Way, Cameo Ct, Pearl Dr. and Coral Ct.
 - These roads have been on the radar of the Village since McMahon did a 5 year Capital Improvement Plan in 2015
 - Emerald Lane wasn't originally part of the plan back in 2015.
 - Emerald Lane was part of the project when it was first proposed at the initial Village Budget Meeting in 2019 as a cost savings plan to address the poor road conditions and drainage issues for the area
 - During the budgeting process, it was determined the Emerald Lane would be removed from the project due to residents on Emerald Lane stating they didn't have drainage issues
 - There are 43-44 affected properties in the project zone (*41 road facing lots Golden, Pearl Coral, Cameo, 2 lots urbanization on lot side only, 1 on Emerald*)
2. Sidewalks are not part of this project
 - They were in the original plans but they were removed at the request of the residents in attendance at a budget meeting. After discussion among board members it was determined they weren't needed or necessary.
3. Street Lights are not part of this project. They were never part of this project
4. The new road will be 35' from back of curb to back of curb. Currently, the road is 22' with two 3' shoulders (28' total).
5. Harrison specifically budgeted \$1,342,826 in the 2020 Budget to complete this project
 - This is the only road project that Harrison had planned for 2020
 - If the Village doesn't do this project, that doesn't mean Noe will be done in its place – this money was designated in the budget for this particular project and contractors' schedules are already filling up for 2020.
 - The low responsive bidder is PTS at a total of \$1,250,587.00 (asphalt road)
 - There is a supplemental bid to address backyard drainage issues for several residents that totaled \$92,529.00
 - No Loan is needed complete this project
6. Village Manager Travis Parish has made the Village Board aware of Harrison's financial situation:
 - Available funds for this project include the Transportation Fee (\$531,750), Garners Creek (\$242,006) and the Road Budget already designated for this project
 - The Transportation Fee on our tax bill was implemented to reduce or eliminate assessments and that it must be used for per the law.
 - Storm Water Fees can only be used for storm water projects, so urbanization would qualify for use of the Garners Creek Fees
 - Under current policy the Village Board has the right to assess projects in the methods outlined in the Assessment policy – though as the math shows above, it is possible to do the project without assessing residents and it is up to the Village Board to use this information in their decision making process
 - Proposing to hold off on the supplemental bid (east end of Pearl to Garnet) due to the belief that the Village would have to acquire an easement due to a utility pole where the sewer pipe would go. This was included to get an idea on what it would cost to fix the backyard drainage problems across several yards on Pearl.
7. The bids are valid for 60 days and the bids were placed on April 1, 2020
 - Low bid contractor PTS has not guaranteed their pricing for 1 year
 - PTS would most likely be willing to work with the Village possibly being awarded the contract in 2020 and doing the work in 2021 but there would be a change order prepared outlining the conditions of the award that were mutually agreeable to both the Village and PTS
 - i. This would most likely include not having to re-bid
 - ii. It's very likely this would include an increase in pricing due to the unknown material pricing for next year
8. A retention pond east of Cameo Court (Emerald Pond) was constructed to provide storm water management to this area.
 - The pond allows the village to urbanize the area as the water from the road would be treated by the pond
 - The pond cost close to \$1M to construct
 - Garners Creek purchased the land for \$40,000 per acre from the Uitenbroek family.
9. To this point Harrison has followed every procedure according to State Statutes
 - The bids have been received and opened
 - No informational meetings are required to choose a contractor
 - The Village Board must now either accept the bids or reject the bids
 - Every procedure has been followed
 - The only informational meeting needed at this point would be if the Village Board decides to assess for this project – they would need to pass another preliminary resolution and hold a public hearing on a possible assessment
 - To be clear, the contractor can be selected now without this public assessment hearing taking place

BID TABULATION

Owner: VILLAGE OF HARBOR
Project Name: 2020 Street Urbanization - Golden Way, Camos Col, Coral Cl, Pearl Cl
Contract No. H0006-9-18-00675
Bid Date: Wednesday, April 1, 2020
Project Manager: Lee A. Reinhold, PE

BID TABULATION - BID A. - ASPHALT

Item	Qty	Unit	Description	Unit Price	Total
A1	275	EA	Remove Final Pipe Culvert	\$147.00	\$40,327.50
A2	4	EA	Remove Existing Storm Sewer	\$1,375.00	\$5,500.00
A3	3	EA	Remove Existing Yard Drain	\$50.00	\$150.00
A4	3	EA	Remove Existing Storm Sewer	\$1,375.00	\$4,125.00
A5	42	EA	36-inch RCP Storm Sewer	\$3,906.00	\$165,052.00
A6	658	LF	24-inch Storm Sewer	\$48,692.00	\$32,040,536.00
A7	614	LF	18-inch Storm Sewer	\$24,866.00	\$15,265,804.00
A8	1,498	LF	12-inch Storm Sewer	\$11,163.00	\$16,710,084.00
A9	213	LF	8-inch Storm Sewer	\$9,773.00	\$2,072,361.00
A10	213	EA	24-inch RCP Flared End Section with Trash Rack	\$1,320.00	\$281,160.00
A11	3	EA	40-inch Diameter Storm Sewer Manhole	\$11,163.00	\$33,489.00
A12	383	VF	48-inch Diameter Storm Sewer Manhole	\$8,475.00	\$3,242,715.00
A13	95.0	VF	36-inch Diameter Storm Sewer Manhole	\$3,475.00	\$330,562.50
A14	11	EA	36-inch Diameter Storm Sewer Manhole	\$1,094.00	\$12,034.00
A15	11	EA	36-inch Diameter Storm Sewer Manhole	\$1,094.00	\$12,034.00
A16	1,700	LF	4-inch SCL 40 PVC Storm Sewer Lateral	\$26.00	\$44,200.00
A17	1,700	LF	4-inch SCL 40 PVC Storm Sewer Lateral	\$26.00	\$44,200.00
A18	1,700	LF	4-inch SCL 40 PVC Storm Sewer Lateral	\$26.00	\$44,200.00
A19	44	EA	4-inch Cleanout	\$275.00	\$12,100.00
A20	44	EA	4-inch Cleanout	\$275.00	\$12,100.00
A21	1	EA	Storm Sewer Trunk Connection Certification	\$13,600.00	\$13,600.00
A22	8,500	CY	Common Excavation	\$11.50	\$97,750.00
A23	5,640	TON	Base Aggregate Dense, 3-inch	\$13.00	\$73,320.00
A24	5,640	TON	Base Aggregate Dense, 3-inch	\$13.00	\$73,320.00
A25	3	TON	Base Aggregate Dense, 3-inch for Shouldering	\$2,840.00	\$8,520.00
A26	6,169	LF	30-inch Concrete Curb & Gutter	\$73,920.00	\$455,116.80
A27	1,380	TON	1 1/2-inch HMA Pavement, 1 1/2 inch 28-5	\$70.00	\$96,600.00
A28	1,380	TON	1 1/2-inch HMA Pavement, 1 1/2 inch 28-5	\$70.00	\$96,600.00
A29	1,380	TON	1 1/2-inch HMA Pavement, 1 1/2 inch 28-5	\$70.00	\$96,600.00
A30	500	LF	Sawing Concrete (W/SDOT Item No. 611.02.01)	\$1,000.00	\$500,000.00
A31	3	EA	Adjusting Manhole Covers (W/SDOT Item No. 611.02.01)	\$460.00	\$1,380.00
A32	1	EA	Reconstruct Manhole	\$14,500.00	\$14,500.00
A33	1,800	TON	Base Aggregate Dense, 1 1/2 inch for Driveway Apron	\$11.50	\$20,700.00
A34	2,600	ST	6-inch Concrete Driveway Apron	\$48.00	\$124,800.00
A35	423	ST	Drilled Tie Bars	\$24.00	\$10,152.00
A36	423	ST	Drilled Tie Bars	\$24.00	\$10,152.00
A37	423	ST	Drilled Tie Bars	\$24.00	\$10,152.00
A38	2	EA	Temporary Ditch Check	\$950.00	\$1,900.00
A39	42	EA	Temporary Ditch Check	\$950.00	\$40,050.00
A40	40	EA	Temporary Ditch Check	\$950.00	\$38,000.00
A41	40	EA	Temporary Ditch Check	\$950.00	\$38,000.00
A42	13,000	ST	Lawn Restoration	\$1.70	\$22,100.00
A43	1,000	ST	Enroll Mat, Class Utility Type A	\$1.50	\$1,500.00
A44	1,000	ST	Enroll Mat, Class Utility Type B	\$1.50	\$1,500.00
A45	1,000	ST	Enroll Mat, Class Utility Type C	\$1.50	\$1,500.00
A46	1	EA	Teleset Sanitary Sewer Main	\$2,650.00	\$2,650.00
A47	1	EA	Clean & Teleset Storm Sewer System	\$4,795.00	\$4,795.00
A48	1	EA	Mobilization	\$9,000.00	\$9,000.00
BID A. ASPHALT TOTAL (Items A1 through A48, Inclusive)				\$1,250,887.00	\$1,250,887.00

Supplemental Bid #1	Item	Qty	Unit	Description
51	345	LF	24-inch Storm Sewer	
52	374	LF	18-inch Storm Sewer	
53	72	VF	60-inch Diameter Storm Sewer Manhole	
54	113	VF	48-inch Diameter Storm Sewer Manhole	
55	160	LF	4-inch SCL 40 PVC Storm Sewer Lateral	
56	2	EA	Box 4-inch Storm Sewer Lateral	
57	2	EA	Box 4-inch Storm Sewer Lateral	
58	5	EA	4-inch Cleanout	
59	2	EA	Storm Sewer Lateral Connection	
60	39	EA	Remove Small Pipe Culvert	
61	510	64	LF	18-inch CMP Culvert
62	511	4	EA	18-inch CMP Hired End Section
63	512	555	LF	Ditching
64	513	1	EA	Lawn Restoration
65	514	1	EA	Lawn Restoration
66	515	2,000	SF	Asphalt Mill, Class B
67	516	510	SF	Asphalt Pavement Restoration
68	517	1	EA	Inlet Protection
69	518	4	EA	Temporary Ditch Check

Owner: VILLAGE OF HARRISON
Project Name: 2020 Street Urbanization - Golden Way, Carmo Ct., & Pearl Ct.
Contract No. H0006-9-19-00675
Bid Date: Wednesday, April 1, 2020
Bid Time: 10:00 am, local time
Project Manager: Lee R. Reibold, PE

Oshkosh, WI 54901
139 E. Packer Avenue
1322 33rd Street
PO Box 137
Two Rivers, WI 54241
PO Box 129
Luxemburg, WI 54127-0129
E506 Luxemburg Road

Supplemental ID #1	Unit	Description
Literum	Qty	
24	EA	24-inch Storm Sewer
33	LF	33-inch Storm Sewer
52	37.5	52-inch Storm Sewer
53	52	53-inch Storm Sewer
72	7.2	72-inch Diameter Storm Sewer Manhole
54	33.3	48-inch Diameter Storm Sewer
55	100.0	48-inch Diameter Storm Sewer Manhole
56	2	48-inch Diameter Storm Sewer Lateral
57	EA	Bare 4-inch Storm Sewer Lateral
58	5	4-inch Cleanout
59	EA	Storm Sewer Lateral Connection
60	EA	Storm Sewer Lateral
61	EA	Storm Sewer Lateral
62	EA	18-inch CMP Culvert
63	64	18-inch CMP Handed Feed Section
64	EA	18-inch CMP Handed Feed Section
65	EA	18-inch CMP Handed Feed Section
66	EA	Lawn Restoration
67	EA	Evolution Mat, Class 1 Type B
68	1,000	Evolution Mat, Class 1 Type B
69	EA	Evolution Mat, Class 1 Type B
70	41.0	Evolution Mat, Class 1 Type B
71	EA	Evolution Mat, Class 1 Type B
72	EA	Evolution Mat, Class 1 Type B
73	EA	Evolution Mat, Class 1 Type B
74	EA	Evolution Mat, Class 1 Type B
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162	EA	Evolution Mat, Class 1 Type B
163	EA	Evolution Mat, Class 1 Type B
164	EA	Evolution Mat, Class 1 Type B
165	EA	Evolution Mat, Class 1 Type B
166	EA	Evolution Mat, Class 1 Type B
167	EA	Evolution Mat, Class 1 Type B
168	EA	Evolution Mat, Class 1 Type B
169	EA	Evolution Mat

BID # (Items B1 through B49, Inclusive) * SUPPLEMENTAL BID #1 (\$1 through S17, Inclusive) TOTAL

SUBCONTRACTOR TABULATION

Storm Sewer
Excavation
Concrete Curb & Gutter
Asphalt Paving
Lawn Restoration
Concrete Paving
Traffic Control

[illegible]

Yes	Yes	Yes	Yes
Yes	Yes	Yes	Yes
\$126,610.20	\$94,446.65	\$97,550.70	
\$1,683,527.60	\$1,677,466.27	\$1,740,181.30	

Subcontractor	Subcontractor	Subcontractor
Belinski	Belinski	Belinski
Sommers	Sommers	Sommers
MCC	MCC	MCC
Vinton	Vinton	Vinton

Jennifer Weyenberg

From: Stephanie Colling <sleecolling@gmail.com>
Sent: Monday, April 27, 2020 8:40 PM
To: Jennifer Weyenberg
Subject: Fwd: Urbanization Information

Sent from my iPhone

Begin forwarded message:

From: Stephanie Colling <sleecolling@gmail.com>
Date: April 27, 2020 at 8:28:06 PM CDT
To: goldenwayurbanization@gmail.com, kevinhietpas@hotmail.com, darlenebartlein@new.rr.com, lou@lminsuranceservices.com, tylermoore68@yahoo.com, shandschke@msn.com, badgerzwon@yahoo.com, mvanhefty5925@gmail.com
Subject: Urbanization Information

To whom this may concern,

I am a resident on Cameo Ct., in the area impacted by the urbanization plan. This morning there was a situation which greatly disturbs me. A current board member, Scott, was going to certain houses discussing the plans and throwing out a number for assessments. After talking with my neighbor for several minutes he passed right by my house, without stopping, and left down Golden Way. My neighbor informed me of what was discussed which included a figure of \$20,000 for the assessment. We find it inappropriate for a board member to be picking and choosing which residents to approach to discuss this with. We should ALL be informed with the FACTS regarding this urbanization plan. It is clear he is not in favor of this plan and is trying to drive the narrative against it. As residents, we would like timely, consistent facts relayed to us in a professional manner. It is the consensus on my court that we NEED something done, the options are what are in dispute.

Thank you for your consideration,

The Colling's

Sent from my iPhone

Jennifer Weyenberg

From: GoldenWayUrbanization-Wayne Beyer <goldenwayurbanization@gmail.com>
Sent: Wednesday, April 29, 2020 10:30 AM
To: 'Scott Handschke'; 'Stephanie Colling'; kevinhietpas@hotmail.com; darlenebartlein@new.rr.com; lou@lminsuranceservices.com; tylermoore68@yahoo.com; badgerzwon@yahoo.com; mvanhefty5925@gmail.com; Travis Parish; Laura Jungwirth; Jennifer Weyenberg
Subject: RE: Urbanization Information
Attachments: Harrison 4-20-20 Meeting - Handschke.pdf

Harrison Village Board Members and Staff,

I'd like to respond to trustee Handschke's reply and his below comments and also to those he made in the attached PDF email since they all are relevant to village business.

I'm saddened that trustee Handschke is misleading residents of the village and those within the neighborhood about the Golden Way project. Trustee Handschke has provided unsupported data as fact and communicated lies about myself and other neighbors. I believe he has had an active hand in disrupting lawful village business and I believe he has demonstrated he is not impartial in evaluating the merits of the Golden Way project as a trustee is required to.

I'll keep this short as the facts speak for themselves.

Assessments

Trustee Handschke should not be communicating \$20,000 assessments as was done in the attached email, and I'm told this week in person to neighbors in the Golden Way project area; it simply is not true. No one knows a definite assessment value at this time. To make a statement of \$20,000 as fact is irresponsible and is nothing more than a scare tactic. I'm sure staff can explain the actual assessment policy to him in his debrief.

To clarify the assessment policy for trustee Handschke, I've taken the liberty to share some facts from the board's own packet & meeting notes and provide links to the online material.

1. Assessment Policy (see Appendix 1)
 - a. The assessment policy is quite clear. Where urbanization can occur (this applies to the Golden Way project area) residents would be assessed for curb and gutter, laterals, driveways and restoration (blue highlight). The village pays for road paving and sewer mains (yellow highlight).
 - b. In areas that can't be urbanized (this does not apply to Golden Way), the village : homeowner split is either 50:50 or 75:25. In either case the property owner is not liable for more than 50%. (purple highlight).
 - c. Golden Way project assessments are NOT equal to the low bid of $\$1,250,587.00 \times 0.75 / 44 = \$21,316$ as I believe trustee Handschke is thinking and communicating.
2. The actual area wide assessment values are calculated and available from staff, the highest is about \$15,000 and that is for a duplex with 2 driveways.
 - a. These values do not include any adjustments allowed by the board which would lower them (Garner Creek Storm Water monies, Transportation Fee, assessment caps, etc.).
 - b. I understand, per staff, that in these calculations the driveway aprons are assessed to each homeowner plus an equal portion of the area wide assessable costs. Totals vary property to property, driven by driveway apron size.
 - c. Village Resolution V2018-22 clearly states that the street & roads fee (Transportation Fee) is to be used for road construction, these monies can be applied to the Golden Way project. *"The village wishes to*

charge a yearly fee for the construction and maintenance of roads rather than burden residents with large assessments.” (See Appendix #2)

3. The board has the power to adjust the final assessment as they see fit as discussed in previous board meetings.
 - a. They can decide to assess the full amount, place a cap limit or assess \$0 as was proposed by staff since funding is available.
 - b. Until that board decision is made, any final claim of what people will pay for an assessment is false.

Misleading and False Statements

In trustee Handschke's 4/18/20 email to those in his goldenwayneighbors@groups.outlook.com email group, which includes residents in the Golden Way project area, he unfortunately missed the mark on the facts again. I also take great personal offense that a village trustee is spreading lies about me. (See PDF attachment).

I've publically stated, very clearly, that I am trying to make the facts of this project clear to the board and fellow residents. I do not stoop to the level of passing mis-information or lies, period. My and others' goals are to get those facts out, get the voices of fellow residents in the project area heard, and fight for the very same urbanization improvements other village residents have been afforded as part of capital & infrastructure improvements to common village roads and right of ways. We too pay taxes, pay the transportation fee and deserve to be heard on this topic.

In response to trustee Handschke's further false comments:

1. I sent an open letter to the entire board, not trustee Lisowe, asking for a board meeting to wrap up business (the GW project) since there was no planned action for weeks between when bids were received and the next rumored meeting on 5/12. Two board members agreed to that and the meeting was scheduled; this follows village policy. There is clear precedent by past village boards to take up unfinished business; it happens regularly in national, state and local government, the village is no exception.
2. The planned 4/20 meeting was lawful; a 24 hr. notice was given on the village website along with posting of an agenda and packet. I understand a 2 week notice is required prior to the final assessment meeting, that topic was not on the agenda, hence trustee Handschke's statement of an illegal meeting is not true.
3. Trustee Handschke's claim of assessments of 75% of the project cost is wrong, see above.
4. Finally, I or the Roberts' were not telling people the assessments would be \$0. What was said was, there is a proposal by staff, to the board for a \$0 assessment due to sufficient monies being available to cover the entire project (budgeted amount, transportation fee monies, Garner Creek monies). No statements of final assessments were made since we know they are not final.
Trustee Handschke, there is a huge difference between what was actually communicated and how you have spun it! Shame on you!

Attempt to Disrupt Village Business

- I'm surprised an elected trustee would ask residents to convince fellow trustees not to attend a lawfully scheduled meeting. Not sure what more there is to say about that, it speaks for itself.

I ask for your help to make the project facts clear to residents, hear their voices, and rein in this behavior of trustee Handschke.

Wayne Beyer

Appendix 1

VILLAGE OF HARRISON BOARD MEETING MINUTES OF 2/11/19

Minutes: [LINK](#), Original proposal, see page 177: [LINK](#)

Unfinished Business from Previous Meetings for Consideration or Action

a) Resolution V2020-01 Approving Streets and Roads Special Assessment Policy Discussion: Based on the discussion at the 01/14/20 meeting, the basics of the revised policy include the village paying for all paving and repaving of the roads and the costs of the mains; property owners pay for curb and gutter, laterals, driveways, and restoration; assessments will be area wide; multiple frontage lots, including corner lots, will only be assessed for the sides with road access. Motion: Trustee Lisowe with second by Trustee Moore to approve the resolution with the additional language: In instances where a road cannot be urbanized, the Village would cover the cost of at least 50% of the road reconstruction and the affected property owners would be assessed the remaining maximum 50% of the project for residential areas and the Village would cover at least 75% of the cost of the road reconstruction and the affected property owners would be assessed the remaining maximum 25% of the project for rural areas based on Article II A3 of this assessment policy. Vote: Motion carried 5-0.

Appendix 2

VILLAGE OF HARRISON BOARD MEETING MINUTES 12/11/18

a) Resolution V2018-22 Authorizing a Streets and Roads Fee

Discussion: The yearly percentage increase in the cost of constructing and maintaining roads has exceeded the percentage increase in the allowable levy limits set by the state. The village wishes to charge a yearly fee for the construction and maintenance of roads rather than burden residents with large assessments. This resolution allows the village to institute a yearly fee in the amount of \$125.00 on every improved parcel. Motion: Trustee Moore with second by Trustee Nelson to approve Res. V2018-22. Vote: Motion carried 7-0.

From: Scott Handschke [mailto:shandschke@msn.com]

Sent: Tuesday, April 28, 2020 2:53 AM

To: Stephanie Colling; goldenwayurbanization@gmail.com; kevinhietpas@hotmail.com; darlenebartlein@new.rr.com; lou@lminsuranceservices.com; tylermoore68@yahoo.com; badgerzwon@yahoo.com; mvanhefty5925@gmail.com

Subject: RE: Urbanization Information

To the Collings family,

I want you to know that per my conversation with your neighbor and others in the Golden Way area that I am 100% against any road upgrade project that assesses property owners \$20,000. This is why I believe the new Village board needs to have a road workshop to complete a standard road assessment policy versus using 'special police powers' to assess property owners up to 75% which was passed by the previous village board on March 10th for the Golden Way project. Also I believe the Village board needs to develop a framework for deciding road upgrade projects that is clear, transparent, fair, inclusive and factually based before any decision on any road project can be made versus the current process. As a Village trustee, I take my duty to be a good steward of the Village's tax dollars very seriously. I have been quite consistent with this messaging with everyone who I have been in contact with concerning the Golden Way area. Thank you for the opportunity for me to address this concern of yours.

Regards,
Scott Handschke

Sent from [Mail](#) for Windows 10

From: [Stephanie Colling](#)

Sent: Monday, April 27, 2020 8:28 PM

To: [goldenwayurbanization@gmail.com](#); [kevinhietpas@hotmail.com](#); [darlenebartlein@new.rr.com](#); [lou@lminsuranceservices.com](#); [tylermoore68@yahoo.com](#); [shandschke@msn.com](#); [badgerzwon@yahoo.com](#);

mvanhefty5925@gmail.com

Subject: Urbanization Information

To whom this may concern,

I am a resident on Cameo Ct., in the area impacted by the urbanization plan. This morning there was a situation which greatly disturbs me. A current board member, Scott, was going to certain houses discussing the plans and throwing out a number for assessments. After talking with my neighbor for several minutes he passed right by my house, without stopping, and left down Golden Way. My neighbor informed me of what was discussed which included a figure of \$20,000 for the assessment. We find it inappropriate for a board member to be picking and choosing which residents to approach to discuss this with. We should ALL be informed with the FACTS regarding this urbanization plan. It is clear he is not in favor of this plan and is trying to drive the narrative against it. As residents, we would like timely, consistent facts relayed to us in a professional manner. It is the consensus on my court that we NEED something done, the options are what are in dispute.

Thank you for your consideration,

The Colling's

Sent from my iPhone



Virus-free. www.avast.com

Virtual Meeting on April 20th and Urbanization of Golden Way

From: Scott Handschke (shandschke@msn.com)
To: goldenwayneighbors@groups.outlook.com
Date: Saturday, April 18, 2020, 11:57 AM CDT

Hello everyone,

There are many updates you to be aware off. First, thank you for all the support during the April 7th election, I will ensure that I will be your voice on the village board. With that said, Phil Roberts and Weyer Beyer have asked out going trustee Buddy Lisowe to call for a virtual meeting on April 20th to try to ram through the Urbanization of Golden Way and the three courts. Phil and Sue Roberts and Wayne Beyer are going around the neighborhood saying that this project will not cost the home owners any money. This is a complete lie. At the last Village board meeting on March 6th, the village board authorized the use of special police powers to assess homeowners up to and not to exceed 75% of the urbanization costs to the homeowners. To claim that this will not cost any homeowner a single nickel does not follow what was voted on. So according to the rules, 4 board members can approve the project and assess homeowner the full 75%. But the biggest concern is that this matter should be left to the newly elected village board and not by an out going lame duck board at the last hour of their term. I am asking you to let the remaining village board members who have another year remaining on the current term to let the newly elected board members take this issue up. Please call Darlene Barlein at 637-4400, Tyler Moore at 903-6486 and Lou Miller at 621-8093 and let them know that they not participate in the virtual meeting be cause this does not allow you as an affected homeowner to directly speak to the village board, that this matter should be left to the newly elected board members and lastly because this meeting is illegal when this meeting was not posted in the newspaper 10 days prior to this meeting. Lastly if you have a minute sign this petition that was started. https://www.change.org/p/harrison-village-board-stop-harrison-board-from-spending-1-3-million-until-tuesday-april-21-new-board-decide/u/26393917?cs_tk=Aoq-SiDqKiq5J2L9nl4AAxicyvNyQEABF8BvLXK46guJNDFpvkZbH0RTXU%3D&utm_campaign=536d67c803524ee2a8-7357af759d298&utm_content=initial_v0_4_0&utm_medium=email&utm_source=petition_update&utm_term=cs

I am working very hard for each property owner to ensure that you all are being treat fairly, My concerns are that the village administration in coordination with out going trustee Buddy Lisowe are trying ram this though with out using standard protocols. If you have any questions, concerns or require additional information please let me know. I will always be available to as your newly elected Village trustee.

Sincerely,
Scott Handschke

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Jennifer Weyenberg

From: David Lehner <leh10fam@gmail.com>
Sent: Sunday, May 3, 2020 9:06 PM
To: kevinhietpas@hotmail.com; Lou@lminsuranceservices.com; Darlene Bartlein; jfochs2@gmail.com; lisowe4harrison@gmail.com; moore4harrison@yahoo.com; Travis Parish; Jennifer Weyenberg
Subject: Golden way urbanization
Attachments: Village of Harrison WI (urbanization letter).docx

Hello Village of Harrison board,

After reading the information that Wayne Beyer distributed to the Village board, and fellow neighborhood residents, it was great to see the bid for the urbanization project for the 3 courts and Golden Way come in around 1.2 mil VS 1.7 mil that was previously budgeted. In talking with most of my fellow neighbors on Coral ct there is one common theme amongst all of us:

If the portion that is assessed to the residents is of a reasonably low cost, they would be in favor of urbanization on our street, but need to see what the cost to each resident would be.

I understand that a few residents, and some board members might want to reject the proposal or urbanization so in that case, would it be possible to leave it up to a special vote amongst the effected residents. A letter from the board could be composed and sent to each home that could go something like this that is attached. And with a deadline of 2 or 3 weeks to be returned back to the village.

This is probably not the standard procedure for the village, but in case there's a split decision on moving forward, or the minimum # of board members not present at the next meeting, but this is just an option to consider. Even one or two of the residents that opposed (mostly because of cost) think that this is a good idea to send to each home once we know the cost.

It allows us to have a voice in the decision making process. I know one thing for sure, if there's no assessment for any of the property owners, they would definitely be in favor of moving forward.

Hopefully with the lower bids you received, this project can be of minimal cost to the home owners.

Thank you again for your consideration.

Dave Lehner
920-734-9421

Dear resident at WXXXX

We the village of Harrison propose to urbanize you street, and improve your property with addition of concrete curb, concrete or asphalt street, storm sewer, new apron at a cost of \$\$\$\$ for your property. To be completed during the calendar year of 2020 to begin on XX/XX/XXXX. Do you approve or disapprove of this plan for your property. Please check one of the voting boxes below and return questionnaire in S.A.S.E. by the date of XX/XX/XXXX

☐ Accept

☐ reject

VILLAGE BOARD MEETING

VILLAGE OF HARRISON

Date: May 12th, 2020

Title:

Approve/Deny bids for Golden Way and the courts road construction project.

Issue:

The Village Board needs to approve/deny the bids for the Golden Way, Cameo Ct., Coral Ct., and Pearl Ct. road project.

Background and Additional Information:

The Village Board voted 7-0 at the January 14th, 2020 to bid out the Golden Way, Cameo Ct., Coral Ct., and Pearl Ct. in both asphalt and concrete. Bidding was conducted pursuant to Wis. Stats. §66.0901.

The village received and opened the bids on April 1st, 2020. The Village received 7 bids for asphalt and 3 bids for concrete. The bids ranged from a low of \$1,250,587.00 to a high of \$1,484,260.00 for asphalt. The concrete bids ranged from a low of \$1,556,917.40 to a high of \$1,642,590.60.

The low bidder for asphalt is PTS Contractors, Inc. at \$1,250,587.00.

The low bidder for concrete is Soper Grading and Excavating, LLC. at \$1,556,917.40.

A decision needs to be made to either approve or deny the bids. The bids are only valid for 60 days.

Attached are also the estimated assessment per parcel based upon the assessment policy approved February 11th, 2020 and the low bid for asphalt. The assessments are broken out by front frontage and area wide. The assessment estimates include a 15% contingency fee. It does not include any reduction from the transportation fee or storm water fee.

Budget/Financial Impact:

\$1,342,826.00 have been budgeted for this item.

BID TABULATION

Owner:
Project Name:
Contract No.
Bid Date:
Bid Time:
Project Manager:

VILLAGE OF HARRISON
2020 Street Urbanization - Golden Way, Cameo Ct., Coral Ct., & Pearl Ct.
H0006-9-19-00675
Wednesday, April 1, 2020
10:00 am, local time
Lee R. Reibold, PE

Engineer:
McMAHON ASSOCIATES, INC.
1445 McMahon Drive
P.O. Box 1025
Neenah, WI 54956 / 54957-1025

BID TABULATION - BID A. - ASPHALT

PTS CONTRACTORS, INC.
4075 Eaton Road
Green Bay, WI 54311

MCC, INC.
2600 North Roemer Road
PO Box 1137
Appleton, WI 54912-1137

DORNER, INC.
E506 Luxemburg Road
PO Box 129
Luxemburg, WI 54127-0129

SOPER GRADING & EXCAVATING, LLC.
139 E. Packer Avenue
Oshkosh, WI 54901

DE GROOT, INC.
4201 Champion Road
Green Bay, WI 54311

KRUCZEK CONSTRUCTION INC.
3636 Kewaunee Road
Green Bay, WI 54311

SUPERIOR SEWER & WATER, INC.
1801 Deer Trail
Luxemburg, WI 54217

Item	Qty	Unit	Description
A1	47	EA	Remove Small Pipe Culvert
A2	275	LF	Remove Existing Storm Sewer
A3	3	EA	Remove Existing Yard Drain
A4	3	EA	Remove Existing Manhole
A5	42	LF	36-Inch RCP Storm Sewer
A6	658	LF	24-Inch Storm Sewer
A7	614	LF	18-Inch Storm Sewer
A8	528	LF	15-Inch Storm Sewer
A9	1,459	LF	12-Inch Storm Sewer
A10	211	LF	8-Inch Storm Sewer
A11	3	EA	24-Inch RCP Flared End Section with Trash Rack
A12	4	EA	18-Inch Flared End Section
A13	18.3	VF	60-Inch Diameter Storm Sewer Manhole
A14	95.0	VF	48-Inch Diameter Storm Sewer Manhole
A15	11	EA	36-Inch Diameter Yard Drain
A16	22	EA	Catch Basin
A17	1,050	LF	4-Inch Underdrain with Geotextile Sock
A18	1,700	LF	4-Inch SCH 40 PVC Storm Sewer Lateral
A19	44	EA	4-Inch Cleanout
A20	42	EA	Storm Sewer Lateral Connection
A21	1	LS	Storm Sewer Trench Compaction Certification
A22	8,500	CY	Common Excavation
A23	5,440	TON	Base Aggregate Dense, 3-Inch
A24	5,440	TON	Base Aggregate Dense, 1 1/4-Inch
A25	30	TON	Base Aggregate Dense, 1/2-Inch for Shouldering
A26	6,160	LF	30-Inch Concrete Curb & Gutter
A27	1,380	TON	1 1/2-Inch HMA Pavement, 3 LT 58-28 S
A28	1,380	TON	1 1/2-Inch HMA Pavement, 4 LT 58-28 S
A29	500	LF	Sawing Asphalt (WisDOT Item No. 690.0150)
A30	500	LF	Sawing Concrete (WisDOT Item No. 690.0250)
A31	3	EA	Adjusting Manhole Covers (WisDOT Item No. 611.8110)
A32	10	EA	Reconstruct Sanitary Manhole
A33	12	EA	Water Valve Maintenance
A34	1,800	TON	Base Aggregate Dense, 1 1/4-Inch for Driveway Aprons
A35	2,600	SY	6-Inch Concrete Driveway Apron
A36	425	EA	Drilled Tie Bars
A37	40	SY	3-Inch HMA Asphalt Driveway Apron
A38	2	EA	Tracking Pad
A39	42	EA	Temporary Ditch Check
A40	40	EA	Inlet Protection
A41	700	LF	Drainage Swale Construction
A42	13,500	SY	Lawn Restoration
A43	11,700	SY	Erosion Mat, Class I Urban Type A
A44	1,800	SY	Erosion Mat, Class I Type B
A45	1	LS	Remove & Reset Mailboxes
A46	1	LS	Televise Sanitary Sewer Main
A47	1	LS	Clean & Televise Storm Sewer System
A48	1	LS	Mobilization

Unit Price	Total
\$147.00	\$6,909.00
\$13.00	\$3,575.00
\$170.00	\$510.00
\$350.00	\$1,050.00
\$93.00	\$5,460.00
\$74.00	\$48,692.00
\$69.00	\$42,366.00
\$64.00	\$33,792.00
\$57.00	\$83,163.00
\$43.00	\$9,073.00
\$1,520.00	\$4,560.00
\$400.00	\$1,600.00
\$610.00	\$11,163.00
\$405.00	\$38,475.00
\$1,700.00	\$18,700.00
\$1,850.00	\$40,700.00
\$20.00	\$21,000.00
\$33.00	\$56,100.00
\$250.00	\$11,000.00
\$350.00	\$14,700.00
\$13,600.00	\$13,600.00
\$11.50	\$97,750.00
\$13.00	\$70,720.00
\$13.00	\$70,720.00
\$68.00	\$2,040.00
\$12.00	\$73,920.00
\$70.00	\$96,600.00
\$63.00	\$86,940.00
\$2.00	\$1,000.00
\$3.00	\$1,500.00
\$560.00	\$1,680.00
\$600.00	\$6,000.00
\$435.00	\$5,220.00
\$15.00	\$27,000.00
\$48.00	\$124,800.00
\$5.00	\$2,125.00
\$24.50	\$980.00
\$950.00	\$1,900.00
\$57.00	\$3,024.00
\$120.00	\$4,800.00
\$1.70	\$1,190.00
\$4.70	\$63,450.00
\$1.50	\$17,550.00
\$1.30	\$2,340.00
\$4,100.00	\$4,100.00
\$2,650.00	\$2,650.00
\$4,800.00	\$4,800.00
\$9,000.00	\$9,000.00

Unit Price	Total
\$240.00	\$11,280.00
\$15.00	\$4,125.00
\$290.00	\$870.00
\$800.00	\$2,400.00
\$93.00	\$3,906.00
\$75.65	\$49,777.70
\$64.00	\$39,296.00
\$56.35	\$29,752.80
\$49.90	\$72,804.10
\$35.25	\$7,437.75
\$1,425.00	\$4,275.00
\$425.00	\$1,700.00
\$610.00	\$11,163.00
\$410.00	\$38,950.00
\$1,694.00	\$18,634.00
\$1,770.00	\$38,940.00
\$19.50	\$20,475.00
\$39.00	\$66,300.00
\$275.00	\$12,100.00
\$185.00	\$7,770.00
\$10,000.00	\$10,000.00
\$12.00	\$102,000.00
\$12.75	\$69,360.00
\$12.75	\$69,360.00
\$55.00	\$1,650.00
\$11.80	\$72,688.00
\$70.00	\$96,600.00
\$62.95	\$86,871.00
\$2.50	\$1,250.00
\$5.00	\$2,500.00
\$574.59	\$1,723.77
\$500.00	\$5,000.00
\$2,350.00	\$28,200.00
\$14.75	\$26,550.00
\$46.98	\$122,148.00
\$5.00	\$2,125.00
\$25.00	\$1,000.00
\$1,000.00	\$2,000.00
\$57.00	\$2,394.00
\$120.00	\$4,800.00
\$1.70	\$1,190.00
\$4.85	\$65,475.00
\$1.50	\$17,550.00
\$1.24	\$2,232.00
\$6,000.00	\$6,000.00
\$2,650.00	\$2,650.00
\$4,795.00	\$4,795.00
\$16,600.00	\$16,600.00

Unit Price	Total
\$188.00	\$8,836.00
\$17.00	\$4,675.00
\$257.00	\$771.00
\$390.00	\$1,170.00
\$142.00	\$5,964.00
\$79.00	\$51,982.00
\$62.00	\$38,068.00
\$70.00	\$36,960.00
\$65.00	\$94,835.00
\$46.00	\$9,706.00
\$1,681.00	\$5,043.00
\$371.00	\$1,484.00
\$852.00	\$15,591.60
\$477.00	\$45,315.00
\$1,777.00	\$19,547.00
\$1,830.00	\$40,260.00
\$28.00	\$29,400.00
\$44.00	\$74,800.00
\$447.00	\$19,668.00
\$237.00	\$9,954.00
\$8,235.00	\$8,235.00
\$8.40	\$71,400.00
\$13.20	\$71,808.00
\$14.20	\$77,248.00
\$17.00	\$510.00
\$13.20	\$81,312.00
\$72.00	\$99,360.00
\$65.00	\$89,700.00
\$2.40	\$1,200.00
\$4.00	\$2,000.00
\$501.00	\$1,503.00
\$681.00	\$6,810.00
\$1,747.00	\$20,964.00
\$15.00	\$27,000.00
\$48.50	\$126,100.00
\$7.00	\$2,975.00
\$25.00	\$1,000.00
\$1,056.00	\$2,112.00
\$116.00	\$4,872.00
\$74.00	\$2,960.00
\$16.00	\$11,200.00
\$5.00	\$67,500.00
\$1.10	\$12,870.00
\$0.80	\$1,440.00
\$5,531.00	\$5,531.00
\$1,337.00	\$1,337.00
\$9,079.00	\$9,079.00
\$18,205.00	\$18,205.00

Unit Price	Total
\$150.00	\$7,450.00
\$12.00	\$3,300.00
\$300.00	\$900.00
\$500.00	\$1,500.00
\$120.00	\$5,040.00
\$70.00	\$46,060.00
\$64.00	\$39,296.00
\$62.00	\$32,736.00
\$56.00	\$81,704.00
\$40.00	\$8,440.00
\$1,600.00	\$4,800.00
\$700.00	\$2,800.00
\$630.00	\$11,520.00
\$475.00	\$45,125.00
\$1,800.00	\$19,800.00
\$1,800.00	\$39,600.00
\$30.00	\$31,500.00
\$34.00	\$57,800.00
\$250.00	\$11,000.00
\$100.00	\$4,200.00
\$3,000.00	\$3,000.00
\$12.65	\$107,525.00
\$14.92	\$81,164.80
\$14.92	\$81,164.80
\$40.00	\$1,200.00
\$12.55	\$77,308.00
\$58.73	\$81,047.40
\$64.44	\$88,927.20
\$5.00	\$2,500.00
\$5.00	\$2,500.00
\$400.00	\$1,200.00
\$800.00	\$8,000.00
\$2,400.00	\$28,800.00
\$17.00	\$30,900.00
\$45.90	\$119,340.00
\$7.42	\$2,975.00
\$33.84	\$1,353.60
\$500.00	\$1,000.00
\$70.70	\$2,969.40
\$121.20	\$4,848.00
\$40.00	\$28,000.00
\$6.10	\$82,350.00
\$1.52	\$17,784.00
\$1.26	\$2,268.00
\$3,500.00	\$3,500.00
\$2,600.00	\$2,600.00
\$4,700.00	\$4,700.00
\$60,000.00	\$60,000.00

Unit Price	Total
\$156.55	\$7,357.85
\$10.10	\$2,777.50
\$353.50	\$1,060.50
\$404.00	\$1,212.00
\$87.96	\$3,694.32
\$76.09	\$50,067.22
\$61.09	\$37,509.26
\$58.59	\$30,935.52
\$55.41	\$80,551.39
\$53.48	\$11,284.28
\$365.62	\$1,462.48
\$719.20	\$13,161.36
\$589.66	\$56,017.70
\$1,453.62	\$15,989.82
\$1,927.69	\$42,409.18
\$25.30	\$26,565.00
\$36.92	\$62,764.00
\$227.76	\$10,021.44
\$50.50	\$2,121.00
\$13,635.00	\$13,635.00
\$11.93	\$101,405.00
\$13.52	\$73,548.80
\$13.52	\$73,548.80
\$69.99	\$2,099.70
\$13.31	\$81,989.60
\$72.11	\$99,511.80
\$64.95	\$89,631.00
\$3.03	\$1,515.00
\$5.05	\$2,525.00
\$858.50	\$2,575.50
\$2,070.50	\$20,705.00
\$2,651.25	\$31,815.00
\$15.44	\$27,792.00
\$48.68	\$126,568.00
\$7.42	\$2,975.00
\$25.45	\$1,018.00
\$1,060.50	\$2,121.00
\$116.15	\$4,878.30
\$166.65	\$6,666.00
\$4.80	\$3,360.00
\$6.42	\$86,670.00
\$1.75	\$20,475.00
\$1.22	\$2,196.00
\$6,565.00	\$6,565.00
\$1,515.00	\$1,515.00
\$8,938.50	\$8,938.50
\$14,624.80	\$14,624.80

Unit Price	Total
\$170.00	\$7,990.00
\$12.50	\$3,437.50
\$353.50	\$1,060.50
\$404.00	\$1,212.00
\$87.96	\$3,694.32
\$76.09	\$50,067.22
\$61.09	\$37,509.26
\$58.59	\$30,935.52
\$55.41	\$80,551.39
\$53.48	\$11,284.28
\$365.62	\$1,462.48
\$719.20	\$13,161.36
\$589.66	\$56,017.70
\$1,453.62	\$15,989.82
\$1,927.69	\$42,409.18
\$25.30	\$26,565.00
\$36.92	\$62,764.00
\$227.76	\$10,021.44
\$50.50	\$2,121.00
\$10,000.00	\$10,000.00
\$8.25	\$70,125.00
\$12.75	\$69,360.00
\$13.85	\$75,344.00
\$2,380.00	\$71,400.00
\$12.00	\$73,920.00
\$70.00	\$96,600.00
\$63.00	\$86,940.00
\$2.00	\$1,000.00
\$4.00	\$2,000.00
\$555.00	\$1,665.00
\$555.00	\$5,550.00
\$2,255.00	\$27,060.00
\$14.50	\$26,100.00
\$48.00	\$124,800.00
\$6.00	\$2,550.00
\$22.50	\$900.00
\$500.00	\$1,000.00
\$100.00	\$4,000.00
\$16.00	\$11,200.00
\$4.50	\$60,750.00
\$1.80	\$21,060.00
\$1.40	\$2,520.00
\$5,100.00	\$5,100.00
\$2,650.00	\$2,650.00
\$8,777.00	\$8,777.00
\$30,000.00	\$30,000.00

Unit Price	Total
\$22.00	\$1,034.00
\$22.00	\$6,050.00
\$200.00	\$600.00
\$500.00	\$1,500.00
\$114.00	\$4,788.00
\$95.00	\$62,510.00
\$90.00	\$55,260.00
\$85.00	\$44,880.00
\$85.00	\$124,015.00
\$70.00	\$14,770.00
\$355.00	\$1,665.00
\$400.00	\$1,600.00
\$750.00	\$13,725.00
\$320.00	\$30,400.00
\$1,600.00	\$17,600.00
\$1,900.00	\$41,800.00
\$26.00	\$27,300.00
\$40.00	\$68,000.00
\$575.00	\$25,300.00
\$500.00	\$21,000.00
\$5,800.00	\$5,800.00
\$12.80	\$108,800.00
\$13.50	\$73,440.00
\$13.50	\$73,440.00
\$68.00	\$2,040.00
\$13.55	\$83,468.00
\$71.00	\$97,980.00
\$63.00	\$86,940.00
\$3.00	\$1,500.00
\$3.00	\$1,500.00
\$800.00	\$2,400.00
\$3,200.00	\$32,000.00
\$2,500.00	\$30,000.00
\$15.55	\$27,990.00
\$47.00	\$122,200.00
\$8.00	\$3,400.00
\$26.00	\$1,040.00
\$1,000.00	\$2,000.00
\$150.00	\$6,300.00
\$150.00	\$6,000.00
\$2.00	\$1,400.00
\$5.10	\$68,850.00
\$1.55	\$18,135.00
\$1.55	\$2,790.00
\$3,000.00	\$3,000.00
\$5,500.00	\$5,500.00

BID TABULATION

Owner:	VILLAGE OF HARRISON
Project Name:	2020 Street Urbanization - Golden Way, Cameo Ct., Coral Ct., & Pearl Ct.
Contract No.	H0006-9-19-00675
Bid Date:	Wedneday, April 1, 2020
Bid Time:	10:00 am, local time
Project Manager:	Lee R. Reibold, PE

Engineer:	McMAHON ASSOCIATES, INC.
	1445 McMahon Drive
	P.O. Box 1025
	Neenah, WI 54956 / 54957-1025

BID TABULATION - BID B. - CONCRETE

SOPER GRADING & EXCAVATING, LLC.	VINTON CONSTRUCTION CO., INC.
139 E. Packer Avenue	1321 33rd Street
Oshkosh, WI 54901	PO Box 137
	Two Rivers, WI 54241

DORNER, INC.
E506 Luxemburg Road
PO Box 129
Luxemburg, WI 54127-0129

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total
B1	47	EA	Remove Small Pipe Culvert	\$150.00	\$7,050.00	\$300.00	\$14,100.00	\$188.00	\$8,836.00
B2	275	LF	Remove Existing Storm Sewer	\$12.00	\$3,300.00	\$27.40	\$7,535.00	\$17.00	\$4,675.00
B3	3	EA	Remove Existing Yard Drain	\$300.00	\$900.00	\$212.00	\$636.00	\$257.00	\$771.00
B4	3	EA	Remove Existing Manhole	\$500.00	\$1,500.00	\$325.00	\$975.00	\$390.00	\$1,170.00
B5	42	LF	36-Inch RCP Storm Sewer	\$120.00	\$5,040.00	\$118.00	\$4,956.00	\$142.00	\$5,964.00
B6	658	LF	24-Inch Storm Sewer	\$70.00	\$46,060.00	\$87.00	\$57,246.00	\$79.00	\$51,982.00
B7	614	LF	18-Inch Storm Sewer	\$64.00	\$39,296.00	\$79.10	\$48,567.40	\$62.00	\$38,068.00
B8	528	LF	15-Inch Storm Sewer	\$62.00	\$32,736.00	\$72.60	\$38,332.80	\$70.00	\$36,960.00
B9	1,459	LF	12-Inch Storm Sewer	\$56.00	\$81,704.00	\$59.40	\$86,664.60	\$65.00	\$94,835.00
B10	211	LF	8-Inch Storm Sewer	\$40.00	\$8,440.00	\$37.00	\$7,807.00	\$45.00	\$9,495.00
B11	3	EA	24-Inch RCP Flared End Section with Trash Rack	\$1,600.00	\$4,800.00	\$1,235.00	\$3,705.00	\$1,681.00	\$5,043.00
B12	4	EA	18-Inch Flared End Section	\$700.00	\$2,800.00	\$260.00	\$1,040.00	\$371.00	\$1,484.00
B13	18.3	VF	60-Inch Diameter Storm Sewer Manhole	\$630.00	\$11,529.00	\$664.00	\$12,151.20	\$852.00	\$15,591.60
B14	95.0	VF	48-Inch Diameter Storm Sewer Manhole	\$475.00	\$45,125.00	\$443.00	\$42,085.00	\$477.00	\$45,315.00
B15	11	EA	36-Inch Diameter Yard Drain	\$1,800.00	\$19,800.00	\$2,200.00	\$24,200.00	\$1,778.00	\$19,558.00
B16	22	EA	Catch Basin	\$1,800.00	\$39,600.00	\$2,100.00	\$46,200.00	\$1,830.00	\$40,260.00
B17	1,050	LF	4-Inch Underdrain with Geotextile Sock	\$30.00	\$31,500.00	\$12.90	\$13,545.00	\$28.00	\$29,400.00
B18	1,700	LF	4-Inch SCH 40 PVC Storm Sewer Lateral	\$34.00	\$57,800.00	\$45.90	\$78,030.00	\$44.00	\$74,800.00
B19	44	EA	4-Inch Cleanout	\$250.00	\$11,000.00	\$198.00	\$8,712.00	\$447.00	\$19,668.00
B20	42	EA	Storm Sewer Lateral Connection	\$100.00	\$4,200.00	\$100.00	\$4,200.00	\$237.00	\$9,954.00
B21	1	LS	Storm Sewer Trench Compaction Certification	\$3,000.00	\$3,000.00	\$7,800.00	\$7,800.00	\$8,235.00	\$8,235.00
B22	9,900	CY	Common Excavation	\$12.65	\$125,235.00	\$11.22	\$111,078.00	\$8.40	\$83,160.00
B23	5,700	TON	Base Aggregate Dense, 3-Inch	\$14.92	\$85,044.00	\$11.50	\$65,550.00	\$13.20	\$75,240.00
B24	5,700	TON	Base Aggregate Dense, 1 1/4-Inch	\$14.92	\$85,044.00	\$9.00	\$51,300.00	\$14.20	\$80,940.00
B25	30	TON	Base Aggregate Dense, 3/4-Inch for Shouldering	\$40.00	\$1,200.00	\$60.00	\$1,800.00	\$17.00	\$510.00
B26	63	LF	30-Inch Concrete Curb & Gutter	\$35.00	\$2,205.00	\$35.00	\$2,205.00	\$37.00	\$2,331.00
B27	13,260	SY	7-Inch Concrete Pavement with Integral Curb & Gutter	\$37.85	\$501,891.00	\$37.84	\$501,758.40	\$40.00	\$530,400.00
B28	120	TON	1 1/4-Inch HMA Pavement, 3 LT 58-28 S (Transition Areas)	\$133.83	\$16,059.60	\$133.83	\$16,059.60	\$106.00	\$12,720.00
B29	120	TON	1 1/4-Inch HMA Pavement, 4 LT 58-28 S (Transition Areas)	\$92.92	\$11,150.40	\$93.43	\$11,211.60	\$90.00	\$10,800.00
B30	500	LF	Sawing Asphalt (WisDOT Item No. 690.0150)	\$5.00	\$2,500.00	\$2.00	\$1,000.00	\$2.00	\$1,000.00
B31	500	LF	Sawing Concrete (WisDOT Item No. 690.0250)	\$5.00	\$2,500.00	\$3.00	\$1,500.00	\$4.00	\$2,000.00
B32	3	EA	Adjusting Manhole Covers (WisDOT Item No. 611.8110)	\$400.00	\$1,200.00	\$500.00	\$1,500.00	\$501.00	\$1,503.00
B33	10	EA	Reconstruct Sanitary Manhole	\$800.00	\$8,000.00	\$1,035.00	\$10,350.00	\$681.00	\$6,810.00
B34	12	EA	Water Valve Maintenance	\$2,400.00	\$28,800.00	\$2,093.00	\$25,116.00	\$1,648.00	\$19,776.00
B35	1,800	TON	Base Aggregate Dense, 1 1/4-Inch for Driveway Aprons	\$18.00	\$32,400.00	\$0.01	\$18.00	\$15.00	\$27,000.00
B36	2,600	SY	6-Inch Concrete Driveway Apron	\$4.50	\$11,700.00	\$46.89	\$121,914.00	\$46.00	\$119,600.00
B37	425	EA	Drilled Tie Bars	\$7.00	\$2,975.00	\$7.00	\$2,975.00	\$7.00	\$2,975.00
B38	40	SY	3-Inch HMA Asphalt Driveway Apron	\$45.35	\$1,814.00	\$51.00	\$2,040.00	\$74.00	\$2,960.00
B39	2	EA	Tracking Pad	\$500.00	\$1,000.00	\$0.01	\$0.02	\$1,056.00	\$2,112.00
B40	42	EA	Temporary Ditch Check	\$70.70	\$2,969.40	\$120.00	\$5,040.00	\$116.00	\$4,872.00
B41	40	EA	Inlet Protection	\$121.20	\$4,848.00	\$110.00	\$4,400.00	\$74.00	\$2,960.00
B42	700	LF	Drainage Swale Construction	\$40.00	\$28,000.00	\$8.23	\$5,761.00	\$16.00	\$11,200.00
B43	13,500	SY	Lawn Restoration	\$6.10	\$82,350.00	\$3.65	\$49,275.00	\$5.00	\$67,500.00
B44	11,700	SY	Erosion Mat, Class I Urban Type A	\$1.52	\$17,784.00	\$2.00	\$23,400.00	\$1.10	\$12,870.00
B45	1,800	SY	Erosion Mat, Class I Type B	\$1.26	\$2,268.00	\$1.10	\$1,980.00	\$0.80	\$1,440.00
B46	1	LS	Remove & Reset Mailboxes	\$3,500.00	\$3,500.00	\$11,000.00	\$11,000.00	\$5,531.00	\$5,531.00
B47	1	LS	Televise Sanitary Sewer Main	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00	\$1,337.00	\$1,337.00
B48	1	LS	Clean & Televise Storm Sewer System	\$4,700.00	\$4,700.00	\$4,700.00	\$4,700.00	\$9,079.00	\$9,079.00
B49	1	LS	Mobilization	\$30,000.00	\$30,000.00	\$39,000.00	\$39,000.00	\$21,900.00	\$21,900.00
BID B. CONCRETE TOTAL (Items B1 through B46, Inclusive)				\$1,556,917.40		\$1,583,019.62		\$1,642,590.60	

Supplemental Bid #1				Unit Price	Total	Unit Price	Total	Unit Price	Total
Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total
S1	345	LF	24-Inch Storm Sewer	\$75.00	\$25,875.00	\$81.30	\$28,048.50	\$67.00	\$23,115.00
S2	374	LF	18-Inch Storm Sewer	\$66.00	\$24,684.00	\$58.80	\$21,991.20	\$55.00	\$20,570.00
S3	7.2	VF	60-Inch Diameter Storm Sewer Manhole	\$750.00	\$5,400.00	\$664.00	\$4,780.80	\$476.00	\$3,427.20
S4	13.3	VF	48-Inch Diameter Storm Sewer Manhole	\$575.00	\$7,647.50	\$443.00	\$5,891.90	\$505.00	\$6,716.50
S5	160	LF	4-Inch SCH 40 PVC Storm Sewer Lateral	\$55.00	\$8,800.00	\$37.00	\$5,920.00	\$37.00	\$5,920.00
S6	2	EA	Bore 4-Inch Storm Sewer Lateral	\$4,000.00	\$8,000.00	\$2,600.00	\$5,200.00	\$2,765.00	\$5,530.00
S7	5	EA	4-Inch Cleanout	\$250.00	\$1,250.00	\$198.00	\$990.00	\$447.00	\$2,235.00
S8	5	EA	Storm Sewer Lateral Connection	\$100.00	\$500.00	\$100.00	\$500.00	\$145.00	\$725.00
S9	2	EA	Remove Small Pipe Culvert	\$250.00	\$500.00	\$250.00	\$500.00	\$346.00	\$692.00
S10	64	LF	18-Inch CMP Culvert	\$60.00	\$3,840.00	\$48.00	\$3,072.00	\$79.00	\$5,056.00
S11	4	EA	18-Inch CMP Flared End Section	\$450.00	\$1,800.00	\$260.00	\$1,040.00	\$408.00	\$1,632.00
S12	555	LF	Ditching	\$40.00	\$22,200.00	\$8.25	\$4,578.75	\$16.00	\$8,880.00
S13	1,600	SY	Lawn Restoration	\$6.32	\$10,112.00	\$3.65	\$5,840.00	\$5.00	\$8,000.00
S14	1,000	SY	Erosion Mat, Class I Type B	\$1.26	\$1,260.00	\$1.10	\$1,100.00	\$0.80	\$800.00
S15	110	SY	Asphalt Pavement Restoration	\$34.85	\$3,833.50	\$34.85	\$3,833.50	\$30.00	\$3,300.00
S16	4	EA	Inlet Protection	\$121.00	\$484.00	\$110.00	\$440.00	\$74.00	\$296.00
S17	6	EA	Temporary Ditch Check	\$70.70	\$424.20	\$120.00	\$720.00	\$116.00	\$696.00
SUPPLEMENTAL BID #1 TOTAL (Items S1 through S17, Inclusive)				\$126,610.20		\$94,446.65		\$97,590.70	
BID B (Items B1 through B49, Inclusive) + SUPPLEMENTAL BID #1 (S1 through S17, Inclusive) TOTAL				\$1,683,527.60		\$1,677,466.27		\$1,740,181.30	

Bid Security - 10%	Yes	Yes	Yes
Addendum Acknowledgement - #1	Yes	Yes	Yes

SUBCONTRACTOR TABULATION

Storm Sewer
Excavation
Concrete Curb & Gutter
Asphalt Paving
Lawn Restoration
Concrete Paving
Traffic Control

Subcontractor

-
-
Sommers
Northeast Asphalt
-
Vinton

Subcontractor

-
-
-
Northeast Asphalt
Highway Landscapers
-

Subcontractor

-
Belinski
Sommers
MCC
-
Vinton



April 23, 2020

Village of Harrison
W5298 Highway 114
Menasha, WI 54952

Re: Village of Harrison
2020 Street Urbanization
Letter Of Recommendation
McM. No. H0006-9-19-00675

On Wednesday, April 1, 2020 bids were received at the Village Municipal Building for the above referenced project. Eight (8) bids were received, ranging in price from \$1,250,587.00 to \$1,740,181.30 (bid tabulation enclosed).

Based upon the bids received, we recommend awarding Contract H0006-9-19-00675 to the low bidder, PTS Contractors, Inc., in the amount of \$1,250,587.00.

If you agree with our recommendation, please date and sign the enclosed Notices of Award, and return all copies to our office for incorporation into the contract documents.

If you have any questions, please feel free to contact me.

Respectfully,

McMahon Associates, Inc.

Lee Reibold / jlh

Lee R. Reibold, P.E.
Associate / Municipal & Civil Engineer

LRR:jlh

Enclosures: Notice of Awards (3 copies each)
Bid Tabulation

SECTION 00 51 00.00

NOTICE OF AWARD

Dated: _____

To: PTS CONTRACTORS, INC.
4075 Eaton Road
Green Bay, WI 54311

Contract No. H0006-9-19-00675

Project: 2020 STREET URBANIZATION
For The
VILLAGE OF HARRISON
Calumet County, Wisconsin

You are notified that your Bid, dated Wednesday, April 1, 2020, for the above Contract has been considered. You are the apparent successful Bidder and have been awarded a Contract for the 2020 Street Urbanization for the Village of Harrison, Calumet County, Wisconsin.

The Contract Price of your Contract is One Million Two Hundred Fifty Thousand Five Hundred Eighty Seven and no/100 Dollars (\$1,250,587.00).

You must comply with the following conditions precedent within **15-days** of the date of this Notice of Award, that is by _____.

1. You must deliver to the OWNER three (3) fully executed counterparts of the Agreement including all the Contract Documents.
2. You must deliver with the executed Agreement the Contract Security (bonds), as specified in the Instructions to Bidders, General Conditions (Paragraph 5.1) and Supplementary Conditions.
3. You must deliver Insurance Certification complying with the General Conditions and Supplemental Conditions of the Contract Documents.

Failure to comply with these conditions within the time specified will entitle OWNER to consider your Bid abandoned, to annul this Notice of Award and to declare your Bid Security forfeited.

One (1) fully signed counterpart of the Agreement, with the Contract Documents attached, will be returned to you within 15-days after you comply with the above noted conditions.

VILLAGE OF HARRISON | Calumet County, WI

(authorized signature)

(title)

Witness: _____

VILLAGE OF HARRISON
2020 STREET URBANIZATION
GOLDEN WAY, PEARL DRIVE, CORAL COURT & CAMEO COURT
PRELIMINARY SCHEDULE OF ASSESSMENTS-ASPHALT OPTION PER FRONTAGE
McM No. H0006-9-19-00675

						Project Assessments-PTS Contractors, Inc.										
Tax ID	Property Owner	Mailing Address	Property Address	Lot #	Total Frontage	Assessable Frontage	# Storm Sewer Laterals	Storm Sewer Lateral	Curb & Gutter	Lawn Restoration	DW Apron Area (sq ft)	Concrete Driveway Apron	Total Assessment			
34162	RICHARD M DEKLEYN	2214 E CEDAR RIDGE DR	APPLETON	WI 54915	N9671 & N9673 EMERALD LN	2	125.00	75.00	1	\$ 2,317.90	\$ 1,078.32	\$ 1,215.74	274	\$ 2,338.00	\$ 6,949.95	
34210	RAISSA A KRAJNIK	BRET W KRAJNIK	W5081 ERTL RD	MENASHA	WI 54952	N9662 & N9664 EMERALD LN	25	329.16	0.00	1	\$ 2,317.90	\$ -	\$ -	0	\$ -	\$ 2,317.90
34212	JAMES G BECK	SHARI M BECK	N9649 GOLDEN WAY	APPLETON	WI 54915	N9649 GOLDEN WAY	26	110.00	110.00	1	\$ 2,317.90	\$ 1,581.54	\$ 1,783.08	424	\$ 3,617.92	\$ 9,300.44
34214	LIRA R MARTINEZ		N9643 GOLDEN WAY	APPLETON	WI 54915	N9643 GOLDEN WAY	27	110.00	110.00	1	\$ 2,317.90	\$ 1,581.54	\$ 1,783.08	445	\$ 3,797.11	\$ 9,479.63
34216	BRIAN M LAEHN		N9635 GOLDEN WAY	APPLETON	WI 54915	N9635 GOLDEN WAY	28	110.00	110.00	1	\$ 2,317.90	\$ 1,581.54	\$ 1,783.08	452	\$ 3,856.84	\$ 9,539.36
34218	AIMEE M STOFFREGEN	NICHOLAS W STOFFREGEN	N9627 GOLDEN WAY	APPLETON	WI 54915	N9627 GOLDEN WAY	29	110.00	110.00	1	\$ 2,317.90	\$ 1,581.54	\$ 1,783.08	437	\$ 3,728.85	\$ 9,411.37
34220	JENNIFER L HARRIS	RUSSEL R HARRIS	N9617 GOLDEN WAY	APPLETON	WI 54915	N9617 GOLDEN WAY	30	110.00	110.00	1	\$ 2,317.90	\$ 1,581.54	\$ 1,783.08	576	\$ 4,914.92	\$ 10,597.43
34222	DARLENE K MITCHELL	TIMOTHY J MITCHELL	N9607 GOLDEN WAY	APPLETON	WI 54915	N9607 GOLDEN WAY	31	110.00	110.00	1	\$ 2,317.90	\$ 1,581.54	\$ 1,783.08	701	\$ 5,981.52	\$ 11,664.04
34224	MARY L HAMILTON	STEVEN J HAMILTON	N9599 GOLDEN WAY	APPLETON	WI 54915	N9599 GOLDEN WAY	32	110.00	110.00	1	\$ 2,317.90	\$ 1,581.54	\$ 1,783.08	416	\$ 3,549.66	\$ 9,232.18
34226	DANIEL R PAWLOWSKI	LYN RLT PAWLOWSKI	N9591 GOLDEN WAY	APPLETON	WI 54915	N9591 GOLDEN WAY	33	105.00	105.00	1	\$ 2,317.90	\$ 1,509.65	\$ 1,702.03	469	\$ 4,001.90	\$ 9,531.48
34228	KATE WILLIAMS	RANDY C WILLIAMS	N9581 GOLDEN WAY	APPLETON	WI 54915	N9581 GOLDEN WAY	34	265.24	136.92	1	\$ 2,317.90	\$ 1,968.58	\$ 2,219.45	429	\$ 3,660.59	\$ 10,166.52
34230	DAVID C WEAST	JENNIFER J WEAST	W6040 GARNET DR	APPLETON	WI 54915	W6040 GARNET DR	35	240.08	0.00	1	\$ 2,317.90	\$ -	\$ -	0	\$ -	\$ 2,317.90
33968	MICHAEL LORENTZ	TAMRA LORENTZ	N9677 GOLDEN WAY	APPLETON	WI 54915	N9677 & N9679 GOLDEN WAY	1	125.00	125.00	1	\$ 2,317.90	\$ 1,797.20	\$ 2,026.23	600	\$ 5,119.70	\$ 11,261.03
33970	THOMAS J UUITENBROEK		N9551 STATE PARK RD	APPLETON	WI 54915	N9683 & N9685 GOLDEN WAY	2	228.53	228.53	1	\$ 2,317.90	\$ 3,285.72	\$ 3,704.43	978	\$ 8,345.12	\$ 17,653.17
33972	RONALD J WURTH		N9690 GOLDEN WAY	APPLETON	WI 54915	N9690 & N9688 GOLDEN WAY	3	146.21	146.21	1	\$ 2,317.90	\$ 2,102.15	\$ 2,370.04	660	\$ 5,631.68	\$ 12,421.76
33974	STIEHL PROPERTIES LIMITED PART		429 HIDDEN RIDGES WAY	COMBINED LOCKS	WI 54113	N9680 & N9682 GOLDEN WAY	4	89.94	89.94	1	\$ 2,317.90	\$ 1,293.12	\$ 1,457.91	772	\$ 6,587.35	\$ 11,656.28
33976	PR PROPERTIES LLP		1606 W HASKEL ST UNIT A	APPLETON	WI 54914	N9674 & N9676 GOLDEN WAY	5	182.32	182.32	1	\$ 2,317.90	\$ 2,621.33	\$ 2,955.38	680	\$ 5,802.33	\$ 13,696.93
33978	DOUGLAS W BLOHM	JENNIFER M BLOHM	W6040 CAMEO CT	APPLETON	WI 54915	W6040 CAMEO CT	6	253.79	110.01	1	\$ 2,317.90	\$ 1,581.68	\$ 1,783.24	436	\$ 3,720.32	\$ 9,403.14
33980	DANIEL W ARMSTRONG		W6032 CAMEO COURT	APPLETON	WI 54915	W6032 CAMEO CT	7	105.00	105.00	1	\$ 2,317.90	\$ 1,509.65	\$ 1,702.03	398	\$ 3,396.07	\$ 8,925.65
33982	KENNETH L VASSAR		W6024 CAMEO CT	APPLETON	WI 54915	W6024 CAMEO CT	8	118.65	118.65	1	\$ 2,317.90	\$ 1,705.90	\$ 1,923.30	322	\$ 2,747.57	\$ 8,694.67
33984	XI LIN		W6016 CAMEO CT	APPLETON	WI 54915	W6016 CAMEO CT	9	125.43	125.43	1	\$ 2,317.90	\$ 1,803.38	\$ 2,033.20	450	\$ 3,839.78	\$ 9,994.26
33986	SHAE M ELLEFSON		W6017 CAMEO CT	APPLETON	WI 54915	W6017 CAMEO CT	10	64.76	64.76	1	\$ 2,317.90	\$ 931.09	\$ 1,049.75	789	\$ 6,732.41	\$ 11,031.15
33988	JOSEPH R COLLING	STEPHANIE L COLLING	W6025 CAMEO CT	APPLETON	WI 54915	W6025 CAMEO CT	11	130.93	130.93	1	\$ 2,317.90	\$ 1,882.46	\$ 2,122.35	698	\$ 5,955.92	\$ 12,278.63
33990	NATALIE M BECK		W6033 CAMEO CT	APPLETON	WI 54915	W6033 CAMEO CT	12	110.01	110.01	1	\$ 2,317.90	\$ 1,581.68	\$ 1,783.24	314	\$ 2,679.31	\$ 8,362.13
33992	AIMEE L LARSON		W6041 CAMEO COURT	APPLETON	WI 54915	W6041 CAMEO CT	13	260.02	110.01	1	\$ 2,317.90	\$ 1,581.68	\$ 1,783.24	925	\$ 7,892.88	\$ 13,575.70
33994	RYAN P TUOMI	MICHELE L TUOMI	W6040 CORAL CT	APPLETON	WI 54915	W6040 CORAL CT	14	260.02	110.01	1	\$ 2,317.90	\$ 1,581.68	\$ 1,783.24	458	\$ 3,908.04	\$ 9,590.86
33996	MARLI C ZANE	ROBERTO C ZANE	W6032 CORAL CT	APPLETON	WI 54915	W6032 CORAL CT	15	110.01	110.01	1	\$ 2,317.90	\$ 1,581.68	\$ 1,783.24	294	\$ 2,508.66	\$ 8,191.48
33998	MICHELLE M DOBINSKI	TIMOTHY G DOBINSKI	W6024 CORAL CT	APPLETON	WI 54915	W6024 CORAL CT	16	139.57	139.57	1	\$ 2,317.90	\$ 2,006.68	\$ 2,262.41	767	\$ 6,544.69	\$ 13,131.68
34000	SCHOOL DANIEL J & BARBARA A		W6016 CORAL CT	APPLETON	WI 54915	W6016 CORAL CT	17	58.24	58.24	1	\$ 2,317.90	\$ 837.35	\$ 944.06	396	\$ 3,379.01	\$ 7,478.31
34002	TYLER J GORANSON	SARAH A WILLIAMSON	W6014 CORAL COURT	APPLETON	WI 54915	W6014 CORAL CT	18	68.47	68.47	1	\$ 2,317.90	\$ 984.44	\$ 1,109.89	350	\$ 2,986.49	\$ 7,398.71
34004	DANIEL D FLAUGER	CYNTHIA S FLAUGER	W617 CORAL CT	APPLETON	WI 54915	W6017 CORAL CT	19	57.09	57.09	1	\$ 2,317.90	\$ 820.82	\$ 925.42	761	\$ 6,493.49	\$ 10,557.63
34006	AUDREY L MOORE	STEVEN C MOORE	W6025 CORAL CT	APPLETON	WI 54915	W6025 CORAL CT	20	140.24	140.24	1	\$ 2,317.90	\$ 2,016.32	\$ 2,273.27	344	\$ 2,935.30	\$ 9,542.78
34008	CATHERINE J LEHNER	DAVID M LEHNER	W6033 CORAL CT	APPLETON	WI 54915	W6033 CORAL CT	21	110.00	110.00	1	\$ 2,317.90	\$ 1,581.54	\$ 1,783.08	406	\$ 3,464.33	\$ 9,146.85
34010	DIANE B BRANDT	DUANE D BRANDT	W6041 CORAL COURT	APPLETON	WI 54915	W6041 CORAL CT	22	260.01	110.00	1	\$ 2,317.90	\$ 1,581.54	\$ 1,783.08	735	\$ 6,271.64	\$ 11,954.15
34012	LINDA K BEYER	WAYNE D BEYER	W6040 PEARL DR	APPLETON	WI 54915	W6040 PEARL DR	23	260.01	110.00	1	\$ 2,317.90	\$ 1,581.54	\$ 1,783.08	460	\$ 3,925.11	\$ 9,607.62
34014	PHILLIP T ROBERTS	SUE E ROBERTS	W6032 PEARL DR	APPLETON	WI 54915	N6032 PEARL DR	24	105.00	105.00	1	\$ 2,317.90	\$ 1,509.65	\$ 1,702.03	349	\$ 2,977.96	\$ 8,507.54
34016	EDGAR GUZMAN	NOEMI GUZMAN	W6024 PEARL DRIVE	APPLETON	WI 54915	W6024 PEARL DR	25	105.00	105.00	1	\$ 2,317.90	\$ 1,509.65	\$ 1,702.03	405	\$ 3,455.80	\$ 8,985.38
34018	DARRYL H DEBOER		W6016 PEARL DR	APPLETON	WI 54915	W6016 PEARL DR	26	105.00	105.00	1	\$ 2,317.90	\$ 1,509.65	\$ 1,702.03	302	\$ 2,576.92	\$ 8,106.50
34020	JEFFERY D YOUNG		W6008 PEARL DR	APPLETON	WI 54915	W6008 PEARL DR	27	140.56	140.56	1	\$ 2,317.90	\$ 2,020.92	\$ 2,278.45	639	\$ 5,452.49	\$ 12,069.75
34022	MATTHEW G WARNER	HEIDI L WARNER	W6009 PEARL DRIVE	APPLETON	WI 54915	W6009 PEARL DR	28	140.85	140.85	1	\$ 2,317.90	\$ 2,025.09	\$ 2,283.16	877	\$ 7,483.30	\$ 14,109.44
34024	WERTH KEITH L&JOANNE C LIV TRS		W6017 PEARL DR	APPLETON	WI 54915	W6017 PEARL DR	29	105.00	105.00	1	\$ 2,317.90	\$ 1,509.65	\$ 1,702.03	365	\$ 3,114.49	\$ 8,644.07
34026	TINA LAUSMAN		W6025 PEARL DR	APPLETON	WI 54915	W6025 PEARL DR	30	105.00	105.00	1	\$ 2,317.90	\$ 1,509.65	\$ 1,702.03	627	\$ 5,350.09	\$ 10,879.67
34028	MICHAEL SYLLA	JILLIAN SYLLA	W6033 PEARL DRIVE	APPLETON	WI 54915	W6033 PEARL DR	31	105.00	105.00	1	\$ 2,317.90	\$ 1,509.65	\$ 1,702.03	608	\$ 5,187.97	\$ 10,717.55
34030	SANDRA M PIOTROWSKI	DANIEL L PIOTROWSKI	W6041 PEARL DR	APPLETON	WI 54915	W6041 PEARL DR	32	260.01	110.00	1	\$ 2,317.90	\$ 1,581.54	\$ 1,783.08	703	\$ 5,998.59	\$ 11,681.10

Totals = 6,410.15 4,768.76 44 \$ 101,987.41 \$ 68,563.42 \$ 77,300.81 22,491 \$ 191,912.13 \$ 439,763.77

Construction Cost (Items 1 through 48) =
Engineering Design and Construction Administration =
Construction Contingency =
Total Assessable Costs =
Assessable Parcels (each) or Frontage (Lin Ft) or Area (Sq Ft) =
Assessment Rate =

\$ 81,800.00	\$ 54,991.96	\$ 61,999.87
\$ 7,917.41	\$ 5,322.66	\$ 6,000.96
\$ 12,270.00	\$ 8,248.79	\$ 9,299.98
\$ 101,987.41	\$ 68,563.42	\$ 77,300.81
44	4,768.76	22,491
\$ 2,317.90	\$ 14.38	\$ 16.21

\$ 153,925.00
\$ 14,898.38
\$ 23,088.75
\$ 191,912.13
22,491 Sq Ft
\$ 8.53 per Sq Ft

Total Assessable Costs = \$ 439,763.77
Total Village Costs = \$ 1,119,455.41

VILLAGE OF HARRISON
2020 STREET URBANIZATION
GOLDEN WAY, PEARL DRIVE, CORAL COURT & CAMEO COURT
PRELIMINARY SCHEDULE OF ASSESSMENTS-ASPHALT OPTION PER PARCEL
McM No. H0006-9-19-00675

Tax ID						Property Address		Lot #	Project Assessments-PTS Contractors, Inc.						
									# Storm Sewer Laterals	Storm Sewer Lateral	Curb & Gutter	Lawn Restoration	DW Apron Area (sq ft)	Concrete Driveway Apron	Total Assessment
34162	RICHARD M DEKLEYN		2214 E CEDAR RIDGE DR	APPLETON	WI	54915	N9671 & N9673 EMERALD LN	2	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	274	\$ 2,338.00	\$ 8,128.85
34210	RAISSA A KRAJNIK	BRET W KRAJNIK	W5081 ERTL RD	MENASHA	WI	54952	N9662 & N9664 EMERALD LN	25	1	\$ 2,317.90	\$ -	\$ -	0	\$ -	\$ 2,317.90
34212	JAMES G BECK	SHARI M BECK	N9649 GOLDEN WAY	APPLETON	WI	54915	N9649 GOLDEN WAY	26	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	424	\$ 3,617.92	\$ 9,408.78
34214	LIRA R MARTINEZ		N9643 GOLDEN WAY	APPLETON	WI	54915	N9643 GOLDEN WAY	27	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	445	\$ 3,797.11	\$ 9,587.97
34216	BRIAN M LAEHN		N9635 GOLDEN WAY	APPLETON	WI	54915	N9635 GOLDEN WAY	28	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	452	\$ 3,856.84	\$ 9,647.70
34218	AIMEE M STOFFREGEN	NICHOLAS W STOFFREGEN	N9627 GOLDEN WAY	APPLETON	WI	54915	N9627 GOLDEN WAY	29	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	437	\$ 3,728.85	\$ 9,519.71
34220	JENNIFER L HARRIS	RUSSEL R HARRIS	N9617 GOLDEN WAY	APPLETON	WI	54915	N9617 GOLDEN WAY	30	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	576	\$ 4,914.92	\$ 10,705.77
34222	DARLENE K MITCHELL	TIMOTHY J MITCHELL	N9607 GOLDEN WAY	APPLETON	WI	54915	N9607 GOLDEN WAY	31	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	701	\$ 5,981.52	\$ 11,772.38
34224	MARY L HAMILTON	STEVEN J HAMILTON	N9599 GOLDEN WAY	APPLETON	WI	54915	N9599 GOLDEN WAY	32	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	416	\$ 3,549.66	\$ 9,340.52
34226	DANIEL R PAWLOWSKI	LYN RLT PAWLOWSKI	N9591 GOLDEN WAY	APPLETON	WI	54915	N9591 GOLDEN WAY	33	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	469	\$ 4,001.90	\$ 9,792.76
34228	KATE WILLIAMS	RANDY C WILLIAMS	N9581 GOLDEN WAY	APPLETON	WI	54915	N9581 GOLDEN WAY	34	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	429	\$ 3,660.59	\$ 9,451.44
34230	DAVID C WEAST	JENNIFER J WEAST	W6040 GARNET DR	APPLETON	WI	54915	W6040 GARNET DR	35	-	\$ 2,317.90	\$ -	\$ -	0	\$ -	\$ 2,317.90
33968	MICHAEL LORENTZ	TAMRA LORENTZ	N9677 GOLDEN WAY	APPLETON	WI	54915	N9677 & N9679 GOLDEN WAY	1	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	600	\$ 5,119.70	\$ 10,910.56
33970	THOMAS J UITENBROEK		N9551 STATE PARK RD	APPLETON	WI	54915	N9683 & N9685 GOLDEN WAY	2	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	978	\$ 8,345.12	\$ 14,135.97
33972	RONALD J WURTH		N9690 GOLDEN WAY	APPLETON	WI	54915	N9690 & N9688 GOLDEN WAY	3	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	660	\$ 5,631.68	\$ 11,422.53
33974	STIEHL PROPERTIES LIMITED PART		429 HIDDEN RIDGES WAY	COMBINED LOCKS	WI	54113	N9680 & N9682 GOLDEN WAY	4	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	772	\$ 6,587.35	\$ 12,378.21
33976	PR PROPERTIES LLP		1606 W HASKEL ST UNIT A	APPLETON	WI	54914	N9674 & N9676 GOLDEN WAY	5	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	680	\$ 5,802.33	\$ 11,593.19
33978	DOUGLAS W BLOHM	JENNIFER M BLOHM	W6040 CAMEO CT	APPLETON	WI	54915	W6040 CAMEO CT	6	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	436	\$ 3,720.32	\$ 9,511.17
33980	DANIEL W ARMSTRONG		W6032 CAMEO COURT	APPLETON	WI	54915	W6032 CAMEO CT	7	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	398	\$ 3,396.07	\$ 9,186.92
33982	KENNETH L VASSAR		W6024 CAMEO CT	APPLETON	WI	54915	W6024 CAMEO CT	8	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	322	\$ 2,747.57	\$ 8,538.43
33984	XI LIN		W6016 CAMEO CT	APPLETON	WI	54915	W6016 CAMEO CT	9	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	450	\$ 3,839.78	\$ 9,630.63
33986	SHAE M ELLEFSON		W6017 CAMEO CT	APPLETON	WI	54915	W6017 CAMEO CT	10	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	789	\$ 6,732.41	\$ 12,523.27
33988	JOSEPH R COLLING	STEPHANIE L COLLING	W6025 CAMEO CT	APPLETON	WI	54915	W6025 CAMEO CT	11	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	698	\$ 5,955.92	\$ 11,746.78
33990	NATALIE M BECK		W6033 CAMEO CT	APPLETON	WI	54915	W6033 CAMEO CT	12	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	314	\$ 2,679.31	\$ 8,470.17
33992	AIMEE L LARSON		W6041 CAMEO COURT	APPLETON	WI	54915	W6041 CAMEO CT	13	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	925	\$ 7,892.88	\$ 13,683.73
33994	RYAN P TUOMI	MICHELE L TUOMI	W6040 CORAL CT	APPLETON	WI	54915	W6040 CORAL CT	14	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	458	\$ 3,908.04	\$ 9,698.89
33996	MARLI C ZANE	ROBERTO C ZANE	W6032 CORAL CT	APPLETON	WI	54915	W6032 CORAL CT	15	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	294	\$ 2,508.66	\$ 8,299.51
33998	MICHELLE M DOBINSKI	TIMOTHY G DOBINSKI	W6024 CORAL CT	APPLETON	WI	54915	W6024 CORAL CT	16	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	767	\$ 6,544.69	\$ 12,335.54
34000	SCHOOL DANIEL J & BARBARA A		W6016 CORAL CT	APPLETON	WI	54915	W6016 CORAL CT	17	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	396	\$ 3,379.01	\$ 9,169.86
34002	TYLER J GORANSON	SARAH A WILLIAMSON	W6014 CORAL COURT	APPLETON	WI	54915	W6014 CORAL CT	18	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	350	\$ 2,986.49	\$ 8,777.35
34004	DANIEL D FLAUGER	CYNTHIA S FLAUGER	W617 CORAL CT	APPLETON	WI	54915	W6017 CORAL CT	19	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	761	\$ 6,493.49	\$ 12,284.35
34006	AUDREY L MOORE	STEVEN C MOORE	W6025 CORAL CT	APPLETON	WI	54915	W6025 CORAL CT	20	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	344	\$ 2,935.30	\$ 8,726.15
34008	CATHERINE J LEHNER	DAVID M LEHNER	W6033 CORAL CT	APPLETON	WI	54915	W6033 CORAL CT	21	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	406	\$ 3,464.33	\$ 9,255.19
34010	DIANE B BRANDT	DUANE D BRANDT	W6041 CORAL COURT	APPLETON	WI	54915	W6041 CORAL CT	22	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	735	\$ 6,271.64	\$ 12,062.49
34012	LINDA K BEYER	WAYNE D BEYER	W6040 PEARL DR	APPLETON	WI	54915	W6040 PEARL DR	23	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	460	\$ 3,925.11	\$ 9,715.96
34014	PHILLIP T ROBERTS	SUE E ROBERTS	W6032 PEARL DR	APPLETON	WI	54915	N6032 PEARL DR	24	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	349	\$ 2,977.96	\$ 8,768.82
34016	EDGAR GUZMAN	NOEMI GUZMAN	W6024 PEARL DRIVE	APPLETON	WI	54915	W6024 PEARL DR	25	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	405	\$ 3,455.80	\$ 9,246.65
34018	DARRYL H DEBOER		W6016 PEARL DR	APPLETON	WI	54915	W6016 PEARL DR	26	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	302	\$ 2,576.92	\$ 8,367.77
34020	JEFFERY D YOUNG		W6008 PEARL DR	APPLETON	WI	54915	W6008 PEARL DR	27	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	639	\$ 5,452.49	\$ 11,243.34
34022	MATTHEW G WARNER	HEIDI L WARNER	W6009 PEARL DRIVE	APPLETON	WI	54915	W6009 PEARL DR	28	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	877	\$ 7,483.30	\$ 13,274.16
34024	WERTH KEITH L&JOANNE C LIV TRS		W6017 PEARL DR	APPLETON	WI	54915	W6017 PEARL DR	29	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	365	\$ 3,114.49	\$ 8,905.34
34026	TINA LAUSMAN		W6025 PEARL DR	APPLETON	WI	54915	W6025 PEARL DR	30	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	627	\$ 5,350.09	\$ 11,140.94
34028	MICHAEL SYLLA	JILLIAN SYLLA	W6033 PEARL DRIVE	APPLETON	WI	54915	W6033 PEARL DR	31	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	608	\$ 5,187.97	\$ 10,978.82
34030	SANDRA M PIOTROWSKI	DANIEL L PIOTROWSKI	W6041 PEARL DR	APPLETON	WI	54915	W6041 PEARL DR	32	1	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	703	\$ 5,998.59	\$ 11,789.44

Totals = 44 \$ 101,987.41 \$ 68,563.42 \$ 77,300.81 22,491 \$ 191,912.13 \$ 439,763.77

Construction Cost (Items 1 through 48) =	\$ 81,800.00	\$ 54,991.96	\$ 61,999.87	\$ 153,925.00
Engineering Design and Construction Administration =	\$ 7,917.41	\$ 5,322.66	\$ 6,000.96	\$ 14,898.38
Construction Contingency =	\$ 12,270.00	\$ 8,248.79	\$ 9,299.98	\$ 23,088.75
Total Assessable Costs =	\$ 101,987.41	\$ 68,563.42	\$ 77,300.81	\$ 191,912.13
Assessable Parcels (each) or Area (Sq Ft) =	44	42	42	22,491 Sq Ft
Assessment Rate =	\$ 2,317.90	\$ 1,632.46	\$ 1,840.50	\$ 8.53 per Sq Ft

Total Assessable Costs =	\$ 439,763.77
Total Village Costs =	\$ 1,119,455.41

VILLAGE BOARD MEETING

VILLAGE OF HARRISON

Date: May 12th, 2020

Title:

Approve/Deny sewer extension to Chad Reinke – Old Hwy Rd.

Issue:

Should the Village Board approve a sewer extension to Chad Reinke on Old Hwy Rd.?

Background and Additional Information:

Chad Reinke would like to build a house on a parcel that he owns located on Old Hwy Rd. Previously, the parcel was owned by Timothy Wittman who had received approval to extend sewer to the parcel from the Waverly Sanitary District Commission. That approval was valid for three years only.

Now that Mr. Reinke has purchased the property, he is requesting that the sewer extension be reapproved. Since the Waverly Sanitary District is now Harrison Utilities, the Village Board will need to approve or deny the sewer extension request.

Budget/Financial Impact:

None. The sewer extension will be paid for by the property owner.

Tom Van Zeeland

From: Michael S Siewert <mikes@martenson-eisele.com>
Sent: Wednesday, March 11, 2020 10:27 AM
To: Tom Van Zeeland
Subject: RE: Tim Wittman /Chad Reinke property on old Hwy road

If it is a public extension, he needs District approval, ECWRPC approval, NMSC approval, and DNR approval.

He needs to hire a PE to stamp the plans for the extension, and make the submittals.

Once he has all of the approvals, he needs to hire a District approved Contractor to install the main and manhole. His engineer can help him with this.

Harrison utilities needs to inspect the work, whether it is M&E or you.

Hope this helps.

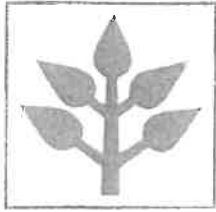
Thank You

Mike

From: Tom Van Zeeland <tvanzeeland@harrisonutilities.org>
Sent: Wednesday, March 11, 2020 10:15 AM
To: Michael S Siewert <mikes@martenson-eisele.com>
Subject: Tim Wittman /Chad Reinke property on old Hwy road

Hi Mike I have a question to ask you on the Chad Reinke property on Old Hwy road where the customer needs 340 ft. of 8" sanitary sewer installed . Who is responsible for lining up a contractor to install the public sanitary main. I know the cost in on the customer for the install of pipes and manhole. If Chad is responsible he has to use a contractor off our approved list . Let me know your thoughts. Thanks Mike.

Tom Van Zeeland
Systems operator
Harrison Utilities
(920)850-6864
tvanzeeland@harrisonutilities.org



Waverly Sanitary District

N8722 County Road LP

Menasha, WI 54952-9483 • Phone: (920)731-0002 • Fax: (920)731-2955

April 17, 2014

Mr. Timothy Wittmann.
25 Pheasant Court
Appleton, WI 54915

Re: Sanitary Sewer Plan Approval

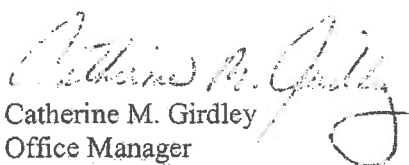
Dear Mr. Wittmann:

The Waverly Sanitary District Commission reviewed and approved the sanitary sewer plan at the April 8, 2014 meeting.

The approval includes your variance request for 5 foot separation from the water main, but a minimum slope of 0.4% must be maintained for maintenance reasons.

Any questions or concerns, please don't hesitate to contact me at the above number.

Sincerely,


Catherine M. Girdley
Office Manager

cc: Waverly Sanitary District Commission/Consultants
Stanley C. Martenson, P.E.



NEENAH-MENASHA SEWERAGE COMMISSION

101 Garfield Avenue • Menasha, Wisconsin 54952-3397

(920) 751-4760 • Fax (920) 751-4767 • e-mail info@nmscwwtp.com

May 30, 2014

Mr. Timothy Wittmann
25 Pheasant Court
Appleton, WI 54915

RE: Sewer Extension Request

Dear Mr. Wittmann:

The Neenah-Menasha Sewerage Commission has reviewed the proposed sanitary sewer extension request for the Old Highway Road located in the Waverly Sanitary District in the Village of Harrison. The Neenah-Menasha Sewerage Commission formerly approved this sewer extension request at its May 27, 2014 meeting.

Sincerely,

Randall R. Much
General Manager

RRM:rv



February 5, 2014

Timothy N. Wittmann, P.E.
Davel Engineering & Environmental
1811 Racine Street
Menasha, WI 54952-1041

Dear Mr. Wittmann:

East Central Review No. 2014-007

Subject: Clearinghouse Review Comments – Sanitary Sewer Extension Approval

This is to acknowledge receipt of your letter dated January 31, 2014 requesting that the East Central Wisconsin Regional Planning Commission review and comment on the proposed sanitary sewer extension project to serve areas along Old Highway Road commencing west of Fire Lane 9 located within the Village of Harrison, Calumet County. Such Review comments are required by Section NR 110.08(4) of the *Wisconsin Administrative Code*.

Please be advised that the East Central Wisconsin Regional Planning Commission has conducted a technical review of this matter and has determined that the proposed sewer extension is in conformance with and would serve to implement the sewer service area plan prepared and adopted by the Waverly Sanitary District and the Village of Harrison. East Central finds the proposed project to be within the **2030 Neenah-Menasha Sewer Service Area**. This project is also consistent with the Sewer Service Areawide Water Quality Plan elements.

Please include a copy of this letter with your submittal of plans and specifications for the subject sewers to the Wisconsin Department of Natural Resources.

Sincerely,

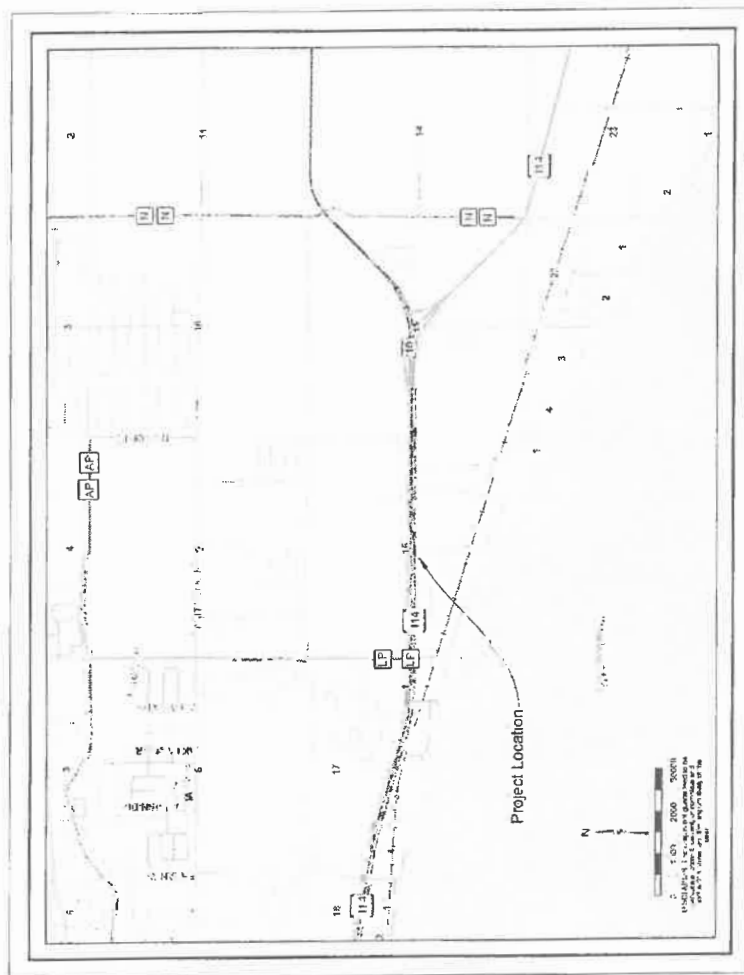
A handwritten signature in black ink, appearing to read "Eric W. Fowle".

Eric W. Fowle
Executive Director

EWf/jwh

OLD HIGHWAY ROAD SEWER EXTENSION

Village of Harrison, Calumet County, WI



Contractor shall locate all hazardous materials prior to excavating. The plan may not be complete or completely show all hazardous materials.

The Contractor shall verify all existing field report against the plan and conduct a thorough investigation of the site before commencing work. The Contractor shall be responsible for conducting the work and immediately notify the Engineer of any discrepancies.

The Excavator shall comply with all provisions of the Corrosion Control Manual. All Corrosion Control shall be done in accordance with the Plan and Wisconsin DOT Technical Standards.

All lengths are measured to center of structure.

SHEET INDEX:	
Sheet	Page
Cover Sheet	11
Plan & Profile	34
Sanitary Alignment	

COVER SHEET

**DAVEL ENGINEERING &
ENVIRONMENTAL, INC.**
CIVIL ENGINEERING CONSULTANTS
181 Pacific Office: Menasha, WI 54952
PH: 920-941-1100 FAX: 920-930-8595

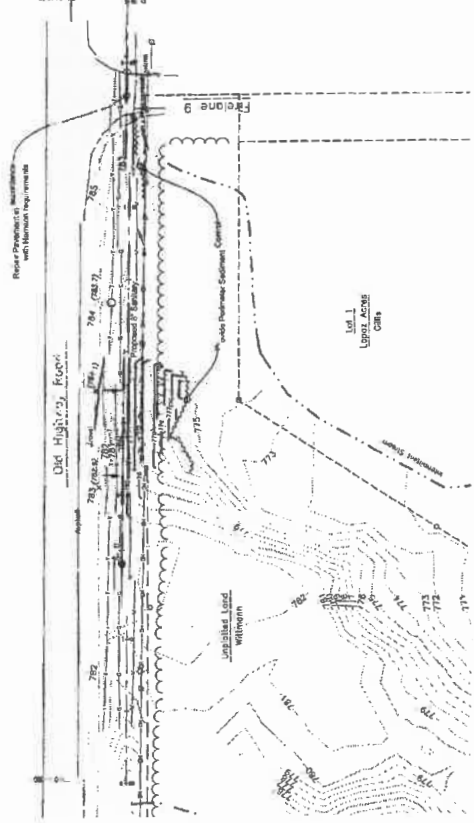
Project Number: 0000
February 2, 2014

NOTES:

Plan Sheet 13 of 14

LEGEND

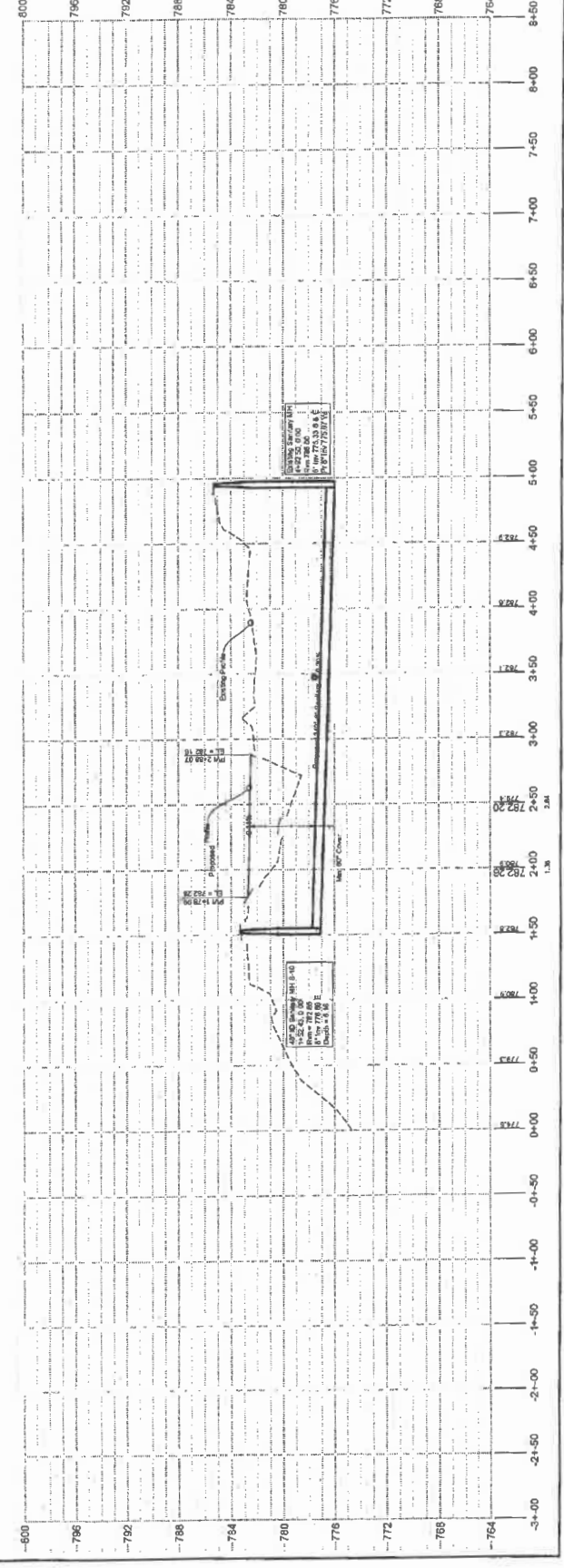
- Centerline
- Right-of-Way
- Easement
- Property Line
- Survey Point
- Spot Elevation
- Proposed Sewer Line
- Proposed Storm Sewer Line
- Proposed Water Main Line
- Proposed Gas Line
- Proposed Electric Line
- Proposed Telephone Line
- Proposed Cable TV Line
- Proposed Fire Hydrant
- Proposed Manhole
- Proposed Catch Basin
- Proposed Valve
- Proposed Bypass
- Proposed Bridge
- Proposed Culvert
- Proposed Trench
- Proposed Foundation
- Proposed Wall
- Proposed Fence
- Proposed Gate
- Proposed Lock
- Proposed Dam
- Proposed Embankment
- Proposed Cut
- Proposed Fill
- Proposed Gravel
- Proposed Asphalt
- Proposed Concrete
- Proposed Brick
- Proposed Stone
- Proposed Wood
- Proposed Metal
- Proposed Plastic
- Proposed Glass
- Proposed Paper
- Proposed Fabric
- Proposed Rubber
- Proposed Leather
- Proposed Metal
- Proposed Plastic
- Proposed Glass
- Proposed Paper
- Proposed Fabric
- Proposed Rubber
- Proposed Leather



IMPROVEMENT PLANS
SEWER EXTENSION
Village of Hartson, Calumet County, WI
Alignment 1
Sta 0+00 to 5+00

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1611 Racine Street, Racine, WI 53402
Phone: 262-997-1599 Fax: 262-997-9555
www.davel.com

Project: 41000001
Date: 12/14/2014
Drawn By: J. Smith
Checked By: J. Smith
Scale: 1" = 40'



VILLAGE BOARD MEETING**From:**

Laura Jungwirth, P.E., Director of Public Works

VILLAGE OF HARRISON**Meeting Date:**

5/12/2020

Title:

Schmidt Road Driveway Access for Agricultural Use

Issue:

Seven Oaks is requesting an additional access to Parcel 33278 as property owner is not allowing access to the agricultural field from their residential driveway.

Background and Additional Information:

This portion of Schmidt Road falls under the Access-Controlled Ordinance where only one driveway is allowed per parcel. Additional access points would be allowed only with board approval. The parcel is 2.91 acres and approximately half is for agricultural use. The property owner does not want their residential driveway to be utilized for equipment access and to date, the access to this parcel has been limited.

Budget Impacts:

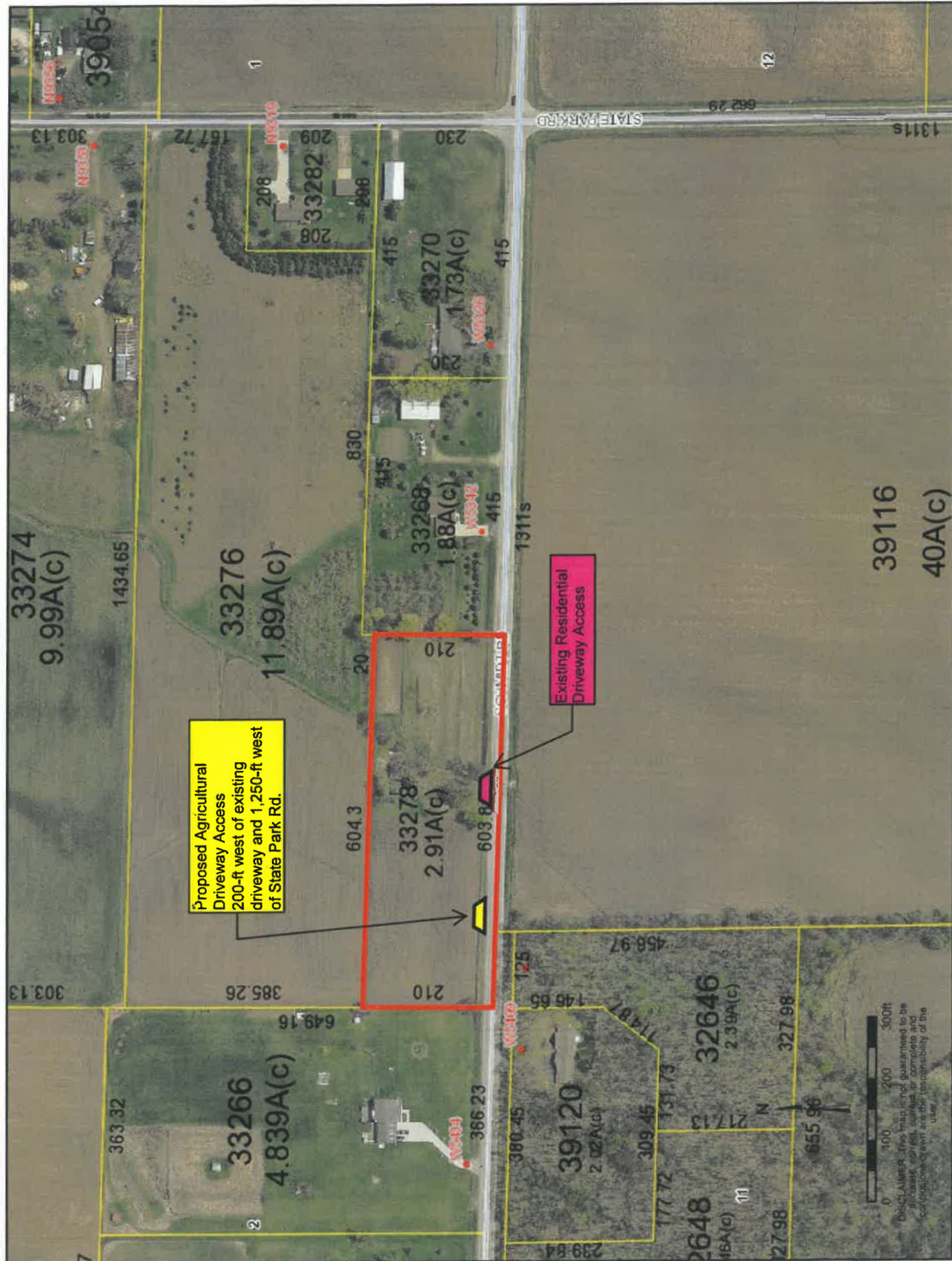
None

Recommended Action:

Staff recommends approval of the second driveway access if the driveway and culvert are installed in accordance with the Zoning Ordinance and a Right of Way Permit is approved.

Attachments:

- Calumet County Parcel Map with Driveway Layout
- Right of Way Permit Application



VILLAGE OF HARRISON, WISCONSIN
RIGHT-OF-WAY PERMIT APPLICATION

APPLICANT INFORMATION

Contact Chad Van Asten Permit Number _____
Phone 920-450-2844 Date of Application 4-29-2020
Fax _____ Address W229 Cty RD 22
Email Chadua@SevenOaksTeam.com Koukauna WI 54130

CONTRACTOR INFORMATION (if different from above)

Contractor to Perform Work Seven Oaks HD
Contact Chad Van Asten Telephone 920-450-2844

BILLING INFORMATION (if different from above)

Name Seven Oaks Dairy
Address (City, State, Zip) W229 County RD 22 Koukauna WI 54130

PROPOSED WORK

Estimated Start Date 4-30-2020 Estimated Completion Date 4-30-2020

ADDRESS/LOCATION OF PROPOSED WORK North Side Schmidt RD 1250' west of
State Park RD

DESCRIPTION OF PROJECT Add a 18" x 40' culvert to make a driveway

TYPE OF PERMIT (check all boxes that apply)

- Culverts ☒ New Culvert (\$150 Fee)
☐ Replace or Extend Culvert (\$150 Fee)
☐ Culvert Variance (\$150 Fee with Public Works Director Approval)

Type of Culvert:

- ☒ Agricultural
☐ Residential
☐ Other

- Driveways ☐ Install Driveway Apron (\$50 Fee)
☐ Replace Driveway Apron (\$50 Fee)

- Utilities ☐ Utility Permit** (\$50 Base Fee plus each of the following)

- ☐ Open Cut Asphalt or Concrete (\$1,500 Fee)
☐ Open Cut Gravel (\$1,000 Fee)
☐ Per Foot Charge (\$0.10 Per Linear Foot)

_____ lin. ft. x \$0.10 = _____

Type of Permit Total: _____

Right of Way Obstruction Fee (\$75): _____

After the Fact Permit Fee (\$150): _____

Total: _____

** Connections or repairs to existing or new water or sanitary services shall be coordinated with Darboy Sanitary District: (920)788-6048 or Harrison Utilities: (920)731-0002.

The Village Board of Harrison or its designated representative hereby grants this permit according to the provisions of this permit.
Given under my hand pursuant to Chapter 22 of the Municipal Code.

Chad Van Asten

4-29-2020

Permit Holder/ Title

Construction Manager

Date

Harrison Representative/ Title

Date

VILLAGE BOARD MEETING**From:**

Mark J. Mommaerts, AICP, Planner

VILLAGE OF HARRISON**Meeting Date:**

May 12, 2020

Title:

Comprehensive Plan Amendment – Lexington Homes

Zoning Map Amendment – Lexington Homes

Conditional Use Permit – Lexington Homes

Issue:

Should the Village Board approve a Comprehensive Plan Amendment from mixed-use to multiple-family residential, a Zoning Map Amendment from AG to MF, and Conditional Use Permit for a multiple-family residential development?

Background and Additional Information:

The applicant is proposing a multi-family residential development on property located along Lake Park Road, Tax IDs 33636, 33638, & 33640. The development consists of eleven (11) 10-unit buildings and twelve (12) 14-unit buildings, all two-bedroom units with attached garages, outside parking areas, and office. Total development will be 278-units. Phase 1 will consist of 6 10-unit buildings (60-units total), 5 14-unit buildings (70-units total), office, boulevard entrance off Sonny Drive, associated driveways and parking areas, and a pond. Phase 2 will consist of 5 10-unit buildings (50-units total), 7 14-unit buildings (98-units total), a driveway off Blackoak Street, and associated driveways and parking areas. The applicant is requesting a Comprehensive Plan Amendment, Zoning Map Amendment, and a Conditional Use Permit.

Comprehensive Plan Amendment:

The applicant is proposing to amend the future land use map in the Comprehensive Plan to allow for multiple-family residential. Currently, the future land use map identifies this area as mixed-use (a combination of commercial, residential, and/or light industrial). When the Village updated the Comprehensive Plan several years ago, this site received much discussion as to whether it should be commercial or multi-family residential. At the time, it was decided to go with a 'flexible' mixed-use designation until a development project was proposed, either commercial or multi-family. There are commercial uses on the south, north, and west sides of the property and residential uses on the north and south sides. Multi-family residential can be a buffer between the commercial and residential uses.

Zoning Map Amendment:

The applicant is proposing to rezone from General Agricultural [AG] to Multiple-Family Residential [RM] the area for the development.

Conditional Use Permit:

The zoning ordinance requires a Conditional Use Permit for any multiple-family developer greater than 3-buildings or greater than 24-units. The applicant is proposing a 23-building development with 278-units total. Landscaping and buffering should be provided along the single-family residential uses to the north.

Basis for Approval: *(from the Zoning Ordinance Section 117-319)*

1. *Zoning. The proposed use conforms to the underlying zoning district intent and design standards and is in harmony with the general purpose and intent of this chapter. Where there is an existing nonconforming structure, the design standards of the underlying zoning district may be waived by the plan commission and town board.* If the Comprehensive Plan and Zoning Map amendments are approved, then the proposed multi-family development is an allowable use in the MF zoning district.
2. *Plans. The proposed use conforms to the comprehensive plan and any other officially adopted plan.* If the Comprehensive Plan and Zoning Map amendments are approved, then the proposed multi-family development conforms to the Comprehensive Plan.
3. *Traffic. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.* The main entrance is anticipated to connect with Sonny Drive with a secondary entrance from Blackoak Street. Both Sonny Drive and Blackoak Street lead directly to collector streets, Lake Park Road and Woodland Road respectively. Woodland Road has connections to County Road N and Lake Park Road. Lake Park Road has access to Hwy 10/114.
4. *Landscaping and screening. Appropriate landscaping and screening has been or will be provided to protect adjacent uses or properties from light, noise and other visual impacts that are associated with the proposed use as established in article VI, Access, Parking, and Loading and article IX, Landscaping and Screening Standards.* Landscaping may be required to meet buffering requirements. Landscape buffer berms around the property may be warranted.
5. *Neighborhood compatibility. The proposed use is compatible with the predominant or prevailing land use of the neighborhood surrounding the proposed development and whether the proposed use creates a nuisance due to noise, odor, or dust.* The multi-family residential proposed will be a buffer between the commercial development and the single-family homes. An existing multi-family development is adjacent to the south. Landscape screening and buffering should be utilized to further reduce potential light nuisance.
6. *Services. Adequate facilities, access roads, drainage and/or necessary services have been or will be provided.* Sanitary sewer and water can be provided to the site. Stormwater management is proposed through a regional stormwater pond.

Budget Impacts:

None

Recommended Action:

The Plan Commission will meet prior to the Village Board to discuss and act on the Certified Survey Map. The Plan Commission decision will be presented at the meeting.

Staff recommends approval of Ordinance V20-02, Comprehensive Plan Future Land Use Map Amendment from Mixed Use to Multi-Family Residential.

Staff recommends approval of Ordinance V20-03, Zoning Map Amendment from General Agricultural [AG] to Multiple-Family Residential [RM].

Staff recommends approval the Conditional Use Permit with the following conditions:

1. The applicant works with Harrison Utilities and Village of Harrison on sanitary sewer and water main connections.
2. A 17-foot strip of land along Woodland Road be dedicated for roadway and trail purposes.
3. Berms and landscape areas be provided along the north side of the development. The berm should be approximately 5-feet in height with evergreen and other plantings. Care should be taken to design the berm and plantings to shield vehicle headlights shining into adjacent properties.
4. The Development Agreement shall include a provision for stormwater management treatment in the Village's regional stormwater pond.
5. All exterior building materials shall adhere to the Village Zoning requirements unless a special exception is granted by the Plan Commission.
6. All exterior parking area lighting shall be direct cut-off fixtures to reduce/eliminate any glare.
7. All provisions of the zoning ordinance and all other Village ordinances shall be met.
8. Any comments or revisions from Village staff during the site plan review process shall be incorporated as conditions of approval.
9. All necessary permits shall be obtained prior to construction.

Attachments:

- Aerial Map
- Future Land Use Map
- Zoning Map
- Project Narrative
- Plan Set
- Plan Commission Resolution PC2020-01
- Ord V20-02
- Ord V20-03

Calumet County, WI

Legend

-  Address Point
 County Boundary
 Wisconsin Water
 Unincorporated Community

Color 2018

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



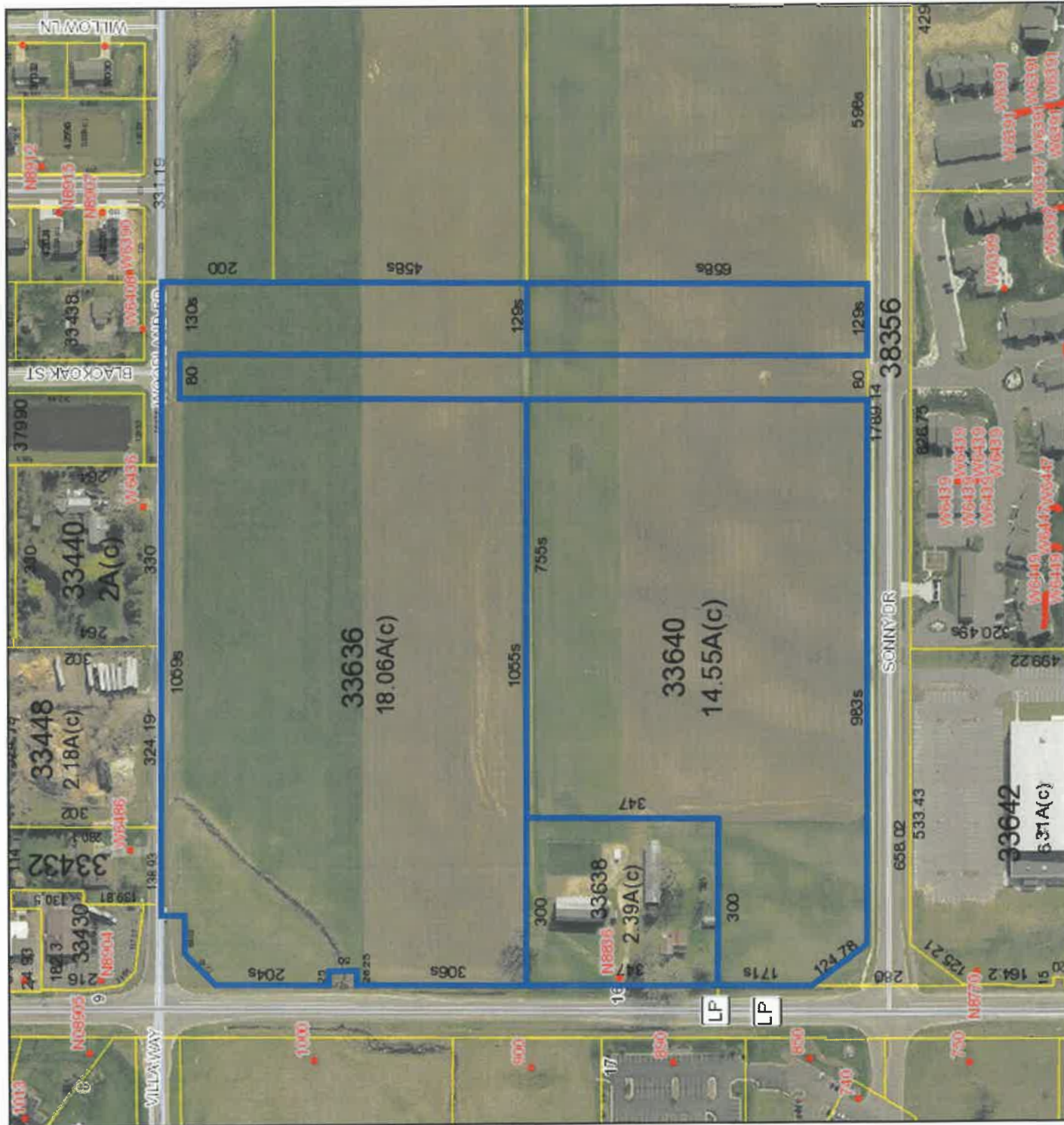
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



Number

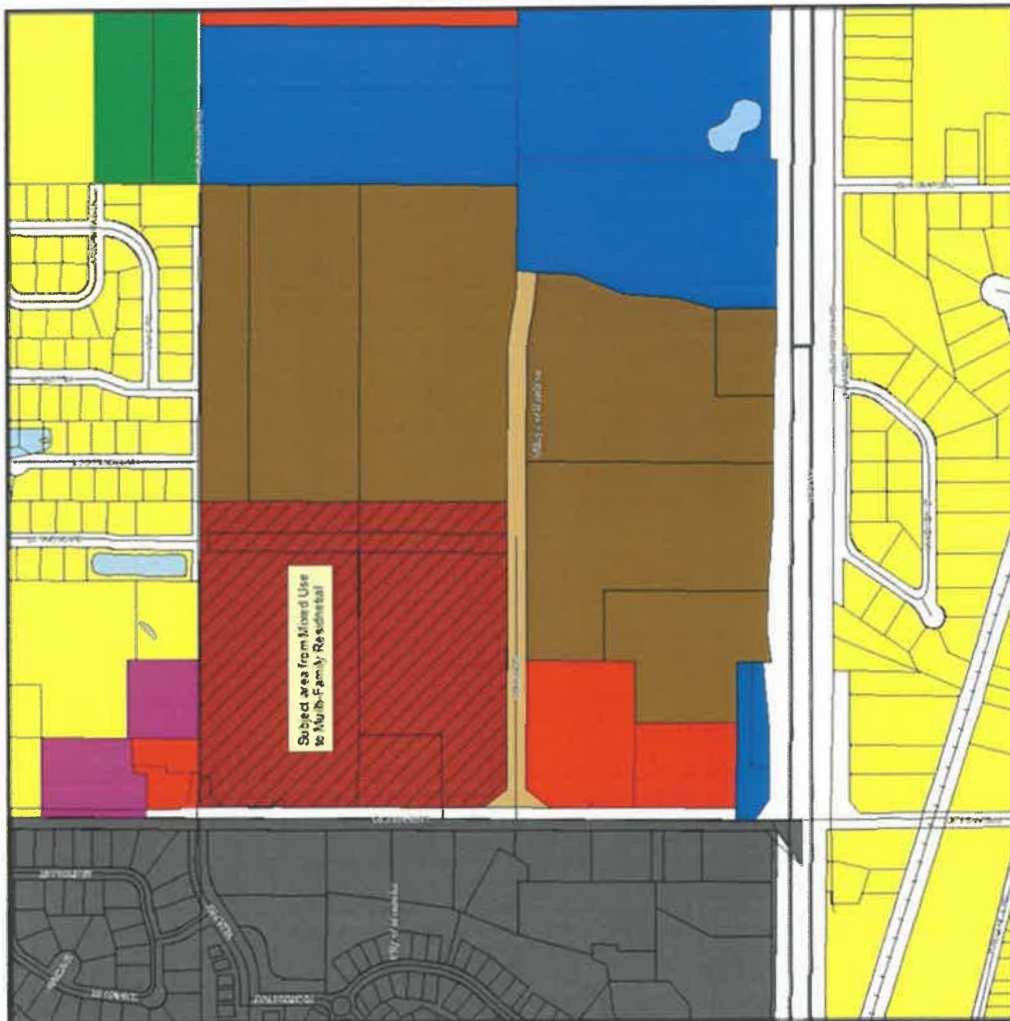
Printed:

1

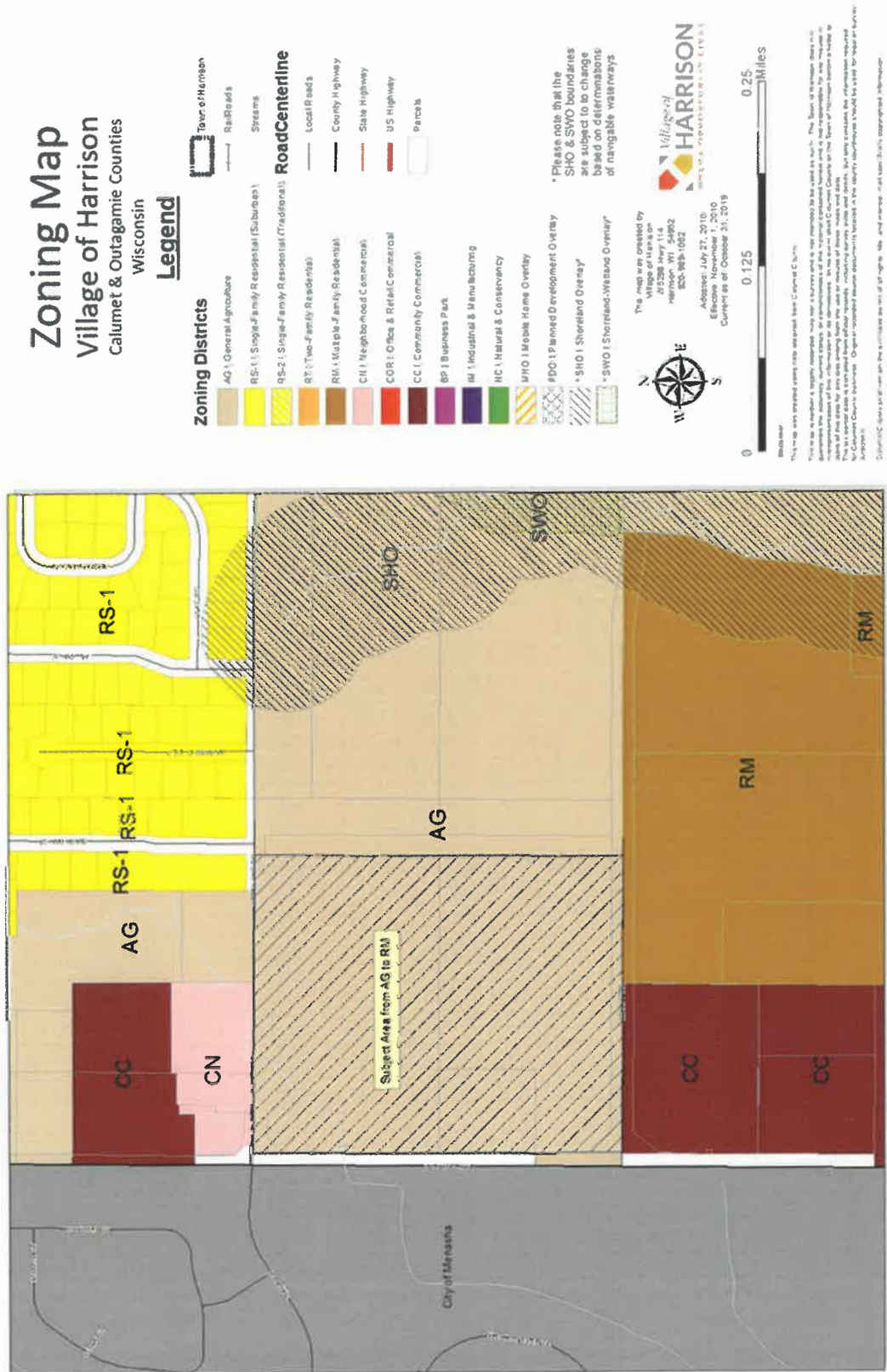


Future Land Use Map

Harrison Future Land Use Map 2004-2023



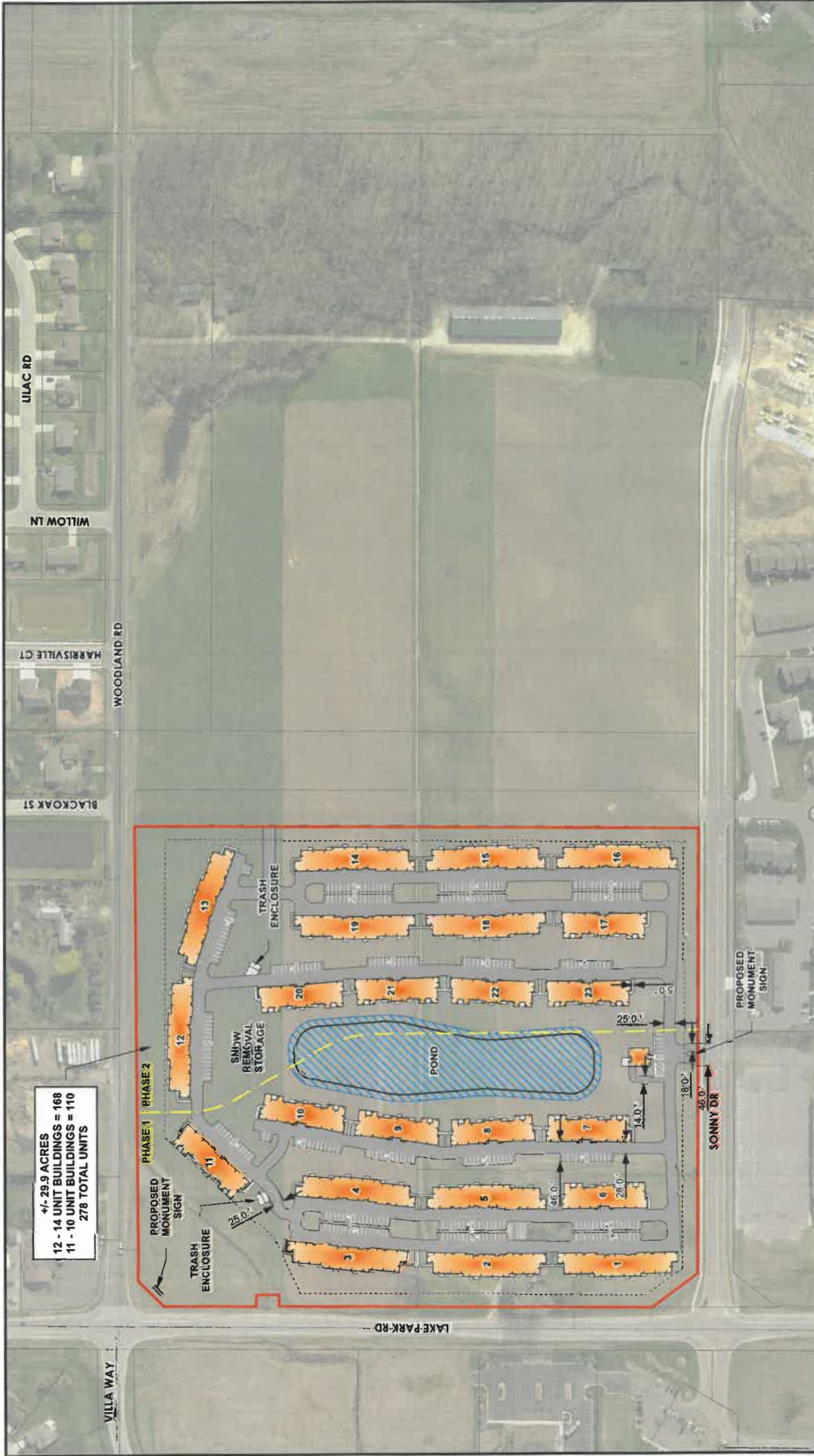
Zoning Map



Lexington Homes – Multi-Family Development
Conditional Use Permit

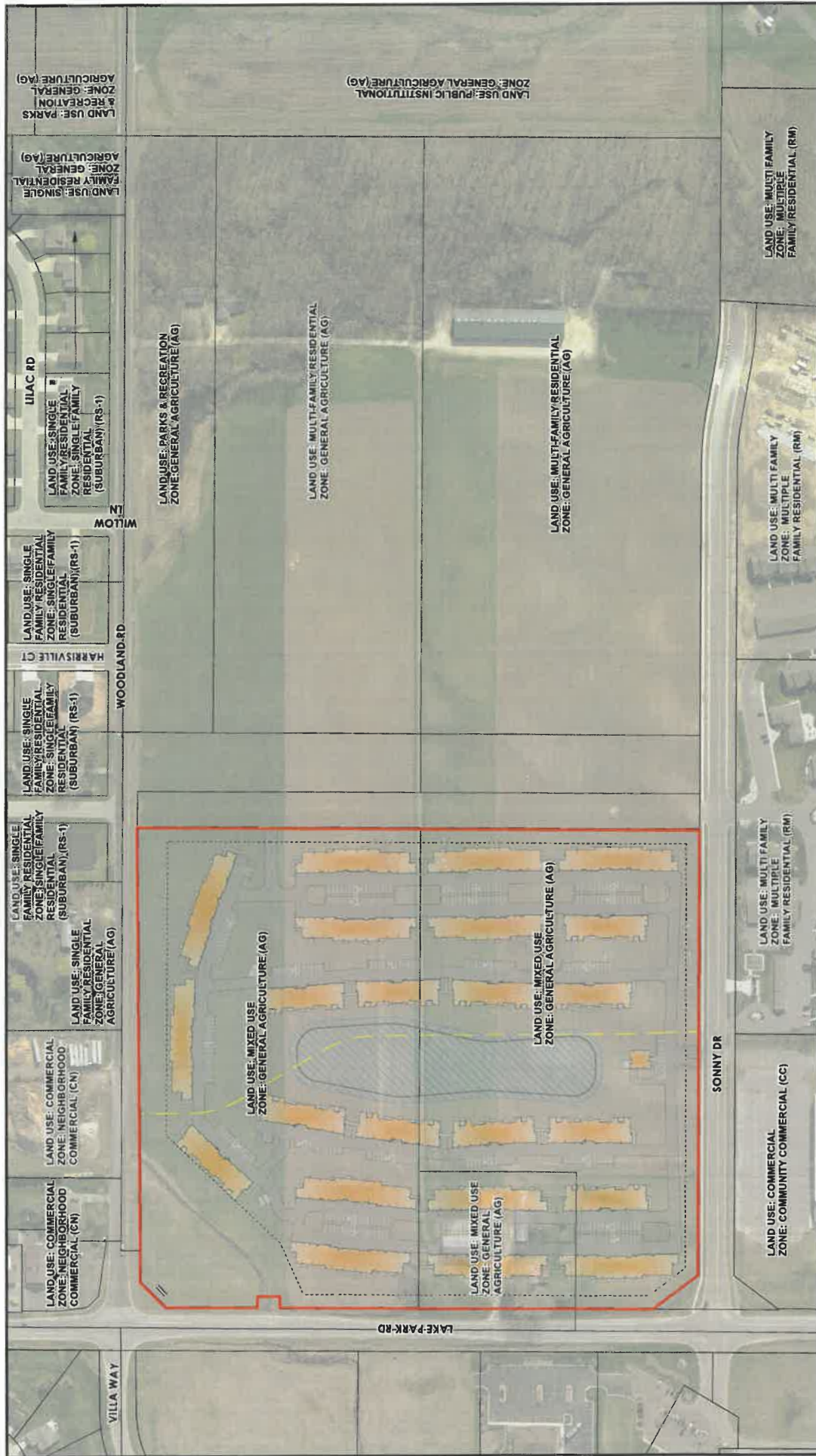
Narrative:

Lexington Homes is in the process of developing approximately 30 acres of existing farmland into a multi-family development. The multi-family development will consist of 23 buildings consisting of both 10-11 units and 12-14 units providing a total of 278 units for housing. In addition, an office is planned to be on site with access to the development off of Sonny Drive. The office is anticipated to store any necessary materials or equipment. Resident vehicles will either be stored in their respective attached garage or within the parking area as shown on the conceptual layout.



+/- 28.9 ACRES
 12 - 14 UNIT BUILDINGS = 168
 11 - 10 UNIT BUILDINGS = 110
 278 TOTAL UNITS

Conceptual Site Layout 1 Village of Harrison Calumet County, WI		DATE: 2/18/2020 JOB: 4329116 DRAWN: PFO	Phase Division Line PPR Lot PPR Building PPR Asphalt PPR Concrete Existing Pavement	Source: Robert E. Lee & Associates, Inc. ESRI, Calumet County Disclaimer: Robert E. Lee & Associates, Inc. makes every effort to ensure the accuracy of the information presented on this map. However, the user assumes all liability for any errors or omissions. The user agrees to hold Robert E. Lee & Associates, Inc. harmless from any and all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this map.	 Robert E. Lee & Associates, Inc. Engineering, Surveying and Environmental Services 1250 Centennial Centre Boulevard, Hobart, WI 54155 Phone: (920) 662-9641 FAX: (920) 662-9141 www.releainc.com
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Land Use and Zoning
Village of Harrison
Calumet County, WI

DATE: 2/18/2020

JOB: 4329116

DRAWN: PFO

Legend

Projected Area (+/- 29.9 Acres)

Phase Division Line
PR LogoPR Concrete
PR Bond

—

72

Feet
100 200

Source: Robert E. Lee & Associates, Inc.

Disclaimers Robert E. Lee & Associates, Inc., makes every effort to ensure that all information contained herein is true and accurate.

particular use. Robert E. Lee & Associates, Inc., provides this map without any warranty of any kind whatsoever, either expressed or implied.



Robert E. Lee & Associates, Inc.
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www.raleeinc.com

PLAN COMMISSION RESOLUTION 2020-01

TO RECOMMEND TO THE VILLAGE BOARD AN AMENDMENT TO THE HARRISON COMPREHENSIVE PLAN (LEXINGTON HOMES)

WHEREAS, the Harrison Plan Commission received an application from Lexington Homes to amend the Comprehensive Plan Future Land Use Map from Mixed-Use to Multi-Family Residential; and

WHEREAS, the proposed amendment is attached to the Resolution as "Exhibit A"; and

WHEREAS, Harrison has invited comments and suggestions from surrounding communities, East Central Wisconsin Regional Plan Commission, and Darboy and Waverly Sanitary Districts; and

WHEREAS, the amendments have resulted in a Plan that is compliant with the requirements of Section 66.1001(2) Wis. Stats; and

WHEREAS, the Plan Commission has held a least one public hearing on these amendments on May 12, 2020, in compliance with the requirements of Section 66.1001(4)(d) Wis. Stats.

NOW, THEREFORE BE IT RESOLVED, the Harrison Plan Commission recommends to the Village Board the adoption of the amendment from Mixed-Use to Multi-Family Residential for the property described as:

Loc. ID 33640

The South Half of the Northwest Quarter of the Northwest Quarter (S ½ of NW ¼ of NW ¼) Section Sixteen (16), Township Twenty (20) North, Range Eighteen (18) East, Town (now Village) of Harrison, Calumet County, Wisconsin. LESS AND EXPECTING Lot 1 of Certified Survey Map No. 1988 as recorded in the office of the Register of Deeds for Calumet County on May 19, 1997 in Volume 14 of Survey Maps, Page 153, as Document No. 266766, being a part of the NW ¼ of the NW ¼ Section 16, Township Twenty North, Range 18 East, Town (now Village) of Harrison, Calumet County, Wisconsin. ALSO LESS AND EXCEPTING Lands conveyed to Calumet County as described in Jacket 1461, Image 6, as Document No. 205674. ALSO LESS AND EXCEPTING lands conveyed to Village of Harrison as described in Document No. 493759. ALSO LESS AND EXCEPTING A part of the Northwest ¼ of the Northwest ¼ , Section 16, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, being more fully described as follows: Commencing at the North ¼ corner of said Section 16; Thence N89°44'02" W, 1444.33 feet along the North line of the Northwest ¼ of said Section 16; Thence S00°28'28"W, 33.00 feet to the South right-of-way- line of Woodland Road and the Point of B; Beginning; Thence continue S00°28'28"W, 1243.04 feet to the North right-of-way line of Sonny Drive; Thence N89°46'59"W, 80.00 feet along said North right-of-way; Thence N00°28'28"E, 1243.11 feet to the South right-of-way line of Woodland Road; Thence S89°44'02"E, 80.00 feet along said South right-of-way line to the Point of Beginning. ALSO LESS AND EXCEPTING premises conveyed to Calumet County by Warranty Deed recorded in the office of the

Register of Deeds for Calumet County, Wisconsin on August 9, 2018, as Document No. 533023

Loc. ID 33638

Lot 1 of Certified Survey Map No. 1988 as recorded in the office of the Register of Deeds for Calumet County on May 19, 1997 in Volume 14 of Survey Maps, Page 153, as Document No. 266766, being a part of the NW ¼ of the NW ¼ Section 16, Township Twenty North, Range 18 East, Town (now Village) of Harrison, Calumet County, Wisconsin.

Loc. ID33636

Parcel 2

The North Half of the Northwest Quarter of the Northwest Quarter Section Sixteen (16), Township Twenty (20) North, Range Eighteen (18) East, Town (now Village) of Harrison, Calumet County, Wisconsin. LESS AND EXCEPTING lands conveyed to Calumet county as described in Jacket 1461, Image 10, as Document No. 205678. ALSO LESS AND EXCEPTING A part of the Northwest ¼ of the Northwest ¼, Section 16, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, being more fully described as follows; Commencing at the North ¼ corner of said Section 16; thence N89°44'02"W, 1444.33 feet along the North line of the Northwest ¼ of said Section 16; Thence S00°28'28"W, 33.00 feet to the South right-of-way line of Woodland Road and the Point of Beginning; Thence continue S00°28'28"W, 1243.04 feet to the North right-of-way of Sonny Drive; Thence N89°46'59"W, 80.00 feet along said North right-of-way line; Thence N00°28'28"E, 1243.11 feet to the South right-of-way line of Woodland Road; Thence S89°44'02"E, 80.00 feet along said South right-of-way line to the Point of Beginning. ALSO LESS EXCEPTING premises conveyed to Calumet County, by Warranty Deed recorded in the Office of the Register of Deeds for Calumet County, Wisconsin on August 9, 2018, as Document No. 533023.

Approved this 12th day of May, 2020.

Motion for adoption by: _____

Seconded by: _____

Vote Aye: ____ Nay: ____

Kevin Hietpas, Plan Commission Chair

Attest: Mark J. Mommaerts, AICP, Harrison Planner

Exhibit A

Harrison
Future Land Use Map
2004-2023



ORDINANCE V20-02

AN ORDINANCE ADOPTING AMENDMENTS TO THE COMPREHENSIVE PLAN FOR THE VILLAGE OF HARRISON, WISCONSIN. (Lexington Homes)

WHEREAS, the Harrison Plan Commission received an application from Lexington Homes to amend the Comprehensive Plan Future Land Use Map land use designations from Mixed Use to Multi-Family Residential for the following described property:

Loc. ID 33640

The South Half of the Northwest Quarter of the Northwest Quarter (S ½ of NW ¼ of NW ¼) Section Sixteen (16), Township Twenty (20) North, Range Eighteen (18) East, Town (now Village) of Harrison, Calumet County, Wisconsin. LESS AND EXPECTING Lot 1 of Certified Survey Map No. 1988 as recorded in the office of the Register of Deeds for Calumet County on May 19, 1997 in Volume 14 of Survey Maps, Page 153, as Document No. 266766, being a part of the NW ¼ of the NW ¼ Section 16, Township Twenty North, Range 18 East, Town (now Village) of Harrison, Calumet County, Wisconsin. ALSO LESS AND EXCEPTING Lands conveyed to Calumet County as described in Jacket 1461, Image 6, as Document No. 205674. ALSO LESS AND EXCEPTING lands conveyed to Village of Harrison as described in Document No. 493759. ALSO LESS AND EXCEPTING A part of the Northwest ¼ of the Northwest ¼ , Section 16, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, being more fully described as follows: Commencing at the North ¼ corner of said Section 16; Thence N89°44'02" W, 1444.33 feet along the North line of the Northwest ¼ of said Section 16; Thence S00°28'28"W, 33.00 feet to the South right-of-way- line of Woodland Road and the Point of B; Beginning; Thence continue S00°28'28"W, 1243.04 feet to the North right-of-way line of Sonny Drive; Thence N89°46'59"W, 80.00 feet along said North right-of-way; Thence N00°28'28"E, 1243.11 feet to the South right-of-way line of Woodland Road; Thence S89°44'02"E, 80.00 feet along said South right-of-way line to the Point of Beginning. ALSO LESS AND EXCEPTING premises conveyed to Calumet County by Warranty Deed recorded in the office of the Register of Deeds for Calumet County, Wisconsin on August 9, 2018, as Document No. 533023

Loc. ID 33638

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Loc. ID33636

Parcel 2

The North Half of the Northwest Quarter of the Northwest Quarter Section Sixteen (16), Township Twenty (20) North, Range Eighteen (18) East, Town (now Village) of Harrison, Calumet County, Wisconsin. LESS AND EXCEPTING lands conveyed to Calumet county as described in Jacket 1461, Image 10, as Document No. 205678. ALSO LESS AND EXCEPTING A part of the Northwest ¼ of the Northwest ¼ , Section 16, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, being more fully described as follows; Commencing at the North ¼ corner of said

Section 16; thence N89°44'02"W, 1444.33 feet along the North line of the Northwest ¼ of said Section 16; Thence S00°28'28"W, 33.00 feet to the South right-of-way line of Woodland Road and the Point of Beginning; Thence continue S00°28'28"W, 1243.04 feet to the North right-of-way of Sonny Drive; Thence N89°46'59"W, 80.00 feet along said North right-of-way line; Thence N00°28'28"E, 1243.11 feet to the South right-of-way line of Woodland Road; Thence S89°44'02"E, 80.00 feet along said South right-of-way line to the Point of Beginning. ALSO LESS EXPECTING premises conveyed to Calumet County, by Warranty Deed recorded in the Office of the Register of Deeds for Calumet County, Wisconsin on August 9, 2018, as Document No. 533023.; and

WHEREAS, the proposed amendment is attached as "Exhibit A"; and

WHEREAS, Harrison has invited comments and suggestions from surrounding communities, East Central Wisconsin Regional Plan Commission, and Darboy and Waverly Sanitary Districts; and

WHEREAS, the amendments have resulted in a Plan that is compliant with the requirements of Section 66.1001(2) Wis. Stats; and

WHEREAS, the Plan Commission has held a least one public hearing on this amendment on May 12, 2020, in compliance with the requirements of Section 66.1001(4)(d) Wis. Stats.

WHEREAS, the Plan Commission recommended approval of the amendment by adoption of Plan Commission Resolution 2020-01.

THEREFORE, BE IT ORDAINED, by the Village Board of the Village of Harrison, Calumet & Outagamie Counties, Wisconsin, that Section 109-2 of the Code of Ordinances is amended to add the following:

- 10) The Village Board of the Village of Harrison, Wisconsin, does, by enactment of this ordinance, formally adopt amendments to the Harrison Comprehensive Plan, pursuant to section 66.1001(4)(c) of the Wisconsin Statutes as recommended by Plan Commission Resolution 2020-01.

Adopted by the Village Board of the Village of Harrison, Wisconsin this 12th day of May, 2020.

Kevin Hietpas, Village President

Attest: Jennifer Weyenberg, Village Clerk

**Harrison
Future Land Use Map
2004-2023**



ORDINANCE V20-03

AN ORDINANCE AMENDING THE VILLAGE OF HARRISON OFFICIAL ZONING MAP. (Lexington Homes)

WHEREAS, a public hearing on the map amendment (rezoning) was held by the Harrison Plan Commission on May 12, 2020; and

WHEREAS, the Plan Commission found the proposed map amendment to be consistent with the Comprehensive Plan; and

WHEREAS, the Plan Commission recommended approval of the zoning map amendment.

THEREFORE, BE IT ORDAINED, by the Village Board of the Village of Harrison, Calumet and Outagamie Counties, Wisconsin, that Article IV of the Village of Harrison Zoning Ordinance pertaining to zoning districts, and the map therein described, is hereby amended by rezoning the below described properties from General Agricultural [AG] to Multiple-Family Residential [RM]:

Loc. ID 33640

The South Half of the Northwest Quarter of the Northwest Quarter (S ½ of NW ¼ of NW ¼) Section Sixteen (16), Township Twenty (20) North, Range Eighteen (18) East, Town (now Village) of Harrison, Calumet County, Wisconsin. LESS AND EXPECTING Lot 1 of Certified Survey Map No. 1988 as recorded in the office of the Register of Deeds for Calumet County on May 19, 1997 in Volume 14 of Survey Maps, Page 153, as Document No. 266766, being a part of the NW ¼ of the NW ¼ Section 16, Township Twenty North, Range 18 East, Town (now Village) of Harrison, Calumet County, Wisconsin. ALSO LESS AND EXCEPTING Lands conveyed to Calumet County as described in Jacket 1461, Image 6, as Document No. 205674. ALSO LESS AND EXCEPTING lands conveyed to Village of Harrison as described in Document No. 493759. ALSO LESS AND EXCEPTING A part of the Northwest ¼ of the Northwest ¼ , Section 16, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, being more fully described as follows: Commencing at the North ¼ corner of said Section 16; Thence N89°44'02" W, 1444.33 feet along the North line of the Northwest ¼ of said Section 16; Thence S00°28'28"W, 33.00 feet to the South right-of-way- line of Woodland Road and the Point of B; Beginning; Thence continue S00°28'28"W, 1243.04 feet to the North right-of-way line of Sonny Drive; Thence N89°46'59"W, 80.00 feet along said North right-of-way; Thence N00°28'28"E, 1243.11 feet to the South right-of-way line of Woodland Road; Thence S89°44'02"E, 80.00 feet along said South right-of-way line to the Point of Beginning. ALSO LESS AND EXCEPTING premises conveyed to Calumet County by Warranty Deed recorded in the office of the Register of Deeds for Calumet County, Wisconsin on August 9, 2018, as Document No. 533023

Loc. ID 33638

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Loc. ID33636

Parcel 2

The North Half of the Northwest Quarter of the Northwest Quarter Section Sixteen (16), Township Twenty (20) North, Range Eighteen (18) East, Town (now Village) of Harrison, Calumet County, Wisconsin. LESS AND EXCEPTING lands conveyed to Calumet county as described in Jacket 1461, Image 10, as Document No. 205678. ALSO LESS AND EXCEPTING A part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 16, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, being more fully described as follows; Commencing at the North $\frac{1}{4}$ corner of said Section 16; thence N89°44'02"W, 1444.33 feet along the North line of the Northwest $\frac{1}{4}$ of said Section 16; Thence S00°28'28"W, 33.00 feet to the South right-of-way line of Woodland Road and the Point of Beginning; Thence continue S00°28'28"W, 1243.04 feet to the North right-of-way of Sonny Drive; Thence N89°46'59"W, 80.00 feet along said North right-of-way line; Thence N00°28'28"E, 1243.11 feet to the South right-of-way line of Woodland Road; Thence S89°44'02"E, 80.00 feet along said South right-of-way line to the Point of Beginning. ALSO LESS EXCEPTING premises conveyed to Calumet County, by Warranty Deed recorded in the Office of the Register of Deeds for Calumet County, Wisconsin on August 9, 2018, as Document No. 533023.

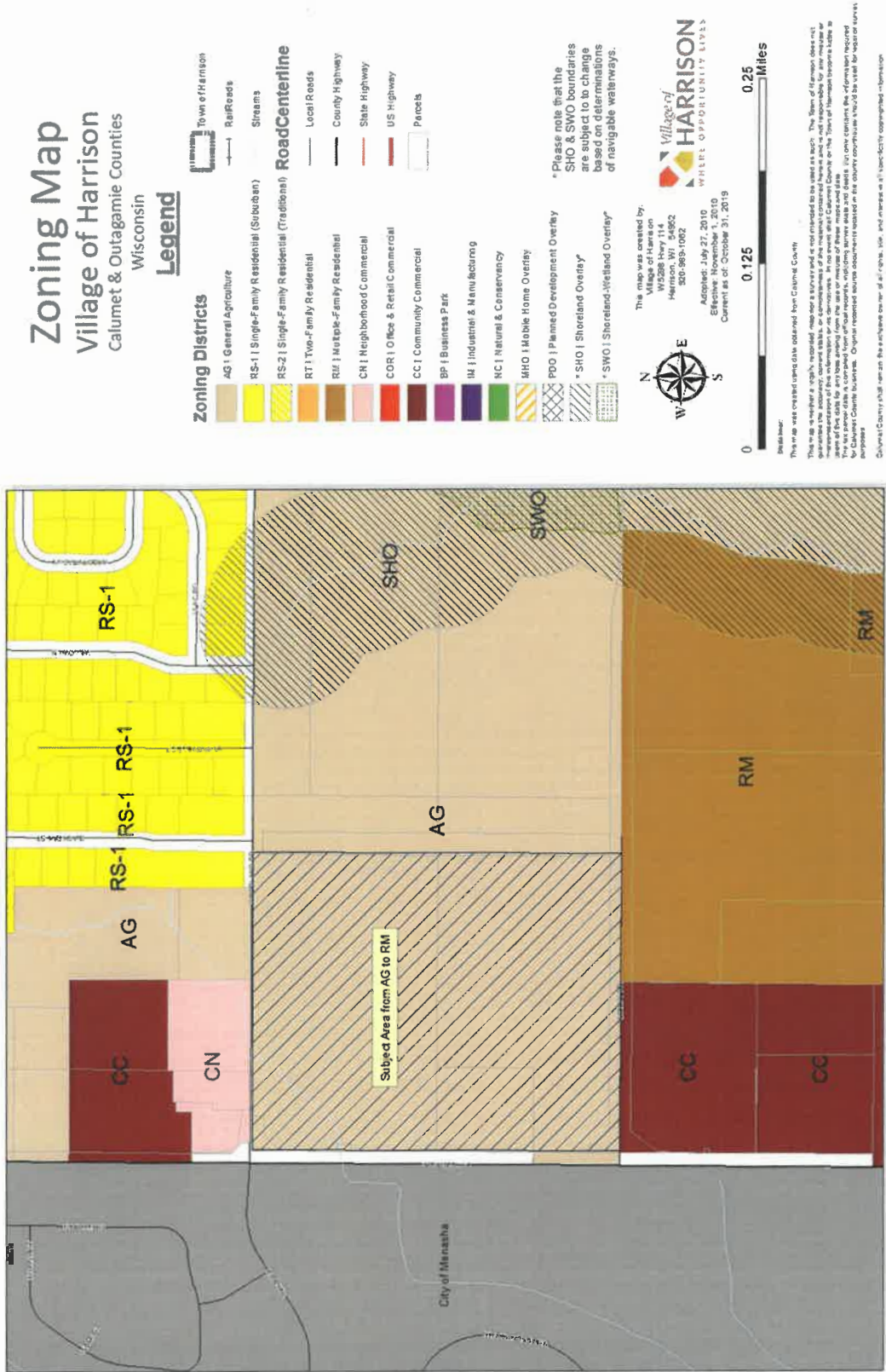
EFFECT. This ordinance shall be in force and effect upon passage and publication as provided by law.

Adopted by the Village Board of the Village of Harrison this 12th day of May, 2020.

Kevin Hietpas, Village President

Attest: Jennifer Weyenberg, Clerk

Exhibit A – Zoning Map



VILLAGE BOARD MEETING

From:

Mark J. Mommaerts, AICP, Planner

VILLAGE OF HARRISON

Meeting Date:

May 12, 2020

Title:

Zoning Text Amendment

Issue:

Should the Village Board approve amending the zoning ordinance to amend the provisions for accessory buildings?

Background and Additional Information:

A property owner along Harrison Road is proposing to amend the zoning ordinance provisions for accessory buildings within the Single-Family Residential (Suburban) [RS-1] zoning district. The property owner feels the 900-square foot limitation on size and 18-foot height restriction do not meet the needs of current vehicle size and limit the architectural possibilities of the structure.

Zoning Ordinance

Section 117-82 - Single-Family Residential (Suburban) [RS-1]

(k) Building height and stories.

(1) Principal structure. The principal building or structure shall not exceed 35 feet in height or 2.5 stories.

(2) Accessory structures. Accessory building or structures shall not exceed 18 feet in height, except attached garages, provided the total height of the attached garage does not exceed the total height of the principal structure.

(l) Accessory detached garages and sheds.

(1) Number. The maximum number of accessory detached garages and sheds shall be one.

(2) Size. The maximum size of accessory detached garages and sheds shall be 900 square feet.

(3) Total area. The maximum total area of all accessory detached garages and sheds shall be 900 square feet.

The property owner is proposing the following:

Section 117-82 - Single-Family Residential (Suburban) [RS-1]

(k) Building height and stories.

(1) Principal structure. The principal building or structure shall not exceed 35 feet in height or 2.5 stories.

(2) Accessory structures. Accessory building or structures shall not exceed ~~18~~ 24 feet in height, except attached garages, provided the total height of the attached garage does not exceed the total height of the principal structure.

(l) Accessory detached garages and sheds.

- (1) Number. The maximum number of accessory detached garages and sheds shall be one.
- (2) Size. The maximum size of accessory detached garages and sheds shall be ~~900~~ 1,000 square feet.
- (3) Total area. The maximum total area of all accessory detached garages and sheds shall be ~~900~~ 1,000 square feet.

Budget Impacts:

None

Recommended Action:

During the COVID-19 pandemic, staff was able to develop amendments to the Zoning Ordinance. Staff suggests that this amendment be delayed and incorporated in the larger Zoning Ordinance amendment process.

Attachments:

- None

ORDINANCE V20-04

AN ORDINANCE AMENDING CHAPTER 117 (ZONING) OF THE CODE OF ORDINANCES FOR THE VILLAGE OF HARRISON, CALUMET AND OUTAGAMIE COUNTIES, WISCONSIN.

WHEREAS, a property owner has suggested an amendment to the zoning ordinance text; and

WHEREAS, a public hearing on the text amendments were held by the Harrison Plan Commission on May 12, 2020; and

WHEREAS, the Plan Commission recommended approval of the zoning text amendments.

THEREFORE, BE IT ORDAINED, by the Village Board of the Village of Harrison, Calumet & Outagamie Counties, Wisconsin, that the Harrison Zoning Ordinance is amended as follows:

[Topic: Accessory Building Size & Height]

[Amend]

Section 117-82 - Single-Family Residential (Suburban) [RS-1]

(k) Building height and stories.

- (1) Principal structure. The principal building or structure shall not exceed 35 feet in height or 2.5 stories.
- (2) Accessory structures. Accessory building or structures shall not exceed ~~18~~ 24 feet in height, except attached garages, provided the total height of the attached garage does not exceed the total height of the principal structure.

(l) Accessory detached garages and sheds.

- (1) Number. The maximum number of accessory detached garages and sheds shall be one.
- (2) Size. The maximum size of accessory detached garages and sheds shall be ~~900~~ 1,000 square feet.
- (3) Total area. The maximum total area of all accessory detached garages and sheds shall be ~~900~~ 1,000 square feet.

EFFECT. This ordinance shall be in force and effect upon passage and publication as provided by law.

Adopted by the Village Board of the Village of Harrison, Wisconsin this 12th day of May, 2020.

Kevin Hietpas, Village President

Attest: Jennifer Weyenberg, Village Clerk

VILLAGE BOARD MEETING**From:**

Mark J. Mommaerts, AICP, Planner

VILLAGE OF HARRISON**Meeting Date:**

May 12, 2020

Title:

Final Plat for Kimberly Heights 4

Issue:

Should the Village Board approve the Final Plat for Kimberly Heights 4?

Background and Additional Information:

The developers, Dercks DeWitt LLC, have submitted a final plat for Kimberly Heights 4, a 37-lot subdivision. This subdivision is located along Schmidt Road, east of County N. The property is currently zoned Single-Family Residential (Suburban) [RS-1] which is consistent with the rest of the subdivision. This is phase 4 of the Kimberly Heights subdivision. Stormwater management is expected to be accomplished through a combination of using the Van's Road regional stormwater pond (off-site), other detention ponds within the subdivision may be required during the stormwater management plan review. A sewer and water easement between lots 144 & 145 and 147 & 148 is identified to extend utilities to the existing home and for a future home.

Budget Impacts:

None

Recommended Action:

The Plan Commission will meet prior to the Village Board to discuss and act on the Certified Survey Map. The Plan Commission decision will be presented at the meeting.

Staff recommends conditional approval of the Final Plat of Kimberly Heights with the following conditions:

1. Please provide a proposed Drainage and Grading Plan and a Utility Plan for verification of the appropriate sizing and location for all easements.
2. The existing property on Schmidt Road appears to drain into the proposed subdivision near Lots 145-148. Please ensure that the Drainage and Grading Plan accounts for drainage from neighboring properties. A private drainage easement will be required for any offsite drainage that is routed through the subdivision from private properties.
3. Please provide storm sewer sizing calculations to ensure that storm water can be conveyed to the regional detention facility for treatment.
4. The Final Plat shall include the statement, "No improvements are allowed within the areas reserved for public utility and drainage easements. Improvements include, but are not limited to, building structures, driveways, parking areas, sheds, landscaping or

fences. Any improvement shall be allowed only by special exception of the Village of Harrison Zoning Administrator.”

5. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of all streets prior to roadway acceptance.
6. All lots shall have a storm sewer lateral provided for sump pump discharge.
7. All drainageways, drainage easement, and associated infrastructure shall be installed, graded and seeded prior to roadway acceptance.
8. All utilities, including but not limited to, sanitary sewer, water, storm sewer, gas, electric, cable, phone, shall be installed prior to roadway acceptance.
9. The Village Board shall accept the roadway in a graveled state prior to issuance of building permits and zoning permits.
10. All other improvements, including but not limited to, curb & gutter, concrete paving, sidewalks, shall be installed prior to issuance of building permits or zoning permits, unless the Village Board approves a Subdivision Development Agreement to allow for improvements to be installed at a later date.
11. All review comments from the Village staff shall be included in the Plan Commission discussion and decision.
12. Typical Street Section to be in accordance with the Village of Harrison Standard Specifications Manual for Concrete Streets.
13. High-back, integral concrete curb shall be utilized rather than the mountable curb.
14. If applicable, wetland determinations and/or studies shall be provided to the Village.
15. Location of all sidewalk curb ramps shall be approved by Harrison staff.
16. Final utility and street plans shall be reviewed and approved by the Village prior to approval of the Final Plat and prior to utility and street construction.
17. Benchmarks shall be established on all hydrant tag bolts.
18. All environmental corridors shall be clearly identified and setback lines to be indicated.
19. Grading/Drainage Plan shall identify elevations of ground at the foundation.
20. There is a dry detention area in the rear of Lots 123-125 and 134-136, but this area has been labeled as "drainage easement". Please update this area to be a "Drainage and Detention Area Easement."
21. The detention area easement limits differ between the approved Drainage and Grading Plan and the Final Plat. While the limits as shown on the Plat are preferred to those shown on the Drainage and Grading Plan with the jog (on Lots 125 and 135), any associated drawings shall be updated and submitted to the Village for our files to ensure that the Plat and the Approved Plans correlate.
22. Village Notes 5 "Maintenance of all drainageways and associated structures within the plat or serving the plat is the sole responsibility of the Owner/Subdivider until acceptance by or dedication to the Village of Harrison." shall be edited to state that "...sole responsibility of the Owner/Subdivider until properties are sold. Continued maintenance of the drainageways will then be the sole responsibility of the new purchaser/owner." The Village will not accept responsibility of maintenance of any drainage or detention areas in the subdivision as this statement eludes to.
23. Village Notes 8 states, "A drainage plan has been filed with the Village of Harrison which states the required levels of maintenance for all the identified storm water management systems/facilities." This shall be revised to state that "Pursuant to the Village of Harrison Subdivision Improvements Policy, the developer and/or owner shall

comply with the approved Drainage and Grading Plan as submitted to the Village of Harrison."

24. Village Notes 9 (1) states, "All lands within areas labeled "Drainage Easement" are reserved for stormwater collection, conveyance, treatment, or infiltration. No buildings, fences, or other structures are allowed in these areas. No grading or filling is allowed in these areas that may interrupt stormwater flows in any way." This statement shall be updated to include parking areas and landscaping in the list of items not allowed in the easement areas. The statement "Any improvement shall be allowed only by special exemption of the Village of Harrison Planner" shall be added. Additionally, the Plat language shall include that similar improvements as those listed above are also not allowed in any areas reserved for public utility.
25. Due to discussions being held at the Board level, Village Notes 10 may be subject to change depending upon the outcome of the final Developers Agreement.
26. Village Notes 12 states, "Lot 115 and Lot 151 are access restrict to Schreiber Lane..." This shall be revised to state, "Lot 115 and Lot 151 are access restricted from Schreiber Lane..."

Attachments:

- Final Plat
- Aerial Map

Calumet County, WI

Legend

-  Address Point
 County Boundary
 Wisconsin Water
 Unincorporated Community
 Town Boundary

- Point of Interest
Parcel Boundary
Property Hook
PLSS Section
State Parks
County Parks
Lake
River and Stream
Major Roads
Local Roads
Local Roads
Municipal Streets

-

Railroad

Color 2018

Red: Band 1

Green: Band 2

Blue: Band 3

Z 

0 200 400 600ft



Author,

Date Printed:

Sources



VILLAGE BOARD MEETING**From:**

Mark J. Mommaerts, AICP, Planner

VILLAGE OF HARRISON**Meeting Date:**

May 12, 2020

Title:

Development Agreement for Kimberly Heights 4 Subdivision

Issue:

Should the Village Board approve the development agreement for Kimberly Heights 4 subdivision?

Background and Additional Information:

This item was postponed from the February 25th meeting. At the Feb 25th meeting, there was discussion about changing the agreement to require the Developer to pay for the paving and other final improvements. This is different than phases 1-3 in which the Village agreed to assess the final improvement costs equally to all lots. The Developer has started pre-selling lots based on the assessment method of phases 1-3.

As a part of the subdivision plat approval process, the Village requires a Developers Agreement in order to assure all the public improvements are installed in the subdivision if the final plat is to be approved prior to all the improvements being completed. The standard agreements in the past have included language for street construction; sewer, water and storm sewer installation; terrace landscaping; and letter of credit in the amount to cover the cost of the improvements in case the developer did not. This agreement is mostly the same as the agreement approved for phases 1 – 3, except that the Developer is responsible for final improvement costs. This agreement includes billing rates for employee time inspecting the subdivision construction.

If a development agreement is not approved, then the final plat should not be approved until all improvements have been completed, in accordance with state statute.

Budget/Financial Impact:

Upfront costs of curb & gutter, concrete paving, and sidewalks will be paid by the Village and then reimbursed through the special assessments as the lots sell/develop.

Attachments:

- Draft Development Agreement

**SUBDIVISION DEVELOPMENT AGREEMENT
KIMBERLY HEIGHTS 4**

THIS AGREEMENT, made this _____ day of _____, 20____, between Dercks DeWitt LLC, hereinafter called "Subdivider", and the Village of Harrison, a municipal corporation of the State of Wisconsin, located in Calumet and Outagamie counties, hereinafter called "Village".

WHEREAS, Subdivider is the owner of approximately 18.1532-acres of land in the Village, said land being referred to as "Kimberly Heights 4" described as:

*All of Lot 2 Certified Survey Map No. 3685 and all of Lot 2 Certified Survey Map No. 3795,
located in part of the Southeast ¼ of the Southwest ¼ of Section 02, Township 20 North, Range
18 East, Village of Harrison, Calumet County, Wisconsin*

WHEREAS, Subdivider desires to subdivide and develop said lands;

WHEREAS, said lands are presently zoned or planned to be zoned as **RS-1 | Single-Family Residential (Suburban)** which permits the above development; and

WHEREAS, the Plan Commission has recommended to the Village Board that the proposed subdivision of the above described lands be given final approval when the final plat thereof has been presented to the Village Board on the condition that the Subdivider enter into an agreement with the Village relative to the manner and method by which said lands are to be developed; and

WHEREAS, the Subdivider agrees to develop said land as herein described in accordance with this Agreement and in accordance with all of the ordinances and regulations of the Village of Harrison; and

WHEREAS, the developer/subdivider assures the Village and shall on the plat acknowledge:
"The owner/subdivider has no notice or knowledge of any environmental problems (the existence of hazardous or toxic substances) of any sort on the property being transferred. The owner/subdivider understands that it will pay for any costs to remediate any environmental problems encountered during construction of any of the public improvements required by the Village on the plat in the Developer's Agreement. The owner/subdivider understand that they shall be individually responsible for any environmental problems found on the land, transferred to the Village on the Plat of Survey or Certified Survey Map during the construction of roads or other dedications and agree to hold the Village harmless until construction, installation or grading is complete."; and

WHEREAS, the Village and Subdivider agree that the required dedications for surface water drainage and detention shall be dedicated with the plat acceptance, but shall be constructed by the developer as specified. Security for performance of the construction shall be secured by letter of credit or escrow. Security for performance shall not be released in full or in part, at the discretion of the Village, until performance is complete and sufficient development of the subdivision has occurred to satisfy the Village that further development related impairment or damage of surface water structures will not occur.

NOW, THEREFORE, in consideration of the granting of approval of a final plat for **Kimberly Heights 4** and the development thereof by the Village Board, the Subdivider does hereby agree to subdivide and develop said lands as follows:

SECTION 1 – IMPROVEMENTS

All public improvements shall be in accordance with the Village of Harrison Standards and Specifications as established in the *Standard Specifications Manual*, the Land Division Ordinance, and all other ordinances for the Village of Harrison. All plans and specifications for the public improvements shall require approval from the Village Engineer and Public Works Director prior to proceeding with construction.

A. ROADS AND STREETS The Subdivider and Village hereby agrees:

To furnish, construct, grade and surface all roads and streets in the subdivision, all in accordance with the **FINAL** plat, plans, specifications and drawings approved by the Village.

The Village has given consideration to the installation required and completion dates shall hereinafter be established and specified below. The completion dates are based upon the developer's installation in accordance with the land division ordinance and the **FINAL** plan specifications and drawings approved by the Village.

All street construction, including but not limited to, sanitary sewer, watermain, storm sewer and associated laterals, subgrade, gravel base, and 1½" asphalt binder shall be inspected by the Village, or their designee, in accordance with Section I, below.

Once the Village of Harrison standards have been met, the Village Board will take action respectively, to accept the listed roads. Acceptance of a gravel road may only occur after the subgrade, gravel, and 1½" asphalt binder has been installed and inspected by the Village, all utilities (sanitary sewer, water, storm sewer, gas, electric, cable/phone, etc.) have been installed, and all terraces and primary drainage swales and ditches have been graded, seeded, and mulched and inspected by the Village. Once approved, the roads will sit for a period not more than three (3) years after acceptance by the Village Board.

During the specified time period, the curb and gutter shall be installed, the concrete paving completed, and sidewalks and/or trails installed. The Subdivider shall be responsible for the construction of the curb and gutter, concrete paving, and sidewalk and/or trail construction.

All costs for construction of the curb and gutter, the concrete paving, and sidewalks and/or trails shall be held in escrow, in the form of a Performance Bond, Letter of Credit, or Cash Escrow, payable to the Village of Harrison.

Any variation to the proposed schedule of the improvements as set forth in the contract below may be extended where requests are made by the Subdivider for construction during periods within the determination of the Public Works Director and the Village's Engineer, require extension of time periods to assure the Village that the improvements will not suffer from premature degeneration as a result of said construction.

For new utility or street construction between November 15th and May 1st, there will be an additional warranty period of three years from the layer of 1½" asphalt binder paving. Such warranty shall apply to all improvements in case of failure. Such warranty shall be in the form of a Performance Bond, Letter of Credit or Cash Escrow in an amount sufficient, as approved by the Public Works Department and/or Village Engineer, to repair defects in the roadway. Repair of such defects shall be determined by the Public Works Department.

The schedule for construction shall be as follows:

Timeframe Record	
Subdivision	Kimberly Heights 4
Final Subdivision Approval	Spring 2020
Sanitary, Water, and Storm Sewers	Spring/Summer 2020
Utilities (Gas, Electric, Phone, Cable, etc.)	Spring/Summer 2020
Grade & Gravel	Spring/Summer 2020
Terraces	Spring/Summer 2020
1½" Asphalt Binder	No later than October 15, 2020
Landscape Berm with Plantings	June 2020
Concrete Integral Curb & Gutter	Summer/Fall 2023
7" Concrete Pavement	Summer/Fall 2023
Sidewalks/Trails	Summer/Fall 2023

If 80% of the property owners of the subdivision request an earlier timeframe for curb & gutter, concrete pavement, and sidewalks/trails to be installed, the Village Board may review such request.

B. CURB AND GUTTER The **Subdivider** hereby agrees:

1. To furnish, construct and install curb and gutter in accordance with the plat, plans, specifications and drawings attached hereto as Exhibit "A" and to complete said installation as set forth in the schedule above.

C. SIDEWALKS The **Subdivider** hereby agrees:

1. To furnish, construct and install concrete sidewalks in accordance with the plat, plans, specifications and drawings and to complete said installation as set forth in the schedule above. Sidewalks are to be constructed on both sides of the street.

D. TRAILS The **Subdivider** hereby agrees:

1. None are proposed.

E. SANITARY SEWER The **Subdivider** hereby agrees:

1. To furnish, construct, install and provide a complete sewerage system throughout the entire subdivision, all in accordance with the plat plans, specifications and drawings *as per the requirements of the Darboy Sanitary District* and the *Standard Specifications Manual* for the Village of Harrison.
2. To install separate sanitary sewer laterals six (6') feet into each lot within the subdivision in accordance with the *Standard Specifications Manual* for the Village of Harrison.
3. The sanitary sewer system will not be accepted until the sanitary sewers have been installed and tested in accordance with the *Darboy Sanitary District's* specifications on file with the Department of Natural Resources and the Subdivider's plan specifications as approved by the *Darboy Sanitary District* and the Village's Engineer.

F. WATER The **Subdivider** hereby agrees:

1. To furnish, construct, install and provide a complete water distribution system throughout the entire subdivision, all in accordance with the plat, plans, specifications and drawings *as per the requirements of the Darboy Sanitary District* and the *Standard Specifications Manual* for the Village of Harrison.
2. To install separate water laterals six (6') feet into each lot within the subdivision in accordance with the *Standard Specifications Manual* for the Village of Harrison.
3. The water distribution system will not be accepted until the water distribution system has been installed and tested in accordance with *Darboy Sanitary District's* specifications on file with the Department of Natural Resources and Public Service Commission and the Subdivider's plans and specifications approved by the *Darboy Sanitary District* and the Village's Engineer.

G. SURFACE WATER DRAINAGE The **Subdivider** hereby agrees:

1. To furnish, construct, install and provide adequate facilities for storm and surface water drainage throughout the entire subdivision, all in accordance with the **FINAL** plat, plans, specifications and drawings approved by the Village and, where applicable, the Garners Creek Storm Water Utility, the Village of Harrison Storm Water regulations and the Wisconsin Department of Natural Resources (WDNR) Post-Construction Performance Standards.
2. All stormwater management facility construction, including but not limited to, retention/detention ponds, primary drainage swales, and associated piping systems shall be inspected by an on-site inspector designated by the Village, before acceptance by the Village.
3. To install separate storm sewer laterals six (6') feet into each lot within the subdivision in accordance with the *Standard Specifications Manual* for the Village of Harrison.
4. The Village Board will not accept the storm and surface water drainage improvements until the same have been installed and tested in accordance with the Village's specifications and the Subdivider's plans and specifications approved by the Village. The storm water and surface water drainage improvements shall be completed before a release of the performance guarantee specified by this contract.

H. EROSION CONTROL The **Subdivider** hereby agrees:

1. To install silt fence at the right-of-way line along all streets in the **FINAL** plat prior to acceptance of the street(s) in a graveled state. Silt fence to be installed in accordance with the WDNR Technical Standards.
2. Maintain silt fence along the right-of-way line until all land disturbances have been stabilized in accordance with WDNR Technical Standards.
3. Maintain all other erosion control practices for stormwater management facilities, environmental protections, etc., in accordance with WDNR Technical Standards.

I. GRADING The **Subdivider** hereby agrees:

1. To complete rough and fine grading along all primary drainage swales and ditches in the subdivision all in accordance with **FINAL** plat, plans specifications and drawings approved by the Village.
2. To complete rough grading along all property lines to the design grade.
3. To seed and establish a vegetative cover over all disturbed areas.

J. LANDSCAPING RESTORATION The **Subdivider** hereby agrees:

1. To preserve to the maximum extent possible existing trees, shrubbery, vines and grasses not actually lying within public roadways, easements, drainageways, building foundations sites, private driveways, solid absorption waste disposal areas, paths and trails by use of sound conservation practices.
2. To remove and lawfully dispose of all destroyed trees, brush, tree trunks, shrubs and other natural growth and all rubbish.
3. To provide topsoil, seed, fertilizer and mulch for primary drainage swales and ditches and seed fertilizer and mulch for terrace areas in order to provide permanent growth of grass prior to acceptance of the street(s) in a graveled state.
4. To provide a growth of grass and warranty for washouts or other destruction of the drainage plan structures.

K. LANDSCAPE BERMS The **Subdivider** hereby agrees:

1. None are proposed.

L. INSPECTIONS The **Subdivider** hereby agrees:

1. To allow for the Village, or a third party selected by the Village, to inspect all improvements for the purpose of ensuring compliance with the *Standard Specifications Manual* for the Village of Harrison.
2. To pay for all costs associated with the inspection of improvements within the subdivision development. Cost of Village inspections to be billed at the following rates: \$52 per hour for Engineering Technician(Field Inspector), \$59 per hour for Public Works Lead Foreman, \$69 per hour for Operator, \$79 per hour for Public Works Director, plus actual costs for incidental items, such as equipment, mileage, etc.. Costs of third party inspectors to be billed at actual costs to the Village.

M. PAYMENT IN LIEU OF PARKLAND The **Subdivider** hereby agrees:

1. To pay the Village a fee in lieu of parkland dedication in an amount equal to **\$17,715** prior to the Village signing the Final Plat. Fee in lieu of parkland is based on the following assumptions in the park impact fee and public needs assessment document: \$25,000 per acre of parkland, 6.65-acres of parkland per 1,000 residents, and 2.88

persons per household ($\$25,000 * 6.65 / 1,000 * 2.88 =$ per lot fee). There are 37-lots in Kimberly Heights 4.

N. STREET LIGHTS The **Subdivider** hereby agrees:

1. To furnish, construct, install and provide street lights at the intersections of Schmidt Road/Dusty Drive. Such streets lights are to be LED lights mounted on a black, smooth fiberglass pole approved by the Village. If conditions warrant, installation on an existing pole may be approved by the Village.

SECTION II – MISCELLANEOUS REQUIREMENTS

- A. Survey Monuments. The Subdivider hereby agrees to properly place and install all survey or other monuments required by statute and ordinance.
- B. Grade. The Subdivider hereby agrees to furnish to the Village Engineer and/or Planner, the final signed plan set showing the finished grade at each lot corner.
- C. Plans. The Subdivider hereby agrees to furnish to the Village Engineer and/or Planner all plans and specifications identified in the Land Division Ordinance of the Village of Harrison.
- D. Compliance with Ordinances and Statutes. The Subdivider hereby agrees to comply with the requirements and provisions of all Village ordinances and state statutes.
- E. Record Drawings. The Subdivider agrees to provide the Village with grade sheets, asphalt mix records, and record drawings of the sanitary sewer, water main, storm sewer improvements, and streets showing location of all the appurtenances and features of the systems as required by the Village of Harrison Standard Specifications.
- F. Locations for Laterals or Other Improvements. If locates are necessary for any reason prior to final acceptance, the developer shall either provide adequate record drawings to the Village or the developer shall provide the field locates of utilities (such as laterals).

SECTION III – PUBLIC IMPROVEMENT GUARANTEE

- A. The Village will not approve a final plat until such improvement is guaranteed as listed in A(1).
 1. The Subdivider shall provide an irrevocable letter of credit, or cash escrow, together referred to as Financial Guarantee, of which the Village can draw from, for an amount equal to one hundred twenty percent (120%) of the cost of furnishing, constructing, installing, staking, inspecting and testing the improvement as required by this contract. The amount shall include construction engineering costs, inspection, and shall be subject to final approval by the Village. (Improvements are described in this contract in Section 1 – Part, A, B, C, D, E, F, G, H, I, J, K, L, M & N hereof) The improvements shall be guaranteed prior to the Village approving the final plat.

The Subdivider shall notify the Village a minimum of ninety (90) days prior to the expiration of the Financial Guarantee. The Subdivider shall cause the Financial Guarantee to automatically renew year after year until released fully by the Village. Failure to notify the Village in writing that the Financial Guarantee will expire will be deemed a violation of this Agreement and the Village Board shall have the authority to draw upon the Financial Guarantee at any time.

That amount of the public improvements, **as provided by the developer's engineer**, and verified by the Village engineer is \$ _____.

A detail of the estimated cost shall be attached as Exhibit "B".

- B. The Subdivider shall furnish, construct, install, stake, inspect and test the improvement. The improvement shall be dedicated to and accepted by the Village prior to the Village approving any release of a public improvement guarantee.
- C. The Subdivider hereby agrees to guarantee the improvements described in Section I hereof against defects due to faulty materials or workmanship which appear within a period of two (2) years [or three (3) years if winter construction is utilized] from the date the final course of asphalt has been laid and shall pay for any damages resulting therefrom to Village property. The warranty shall be in the form of a , letter of credit, or cash escrow in an amount sufficient, as approved by the Public Works Department and/or Village Engineer, to repair such defect. Repair of such defect shall be determined by the Public Works Department. The amount of the warranty is \$ _____.
- D. As improvements required by this Agreement are completed, approved and accepted by the Village, the Subdivider may request a reduction of the public improvement guarantee based upon a demonstration that there exists no necessity for a guarantee in the full amount as originally required. Reductions in the amount of the public improvement guarantee shall be solely within the discretion of the Village Board and shall be made only upon recommendation by the Public Works Director and Village Engineer.
- E. That the public improvement guarantee provided hereunder shall in all respects require compliance with the land division ordinance and particularly the performance guarantee as required by Article IV entitled "Development Agreements".

SECTION IV – BUILDING PERMITS

- A. The Village will not allow building permits to be issued to any person in the said subdivision until all improvements required herein have been dedicated to and accepted by the Village. The Village will perform no repair, maintenance or snow plowing upon said improvements until full acceptance of the roadways by the Village.
- B. Building permits may be issued by the Village upon all outstanding inspection and plan review fees or charges being paid and dedication acceptance and verification by the Village that the provisions of this Agreement have been complied with.
- C. The Village shall also require verification that all public improvements have been paid for in the form of Lien Waivers from all persons providing materials or performing work on the Public Improvements for which certification is sought, and upon recording of the final plat, provided that the Subdivider has filed a sufficient Financial Guarantee with the

Village to cover the cost of remaining items. Should the Subdivider fail to complete any items pursuant to the terms of the contract by the date set forth herein, the Village shall have the right through the Financial Guarantee provided by the Subdivider to complete the said improvement and the Village shall have unrestricted access to the Subdivider's land for said purpose.

- D. Further, in the event that during the construction of the improvements specified herein, it is determined by the Public Works Department, or Village's Engineer, that the Subdivider and/or its subcontractors installing said improvements have created a situation that is hazardous to the public and requires guarding improvement or repair, the Village may access the Subdivider's property for the purpose of making said repairs and any costs associated with the maintenance of roadways, filling of holes, removal of obstructions or other necessary work may be charged against the cash escrow or irrevocable letter of credit. The Public Works Department shall make an effort to notify the Subdivider of the situation. The Public Works Department and the Engineer in their judgment may determine the necessity of the repairs are urgent in nature and complete those repairs without notice to the Subdivider.

SECTION V – AMENDMENTS

The Village Board and Subdivider by mutual consent may amend this Agreement at any regularly scheduled meeting of the Village Board of the Village of Harrison. The Village Board shall not, however, consent to an amendment until after having first received a recommendation from the Public Works Director and/or the Village's Engineer.

The rest of this page left blank intentionally.

IN WITNESS WHEREOF, the Subdivider has caused this Agreement to be signed this _____ day of _____, 2020.

BY: _____

Print Name: _____

Title: _____

Notary Public-State of Wisconsin
My Comm. Exp. _____

Attest: _____
Jennifer Weyenberg, Village Clerk

EXHIBIT A

Final Plat, Plans, and Drawings as approved by the Village.

EXHIBIT B

Engineer's Cost Estimate for Improvements.

EXHIBIT C

Financial Guarantee.

EXHIBIT D

Waiver of Special Assessment.

VILLAGE BOARD MEETING**From:**

Mark J. Mommaerts, AICP, Planner

VILLAGE OF HARRISON**Meeting Date:**

May 12, 2020

Title:

Preliminary Plat for Southtowne Place

Issue:

Should the Village Board approve the Preliminary Plat for the Southtowne Place Subdivision?

Background and Additional Information:

The developer, Lamer Realty, Inc., has submitted a preliminary plat for Southtowne Place, a 31-lot single-family detached and single-family attached, subdivision. The subdivision is located at W6359 Manitowoc Road, between Lake Park Road and Woodland School. The property is currently zoned Single-Family Residential (Suburban) [RS-1] and Two-Family Residential [RT], which was approved previously. Lots 1, 10-21 will be single-family detached, typical subdivision lots. Lots 2-9 and 22-31 will be single-family attached, zero lot line duplex construction. Stormwater management will be accomplished through a combination of using the Lakeview Regional stormwater pond (off-site) and enlargement of the Hidden Pines stormwater pond on Outlot 1 of this subdivision.

Budget Impacts:

None

Recommended Action:

The Plan Commission will meet prior to the Village Board to discuss and act on the Certified Survey Map. The Plan Commission decision will be presented at the meeting.

Staff recommends conditional approval of the Preliminary Plat of Southtowne Place with the following conditions:

1. Note #11 should be deleted. The Village will not access for improvements.
2. The drainage swale widens out towards the southern end of Lot 18, but the Plat shows only a 20' drainage easement to extend through the entirety of this lot. Easements shall include the entirety of the drainage swales (top of bank to top of bank). Please make appropriate changes to ensure the drainage swale is fully contained within an easement.
3. The easement boundary makes a jog between Lots 15 and 16, but the boundary of the artificial wetland ends midway through Lot 15. All wetlands determined not to be artificial and not being disturbed shall be contained within the "Drainage/Conservation Easement". Please make appropriate changes to the easement limits.
4. There is a proposed 12' utility easement along the southern property line of Lot 17 and an 8' utility easement along the western property line of Lot 16. Utilities will not be allowed

to be installed within or crossing a "Drainage/Conservation Easement". Please make appropriate changes.

5. All staff review comments shall be included as conditions of approval.

Attachments:

- Preliminary Plat
- Aerial Map

Calumet County, WI

Legend

- Address Point
- County Boundary
- Wisconsin Water
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
- Local Roads
- Municipal Streets
- Trail
- Railroad

Color 2018
 Red: Band_1
 Green: Band_2
 Blue: Band_3

N

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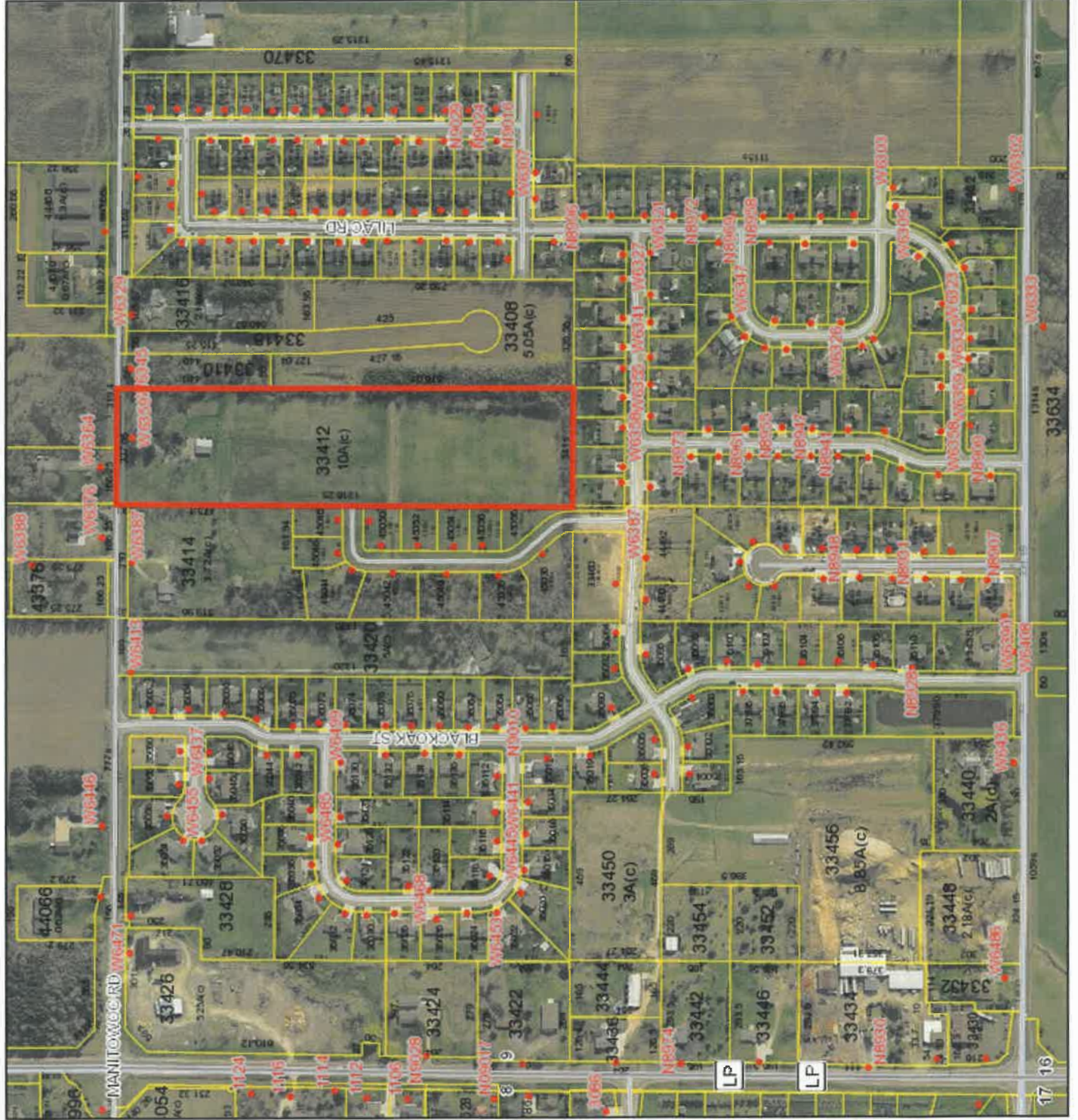
DISCLAIMER: This map is not guaranteed to be accurate, correct, or complete and conclusions drawn are the responsibility of the user.

Author

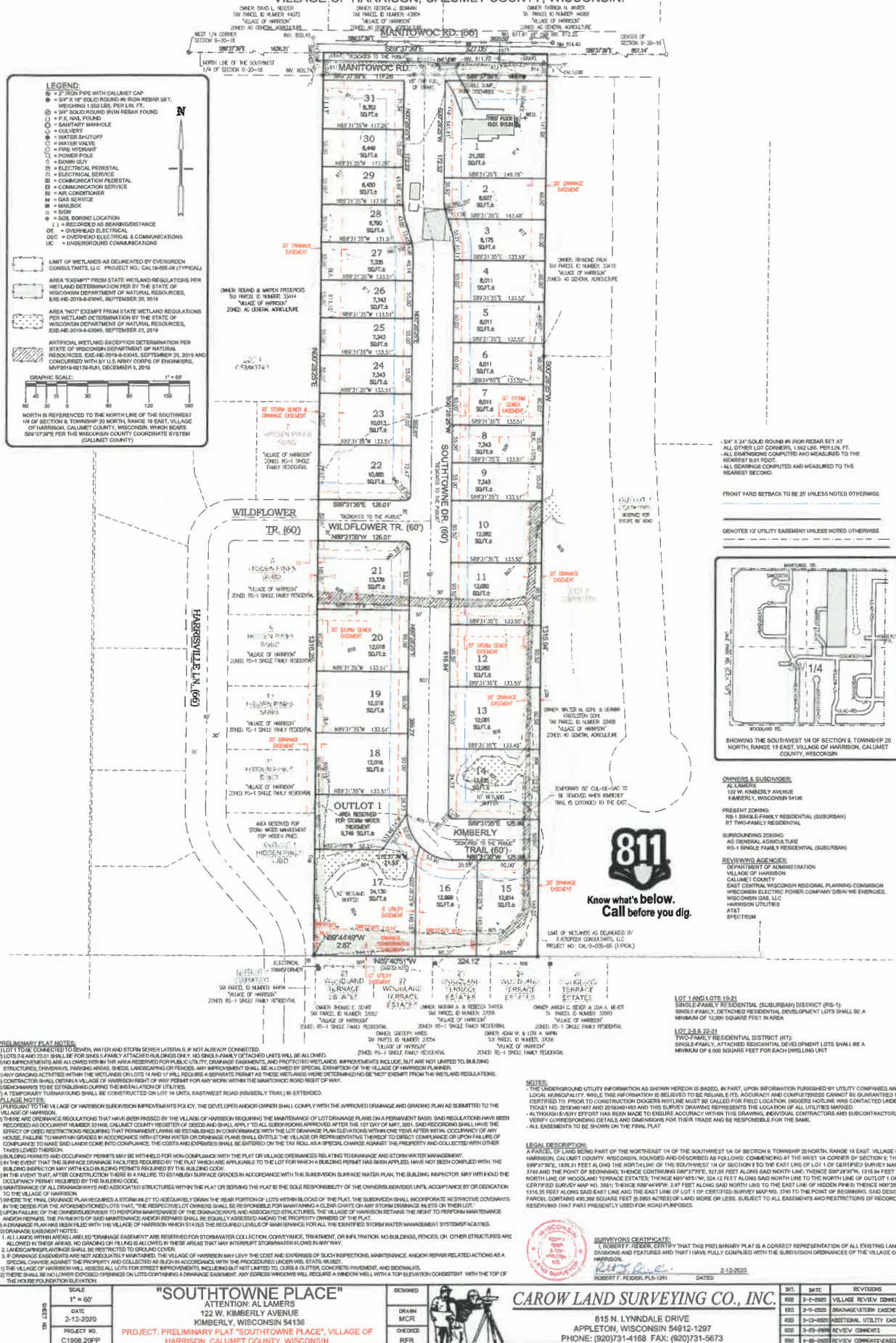
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Sources



BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.



ORDINANCE V20-05

Amend Issuance of Alcohol Beverage Operator's License

The Village Board of Harrison, Calumet County, Wisconsin, does hereby ordain as follows the revisions to Chapter 4 Alcohol Beverages, Section 4:

- (1) Sec. 4-63(a) of the Village Code of Ordinances shall be deleted and recreated as follows:

The Village Clerk may issue an operator's license, which license shall be granted only upon application in writing on forms to be obtained from the Village Clerk, only to persons 18 years of age or older, who are qualified to hold said license and have submitted proper fee. Operator's licenses shall be operative only within the limits of the village.

- (2) Sec. 4-66(a) of the Village Code of Ordinances shall be deleted and recreated as follows:

After the Village Clerk approves the granting of an operator's license, the Clerk shall issue the license. Such licenses shall be issued and numbered in the order they are granted and shall give the applicant's name and address and the date of the expiration of such license.

Adopted by the Village Board of the Village of Harrison, Wisconsin this 12th day of May, 2020.

Kevin Hietpas, Village President

Attest: Jennifer Weyenberg, Village Clerk

VILLAGE BOARD MEETING

VILLAGE OF HARRISON

Date: May 12th, 2020

Title:

Approve/Deny Contract with Suburban Wildlife Solutions, LLC for muskrat removal.

Issue:

Should the Village Board approve a contract with Suburban Wildlife Solutions, LLC. for muskrat removal on village owned storm water ponds?

Background and Additional Information:

The Village of Harrison owns a large number of storm water ponds. During the spring, summer, and fall these ponds become infested with muskrats. The muskrats cause damage to the banks of the ponds which could cause failures of the ponds. Also, the muskrats become a nuisance to surrounding property owners.

In the past, the Village and Garners Creek have contracted with Suburban Wildlife Solutions, LLC for muskrat removal services. Their rates are stated on the attached contract.

Please note that this a two-year contract with four 5-day trapping sessions.

Budget/Financial Impact:

This item has been budgeted for.

Suburban Wildlife Solutions LLC

Keeping the *Wild*
Out of your *Life*

Animal removal is being done under the WI Dept of Natural
Resources Nuisance Wildlife Guidelines.

Time Period for removals: 5-12-2020 to 12-31-2021

Type of Animals to be removed: Check all that apply:

☒ Muskrat	☐ Skunk	☐ Coyote	☐ Woodchuck
☐ Raccoon	☐ Otter	☐ Opossum	☐ Squirrel
☐ Chipmunk	☐ Fox	☐ Rabbits	☐ Beaver
☐ Weasel	☒ Mink	☐ _____	☐ _____

Permission: I hereby give permission to Suburban Wildlife Solutions to work on
my property.

Location Where Removal To Be Done: Village of Harrison Ponds
Village of Harrison
W5298 Hwy 114
Menasha, WI 54952

Customers Phone Number: 920-989-1062 Cell Number: 920-989-1062
Email – tparish@harrison-wi.org

Signature: _____ Dated: ____ - ____ -2020

Customer agrees to pay (see below) for each 5-day removal session per pond.
Spring and Fall removals are standard. If a summer removal is necessary, please
call 920-228-1033 to schedule.

Amy Ave. Pond \$325.00	Cedar Ridge 2 Pond \$300.00
Lakeview Pond \$565.00	Oakwood Estates Pond \$300.00
Sprangers Pond \$325.00	Sweet Pea Drive Pond \$280.00
Harrisville Ct. Pond \$280.00	Kimberly Trail Pond \$325.00
State Park Ponds (3 Ponds) \$1,485.00	Noe Road Pond \$595.00
Vans ponds (2 Ponds) \$895.00	

Any trap theft to be paid for by customer. Initial _____

Suburban Wildlife Solutions LLC
N1940 County Rd CC
Kaukauna, WI 54130

Questions Call -
Cell 920-228-1033

SuburbanWS@gmail.com

WWW.SuburbanWildlifeSolutionsLLC.com

Department of Public Works Updates May 12, 2020

Summer Staff

Three students will be returning to aid our Highway Crew with daily operations, predominantly with lawn maintenance. Interviews were recently conducted to fill the final open position, and we anticipate having all four begin work on May 18th.

Farmer's Field Park

The Village of Harrison Highway Crew has been busy for the last few weeks making progress on the Farmer's Field Park project that was approved by the Board on January 28, 2020. Please feel free to drive by on Manitowoc Road to see the progress as it is really starting to take shape.

- Earthwork around the site is currently underway in order to set the site closer to finished elevation. The Village was able to save money on fill material by accepting soil from a contractor working on a project in the vicinity.
- Soil stockpile on Manitowoc Road is being moved to its permanent location for a sledding hill.
- The gravel base on the large parking lot on the southern boundary has been placed and is completed.
- The gravel base on the parking area along the driveway just off Manitowoc near the future baseball diamond has been completed.
- As soon as more earthwork is moved from along the driveway, the gravel for the parking lot near the future playground will be placed, as will the stone base for the proposed walking paths throughout the park.
- The Village is currently coordinating with an Engineer on assembling plans to bid out for utilities, pavilions and other miscellaneous site work. These other items will tentatively begin to be constructed later this year and will continue into 2021.

Yard Waste Site Location

As you may already be aware, the Village of Harrison Yard Waste Site has been relocated from the Municipal Building on State Road 114 to our Compost Site on Peters Road. While there have been some kinks to work out in switching locations, it seems to be overall well received. The Compost Site has much more space and room for residents to maneuver their vehicles and our Highway Crew has been spending much less time on having to haul material. Signs for the new site were ordered in mid-March, but due to the COVID-19 virus there have been delays in assembly.

We are encouraging property owners to continue purchasing H stickers by dropping off completed forms in our drop box at Village Hall or by mailing them in. Field staff at the new yard waste site are handing out forms and site information, and our office staff has been processing them as they come in.