CITY OF
EAGLE RIVER
Wisconsin

Snowmobile Capital of the World ★ ATV/UTV Capital of Wisconsin ★ Hockey Capital of Wisconsin

AGENDA NOTICE

THE COMMON COUNCIL OF THE CITY OF EAGLE RIVER WILL HOLD A MEETING ON TUESDAY, JULY 14, 2026, 6:00 PM AT CITY HALL, 525 E. MAPLE STREET IN EAGLE RIVER.

The meeting will be available via Zoom at the following link:
https://us06web.zoom.us/j/81145375663?pwd=bQHqovHJVhgsraba1g3yEoGUXFGtmf.1
Meeting ID: 811 4537 5663
Passcode: 064873

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approve the agenda in any order
5. Approve Minutes of Previous Meetings
6. Discussion and Possible Action on the Following Agenda Items:
   a) Listing of Public Records Requests to the City of Eagle River
   b) MSA Monthly Updates
      i. 2026 Street Project Bid Approval, Pitlik & Wick, $274,223.
   c) Eagle River Light & Water
      i. Sludge update
   d) Golf Course
      i. Greens Update
      ii. Golf Pro Update
   e) Eagle River Fire Department – Fire Chief monthly update
   f) Eagle River Police Department - Police Chief monthly update on departmental activities
      i. Approval to lend historic PD items to the Eagle River Historical Society (ERHS) for display in their museum. Items to be returned to the PD if not used by the ERHS.
   g) Administrator's monthly update on activities of all departments
      i. Masonry bid for repair of failing decorative brick and tuck pointing on the Depot building, J&J Masonry, $13,360
   h) Planning Commission:
      i. Conditional Use Permit - Continuation: Request by Amerco Real Estate Company/U-Haul for a conditional use permit to construct four (4) self-storage units totaling 51,977 square feet at 1100 N. Railroad Street, Eagle River, computer number 221-1019-06, in accordance with Chapter 106, Article VI, Division 7, Sec 106-473 Uses permitted by conditional grant, (8) Storage buildings not used for habitation – human or animal.
      ii. Conditional Use Permit: The Vilas County Fair Board has submitted a request for a conditional use permit to allow camping by carnival workers at the Vilas County Fairgrounds during the County Fair, August 13-16, 2026, with additional shoulder dates as required for set-up/tear-down of the fair attractions. The Vilas County Fairgrounds property, Parcel 221-182, 133 South Forrest Street, is described as Sect. 32, T40N,R10E, MILL LOT 1 COUNTY CLERK'S PLAT GOVT LOT 1 & PRT SE NE EXC 23-382,196-598,580174, 584885 RESOLUTION 441482.
      iii. Rezoning Resolution 1077: to consider the rezoning and subsequent change to the Comprehensive Plan of the City of Eagle River, for Elm Drive property listed below from Parks/Recreation to Office/Residential zoning classification:
         1) Buskager: Parcel #221-1058-6011, 1025 Elm Drive, SE-SE,Sect. 33, T40N,R10E, LOT 2 22CS212 CSM 5874 FKA PRT SE SE EXC 540834.
   i) Discussion of potential dog park locations and development plan
   j) Street Closing/display of goods/event food trucks/temporary signs/amplification permits:

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Please note that, upon reasonable notice at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services or provide a video link for meetings. For additional information, or to request this service, please contact the City Clerk's Office at 715-479-8682 ext. 224,525 E. Maple Street, P.O. Box 1269, Eagle River WI 54521.
Date of posting 7/13/2026

i. Temporary Signs: Eagle River National Night Out, Eagle River City Hall 525 E Maple Street, August 4, 2026, 3:00PM – 6:00PM. Mike Sanborn
ii. Amplifying Device: Abundant Life Church, Riverview Park Bandshell, Live music, July 21, 2026, 3:00PM soundcheck, 4:30PM – 7PM music. Rob Dixon
iii. Temporary Signs/Amplifying Device/Food Trucks: Eagle River Firefighters Festival, Vilas County Fairgrounds, Signs at event at the front parking lot, August 8, 2026, 8:00AM – 4:00PM. Jim Randall
iv. Food Trucks/Temporary Signs: Praise in the Pines, Northland Pines High School auditorium, Signs at Pleasure Island Rd and Hwy 45, October 18, 2026, Noon – 7:00PM. Mike Bishop
v. Street Closing/Amplifying Device/Temporary Signs: Three Eagle Half Marathon, Street Closed - Railroad south of Dairy Queen onto the Three Eagle Trail, Signs at starting line south of Dairy Queen, October 10, 2026, 8:30AM – 9:30AM. Nathan Koch

k) Picnic licenses:
   i. Temporary Class "B" Beer: Eagle River Firefighters Fund Inc, Eagle River Firefighters Festival, August 8, 2026, 8:00AM – 5:00PM, Vilas County Fairgrounds, premises includes fenced in area of the festival grounds with consumption within the bounds of the festival grounds, Spencer Holms Agent.
l) Operator's Licenses:
   i. REGULAR: David Audy, Edward Dade, Thomas Dillahunt, McKenzie Ebert, Deette Eckes, Seth Garrick, Tina Hansen, Marcus Hletko, Ann Koleske, Dianna Krohn, Diane Moline, Gabrielle O'Hara, James Ovsak, Lorelei Schlueter, Douglas Talbott, Angela Vinnedge, Sabrina Wagner, Abygail Wenberg
m) Direct Sellers Permit:
   i. Penney Korotka – Sweet Corn at Eagle Lanes, Mon, Wed, Fri, Sat, July/August two-month term.
n) Approval of Request for Proposals (RFP) draft document for Residential Garbage and Recycling Collection Services and Garbage/Recycling Collection at City Facilities
o) Retirement of Municipal Attorney, Steven Garbowicz, December 31, 2026
p) Approve payment of the bills for the City and the Golf Course
q) Clifton Larson Allen 2025 Presentation of City and Golf Course Audited Financials (tentative)

7. Adjourn.

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June 9, 2026

A meeting of the Common Council of the City of Eagle River was called to order at 6:00PM by Mayor Deb Brown.

The Pledge of Allegiance was led by Dan Dumas and was recited by all present.

Roll Call: Dan Dumas, Kim Schaffer, Jerry Burkett, Vic Washelesky. Also in attendance: Robin Ginner, Becky Bolte, Cory Hoffmann, Brad Adamovich, Tyler Salvinski, Mike Sanborn and Kyle Anderson**.**

Motion by Burkett, 2nd by Washelesky to approve the agenda in any order. Carried, all.

Motion by Burkett, 2nd by Schaffer to approve the minutes of 5-12-2026 Common Council and 5-26-26 Special Council meetings. Carried, all.

a) Clerk and Administrator provided Council a listing of public records requests to the City of Eagle River for May 2026.

b) MSA Monthly Updates: John Promer presented a written update including the 2026 Street Projects.

Ginner gave update on final restoration on the Silver Lake Road project. Cracked sidewalk panels are to be replaced. There is a washout problem on the north side of Silver Lake Road and it has been recommended that the city install rock to preserve the shoulder. Ginner reported the cost of installing rock is $3,250 and the project total is approximately $40,000 under budget. *Motion by Burkett, 2nd by Washelesky to approve a change order to add rock to the north shoulder of Silver Lake Road to preserve the shoulder at a cost of $3,250. Carried on a roll call vote, all.*

Discussion on the municipal parking lot off Second St south of Wall, parcel #221-730.

Motion by Washelesky, 2nd by Schaffer to approve MSA estimate of $17,000 to remove the asphalt in the parking lot on Second St, south of Wall and replace it with millings and chipseal. Carried on a roll call vote, all.

Motion by Burkett, 2nd by Dumas to approve Fahrner quote of $13,389.13 to add double chipseal for the parking lot of Second Street, south of Wall. Carried on a roll call vote, all.

c) Scott Foster, District Administrator at Northland Pines School District, is retiring. Foster introduced the new District Administrator Tony Duffek. Foster and Duffek encouraged city engagement and partnership with the Northland Pines School District.

d) Eagle River Light & Water:

Sanborn presented the 2025 Compliance Maintenance Annual Report explaining it is like a report card for the wastewater system. A resolution will be brought to Council in July for approval.

Discussion on current fluoridation of the municipal water supply. Sanborn requested feedback from Council on stopping the fluoridation. Sanborn provided written information including Pros and Cons. Amy Springer of Vilas County Health Department stated the benefits and recommended continuing. Council is ok with continuing current levels of fluoride being added at .7mg/L. No action taken.

Sanborn presented the sludge update stating they are continuing to work with the DNR for approval to spread on private landowners' acreage.

Sanborn presented that Daryl Rutkowski had been awarded the WI Rural Water Association Operator of the Year in our region.

e) Eagle River Department of Public Works:
Discussion on safety at Yield sign at intersection of Main and Court St. *Motion by Burkett, 2nd by Schaffer to change the Yield sign at junction of Main and Court Streets to a Stop sign. Carried on a roll call vote, all.*

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Motion by Schaffer, 2nd by Dumas to adopt Ordinance 605 amending Sec. 74-35, City of Eagle River yard waste disposal facility, reflecting changes made in switching to the dumpster system, including size of branches, and operating hours. Carried on a roll call vote, all.

f) Golf Course
Greens Update: Kyle Anderson gave a verbal report stating there has been a jump in play with the weather warm up. Anderson provided update on upcoming projects. Discussion on placing durable benches at the course.

Golf Pro Update: Tony Sable provided a written report. Discussion on changes to existing employee policy regarding employee golf privileges at the golf course. Ginner to bring back to Council in July with final language of changes.

g) Eagle River Fire Department: Deputy Fire Chief Steve Burr gave a verbal report. Chief Jim Randall provided a written update. Call volume continues to remain high.

h) Eagle River Police Department: Salvinski provided a written report of PD activity for May. Salvinski supplied a preview of a quote for a taser, body cam, squad cam and software package from Axon that will be formally presented for the 2027 budget year.

Motion by Schaffer, 2nd by Dumas to approve Lorex camera equipment quote for $2,383.64 for North Railroad/Farmers Market area. Carried on a roll call vote, all.

i) City Administrator's monthly update on activities of all departments: Ginner presented a written report adding she is working with the Vilas County News Review to establish a local government information column to be published weekly. Ginner is hopeful Town of Lincoln and Town of Washington will also participate. Ginner included a proposal in her report from Washelesky proposing that the area behind City Hall be reconsidered for a dog park location.

j) Planning Commission: Schaffer presented the Planning Commission recommendation. Discussion.
Motion by Schaffer, 2nd by Dumas to accept Planning Commission recommendation and approve the presented bike/pedestrian crossing at Bridge and Spruce Steets plans pending timing of the construction is coordinated with the city, any alteration or destruction of existing sidewalks along Railroad St is coordinated with the city, and push button assemblies be installed on both the east and west side of Hwy 45 crossing as well as in the median. Carried on a roll call vote, all.

k) *Motion by Washelesky, 2nd by Dumas to approve banner permit to Eagle River Chamber of Commerce for over highway banner to be hung at Fairgrounds –Requesting signs be hung June 29 – July 6, 2026, Abbey Gatlin – Executive Director, pending DOT Permit approval. Carried, all.*

l) Street Closing/display of goods/event food trucks/temporary sign/amplification permits:
Motion by Washelesky, 2nd by Schaffer to approve Road Closures/Amplifying Device/Temp Signs permit to WRJO Street Dances: Thursdays from July 9 – August 13, 2026, 7PM – 9PM, Intersection of Wall and Main St, road closures from 5:30PM – 9:30PM: Wall St – Railroad St to First St / Main Street alley to alley, temporary signs at event, bands, Boy Scouts food, VFW beer trailer in closed area, contingent on receipt of barricade fee. Carried, all.

Motion by Dumas, 2nd by Washelesky to approve over highway Banner/Temporary Signs permit to Northern WI Antique Dealers Association (NWADA), Gerald and Sandra Fults, Antique Show - July 31 and August 1, 2026, 9:00AM – 4:00PM, Northland Pines High School, temporary signs at north and south ends of Pleasure Island Road, over highway banners at Cemetery and Fairgrounds, July 27 – August 4, 2026 contingent on

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receiving certificate of liability insurance. Carried, all.

Motion by Washelesky, 2nd by Burkett to approve Temporary Signs/Event food trucks/Amplifying Device/Animals to be kept for amusement or exhibition permit to Vilas County Fair Board, Jeff Kordus/Dale Ayers, Kingdom of Wonders Medieval Circus, July 14,15, and 16, 2026 at Vilas County Fairgrounds. Carried, all.

Motion by Dumas, 2nd by Schaffer to amend event location to 418 W Pine on issued Amplifying Device/Temp Signs permit for Come to the Coop to Support our Troops, Veterans Resource Center, Denny Geiseman, August 19, 2026, 6AM – 7PM, temporary signs at VRC. Carried, all.

m) *Motion by Washelesky, 2nd by Burkett to approve Parade Permit to Northland Pines High School, Homecoming Parade, September 18, 2026, 4:15PM, staging at Silver Lake Road and City Hall, begin at Silver Lake Rd and Wall ending at Hwy 45, Ann Pickart, contingent on receipt of barricade fee. Carried, all.*

n) *Motion by Washelesky, 2nd by Dumas to approve Liquor License Renewals for a term of July 1, 2026, to June 30, 2027 as presented, contingent on licensee payment of all outstanding real estate taxes and utility bills.*

Name	DBA	Physical Address	Agent
<u>Class A Combination Liquor and Fermented Malt Beverages:</u>			
CMAJ Co	Arrow Gift Shop	201 E Wall St	Mary Kate Hayes
Dolgencorp LLC	Dollar General Store 9967	1060 E Pine St	Jessica M Allen
Indianhead Oil Co LLC	Circle K #2746049	226 S Railroad St	Deborah Clemens
Indianhead Oil Co LLC	Circle K #27446257	928 N Railroad St	Tyler Sims
Krist Oil Co	Krist Food Mart	114 W Pine St	Stacy Oas
Kwik Trip Inc.	Kwik Trip 131	201 W Wall St	Jennifer M Framnes
T.A. Solberg Co Inc.	Trigs Food and Drug	925 E Wall St	Angela D Miller
T.A. Solberg Co Inc.	Trigs Shell Eagle River	1005 E Pine St	Angela D Miller
Ultra Mart Foods LLC	Pick-n-Save #6351	711 N Railroad St	Jeffrey A Doepke
Walgreen Co	Walgreens #12545	108 W Wall St	Melissa Upchurch
<u>Class A Fermented Malt Beverages:</u>			
Narayan Hotels Inc.	AmericInn	200 W Pine St	Prit Patel
Ganshyam Hotels Inc.	Days Inn	844 N Railroad St	Prit Patel
<u>Class B Combination Liquor and Fermented Malt Beverages:</u>			
Sandbaggers Clubhouse LLC	Sandbaggers Clubhouse	457 E McKinley Blvd	Michael E Anderson
Brothermanz LLC	Brothermanz Bar	207 E Wall St	Crystel L Prather
Edy B's Inc	The White Spruce	419 N Railroad St	Clarence E Blankenship
Erins Pub & Grub LLC	Erins Pub & Grub	933 N Railroad St	Erin Dreger
Riverstone Brewing Co	Riverstone Brewing Co	219 N Railroad St	Stephen J Skotzke
Hodag Hospitality Holdings LLC	Eagle Lanes	534 W Pine St	Michael A Kocourek
Smugglers LLC	Smuggler's	123 S Railroad St	Renee Holman
Jessica's Cucina LLC	Bortolotti's Cin Cin	1114 N Bluebird Rd	Jessica Bortolotti-Johnstone
The Craftsman American Tav	The Craftsman American Tavern	118 S Main St	Danny Goodrich
The Tiny Tap LLC	The Tiny Tap	127 S Railroad St	Mark J Vanden Boom
The Warehouse Inc.	The Warehouse	107 S Railroad St	Kim M Adamovich
Veterans Resource Center Inc	Veterans Resource Center	418 W Pine St	Dennis Geiseman
WCD Complex LLC	WCD Complex	1311 N Railroad St	Thomas M Anderson
Williams Supper Clubs LLC	Williams Pine Gables Supper Club	1002 W Pine St	Gregory B Williams
Mary Kate's Wine Bar LLC	Mary Kate's Wine Bar	205 E Wall St	Mary Kate Hayes
<u>Class B Beer:</u>			
Hodag Hospitality Holdings LLC	Hi Pines Campground LLC	1919 Hwy 45 N	Michael A Kocourek
<u>Class C Wine:</u>			
Dirty Kidz Crew LLC	Toad in the Hole	121 S Railroad St	Beth C Millin
<u>Class B Beer and Class C Wine:</u>			
Aiello's on Wall Street LLC	Aiello's on Wall Street	209 E Wall Street	Tina M Aiello
ER Walkers LLC	Leifs Café	904 N Railroad St	Raul Torres
Trees for Tomorrow Inc.	Trees for Tomorrow	519 E Sheridan St	Amanda Gingerich
Andy's Up North LLC	Andy's Pontoon Saloon	220 E Wall St	Andrew Lichtfuss
Kim's Wisconsin LLC	Eagle Café	1010 E Wall St	Shpendi Alimi

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Carried, all.

o) *Motion by Schaffer, 2nd by Dumas to approve Picnic licenses to Veterans Center, Denny Geisman agent as presented:*
i. Temporary Class "B" Beer: Burger Bash, 6AM – 6PM, July 18, 2026, First St to alley north of Wall from Beer Trailer
ii. Temporary Class "B" Beer: WRJO Street Dances, Thursday evenings 7PM – 9PM, July 9 – August 13, 2026, Corner of S Main and Wall from Beer Trailer
iii. Temporary Class "B" Beer: Chamber of Commerce 4th of July Party in the Streets, 6AM – 6PM, July 4, 2026, Main St south of Wall from Beer Trailer.
Carried, all.

p) *Motion by Schaffer, 2nd by Dumas to approve Regular Operators licenses to Peter Anderson III, Anthony Barrientos, Genevieve Borich-Coady, Elizabeth Carlton, Julia Eaker, Luis Gutierrez, Rene Kecker, Jolanta Kryska, Larissa Lukasiewicz, Elexius Martinson, Thomas Newkirk, Iris Nordine, Becky Nyman, Paige Oxford, Kristine Pieper, Jessica Pollack, Karen Sailer, Mallory Schmidt, McKenna Silsbury, Tom Stephens IV, Skylar Strejc, Thomas Stoltman, Matthew Tschannen, Shamra VanArk, Emilie Wenberg, Justin Wendorf, Lisa Wendorf, Luke Wessel, Eugeana Wiler and Temporary Operators license to Nicole Hebert for 6/20/26. Carried, all.*

q) Motion by Dumas, 2nd by Washelesky to approve Direct Sellers Permits as presented:
i. Tree-Ripe Fruit Co, Tanner Spaude seller, 6/10/26 – 12/9/26 Retail Produce at 810 N Railroad
ii . Zurko Enterprises Inc., Robert Zurko, Flea Market at Vilas County Fairgrounds, September 5 and 6, 2026, 7:00AM – 4:00PM.
iii. Donald Malott – Catalina Hot Tubs, Ryan Simmons and Ally Campbell sellers, 7/29/26 – 8/11/26, Hot Tub Sales at Eagle Lanes from tent contingent on receiving certificate of liability insurance.
iv. Doodleluvbug Creations LLC, Justine and Adam Modjewski sellers, June 2026 – October 2026, Parking lot of Friendship House, Sundays 6AM – 1:30PM, sale of 3D prints from tent.
v. Atlas Pasty LLC, Julie Greenwald seller, Pasties food truck, ex post facto approval- 6/5/26 at Tribute Brewery, future dates at Dollar General
Carried, all.

r) Motion by Washelesky, 2nd by Burkett to approve a Taxi Drivers License to Christine Towne, VIP Group DBA Eagle River Taxi for term ending 4/30/27. Carried, all.

s) *Motion by Dumas, 2nd by Burkett to reschedule the August Regular City Council Meeting due to conflict with Primary Election to August 18, 2026. Carried, all.*

t) *Motion by Schaffer, 2nd by Washelesky to approve payment of the bills for the city and the golf course as recommended by the Finance Committee. Carried on a roll call vote. Ayes: Schaffer, Washelesky, Dumas Nays: None Abstained: Burkett*

Motion by Dumas, 2nd by Burkett to adjourn at 7:40PM. Carried, all.

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June 17, 2026

A special meeting of the Common Council of the City of Eagle River was called to order at 4:02PM by Mayor Deb Brown.

Roll Call: Dan Dumas, Kim Schaffer and Vic Washelesky. Also in attendance: Robin Ginner and Becky Bolte. Absent: Jerry Burkett

a) Resolution #1076 – 2025 Compliance Maintenance Annual Report: *Motion by Schaffer, 2nd by Washelesky to adopt Resolution 1076 – 2025 Compliance Maintenance Annual Report as presented. Carried, all.*

b) Approval of Conditional Use Permit, pending approval by the Planning Commission at the July 2nd meeting, to allow camping at the Vilas County Fairgrounds for the Kingdom of Wonders Circus, July 13-16, 2026. Ginner presented that the timeline for the circus and the next Council meeting does not allow for Council approval if the CUP is recommended for approval by the Planning Commission on July 2. Discussion. *Motion by Washelesky, 2nd by Schaffer to approve a conditional use permit to the Vilas County Ag Society/Vilas County Fair Board to allow for overnight camping for Kingdom of Wonder Circus workers at the Vilas County fairgrounds, July 13 – 16, 2026 pending recommendation of the Planning Commission. Carried on a roll call vote. Ayes: Washelesky, Schaffer, Dumas. Nays: None*

Motion by Dumas, 2nd by Washelesky to adjourn the meeting at 4:19PM. Carried all.

Becky J Bolte - Clerk

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Open Records Requests

Clerk - June 2026

	A	B	C	D
1	REQUESTER	DATE	TOPIC	Hours
2	Ann Carlson	6/3/2026	Oaths of Office for Council/Mayor	15 minutes
3	Victor Alan	6/9/2026	Short Term Rental Records	30 minutes
4	Chelsea Simms	6/9/2026	June PC and CC Meeting Recordings	15 Minutes
5	Dana Taylor - Axon	6/16/2026	Draft June CC Minutes	10 minutes
6	Carol Marshall	6/12/2026	Historical studies, assessments, permits pertaining to Riverside Park, sewage line placement and road building. ERLW, RCG, BJB	87 minutes locating
7	Chelsea Simms	6/18/2026	6-17-26 Special CC Meeting recording	10 minutes
8	Nick Hartung	6/22/2026	ERFD Correspondence	15 minutes
9	Marin Deevers - University of Cincinnati	6/26/2026	2024 General Election Statistics	30 minutes

City of Eagle River

CLIENT LIAISON:
John Promer P.E.
Phone: 715-304-0415
Cell: 715-605-2331
jpromer@msa-ps.com

DATE:
July 14, 2026



2026 STREETS PROJECT (R00088144)

The project bid date was postponed allowing for coordination with Nicolet Bank and required DOT notification procedures. Following a special Council meeting, the portion of the project related to DOT notification was removed from the overall scope. With that revision, the shortened project is now moving forward. This adjustment will not impact on the ability to complete construction during the summer season. One bid was received and opened on Thursday, June 25, 2026.

NON TID SERVICES 2025 (R00088145)

The Non TID services contract allows MSA to respond quickly to small engineering service requests as they come up.

MSA reviewed stormwater management on a proposed U-Haul development. High level observations determined it does comply with NR151 for storm water management. Additional suggestions were made for design consideration.

SILVER LAKE ROAD (R00088117)

- The project is substantially complete.
- Walkthrough for final punchlist items was completed on June 5, 2026. After compiling the punchlist, it was sent to contractor to address these items.
- Contractor began addressing the final punch list items week of June 15th.
  Replacement of cracked concrete panels are complete with touch up items pending. Included in these items was the approved change to add rock along a portion of the north side of Silver Lake Road near the east Sheridan intersection to protect the shoulder. This item will be addressed in the final closeout change order for the project.
- MSA will monitor the grass growth before approving payment for the final retainage.

Currently the project is under budget with Change Order # 1 pushing the project costs to slightly above the bid amount. Change Order #1 added drainage corrections near the end of Mc Faul Lane.

Project Contractor: Pitlik and Wick	
Bid amount	$628,635.70
Project work completed to date	$614,362.66
Change Order #1 completed to date	$ 46,871.00
Pay Request #3	$173,005.44
Original Change Order #1 amount	$ 52,936.00

The City of Eagle River was awarded a $320,971.32 MSID grant from WISDOT for the reconstruction of Silver Lake Road from the intersection of Sheridan Street and Silver Lake Road to the City limits (near the swimming beach). Our estimate at the time of the bid was $670,244. The planned project is to include replacement of the pavement and provisions for a sidewalk on the south side of the project.

GIS UPDATE (R00088098)

The City upgraded their GIS apps in 2025 to the latest version of ESRI software called ArcGIS Experience Builder. The City continues to utilize their GIS apps for viewing, tracking maintenance and keeping inventory of City owned streets and utilities.

USER AGREEMENT WITH LANDFILL UPDATE (R00088141)

MSA will continue to facilitate User Agreement talks between the City of Eagle River and Highway G Landfill. The discussions relating to updating the agreement have paused as the City is no longer accepting the landfill's leachate. Additional conversations are anticipated in the coming months. MSA has also periodically shared information with the landfill and their engineer regarding leachate pretreatment.

GENERAL WASTEWATER ASSISTANCE UPDATE (R00088143)

MSA has provided various technical assistance to the City of Eagle River in recent months.

- MSA reviewed the City's samples for biosolids
- MSA recommended the City undertake influent sampling in efforts to gain a better understanding of potential PFAS sources
    - MSA reviewed the May 2026 influent and effluent PFAS results and been in communication with the City.
    - The City will collect a sample in July, and we will see if the July and May 2026 results are consistent
    - Depending on the July results, we may recommend additional sampling at other locations.
- MSA also provided insights into the current state of the industry with respect to PFAS treatment options at the WWTF.
- The current state of the industry is that PFAS compounds should be eliminated/treated at the source(s) and not at municipal WWTFs.
- Facility planning for solids handling and processing is recommended.

WDNR INTENT TO APPLY – CLEAN WATER FUND AND SAFE DRINKING WATER LOAN PROGRAMS

An ITA was submitted for sewer lining that was part of the Spruce and Third Streets project. An ITA does not obligate the City to proceed with a project. There is no fee for this service.

It is important to think about what possible projects could come up in the next year to apply for. This should be looked at like a wish list. Funding changes will happen over the next year, and this is the required first step in using DNR loan and grant programs.

1835 North Stevens Street
Rhinelander, WI 54501
(800) 362-4505

www.msa-ps.com

June 29, 2026

Debra A. Brown, Mayor
City of Eagle River
525 E. Maple Street
Eagle River, WI 54521

Re: 2026 Streets Project
City of Eagle River

Dear Mayor Brown:

Upon review of the bids received on June 25, 2026, for the above-referenced project, it was found that they were submitted by a qualified contractor. It is our recommendation that the low responsive bidder listed below be accepted and award made at your next meeting.

Pitlik & Wick, Inc.
8075 County D
Eagle River, WI 54521 Bid Amount $274,223.00

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

Sincerely,

MSA Professional Services, Inc.

John Promer, PE
Project Manager

MSS
Enc.

NOTICE OF AWARD

Date of Issuance: _____

Owner: City of Eagle River

Owner's Contract No.:

Engineer: MSA Professional Services, Inc

Engineer's Project No.:00088144

Contract: City of Eagle River - 2026 Streets Project

Bidder: Pitlik & Wick, Inc.

Bidder's Address: 8075 County D, Eagle River, WI 54521

You are notified that your Bid dated June 25, 2026 for the above Contract, and that you are the Successful Bidder and are awarded a Contract for 2026 Streets Project

Base Bid

The Contract Price of your Contract is two hundred seventy-four thousand, two hundred twenty-three Dollars ($274,223.00). Contract Price is subject to adjustment based on the provisions of the Contract, including but not limited to those governing changes, Unit Price Work, and Work performed on a cost-plus-fee basis, as applicable.

1 unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically.

☐ Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

1. Deliver to Owner 1 counterparts of the Agreement, signed by Bidder (as Contractor).
2. Deliver with the signed Agreement(s) the Contract security (such as required performance and payment bonds) and insurance documentation, as specified in the Instructions to Bidders and in the General Conditions, Articles 2 and 6.
3. Other conditions precedent (if any):

_____

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

Within 10 days after you comply with the above conditions, Owner will return to you one fully signed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner: City of Eagle River _____

By *(signature)*:_____

Name (printed):_____

Title: _____

Copy to Engineer

EJCDC® C-510, Notice of Award.
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City of Eagle River 2026 Street Reconstruction Project (#10183181)
Owner: City of Eagle River
Solicitor: MSA Professional Services - Rhinelander
06/25/2026 02:00 PM CDT
MSA Project #: 00088144

				PITLIK & WICK, INC	
Item Code	**Item Description**	**UofM**	**Quantity**	**Unit Price**	**Extension**
General					
1	Mobilization, Bonds, & Insurance	L.S.	1	$22,500.00	$22,500.00
2.	Erosion & Sedimentation Control	L.S.	1	$3,500.00	$3,500.00
3.	Traffic Control	L.S.	1	$5,500.00	$5,500.00
4.	Turf Restoration	L.S.	1	$5,500.00	$5,500.00
5.	Rock Excavation	C.Y.	15	$0.01	$0.15
6.	Furnish & Install Silt Fence	L.F.	100	$0.01	$1.00
7.	Furnish & Install Erosion Mat Class 1 Urban, Type B	S.Y.	25	$0.01	$0.25
8.	Furnish & Install Inlet Protection, Type C	E.A.	1	$250.00	$250.00
9.	Furnish & Install Inlet Protection, Type D-M	E.A.	1	$250.00	$250.00
10.	Furnish & Install Woven Polypropylene Geotextile Fabric, Type HR	S.Y.	200	$5.00	$1,000.00
11.	Unclassified Excavation	L.S.	1	$52,680.00	$52,680.00
12.	Excavation Below Subgrade	C.Y.	30	$0.01	$0.30
13.	Granular Borrow	C.Y.	30	$0.01	$0.30
14.	Furnish & Install 10 Inch Thick Crushed Aggregate Base Course 1 1/4-Inch	S.Y.	2200	$26.25	$57,750.00
15.	Furnish & Install 3/4 Inch Washed Fractured Stone	C.Y.	25	$75.00	$1,875.00
16.	Furnish & Install 3 Inch Minus Fractured Rip Rap	C.Y.	50	$100.00	$5,000.00
17.	Furnish & Install 3.0 Inch Thick Asphaltic Concrete Pavement	S.Y.	2200	$41.28	$90,816.00
18.	Pulverize & Regrade Existing Asphalt Parking Lot	L.S.	1	$12,500.00	$12,500.00
19.	Furnish & Install 3.0 Inch thick 7/8 Inch Recycled Asphalt	C.Y.	100	$85.00	$8,500.00
20.	Remove & Reinstall Existing Casting w/New Adjustment Rings	E.A.	1	$1,500.00	$1,500.00
21.	Adjust Water Valve Box	E.A.	1	$1,500.00	$1,500.00
22.	Sawcut Asphalt Pavement	L.F.	1200	$3.00	$3,600.00
Base Bid Total (Lines 1 - 22):					**$274,223.00**

2026 STREETS PROJECT

Addendum #1

CITY OF EAGLE RIVER
VILAS COUNTY, WI



SHEET INDEX

G - GENERAL SHEETS

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G 2	OVERALL SITE PLAN
G 3	TYPICAL SECTIONS
G 4 -6	DETAIL SHEETS

R - ROAD CONSTRUCTION AND STORM SEWER SHEETS

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R2	ALLEY S. MAIN STREET TO S. FIRST STREET
R3	ALLEY E. PINE TO CITY LOT
R4	ALLEY E. PINE TO NICOLET BANK SOUTH ENTRANCE

XS - CROSS SECTION SHEETS

XS 1 - 2	CROSS SECTION SHEETS - ALLEY S. RAILROAD STREET TO S. MAIN STREET
XS 3-5	CROSS SECTION SHEETS - ALLEY S. MAIN STREET TO S. FIRST STREET
XS 6-9	CROSS SECTION SHEETS - ALLEY E. PINE STREET NORTH TOWARDS BMO BANK
XS 10-11	CROSS SECTION SHEETS - ALLEY E. PINE STREET NORTH TOWARDS NICOLET BANK



LOCATION MAP
NOT TO SCALE

WISCONSIN
JOHN M PROMER
E-100978-6
ST. GERMAIN
WI
PROFESSIONAL ENGINEER
6-1-26

LEGEND

- EXISTING WATER MAIN
- EXISTING WATER MAIN, VALVE & HYDRANT
- EXISTING WATER SERVICE & CURB STOP
- PROPOSED WATER MAIN, VALVE, & HYDRANT
- PROPOSED WATER SERVICE & CURB STOP
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING FORCEMAIN
- EXISTING STORM SEWER & INLET
- PROPOSED STORM SEWER & INLET
- PROPOSED STORM SEWER & MANHOLE
- BURIED ELECTRIC
- BURIED GAS & VALVE
- BURIED CABLE TELEVISION
- BURIED TELEPHONE
- BURIED FIBER OPTICS
- OVERHEAD UTILITY
- RAILROAD TRACKS
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING CULVERT PIPE
- PROPOSED CULVERT PIPE
- FENCE LINE
- DRAINAGE ARROW
- SILT FENCE
- RIGHT-OF-WAY
- BASELINE
- PROPERTY LINE
- TREE LINE
- BENCHMARK
- IRON PIPE
- IRON ROD
- CONTROL POINT
- UTILITY POLE & GUY
- SOIL BORING
- LIGHT POLE
- PEDESTAL
- STREET SIGN
- MAILBOX
- FLAGPOLE
- TREE - DECIDUOUS
- TREE - CONIFEROUS
- TREE TO BE REMOVED

UTILITIES

ELECTRIC & WATER:
EAGLE RIVER LIGHT AND WATER
MIKE SANBORN
525 MAPLE STREET
PO BOX 1269
EAGLE RIVER, WI 54521
PHONE: 715 - 478 - 8121
EMAIL: MSANBORN@WPPIENERGY.ORG

SEWER:
EAGLE RIVER PUBLIC WORKS DEPARTMENT
BRAD ADAMOVICH
1020 N BLUEBIRD ROAD
PO BOX 1269
EAGLE RIVER, WI 54521
PHONE (CELL): 715 - 891 - 1972
PHONE (OFFICE): 715 - 479 - 4330

COMMUNICATIONS:
CHARTER CONSTRUCTION
BILL BENGSTON
853 MCINTOSH STREET
WAUSAU, WI 54403
PHONE (OFFICE): 715 - 527 -1957
EMAIL: BILL.BENGSTON@CHARTER.COM

FRONTIER COMMUNICATIONS
MICHAEL MYSZAKA
EAGLE RIVER, WI 54521
PHONE (OFFICE): 715 - 891 - 1548
EMAIL: MICHAEL.A.MYSZAKA@FTR.COM

WISCONSIN PUBLIC SERVICE
CATRINA THIRY - MANAGERIAL SPECIALIST
PHONE (MOBILE): 920 - 433 - 1513
EMAIL:UTILITIESRELOCATION@WISCONSINPUBLICSERVICE.COM

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

NOTE:
UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND CONTRACTOR SHALL HAVE APPROPRIATE UTILITY MARK EXACT LOCATIONS PRIOR TO CONSTRUCTION.

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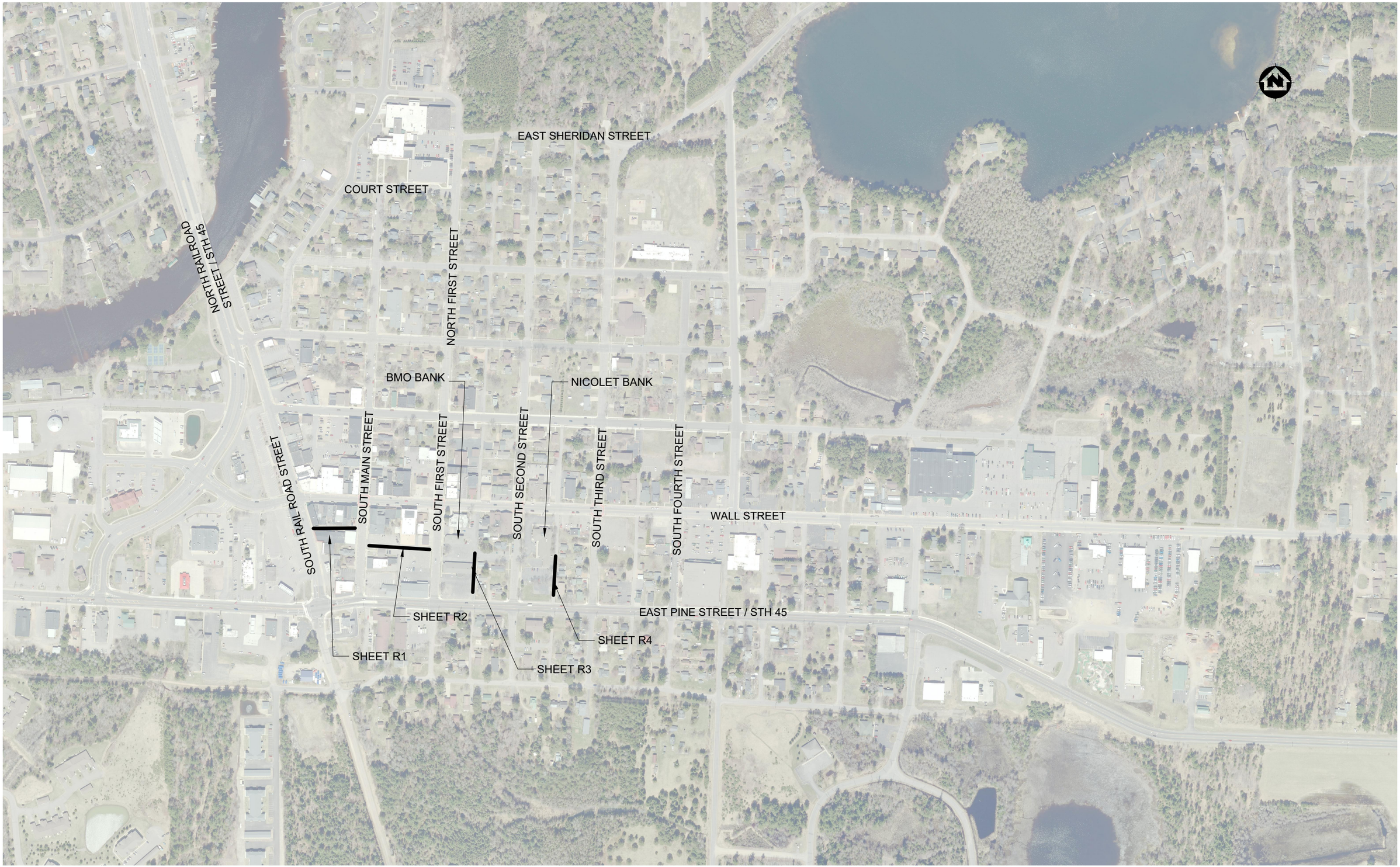
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TITLE SHEET

PROJECT NO 00088144
SHEET G1



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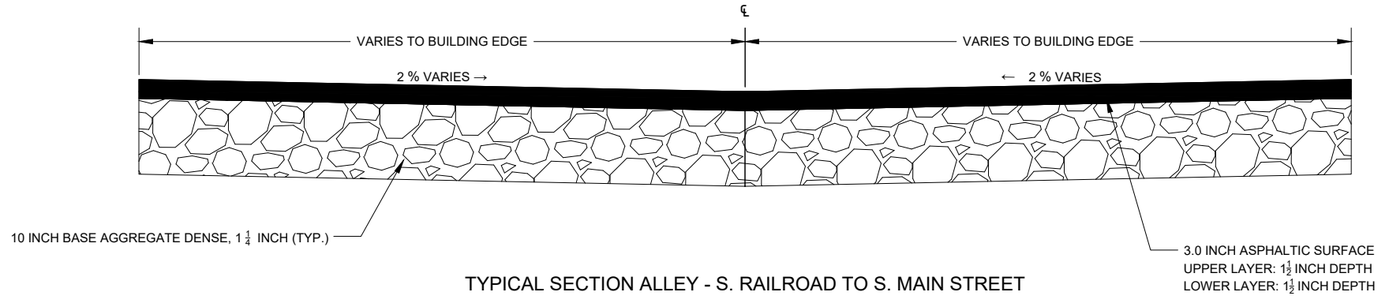
2026 STREETS PROJECT
CITY OF EAGLE RIVER
VILAS COUNTY, WI

OVERALL SITE PLAN

Addendum #1

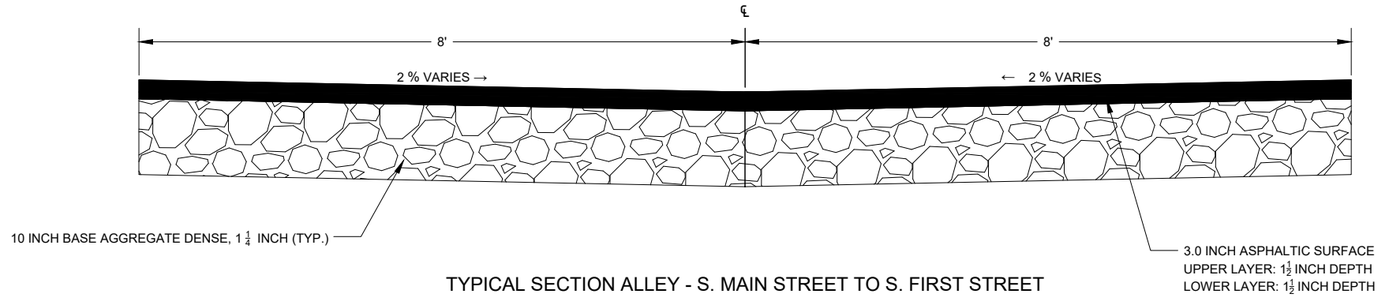
PROJECT NO. 00088144

SHEET G2



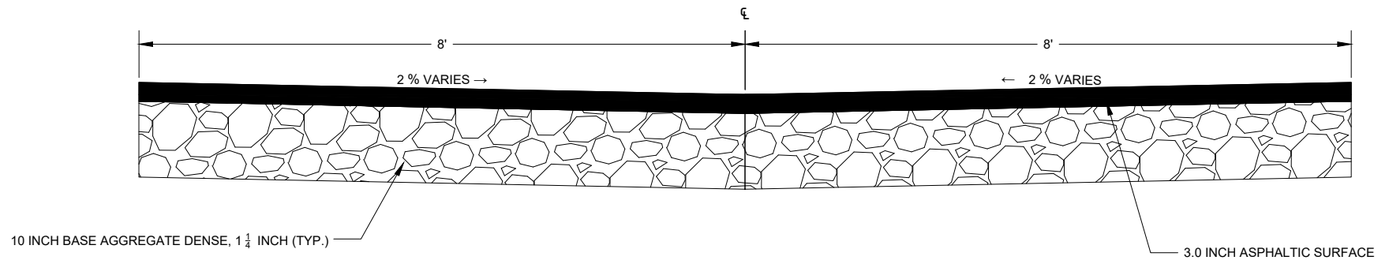
TYPICAL SECTION ALLEY - S. RAILROAD TO S. MAIN STREET

STA 11+00 - 13+00



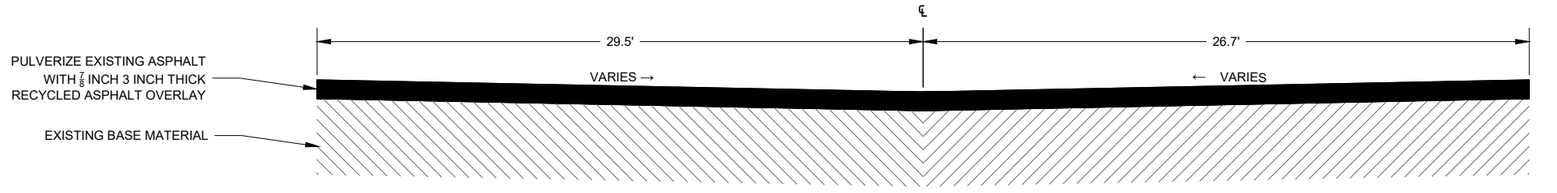
TYPICAL SECTION ALLEY - S. MAIN STREET TO S. FIRST STREET

STA 21+00 - 24+00



TYPICAL SECTION ALLEY - E. PINE NORTH TOWARDS BMO BANK

STA 31+00 - 34+00



TYPICAL SECTION CITY PARKING LOT

STA 80+50 - 82+01

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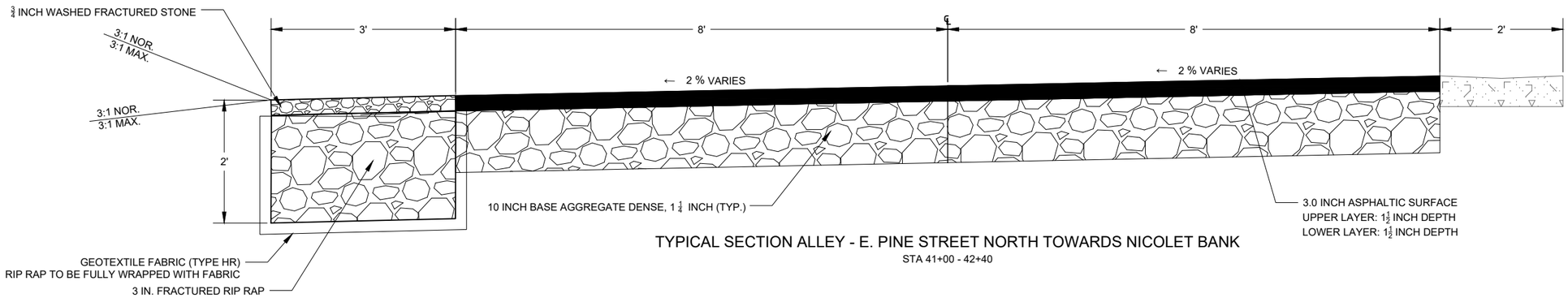
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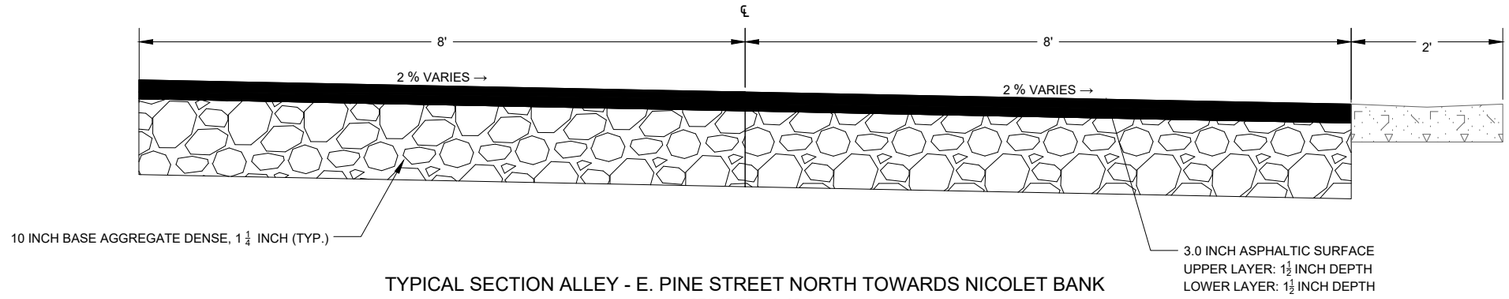
EXISTING TYPICAL SECTIONS
Addendum #1

PROJECT NO. 00088144
SHEET G3



TYPICAL SECTION ALLEY - E. PINE STREET NORTH TOWARDS NICOLET BANK

STA 41+00 - 42+40



TYPICAL SECTION ALLEY - E. PINE STREET NORTH TOWARDS NICOLET BANK

STA 42+55 - 43+25

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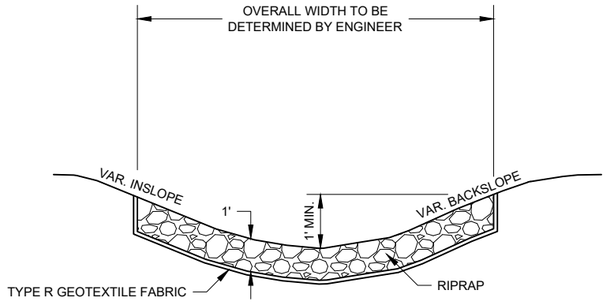
PROPOSED TYPICAL SECTIONS
Addendum #1

PROJECT NO. 00088144

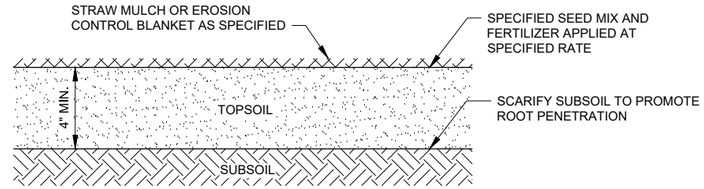
SHEET G4

CONSTRUCTION SITE
EROSION CONTROL REQUIREMENTS

1. SECTION NR216.46 OF WISCONSIN STATE ADMINISTRATIVE CODE IDENTIFIES REQUIREMENTS FOR CONSTRUCTION SITE AND POST-CONSTRUCTION EROSION CONTROL. IT IS THE INTENT OF THESE PLANS TO SATISFY THESE REQUIREMENTS. THE METHODS AND STRUCTURES USED TO CONTROL EROSION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL IMPLEMENT AN APPROPRIATE MEANS OF CONTROLLING EROSION DURING SITE OPERATION AND UNTIL THE VEGETATION IS RE-ESTABLISHED. ADJUSTMENTS TO THE CONTROL SYSTEM SHALL BE MADE AS REQUIRED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WISCONSIN DNR'S CONSERVATION PRACTICE STANDARDS. THESE STANDARDS ARE PERIODICALLY UPDATED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND REFERENCE THE MOST RECENTLY RELEASED STANDARD.
3. THIS INFORMATION IS ONLY ONE PART OF THE OVERALL EROSION CONTROL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY ALSO BE SHOWN ON THE CONTRACT DRAWINGS AND IN THE ACCOMPANYING SPECIFICATIONS.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE OWNER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
5. THE AREA OF EROSIVE LAND EXPOSED TO THE ELEMENTS BY GRUBBING, EXCAVATION, TRENCHING, BORROW AND FILL OPERATIONS AT ANY ONE TIME SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING. ALL DISTURBED AREAS SHALL BE TREATED WITH PERMANENT STABILIZATION MEASURES WITHIN 3 WORKING DAYS OF FINAL GRADING.
6. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN HAS OCCURRED. ALL NECESSARY REPAIR AND MAINTENANCE WILL BE DONE AT THIS INSPECTION TIME.
7. ALL EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE PROPERLY INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS WITHIN THEIR RESPECTIVE DRAINAGE AREAS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.
8. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY INSTALLED PRIOR TO ANY SOIL DISTURBANCE.
9. ANY SLOPES STEEPER THAN 3H:1V SHALL BE STAKED WITH EROSION CONTROL FABRIC UNLESS INDICATED ON THE PLAN.
10. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
11. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH, OR A TACKING AGENT MAY BE REQUIRED TO PROTECT NEARBY RESIDENCES AND WATER RESOURCES.
12. CHANNELIZED RUNOFF ENTERING THE PROJECT SITE FROM ADJOINING LANDS SHALL BE DIVERTED THROUGH NATURALLY OR ARTIFICIALLY EROSION-RESISTANT CONVEYANCES. IF CHANNELIZED RUNOFF CANNOT BE DIVERTED, SITE BEST MANAGEMENT PRACTICES MUST ACCOUNT FOR THE ADDITIONAL FLOW RATES AND EROSION POTENTIAL THAT SUCH RUNOFF PRESENTS.
13. THE CONTRACTOR SHALL TAKE ALL POSSIBLE PRECAUTIONS TO PREVENT SOILS FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED (NOT FLUSHED) PERIODICALLY TO REMOVE SOIL, DIRT, AND/OR DUST.
14. EROSION CONTROLS SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF TEMPORARY STOCKPILES. ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 7 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING. ALL STOCK PILES SHALL BE PLACED AT LEAST 75 FEET FROM STREAMS OR WETLANDS.
15. ADDITIONAL EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) SHALL INCLUDE THE FOLLOWING:
    a. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    b. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    c. DISCHARGE OF TRENCH WATER OR DEWATERING EFFLUENT MUST BE PROPERLY TREATED TO REMOVE SEDIMENT IN ACCORDANCE WITH THE WDNR CONSERVATION PRACTICE STANDARD 1061 - DEWATERING OR A SUBSEQUENT WDNR DEWATERING STANDARD PRIOR TO DISCHARGE INTO A STORM SEWER, DITCH, DRAINAGEWAY, OR WETLAND OR LAKE.
16. ALL DRAINAGE CULVERTS, STORM DRAIN INLETS, MANHOLES, OR ANY OTHER EXISTING STRUCTURES THAT COULD BE DAMAGED BY SEDIMENTATION SHALL BE PROTECTED ACCORDING TO THE VARIOUS METHODS PROVIDED IN THE PRINTED CONSERVATION PRACTICE STANDARDS.
17. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
18. THE FIRST SIX WEEKS AFTER INITIAL STABILIZATION, ALL NEWLY SEEDED AND MULCHED AREAS SHALL WATERED WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
19. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BMP'S SUCH AS SILT FENCES, STRAW BALES, AND SEDIMENT TRAPS SHALL BE REMOVED AND THESE AREAS STABILIZED.
20. ALL TEMPORARY BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.
21. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH SEED AND MULCH UNLESS OTHERWISE SPECIFIED. A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.

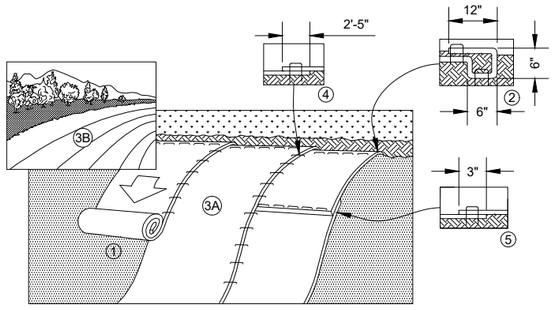


TYPICAL RIPRAP INSTALLATION
NO SCALE



NOTE: WHERE REQUIRED, PLANT HERBACEOUS PLUGS ACCORDING TO PLAN, OR AS DIRECTED BY ENGINEER.

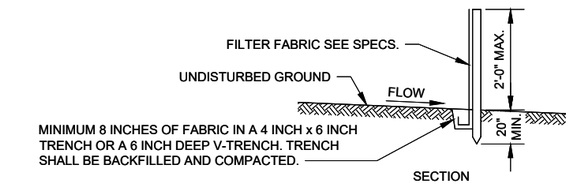
TOPSOIL AND SEEDING DETAIL
NO SCALE



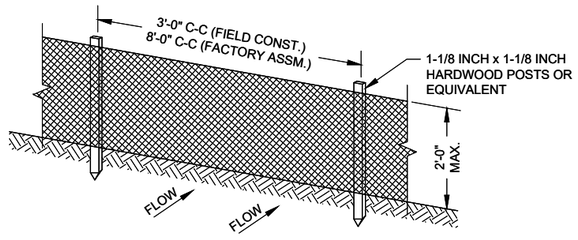
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5 CM-12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION CONTROL BLANKET DETAIL
NO SCALE



SECTION



PERSPECTIVE VIEW

GENERAL NOTES:

1. ENDS OF FENCE SHALL BE TURNED UPSLOPE 1 TO 2 FEET IN ELEVATION TO PREVENT FLANKING.
2. STAPLE FABRIC WITH 1/2 INCH (MINIMUM) STAPLES TO THE UPSLOPE SIDE OF THE POSTS.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.

TYPICAL SILT FENCE INSTALLATION AT SITE PERIMETER DETAIL
NO SCALE

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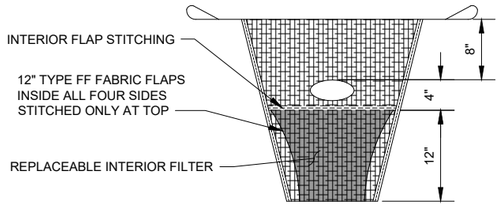
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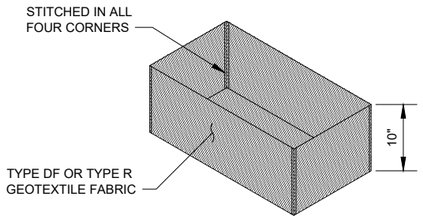
DETAIL SHEET

Addendum #1

PROJECT NO. 00088144
SHEET G5

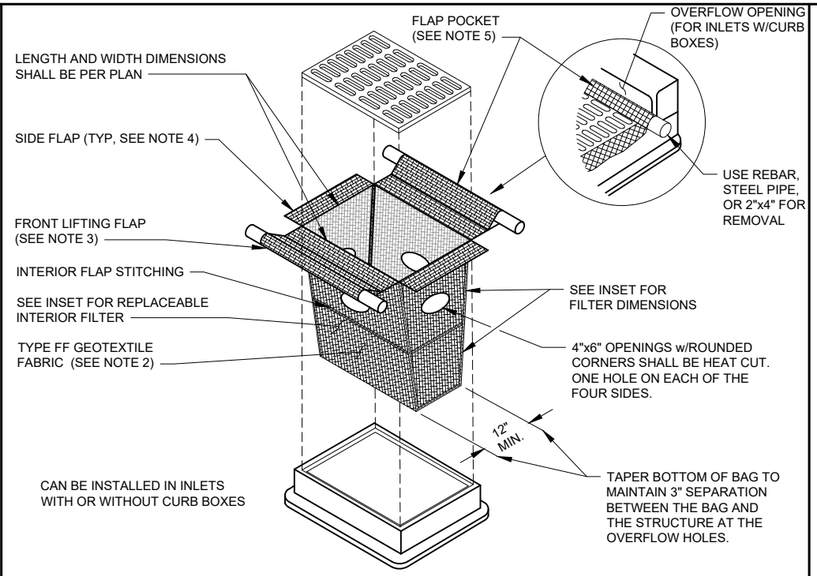


SIDE VIEW



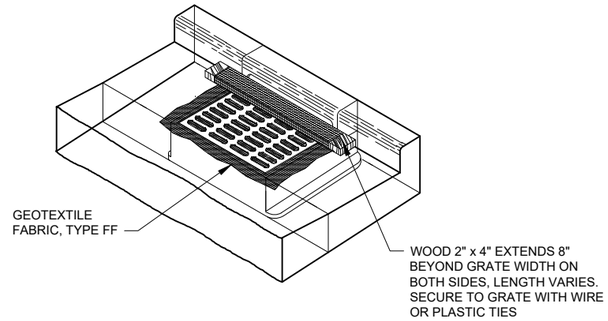
REPLACEABLE FILTER

NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC, TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

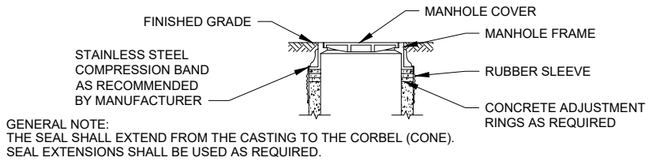
INLET PROTECTION, TYPE D-M
NO SCALE



INSTALLATION NOTES:

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

INLET PROTECTION, TYPE C
NO SCALE



GENERAL NOTE:
THE SEAL SHALL EXTEND FROM THE CASTING TO THE CORBEL (CONE). SEAL EXTENSIONS SHALL BE USED AS REQUIRED.

EXTERNAL RUBBER SLEEVE FRAME/CHIMNEY SEAL

MANHOLE WATERPROOFING DETAIL
NO SCALE

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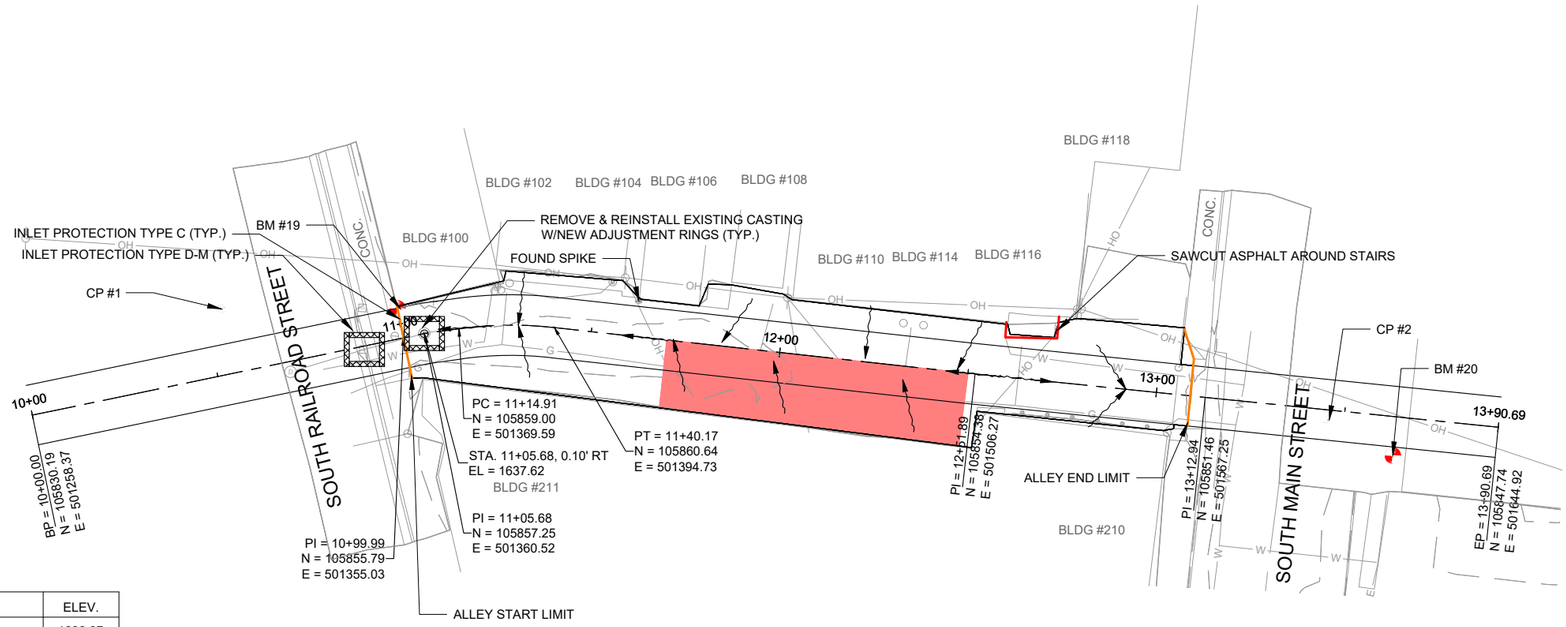
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CITY OF EAGLE RIVER
VILAS COUNTY, WI

DETAIL SHEET
Addendum #1

PROJECT NO. 00088144
SHEET G6

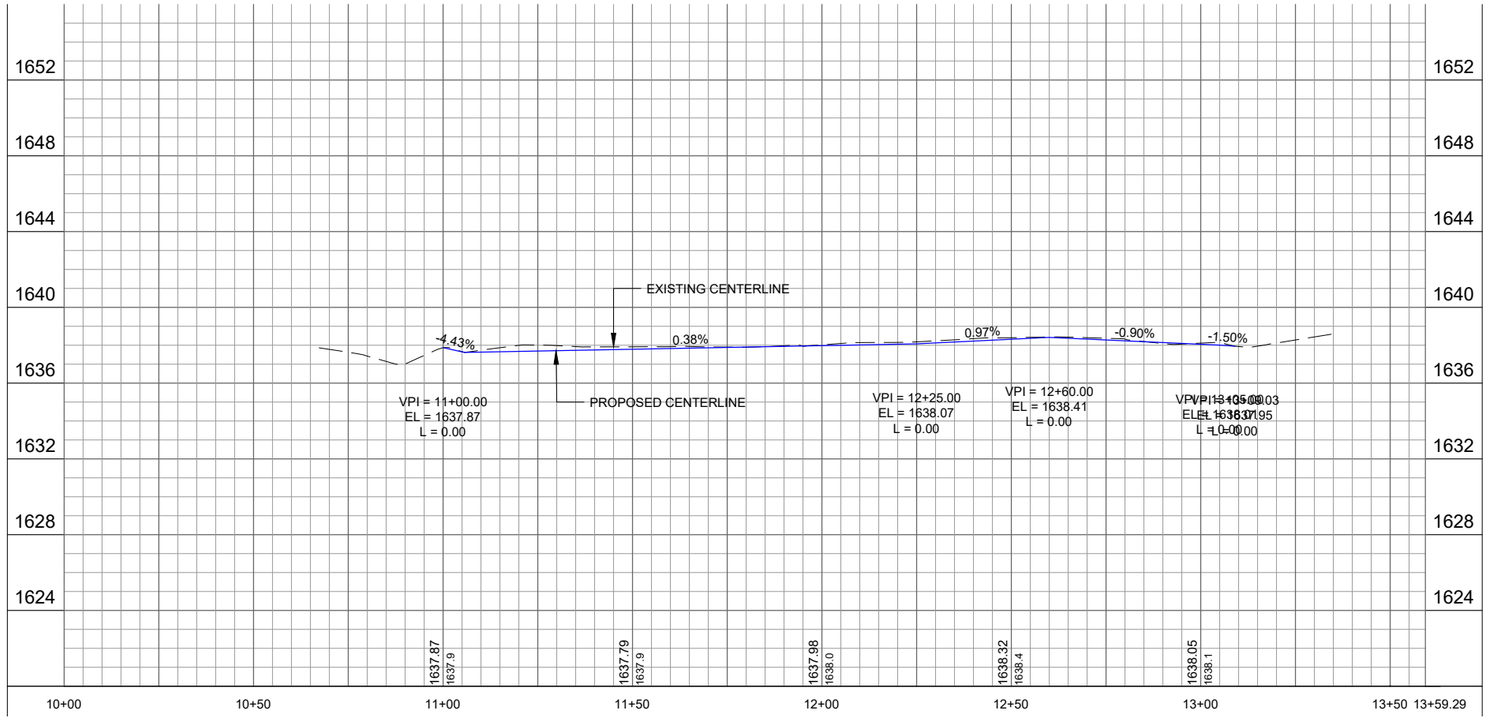


SEE SHEET R2

POINT TABLE

POINT NO.	STATION	DESCRIPTION	ELEV.
BM #19	11+00,8' LT	SOUTHWEST FOUNDATION CORNER	1638.07
BM #20	13+63.77,10.25' RT	SOUTH WEST CORNER OF FIRST STEP	1638.90
CP #1	10+54.5,17.3' LT	MAG NAIL	1637.83
CP#2	13+45.76,2.6' RT	MAG NAIL	1638.38
CP #3	13+24,69.7' RT	MAG NAIL	1638.04

LEGEND	
	SLOPE LESS THAN 1% IN ANY DIRECTION
	SLOPE TRANSITON AREA
	SAWCUT
	ALLEY START AND END



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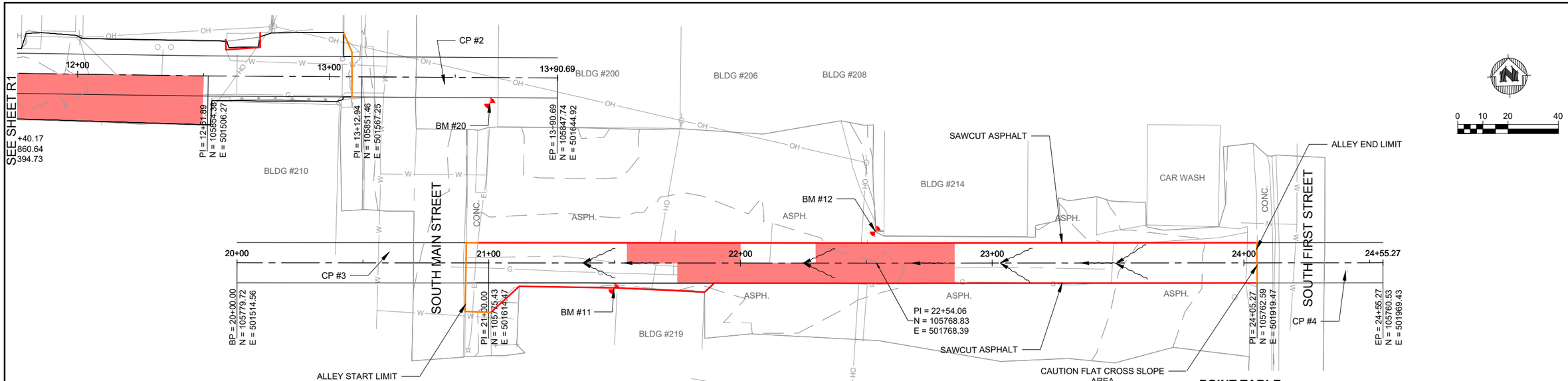
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VILAS COUNTY, WI

ALLEY - S. RAILROAD STREET TO S. MAIN STREET
Addendum #1

PROJECT NO. 00088144
SHEET R1

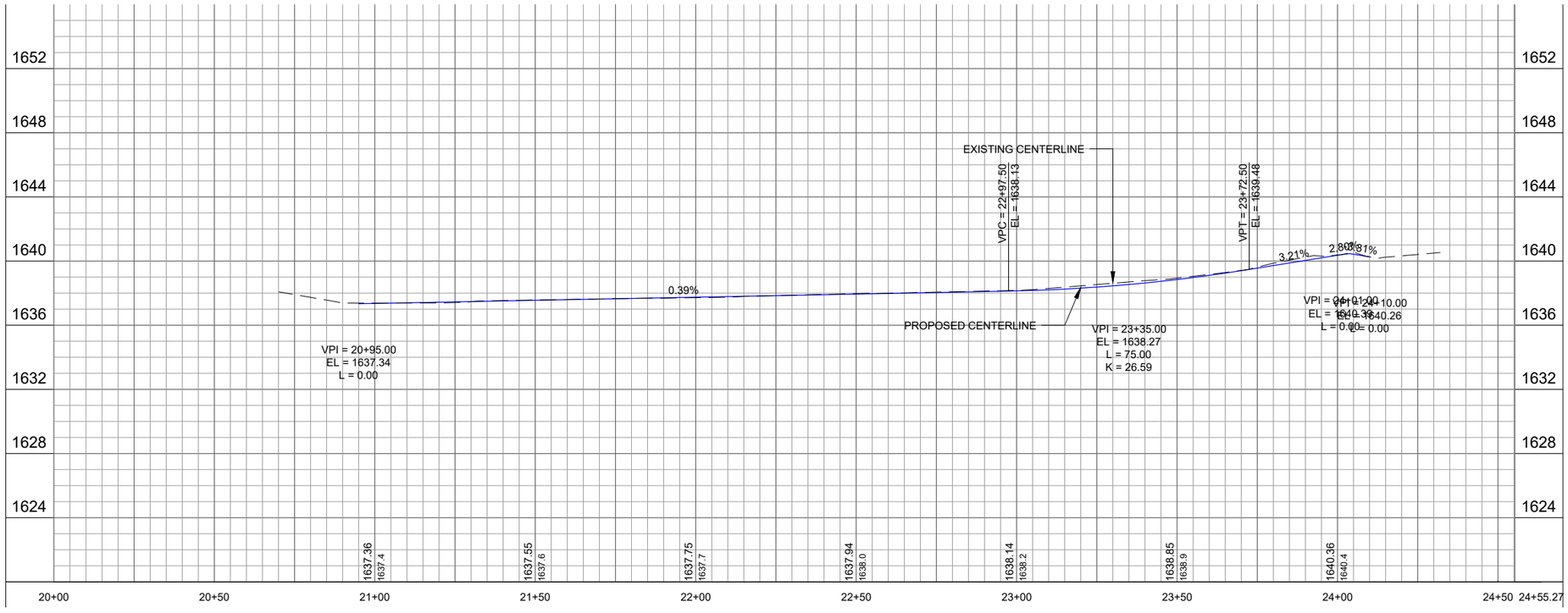


LEGEND

	SLOPE LESS THAN 1% IN ANY DIRECTION
	SLOPE TRANSITON AREA
	SAWCUT
	ALLEY START AND END

POINT TABLE

POINT NO.	STATION	DESCRIPTION	ELEV.
BM #20	13+63.77,10.25' RT	SOUTH WEST CORNER OF FIRST STEP	1638.90
BM #11	21+49.7,10.31' RT	NORTHWEST CONCRETE CORNER	1639.08
BM #12	22+53.5, 12.74' RT	SOUTHWEST CONCRETE CORNER	1639.09
CP#2	13+45.76,2.6' RT	MAG NAIL	1638.38
CP #3	13+24,69.7' RT	MAG NAIL	1638.04
CP #4	24+41,3.11' RT	MAG NAIL	1640.49



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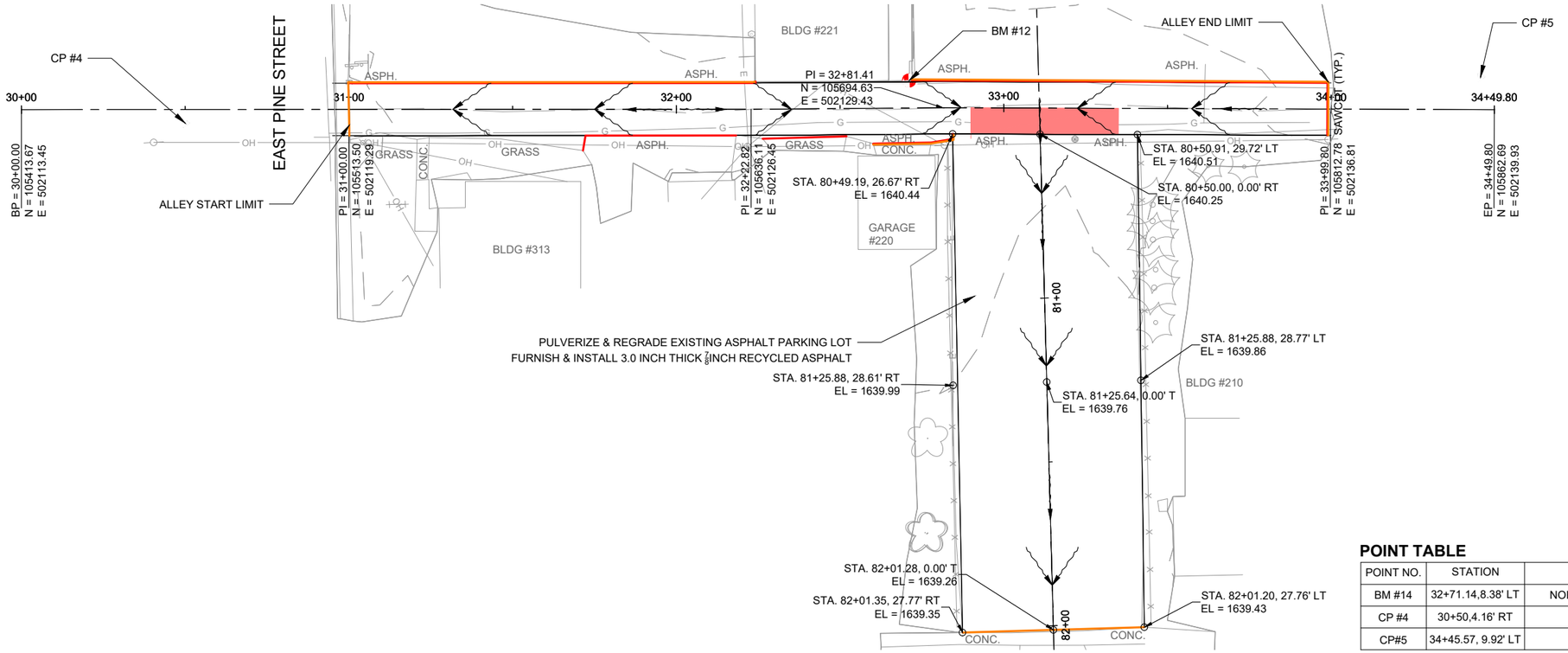
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ALLEY - S. MAIN STREET TO S. FIRST STREET
Addendum #1

PROJECT NO. 00088144
SHEET R2

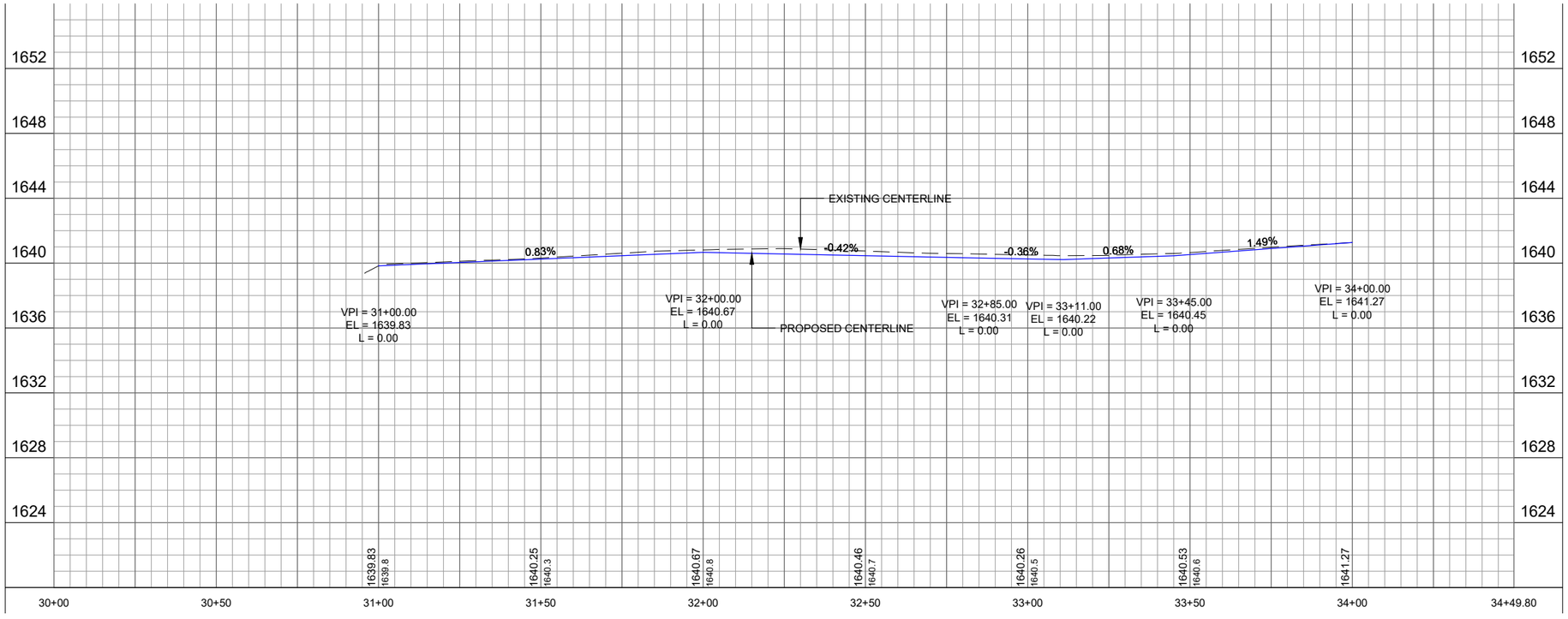


LEGEND

	SLOPE LESS THAN 1% IN ANY DIRECTION
	SLOPE TRANSITON AREA
	SAWCUT
	ALLEY START AND END

POINT TABLE

POINT NO.	STATION	DESCRIPTION	ELEV.
BM #14	32+71.14,8.38' LT	NORTHEAST CORNER OF CONCRETE PORCH	1641.36
CP #4	30+50,4.16' RT	MAG NAIL	1639.43
CP#5	34+45.57, 9.92' LT	MAG NAIL	1641.65



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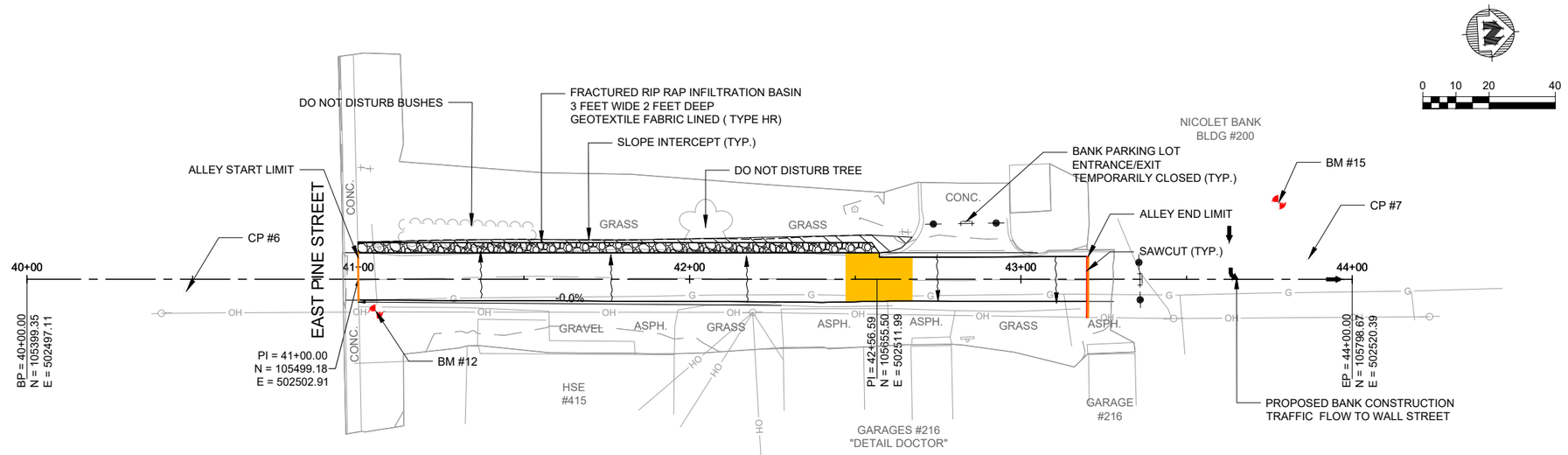
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ALLEY - E. PINE TO CITY LOT
Addendum #1

PROJECT NO. 00088144
SHEET R3

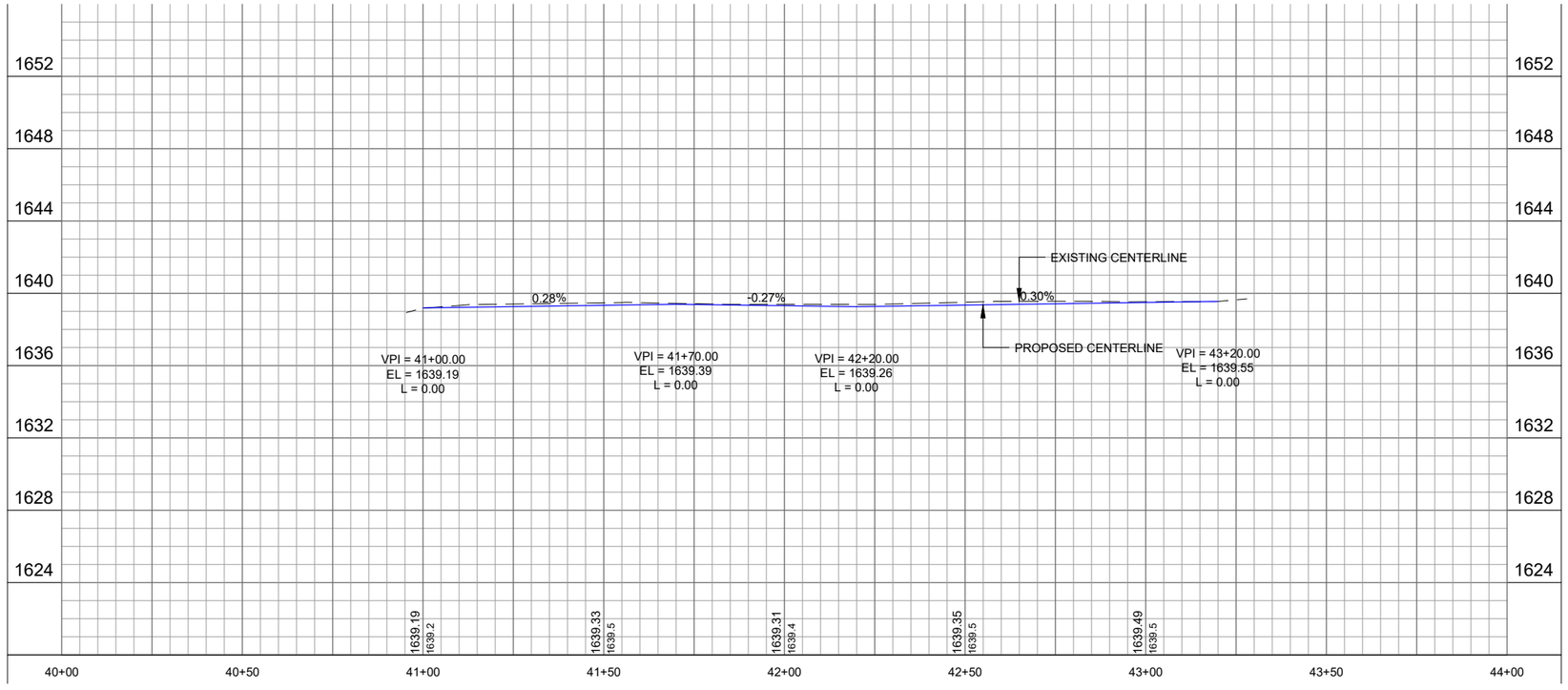


LEGEND

	SLOPE LESS THAN 1% IN ANY DIRECTION
	SLOPE TRANSITON AREA
	SAWCUT
	ALLEY START AND END

POINT TABLE

POINT NO.	STATION	DESCRIPTION	ELEV.
BM #16	41+05.37, 9.77' RT	60 D IN POWER POLE FOUND	1640.89
BM #15	43+77.88,23.28' LT	SOUTHEAST FOUNDATION CORNER	1642.24
CP #6	40+48.22, 3.44' RT	MAG NAIL	1639.01
CP#7	43+86.93, 6.39' LT	MAG NAIL	1640.55



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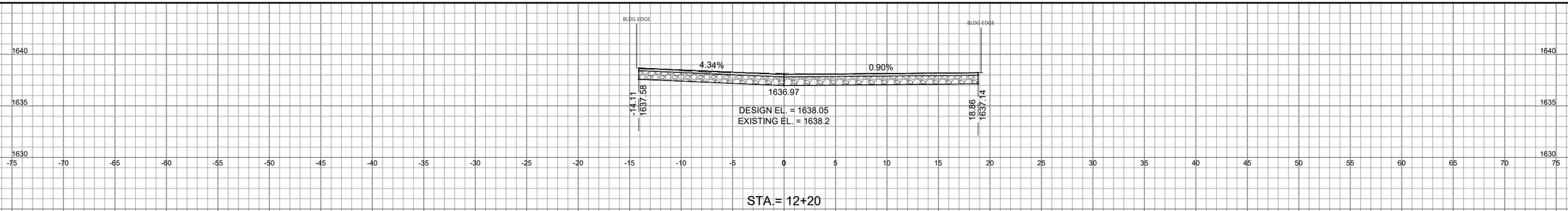
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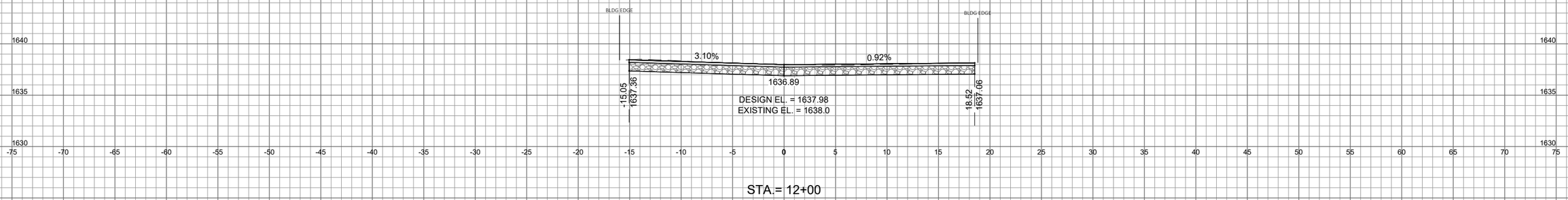
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CITY OF EAGLE RIVER
VILAS COUNTY, WI

ALLEY - E. PINE TO NICOLET BANK SOUTH ENTRANCE
Addendum #1

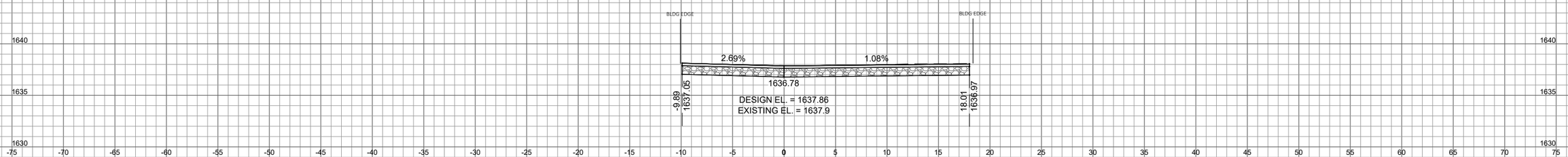
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SHEET R4



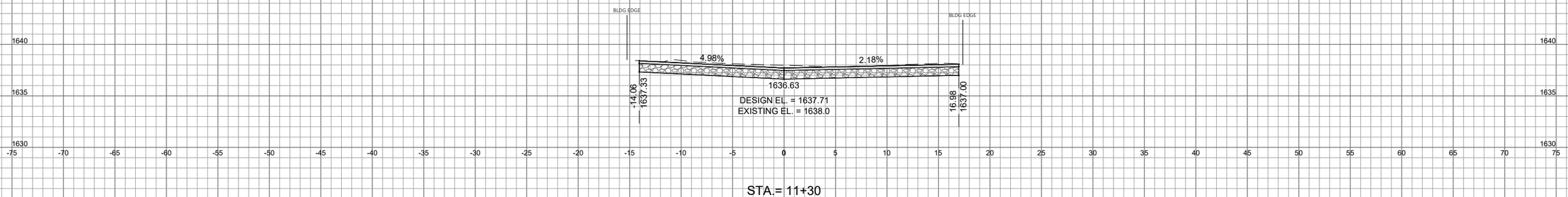
STA.= 12+20



STA.= 12+00



STA.= 11+70



STA.= 11+30

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CROSS SECTIONS - S. RAILROAD TO N. MAIN STREET

Addendum #1

PROJECT NO. 00088144

SHEET XS1

STA.= 12+80

STA.= 12+60

STA.= 12+40

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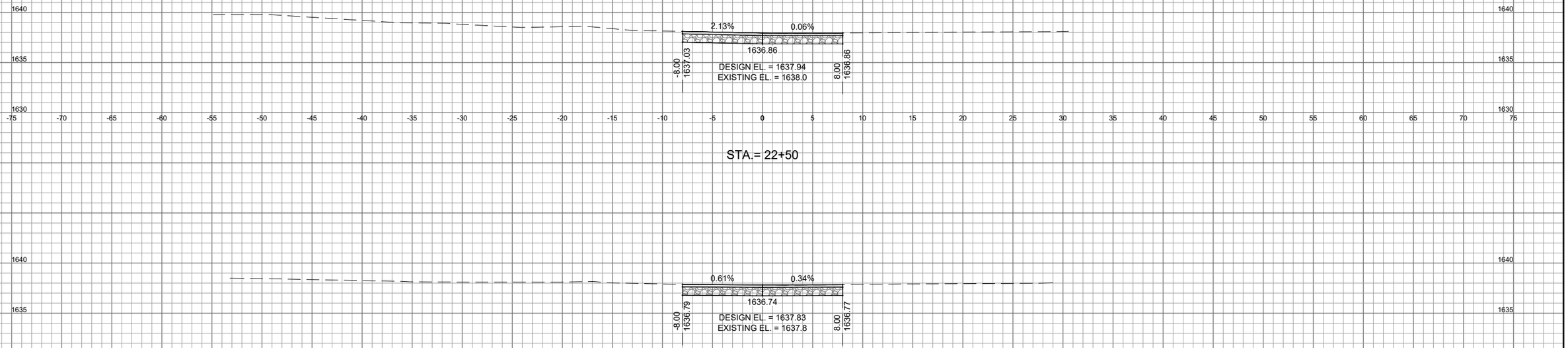
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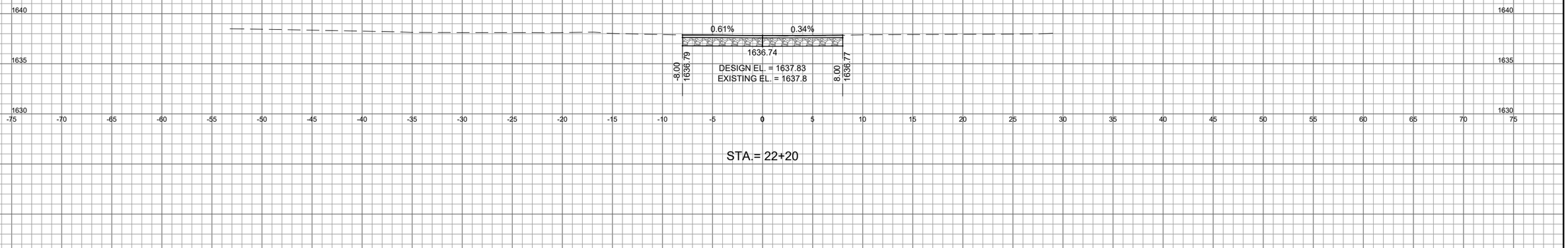
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CITY OF EAGLE RIVER
VILAS COUNTY, WI

CROSS SECTIONS - S. RAILROAD TO N. MAIN STREET
Addendum #1

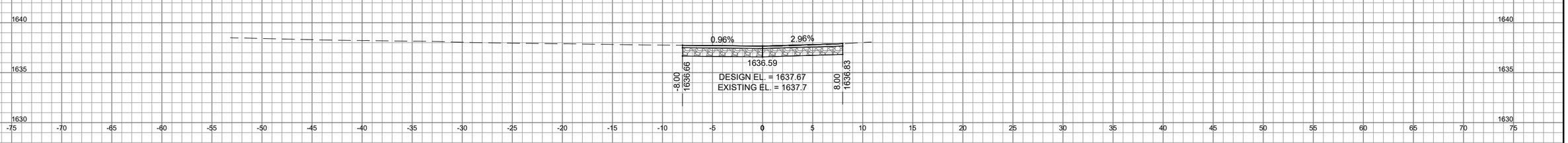
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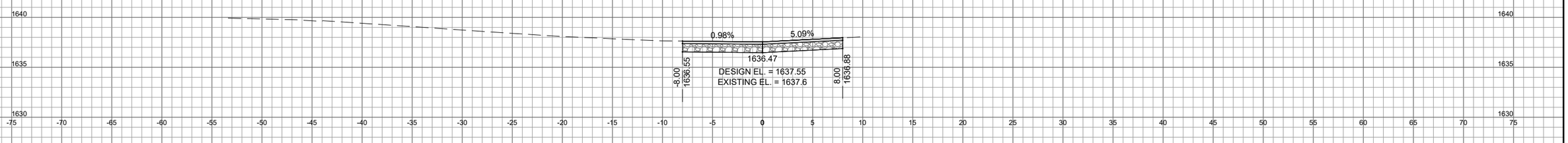
STA.= 22+50



STA.= 22+20



STA.= 21+80



STA.= 21+50

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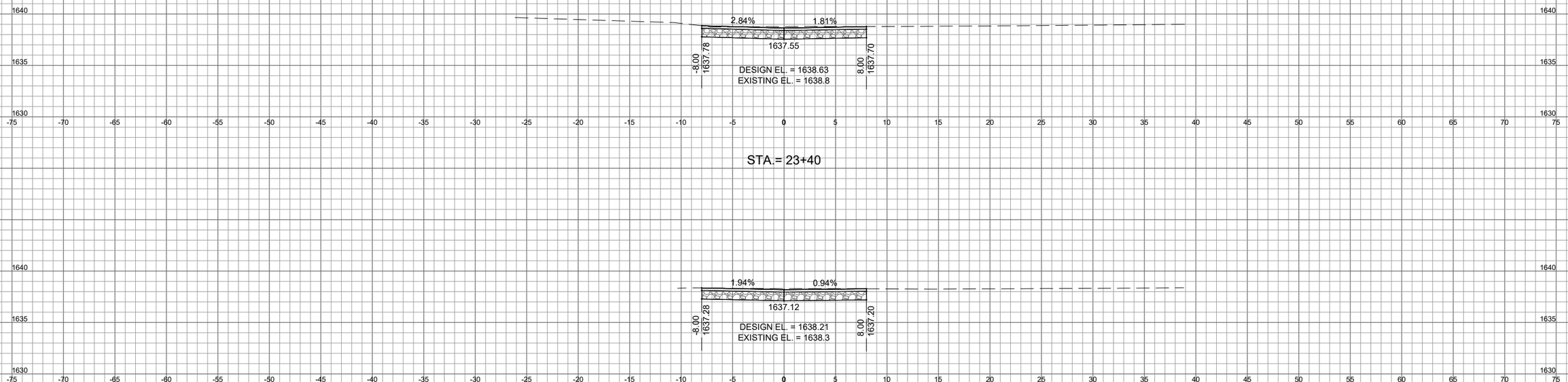
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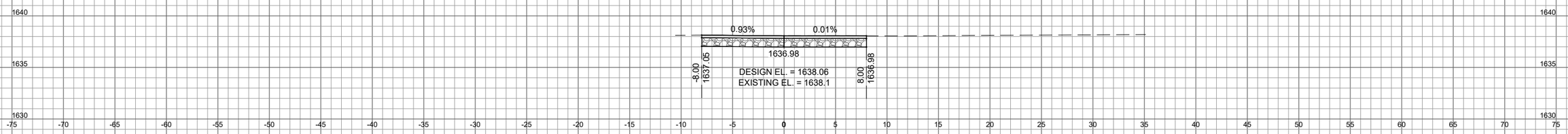
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Addendum #1

PROJECT NO. 00088144
SHEET XS3



STA.= 23+40

STA.= 23+10



STA.= 22+80

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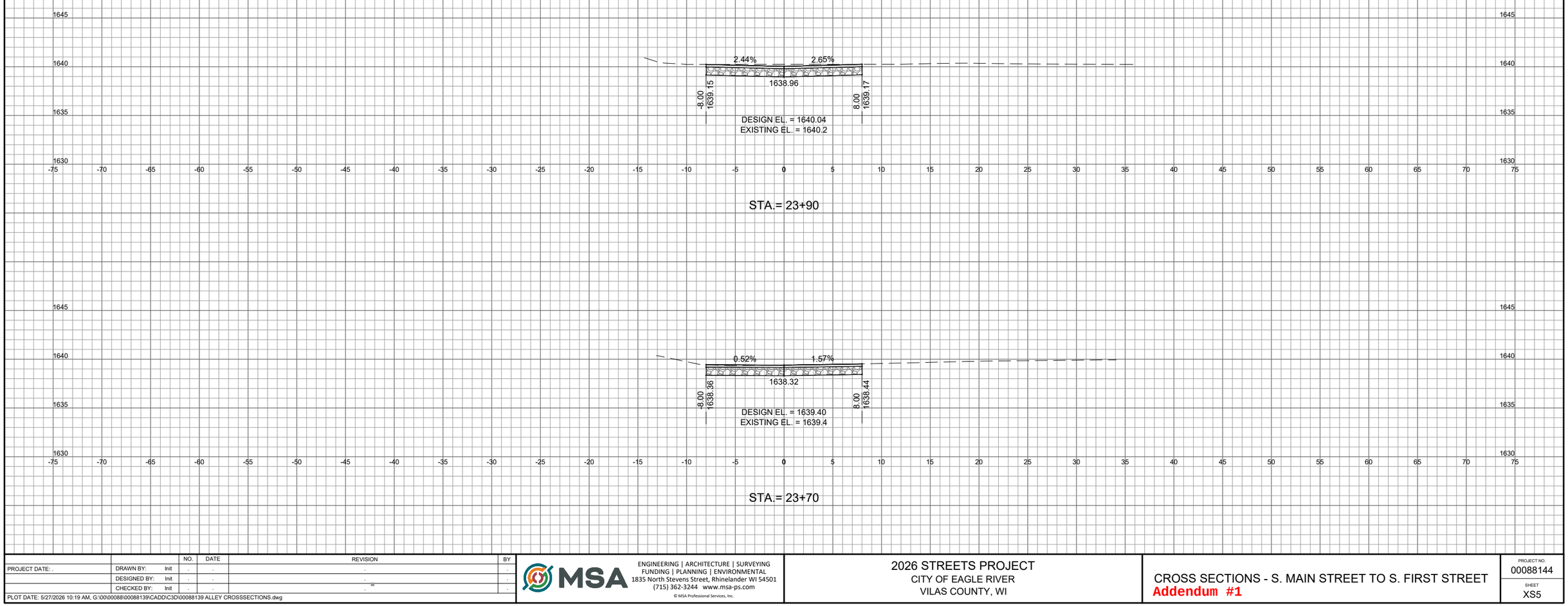
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CROSS SECTIONS - S. MAIN STREET TO S. FIRST STREET
Addendum #1

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SHEET XS4



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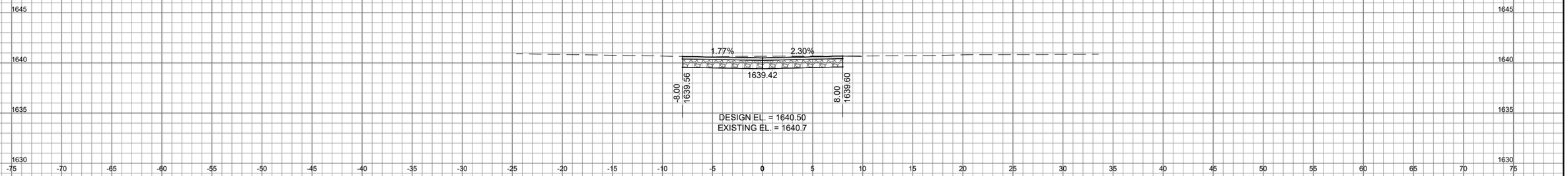
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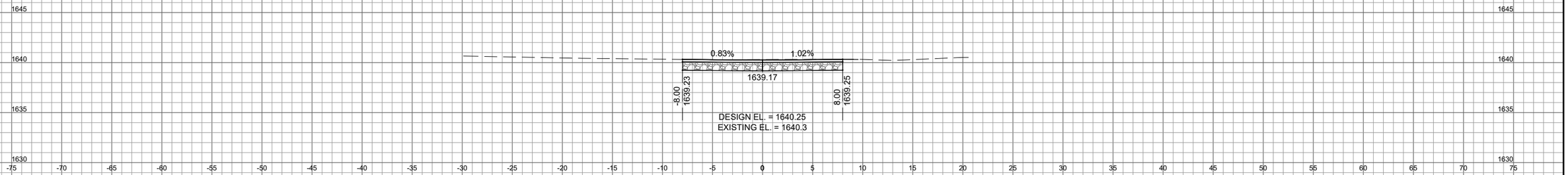
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CITY OF EAGLE RIVER
VILAS COUNTY, WI

CROSS SECTIONS - S. MAIN STREET TO S. FIRST STREET
Addendum #1

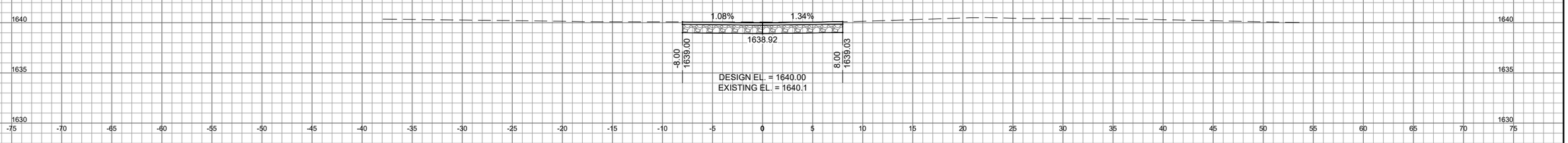
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STA.= 31+80



STA.= 31+50



STA.= 31+20

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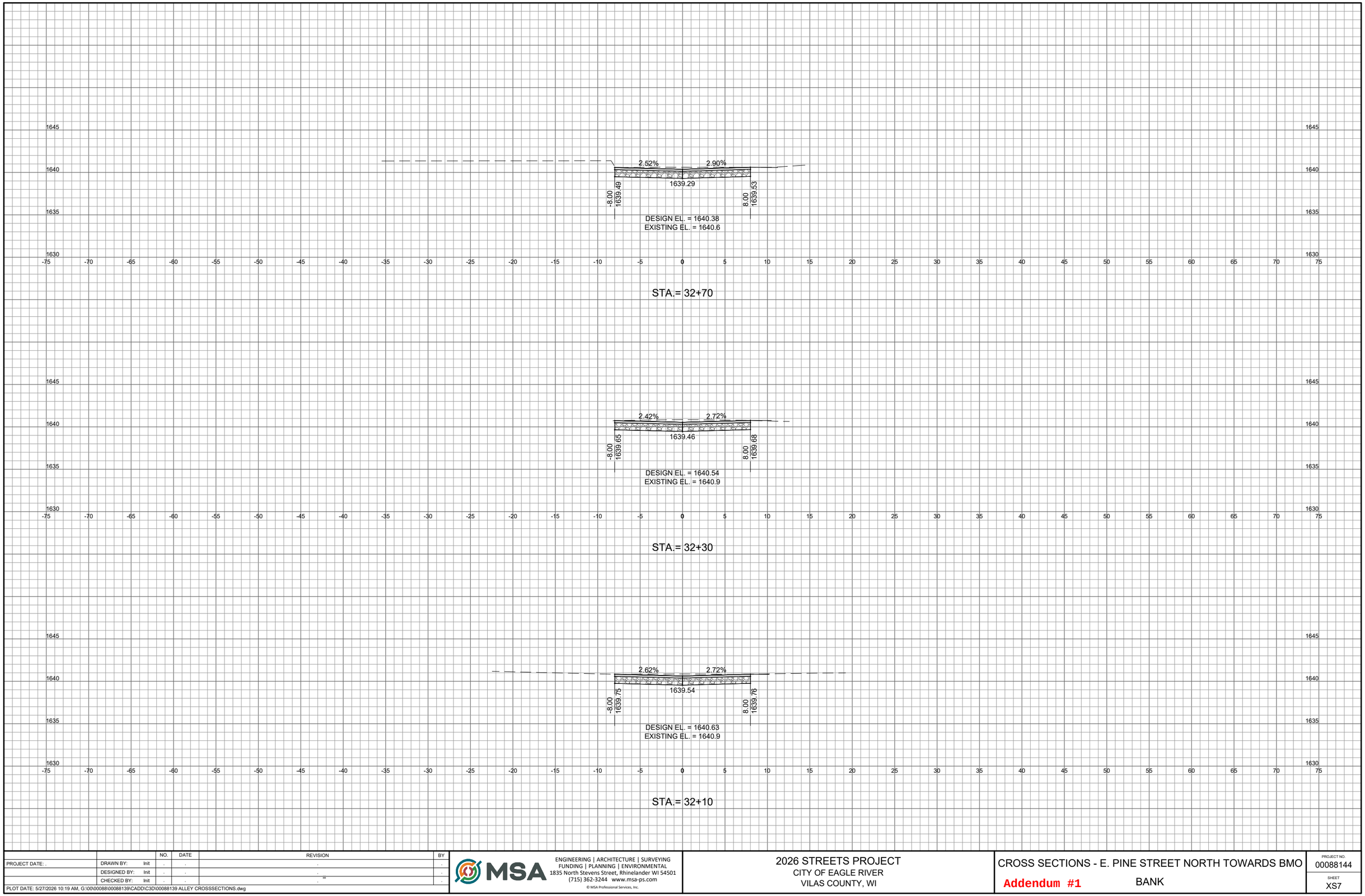
CROSS SECTIONS - E. PINE STREET NORTH TOWARDS BMO

Addendum #1

BANK

PROJECT NO. 00088144

SHEET XS6



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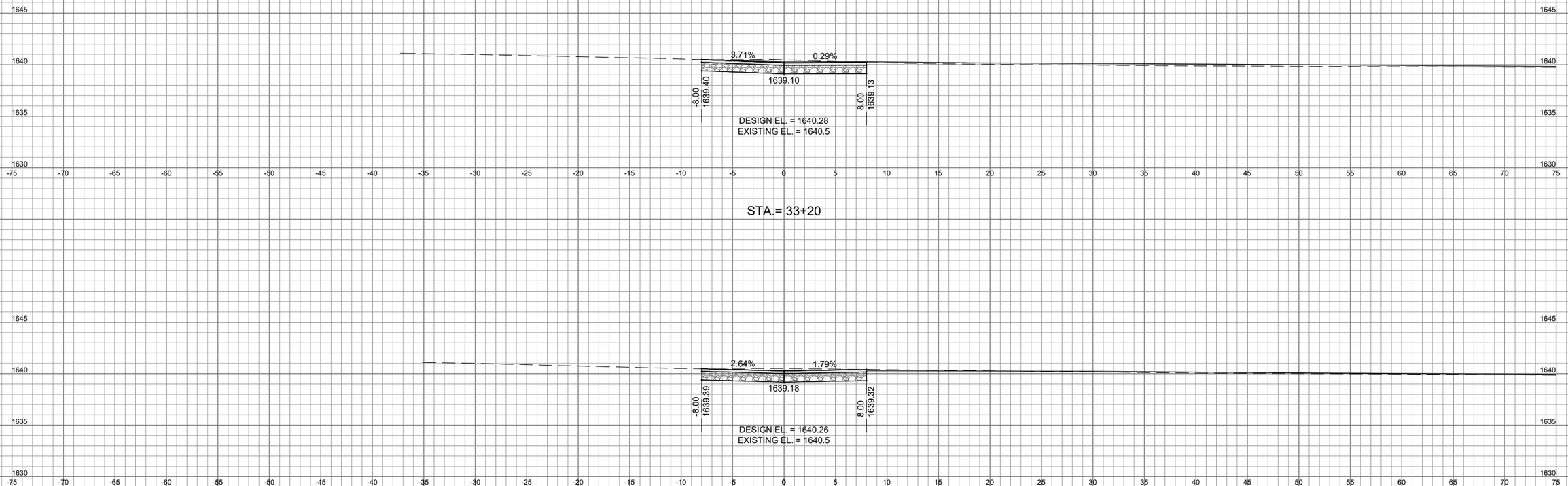
CROSS SECTIONS - E. PINE STREET NORTH TOWARDS BMO

Addendum #1

BANK

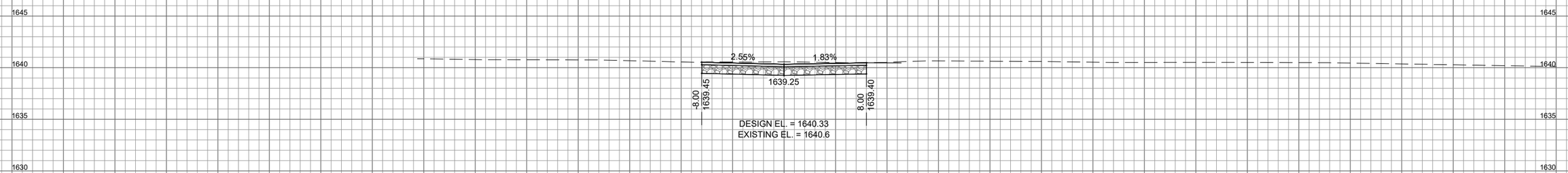
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SHEET XS7



STA.= 33+20

STA.= 33+00



STA.= 32+80

		NO.	DATE	REVISION	BY
PROJECT DATE: .	DRAWN BY: Init	.	.	.	.
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PLOT DATE: 5/27/2026 10:19 AM, G:\00\00088\00088139\CADD\C3D\00088139 ALLEY CROSSSECTIONS.dwg

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2026 STREETS PROJECT
CITY OF EAGLE RIVER
VILAS COUNTY, WI

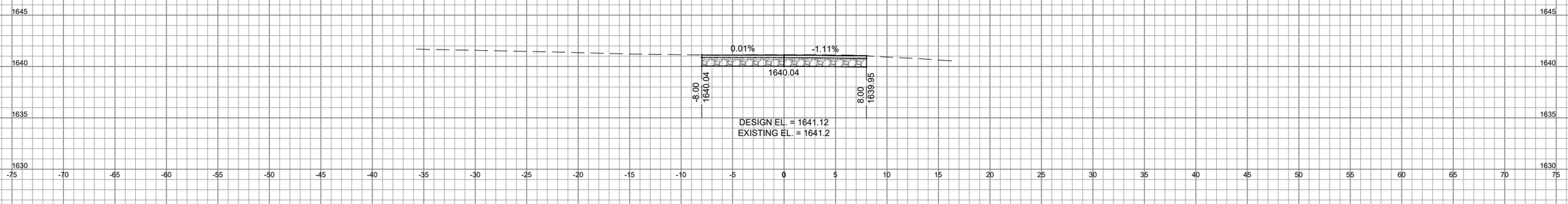
CROSS SECTIONS - E. PINE STREET NORTH TOWARDS BMO

Addendum #1

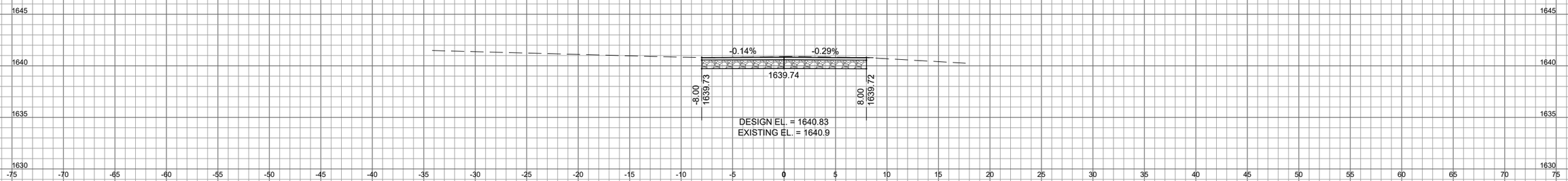
BANK

PROJECT NO. 00088144

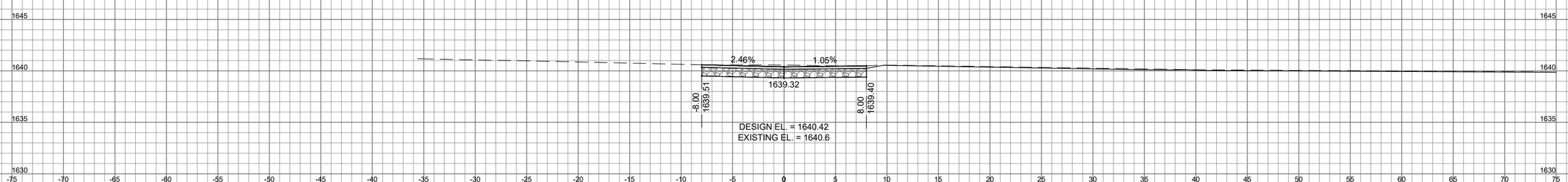
SHEET XS8



STA.= 33+90



STA.= 33+70



STA.= 33+40

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2026 STREETS PROJECT
CITY OF EAGLE RIVER
VILAS COUNTY, WI

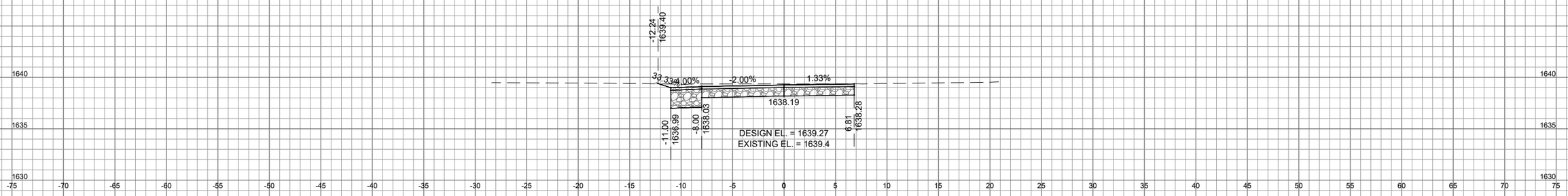
CROSS SECTIONS - E. PINE STREET NORTH TOWARDS BMO

Addendum #1

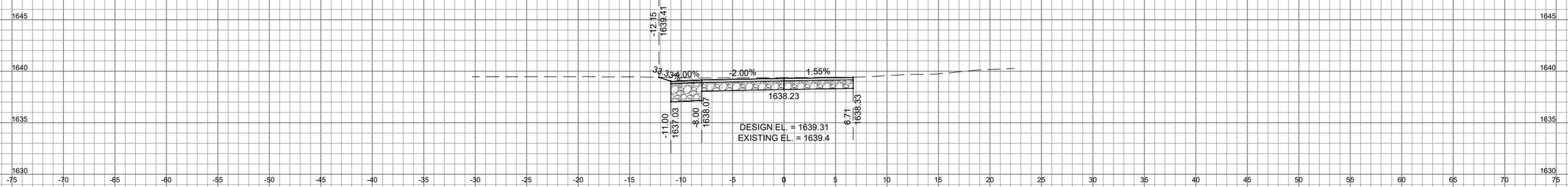
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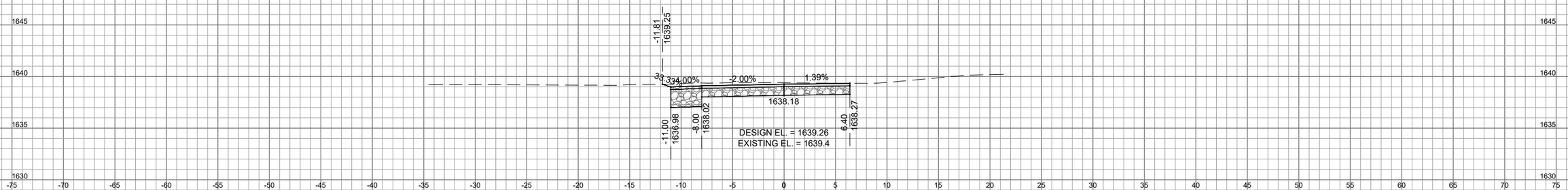
SHEET XS9



STA.= 42+25



STA.= 42+00



STA.= 41+25

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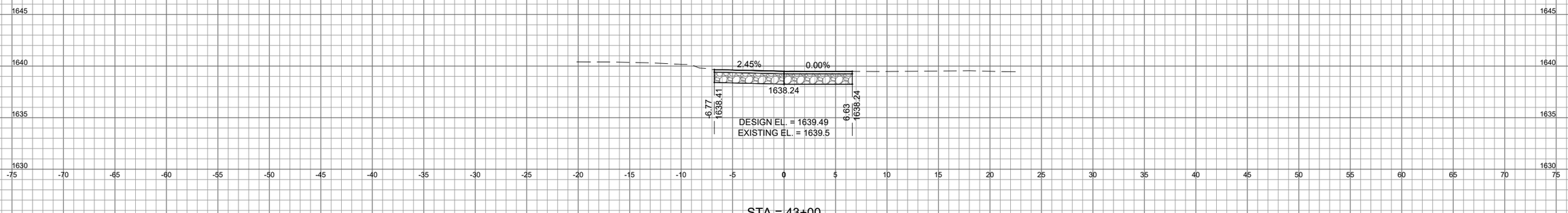
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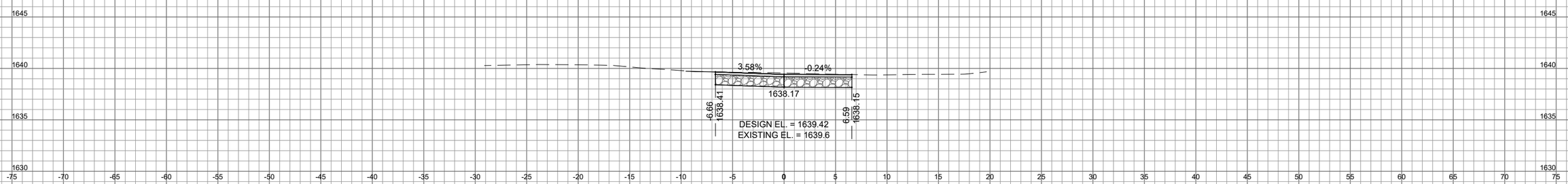
2026 STREETS PROJECT
CITY OF EAGLE RIVER
VILAS COUNTY, WI

CROSS SECTIONS - E. PINE STREET NORTH TOWARDS
Addendum #1 NICOLET BANK

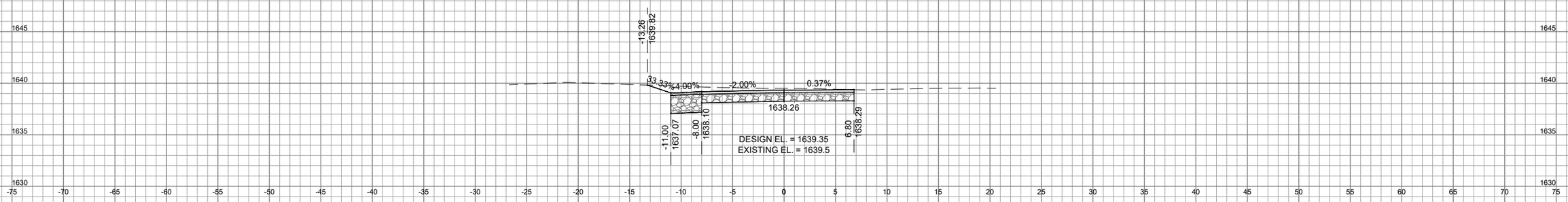
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SHEET XS10



STA.= 43+00



STA.= 42+75



STA.= 42+50

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PLOT DATE: 5/27/2026 10:20 AM, G:\00\00088\00088139\CADD\C3D\00088139 ALLEY CROSSSECTIONS.dwg

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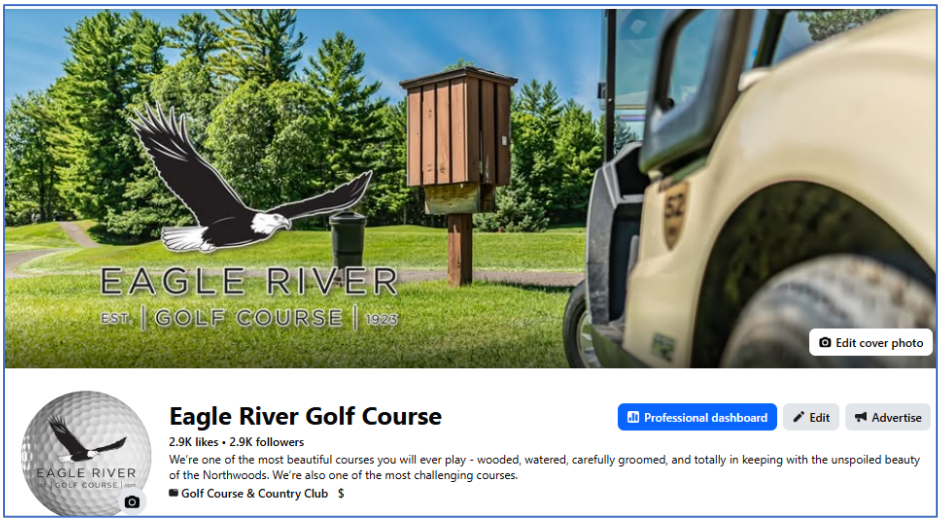
2026 STREETS PROJECT
CITY OF EAGLE RIVER
VILAS COUNTY, WI

CROSS SECTIONS - E. PINE STREET NORTH TOWARDS
Addendum #1 NICOLET BANK

PROJECT NO. 00088144
SHEET XS11

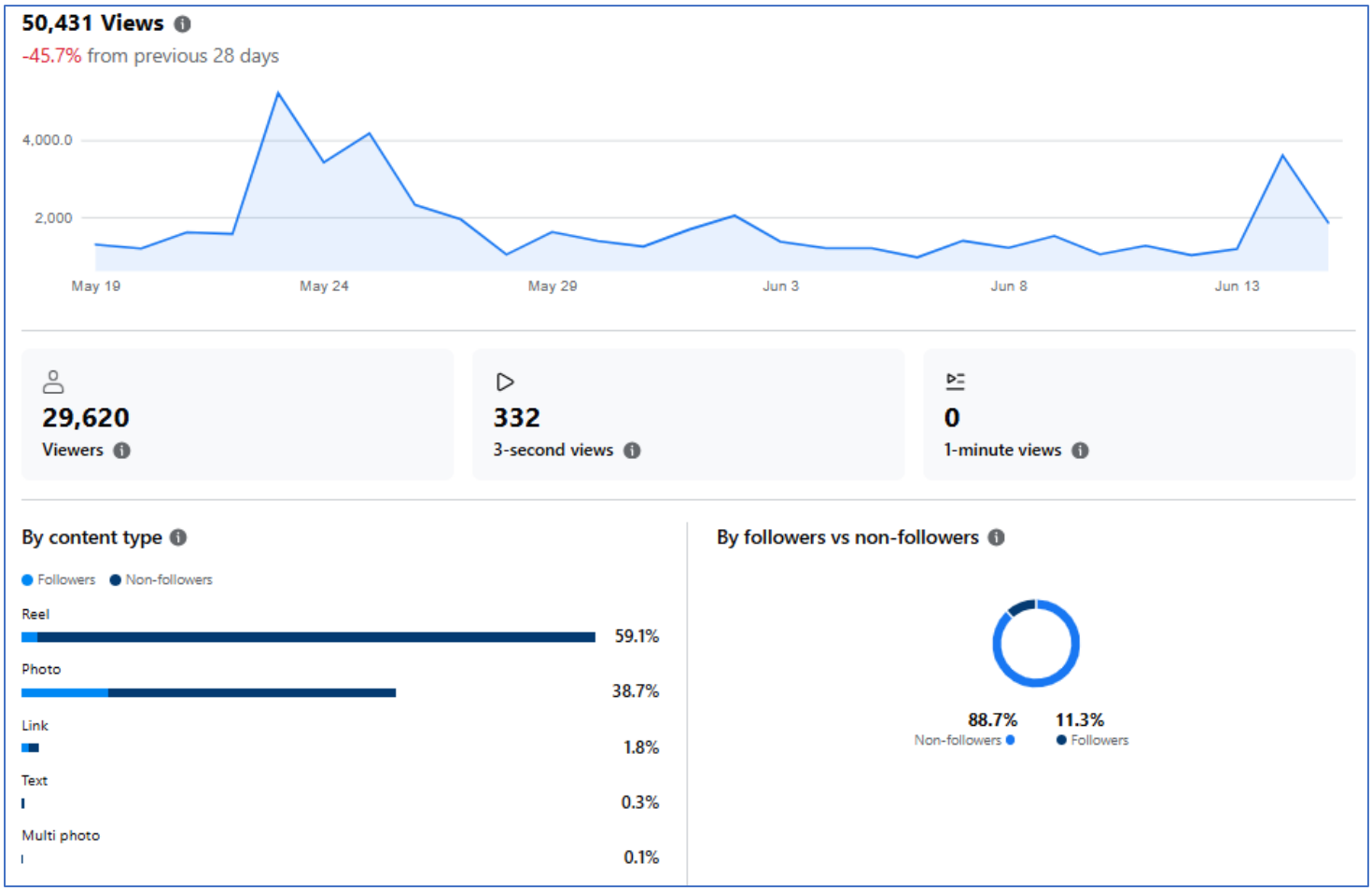
Eagle River Golf Course Marketing Report & Proposed Facebook Posts
June 16, 2026

Facebook Page:



As of today, the page has 2,915 followers.
On May 19th, the page had 2,890 followers.

Facebook Insights:



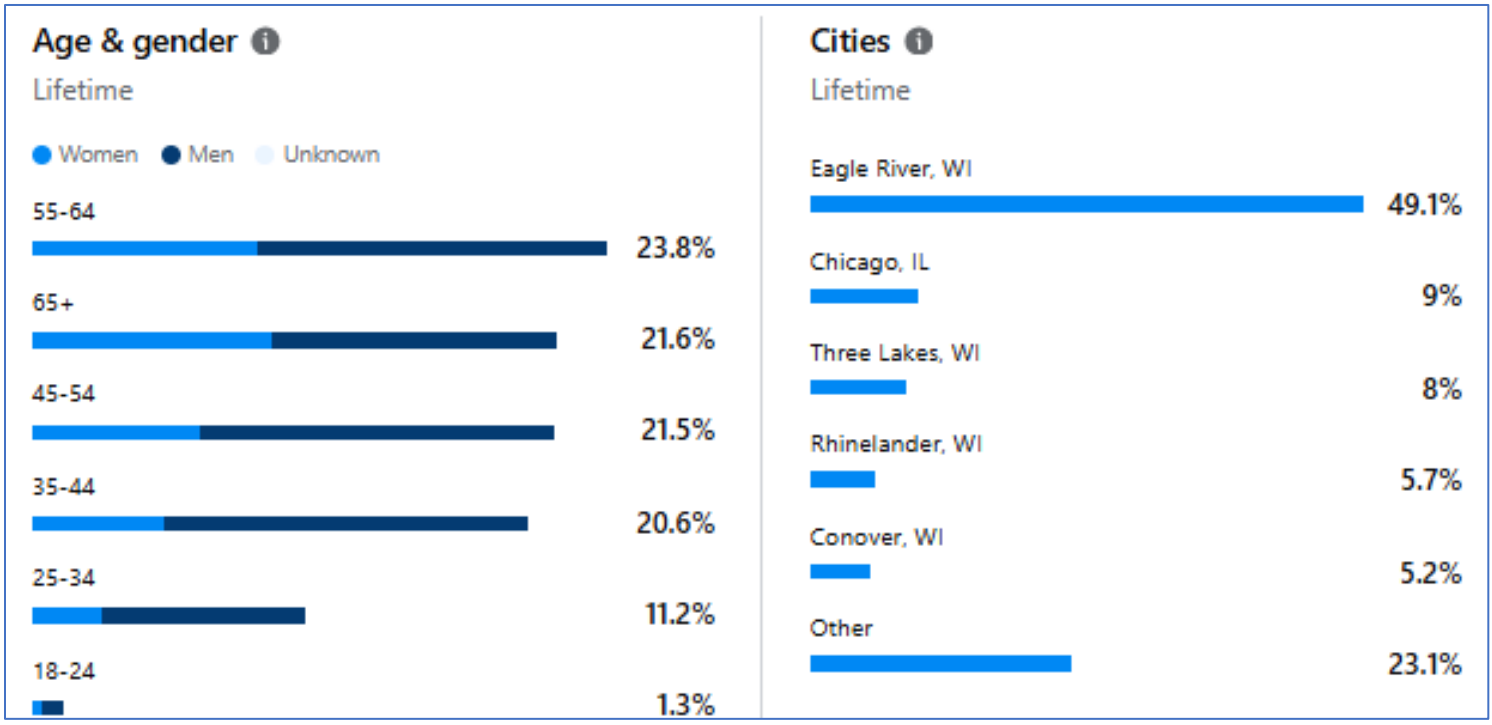
Facebook Insights (continued):

Preview	Views	Viewers	Interactions
 It takes a dedicated crew to ... Published • Jun 14 at 6:00 AM	3,503	2,599	86
 Not sure what to pack in yo... Published • Jun 11 at 6:00 AM	428	269	9
 The only thing missing from... Published • Jun 9 at 7:11 AM	724	534	23
 Use these tips to prevent go... Published • Jun 6 at 6:00 AM	276	178	4
 ⛳ 🍓 🌽 Stop by Sandbagg... Published • Jun 4 at 8:33 AM	267	157	7
 The Grounds Crew is lookin... Published • Jun 2 at 11:45 AM	1,461	852	16
 "I booked us a round of golf... Published • Jun 1 at 6:00 AM	798	563	11
 Enjoy our large practice facil... Published • May 29 at 6:00 AM	553	363	8
 This Memorial Day, we paus... Published • May 25 at 6:00 AM	249	170	12
 Whether you're shooting bir... Published • May 23 at 6:00 AM	10,528	7,336	80

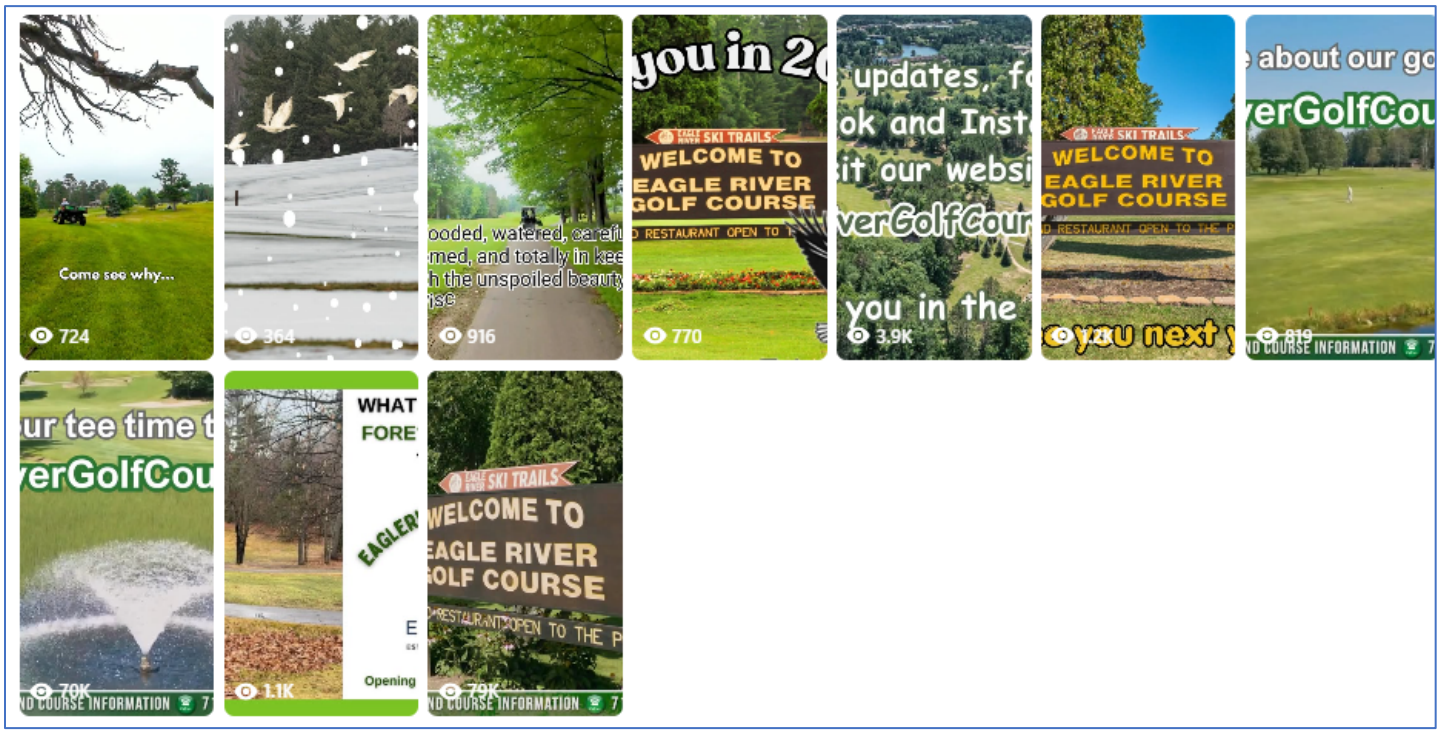
Facebook Insights (continued):

Preview	Views	Viewers	Interactions
 Looking for a fun family out... Published • May 21 at 8:22 AM	454	307	8
 Golf season is underway! ... Published • May 17 at 8:47 AM	317	189	9
 Today is Take Your Parents t... Published • May 17 at 6:00 AM	630	466	11

Facebook Audience Demographics:



Facebook Videos:



Video Link - https://www.facebook.com/EagleRiverGolfCourse/reels/

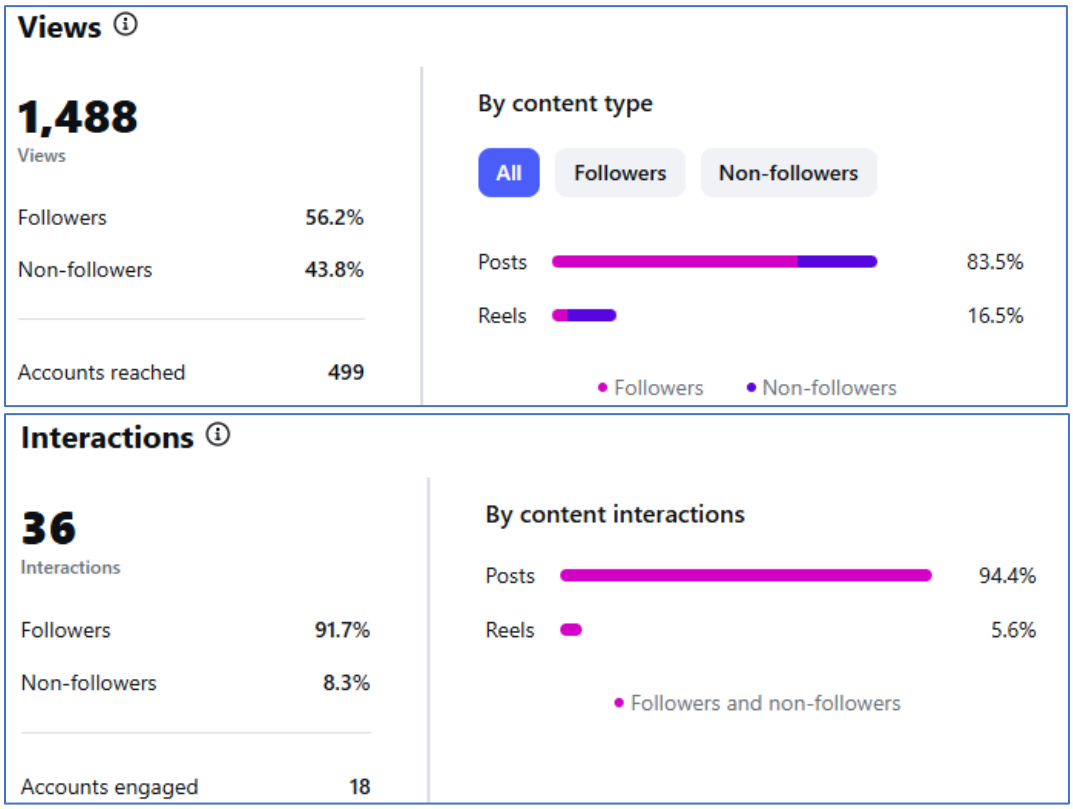
Facebook Ads

Ad	Reach	Post engagements	Clicks (all)	Amount spent
2026 Season	24,563	3,996	90	$67.32

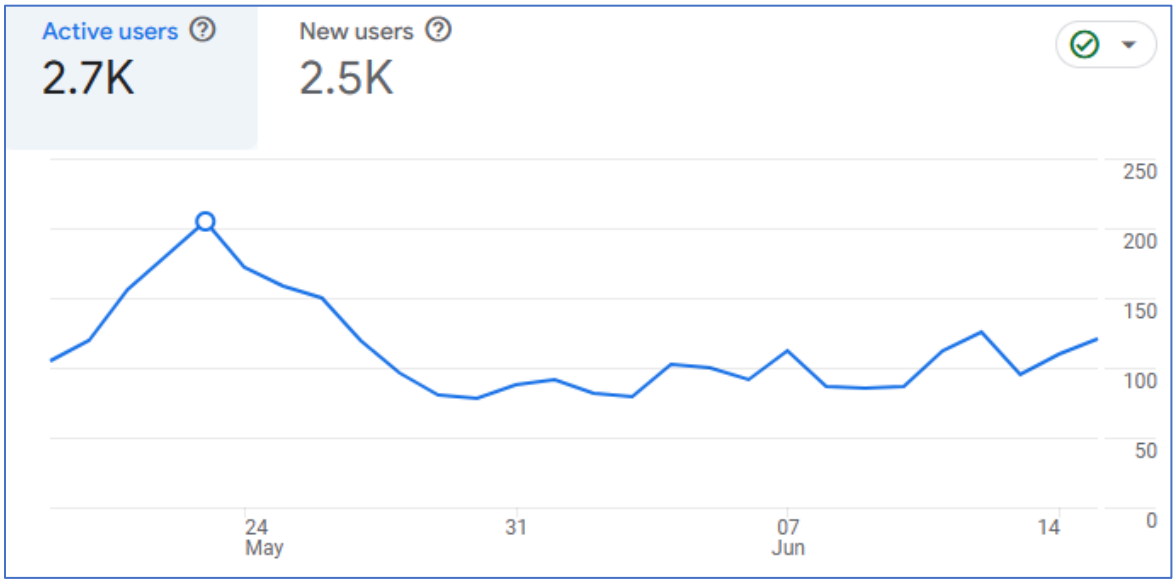
Instagram Page:



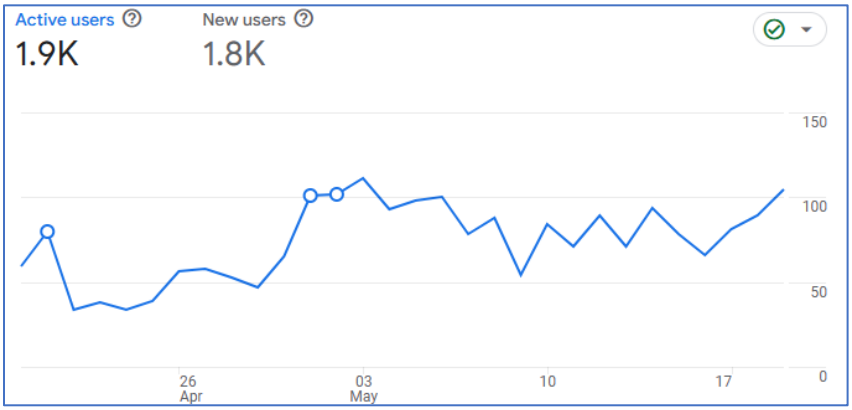
Instagram Page (continued):



Google Analytics:

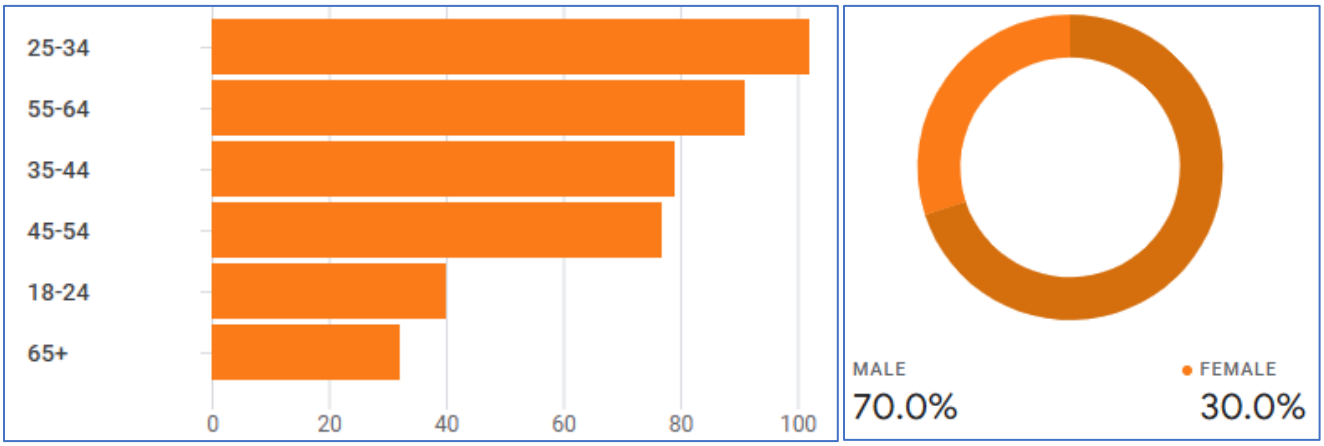


April 19th through June 15th



April 20th through May 19th

Visitor Demographics:



The primary age of website visitors in this period was 25-34. Males comprised 70% of page visitors.

Website Pages Visitors are Viewing:

	Total	9,896 99.5% of total
1	/	4,092 (41.35%)
2	/teetimes/	3,163 (31.96%)
3	/about-us/rates/	660 (6.67%)
4	/mens-league/	458 (4.63%)
5	/about-us/view-our-course/	371 (3.75%)
6	/contact-us/	178 (1.8%)
7	/about-us/scorecard/	161 (1.63%)
8	/lessons/	104 (1.05%)
9	/sandbaggers-clubhouse-at-the-eagle-river-golf-course/	104 (1.05%)
10	/ladies-leagues/	99 (1%)

Location of Website Visitors:

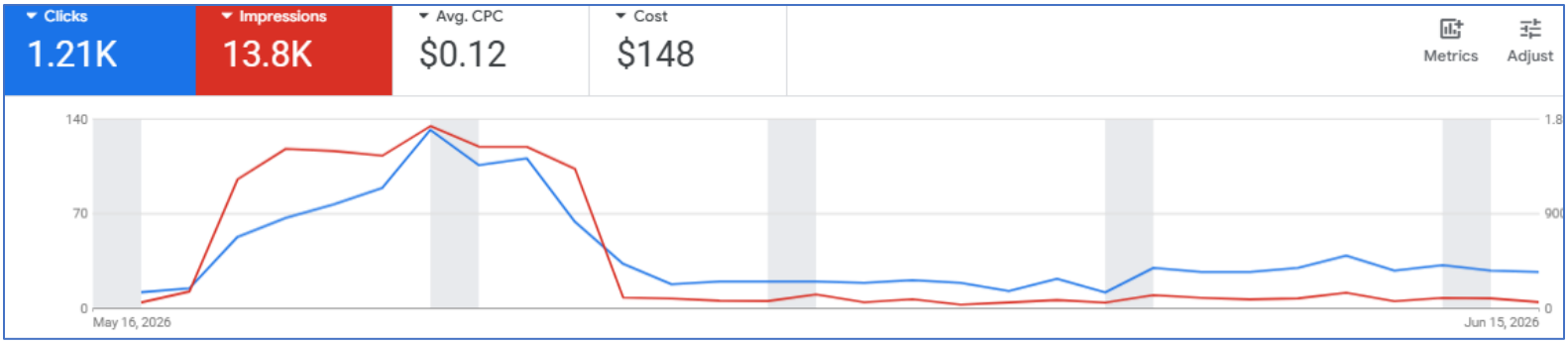
	Total	2,779 98.58% of total
1	Wisconsin	995 (35.8%)
2	Illinois	652 (23.46%)
3	Texas	279 (10.04%)
4	Minnesota	164 (5.9%)
5	Missouri	127 (4.57%)
6	Iowa	119 (4.28%)
7	Kansas	118 (4.25%)
8	Oklahoma	104 (3.74%)
9	Arkansas	95 (3.42%)
10	Mississippi	85 (3.06%)

State

	Total	2,779 98.58% of total
1	Chicago	469 (16.88%)
2	(not set)	251 (9.03%)
3	Milwaukee	161 (5.79%)
4	Eagle River	135 (4.86%)
5	Rhinelander	83 (2.99%)
6	Wausau	69 (2.48%)
7	Three Lakes	43 (1.55%)
8	Minneapolis	42 (1.51%)
9	Madison	40 (1.44%)
10	Green Bay	22 (0.79%)

City

Google Ads:



Proposed Facebook and Instagram Posts:

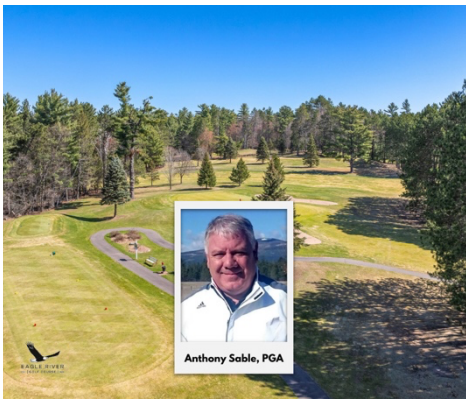
7/13 – It's always a good time to review our player rules and the course code of conduct to ensure every golfer has a good time on the green. Find them at https://eaglerivergolfcourse.com/about-us/player-rules-and-code-of-conduct/.



7/16 – Satisfy your need for fun on the green, then quench your need for something delicious at @Sandbaggers Clubhouse at the Eagle River Golf Course!



7/19 - Knock, knock. Who's there? Noah. Noah who? Noah golf pro who can fix your swing? We do! https://eaglerivergolfcourse.com/lessons/



7/22 – Chasing that hole-in-one feeling. 🏌️



Click to view reel

7/25 – @Psychology Today highlights the many benefits of playing golf, from boosting mental focus to promoting overall wellbeing. 🧠⛳ Book yourself a tee time and experience the rewards of this sport for yourself!
https://www.psychologytoday.com/us/blog/building-brain-capital/202311/stop-handicapping-your-brain-capital-play-golf



7/28 – Our hats already have *our* name on them, stop by the pro shop and find the one that's got your name on it! 🧢⛳



8/1 – Download our scorecard…unless you'd rather live in blissful ignorance of what your score actually looks like 😂⛳ https://eaglerivergolfcourse.com/about-us/scorecard/



8/4 – A little birdie is dropping by to tell you it's tee time! 🦅 Book yours today: https://eaglerivergolfcourse.com/teetimes/.



8/8 – Come for the golfing, stay for Bob! 🐾⛳



8/10 – Where good times are on par and the grass really is greener. www.eaglerivergolfcourse.com/teetimes/



8/13 – Out of office: gone golfing. Tee time > screen time. ⛳



8/16 – Don't let the best times slip away! Book your spot now: https://eaglerivergolfcourse.com/teetimes/.



8/19 – Celebrate World Photo Day by sharing your favorite photo on the course in the comments! 🏌️



We welcome your comments or questions and will schedule these posts upon your approval.

Respectfully submitted,

Team Swisher

Allison Burns, Kassie Bellin, Dina Casso, Karly Kolehouse and Kim Swisher
Office: 715-437-0090
Email: allison@kimswisher.com
Email: kassie@kimswisher.com
Email: dina@kimswisher.com
Email: karly@kimswisher.com
Email: kim@kimswisher.com

Eagle River Fire Department
820 East Pine Street
Eagle River, Wi 54521
(715)479-8835

Fire Chief: Jim Randall

Monthly Fire Chief's Report

June 2026

Incident Summary

The Eagle River Area Fire Department responded to 22 incidents during June 2026. Medical assists remained the most common call type, while firefighters also responded to fire alarms, motor vehicle accidents, a fire, unauthorized burning complaints, and a downed power line. The department continued to provide timely emergency response, training, fire prevention, and community risk reduction services throughout the month.

Incident Type Calls

Medical Assists 11

Fire Alarms 5

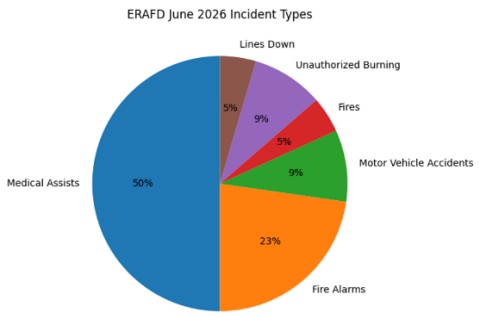
Motor Vehicle Accidents

Fires 1

Unauthorized Burning 2

Lines Down 1

Total 22

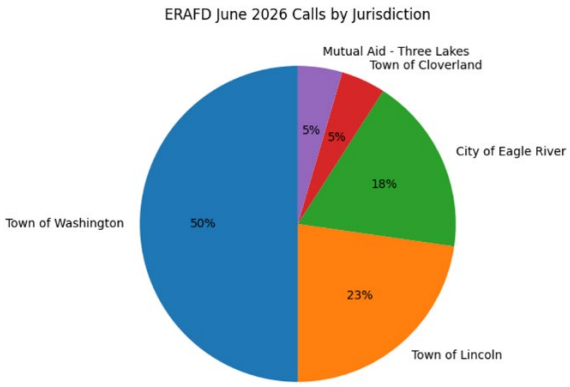


Eagle River Fire Department
820 East Pine Street
Eagle River, Wi 54521
(715)479-8835

Fire Chief: Jim Randall

Responses by Jurisdiction

Town of Washington	11
Town of Lincoln	5
City of Eagle River	4
Town of Cloverland	1
Mutual Aid – Three Lakes	1
Total	22



Chief's Remarks

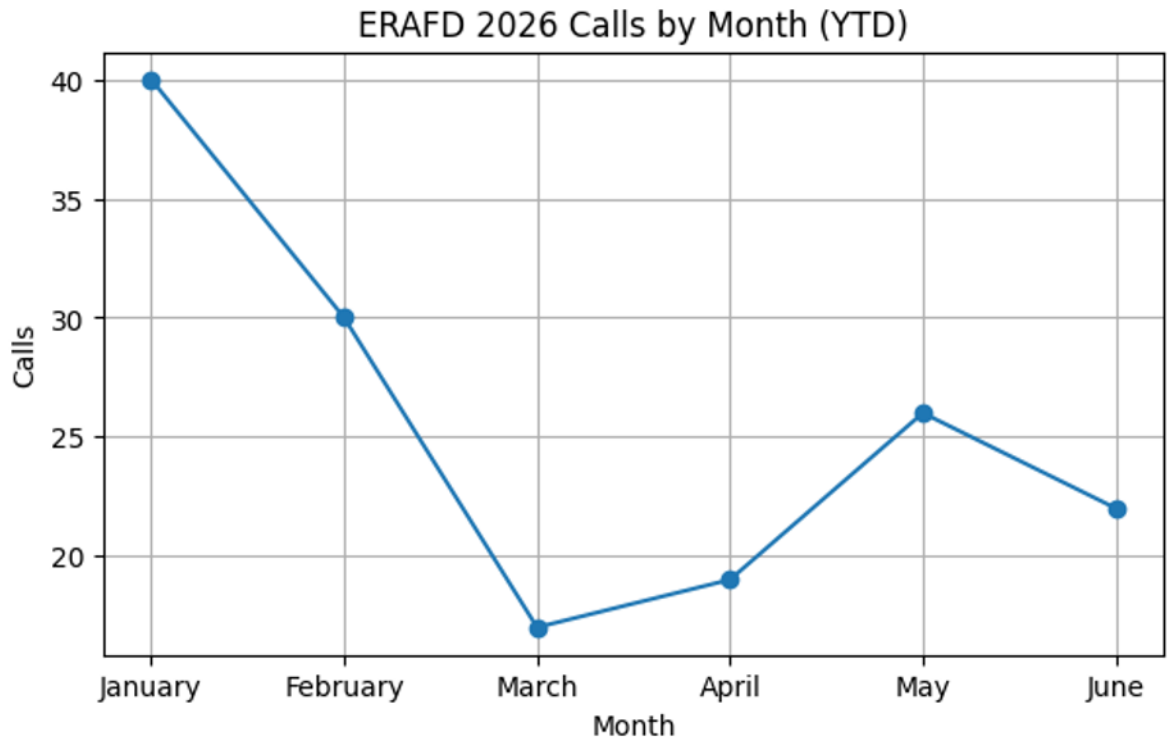
The Town of Washington accounted for the highest number of responses during June with 11 incidents. Department members remained committed to protecting the City of Eagle River and the Towns of Cloverland, Lincoln, and Washington while also providing mutual aid to neighboring departments when requested.

Eagle River Fire Department
820 East Pine Street
Eagle River, Wi 54521
(715)479-8835

Fire Chief: Jim Randall

YTD Calls

The call volume this year is significantly higher than last year. The end of June this year the total number is 152. Last year end of June we had 83 total calls.



Respectfully submitted,

Jim Randall

Fire Chief

Eagle River Area Fire Department

CITY OF EAGLE RIVER
MONTHLY POLICE CHIEF'S REPORT
JULY 2026

Presented to: Mayor Debra Brown and the City of Eagle River Common Council
Prepared by: Chief Tyler Salvinski

CURRENT ACTIVITY:

During the month of June our officers investigated 163 offenses. A total of 9 cases were cleared by arrest or referred for prosecution. A total of 3 new cases were added to our active investigation caseload. A total of 0 cases were placed in inactive status and 1 incident unfounded. The remaining cases have been closed without arrest or referred for review to the District Attorney, Juvenile Intake or another agency. Our active investigation caseload is presently 26 cases under continued investigation. In addition to calls with sufficient details to report below, the following reflects the numbers and types of calls for service:

Abandoned Vehicle	1	Probation/Parole Violation	1
Alarm	1	Suspicious Person/Circumstance	8
Ambulance or Medical Assist	4	Property Watch	1
Animal Problem	14	Sex Offense	2
Assault, Simple	1	Traffic Accident, Hit and Run	3
Citizen Dispute	2	Traffic Accident NonRep	1
Citizen Assist	9	Traffic Accident, Prop Damage	4
Communications Offense	6	Traffic Hazard	5
Cont Subst/Possession Marijuana	1	Theft, Gas Skips	1
Disorderly Conduct	12	Threatening	1
DUI Alcohol or Drugs	6	Traffic Offense	11
False Alarm	1	Trespass of Real Property	4
Information	30	Theft, Property, Other	3
Intoxicated Person	1	Unsecure Premises	2
Juvenile Problem	8	Utility Check	3
Lost or Found Property	11	Destruct/Damage/Vandalize Property	1
Littering/Pollution Problem	1	Welfare Check	14
Parking Problem	2		

A total of 75 traffic stops were conducted resulting in a total of 48 citations or warnings being issued. The following reflects the numbers and types of citations or warnings being issued:

Deviation from designated lane	1	Operate w/o valid license	1
Disorderly Conduct	1	Operating MV w/o proof insurance	2
Dog at Large	3	OWI 1st offense	1
Exceed zones and posted limits	13	OWI 2nd Offense	1
Fail stop-stop sign	4	Possess open intox	1
Improper right turn	1	Prohibited alcohol contract	1
Improper display plates	1	Tampering/Fail to Install IID	1
Littering Prohibited	2	Trespass to land	4
Non registration auto	4	Underage drinking 17-20yrs	1
Operate after revocation	1	Unnecessary acceleration	2
Operate after suspension	1	Unreasonable and imprudent speed	1

Our department took 13 people into custody and booked them into the Vilas County Jail.

Our department gave out a total of 38 doses of Narcan for the month of June. Narcan distributed was part of the Overdose Prevention Program.

The Eagle River Police Department would like to donate 13 items to the Eagle River Historical Society. The items are 7 framed photographs, a microscope, a scale, a parking meter, two wooden batons, and a Pro Laser III.

Officer Jordan Brault participated in Ride with the Lights event in Brown County. The ride honored the 312 fallen officers in the State of Wisconsin. Funds raised from the event are given back to communities throughout the state during Christmas time. The organization that started the event is Police Lights of Christmas.

An offer for employment was extended to a candidate and accepted. Conditions of the offer is contingent that the candidate passes the background investigation, medical exam, psychological exam, and completes the academy training.

The COPS Hiring grant has opened for applications. I am working on completing the application. If we receive the grant, I estimate it will cover $150,000 dollars in payroll over a three-year period. The city will be required to keep the new position for at least a year after the grant has expired.

Respectfully submitted,

Tyler Salvinski
Chief of Police

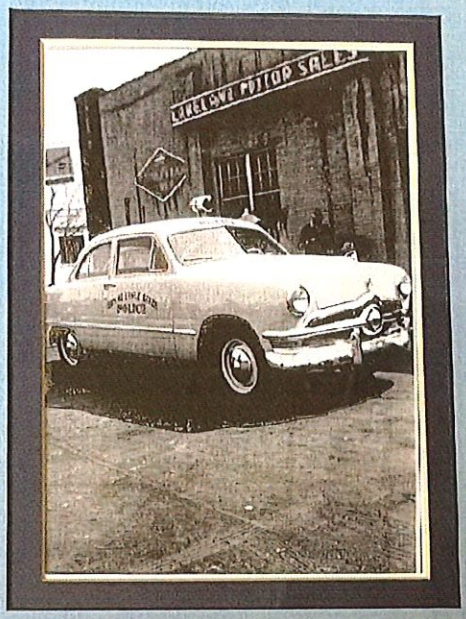
PRO LASER III
INFRARED LIDAR SYSTEM

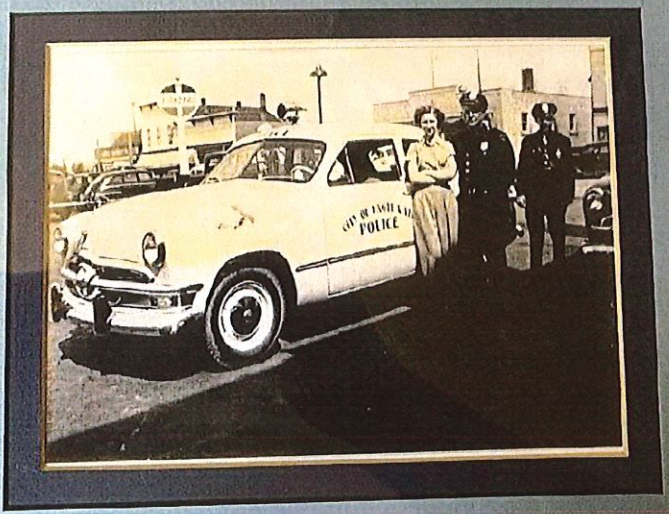


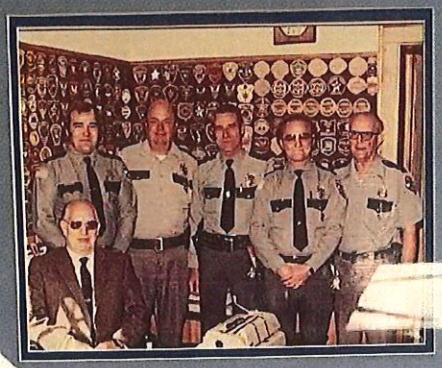

MINUTES REMAINING
60
1 CENT FOR EACH
12 MINUTE PERIOD
TO 120 MINUTES AND/OR
60 MINUTES 1 NICKEL
120 MINUTES 2 NICKELS
6 PM
Excepted
9 PM
FRIDAY ONLY
18


TORSION BALANCE


Sixty
AO
INSTRUMENT
COMPANY
PROPERTY OF U.S. GOVERNMENT
TWIN CITIES ARMY AMMUNITION PLANT
905999-06


POLICE


POLICE



Law Enforcement Code of Ethics

AS A LAW ENFORCEMENT OFFICER, my fundamental duty is to serve the community; to safeguard lives and property; to protect the innocent against deception, the weak against oppression or intimidation and the peaceful against violence or disorder; and to respect the constitutional rights of all to liberty, equality and justice.

I WILL keep my private life unsullied as an example to all and will behave in a manner that does not bring discredit to me or my agency. I will maintain courageous calm in the face of danger, scorn or ridicule; develop self-restraint; and be constantly mindful of the welfare of others. Honest in thought and deed both in my personal and official life, I will be exemplary in obeying the laws and the regulations of my department. Whatever I see or hear of a confidential nature or that is confided to me in my official capacity will be kept secret unless revelation is necessary in the performance of my duty.

I WILL never act officiously or permit personal feelings, prejudices, political beliefs, aspirations, animosities or friendships to influence my decisions. With no compromise for crime and with relentless prosecution of criminals, I will enforce the law courteously and appropriately without fear or favor, malice or ill will, never employing unnecessary force or violence and never accepting gratuities.

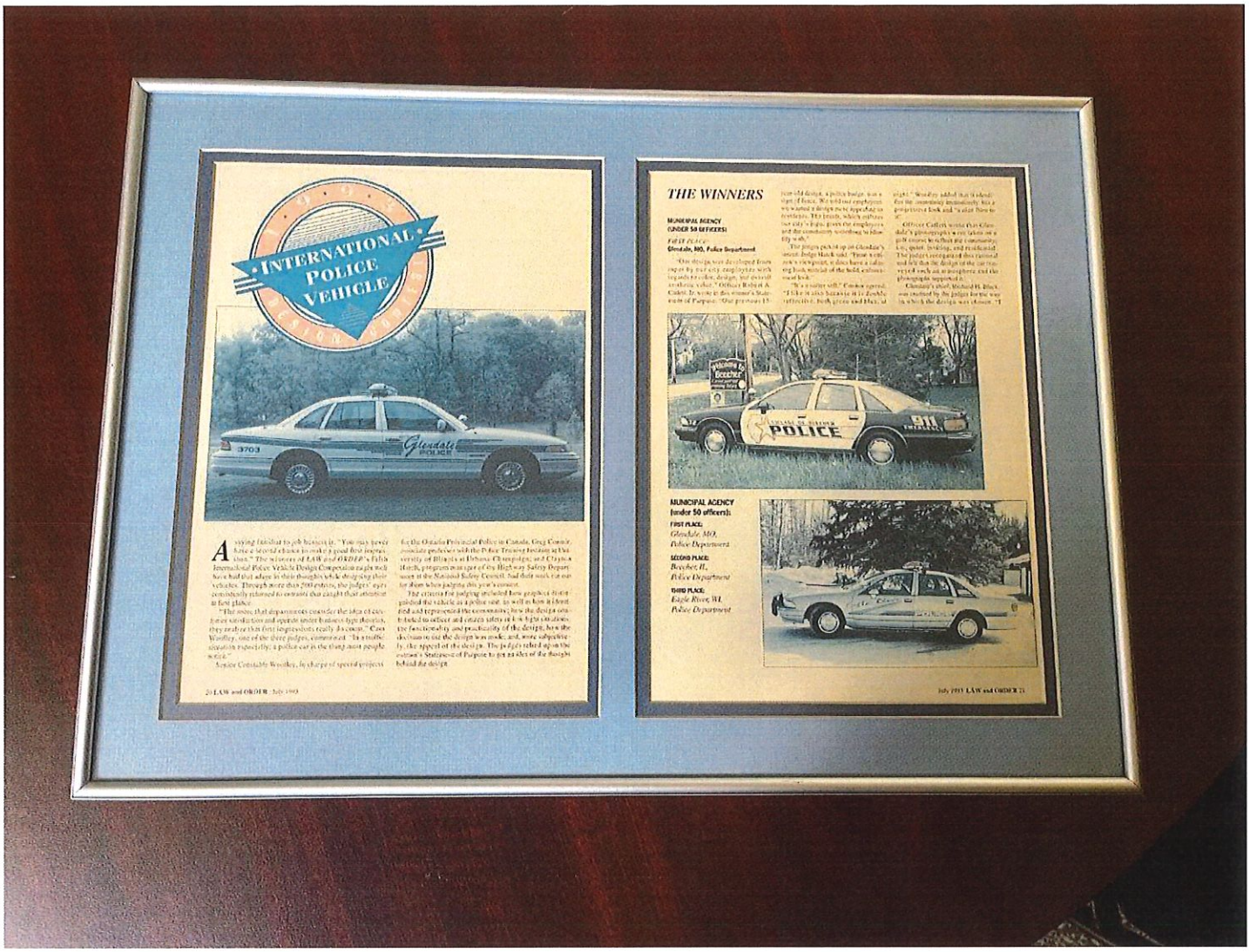
I RECOGNIZE the badge of my office as a symbol of public faith, and I accept it as a public trust to be held so long as I am true to the ethics of police service. I will never engage in acts of corruption or bribery, nor will I condone such acts by other police officers. I will cooperate with all legally authorized agencies and their representatives in the pursuit of justice.

I KNOW that I alone am responsible for my own standard of professional performance and will take every reasonable opportunity to enhance and improve my level of knowledge and competence.

I WILL constantly strive to achieve these objectives and ideals, dedicating myself to my chosen profession - law enforcement.







Applying fanfare to job hunting is, "You may never have a second chance to make a good first impression." The winners of LAW and ORDER's Fifth International Police Vehicle Design Competition might have had that adage in their thoughts while designing their vehicles. Through more than 200 entries, the judges' eyes consistently returned to entrants that caught their attention at first glance.

"The more that departments consider the idea of employee satisfaction and operate under business type theories, they realize this first impression really is important," Constable Woodley, one of the three judges, commented. "In traffic situations especially, a police car is the thing most people notice."

Senior Constable Woodley, in charge of special projects for the Ontario Provincial Police in Canada, Greg Comer, associate professor with the Police Training Institute at the University of Illinois at Urbana-Champaign, and Clayton Horch, program manager of Ore. Highway Safety Department at the National Safety Council, had their work cut out for them when judging this year's contest.

The criteria for judging included how graphics distinguished the vehicle as a police car, as well as how it blended and represented the community; how the design contributed to officer and citizen safety at high speeds; how the functionality and practicality of the design; how the decision to use the design was made; and, more subjectively, the appeal of the design. The judges relied upon the entrant's Statement of Purpose to get an idea of the thought behind the design.

THE WINNERS

MUNICIPAL AGENCY (UNDER 50 OFFICERS)

FIRST PLACE:
Glendale, MO, Police Department

"Our design was developed from input by our city employees with regards to color, design, and overall aesthetic value," Officer Robert A. Cadell, Jr. wrote in this entrant's Statement of Purpose. "Our previous 15-year-old design, a police badge with a light of flame, was old and employees who wanted a design more appealing to the public. The result, which enhances our city's image both for employees and the community, is nothing to shy away."

The judges picked up on Glendale's intent. Judge Horch said, "From some new viewpoint, it does have a calming look, instead of the bold, enhancement look."

"It's a matter of," Comer agreed. "I like it also because it is double reflective, both green and blue, at night." Woodley added that it should "for the immediate recognition by a prospective look and "a nice flow to it."

Officer Cadell's wrote that Glendale's photographs were taken on a golf course to reflect the community's "city, quiet, relaxing, and residential." The judges recognized this rationale and felt that the design of the car transcended such an atmosphere and the photographs supported it.

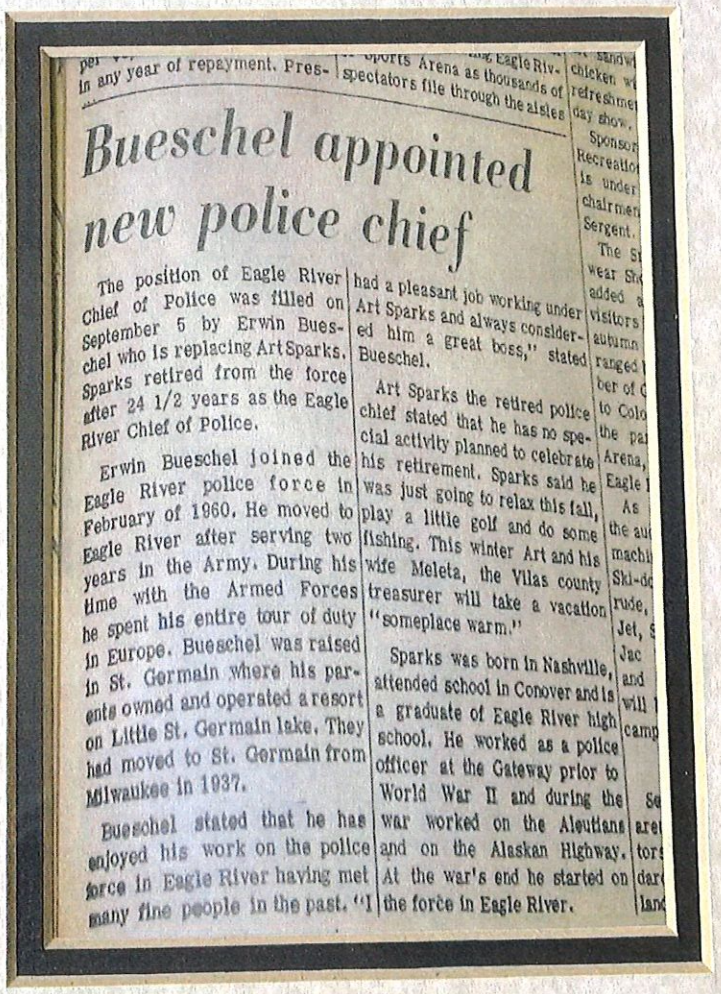
Glendale's chief, Richard H. Black, was touched by the judges for the way in which the design was chosen. "I

MUNICIPAL AGENCY (under 50 officers):

FIRST PLACE:
Glendale, MO, Police Department

SECOND PLACE:
Beaufort, IL, Police Department

THIRD PLACE:
Eagle River, WI, Police Department



in any year of repayment. Pres- | ...Sports Arena as thousands of Eagle Riv- spectators file through the aisles | ...sandwi... chicken w... refreshmen... day show.

Bueschel appointed new police chief

The position of Eagle River Chief of Police was filled on September 5 by Erwin Bueschel who is replacing Art Sparks. Sparks retired from the force after 24 1/2 years as the Eagle River Chief of Police.

Erwin Bueschel joined the Eagle River police force in February of 1960. He moved to Eagle River after serving two years in the Army. During his time with the Armed Forces he spent his entire tour of duty in Europe. Bueschel was raised in St. Germain where his parents owned and operated a resort on Little St. Germain lake. They had moved to St. Germain from Milwaukee in 1937.

Bueschel stated that he has enjoyed his work on the police force in Eagle River having met many fine people in the past. "I had a pleasant job working under Art Sparks and always considered him a great boss," stated Bueschel.

Art Sparks the retired police chief stated that he has no special activity planned to celebrate his retirement. Sparks said he was just going to relax this fall, play a little golf and do some fishing. This winter Art and his wife Meleta, the Vilas county treasurer will take a vacation "someplace warm."

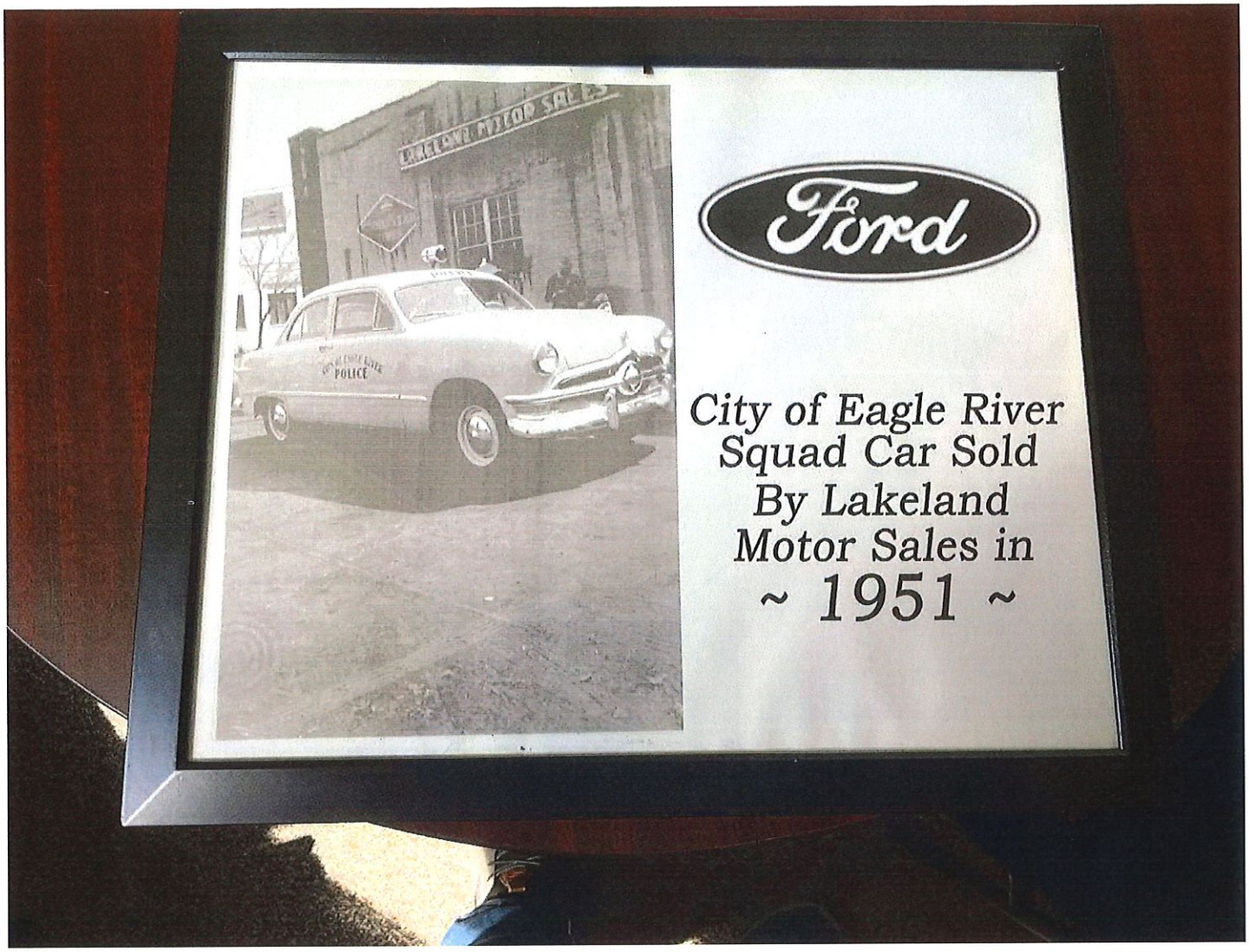
Sparks was born in Nashville, attended school in Conover and is a graduate of Eagle River high school. He worked as a police officer at the Gateway prior to World War II and during the war worked on the Aleutians and on the Alaskan Highway. At the war's end he started on the force in Eagle River.

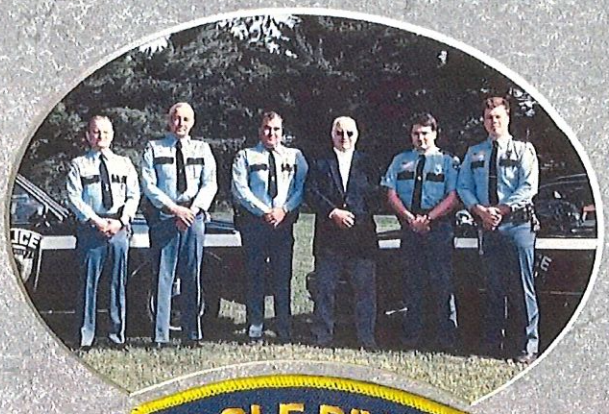
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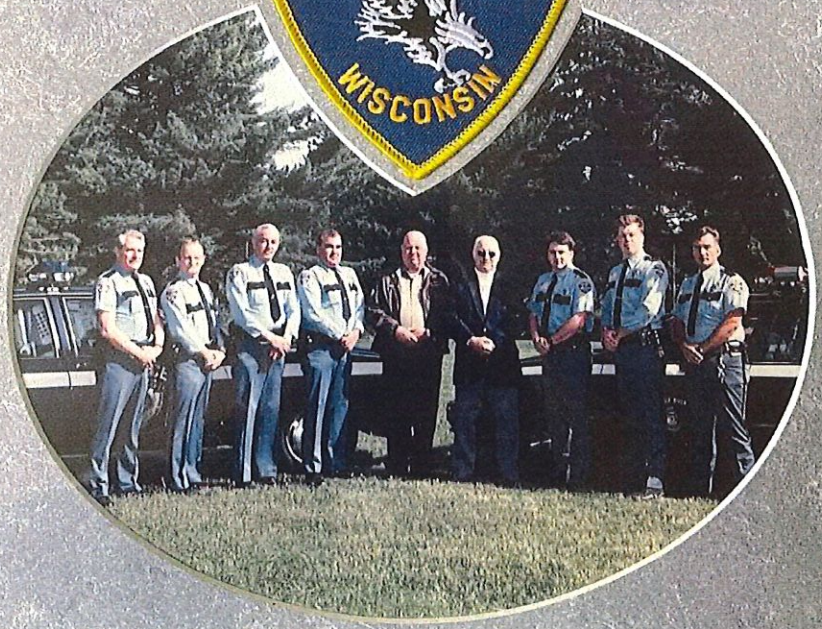
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POLICE
Ford
City of Eagle River
Squad Car Sold
By Lakeland
Motor Sales in
~ 1951 ~



EAGLE RIVER
POLICE
WISCONSIN



City Administrator's Report

July 6, 2026
Submitted by Robin Ginner

Admin/General

Depot Brick Repairs – I received notification from Brad Adamovich that some of the decorative brick on the Depot is failing. I met with a mason Thursday (7/9) evening to take a look at the condition of the brick and options for repair or replacement. In addition to the main area of deterioration on the rear of the building, there are also areas where mortar is missing or greatly decayed, bricks are not only loose but completely unsupported, cracks are appearing through the brick and mortar, and there are areas where it appears the wrong mortar was used resulting in it falling out from between the bricks. I asked for a rush quote for the work, and I hope to have that in time for the meeting. I'm also trying to find a second mason to get a competitive quote. See Appendix B for pictures of the brick condition.

News Review Civic Center Columns – I've been largely receiving positive feedback about the columns I've been submitting to the News Review. Now that they're becoming a common occurrence in the paper, Lincoln and the County will also be submitting columns as the need arises. I'll work with the paper to make sure I work around their submissions. If there's a specific topic the Council would like to see me tackle, please let me know.

However, despite the positive comments, an individual in the community filed an ethics complaint against me with the Wisconsin City/County Management Association (WCMA) regarding my June newspaper column on term limits. After reviewing the complaint and conducting its evaluation, WCMA determined that the complaint had no basis whatsoever and has closed the matter without taking any action. During the review, the WCMA representative indicated that they had read not only the column in question, but all of the columns submitted to date. They expressed appreciation for the content and confirmed that, in their opinion, there was absolutely no basis for the ethics complaint.

I've been keeping in much closer touch with the News Review on items going on in the City to help bring more information to the readers.

IT/Phones/Internet – There are still a few issues with Frontier's billing that we're sorting through. I thought we had it fixed, but Cory is still experiencing some issues.

The last IT item we're currently working on is the transition for the Police Department. Tyler has been working with Kevin from IT Strategies.

Departments/Committees/Commissions

Golf Course – The ladies league has volunteered to paint the league kiosk located on the patio outside the bar. They have eight ladies to complete the project; the Course just needed to purchase the materials. I provided the paint and brushes/rollers, and they plan to complete the project on Saturday, July 11.

I've only received two minor reports from staff on issues at the course this year – one individual walking their dog, and one passholder trying to take carts without paying (the individual does not hold a cart pass for the summer). I've reached out to the dog owner asking them to stop until the course is closed to play in the fall, and Tony will talk to the passholder and will only get me involved if needed. Otherwise, everything continues to be going extremely well on the course this summer.

Planning Commission – We had four public hearings on the Planning Commission agenda this month. The U-Haul development consumed most of the time at the July 2nd meeting, which resulted in a recommendation for approval of the Conditional Use Permit (CUP) for the storage facilities. The information is in your packet.

The other three items included two CUPs for camping at the fairgrounds for Fair Board events (one of which was pre-approved in June), and a change in zoning designation for one of the lots the City sold on Elm Drive. Two of the three property owners pulled out of wanting the zoning change, however, we need to proceed with the other one because he wants to build a house and can't until the zoning is changed.

One additional item of note is that the Meadows party has withdrawn their request to purchase a sliver of property at the T-Docks.

Public Works – Our amazing Public Works crew came up with a pretty cool idea to help beat the heat during the scorching weather forecast for July 13-14! Brad has arranged o bring in a couple of dump truck loads of snow from the rink and dump it out at the beach on each of those super-hot days. That means the kids can splash in the water, build sandcastles, ***and*** make snowmen—all on the same day! How often do you get to experience summer and winter at the same time? I've also given the News Review a heads-up, because this should make for some fantastic photo opportunities! A big thank you to DPW for this wonderful effort to help families keep cool at the beach.

DPW report on the previous month's activities attached to this report (Appendix A)

Room Tax Commission – The Commission reviewed one final application for the 2026 grant cycle. This has exhausted all funds earmarked for this year. The final grant was awarded to the Historical Society to finalize the funding for their new building project.

The Town Chairs of Lincoln (Bill Hassey) and Washington (Jim Eagan), along with Jerry Burkett from the City, were also in attendance to discuss potential changes to the Room Tax Commission structure and the Commission financials. A request was received and approved by the Commission to request bids for an audit of all Room Tax related funds going back three years.

Additionally, conversation about potential changes to the structure of the Commission was discussed. Chairman Hassey will have their municipal attorney draw up recommendations to be discussed with Steve Garbowicz. We have not seen the recommendations yet but hope to have more information when the Commission meets again at its next regularly scheduled meeting.

2026 Projects

Hwy 45 Xing – The bid opening for the project took place on July 8th. Only one bid was received, from Pitlik and Wick, and it was substantially higher than the engineer's estimate. The engineer for Great Headwaters Trail Foundation and ER Revitalization completed an analysis to determine why the bid came in almost 2.5 times what was expected (Estimated at $180k, bid received at $430k). Following was his explanation:

"…*The main concern I heard from Pitlik is just that the project is small to begin with, but then you need to piece it out to several subs that specialize in the specific parts of the project. I think we could maybe get lower prices with a re-bid and somehow working around the grant schedule. But I wouldn't expect a major price decrease. My guess would be that your best pricing may come from possibly the City doing this work as a public works project? I'm not sure if that is feasible or not though. I did talk to Troy at the County and it sounds like they would be pretty limited on what level of assistance they could provide."*

The group is working to figure out how this project can still be done. Because of the dramatic increase in price, splitting up the project is the most likely option. The tentative plan is to try to tackle the items in the Vibrant Spaces grant this year, then re-bid the balance of the project over the winter to see if we can get a better price. When more information is available, I will update the Council.

Dog Park – We have some options to consider with the dog park included in this month's packet. Vic Washelesky provided information in the packet about putting the dog park behind City Hall. We have a couple of other options to consider, along with some thoughts on the proposed "Gremban Dog Park" location. We've discussed other uses for the back park/field in the past, which have always been shut down because of the use of the field in the winter by Public Works. I understand we want to get the dog park done, but placement that hampers City operations may not be the best option. I look forward to furthering this discussion.

2025 Street Project Close Out – Pitlik and Wick have finished the restoration of the project on Silver Lake Road. Per John at MSA, we will give it one more month to make sure the grass restoration takes, then we will request the final bill from Pitlik. Once this project is paid in full and closed out, I will be able to submit the reimbursement request for the LRIP funds.

2026 Street Project – One bid was received for the 2026 road project. It came in $75,000 over estimate. I've been in touch with John from MSA, and he's done an analysis on why the bid came in higher. He has completed a line-by-line analysis and will have an explanation for us at the meeting.

We still have not received the SMA from the State for the 1st Street resurfacing project. This will have to be added to a project in the next year or two.

Safe Streets 4 All Grant – We still have not received the agreement paperwork from the Highway Administration. I've checked in with our Point of Contact, and he doesn't have an ETA when the paperwork is expected.

Appendix A – Public Works Department for June

Submitted by Brad Adamovich

During the month of June, the DPW crew worked extensively on road painting. The DPW crew also repaired multiple failing manhole castings during the month.

DPW received very few sewer calls during the month. No sewer calls that were received were a result of an obstruction in a main city sewer line.

Broad overview of DPW work activity during the month:

- Patch streets, alleys, and parking lots with cold patch asphalt
- Mow and general park and ROW grounds maintenance
- Locates of Sanitary Sewer and Storm Drains for Diggers Hotline
- Swept Streets
- Sign repairs and replacement of damaged signs
- Maintenance of municipal buildings
- Picked up animal road kills
- Delivered and picked up signage and barricades for events held within the city
- Broomed off roads/intersections/trail crossings/parking lots
- Graded UTV trail
- Emptied and monitored yard waste disposal dumpster
- Maintenance of machinery
- Jetted sewer mains for cleaning and maintenance
- Continued trap, neuter, return program of the stray cats
- Graded gravel streets
- Reviewed bills/invoices for the city and approved accordingly
- Trimmed overhanging trees within ROWs
- Trapped nuisance animals
- Distributed Grass warnings to properties in violation of the city ordinance
- Painted curbs, crosswalks, parking spots, stop bars, and turning arrows
- Assisted farmers market and revitalization when needed
- Repaired shoulder washouts
- Sidewalk repairs
- Repaired security fence at shop
- Dispersed paper products to all parks, beaches, and buildings
- Repaired sink hole on E Division
- Repaired damaged casting on W Division
- Trimmed grass/weeds in ditch lines

Appendix B – Depot Brick Deterioration and Quote

Robin Ginner

From: Robin Ginner
Sent: Monday, July 13, 2026 8:31 AM
To: Robin Ginner
Subject: J and J Masonry Bid for the Eagle River Depot Building

-----Original Message-----
From: Julian Rodriguez <ladrillo101@icloud.com>
Sent: Sunday, July 12, 2026 6:52 PM
To: Robin Ginner <rcginner@eagleriverwi.gov>
Subject: J and J Masonry Bid for the Eagle River Depot Building

J and J Masonry Bid

7/12/26

Brick removal and replacement

1) Westside wall (15' x 3') must be torn down completely (brick cleaned and not all mortar can be removed entirely) and rebuilt utilizing existing brick units. If any units need complete disposal and replacement we will match in color and texture as close as possible. These Brick will be difficult to locate.

2) Westside (bump-out 45* wall)needs approx. 30 linear ft of Grinding out mortar joints and Tuck pointing.

3) Westside (SW)wall needs approx 120 linear ft ground out and Tuck pointed.

4) South wall needs approx 15 linear ft of Tuck pointing.

5) Eastside wall (SE)needs approx 10 linear ft of Tuck pointing.

6) Eastside (Center)wall needs several Brick units removed and replaced as well as approx 80 linear ft of Tuck pointing.

7) Eastside wall (NE)needs approx 120 linear ft of Tuck pointing. 8)

8) Northwest corner (AC unit area)needs Brick units removed and replaced with a Stone or two 9" high by 8 to about 12" long. That area appears to receive excess amounts of water so the Stone can probably endure a bit longer hopefully….. not every hairline crack will be addressed just the structurally damaged cracks as decided by J and J Masonry.

Type N mortar and a Bonding additive will be utilized. Duration of work to take about 5 - 7 days. Work will create a lot of dust so we'll try to work early and during slow hours hopefully.

Acid wash will be performed if needed. Work to start upon verbal agreement.

Payment made immediately upon completion.

COI provided upon request.

$13,360.00 Check must be made out to : Julian Rodriguez .

Any questions contact me at +17158919746

Thank you






NORTHWE
OPEN





CITY OF
EAGLE RIVER
Wisconsin

Application for a Hearing before Planning Commission

Fee: $300, payable at application

Applicant MUST provide the following information:

Name Sahithya Cheruku Phone 602-263-6555

Mailing Address 2727 N Central Ave, Phoenix AZ Email sahithya_cheruku@uhaul.com

Interest in the Property Applicant from Amerco Real Estate Company

Name of Property Owner Aspirus building, Inc.

Project Site Address 1100 N Railroad St, Eagle River WI 54521

The above signed applicant does petition the City Council as follows:

Amend the Zoning Classification or Boundaries of a District

Change may only be initiated by the City Council, Plan Commission or a petition by one or more of the owners or lessees of the property proposed to be changed.

Present Zoning Classification C-2 Highway Commercial

Requested Zoning Classification Conditional Use Permit

Applicant must provide the following information

- Legal description and address of the property in question.
- A sketch drawn to a scale of not less than 100 feet to the inch, showing area to be changed, its location, the location of the existing boundaries and the uses within 300 feet of the property proposed to be changed.
- Property owners names, mailing address of all property within 300 feet of the property in question.
- Present use of the property in question.
- Proposed use of the property in question.

Zoning Ordinance Amendment

Change initiated, must be initiated by Zoning Administrator.

Requested Amendment to section: _____

_____

_____

_____

Conditional Use Permit

Zoning Classification of Property C-2 Highway Commercial

List the requested conditional use, Amerco Real Estate Company is proposing to develop a U-Haul self-storage center at this location.

_____

_____

Applicant must provide the following information:

- A legal description and address of the property where the use will take place.
- The names and mailing addresses of the abutting property owners.
- Present uses of the abutting properties.
- A site plan of the property showing distances of structures to property lines, parking areas, landscaping, lighting, traffic line of sight visibilities and any other information which will assist the Planning Commission to make a decision.

Additional information may be requested by the Eagle River Plan Commission or the Eagle River City Council to evaluate your application. The lack of information may in itself be sufficient cause to deny a petition. Failure to provide the above required information may result in additional public hearings, which additional costs will be borne by the applicant.

The completed application must be submitted to the Zoning Administrator's office no less than 30 days before the date of the Planning Commission meeting, 525 E. Maple Street, PO Box 1269, Eagle River, WI 54521.

Applicant or Owner of the property or Agent shall appear before the Planning Commission.

Dated this 07 day of April, 20 26

Respectfully submitted by Sahithya Cheruku

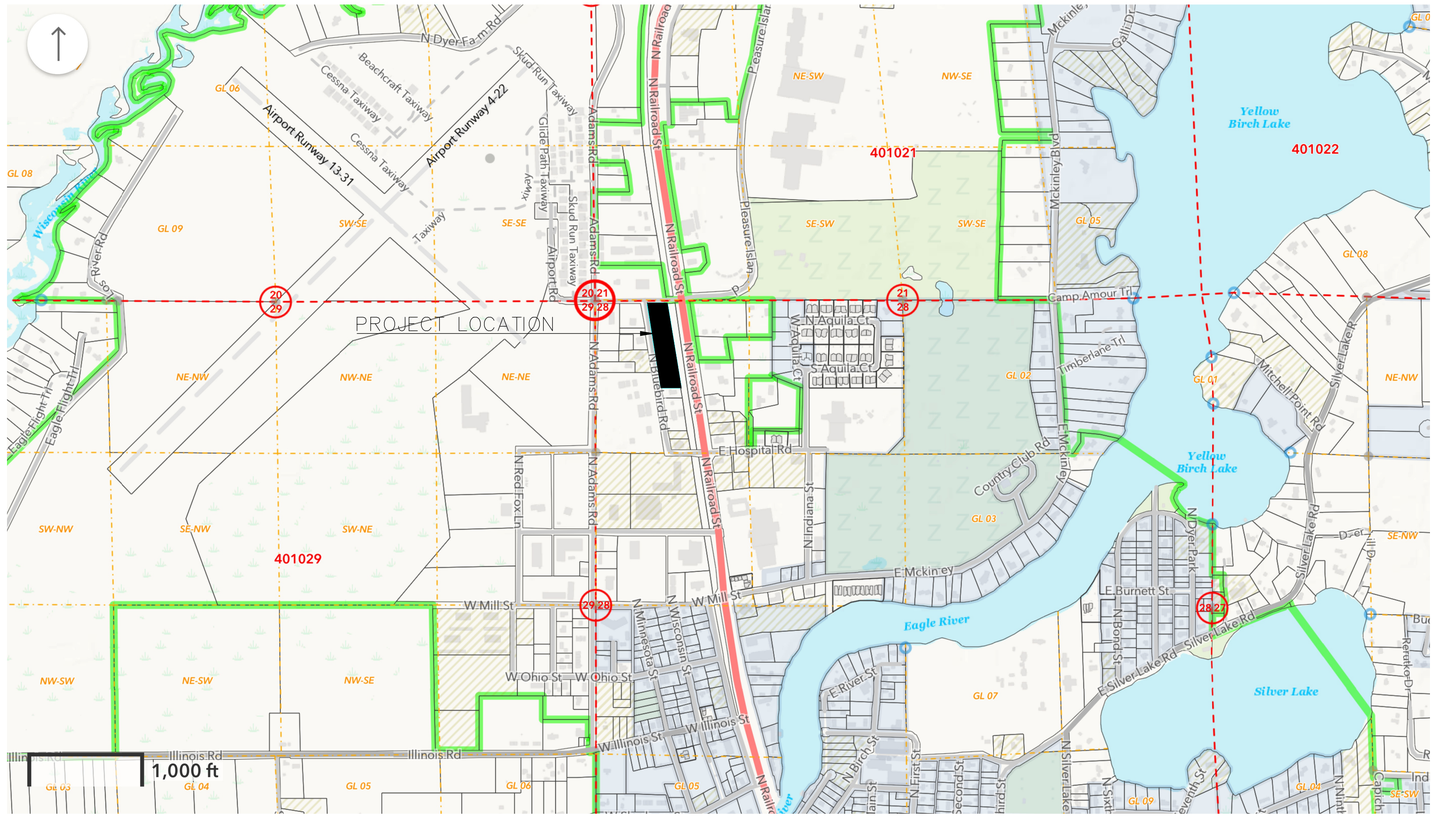
For Office Use Only:

Permit distribution: ☐ *Treasurer (w/check)* ☐ *File* ☐ *Planning Commission*

Payment: $_____ ☐ *Cash* ☐ *Check #*_____ *Date:*_____ *Admin:* _____ *Date:* _____

ADDRESS:
1100 N RAILROAD STREET EAGLE RIVER, WI

LOCATION:
PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 10 EAST, CITY OF EAGLE RIVER, VILAS COUNTY, WISCONSIN



LOCATION MAP

DRAWING INDEX

SHEET C2	EXISTING SITE
SHEET C3	PROPOSED SITE PLAN
SHEET C4	PROPOSED GRADING PLAN
SHEET C5	PROPOSED EROSION CONTROL PLAN
SHEET C6	PROPOSED SITE DETAILS
SHEET C7	PROPOSED STORMWATER PLAN & DETAILS
SHEET C8	PROPOSED LANDSCAPING PLAN

SCALE NOTE:
IF YOU ARE VIEWING THESE PLANS IN AN 11"x17" SIZE THEY MAY BE HALF SCALE FROM THE ORIGINAL 22"x34" SIZE DRAWING AND THE DRAWING SCALE IS HALF OF THAT STATED. CHECK SCALE.

STAMP/SIGNATURE:

REVISIONS

BY	DATE	DESCRIPTION

TITLE PAGE: *COVER PAGE*

PROJECT: *U-HAUL EAGLE RIVER*

LOCATION: *CITY OF EAGLE RIVER VILAS COUNTY, WISCONSIN*

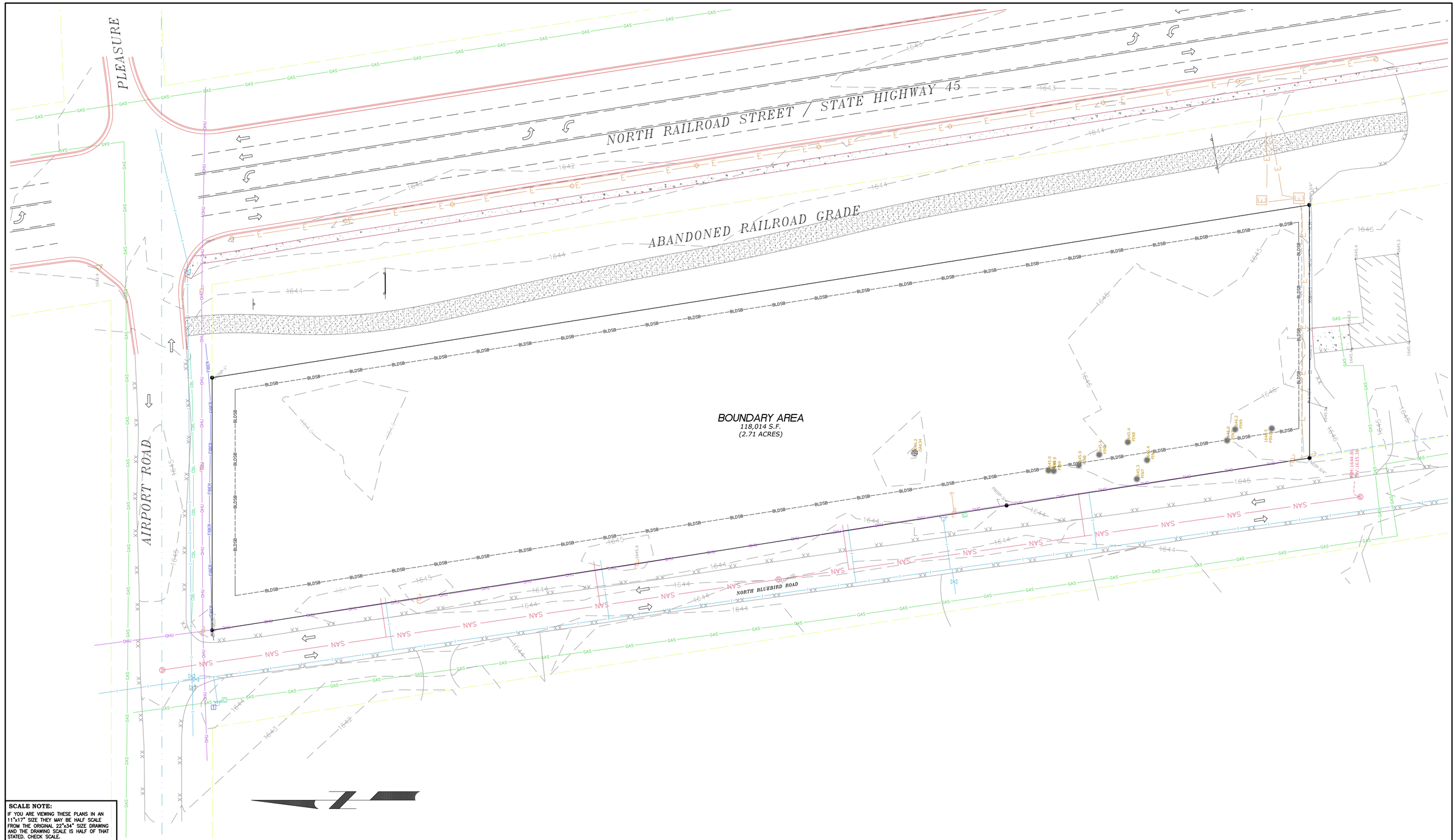
VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
PHONE NO.: (715) 241-0947
EMAIL: dustin@vreelandassociates.us
WEBSITE: www.vreelandlandsurveying.com

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PREPARED FOR: *DAVID BARNES*

PLAN DATE: *JUNE 30, 2026*

DESIGNER: DUSTIN VREELAND
SURVEYED BY: OTHERS
FILE NO.: 26-0159
ORIGINAL PLAN DATE: 5/28/2026
SCALE: NO SCALE
SHEET C1



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BY	DATE	DESCRIPTION

TITLE PAGE: *EXISTING SITE*

PROJECT: *U-HAUL EAGLE RIVER*

LOCATION: *CITY OF EAGLE RIVER*
VILAS COUNTY, WISCONSIN

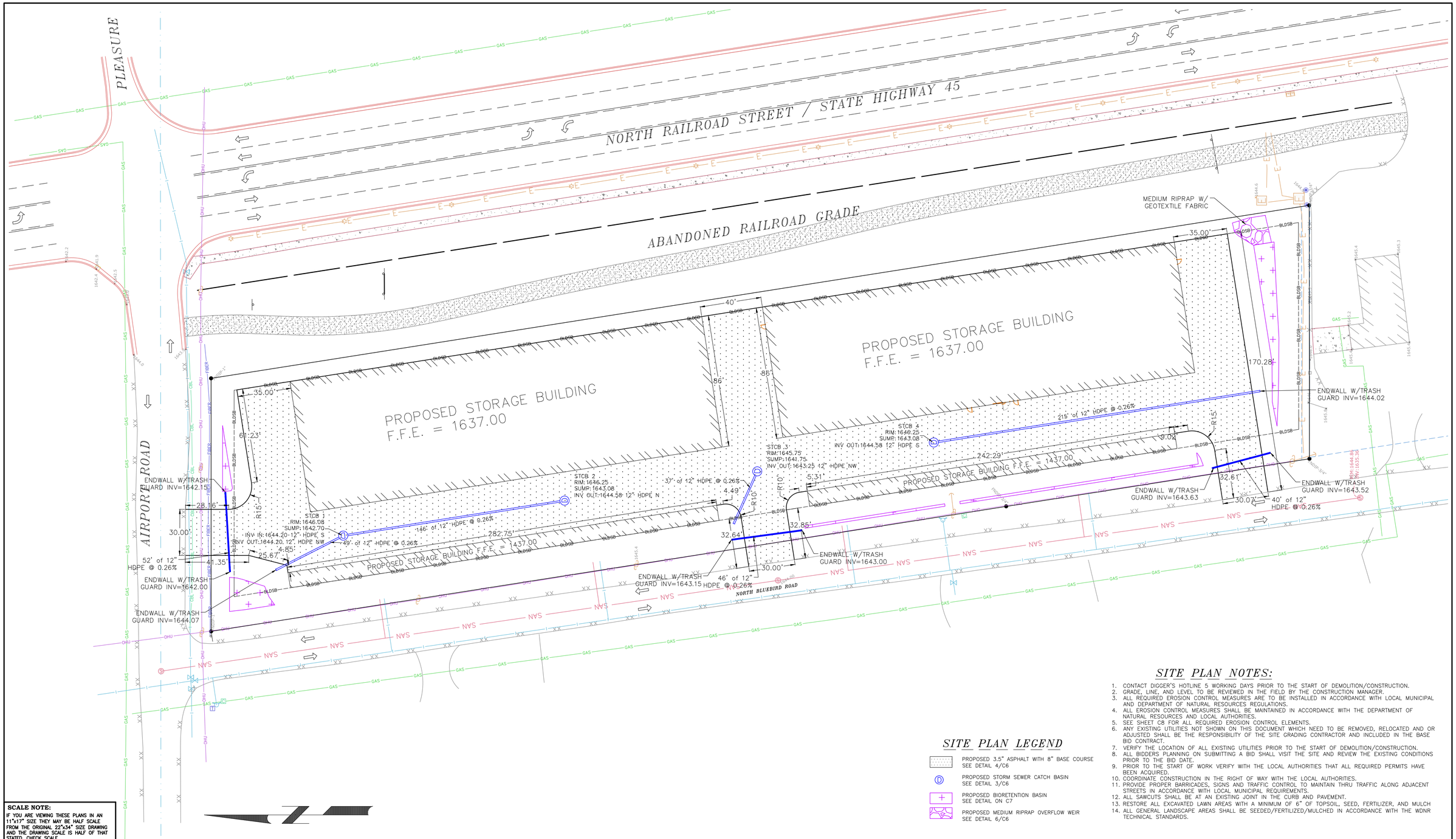
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DESIGNER: DUSTIN VREELAND
SURVEYED BY: OTHERS
FILE NO.: 26-0159
ORIGINAL PLAN DATE: 5/28/2026
SCALE: *1" = 30'*
SHEET *C2*



SITE PLAN NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND LOCAL AUTHORITIES.
5. SEE SHEET C8 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
7. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
8. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
9. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
10. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
11. PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
12. ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
13. RESTORE ALL EXCAVATED LAWN AREAS WITH A MINIMUM OF 6" OF TOPSOIL, SEED, FERTILIZER, AND MULCH
14. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/MULCHED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.

SITE PLAN LEGEND

- PROPOSED 3.5" ASPHALT WITH 8" BASE COURSE SEE DETAIL 4/C6
- PROPOSED STORM SEWER CATCH BASIN SEE DETAIL 3/C6
- PROPOSED BIORETENTION BASIN SEE DETAIL ON C7
- PROPOSED MEDIUM RIPRAP OVERFLOW WEIR SEE DETAIL 6/C6

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STAMP/SIGNATURE:

REVISIONS

BY	DATE	DESCRIPTION

TITLE PAGE:
PROPOSED SITE PLAN

PROJECT: U-HAUL EAGLE RIVER

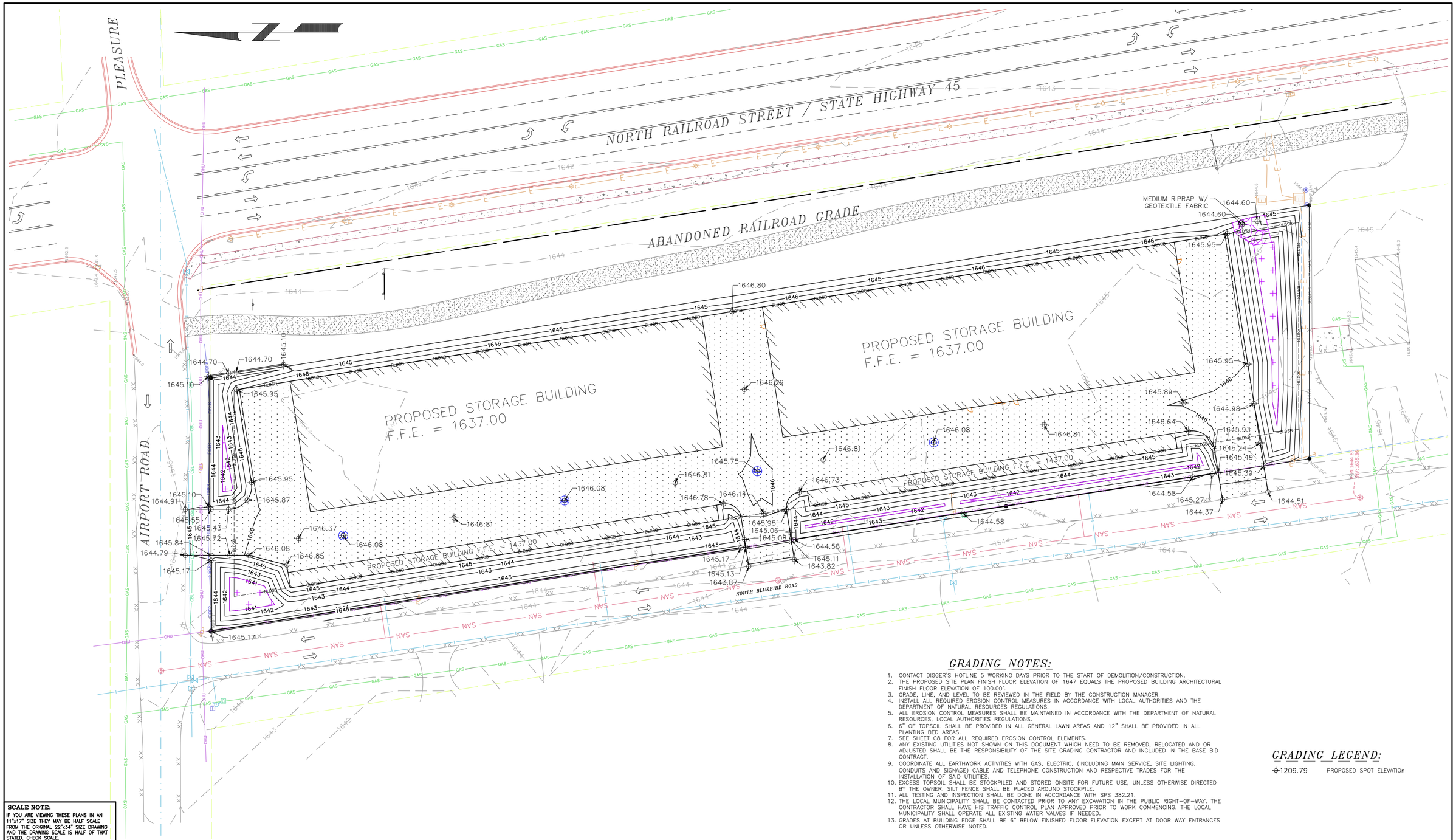
LOCATION: CITY OF EAGLE RIVER
VILAS COUNTY, WISCONSIN

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PREPARED FOR:
DAVID BARNES

PLAN DATE:
JUNE 30, 2026

DESIGNER: DUSTIN VREELAND
SURVEYED BY: OTHERS
FILE NO.: 26-0159
ORIGINAL PLAN DATE: 5/28/2026
SCALE: 1" = 30'
SHEET C3



GRADING NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 1647 EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
3. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
4. INSTALL ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES AND THE DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
5. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES, LOCAL AUTHORITIES REGULATIONS.
6. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
7. SEE SHEET C8 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
8. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
9. COORDINATE ALL EARTHWORK ACTIVITIES WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.
10. EXCESS TOPSOIL SHALL BE STOCKPILED AND STORED ONSITE FOR FUTURE USE, UNLESS OTHERWISE DIRECTED BY THE OWNER. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
11. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
12. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
13. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

GRADING LEGEND:

1209.79 PROPOSED SPOT ELEVATIOn

SCALE NOTE:
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TITLE PAGE:
PROPOSED GRADING PLAN

PROJECT: U-HAUL EAGLE RIVER

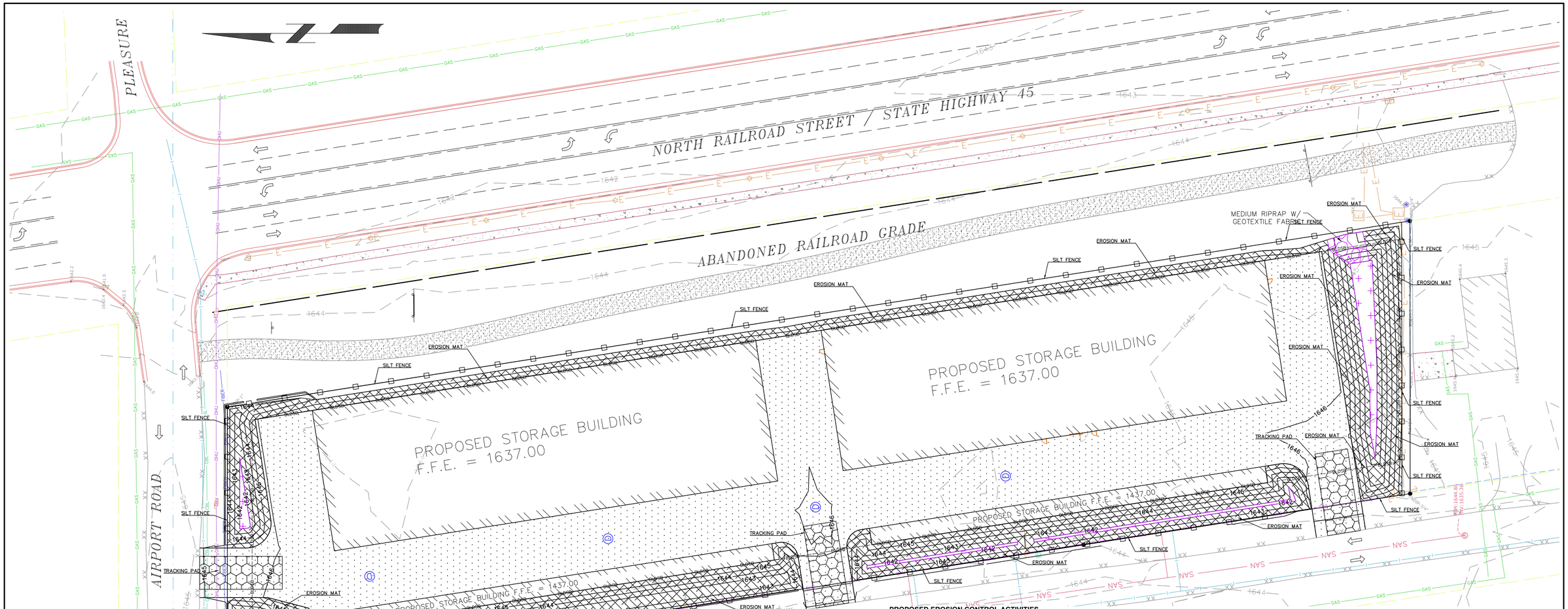
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PREPARED FOR: DAVID BARNES

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EROSION CONTROL SCHEDULING

1. INSTALL PERIMETER EROSION CONTROL. INSTALL INLET PROTECTION ON ALL CATCH BASIN DOWNSTREAM OF SITE EVEN IF NOT CALLED OUT ON THIS SHEET.
2. BEGIN DEMOLITION FOR NEW BUILDING.
3. BEGIN ROUGH GRADING AND UTILITY INSTALLATION.
4. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
5. ALL DISTURBED AREAS SHALL BE STABILIZED, TEMPORARILY AND/OR PERMANENT, WITHIN 30 DAYS OF DISTURBANCE, OR PERMANENTLY STABILIZED WITHIN 7 DAYS OF ACHIEVING FINISHED GRADE.
6. IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.

PROPOSED EROSION CONTROL ACTIVITIES

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLTION/CONSTRUCTION.
2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. KEEP A COPY OF THE EROSION CONTROL PLANS AND STORMWATER & EROSION CONTROL MANANGEMENT PLAN ON SITE THROUGHOUT THE PROJECT.
4. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
5. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
6. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
7. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
8. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
9. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS. ANY SEDIMENT OR TRASH THAT HAS MOVED OFF-SITE SHALL BE SWEPT OR CLEANED UP BEFORE THE END OF THE WORK DAY.
10. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
11. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
12. INLET PROTECTION SHALL BE PLACE IN ANY DOWNSTREAM CATCH BASINS EVEN IF THEY ARE NOT SHOWN ON SHEET C7.
13. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
14. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH THE WI DNR TECHNICAL STANDARDS 1061 TO PREVENT THE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
15. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOW OR FROZEN GROUND.
16. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
17. THE CONTRACTOR SHALL ONLY USE PHOSPHORUS FREE FERTILIZER FOR ALL LANDSCAPE APPLICATIONS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING PLANTED DISTURBED AREAS WHENEVER MORE THAN 7 DAYS OF DRY WEATHER OCCUR.
19. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND ON WISCONSIN DNR WEBSITE OR PROVIDE IF NECESSARY.

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TITLE PAGE: PROPOSED EROSION CONTROL PLAN

PROJECT: U-HAUL EAGLE RIVER

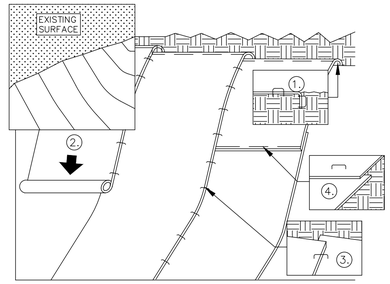
LOCATION: CITY OF EAGLE RIVER
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PREPARED FOR: DAVID BARNES

PLAN DATE: JUNE 30, 2026

DESIGNER: DUSTIN VREELAND
SURVEYED BY: OTHERS
FILE NO.: 26-0159
ORIGINAL PLAN DATE: 5/28/2026
SCALE: 1" = 30'
SHEET C5



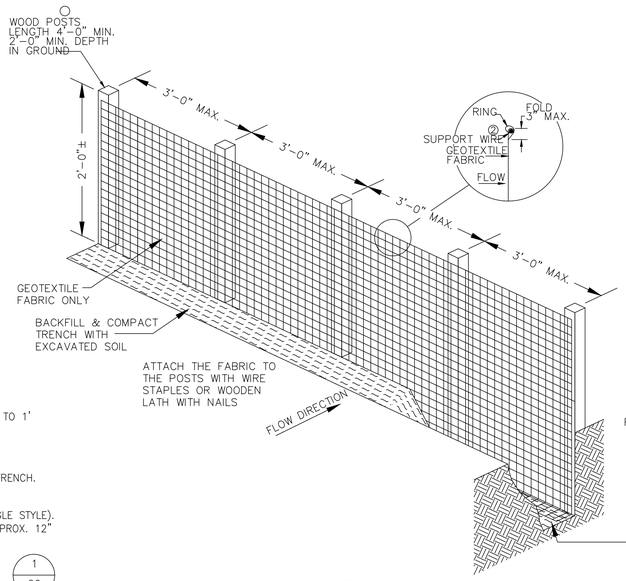
NOTES:
EROSION MAT WILL BE INSTALLED AT ANY SLOPE AT OR GREATER THAN 5' HORIZONTAL TO 1' VERTICAL.

INSTALLATION NOTES:

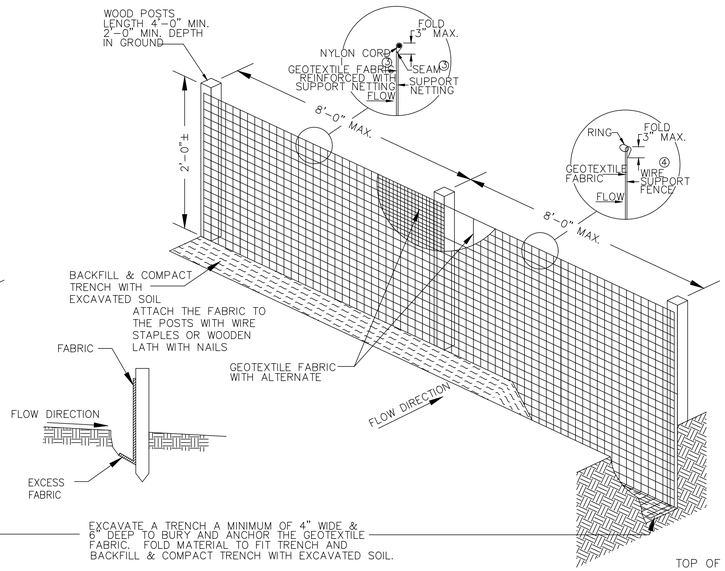
1. BEGIN AT THE TOP OF THE SLOPE. ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.
2. ROLL THE MAT DOWN THE SLOPE IN DIRECTION OF FLOW.
3. OVERLAP PARALLEL EROSION MAT APPROX. 2". PLACE MAT END OVER END (SHINGLE STYLE).
4. OVERLAP END TO END APPROX. 6" AND STAPLE OVERLAP AREA WITH STAPLES APPROX. 12" APART.

EROSION MAT

1 / C6



ALTERNATE "A"



TRENCH DETAIL

EXCAVATE A TRENCH A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

ALTERNATE "B"

SILT FENCE

2 / C6

GENERAL NOTES:

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

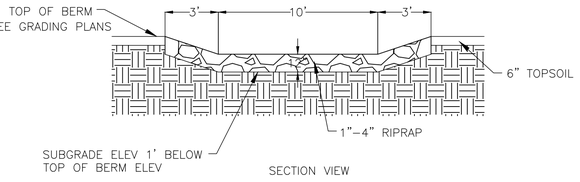
WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOIL CONDITIONS.

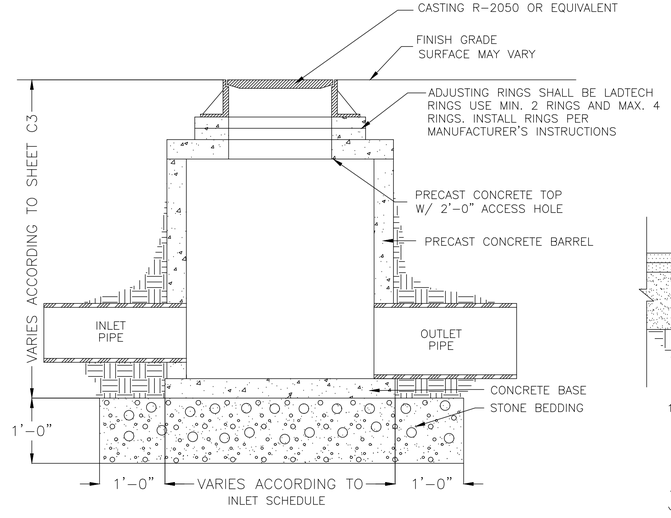
ALTERNATES "A" & "B" ARE EQUAL AND EITHER MAY BE USED.

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.

① STEEL POSTS SHALL BE A STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS/LINEAL FOOT (WITHOUT ANCHOR). FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1 1/2" X 3 1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE MINIMUM SIZE OF 1 1/8" X 1 1/8" OAK OR HICKORY.
② MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.
③ GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
④ WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.
⑤ LENGTH NOT LESS THAN THE CIRCUMFERENCE OF THE LARGEST TIRE ON THE CONSTRUCTION EQUIPMENT, PLUS 5 FEET.

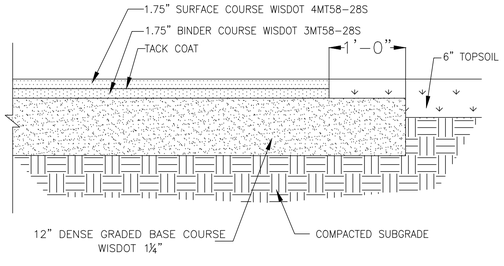


SECTION VIEW



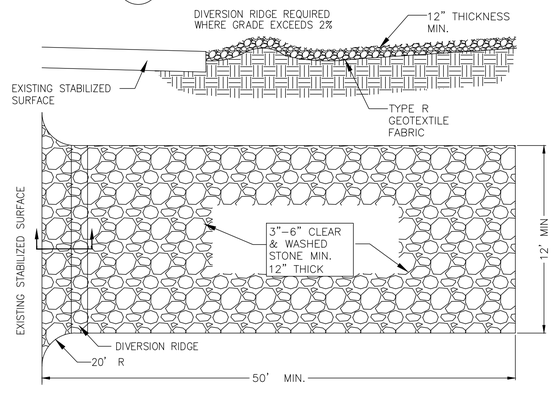
CONCRETE STORM MANHOLE/INLET

3 / C6



3.5" ASPHALT PAVEMENT

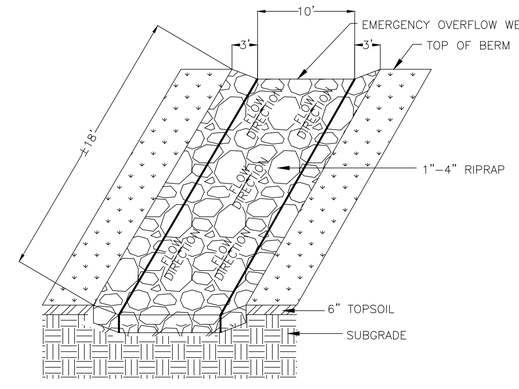
4 / C6



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING. REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. IF TRACKING PAD IS FILLED WITH SEDIMENT REMOVE AND REPLACE AGGREGATE.
5. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL MAXIMUM LENGTH PRACTICABLE.

TRACKING PAD

5 / C6



*NOTE: CONTINUE RIPRAP DOWN EAST SIDE OF EMBANKMENT AS SHOWN ON THE PLAN.

RIPRAP OVERFLOW WEIR

6 / C6

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TITLE PAGE: *SITE DETAILS*

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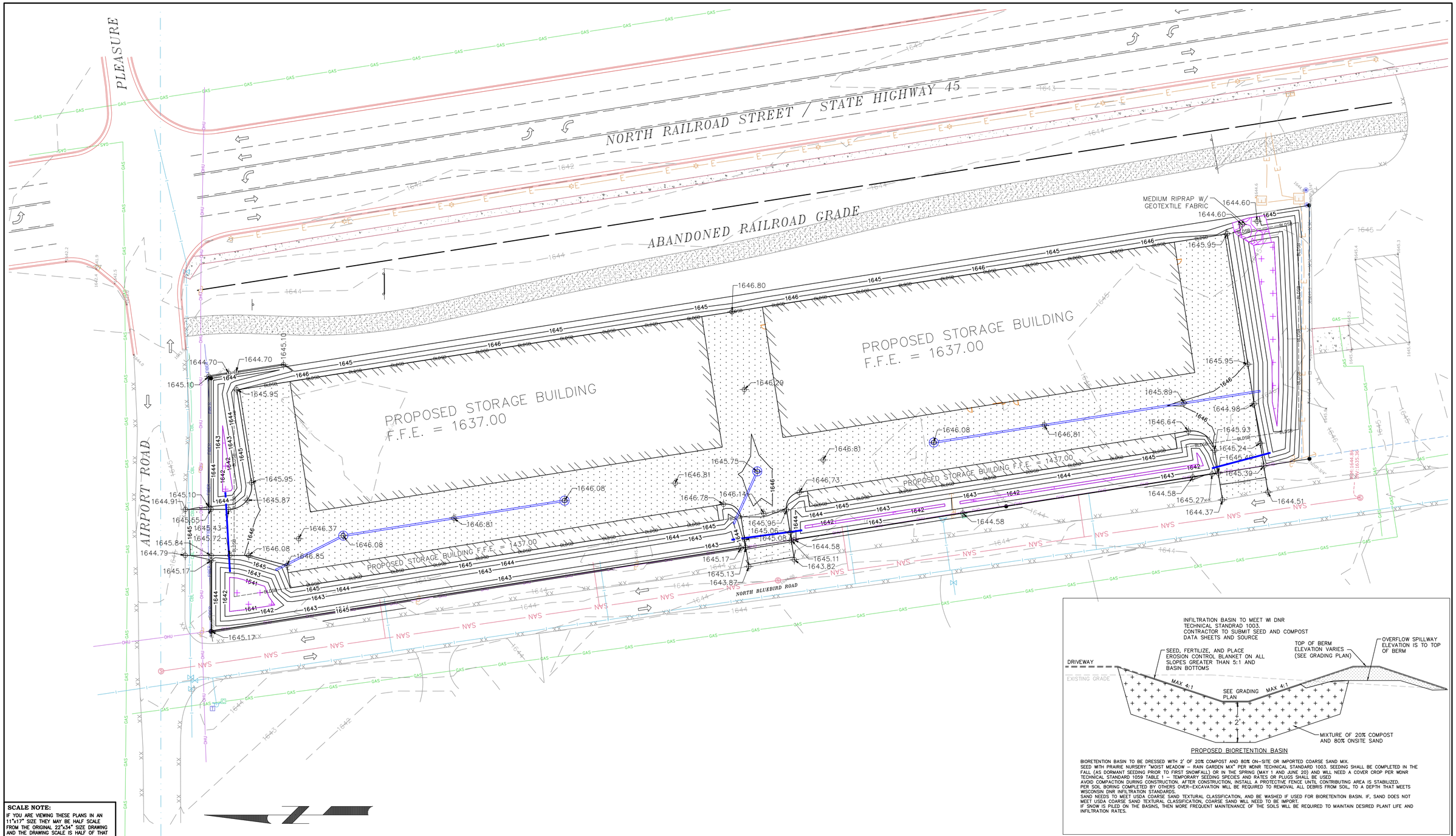
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ORIGINAL PLAN DATE: 5/28/2026
SCALE: *1" = 30'*
SHEET *C6*



PROPOSED BIORETENTION BASIN

BIORETENTION BASIN TO BE DRESSED WITH 2' OF 20% COMPOST AND 80% ON-SITE OR IMPORTED COARSE SAND MIX.
SEED WITH PRAIRIE NURSERY "MOIST MEADOW – RAIN GARDEN MIX" PER WDNR TECHNICAL STANDARD 1003. SEEDING SHALL BE COMPLETED IN THE FALL (AS DORMANT SEEDING PRIOR TO FIRST SNOWFALL) OR IN THE SPRING (MAY 1 AND JUNE 20) AND WILL NEED A COVER CROP PER WDNR TECHNICAL STANDARD 1059 TABLE 1 – TEMPORARY SEEDING SPECIES AND RATES OR PLUGS SHALL BE USED.
AVOID COMPACTION DURING CONSTRUCTION. AFTER CONSTRUCTION, INSTALL A PROTECTIVE FENCE UNTIL CONTRIBUTING AREA IS STABILIZED.
PER SOIL BORING COMPLETED BY OTHERS OVER-EXCAVATION WILL BE REQUIRED TO REMOVAL ALL DEBRIS FROM SOIL, TO A DEPTH THAT MEETS WISCONSIN DNR INFILTRATION STANDARDS.
SAND NEEDS TO MEET USDA COARSE SAND TEXTURAL CLASSIFICATION, AND BE WASHED IF USED FOR BIORETENTION BASIN. IF, SAND DOES NOT MEET USDA COARSE SAND TEXTURAL CLASSIFICATION, COARSE SAND WILL NEED TO BE IMPORT.
IF SNOW IS PILED ON THE BASINS, THEN MORE FREQUENT MAINTENANCE OF THE SOILS WILL BE REQUIRED TO MAINTAIN DESIRED PLANT LIFE AND INFILTRATION RATES.

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PROJECT: *U-HAUL EAGLE RIVER*

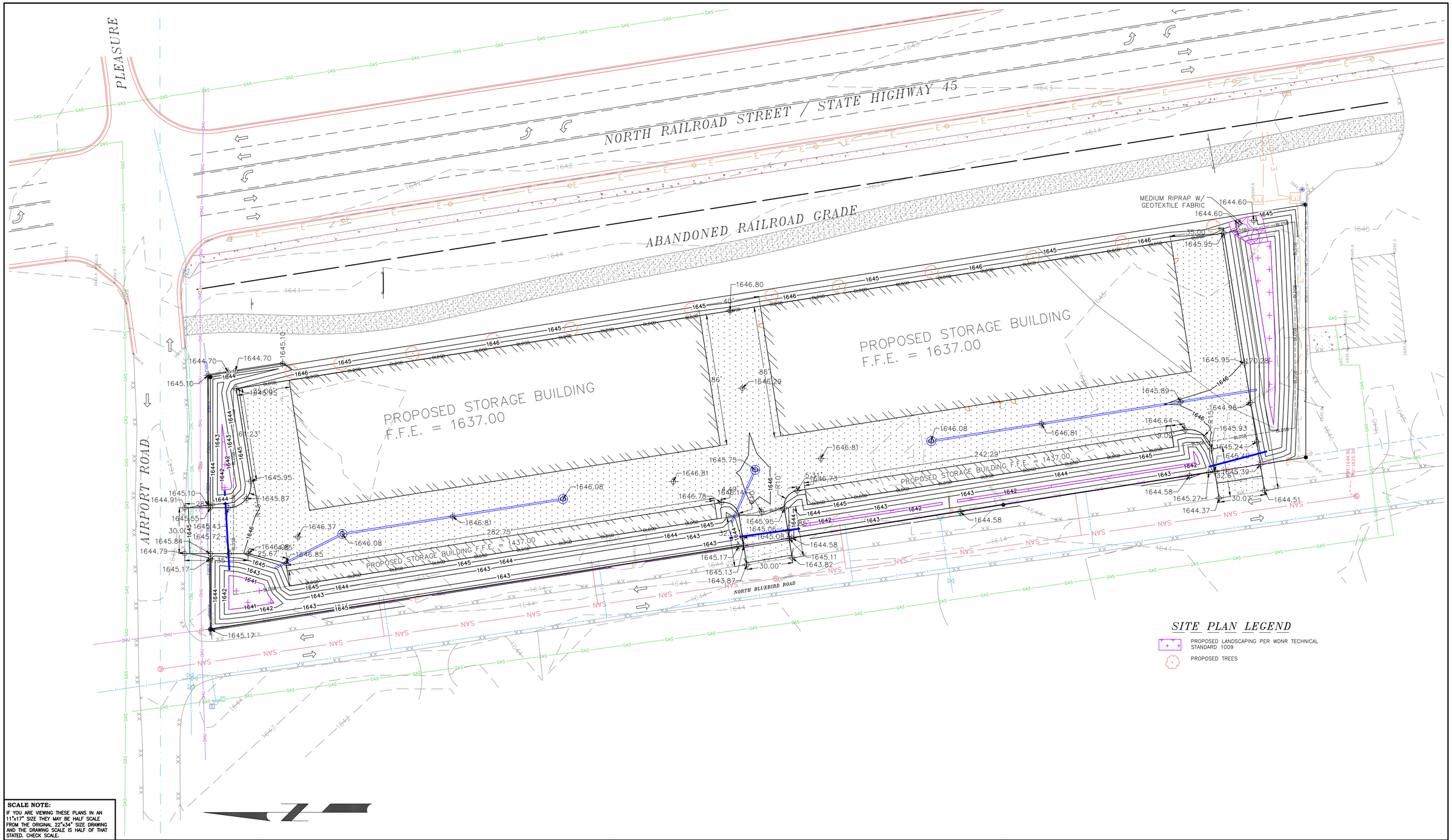
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FILE NO.: 26-0159
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PROPOSED LANDSCAPING PLAN

PROJECT: U-HAUL EAGLE RIVER

LOCATION: CITY OF EAGLE RIVER
VILAS COUNTY, WISCONSIN

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SCALE: 1" = 30'
SHEET C8

Erosion Control/Storm Water Management Maintenance/Operation Plan

For:
U-Haul Eagle River

Prepared By:

VREELAND ASSOCIATE
LAND SURVEYORS & ENGINEERS

6103 Dawn Street
Weston, WI 54476

Located in:
City of Eagle River
Vilas County, WI

Dated:
June 30, 2026

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U-Haul Eagle River
City of Eagle River, Wisconsin

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- **D.** *Proposed Drainage Map and Calculations*
- **E.** Soil Loss and Sediment Discharge Map and Calculations
- **F.** State of Wisconsin Construction Site Inspection Report and Plan of Operation

Appendices C & D were not included in the Council packet, but are available for review upon request.

Erosion Control/Storm Water Management
Maintenance and Operation Plan
for
U-Haul Eagle River

1.0 BACKGROUND & GENERAL INFORMATION

1.1 Introduction and Project Location

Vreeland Associates has been retained by David Barnes to perform storm water management calculations and prepare a storm water management plan per NR216.47 and NR151, for the proposed shed buildings project. The project site is located at 1100 N Railroad Street Eagle River, WI. The project is located in part of the Northwest ¼ of the Northwest ¼ of Section 28, Township 40 North, Range 10 East, City of Eagle River, Vilas County, Wisconsin.

1.2 Project Description

The proposed project consists of developing proposed 2.7 acres for indoor storage and parking lot. The site will be graded for storm water management best management practices. (See Location Plan in **Appendix A**).

1.3 Project Requirements

The project area includes approximately 2.7 acres that will be disturbed. Since the disturbed area exceeds one acre, a Wisconsin Department of Natural Resources Notice of Intent application/permit (NOI-WPDES per WDNR) is required.

The storm water management plan for this project is developed in accordance with the NOI-WPDES requirements and NR216.47/NR151.121 for new development site.

1.4 General Project Data

Soils
Based on existing soil mapping data from the Natural Resources Conservation Service (NRCS), the existing subgrade soils are expected to be Rubicon sand, which are classified as hydrologic class "A". Stormwater test pits were performed by Partners. The borings found to topsoil overlaying fill sand and sand. These borings are consistent with NRCS. The determined limiting factor for stormwater infiltration was sand layer with an infiltration rate of 3.6 in/hr. The geotechnical data containing soil hydrologic classes are attached in **Appendix B**.

Groundwater
At the site of the proposed infiltration groundwater was encountered. Groundwater will be well below the proposed project and will not be disturbed.

Wetlands
According to the Wisconsin DNR Wetlands and Wetlands Indicator map, there are not identified wetlands within the project limits.

2.0 EXISTING DRAINAGE CONDITIONS

2.1 Existing Drainage Area

The existing site consists of one sub-basin (E1). Sub-basin E1 contains grass. E1 generally flows to the northeast of the property. An existing drainage map can be found in **Appendix C.**

2.2 Existing Drainage Calculation Summary

Existing drainage calculations utilize TR-55 methodology and results for a 1, 2, 10 and 100-year design storm are included. Existing drainage calculations are provided in **Appendix C.**

2.3 Existing Off-Site Drainage

Existing off-site storm water runoff draining onto the project site has been taken into consideration for the existing or proposed drainage evaluation.

3.0 PROPOSED DRAINAGE CONDITIONS

3.1 Proposed Drainage Areas

The proposed site is divided into six sub-basins (D1-D5, 1S). 1S consists of runoff from the grass area. Runoff from D1 consists of parking lot, building, and grass. Runoff from D1 is conveyed to the north and will runoff into P1 for treatment and rate control. D2 consists of the parking lot, building and grass area. Runoff from D2 is conveyed to the west into P2 for treatment and rate control. D3 consists of runoff from the proposed buildings, parking lot and lawn area. Runoff from D3 is conveyed into the proposed stormwater detention basin 3P for treatment and rate control. D4 consists of runoff from the proposed buildings, parking lot and lawn area. Runoff from D4 is conveyed into the proposed stormwater detention basin 3P for treatment and rate control. D5 consists of runoff from the proposed buildings, parking lot and lawn area. Runoff from D5 is conveyed into the proposed stormwater detention basin 3P for treatment and rate control. A proposed drainage area map is provided in **Appendix C.**

3.2 Post-Development Runoff Summary

Proposed drainage calculations utilize TR-55 methodology and results for a 1, 2, 10 and 100-year design storm have been attached. A proposed drainage area map and calculations are provided in **Appendix D.**

3.3 Proposed Detention Areas

There are five proposed treatment and rate control devices for storm water management. Pond P1 is a stormwater infiltration basin that will be used for infiltration purposes, total suspended solids removal and peak discharge control. Infiltration basin (1P) is located on the northeast corner of the proposed project. The basin will have a culvert to flow into P2 to control the depth of water. An emergency overflow has been included for extreme storm events. Pond P2 is a stormwater infiltration basin that will be used for infiltration purposes, total suspended solids removal and peak discharge control. Infiltration basin (P2) is located on the northwest side of the proposed project. The basin will have a culvert to flow into P3 to control the depth of water. An emergency overflow has been included for extreme storm events. Pond P3 is a stormwater infiltration basin that will be used for infiltration purposes, total suspended solids removal and peak discharge control. Infiltration basin (P3) is located on the west side of the proposed project. The basin will have a broadcrested weir into P4 to control the depth of water. An emergency overflow has been included for extreme storm events. Pond P4 is a stormwater infiltration basin that will be used for infiltration purposes, total suspended solids removal and peak discharge control. Infiltration basin (4P) is located on the west side of the proposed project. The basin will have a culvert to flow into P5 to control the depth of water. An emergency overflow has been included for extreme storm

events. Pond P5 is a stormwater infiltration basin that will be used for infiltration purposes, total suspended solids removal and peak discharge control. Infiltration basin (P5) is located on the south side of the proposed project. An emergency overflow has been included for extreme storm events. See **Appendix C** detention basin volume calculations.

4.0 POST-DEVELOPMENT PERFORMANCE STANDARDS

4.1 Total Suspended Solids

1. According to NR151.122, BMPs shall be designed in accordance with Table 1, or to the maximum extent practicable. For new development projects Table 1 indicates that the total suspended solids load from parking areas and roads shall be reduced by 80 percent, based on an average annual rainfall, as compared to no runoff management controls.

The total suspended solids removal has been modeled in WinSLAMM version 10.5. According to the WinSLAMM modeling the expected TSS removal from the entire site is **99.69% (**excluding the proposed grass swales) the proposed design meets the requirements of NR151.122. See **Appendix D** for the WinSLAMM modeling inputs and outputs.

4.2 Infiltration

NR 151 requires that the post-development site infiltrate 90% of the pre-development runoff based on an average annual rainfall. Using WinSLAMM and HydroCAD the results show that the post-development site infiltrates **99.94%** of the average annual rainfall utilizing the infiltration basin for infiltration. See **Appendix D** for input and output results using HydroCAD and WinSLAMM and soil report for measured infiltration.

4.3 Peak Discharge

According to NR151.123(1), BMPs shall be employed to maintain or reduce the peak runoff discharge rates, to the maximum extent practicable, as compared to pre-development conditions.

The pre-development and post-development peak rates of discharge leaving the site are summarized in the table below. Curve numbers used for the modeling of this site were Class C soils per the soil borings completed by Star Environmental. See **Appendix C** for HydroCAD modeling routing diagrams, summaries, and node listings.

	Pre-Development	Post-Development
	Total (E1)	Total (2L)
1-year 24-hour Peak Flow	0.00 cfs	0.00 cfs
2-year 24-hour Peak Flow	0.00 cfs	0.00 cfs
10-year 24-hour Peak Flow	0.01 cfs	0.00 cfs
100-year 24-hour Peak Flow	0.95 cfs	0.60 cfs

4.4 Protective Area

According to NR151.125(4)(e) areas of post-construction sites from which the runoff does not enter the surface water, including wetlands, without first being treated by a BMP to meet the requirements of 151.122 to 151.123, are exempt from meeting the requirements of the Protective Areas performance standards. Not applicable.

4.5 Summary

The modeling of this site shows that the requirements set by the Department of Natural Resources for total suspended solids, peak discharge, and infiltration can all be met with the proposed design. The site is overdesigned to alleviate the concerns of the community of stormwater runoff.

The Storm Water Management Plan shows basic compliance with accepted engineering practice in hydrology planning and design. The resulting development will function as a positive addition to the community while sustaining environmental benefits in storm water management and quality.

5.0 CONSTRUCTION SITE PERFORMANCE STANDARDS

5.1 Erosion Control

The purpose of this control plan is to provide guidelines that comply with the state and local requirements, as well as to make recommendations regarding erosion control and storm water management. The construction of this development is a critical phase in terms of storm water management and runoff control. Construction site erosion control will help minimize the impact of development, enhance and protect local environment, and protect the surrounding project area by applying best management practices for erosion control at construction sites. This work shall be planned and executed in accordance with the Wisconsin Department of Natural Resources Storm Water Management Technical Standards and/or accepted local engineering practice. The owner/developer will be responsible for erosion control during the process of construction. Silt fence, site vegetation, inlet protection, tracking pad, and erosion mat will be utilized to keep sediment from leaving the construction site.

5.2 Construction Site Erosion Control Measures

The following erosion control devices may be used on the project site at any time during the construction phases to ensure the compliance with NR 216 and local erosion control requirements, as applicable.

a) Silt Fence (WDNR 1056)

Continuous silt fencing will be required along all areas downstream of disturbed area, and around the base of all stockpiled material subject to sediment transportation during rain fall events (stockpiled topsoil, gravel base, etc.). The silt fencing will provide a siltation barrier between the disturbed area and any inlets and ultimately downstream water bodies. All silt fence shall be removed upon completion of the project or when disturbed areas have generated sufficient vegetation to prevent erosion and the threat of sediment reaching inlets and bodies of water.

b) Site Vegetation

Existing site vegetation outside of project limits shall be protected and maintained to the maximum extent practicable. Existing site vegetation within the project limits shall remain undisturbed until construction schedule warrants disturbance. For disturbed areas vegetation that resists erosion, maintains slow storm water velocities, and retains sediment from runoff shall be provided by the contractor. Temporary seeding may be required for disturbed areas that are subject to long periods of construction inactivity. Temporary vegetation is used when areas are disturbed and may remain unfinished long enough to allow vegetation to grow and assist with erosion control. Permanent vegetation is encouraged as soon as possible in the construction process.

c) Tracking Pad (WDNR 1057)

Stone tracking pads will be constructed at all entrances to the construction site to minimize sediment tracking onto existing streets. A minimum of one construction entrance is required for

the project site. Tracking pads are temporary and will be removed or much of the aggregate will be removed before the site is completed.

d) Non-channel Erosion Mat (WDNR 1052)

The purpose of this practice is to protect the soil surface from the erosive effect of rainfall and prevent sheet erosion during the establishment of grass or other vegetation, and to reduce soil moisture loss due to evaporation. This practice applies to both Erosion Control Re-vegetative Mats (ECRM) and Turf-Reinforcement Mats (TRM).

1. CLASS I: A short-term duration (minimum of 6 months), light duty, organic mat with photodegradable plastic or biodegradable netting.

a. Type A – Use on erodible slopes 2.5:1 or flatter.

b. Type B – Double netted product for use on erodible slopes 2:1 or flatter.

e) Waste and Material Disposal

All waste and unused building materials (including garbage, debris, cleaning wastes, or other construction materials) shall be properly disposed of and not allowed to be carried by runoff into a receiving channel or inlet.

5.3 Operation and Maintenance, Short-term

The owner of this project is directly responsible for implementation and maintenance of the construction site erosion control measures.

The Contractor shall conduct the following inspections:
- Weekly inspections of implemented erosion and sediment controls.
- Inspections of erosion and sediment controls within 24 hours after precipitation event 0.5 inches or greater which results in runoff during active construction periods.

The Contractor shall maintain weekly written reports of all inspections that include:
- The date, time, and exact place of the inspection.
- The name of the individual who performed the inspection.
- An assessment of the condition of erosion and sediment controls.
- A description of any erosion and sediment control implementation and maintenance performed.
- A description of the present phase of construction at the site.

Repairs shall be made immediately, as required, to maintain effectiveness, until permanent vegetation is established. All repairs to erosion control devices shall be documented on the Wisconsin Department of Natural Resources Construction Site Inspection Report (Form 3400-187). A copy of Form 3400-187 can be found in **Appendix F**.

5.4 Operation and Maintenance, Long-term

The OWNER of this project is directly responsible for the operation, inspection, and maintenance of all storm water facilities located within the project site, as described below.

- Bioretention basin:
  Inspection: Look for accumulation of sediment and/or debris in basin and riprap. Length of time water is retained in basin. Look for erosion or damage. Review plant health; look for weeds and grasses encroaching on plants.
  Maintenance: Remove accumulated sediment deposits and/or debris in basin and riprap and repair any eroded or damaged grass areas. Remove any identified weeds or grasses.

Do not plow/store snow in bio-retention basin. Annually mow the side slopes to reduce brush and other large root vegetation that may weaken the berms. Once every five years, deep-till infiltration basin promotes infiltration.

- Grass Swale:
  Inspection: Look for accumulation of sediment and/or debris in pond and riprap. Look for erosion or damage. Review plant/grass health.
  Maintenance: Remove accumulated sediment deposits and/or debris in swale and riprap and repair any eroded or damaged grass areas. If water is retained for more than 24-48 hours after a storm event, replace topsoil by removing the top 6" of topsoil, tilling bottom of basin, installing new topsoil and restoring grass in basin.

6.0 SOIL AND SEDIMENT LOSS DISCHARGE

The Wisconsin DNR requires that all construction sites must lose less than 5 tons per acre of sediment during the construction of the project. The DNR Soil Loss & Sediment Discharge Calculation Tool version 2.0 was used to determine the construction site sediment discharge. Using the worst-case scenario of a fully disturbed site and the maximum possible flow length, the calculations show that the soil loss is 1.7 tons/acre and the sediment discharge is 1.0 tons/acre. This assumes silt fence sediment control practices. This meets the DNR requirements. Calculations are shown in **Appendix E**. Soil Loss map shows the worst case scenario.

APPENDIX A

Location Map

ALTA/NSPS LAND TITLE SURVEY

~for~ AMERCO REAL ESTATE COMPANY
~of~ 1100 NORTH RAILROAD STREET
EAGLE RIVER, WI 54521
ENTITY NUMBER: 868086

BENCHMARK:

NGS BENCHMARK
DESIGNATION: 7H68
PID: DP1777
ELEVATION: 1637.48 (NAVD 88)

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

1 INCH = 40 FEET

CERTIFICATION

I hereby certify to AMERCO Real Estate Company, a Nevada corporation; to U-Haul Co. of Wisconsin; to Landmark Title Assurance Agency; and to First American Title Insurance Company National Commercial Services, that this is a survey of:

The Land referred to herein below is situated in the County of Vilas, State of Wisconsin, and is described as follows:

Part of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4), Section Twenty-eight (28), Township Forty (40) North, Range Ten (10) East of the Fourth Principal Meridian, City of Eagle River, Vilas County, Wisconsin, described as follows:

Beginning at a point on the South side of Airport Road where the West side of the C & NW Ry. Co. right-of-way intersects the South side of said Airport Road as the place of beginning of the land to be described; thence Southerly 50 rods along the West side of said right-of-way; thence Westerly parallel to said Airport Road, 10 rods; thence Northerly, parallel with the aforesaid right-of-way of the C & NW Ry. Co. 50 rods to the South side of said Airport Road, thence Easterly along the South side of said Airport Road, 10 rods to the place of beginning.

EXCEPTING THEREFROM that parcel of land described in Volume 616 Micro Records, Page 288.

and is based upon information found in the commitment for title insurance prepared by First American Title Insurance Company, File No. 8119-6606780, dated effective January 08, 2026 at 8:00 a.m., and that all easements, if any, listed in Schedule B-II on the herein referenced commitment for title insurance, are shown hereon; and that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021, and (ii) pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor licensed in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein and includes Items 1, 2, 3, 4, 5, 7(a), 7(b1), 7(c), 8, 9, 11(b), 13, 14, 16, 17, 19, and 20 (topo details per AMERCO Exhibit B 2025) of Table A thereof. The field work was completed on January 22, 2026.

I further certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Wisconsin.

Date: March 20, 2026

E.G. Rud & Sons, Inc.

Kevin C. McCain, Land Surveyor
Wisconsin License No. S-3270

WISCONSIN
KEVIN C. MCCAIN
S-3270
COON RAPIDS
MINNESOTA
LAND SURVEYOR

GENERAL NOTES

1. Fee ownership is vested in Aspirus Buildings, Inc. Parcel ID Number: 221-1019-06.
2. Address of the surveyed premises: 1100 North Railroad Street, Eagle River, WI 54521
3. Bearings shown hereon are based on the Vilas County Coordinate System.
4. Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Community No. 550461 Panel No. 0670 Suffix B by the Federal Emergency Management Agency, effective date June 5, 2012.
5. Boundary area of the surveyed premises: 118,014± sq. ft. (2.71 acres).
6. There are no marked or striped parking areas onsite.
7. The surveyed premises has direct access to North Bluebird Road, a public street. The city administrator has confirmed that any future access must be to Bluebird Road. Access will not be allowed to Airport Road.
8. Location of utilities existing on or serving the surveyed property determined by:
   - Observed evidence collected pursuant to Section 5.E.iv.
   - Markings and drawings requested by E.G. Rud and Sons, Inc per Diggers Hotline Ticket Nos. 20260306584 and 20260306593.
   - Utility mapping provided by the City of Eagle River.

   Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Diggers Hotlinel locate and other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Contact Diggers Hotline at (800) 242-8511 for verification of utility type and field location, prior to excavation.
9. Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
10. There was no observed evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
11. The surveyor is unaware of any proposed changes in street right of way lines. There was no recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
12. Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Wisconsin winters.
13. There were no wetland markers on site. National Wetland Inventory (NWI) mapping does not show any wetlands on site.
14. First American Title Insurance Company, File No. 8119-6606780, Schedule B-II Survey Related Exceptions:

    14. Limitations imposed upon ingress to and egress from the above described premises to United States Highway 45, more specifically known as South County Line - STH 17 including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin, Recorded: September 24, 1998 Volume 837 of records, Page 76, Document No. 342707 wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statues.
    Authorization for Access to or Across a Controlled-Access Highway recorded July 28, 1999 in Volume 881, Page 381 as Document No. 353566. [Surveyor's note: Access per Doc. No. 353566 is south of the subject property and is shown on the survey.]

    15. Utility Easement to Eagle River Light & Water, its successors and assigns, dated May 03, 2005, recorded/filed May 04, 2005 in Volume 1342, Page 663 as Document No. 431319. [Surveyor's note: Shown on survey.]

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES BOLLARD
- DENOTES CATCH BASIN
- DENOTES CABLE PEDESTAL
- DENOTES ELECTRIC TRANSFORMER/METER
- X 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES FIBER OPTIC BOX
- DENOTES GUY WIRE
- DENOTES HYDRANT
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES LIGHT POLE
- DENOTES SIGN
- DENOTES WATER VALVE
- 99 DENOTES SCHEDULE B-II EXCEPTION NO.
- DENOTES TELEPHONE PEDESTAL
- DENOTES WOOD FENCE
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- OHU DENOTES OVERHEAD UTILITY
- E DENOTES UNDERGROUND ELECTRIC LINE
- GAS DENOTES UNDERGROUND GAS LINE
- CBL DENOTES UNDERGROUND CABLE LINE
- TEL DENOTES UNDERGROUND TELEPHONE LINE
- FIBER DENOTES UNDERGROUND FIBER OPTIC LINE
- BLDSB DENOTES BUILDING SETBACK LINE
- DENOTES CONTROLLED ACCESS PER DOC. NO. 342707
- 2 DENOTES SIGNIFICANT OBSERVATION
- DENOTES DIRECTION OF TRAFFIC FLOW
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE

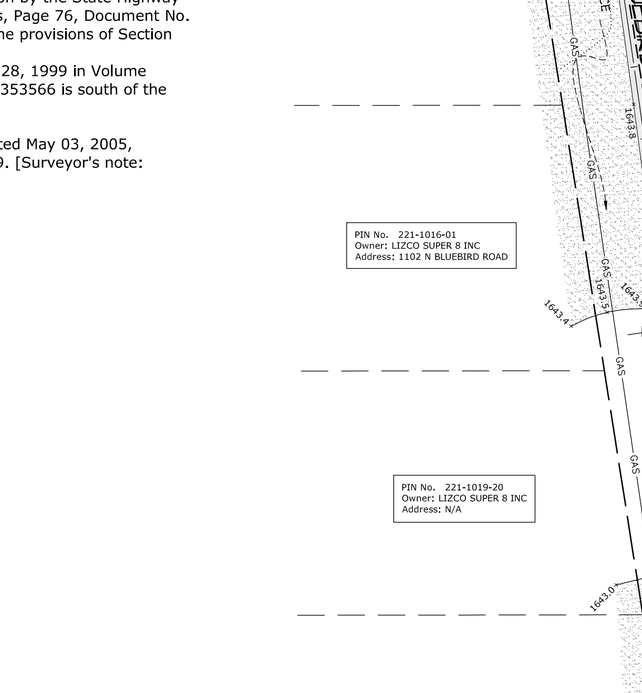
PIN No. XX-XX-XX-XX-XXXX
Owner: X
Address: Unassigned
DENOTES ADJACENT PARCEL OWNER INFORMATION (PER VILAS COUNTY TAX INFORMATION)

TREE DETAIL

960.26 OAK20 2
- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

VICINITY MAP

PART OF SEC. 28, TWP. 40, RNG. 10



VILAS COUNTY, WISCONSIN
(NO SCALE)

SIGNIFICANT OBSERVATIONS

1. There are existing overhead wires and power poles running along the west boundary line. The guy wire crosses the boundary by 14.1 feet.
2. There is a wood privacy fence that lies on/near the southerly boundary line.
3. There is an underground fiber optic line on/near the north boundary line.

DRAWN BY: BPN	JOB NO: 26.0036AB	DATE: 2/10/2026	
CHECK BY: JER	FIELD CREW: DT/CT		
1	3/20/2026	CLIENT COMMENTS	BPN
2			
3			
NO.	DATE	DESCRIPTION	BY

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

ALTA/NSPS LAND TITLE SURVEY

~for~ AMERCO REAL ESTATE COMPANY
~of~ 1100 NORTH RAILROAD STREET
EAGLE RIVER, WI 54521
ENTITY NUMBER: 868086

BENCHMARK:

NGS BENCHMARK
DESIGNATION: 7H68
PID: DP1777
ELEVATION: 1637.48 (NAVD 88)

NORTH

GRAPHIC SCALE

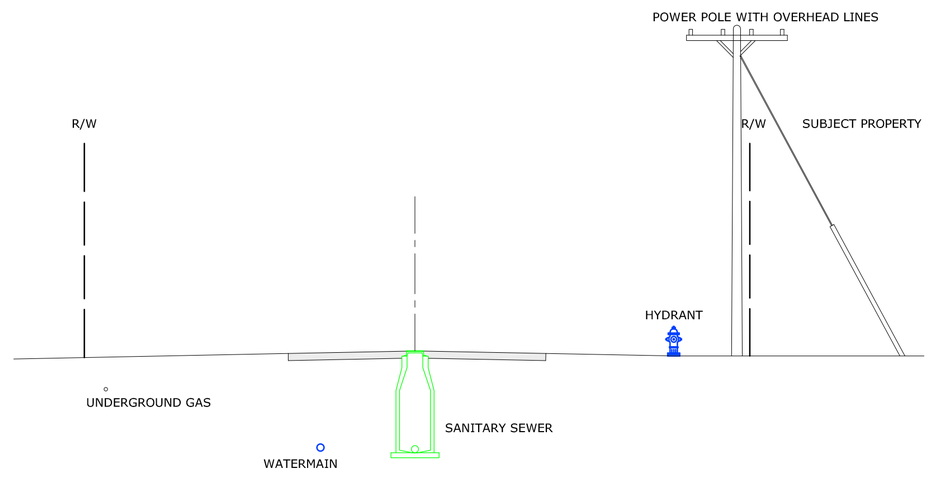
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1 INCH = 40 FEET

WISCONSIN
KEVIN C. MCCAIN
S-3270
COON RAPIDS
MINNESOTA
LAND SURVEYOR

TYPICAL UTILITY LAYOUT

NORTH BLUEBIRD ROAD



PLEASURE ISLAND RD.

AIRPORT ROAD
(PUBLIC ROAD)

99

N89°59'29"E 164.76

SOUTH SIDE OF AIRPORT ROAD AS MONUMENTED

POINT WHERE THE WEST SIDE OF THE C & NW RY. CO. RIGHT-OF-WAY INTERSECTS THE SOUTH SIDE OF AIRPORT ROAD
POINT OF BEGINNING

NEAREST INTERSECTING STREET:
N. ADAMS ROAD: 421± FEET

60 73 133 60

WEST SIDE OF C & NW RY. CO RIGHT-OF-WAY AS MONUMENTED

WEST BOUNDARY LINE AS MONUMENTED

NORTH BLUEBIRD ROAD
VARIABLE WIDTH RIGHT OF WAY
(PUBLIC ROAD)

N08°55'29"W 724.44

(50 RODS DESC.)

S08°56'56"E 724.35

(50 RODS DESC.)

ABANDONED RAILROAD GRADE

NORTH RAILROAD STREET / STATE HIGHWAY 45
(PUBLIC ROAD)

BOUNDARY AREA
118,014 S.F.
(2.71 ACRES)

"NO BUILDINGS OBSERVED"

200.01

15
5 FOOT WIDE UTILITY EASEMENT PER DOC. NO. 431319

165.04
N89°56'44"E

EXCEPTION PER DOC. NO. 281990

(10 RODS DESC.)

133

60 73 60

ACCESS TO HIGHWAY 45 PER DOC. NO. 353586.

14

SITE PHOTO



LEGEND

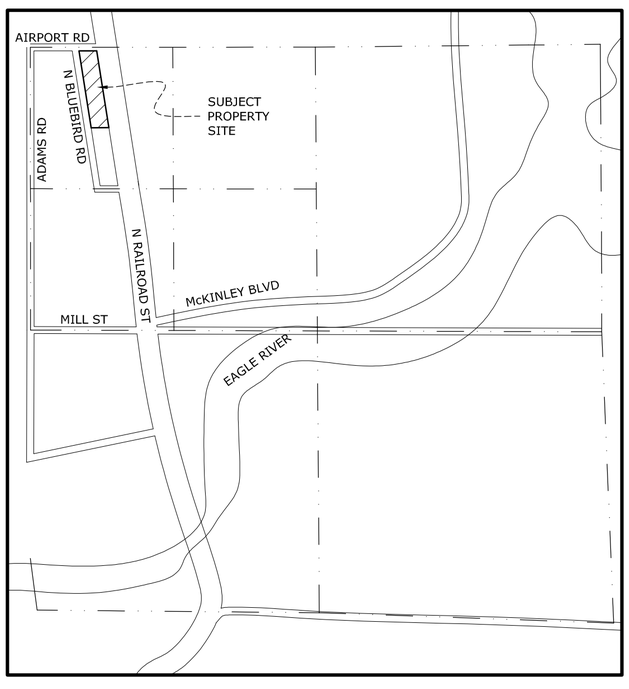
- DENOTES IRON MONUMENT FOUND AS LABELED
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- BLDSB DENOTES BUILDING SETBACK LINE
- DENOTES CONTROLLED ACCESS PER DOC. NO. 347
- (2) DENOTES SIGNIFICANT OBSERVATION
- DENOTES DIRECTION OF TRAFFIC FLOW
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- PIN No. XX-XX-XX-XX-XXXX / Owner: X / Address: Unassigned — DENOTES ADJACENT PARCEL OWNER INFORMATION (PER VILAS COUNTY TAX INFORMATION)

TREE DETAIL

- 950 26 OAK20 2 — DENOTES ELEVATION / TREE QUANTITY / TREE SIZE IN INCHES / TREE TYPE

VICINITY MAP

PART OF SEC. 28, TWP. 40, RNG. 10



VILAS COUNTY, WISCONSIN
(NO SCALE)

SIGNIFICANT OBSERVATIONS

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3. There is an underground fiber optic line on/near the north boundary line.

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EST. 1977
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DRAWN BY: BPN	JOB NO: 26.0036AB	DATE: 2/10/2026
CHECK BY: JER	FIELD CREW: DT/CT	

NO.	DATE	DESCRIPTION	BY
1	3/20/2026	CLIENT COMMENTS	BPN
2			
3			

S:\RUD\CAD\26PROJ\260036AB\260036-AB.DWG

APPENDIX B

Geotechnical Data



Map Scale: 1:1,340 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Vilas County, Wisconsin
Survey Area Data: Version 23, Sep 10, 2025

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

Date(s) aerial images were photographed: Aug 16, 2021—Sep 1, 2021

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
3174B	Rubicon sand, 0 to 6 percent slopes	A	3.1	100.0%
Totals for Area of Interest			**3.1**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

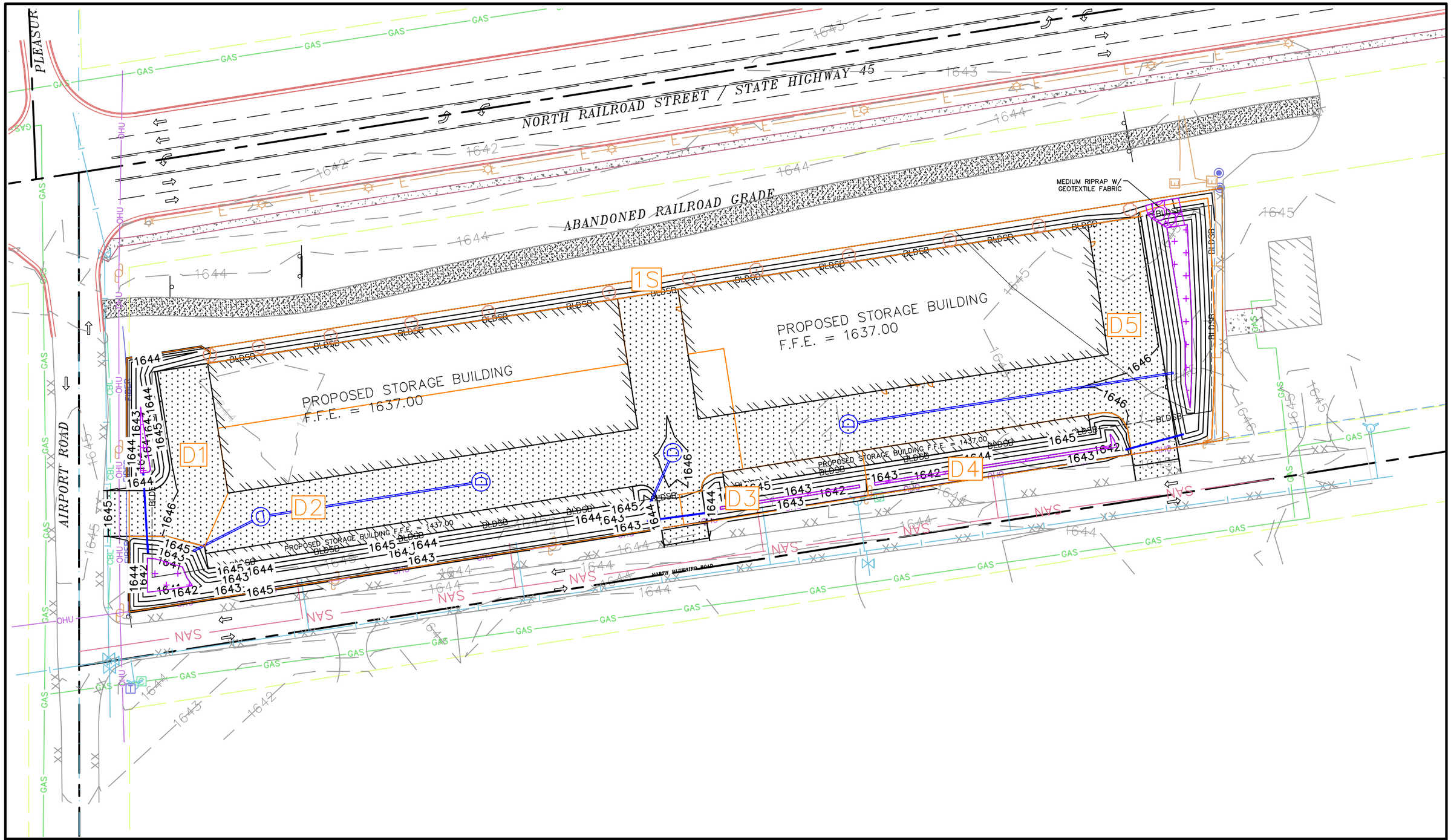
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX C

Existing & Proposed Drainage Map and Calculations



STAMP/SIGNATURE:	REVISIONS		
	BY	DATE	DESCRIPTION

TITLE PAGE: *PROPOSED CATCHMENT AREA*

PROJECT: *U-HAUL EAGLE RIVER*

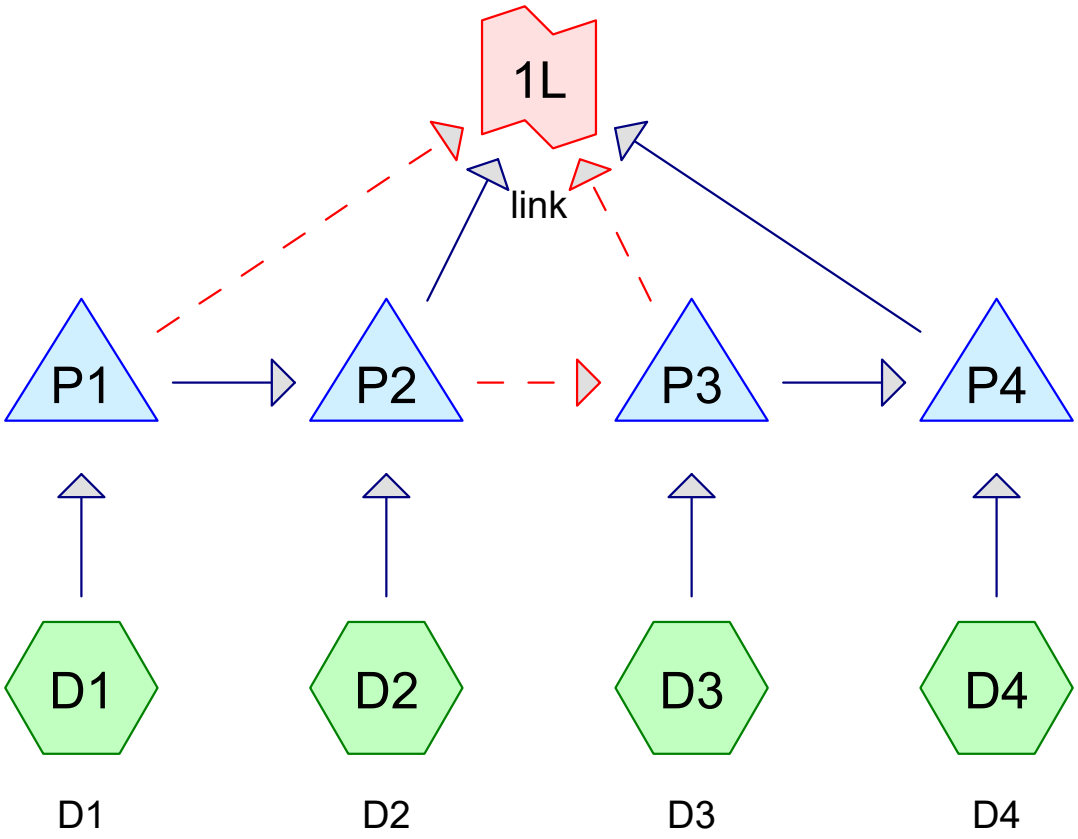
LOCATION: *CITY OF EAGLE RIVER*
VILAS COUNTY, WISCONSIN

VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
PHONE NO.: (715) 241-0947
EMAIL: dustin@vreelandassociates.us
WEBSITE: www.vreelandlandsurveying.com
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PREPARED FOR: *DAVID BARNES*

PLAN DATE: *MAY 28TH, 2026*

DESIGNER: DUSTIN VREELAND	
SURVEYED BY: OTHERS	
FILE NO.: 26-0159	
ORIGINAL PLAN DATE: 5/28/26	
SCALE:	1" = 60'
SHEET	PROP



Subcat Reach Pond Link

Routing Diagram for 26-0159 north
Prepared by Vreeland Associates, Printed 7/1/2026
HydroCAD® 10.20-8a s/n 09881 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	MSE 24-hr	4	Default	24.00	1	2.22	2
2	2-Year	MSE 24-hr	4	Default	24.00	1	2.56	2
3	10-Year	MSE 24-hr	4	Default	24.00	1	3.79	2
4	100-Year	MSE 24-hr	4	Default	24.00	1	6.43	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.369	39	>75% Grass cover, Good, HSG A (D1, D2, D3, D4)
0.026	98	basin (D1, D2, D3, D4)
0.656	98	building (D1, D2, D3, D4)
0.504	98	parking lot (D1, D2, D3)
1.555	**84**	**TOTAL AREA**

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	P1	1,642.15	1,642.00	55.0	0.0027	0.012	0.0	12.0	0.0	
2	P2	1,643.15	1,643.00	55.0	0.0027	0.012	0.0	12.0	0.0	
3	P4	1,643.63	1,643.52	40.0	0.0028	0.012	0.0	12.0	0.0	

Time span=0.00-40.00 hrs, dt=0.05 hrs, 801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment D1: D1 Runoff Area=0.421 ac 90.02% Impervious Runoff Depth=1.79"
Tc=10.0 min CN=WQ Runoff=0.91 cfs 0.063 af

Subcatchment D2: D2 Runoff Area=0.934 ac 78.59% Impervious Runoff Depth=1.57"
Tc=10.0 min CN=WQ Runoff=1.75 cfs 0.122 af

Subcatchment D3: D3 Runoff Area=0.081 ac 39.51% Impervious Runoff Depth=0.79"
Tc=10.0 min CN=WQ Runoff=0.08 cfs 0.005 af

Subcatchment D4: D4 Runoff Area=0.119 ac 34.45% Impervious Runoff Depth=0.69"
Tc=10.0 min CN=WQ Runoff=0.10 cfs 0.007 af

Pond P1: Peak Elev=1,643.07' Storage=468 cf Inflow=0.91 cfs 0.063 af
Discarded=0.06 cfs 0.036 af Primary=0.69 cfs 0.027 af Secondary=0.00 cfs 0.000 af Outflow=0.73 cfs 0.063 af

Pond P2: Peak Elev=1,643.07' Storage=3,142 cf Inflow=2.44 cfs 0.149 af
Discarded=0.31 cfs 0.149 af Primary=0.00 cfs 0.000 af Secondary=0.00 cfs 0.000 af Outflow=0.31 cfs 0.149 af

Pond P3: Peak Elev=1,641.70' Storage=69 cf Inflow=0.08 cfs 0.005 af
Discarded=0.01 cfs 0.005 af Primary=0.00 cfs 0.000 af Secondary=0.00 cfs 0.000 af Outflow=0.01 cfs 0.005 af

Pond P4: Peak Elev=1,642.01' Storage=85 cf Inflow=0.10 cfs 0.007 af
Discarded=0.04 cfs 0.007 af Primary=0.00 cfs 0.000 af Outflow=0.04 cfs 0.007 af

Link 1L: link Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af

Total Runoff Area = 1.555 ac Runoff Volume = 0.197 af Average Runoff Depth = 1.52"
23.73% Pervious = 0.369 ac 76.27% Impervious = 1.186 ac

APPENDIX E

Soil Loss and Sediment Discharge Map and Calculations

Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.1 (12-05-2024)

WISCONSIN DEPT. OF NATURAL RESOURCES

YEAR 1

Developer: U-Haul

Project: U-Haul Eagle River

Date: 05/28/26

County: Vilas

Version 2.1

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	07/01/26	04/01/27	64.2%	100	Sand	0.15	1.2%	195	0.17	1.00	1.7	0.924	Silt Fence	0.9
Seed with Mulch or Ero	04/01/27	06/01/27	16.4%	100	Sand	0.15	1.2%	195	0.17	0.10	0.0	0.924	Silt Fence	0.0
End	06/01/27	-----	-----	-----	-------	-----	1.2%	195	0.17	------	-----	0.000		0.0
		-----	-----	-----	-------	-----	1.2%	195	0.17	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	1.2%	0	-----	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	0.0%	0	-----	-----	-----	0.000		0.0
										TOTAL	**1.7**		**TOTAL**	**1.0**
													% Reduction Required	**NONE**

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.
The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

4/15-6/1 and Thaw-6/30		8/1-8/21	Turf, introduced grasses and legumes Native Grasses, forbs, and legumes

Designed By:	Dustin Vreeland
Date	5/28/2026

APPENDIX F

State of Wisconsin Construction Site Inspection Report

State of Wisconsin
Department of Natural Resources (DNR)
PO Box 7921, Madison WI 53707-7921
dnr.wi.gov

CONSTRUCTION SITE INSPECTION REPORT

Form 3400-187 (R 11/16)

Notice: This form was developed in accordance with s. NR 216.48 Wis. Adm. Code for WPDES permittees' convenience; however, use of this specific form is voluntary. Multiple copies of this form may be made to compile the inspection report. Inspections of the construction site and implemented erosion and sediment control best management practices (BMPs) must be performed weekly and within 24 hours after a rainfall event 0.5 inches or greater.

Construction Site Name and Location (Project, Municipality, and County):	**Site/Facility ID No. (FIN):**
Onsite Contact/Contractor:	**Onsite Phone/Cell:**

Note: Inspection reports, along with erosion control and storm water management plans, are required to be maintained on site in accordance with s. NR 216.48 (4) and made available upon request. PLEASE PRINT LEGIBLY.

Date of inspection:

Time of inspection:
Start: _____ ◯ **am** ◯ **pm**
End: _____ ◯ **am** ◯ **pm**

Type of inspection: ◯ **Weekly** ◯ **Precipitation Event** ◯ **Other (specify)**

Weather/Site Conditions:

Temp. _____ **°F** **Antecedent Soil Moisture**

◯ **Dry** ◯ **Frozen or snow covered**
◯ **Variable** ◯ **Frozen (Thaw predicted in next week)**
◯ **Wet** ◯ **Melting Snow/slush**

Last Rainfall Depth: _____ **inches**

Last Rainfall Date: _____

Describe current phase of construction:

Scheduled Final Stabilization Date for Universal Soil Loss Equation (USLE) [1] :

Project on Schedule[2]? ◯ **Yes** ◯ **No**

Name(s) of individual(s) performing inspection:

Inspector Phone/Cell:

I certify that the information contained on this form is an accurate assessment of site conditions at the time of inspection:

Inspector Signature _____ **Date:** _____

Inspection Questions:	**Yes**	**No (Identify Actions Required):**	**Location/Comments:**	**Actions Completed by Date & Initials**
1. Is the erosion control plan accessible to operators?	☐	☐ Provide onsite copy		
2. Is the permit certificate posted where visible?	☐	☐ Post certificate		
3. Is the current phase of construction on sequence with the site-specific erosion and sediment control plan, including installation/stabilization of ponds and ditches?	☐	☐ Add sediment control ☐ Install missing ditch/pipe/pond ☐ Stabilize bare soil		
4. Are all erosion and sediment control BMPs shown on plan properly installed and in functional condition?	☐	☐ Repair ☐ Modify ☐ Install/Replace		
5. Is inlet protection properly installed and functioning in all inlets likely to receive runoff from the site?	☐	☐ Clean ☐ Replace ☐ Install		
6. Is the air free of fugitive dust resulting from construction activity and bare soil exposure?	☐	☐ Apply water ☐ Apply dust control product		

[1] The Universal Soil Loss Equation (USLE) model and the Construction Site Soil Loss and Sediment Discharge Guidance are available at: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html

[2] If the project is not on schedule then the soil loss summary for the project should be reviewed and schedule, plan or practices modified accordingly.

CONSTRUCTION SITE INSPECTION REPORT

Inspection Questions:	Yes	No (Identify Actions Required):	Location/Comments:	Actions Completed by Date & Initials
7. Is the public right of way curb line free of tracked soil and accumulation?	☐	☐ Install tracking pad ☐ Widen/lengthen pad ☐ Amend stone/Add geotextile ☐ Install wheel washing station ☐ Close entrance/exit ☐ Limit traffic across disturbed areas ☐ Sweep road and curb line		
8. Are wetlands, lakes, streams, ditches, or storm sewers downstream of the site free of sedimentation and turbid water leaving the site?[3]	☐	☐ Repair/Replace erosion control ☐ Add sediment controls ☐ Modify operations ☐ Contact DNR to verify extent of cleanup required		
9. Is dewatering and/or vehicle and equipment washing being done in a manner that prevents erosion and sediment discharge?	☐	☐ Install treatment train ☐ Install energy dissipation ☐ Modify discharge location ☐ Modify intake to reduce sediment		
10. Are soil stockpiles existing for more than 7 days covered and stabilized?	☐	☐ Seed ☐ Install mat/mulch/polymer ☐ Cover with tarp/plastic sheeting		
11. Are downstream channels and other downhill areas protected from scour and erosion?	☐	☐ Install energy dissipation at outfall ☐ Install ditch checks ☐ Install slope interruption ☐ Install onsite detention		
12. Are good housekeeping practices or treatment controls in place to prevent the discharge of chemicals, cement, trash, and other materials into wetlands, waterways, storm sewers, ditches, or drainage-ways?[4]	☐	☐ Properly dispose of trash ☐ Provide concrete washout station ☐ Contact DNR to verify extent of cleanup required		
13. Is the plan reflective of current site operations and does it address all erosion and sediment control issues identified during the inspection?	☐	☐ Revise sequence ☐ Revise sediment control BMP ☐ Revise erosion control BMP ☐ Revise post-construction storm water BMP		
14. Are all areas where construction has temporarily ceased (and will not resume for more than 2 weeks) temporarily stabilized?	☐	☐ Topsoil & seed ☐ Install mat/mulch/polymer ☐ Cover with tarp/plastic sheeting		
15. Are all areas at final grade permanently vegetated or stabilized with other treatments?	☐	☐ Topsoil & seed ☐ Install mat/mulch/polymer ☐ Sod ☐ Install stone base		
16. Have temporary sediment controls been removed in areas of the site that meet the permit definition of 'final stabilization'?	☐	☐ Water to establish vegetation ☐ Repair or reseed areas ☐ Remove temporary practices		

3 If sediment discharge enters a wetland or waterbody, the permittee should consult with DNR staff to determine if sediment cleanup and/or additional control measures are required.

4 The permittee shall notify the DNR immediately via the spills hotline at (800)943-0003 of any release or spill of a hazardous substance to the environment in accordance with s. 292.11, Wis. Stats., and ch. NR 706, Wis. Adm. Code.

Authentisign ID: 33B40AEE-5875-F111-AC9C-000D3A1CFDCD

4701 W. Scroeder Dr.
Brown Deer, WI. 53223
414-630-1744
mkarimi@msn.com

WISCONSIN INVESTMENT REALTY

June 30, 2026

Eagle River City Council
City of Eagle River
525 E Maple St.
Eagle River, WI 54521

SUBJECT PROPERTY	1114 N Bluebird Road, Eagle River, Wisconsin
PREPARED BY	Rudy Gudgeon, Wisconsin Investment Realty
EFFECTIVE DATE	June 30, 2026
PURPOSE	Broker Opinion of Value, and the anticipated effect of the proposed self storage facility across Highway 45 on the value of the property and business.

Members of the Eagle River City Council:

My name is Rudy Gudgeon, and I am a licensed real estate sales person with Wisconsin Investment Realty/North Shore Realty Group. For thirty years my practice has centered on the sale, valuation, and operation of various businesses including restaurants, breweries, and other hospitality businesses throughout Wisconsin. That work sits squarely on the class of property at issue here, owner operated food and beverage real estate whose worth depends as much on the business it houses as on the land beneath it. I bring both transactional and operational experience to the opinion that follows.

On June 9, 2026, Jessica Bortolotti engaged me to address two questions. The first is the current value of her property at 1114 N Bluebird Road in Eagle River. The second is how the self storage facility now proposed across Highway 45, at 1100 N. Railroad Street would affect the value of the business she operates there. This letter responds to both. It is offered as a Broker Opinion of Value grounded in my market experience and professional judgment, and not as a certified appraisal.

Property and Business Overview

The subject property fronts Highway 45 on the approach into Eagle River and is home to two related enterprises that Ms. Bortolotti owns and operates, the restaurant Bortolotti's Cin Cin and the catering business Jessica's Cucina Catering.Its position on the highway, at the point where arriving visitors form their first impression of this part of town, is central to how the property performs and therefore to how it should be valued.

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The value of a property of this kind rests on two layers. The first is the real property itself, the land and improvements, which an appraiser would analyze through the cost, sales comparison, and income approaches. The second is the going concern value of the operating business, which reflects the revenue the location produces and the goodwill it has earned. For a highway restaurant in a tourism market these layers are not independent. The building's exposure to Highway 45 is a large part of what allows the business to generate the revenue that gives the property its income value. Anything that impairs that exposure reaches the going concern value first, and through it the value of the property as an operating restaurant.

The Proposal and the Concerns Raised

The matter before the Council is a large self storage facility proposed for the parcel directly across Highway 45 from the subject property and from the neighboring Tribute Brewing. Ms. Bortolotti has raised three concerns, which in my assessment are well founded and closely related. First, the scale of the proposed building would stand between Highway 45 traffic and her signage and cut the line of sight that a highway business depends on. Second, a low activity use with a utilitarian appearance would reduce the passing exposure her business relies on and degrade the arrival experience that a destination restaurant sells. Third, the parcel currently carries the Eagle River community welcome sign, a landmark that visitors routinely stop to photograph, and replacing it with a storage building would work against the identity the town has cultivated for a century and a half.

Analysis by Impact

Line of Sight and Highway Visibility

For a business set on a highway rather than in a walkable downtown, visibility from the road is the single most valuable and continuous marketing asset it owns. Every vehicle that passes is an impression, and unlike paid advertising that exposure runs for every hour the road is in use and costs the owner nothing. The subject property's location on the approach into Eagle River gives it exactly this advantage. A large structure placed between the highway and the property's signage narrows the window in which approaching drivers can see and register the business, and it does so for traffic in both directions. What is lost is not only the sign but the accumulated impressions that convert, across a season, into customers coming through the door. In my experience valuing highway hospitality properties, a sustained impairment of visibility is among the more reliable indicators of softening revenue at an operating restaurant, because the exposure that is lost cannot easily be replaced.

Experiential and Aesthetic Impact

A restaurant and a patio brewery sell more than food and drink. They sell an experience that begins at the roadside, with the first impression a visitor forms on approach, and that impression is part of what the going concern value capitalizes. A self storage facility presents blank metal walls, perimeter fencing, and rows of garage doors, and it would face the very stretch of highway that shapes a visitor's first read of this part of town. For Ms. Bortolotti's restaurant, and for Tribute Brewing beside it, both of which trade on atmosphere and a sense of place, an industrial frontage directly across the road works against the setting they have invested in and rely upon. The harm here is qualitative, but it is real, and it compounds the visibility loss rather than standing apart from it.

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District Vitality and Adjacent Activity

Land uses feed one another. A restaurant, a brewery, and comparable retail generate steady traffic through the day and into the evening, and that activity spills over to the benefit of neighboring businesses. Self storage does the opposite. By design it is a low activity use that draws few visitors and contributes little of the passing energy that helps a hospitality corridor feel alive and worth stopping for. Devoting an active gateway parcel to a use that adds almost nothing to the surrounding commercial rhythm removes support that adjacent operators such as Ms. Bortolotti quietly depend on.

Traffic, Security, and Evening Ambiance

Self storage facilities commonly provide extended or continuous access, which introduces intermittent vehicle and truck movement at hours when a restaurant is working to hold an unhurried evening atmosphere. Facilities of this type can also invite loitering and late activity in a way that active, staffed businesses do not. For a restaurant whose dinner service and outdoor seating depend on a calm and secure setting, and whose guests park and walk in the evening, the character of what sits directly across the highway matters. This factor is smaller than visibility, but it is genuine, and it points in the same direction.

Maintenance and Proximity to Food Service

There is a further risk that a seasoned operator learns to watch for. Storage facilities that are not diligently maintained can develop pest, odor, and code problems, and the proximity of any such condition to food establishments is a legitimate concern for the operators next to it. I raise this not as a certainty but as a foreseeable risk, one that depends on the standard to which the facility is built and maintained, and one the Council is well positioned to weigh.

Community Identity and the Welcome Sign

Eagle River presents itself to the traveling public as a northwoods destination with a long and distinct identity. The welcome sign on the subject parcel is a small but real part of that presentation, a place visitors stop to photograph and a marker of arrival that reinforces the town's brand at the very moment a first impression forms. Replacing it with a utilitarian storage building trades a gateway image the community has carefully cultivated for the least evocative use a prominent corner can hold. The cost of that trade appears on no single balance sheet, yet it is felt by every business in the corridor that benefits from Eagle River reading, to the arriving visitor, as a place worth stopping.

Municipal Economics

Finally, the Council has its own economic interest in how this corridor develops. Measured per acre, restaurants and retail generate materially more sales tax, more employment, and more visitor spending than self storage, which once built is a lightly staffed and low sales use. A gateway parcel on the highway approach to a tourism town is, by ordinary highest and best use reasoning, better suited to a use that captures visitor spending than to one that does not. In allocating a prominent corridor parcel to storage, the city would forgo the recurring public revenue and the corridor vitality that a more active use in that location would produce.

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Opinion on Value Impact

Taken together, it is my opinion that the proposed self storage facility carries a real and adverse risk to the value of Ms. Bortolotti's business, and through it to the value of her property as an operating restaurant. I want to be measured about the basis for that opinion. Formal, published studies that isolate the effect of a specific adjacent land use on a specific restaurant's revenue are limited, and I will not represent otherwise. What I can offer is the judgment of thirty years spent valuing and operating properties of exactly this kind, applied through established appraisal and market principles. Those principles hold that a highway business's visibility is a core driver of its revenue, that impaired visibility and a degraded approach erode going concern value even when the land and building are physically unchanged, and that the income a property commands as a restaurant moves with the health of the business it houses.

For that reason my opinion is directional, and I frame it as risk rather than as a guaranteed figure. I would expect the primary impact to fall on the going concern value of the business, through a measurable reduction in visibility driven traffic and revenue, with a secondary effect on the value of the property as income producing restaurant real estate. I would not expect a meaningful change in the value of the land and improvements considered in isolation, and that distinction is precisely the point. A property can lose value as a functioning business without losing a square foot of ground, and it is that loss which is most likely to go unrecorded in a narrow reading of the proposal.

As to the current value of the subject property, I am providing my figure with the supporting comparable data under separate cover, expressed as a value range for the property in its present condition and use. Should the facility be approved and built as proposed, my opinion is that the reasonable expectation is downward pressure on the going concern component of that value over the seasons that follow, with the magnitude depending on the final scale, siting, and appearance of the facility.

Scope of Opinion and Limiting Conditions

This letter is a Broker Opinion of Value rather than an appraisal prepared under the Uniform Standards of Professional Appraisal Practice, and it should be read as the professional judgment of a broker experienced in hospitality property. It rests on my knowledge of the subject property and its market, on comparable data gathered for the property in its present condition and use, and on the facts regarding the proposed facility as they have been presented to me. Where those facts change, and in particular the final scale, siting, height, and appearance of the proposed building, my conclusions may change with them. I have assumed that the information provided to me is accurate, and I have not performed an independent audit of the business's financial records for purposes of this letter.

The opinions expressed here concern the direction and the relative magnitude of the likely value effects, and they are not a guarantee of any particular financial result, which will always depend on management, market conditions, and factors beyond the matter now before the Council. This letter is provided for the Council's use in its deliberations on the proposed facility. I confirm that my compensation for preparing it is not contingent on the conclusions reached or on any action the Council may take, that I hold no undisclosed interest in the subject property or in the proposed facility, and that the opinions given here are my own and are offered in good faith.

Authentisign ID: 33B40AEE-5875-F111-AC9C-000D3A1CFDCD

I offer this opinion to assist the Council in weighing a decision that reaches well beyond a single parcel, to the character and the economic health of the highway corridor that serves as Eagle River's front door. Ms. Bortolotti has built a restaurant and a catering business whose value is tied directly to the exposure and the setting this stretch of Highway 45 provides, and it is that value, the going concern on which her livelihood rests, that the proposal places most directly at risk. I would welcome the opportunity to expand on any part of this letter or to answer the Council's questions.

Respectfully submitted,

Authentisign
Rudy Gudgeon

Rudy Gudgeon
Licensed Real Estate Sales Person, State of Wisconsin
Wisconsin Investment Realty/North Shore Realty Group
License No. 79833-94
Telephone: C. 414-630-1744 or O. 414-377-7004
Email: mkarimi@msn.com

Eliason Realty
OF THE NORTH, LLC
EliasonRealty.com

June 25, 2026

Realtor Opinion Regarding Potential Market Impact of Proposed Adjacent Development

Bortolotti's Cin Cin – 1114 N Bluebird Rd, Eagle River, WI

I have been asked to provide my professional opinion regarding the potential impact that the proposed adjacent commercial development (U-Haul facility at 1100 N Railroad St, Eagle River, WI) may have on the subject property's (1114 N Bluebird Rd) marketability and overall value.

As a real estate agent actively involved in the local market, it is my opinion that the proposed development would likely have some negative impact on the property's marketability and, as a result, could negatively influence its market value.

Commercial buyers don't evaluate a property for the property only…they also consider what surrounds it. The proposed development would likely be located directly between the subject property and the main highway, reducing the property's visibility from one of the area's primary traffic corridors. For a restaurant or other customer-oriented business, highway visibility and overall curb appeal are often important factors in attracting customers and maintaining long-term value.

That said, it is not possible to accurately determine the extent of any impact before the project is completed and exposed to the open market. The final design, landscaping, screening, traffic patterns, and overall operation of the facility will all influence how the market ultimately reacts. Every buyer values these factors differently, making it impossible to reliably assign a specific dollar amount or percentage reduction in value at this time.

Based on my experience in the local real estate market, I believe the proposed development would likely have some adverse effect on the property's desirability to at least a portion of the buyer pool and could therefore negatively impact market value. However, any attempt to quantify that impact today would be speculative.

This opinion is based solely on my experience marketing and selling real estate in the local market and is intended as a broker's professional opinion rather than a certified appraisal.

Joe Misina
Eliason Realty of the North, LLC
Cell (715) 891-7701
JoeMisina.EliasonRealty.com | Joe@EliasonRealty.com

ELITE
REALTY GROUP

Mary F. Rufledt
Broker/Owner
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June 26th, 2026

To whom it may concern,

My name is **Mary F. Rufledt**, and I am the *Broker/Owner of Elite Realty Group, LLC*. I have been serving buyers, sellers, investors, and business owners throughout Wisconsin & Minnesota for nearly three decades now, specializing in residential, commercial, and investment real estate.

I am writing in support of my client, **Jessica Bortolotti (Key 23 Investments)**, a respected local business owner in the Eagle River community. Through my work with Jessica, I have come to appreciate not only her commitment to her own business, but also the positive impact that these locally owned establishments have on the character and economic vitality of the area.

As a real estate professional, I understand that **responsible** growth and development are important. I am all for growth, but ***commercial growth must be smart growth***. However, I also recognize that the location and nature of a development can have lasting consequences for neighboring businesses, property values, visibility, traffic patterns, and the overall appeal of a commercial corridor. While I support responsible economic growth, I have concerns that the proposed U-Haul storage development in this location could have a significantly negative impact not only on Jessica's business but also on those of neighboring businesses that have helped shape the Eagle River community. To place a large storage building directly within the sight line of not only Jessica's personal business, but also others in the area would directly hinder their day-to-day operations.

I respectfully ask that careful consideration be given to the location of this proposed development and the potential effects it may have on the established local businesses that have invested in and contributed to the area for many years.

Thank you.

Respectfully,



Mary F Rufledt
Broker/Owner

Robin Ginner

From: Vito S. Bortolotti <v.s.bortolotti@gmail.com>
Sent: Wednesday, July 1, 2026 11:23 AM
To: Robin Ginner
Subject: Fwd: Another round of Letters/ Emails for the July 2nd Meeting

---------- Forwarded message ---------
From: **Ally Ramesh** <ally@burkettrealty.com>
Date: Wed, Jul 1, 2026, 9:14 AM
Subject:
To: v.s.bortolotti@gmail.com <v.s.bortolotti@gmail.com>

Good afternoon Mr. Bortolotti,

It was very nice to meet you! Your family has a wonderful business.

My opinion is based solely on general real estate market observations. I believe the proposed development can have a negative impact on the restaurant's visibility from the highway, which may affect customer exposure and traffic patterns. Reduced visibility is generally considered a factor that can negatively influence the marketability and potential resale value of a business. A qualified business appraiser or valuation expert would be best suited to quantify any impact.

--

Ally Ramesh 🎄
REALTOR® | Century 21 Burkett & Associates
906-284-2918 | ally@burkettrealty.com
Serving All of Northern Wisconsin

JUNE 30, 2026

SUBJECT: STORAGE UNIT/CIN CIN PLANNING COMMISSION MEETING

To Whom It May Concern,

I am writing in my capacity as a licensed Wisconsin REALTOR® with experience marketing commercial and residential properties throughout Northern Wisconsin.

This letter is not intended to express support for or opposition to the proposed development or conditional use permit. Rather, I am offering a professional opinion regarding how adjacent land uses can influence the marketability of neighboring commercial properties.

The Cin Cin restaurant benefits from its visibility along US Highway 45 and the ambiance it provides its patrons. From a real estate perspective, customer-facing businesses often rely not only on location, but also on the surrounding environment and overall dining experience. Should the proposed climate-controlled storage facility substantially alter the existing views or visual setting, it is my opinion that it could negatively affect the property's marketability and the ambiance that contributes to its appeal for customers.

My comments are limited to general real estate principles regarding commercial marketability and should not be interpreted as an opinion on the proposed project itself or its approval.

Respectfully,

Drea Myszka
Wisconsin Licensed REALTOR®

ShoreWEST REALTORS

Minocqua (800) 472-3410
Eagle River (800) 282-1774
Rhinelander (800) 472-7334
Manitowish Waters (800) 433-9494

shorewest.com

June 29, 2026

Vito Bortolotti
1114 N. Bluebird
Eagle River, WI 54521

Cin Cin Value

Sir,

Some information regarding your property located at 1114 N. Bluebird Rd, Eagle River, Wisconsin.

Assessed value is	$210,500
Fair Market Value is	$233,800
Most recent sale, 11/2016	$106,000

My estimate of value of the real estate, excluding the business is $290,000

Should a structure be built in front of the restaurant blocking visibility, my opinion of value drops to $265,000.

I will be most happy to discuss.

Best regards,

James Mulleady
Shorewest Realtors

Public Comments Received
U-haul Storage Facility - 1100 N Bluebird Road

Date	Name	Address	Comments			
			Pro	Against	Form	
04/27/26	*Alice Kramer*	*ERHS*		*x*	*Email*	*Read into the record at the 5/7/26 meeting*
04/30/26	*Vito Bortolotti*	*112 W Illinois and 1114 N Bluebird*		*x*	*Email*	
04/30/26	*Jessica Bortolotti*	*112 W Illinois and 1114 N Bluebird*		*x*	*Email*	
05/04/26	*Karen Sailor*	*COER (address unknown)*		*x*	*Email*	
05/04/26	*Deborah Magee*	*537 N Bond Street*		*x*	*Email*	
05/07/26	*Dottie Reeder*	*Town of Lincoln*		*x*	*Email*	
05/07/26	*Chelsea Sims*	*213 E Wall Street, Apt 4*		*x*	*Email*	
05/07/26	*Wendy Harris*	*Town of Lincoln*		*x*	*Email*	
05/07/26	*Carol Marshall*	*Town of Lincoln*		*x*	*Email*	
05/07/26	*Kari Kirschbaum*	*COER (address unknown)*		*x*	*Email*	
05/27/26	Patricia Michel	Address unknown		x	Email (attached)	Read into the record at the 6/4/26 meeting
05/27/26	Megan Levande	103 N Second Street		x	Email (attached)	
05/28/26	Linda Goller	Address unknown		x	Email (attached)	
06/01/26	Kira Oas	Town of Lincoln		x	Email (attached)	
06/01/26	Scott & Terri Gold	424 Raspberry Lane, Apt 9		x	Written Note	
06/01/26	Brian Justice	118 S. Main Street		x	Email (attached)	
06/03/26	Nan Andrews	Town of Lincoln		x	Email (attached)	
07/01/26	Carol Marshall	Town of Lincoln		x	Email (attached)	Received for 7/2/26 meeting
07/02/26	Aaley Schiessl-Moore	Town of Phelps		x	Email (attached)	
07/02/26	Kira Oas	Town of Lincoln		x	Email (attached)	
07/02/26	Chelsea Sims	213 E Wall Street, Apt 4		x	Email (attached)	

Robin Ginner

From: Wendy Harris <mikewendyharris08@gmail.com>
Sent: Thursday, May 7, 2026 9:34 AM
To: Robin Ginner
Subject: May 7 council meeting

Planning Committee Members,

My email is to express concern regarding the building of additional storage units, especially ones on prime real estate visible to all who are here to enjoy the beautiful Northwoods. These units, all over the area, appear to be an unfortunate side effect of life in the recreational beauty of Wisconsin's Northwoods.

I have attended several city council meetings and a major issue driving the meetings has been how to best generate revenue. Not only are rental units an eyesore, they provide the area with extremely limited job opportunities. The Planning Committee should take a "hard look" at what too many storage units do to the beauty of the area and the committee should focus on projects that would continue to promote the beauty of what this wonderful area has to offer while offering jobs and a better life for the those who want and choose to live here.

Sincerely,

Wendy Harris
1895 Morey Rd
Eagle River (town of Lincoln)

Robin Ginner

From: Kari Kirschbaum <kkirschbaum@gmail.com>
Sent: Thursday, May 7, 2026 10:44 AM
To: Robin Ginner; COER Wards 3 & 4; COER Mayor; adamgrassl@icloud.com; johnhletko@gmail.com; alex@larrymeyerconstruction.com; erdpw@eagleriver.gov
Subject: Public comment regarding Amerco Conditional Use Permit and Riverside Park

Dear Planning Commission Members

As a property owner in the city of Eagle River, I am writing to encourage you to reject the Conditional Use permit requested by Amerco Real Estate Company to develop self storage units at 1100 N. Railroad Street. While I understand that there is a demand for storage units, they are unsightly and should not be located along our primary routes into town. There are less impactful locations for them, and these prime spots along major thorofares would be better used by businesses that actually generate economic activity and employ more local people. A self storage unit in this particular location will negatively impact nearby businesses, such as Tribute and Cin Cin. Both have outdoor seating areas that would be less attractive next to large storage sheds with 24-hour lighting.

Local leaders can utilize tools, such as zoning, to influence how their town is developed, so that it benefits rather than harms the community as a whole. Local municipalities have failed to show this leadership, and we now have so many storage units we should probaly change our nickname from the Snowmobile Capital of the World to the Storage Unit Capital of the World. Our local economy depends on tourism, which can only flourish if our town and surrounding areas are visually attractive to visitors, and retain the "Northwoods" appeal that people come here for. If we allow storage units to become much more of a dominant feature in our community, it will impact our attractiveness to visitors.

I encourage the Planning Commission to reject this conditional use permit, and to consider some requirements for future storage unit developments that would minimize the adverse impacts to neighboring properties and the appeal of the community. These could include:

1. Require a vegetative buffer between the units and any public roads
2. Implement lighting requirements to reduce impacts to neighboring properties and drivers, such as having lights point downward rather than outward, and not allowing 24-hour lighting other than motion-activated lights.

I understand that the Commission will also be discussing the Comprehensive Plan develpment at this meeting. I encourage the Commission to incorporate the public's expressed desire for continued use of Riverside Park as a public park, and explore options to make it a more welcoming and attractive place for the community.

I respectfully request that these comments be read into the record.

Thank you for your consideration,
Kari Kirschbaum

Robin Ginner

From: Carol Marshall <cmarsha@swbell.net>
Sent: Thursday, May 7, 2026 2:41 PM
To: COER Mayor
Cc: Robin Ginner
Subject: Letter re eagle river development and storage units

Please read and forward to council and zoning authorities

Dear Mayor Brown, and other representatives,

I am writing from out of town and unfortunately cannot attend tonight's meeting, but I wanted to share my concerns regarding the direction of development in Eagle River.

Like many others, I value Eagle River for its charm, natural beauty, and welcoming small-town character — the very qualities that draw residents and visitors to the Northwoods. Lately, however, it feels as though some of that appeal is being diminished by vacant restaurants, struggling small businesses, and commercial development that does not reflect the character of the community.

I want to respectfully express that I do not believe additional storage units are a good direction for Eagle River, especially along Highway 45 entering town. Storage facilities contribute little to the welcoming, vibrant atmosphere that residents and tourists hope to experience when they come here. Without strong design standards, landscaping, and buffers, they can negatively impact the appearance and identity of the community.

Many local residents have suggested thoughtful ideas for economic development and revenue generation that would better support tourism, small businesses, and long-term sustainability. Many people are willing to volunteer their time and energy to help make those ideas a reality. I would appreciate understanding the financial pressures or planning considerations that are driving projects like this.

My hope is that we can continue working together to preserve what makes Eagle River special while encouraging development that strengthens the town's charm, economy, and sense of community. Many of us care deeply about Eagle River and want to see it thrive for generations to come.

Thank you for your time and consideration

Carol Marshall

713-203-5502
Town of Lincoln and Eagle River shopper

EAGLE RIVER
Estb 1988 | HISTORICAL SOCIETY

Post Office Box 2011 Eagle River Wisc. 54521
Tel: 715-337-0811 | Email: info@eagleriverhistory.org

To whom it May Concern: ATTN: Eagle River Planning Commission April 27th, 2026

It has recently been brought to the Historical Society's attention that there is an interest to purchase the land in between Highway 45 N and Bluebird Rd with the intention to put up single story storage units. Effectively taking up the entirety of the field.

The Eagle River Historical Society would like to respectfully ask the commission to not allow the construction of storage units. While we are particularly interested in the history of our area, that has significant overlap with aesthetics and the preservation of the Northwood's natural beauty. We oppose the construction of storage units for the following reasons:

- Unnecessary Light Pollution that would further turn what was historically clear night skies more of a hazy pink.
- Creates a "dead space" that is not effective for the community. Other structures such as a store or hospital allows for more effective use of the land.
- Provides an industrial architectural style that clashes with many traditional northwoods aesthetics.
- While the space is clear now, adding a storage unit complex will not enhance the northwood's special appeal of open or densely wooded green space.

For over 132 years that section of town has been the gateway to the most northern part of our state, being the first or last impression on travelers. We believe that people leaving or entering our section of the northwoods should not be welcomed by an already saturated type of structure that is Storage Units. Anecdotally, there has been a massive increase in their construction, often making the natural landscape a victim of such developments and increasingly making the northwoods look like a product of urban sprawl. Something previous generations of locals and governance desperately tried to avoid. Thank you for taking the time to read our letter and to consider our concerns with this development.

Thank you for your time,

Alice Kramer

-Alice Kramer, President of the Board

April 30, 2026

Dear Robin Ginner,

I am writing today in regards to the proposed Large U-Haul storage complex that is proposed to be built on Railroad St. I am writing as a citizen who lives in the city limits and also as a business owner within the city limits. I have several questions and observations regarding this matter listed below.

- The Eagle River Chamber, Eagle River Revitalation, and Vilas County Tourism along with many local business owners spend Millions of Dollars on advertising our pristine lakes, abundance of wildlife and forests. We tell the rest of the world we are a place to visit, spend money and enjoy our quaint Northwoods town. We advertise to escape from city life, slow down and enjoy "small town" U.S.A. The approach into town from all directions East, West, South, North should represent what we sell the rest of the world. We as business owners depend on the town reputation and image to reflect what we spend so much time and money advertising. We build our business on the town and surrounding areas reputation.
- The Bid District that gives revitalization their budget is supposed to support all businesses that are hit with that additional tax. Most of the money for revitalization does not leave Wall Street. There has been so much invested into the downtown area from taxes not on Wall Street. If this storage unit was to go up for example in the old Visner parking lot would that be acceptable? We give out grants to improve our buildings to give curb appeal and welcome tourists, large storage units take away from what so many of us have spent years and money trying to improve. When I was on the revitalization board we spent a lot of years trying to get downtown and surrounding businesses to improve storefronts. I personally in my own business did a $250k remodel to our business to make the business more appealing. What is the incentive for any business to put pride into their property to have it undone by storage units. The same can be said about housing; houses in town especially on the north side can enjoy walking to local bars, restaurants, breweries, farmers market and to hotels. It is a nice safe small town to walk in, and somewhat eye appealing (more could be done) and then we put a large u-haulo complex in?
- Local Impact: I do not see the long term employment benefit for this proposed business, the community needs well paying year round jobs for locals and to attract a younger demographic to the area. The housing crisis continues to be a problem in our area, apartments are being built but they are not affordable for year-round locals. When Aspirus medical was considering building a facility at that location that would have been a great benefit to the community. A service we desperately need in our area with aging citizens, and growing population causing extremely long wait times for appointments and well paying jobs for our residents. Can we not as a town be more selective on what type of large business will be operating in our city limits and along our main highway?
- A few years ago there was a potential Adult Club that was looking at moving to the city of Eagle River, the council and zoning jumped into action to ban such businesses from

operating in our city. I was told my liquor license would not be renewed unless I signed on to this agreement. The City council and zoning has proven they can prevent certain businesses from being a part of our city landscape. Honestly I would rather a strip club be in front of my business than storage units. At least a strip club has well paying jobs and you can put up a nice looking building that matches the landscape. I cannot say the same about more storage units.

- Storage units..... really? There are so many in the area that have promotions for trying to get people in their units that are sitting empty. It is ridiculous to think this is a need our city has to have. Most of the units will be rented by people who do not even live in the city limits.
- Eagle River is having an identity crisis: are we the quiet small town landscape that we spend millions advertising? Or are we something else? Surrounding Northwoods Towns do not spend money revitalizing their downtown to surround it with industrial sterile buildings.
- The city is constantly having budget issues, why is there not a committee to attract viable businesses to our county or city that have a positive impact for jobs, services and appeal to our identity?
- Our Big Welcome to Eagle River sign by Airport road people stand there all time for pictures. It is a spot tourists go to regularly for pictures by ATV, snowmobile,bike and car. Very much like the Big Buoy in Key West for the most Southern Point. Are people going to still stop and share that Welcome to Eagle River sign with the U-haul buildings in back? Who would want to go on vacation if that is what is being shared on social media. Moving the sign is just being dishonest, it's like we tricked people to come vacation to our beautiful town. It's beautiful if you never leave the lake or woods and only look at the main 2 blocks in town; the rest is kind of an eyesore. Dollar stores and storage units Welcome to the town of Eagle River.

Please, I am asking the City council and Zonning to get serious about the image of our town and take steps to protect it. Some of us are still original long term multi generational residents and it is so sad to see how we have lost some of our small town charm and sold out to commercial chains. Can we please try to mirror the image we have invested in and advertise to everyone that we are still that quaint small town? Can we also show some loyalty to the already existing business owners who have for years been a part of the community donating to school organizations, ERHA, civic groups and local charities. Same for locals who have been a part of this community, this is not a win for anyone.

Thank you for your time and consideration regarding this matter.

Sincerely,

Jessica Bortolotti-Johnstone
Resident and Local Business owner in the City of Eagle River.

Robin Ginner

From: Deborah Kolb Magee <dak1213@yahoo.com>
Sent: Monday, May 4, 2026 10:53 AM
To: Robin Ginner; esonnleitner@ncwrpc.org
Subject: Agenda items 4b and 4e

To The Planning Commission and Eric Sonnleitner, Consultant from North Central Wisconsin Regional Planning Commission,

I wanted to bring to the attention of the Eagle River Planning Commission and Eric Sonnleitner, that there is on ongoing effort to nullify the recent rezoning of park #8, Riverside Park on Recreation Map 5*. It is our goal that Riverside Park continue to be zoned as P/R on the new Comprehensive Plans Future Land Use Map. The park's zoning was changed from P/R to R2 in January of this year. This occurred against strong public opposition, without consideration of any alternative revenue producing plans submitted by the public that would have saved the park, without amending the current Comprehensive Plan first, and was also in violation of Wisconsin Comprehensive Planning Law (66.1001 Wisconsin. Stats.). The zoning was changed so that Vilas County could sell the park which would then pave the way for an already planned residential development. Due to strong public opposition, The Vilas County Board voted against selling the park thus halting, for now, the plan for the proposed residential development.

Riverside Park/Comp Plan

Riverside Park is in an environmentally sensitive area in that it is an open green space waterfront property with steep slopes down to the water. Returning the parks zoning to P/R would protect this valuable public natural area. The park has historical significance in that it is part of a corridor that includes the first permanent Native American settlements in the Northwoods. It has been used for vendor space for local events, camping and a quiet place for the public to enjoy lunches, walks and the water views. This property would fall under goal #3 of the required Comprehensive Planning Goals that states "Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources". It is heartbreaking to me to see business interests overtaking the importance of preserving the natural Northwoods beauty of the Eagle River area.

UHAUL

Speaking of Northwoods beauty. I would also like to strongly encourage that the Planning Commission vote against agenda item 4b, granting a conditional use permit to Amerco Real Estate Co./U-Haul. The Eagle River area already has at least 15 self storage facilities. Not only are they an ugly eye sore, they create very few jobs and bring in limited tax revenue. The proposed location is on prime real estate that is very visible to travelers. The Planning Commission should take seriously the consequences of too many storage units and focus more on projects that would truly benefit the City of Eagle River.

Please read my email into the meeting minutes. Thank you.

*As shown, Recreation Map 5 has 2 green dots numbered 12, and no green dot for park number 11 and 13.

Respectfully,

Deborah Magee, Owner
537 N bond St.
Eagle River, WI 54521

Opposition to Proposed Storage Unit Development on Railroad Street

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Attn: Robin Ginner
City Administrator
P.O. Box 269
Eagle River, WI 54521

Dear Ms. Ginner,

I am writing to respectfully but strongly oppose the proposed construction of a storage unit facility on Railroad Street in Eagle River and approval by the Zoning and Planning Department.

While development can play an important role in a growing community, this particular proposal does not appear to align with the long-term interests or character of our city. One of the most significant concerns is the minimal economic benefit such a project provides. Storage facilities typically generate very few permanent, well-paying jobs. If this development were expected to substantially contribute to local employment or economic vitality, it might warrant different consideration—but that is not the case here.

Equally important is the impact on Eagle River's image and identity. The Chamber of Commerce invests considerable time and resources each year promoting the natural beauty, charm, and welcoming atmosphere of our community. A block of storage units situated on a main roadway detracts from that carefully cultivated image. Railroad Street is a visible and important corridor, and developments along it should reflect the character we want residents and visitors to associate with Eagle River.

Additionally, there is little evidence that this project addresses a genuine community need. A review of existing facilities within a five-mile radius shows that Eagle River is already well supplied with storage options—many of which currently have available space and are offering promotional rates. Adding another facility in such a saturated market does not serve a clear purpose and risks unnecessary overdevelopment.

To summarize, this proposal:

- *Does not create meaningful employment opportunities*
- Detracts from the visual appeal of a key roadway
- Fails to meet an unmet community need
- Conflicts with efforts to promote Eagle River's natural beauty and appeal

If there is still interest in expanding storage capacity in the area, there are undoubtedly less prominent locations where such a facility would have a reduced visual and community impact. A prime highway location should be reserved for development that contributes more significantly to the economy, aesthetics, and overall experience of Eagle River.

Thank you for your time and consideration of this matter. I respectfully urge the Zoning Commission to deny approval of this proposal.

Sincerely,



Karen Sailer

- **Midway Self Storage of the North:** Located on Hwy 45 S. five buildings
- **Eagle River Mini Storage:** Located at 1878 Collin's Ct
- **Tall Pine Storage, LLC:** Situated on Hemlock Lane
- **Meta Storage, LLC:** Located on Meta Lake Rd
- **Big Door Storage:** Located on Hi Pines Ln
- **UpNort Storage:** Located on US-45 and Hwy 70 W
- **Northwoods Storage Systems:** Located on Hwy 70 E 60 storage units
- **Northern Lakes Storage** (5914 Robin Lane) has 32 indoor storage units.
- **U-Store It:** 842 W Pine St, Eagle River, WI 54521
- **Five Pines Secure Storage:** 1100 Branch Ln, Eagle River, WI 54521
- **Big Bins of Eagle River:** 1160 Overlook Dr, Eagle River, WI 54521
- **Clearwater Storage Company:** 530 Hwy 45 S, Eagle River, WI 54521
- **0.0. Self Storage:** 500 US Hwy 45 S, Eagle River, WI 54521
- **Eagle River Storage Condominium:** 5445 Cloverland Dr, Eagle River, WI 54521
- **North Wind Storage:** North of Eagle
- **Big Door Storage:** 4702 Hi Pines Lane, Eagle River, WI 54521
- **Mian Storage:** 1071 Zeman Rd, Eagle River, WI 54521

Dear City of Eagle River Planning Commission: April 27th, 2026

My name is Vito S. Bortolotti and I am writing to address the May 7th Planning Commission meeting, specifically regarding the potential construction of Uhaul Storage Units alongside Highway 45 N, near Airport and Bluebird Roads. What I would like to bring to the attention of the Planning Commission is the negative effects from the construction of these units, as at the moment we have had a steep increase of storage unit construction across the northwoods. Often as a result, much of the natural beauty and landscape that is in Eagle River and across Vilas County has been under threat or already the victim of what appears to be our own urban sprawl.

Storage Units often result in light pollution, destruction of the natural forest and landscapes viz. fields, and with the location of the proposed UHaul site being along one of our most prominent road ways, this would dramatically affect the aesthetic of Eagle River as when people enter or exit the city they would be welcomed with aesthetically jarring buildings. In addition to this, while there is no readily available statistics on "Storage Unit construction in the Northwoods", myself and many people in the community are increasingly doubtful that the supply is reciprocal to demand, In that there are already an abundance of storage units in the area and many have vacancies or offer promotional deals to entice tenants since there is such a lack of demand. Since UHaul is a national corporation, I would also argue to let local companies that are run by local families make a profit as that money does get reinvested into our small community and economy. However, if the Commission were to approve this sale, I would ask them at a minimum to require the installment and maintenance of a fence and dense tree line within a certain depth of feet from the road as to obscure the units in an attempt to maintain our northwoods landscapes.

The last point I would like to bring to your attention is that myself and my family are directly affected by the construction of these units. My family owns an Italian Restaurant by the name of "Bortolotti's Cin Cin" which is on Bluebird Rd. and would be completely and entirely obscured from the freeway which would greatly hinder our business. If we are to be completely be engulfed by storage units and our business is to suffer, we would request that we can put adequate signage near the freeway or the units as it puts us, a local family and local business who has been here for the better part of 45 years, at a disadvantage since we would have to try and compete against a national company who can simply out bid us and obscure our ability to conduct business. It appears this is a situation all too common in the northwoods now.

Thank you for your time and your considerations:

Vito S. Bortolotti

- Vito S. Bortolotti

Robin Ginner

From: dottie reeder <sweetbluberi@gmail.com>
Sent: Thursday, May 7, 2026 2:49 PM
To: Robin Ginner
Subject: Conditional use permit and Riverside Park zoning

To: Robin Ginner, Administrator
Re: Eagle River Planning Commission Meeting

Please enter my comments into the meeting notes tonight, and read my comments into the meeting minutes.

I am against the conditional use permit by America Real Estate Co. for UHaul/Storage building at 1100 n railroad st. In Eagle River.

I am also in favor of keeping Riverside Park as a park for the people. It should be zoned for park and recreational.
Thank you.
Regards,
Dottie Reeder
Citizen of Vilas County
Town of Lincoln
268 state Hwy 17 s.

Robin Ginner

From: Chelsea Sims <craesims@gmail.com>
Sent: Thursday, May 7, 2026 6:12 AM
To: Robin Ginner; COER Mayor
Subject: U-Haul storage units

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi Robin and Mayor Brown,

Here are my thoughts on the U-Haul storage units. Please read during today's planning commission meeting.

Thank you.

Chelsea Sims
213 E Wall St Apt 4

As a resident of Eagle River, I am worried about the location of the U-Haul storage units on 1100 N. Railroad Street. Not only will they be an eyesore, but they will also block views of two prominent businesses. If we follow our current comprehension plan, we should focus on preserving Northwoods' appeal and charm, which includes planting more trees instead of building additional storage units that we do not need.

Robin Ginner

From: Nan Andrews <andrews.nan@gmail.com>
Sent: Wednesday, June 3, 2026 2:21 PM
To: Robin Ginner
Subject: Public Comment Opposition to U-Haul Conditional Use Permit (1100 N. Railroad St.)

To: City of Eagle River Planning Commission / City Administrator Robin Ginner

From: Nan Andrews

Date: June 5, 2026

Subject: Public Comment Opposition to U-Haul Conditional Use Permit (1100 N. Railroad St.)

Dear Members of the Planning Commission,

I am writing to formally enter my opposition to the proposed 52,000-square-foot U-Haul self-storage facility at 1100 N. Railroad Street into the public record.

While I understand that 2017 Wisconsin Act 67 restricts the Commission from denying a Conditional Use Permit (CUP) based on public preference or aesthetics, the Act explicitly empowers the City to protect the public health, safety, and general welfare through the application of the substantial evidence test. This project does not meet the standards needed for a CUP due to the following challenges:

The property is currently a grassy, sandy lot acting as a critical natural drainage buffer. Local business owners in the immediate vicinity have already provided testimony about existing, severe water flooding problems in this exact zone. Replacing this permeable surface with massive buildings and asphalt will drastically increase stormwater runoff.

Under Act 67, preventing physical and monetary damage to neighboring properties is within the reasonable bounds of the City's power. Unless the applicant provides verified civil engineering data proving zero net increase in runoff - and a legally binding guarantee to remediate any future flooding to surrounding properties - this permit should be denied on the grounds of public safety and property protection.

Also, the City's utility infrastructure (sewer and water) in this commercial corridor is designed and funded to support high-density business usage. Granting a CUP to a massive facility that requires only two restrooms and just two employees is an inefficient use of public infrastructure. It yields minimal economic return to the city, while actively undermining the visibility and viability of existing adjacent businesses.

If the Commission does not move to deny the permit based on the substantial evidence of flooding risks, I ask that you exercise your full statutory authority under Act 67 to impose the strictest possible measurable conditions on the developer:

1. A mandatory, independent, city-approved hydrological study paid for by the applicant.
2. Prominent signage solutions for the existing local businesses hidden by the development, fully funded and maintained by the applicant.
3. A legally binding, long-term stormwater remediation agreement.

Thank you for your dedication to protecting the residents, business owners, and infrastructure of Eagle River.

Sincerely,
Nan Andrews, 370 Sleigh Trail Lane, Eagle River (Town of Lincoln)

Dear City of Eagle River –

Scott and I moved up to your city in 2022. Why? Because there is a more natural better quality of living here. The quaint, cozy town, beautiful trees, and quietness we did not have in the Southeast corner of Wisconsin.

We feel that putting up more storage units, which there are plenty!, would destroy the look of your unique little city.

PLEASE do not allow storage units on Railroad St.

Scott + Terri Goldschmidt
424 S. Raspberry Ln, Apt 9
Eagle River, WI 54521

Robin Ginner

From: linda goller <lgoller@hotmail.com>
Sent: Thursday, May 28, 2026 10:49 AM
To: Robin Ginner
Subject: Storage Units

Please please please, no more storage units. That is all I see driving from my house to Eagle River and my house to Woodruff! So many trees taken down, it is not a good representation of the Northwoods to see garage doors wherever you go. Don't we have enough of those already? We are beginning to look like a trash town! That land can be used for something attractive or inviting. We have become Storage County!
Thank you for listening,
Linda Goller

Robin Ginner

From: Brian Justice <brianc.justice@yahoo.com>
Sent: Monday, June 1, 2026 10:27 PM
To: Robin Ginner
Subject: Re: Community Input on U-Haul Development – Request to Share Perspective

Dear Ms. Ginner,

Thank you again for representing my voice at the meeting. While I appreciate you sharing the original email, I'd prefer you read this letter, as it captures my full perspective on the U-Haul proposal. I'm grateful for your help.

Here's what I'd like to say:

Dear Committee Members,

I'm a contractor and local business owner in Eagle River. Visitors come here because they feel the Northwoods. That feeling keeps them returning, supporting our restaurants, shops, hotels, and attractions. I know this property has been empty for years, and it's tempting to think of new tax revenue. But I believe we won't gain more—we'll just shift it from several family-owned storage units that are tucked away. Their low visibility protects our charm. A big, bright, highly visible complex will naturally pull demand because it looks more accessible. But that convenience isn't worth losing the chance for something that truly fits us. And frankly, U-Haul's bright orange branding doesn't match our Northwoods feel. This isn't a small local business; it's a commercial development that clashes with what makes us special. I hope we think long-term about what keeps Eagle River thriving. Thank you for listening.

Best regards,
Brian Justice

Sent from Yahoo Mail for iPhone

On Monday, June 1, 2026, 12:49 PM, Robin Ginner <rcginner@eagleriverwi.gov> wrote:

> Thanks so much for your comments, Brian. They will be read into the record at Thursday night's Planning Commission meeting.
>
> Thanks,
>
> **Robin**
>
> Robin Ginner

City Administrator

City of Eagle River

Note my new email address: rcginner@eagleriverwi.gov

Elected Officials and Members of City Committees: In order to comply with Open Meetings Act Requirements, please limit any reply to only the sender of this electronic communication. Please be aware that written communication, emails and faxes are generally considered open public records.

From: Brian Justice <brianc.justice@yahoo.com>
Sent: Saturday, May 30, 2026 5:50 PM
To: Robin Ginner <rcginner@eagleriverwi.gov>
Subject: Community Input on U-Haul Development – Request to Share Perspective

IT Strategies Group - Alert
Warning: Sender @brianc.justice@yahoo.com is not yet trusted by your organization. Please be careful before replying or clicking on the URLs.
Report Phishing Block as Spam Remove Banner
powered by Graphus®

Dear Ms. Ginner,

Thank you again for allowing me to share my thoughts regarding a joint sign ordinance. I completely understand if that idea is currently on hold or simply not the direction the City wishes to pursue.

Shifting gears, I have been thinking about the proposed U-Haul development. I care deeply about how our Northwoods identity keeps visitors returning and supports local family businesses. While I understand this property has been on the market for a long time, our community continues to grow, and I believe it is important that we reserve prominent locations for developments that enhance our character rather than detract from it. Quite frankly, the bright orange U-Haul branding feels at odds with the Northwoods experience that makes Eagle River unique.

I would appreciate the opportunity to expand on this perspective, particularly regarding the potential impact on local family-owned storage businesses and our community's character, if there is still an opportunity to do so. If the matter has already been decided or the discussions are closed, I completely respect that and do not wish to overstep.

If the proposal is still under consideration, could you please let me know when and where the next meeting discussing the U-Haul development will be held?

Thank you for your time and consideration.

Best regards,

Brian Justice

Sent from Yahoo Mail for iPhone

Robin Ginner

From: Megan Levande <levandem@gmail.com>
Sent: Wednesday, May 27, 2026 5:17 PM
To: Robin Ginner
Subject: Proposed Storage Units on Railroad St.

Hello,
It has come to my attention that there are some storage units being proposed on Railroad street. I will unfortunately be out of town during the public meeting, but I wanted to be able to voice my concern. As a year round resident and someone who grew up here, I must ask that we not allow this. Our area is being over run with unsightly storage units. I understand the need, but we don't need to have them visible on one of the main drags om town. There must be other businesses that will contribute more tax revenue than this that would add to the character and charm of town. Please do not approve this request. We have more to offer!
Thank you for hearing my concern,
Megan Levande
103 N 2nd St.

Robin Ginner

From: Patricia Michel <pmichel@wi.rr.com>
Sent: Wednesday, May 27, 2026 12:38 PM
To: Robin Ginner
Subject: Storage units on Railroad Street

I no longer own property in Eagle River, but I'm a regular visitor and have been for more than 60 years. I understand that people need to have storage units to stow their toys. However, Eagle River is a charming, beautiful town. It's a draw for people to come and see the lovely town as well as the beautiful water and northwoods. Placing more storage units in high traffic areas is the wrong thing to do. It would be better to have a wooded lot rather than an ugly storage unit. Over the years I've seen some ugly developments along the roads surrounding Eagle River. This storage unit would add to that. And sadly, Eagle River is ruining its beautiful, magical draw. I urge you to deny the permit to build these units on Railroad street.

Robin Ginner

From: kira oas <kiraoas@gmail.com>
Sent: Saturday, May 30, 2026 4:55 PM
To: Robin Ginner
Subject: To be read at City Hall on June 4 - U-Haul

To the mayor of Eagle River and the Eagle River City Board,

I need to tell you how important it is that you deny U-Haul's plan to put up 52,000 square feet of storage-units right on the road heading south into Eagle River. I was at last month's meeting in which this issue was discussed, and I heard numerous emails and attendee speakers decrying this horrible idea. Not a single comment was made in favor of the plan.

At the May 7 meeting, the board seemed to try desperately to find a way to make the build acceptable by suggesting things like "attractive" siding, signage for the businesses who would end up being hidden by the two major storage buildings, and possibly (?) some bushes. To the first point, there is NO kind of siding that would camouflage two gigantic storage-unit buildings. That is an impossible ask. I would challenge the idea that anyone at all thinks that storage units are "attractive," no matter the type of siding used. It seems that everyone has mentioned the following, but it bears repeating**:** Every road that enters Eagle River has storage-unit buildings on them, except for Highway 45 coming down into Eagle River. It is generally agreed upon by anyone who voices an opinion, that storage-unit buildings are an eyesore. Personally, I think they are hideous. And no kind of "special" siding is going to make U-Haul's storage units magically less hideous. The same goes with the addition of landscaping such as rocks, grasses, or bushes. You will still be able to see those two giant buildings right next to the road.

The owners of businesses in the area desired by U-Haul described at length an already problematic water flooding problem. Although the U-Haul representative at the meeting agreed to make just about any change desired, I doubt that he can guarantee that the flooding problem will not get worse with the addition of two very large buildings. While I listened closely and took copious notes, I heard nothing that sounded like an actionable plan for guaranteeing local business owners that they would not have increased flooding issues.

I ask that you, on the board, vote an emphatic NO to the question of whether these storage units be allowed to be erected. Stand WITH the people in the city and surrounding area. They will all applaud your decision and Thank you.

From Kira Oas
1508 Sandstone Circle

I live in the town of Phelps, but I spend the majority of my time in Eagle River. I work here forty hours a week, and I have been a loyal patron of Tribute before I moved here full-time. I am strongly opposed to the building of storage units on 1100 N Railroad.

Tribute Brewing and Bortolotti's Cin Cin will both be completely blocked from view on what is, literally, a high-traffic area. These proposed buildings devalue both businesses; their ability to be seen from the highway is hugely beneficial to tourists and individuals passing through town. It's extreme exposure and easy brand visibility for the two and gives them continuous customer flow.

Tourism is the lifeblood of many of our businesses; adding more storage units in this area will not enhance Eagle River's ability to thrive, whereas Tribute and Cin Cin have poured their time, money, and sweat into becoming thriving local businesses and cornerstones of our community. Blocking them from view with rows of storage units is a disservice to two businesses that care about the community, generate jobs, and bring people to visit and spend their money.

U-Haul storage units, on the other hand, do not bring in more business. Storage units act as "dead zones"- they bring in no foot traffic, and the only people who benefit are U-Haul and the renters. You can't walk past, go inside and buy something or enjoy a meal. They don't give our citizens the job opportunities that they need.

There is already an overabundance of storage units throughout the area; adding even more in such a high traffic area will only devalue the visual appeal of town- rows of storage units doesnt exactly scream "Welcome to Eagle River"!

Aley Schiessl-Moore

July 1, 2026

To: City of Eagle River Planning Commission
Attn: Robin Ginner, City Administrator

Location: City Hall, 525 E. Maple Street, Eagle River, WI 54521
Regarding: Conditional Use Permit Public Hearing – Item 4(a) (Amerco Real Estate Company/U-Haul)

Dear Honorable Mayor, City Administrator, and Members of the Planning Commission,

Please accept this formal written response regarding the requested Conditional Use Permit (CUP) for the proposed 51,977-square-foot self-storage facility at 1100 N. Railroad Street. While the applicant asserts that this project fulfills a standard community need, a rigorous evaluation of the engineering record, cost estimates, and public testimony reveals that the developer's economic and environmental assumptions are deeply flawed and pose severe financial risks to the City of Eagle River.

*I respectfully request that the Planning Commission table or deny final approval of this permit based on the following critical deficiencies summarized here by Gemini AI**:*

1. Unfunded Public Infrastructure Liability ($237k–$404k)

The applicant's development strategy assumes this project can be completed without imposing financial burdens on local taxpayers. However, the construction requires removing **6 feet of fill material** from the site (2026.7.2-P... p. 3).
According to the municipal engineering review provided by MSA Professional Services, hauling this material will severely deteriorate North Bluebird Road and Airport Road (2026.7.2-P... pp. 7, 9). Local roads were not designed to support this frequent heavy freight traffic (2026.7.2-P... p. 17). MSA's attached cost estimates outline an immediate public liability (2026.7.2-P... p. 7):

- **$237,945** for a basic pulverize and overlay option (2026.7.2-P... pp. 7, 30).
- **$404,120** for a mandatory full road base replacement option (2026.7.2-P... pp. 7, 29).

The applicant has not entered into a binding Road Upgrade and Maintenance Agreement to fully fund these repairs (2026.7.2-P... pp. 7, 20). Approving this project without an explicit, upfront financial guarantee forces local taxpayers to subsidize U-Haul's private construction logistics (2026.7.2-P... pp. 7, 22).

2. Flawed Modeling and Soil Analysis

The applicant's Stormwater Management Plan relies on contradictory data that miscalculates the true environmental risk to the community:

- **Peak Discharge Discrepancy**: The applicant's narrative report claims a post-development 100-year peak flow of **4.26 cfs**, but their underlying HydroCAD software outputs a real peak flow of **7.30 cfs** (2026.7.2-P... p. 10).
- **Incorrect Soil Modeling**: Section 1.4 of the Vreeland report correctly identifies the site as highly porous Rubicon Sand (**Class A Hydrologic Soil**) (2026.7.2-P... p. 41). Yet, Section 4.3 reveals they modeled the actual runoff calculations using tight **Class C soils**

(2026.7.2-P... p. 43). This fundamental analytical error invalidates their basin pooling and rate control conclusions (2026.7.2-P... p. 10).

3. Immediate Flooding Risk to Low-Lying Neighbors

Properties directly to the west of North Bluebird Road (including prominent local business anchors like Tribute Brewing Company and Bortolotti's Cin Cin) sit at or below the street's current elevation (2026.7.2-P... pp. 3, 10).

The applicant's analysis completely omits any defensive grading, unmapped emergency overflow routes, or structural protections for these neighbors (2026.7.2-P... p. 10). If these 4-foot-deep basins overflow using the true **7.30 cfs** peak volume, adjoining businesses face severe runoff flooding (2026.7.2-P... pp. 3, 9-10). The city engineer notes that further mitigation must include expensive municipal additions like new curb, gutter, and street storm sewers—none of which are funded by the developer (2026.7.2-P... p. 10).

4. Public Safety Omissions

The site plan places five open, 4-foot-deep stormwater infiltration basins immediately adjacent to high-traffic public thoroughfares, including a local roadway and an active snowmobile/ATV trail (2026.7.2-P... pp. 9, 42). The applicant has entirely omitted public safety fencing from their design (2026.7.2-P... p. 9). This represents an unacceptable, ongoing liability for the City (2026.7.2-P... p. 9).

Conclusion and Requested Action

While we recognize the strict statutory limitations placed on municipalities by Wisconsin Act 67, the city retains full authority to enforce precise, data-driven engineering protections (2026.7.2-P... p. 3). The current application relies on inaccurate software parameters, creates a massive unmitigated flood risk, and leaves the city with up to **$404,120** in damaged roads (2026.7.2-P... pp. 10, 29).

We urge the Planning Commission to take the following actions:

1. **Table the application** until the applicant submits rectified, verified engineering plans resolving the 4.26 cfs vs. 7.30 cfs software discrepancy (2026.7.2-P... p. 10).
2. **Require a binding Road Maintenance Agreement** as an explicit condition of any future approval, forcing the operator to fully fund the road base replacements (2026.7.2-P... pp. 7, 20).
3. **Mandate structural changes**, including perimeter safety fencing and a dedicated off-site stormwater gutter system paid for entirely by the developer (2026.7.2-P... pp. 9-10).

Thank you for your time, vigilance, and continued dedication to protecting the economic infrastructure and unique Northwoods character of Eagle River (2026.7.2-P... p. 3).

Sincerely,
Carol Marshall

Concerned Stakeholders of Eagle River)
cmarsha@swbell.net

713-203-5502

***Analysis from Gemini AI*

Robin Ginner

From: Carol Marshall <cmarsha@swbell.net>
Sent: Wednesday, July 1, 2026 10:12 PM
To: COER Mayor; Robin Ginner
Cc: Becky Bolte
Subject: New With Environmental Concerns: UHaul costs more than it Benefits- say NO
Attachments: UHaul NO Letter to Eagle River Carol Marshall.pdf

Mayor Brown and Ms Ginner,

I looked further into the environmental risks and the risks are very concerning.

Technical Analysis: Pre-Sale Environmental Liability & Soil Remediation

From a strict risk management, regulatory, and municipal engineering perspective, requiring the current landowner to fully remediate known or suspected soil contamination prior to a title transfer is a standard protective practice.

When analyzing the environmental liability of the site, several critical factors support the necessity of pre-sale remediation:

1. Environmental Liability and Chain of Title

- **The Legal Trap**: Under state and federal environmental laws (such as CERCLA and state-level DNR spill laws), a new buyer can become fully liable for existing contamination simply by taking ownership of the property.
- **The Remediation Timing**: If the current owner does not remediate before the sale, the financial burden of cleanup gets pushed onto the new developer. This often leads to corners being cut during construction to save costs, which directly compromises long-term site safety.

2. The Infiltration Basin Vulnerability

- **The Environmental Risk**: The proposed U-Haul design relies on **five large stormwater infiltration basins**designed to force water 4 feet deep directly into the ground.
- **The Contamination Pathway**: If these basins are built on top of unremediated, contaminated soil, the massive volume of collected stormwater will flush those toxins straight down into the water table. Because the subgrade consists of highly porous Rubicon Sand, contaminants will migrate rapidly off-site, endangering the local aquifer and neighboring properties.

3. Excavation Risks During Construction

- **The Exposure Event**: The construction plans explicitly require digging out and hauling away **6 vertical feet of fill material** across a 2.7-acre footprint.

- **The Impact**: Shoveling and hauling unremediated soil turns a localized ground issue into an active airborne dust and runoff hazard for nearby businesses, local roads, and the adjacent recreational trail.

Again,
Carol

On Jul 1, 2026, at 9:58 PM, Carol Marshall <cmarsha@swbell.net> wrote:

PLEASE READ CAREFULLY and PLACE IN THE RECORD WITH THE ATTACHED LETTER RE: MSA STUDY

==========

Dear Mayor and Ms Ginner and all the Alderpersons and Planning Commission,

Say no to the UHaul. It's bad for Eagle River. Let's all work together to find what is good.

Maintenance of the health and character small city of Eagle River is critical and every action makes a huge difference. Consider please not the short term but the long-term benefits to the city of Eagle River area families of allowing a corporate entity, UHaul, to build and operate. I point again to these issues:

-business environment: family owned businesses will be shut out of opportunities by corporate and out of town owners, and the local businesses well established in Tribute and Cin-Cin will be forced to spend money on drainage systems.

-economics: few if any local residents will be employed by UHaul

-tourism: this entrance to the city of Eagle River is already an eye-sore with the abandoned Red Barn and landscaping business next to Pic n Sav among many others.

-infrastructure cost: the destruction to the surrounding roads during and after soils removal and construction by UHaul will be high and the cost for repairs to roads etc will be high. Surrounding businesses will need to spend additional money on insurance and flooding controls.

-public health: requiring the current landowner to fully remediate known or suspected soils contamination prior to a title transfer is a standard protective practice for public health.

-errors and omissions in MSA study: see the **attached** letter reviewing the study conducted by MSA. I can't say I did this analysis, but I requested it of AI Gemini, much quicker and more accurate considering my time this summer.

Has all this been considered?
If you're afraid of being sued, consider that the cost of doing business and running a successful City!

Say no to the UHaul. It's bad for Eagle River. Let's all work together to find what is good.

CAROL

Carol Marshall

713-203-5502

Robin Ginner

From: kira oas <kiraoas@gmail.com>
Sent: Thursday, July 2, 2026 2:18 PM
To: Robin Ginner
Subject: To be read at July 2 meeting

To the members of the Eagle River City Council,

Dear members,

I urge you to take more time before making a decision on the build of two U-Haul storage units right next to the highway as one enters Eagle River from the North. I have attended each meeting regarding this issue and learned of situations that seem concerning.

1) The top six feet of ground needs to be removed. Removing that much earth will require an enormous amount of heavy traffic on our roads. While U-Haul representatives responded to each concern with immediate "We will take care of that," -statements, they cannot have known ahead of time that the issue would be brought up. That makes me wonder how well thought-out their blythe statements are. Example: U-Haul agreed at an early meeting to try to make their buildings less of an eyesore and agreed to bring *samples* (with an "s") of siding for the city to choose from. Disappointingly, they did not bring any "special" samples to show their sincerity in making these buildings less ugly. Instead they brought ONE sample of "U-Haul White" siding. To me, this indicates that they will say what the council wants to hear, but do what they want to do. (Note: A more natural-looking siding *might* have helped the buildings to blend in with the Airport fields better.)

2) How can U-Haul make up to the businesses it blocks with its huge buildings in a fair way? I don't think U-Haul's offer to put up signs for the businesses is a fair exchange.

3) The owner/s of these intended U-Haul storage buildings are NOT local. Furthermore, they will not provide much in the way of employment for our community, as they stated that each building would have only ONE individual keeping an eye on it. I question the wiseness of allowing the building of a nearly 55,000 square-foot business, not owned by locals and not providing much in the way of employment.

4) A U-Haul representative readily agreed to ameliorate to some degree the light pollution their buildings would cause by using special lighting that would aim downward. Do we know that this is a forever solution? They agreed to work with Eagle River Council members on the buildings' siding, but failed to follow through on that at the very next meeting. Is there any guarantee that U-Haul will continue with the lighting they offered, indefinitely??

While there are numerous other concerns that I don't know enough about to elaborate on, I have been reading about issues such as water run-off and flooding problems for both roads and already-established businesses. Can U-Haul guarantee that they will do everything required to avoid the genuine water dangers?

Finally, I sincerely ask the Eagle River Council members if they really want to ignore what is CLEARLY the will of the people. Not one person has spoken up nor sent an email in support of this project. Quite the

opposite has occurred. I truly believe there is just NO good reason to acquiesce to U-Haul's request to build their 500-storage-unit buildings in the place that they want to build it. As others have suggested, if U-Haul wants to build two storage-unit facilities in the Northwoods they could build them in a much less prominent location, such as an out-of-city and unused wooded area.

As a final point, I am going to respond to something that has been said by a member or members of the council - "If more people cared, more people would show up at the meetings." I truly believe that if more people knew about U-Haul's plan, they would be adamantly against it as are ALL the people who DO know about it. Put an ad in the paper announcing the idea, along with City Hall's phone number. I suspect the phones would be ringing non-stop. I only know of the issue because I learned of it by chance. And after finding out, I attended every meeting regarding it and sent emails. Surely the majority of the people who live in Eagle River, which is not just the city-proper, but all of us who call "Eagle River" our home, do NOT know about the possibility of two enormous storage unit buildings being erected RIGHT on the road, in front of the airport, and directly in front of several businesses.

Take more time. And please say "No" to this location.
Thank you sincerely,
Kira Oas
1508 Sandstone Circle, Eagle River

Robin Ginner

From: Chelsea Sims <craesims@gmail.com>
Sent: Thursday, July 2, 2026 12:18 PM
To: Becky Bolte; Robin Ginner; COER Mayor
Subject: Planning Commission 7/2 Please read this tonight

To Whom It May Concern:

Once again, I am writing to express my opposition to the requested Conditional Use Permit for the proposed U-Haul facility at 1100 N. Railroad Street. Many of your constituents, including myself, have provided multiple reasons why we do not want this in Eagle River during these meetings. Instead of incorrectly dismissing our reasons as invalid so you can push this project through, please find creative solutions to this problem rather than selling pieces of Eagle River to the highest bidder.

Our voices deserve to be heard.

Chelsea Sims

Eagle River, Ward 3

Robin Ginner

From: Robin Ginner
Sent: Thursday, June 18, 2026 3:48 PM
To: vicwash@sbcglobal.net; COER Mayor
Subject: FW: City of Eagle River Proposed U-Haul Facility Stormwater Review
Attachments: WinSLAMM v10_UHaul_Inputs.pdf; WinSLAMM v10_UHaul_Outputs.pdf; Hauling on substandard road research and experience.pdf; Research Summary_ Limiting Pavement Damage from Detours _ MnDOT Digital Library.pdf; COUNTY ROAD UPGRADE AND MAINTENANCE AGREEMENT.pdf; 6-18-26_ESTIMATE OF PROBABLY COSTS - Pulverize and overlay option.pdf; 6-18-26_ESTIMATE OF PROBABLY COSTS - Base Replacement option.pdf; 00088145 U-Haul Plan Review Memo.pdf

See attached and below for the recommendations from MSA on stormwater mitigation.

Thanks,
Robin

Robin Ginner
City Administrator
City of Eagle River
Note my new email address: rcginner@eagleriverwi.gov

Elected Officials and Members of City Committees: In order to comply with Open Meetings Act Requirements, please limit any reply to only the sender of this electronic communication. Please be aware that written communication, emails and faxes are generally considered open public records.

From: John Promer <jpromer@msa-ps.com>
Sent: Thursday, June 18, 2026 3:17 PM
To: Robin Ginner <rcginner@eagleriverwi.gov>
Subject: City of Eagle River Proposed U-Haul Facility Stormwater Review

Hello Robin,

We have completed reviewing the U-Haul Stormwater plans and have several observations and recommendations we outline in the attached technical memo and supporting reference attachments.

I reached out to our stormwater experts for additional input.

The basic highlights from the review are:

Is that design does meet current code (NR 151) for 1 & 2 year stormwater events, meets the infiltration and suspended solids requirements; and is therefore sufficient.

Some of their stormwater modeling shows outputs that differ from other modeling, report, and the plans. As a result it should be updated and results further explained.

We recommend adding the bio-filtration areas to the sides of the basins in addition to the bottoms of the basins.

We recommend adding an equalization culvert under one of the entrances.

We recommend adding fractured rip rap at the ends of culverts.

We recommend the biofiltration area at the bottom of the basins be extended to include the sides of the infiltration basins. As well as adding note that the detail applies to all of the infiltration basins.

We recommend adding a fence around the infiltration basins to protect from public's entry.

Properties to the west of Bluebird road are at or below the road's current elevation.

Regrading and or a combination of grading and infiltration basins are recommended on these properties.

Further mitigation of stormwater onto these properties could include adding curb and gutter and associated storm sewer to the streets.

Would you be able to share the time for the meeting discussing this on July 2nd ? 5pm?

If you have additional questions, please let us know.
Have a great rest of the day,

John

John Promer, P.E. | Project Engineer, Public Works
Licensed in WI & MI
MSA Professional Services, Inc.
100% Employee Owned
+1 (715) 304-0415

MSA Memo

To:	City Of Eagle River
From:	John Promer - MSA Professional Services Inc.
Subject:	U-Haul Storm Water Management Review
Date:	June 17, 2026

MSA has recently been retained by the City of Eagle River to provide Stormwater Mangement plan review for the planned U-Haul Development along North Bluebird Road and Airport Road located within the City of Eagle River.

The recommended materials and design considerations outlined in this memorandum are based on the exhibits provided to MSA on May 29, 2026. This document is intended to serve as a general guide and standard for use during the design phase of the project. Final design details, specifications, and construction methods will be subject to review and approval by the City of Eagle River and applicable reglatory agencies.

Recommended Erosion Control Materials:

- Erosion Control Blanket: (Class 1 Type B, Urban)
  - For 4:1 or Steeper Slopes that are to be mowed.
  - Bio-Degradeable double netting.
  - Bio-Degradeable Stakes/Staples.
  - Erosion blanket shall be from the DOT Erosion Control PAL acceptability list.

Observations & Reccomendations:

- It was observed that there is no rip rap shown at the ends of culverts.
  - It would be recommended to use 100% fractured rip rap at a 6inch minus gradation.
- It was observed from proposed site plan that the basins are approximately 4feet deep and that there is no fencing around the infiltration basins to protect them.
  - It is recommended that a fence be installed around the infiltration basins to protect public safety and to discourage unauthorized public access to the infiltration basins. This is particularly from adjacent roadways and the nearby snowmobile/ATV trail.
- It was observed that there is no equalization culvert under the southern most entrance.
  - It is recommended that a properly sized culvert be added.
- It was observed in the Stormwater Management Plan that the current analysis indicates a pre-development 100-year peak discharge of 1.04 cfs, while the post-development 100-year peak discharge from the report is 4.26 cfs peak.

  - As noted above, the report includes the 100-yr post-development flow as 4.26 cfs. However, the HydroCAD report indicated the outlet flow is 7.30 cfs for the 100-yr event. Please update the report or provide justification for the 4.26 cfs result.
  - Additional stormwater management measures should be evaluated to further attenuate peak flows and minimize the increase in 100-yr discharge from the site to the maximum extent practical.
  - Vilas County does not have additional post-construction requirements from NR 151. Therefore, only the 1-yr 24-hr and 2-yr 24-hr storm events are regulated. Given the HSG A soils at the site, meeting the 100-yr 24-hr pre- vs post-construction flows is difficult. The proposed basins total area is greater than the required 2% of the project site. Therefore, the design is sufficient to meet NR 151 requirements if additional measures are not feasible.
- It is unclear what mitigation factors are to be used after the infiltration basins overflow as shown in detail on sheet C7 of the proposed stormwater plan and detail.
  - It is recommended to add clarity and further address the overflow discharge.
  - Include the location of the emergency overflows on the plans, including dimensions and elevations. Indicate overtopping flow paths or entrance points to municipal systems. Weir velocities shown in HydroCAD do not exceed 2 fps during the 100-yr storm, so vegetated or paved flow paths will be sufficient.
- WinSLAMM inputs do not match HydroCAD or the plans. See the attached WinSLAMM output for correct inputs. The solution shows a TSS reduction of 93.01% and infiltration of 92.20%. Therefore, the design is sufficient. Please update the results in the report accordingly.
- Update the plans to note that the infiltration basin detail is for all basins, or provide details for all. Include a separate detail for basins P3 and P4, to show the shared overflow spillway between.

Observations Regarding Adjoining properties to the West of the proposed U-Haul Development

- Properties to the west of the proposed development along Bluebird road are at or below the existing road elevation.
  - Additional stormwater management measures are recommended to prevent additional runoff impacts
    - Such as recommend regrading areas, Infiltration Basins, and/or adding additional stormwater management features to the properties to the west of Bluebird Road and to the proposed development.
    - Additional features for stormwater control before it enters the properties could include regrading road for addition of curb and gutter, and storm sewer.



John Promer P.E.
Project Engineer
MSA Professional Services, Inc.

WisDOT has a standard bid item for haul road maintenance which includes travel on public roadways. That is similar to what would be required below. In that bid item, the contractor is responsible for any damage to area roadways that are affected by the Work.

For your project, the municipality has every right to restrict loads on their roadways. The roadway should be posted to officially limit traffic. It could be posted as a Class B highway or other restrictions for reduced axle loads. An ordinance is required along with signs posted in order for the weight limits to be enforced by local law enforcement.

A few MSA Experiences from over the years

1. In a municipal client community 8 years ago, a contractor working for the local school district hauled many hundreds of fully loaded vehicles on a roadway with very little pavement and base. The roadway was damaged in many areas including huge ruts and base course pumping through the asphalt. So yes, this happens. The City claimed the roadway was not a truck route and not designed to handle heavy loads. The contractor agreed to contribute many thousands of dollars to the City to repave the roadway. This was after the fact though.

2. On another project 6 years ago where a PW/City contractor was hauling excavated material to a remote waste site off a town road. We monitored the roadway (took photos and videos, preconstruction) and wrote some special procedures about existing roadway maintenance. The contractor did a good job of hauling only at certain times (this was a winter project, so hauling at night or early morning when frozen). There was limited damage to the roadway during construction and the contractor did agreement to repair minor sections of the town road.

After the experiences noted above, it can be worth adding a bid item to certain projects where the local roads are needed for hauling material and equipment. This would be one method to basically require the contractor to review roadways and repair damaged pavement. Documentation of existing road conditions prior to hauling on the road(s) would be a crucial aspect of the method.

RESEARCH SUMMARY

DEPARTMENT OF TRANSPORTATION

LOCAL ROAD RESEARCH BOARD

JANUARY 2026



Limiting Pavement Damage from Detours

Detours for highway construction projects direct heavy freight vehicles onto local roads that were not designed to accommodate the frequency of heavy loads. Detours to these local roads often accelerate pavement deterioration that shortens their service life and requires additional repair. This project examined the structural and economic impacts of detours on local roads to develop a framework for optimizing detour routes that limit pavement damage while maintaining traffic mobility.

What Was the Need?

Highway detours route heavy trucks onto local roads that were designed to support only a limited number of these heavy loads over their service life. Consequently, accelerated pavement damage occurs, and reimbursements to counties are often not enough to restore the roads to their pre-detour service life. Designing detour routes that direct heavy trucks away from the most vulnerable local roads could mitigate the negative impacts.

This project developed methods and a framework for quantifying detour-related consumption and optimizing detour routes to minimize long-term impacts on Minnesota's road network. The results could offer insight to state and local traffic engineers as they design future detour routes.

What Did We Do?

A literature review evaluated current approaches for estimating pavement consumption costs. Investigators reviewed processes for assessing pavement structural damage using nondestructive testing (NDT) methods, including a falling weight deflectometer and ground-penetrating radar. They also calculated the remaining service life (RSL) for numerous detour and haul road sites in Minnesota.

A multiclass traffic assignment model integrated with MnDOT's CUBE framework was developed to predict changes in car and truck traffic patterns caused by construction-related closures. The model provided insights into congestion, rerouting behavior and increased truck flows on local roads.

"This framework represents a promising starting point to map detour routes that will minimize pavement consumption on the available local network."

—TIM ANDERSEN, PAVEMENT DESIGN ENGINEER,
MnDOT OFFICE OF MATERIALS AND ROAD RESEARCH

Pavement performance curves were used to assess the reduction in RSL, and loss of effective service area was used to assess pavement performance curves that estimated detour-related consumption. Investigators then coupled these estimates with traffic pattern predictions to develop an optimization algorithm that would map detour routes to minimize truck-related pavement consumption and still consider efficient travel routes for vehicles.

Investigators synthesized the project's findings into a framework that allows MnDOT and local agencies to quantify pavement consumption and optimize detour planning and routing. This framework integrates pavement condition data, NDT results, performance curves and traffic pattern predictions with map optimization tools.

What Did We Learn?

Pavement consumption assessment results demonstrated the significant impact of detours on local roads. For example, a case study of a road in Goodhue County found that a three-month detour due to rehabilitation activities on U.S. Highway 61 reduced the adjacent local road's service life by more than two years and decreased the effective service area by more than 25%.

To mitigate these negative impacts, investigators developed a detour route optimization tool to identify locations for detour signs. Simulations using the optimization tool designed detour routes with significant reductions in truck flows on vulnerable roads that maintained network efficiency.

The proposed framework has five steps:

1. Collect essential network data such as rehabilitation history, pavement layer thickness and precalibrated performance curves.
2. Quantify pavement consumption by using the RSL or loss of area under the performance curve methodology.
3. Optimize a detour routing tool that incorporates traffic assignment model predictions for truck miles on restricted roads for a given detour.
4. Execute an algorithm that identifies optimal detour signage through simulation testing.
5. Validate and compare proposed routes using truck flow reductions on critical routes, RSL consumption assessments and other metrics.

Additional practical recommendations stemming from the project include the adoption of performance curve-based evaluations, standardized NDT protocols and the use of traffic modeling for detour planning.

What's Next?

This project provides analytical tools for data-driven outputs when estimating pavement consumption and mapping detour routes. The framework for designing detour routes balances the mitigation of infrastructure damage with mobility and overall network efficiency.

However, the outputs are based on many assumptions, and better-quality data for local roads is required for more accurate assessments of pavement condition and traffic patterns used to model and optimize routing decisions. For example, future validations should use field-measured performance curves and real-time traffic feedback.

This work is an effective starting point to better assess pavement consumption and routing detours. Future field studies will help to refine the process for determining pavement consumption assessments and detour routing used by municipal and state transportation agencies.

About This Project

REPORT 2026-06
"Haul Road and Detour Maintenance."
Find it at mdl.mndot.gov.

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PROJECT COST
$153,003

www.mndot.gov/research

ESTIMATE OF PROBABLE COSTS

N BLUEBIRD ROAD & AIRPORT ROAD PAVEMENT REPLACEMENT

BASE REPLACMENT OPTION

CITY OF EAGLE RIVER

DATE: 6/18/2026

ESTIMATE YEAR: ***2026***

CONSTRUCTION YEAR: ***2026***

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
	GENERAL				
1	Mobilization, Bonds, & Insurance	1	L.S.	$ 40,000.00	$ 40,000
2	Erosion and Sedimentation Control	1	L.S.	$ 5,000.00	$ 5,000
3	Traffic Control	1	L.S.	$ 5,000.00	$ 5,000
4	Turf Restoration	1	L.S.	$ 10,000.00	$ 10,000
5	Adjust Manhole Casting	2	EA.	$ 2,000.00	$ 4,000
6	Adjust Water Valve Box	2	EA.	$ 500.00	$ 1,000
	ROADWAY - North Bluebird Rd.				
7	Unclassified Excavation (Includes Removals)	1	L.S.	$ 15,000	$ 15,000
8	Furnish and install 10 Inch Thick Aggregate Base Course, 1 1/4 -inch	2,400	S.Y.	$ 28	$ 67,200
9	Excavation Below Subgrade	30	C.Y.	$ 25	$ 750
10	Furnish & Install Granular Borrow	30	C.Y.	$ 25	$ 750
11	Gravel Shoulder, 3-Inch Thick	200	S.Y.	$ 25	$ 5,000
12	Furnish & Install 3-Inch Thick Asphaltic Pavement	2,200	S.Y.	$ 27	$ 59,400
13	Sawcut Asphalt Pavement	200	L.F.	$ 6	$ 1,200
	ROADWAY - Airport Rd.				
14	Unclassified Excavation (Includes Removals)	1	L.S.	$ 10,000	$ 10,000
15	Furnish and install 10 Inch Thick Aggregate Base Course, 1 1/4 -inch	1,200	S.Y.	$ 28	$ 33,600
16	Excavation Below Subgrade	30	C.Y.	$ 25	$ 750
17	Furnish & Install Granular Borrow	30	C.Y.	$ 25	$ 750
18	Gravel Shoulder, 3-Inch Thick	100	S.Y.	$ 25	$ 2,500
19	Furnish & Install 3-Inch Thick Asphaltic Pavement	1,100	S.Y.	$ 27	$ 29,700
20	Sawcut Asphalt Pavement	200	L.F.	$ 6	$ 1,200
				ESTIMATED CONSTRUCTION SUBTOTAL	*$ 292,800*
				Contingency 15%	$ 43,920
				ESTIMATED CONSTRUCTION COST(2026)	*$ 336,720*
				Design Engineering 10%	$ 33,700
				Construction Engineering 10%	$ 33,700
				TOTAL ESTIMATED PROJECT COST:	**$ 404,120**

Disclaimers & Assumptions

1 This estimate of probable cost is approximate. Actual construction bids may vary significantly from this estimate due to timing of bids,constructual schedule restraints, labor rate increases, material increases, or other factors beyond the control of the estimator.

2 2-12' Lanes with 2' shoulders N. Bluebird 800 Ft Long

3 2-12' Lanes 150 ft taper to 2-15' lanes 175ft with 2' shoulders airport road (325 Ft Long)

4 10inch Thick base aggregate replacement

5 3in asphalt pavment

6 this estimate assumes that the existing pavement depth is equal to the proposed depth

ESTIMATE OF PROBABLE COSTS

N BLUEBIRD ROAD & AIRPORT ROAD PAVEMENT REPLACEMENT

PULVERISE AND OVERLAY OPTION

CITY OF EAGLE RIVER

DATE: 6/18/2026

ESTIMATE YEAR: ***2026***

CONSTRUCTION YEAR: ***2026***

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
	GENERAL				
1	Mobilization, Bonds, & Insurance	1	L.S.	$ 25,000.00	$ 25,000
2	Erosion and Sedimentation Control	1	L.S.	$ 5,000.00	$ 5,000
3	Traffic Control	1	L.S.	$ 5,000.00	$ 5,000
4	Turf Restoration	1	L.S.	$ 10,000.00	$ 10,000
5	Adjust Manhole Casting	2	EA.	$ 2,000.00	$ 4,000
6	Adjust Water Valve Box	2	EA.	$ 500.00	$ 1,000
	ROADWAY - North Bluebird Rd.				
7	Pulverize Existing Pavement and Shape N. Bluebird Rd. South 750 FT from Airport Rd.	2,200	S.Y.	$ 5.00	$ 11,000
8	Unclassified Excavation (Includes Removals)	1	L.S.	$ 5,000	$ 5,000
9	Gravel Shoulder, 3-Inch Thick	200	S.Y.	$ 25	$ 5,000
10	Furnish & Install 3-Inch Thick Asphaltic Pavement	2,200	S.Y.	$ 27	$ 59,400
11	Sawcut Asphalt Pavement	200	L.F.	$ 6	$ 1,200
	ROADWAY - Airport Rd.				
12	Pulverize Existing Pavement and Shape Airport Rd. West 325 FT from N. Railroad St.	1,000	S.Y.	$ 5.00	$ 5,000
13	Unclassified Excavation (Includes Removals)	1	L.S.	$ 5,000	$ 5,000
14	Gravel Shoulder, 3-Inch Thick	100	S.Y.	$ 25	$ 2,500
15	Furnish & Install 3-Inch Thick Asphaltic Pavement	1,000	S.Y.	$ 27	$ 27,000
16	Sawcut Asphalt Pavement	200	L.F.	$ 6	$ 1,200
				ESTIMATED CONSTRUCTION SUBTOTAL	*$ 172,300*
				Contingency 15%	$ 25,845
				ESTIMATED CONSTRUCTION COST(2026)	*$ 198,145*
				Design Engineering 10%	$ 19,900
				Construction Engineering 10%	$ 19,900
				TOTAL ESTIMATED PROJECT COST:	**$ 237,945**

Disclaimers & Assumptions

1 This estimate of probable cost is approximate. Actual construction bids may vary significantly from this estimate due to timing of bids,constructual schedule restraints, labor rate increases, material increases, or other factors beyond the control of the estimator.

2 2-12' Lanes with 2' shoulders N. Bluebird 800 Ft Long

3 2-12' Lanes 150 ft taper to 2-15' lanes 175ft with 2' shoulders airport road (325 Ft Long)

4 3in asphalt pavment

5 this estimate assumes that the existing pavement depth is equal to the proposed depth

6 Assumes a pulverize and overly option

Data file name: C:\Users\mamundson\OneDrive - MSA Professional Services, Inc\Desktop\Offline Projects\Eagle River UHaul Review\UhaulWaterQuality.mdb
WinSLAMM Version 10.4.1
Rain file name: C:\WinSLAMM Files\Rain Files\WI_Multi_rain\GreenBay\WisReg - Green Bay WI Annual 1969.ran
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Study period starting date: 01/02/69 Study period ending date: 12/28/69
Start of Winter Season: 12/02 End of Winter Season: 03/12
Date: 06-17-2026 Time: 16:28:01
Site information:

LU# 1 - Commercial: Commercial 1 Total area (ac): 0.421
1 - Roofs 1: 0.268 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.110 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
51 - Small Landscaped Areas 1: 0.042 ac. Normal Sandy PSD File: C:\WinSLAMM Files\NURP.cpz
70 - Water Body Areas: 0.001 ac. PSD File:

LU# 2 - Commercial: Commercial 2 Total area (ac): 0.934
1 - Roofs 1: 0.333 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.387 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
51 - Small Landscaped Areas 1: 0.200 ac. Normal Sandy PSD File: C:\WinSLAMM Files\NURP.cpz
70 - Water Body Areas: 0.014 ac. PSD File:

LU# 3 - Commercial: Commercial 3 Total area (ac): 0.081
1 - Roofs 1: 0.021 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.007 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
51 - Small Landscaped Areas 1: 0.049 ac. Normal Sandy PSD File: C:\WinSLAMM Files\NURP.cpz
70 - Water Body Areas: 0.004 ac. PSD File:

LU# 4 - Commercial: Commercial 4 Total area (ac): 0.119
1 - Roofs 1: 0.034 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
51 - Small Landscaped Areas 1: 0.078 ac. Normal Sandy PSD File: C:\WinSLAMM Files\NURP.cpz
70 - Water Body Areas: 0.007 ac. PSD File:

LU# 5 - Commercial: Commercial 5 Total area (ac): 0.975
1 - Roofs 1: 0.513 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.331 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
51 - Small Landscaped Areas 1: 0.105 ac. Normal Sandy PSD File: C:\WinSLAMM Files\NURP.cpz
70 - Water Body Areas: 0.026 ac. PSD File:

LU# 6 - Commercial: Commercial 6 Total area (ac): 0.180
51 - Small Landscaped Areas 1: 0.180 ac. Normal Sandy PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Biofilter CP# 1 (DS) - DS Biofilters # 1

1. Top area (square feet) = 810
2. Bottom aea (square feet) = 1
3. Depth (ft): 6
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 8
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 1
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 0
10. Porosity of rock filled volume = 0
11. Engineered soil infiltration rate: 13
12. Engineered soil depth (ft) = 2
13. Engineered soil porosity = 0.43
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

User-Defined Soil Type 1.000

Saturation water content percent (Porosity) = 0
Field capacity (%) = 0
Permanent Wilting Point (%) = 0
Infiltration rate (in/hr) = 13

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 5
2. Weir crest width (ft): 5
3. Height of datum to bottom of weir opening: 5

Outlet type: Surface Discharge Pipe

1. Surface discharge pipe outlet diameter (ft): 0.67
2. Pipe invert elevation above datum (ft): 3.15
3. Number of surface pipe outlets: 1

Control Practice 2: Biofilter CP# 2 (DS) - DS Biofilters # 2

1. Top area (square feet) = 6100
2. Bottom aea (square feet) = 500
3. Depth (ft): 6
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 8
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 1
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 0
10. Porosity of rock filled volume = 0
11. Engineered soil infiltration rate: 13
12. Engineered soil depth (ft) = 2
13. Engineered soil porosity = 0.43
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

User-Defined Soil Type 1.000

Saturation water content percent (Porosity) = 0
Field capacity (%) = 0
Permanent Wilting Point (%) = 0
Infiltration rate (in/hr) = 13

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 10
2. Weir crest width (ft): 5
3. Height of datum to bottom of weir opening: 4.5

Outlet type: Surface Discharge Pipe

1. Surface discharge pipe outlet diameter (ft): 1
2. Pipe invert elevation above datum (ft): 4.15
3. Number of surface pipe outlets: 1

Control Practice 3: Biofilter CP# 3 (DS) - DS Biofilters # 3

1. Top area (square feet) = 5000
2. Bottom aea (square feet) = 460
3. Depth (ft): 4
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 8
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 1
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 0
10. Porosity of rock filled volume = 0
11. Engineered soil infiltration rate: 13
12. Engineered soil depth (ft) = 2
13. Engineered soil porosity = 0.43
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

User-Defined Soil Type 1.000

Saturation water content percent (Porosity) = 0
Field capacity (%) = 0
Permanent Wilting Point (%) = 0
Infiltration rate (in/hr) = 13

Biofilter Outlet/Discharge Characteristics:

Outlet type: Sharp Crested Weir

1. Weir length (ft): 10
2. Invert elevation above datum (ft): 3.5

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 5
2. Weir crest width (ft): 4
3. Height of datum to bottom of weir opening: 3

Control Practice 4: Biofilter CP# 4 (DS) - DS Biofilters # 4

1. Top area (square feet) = 5000
2. Bottom aea (square feet) = 800
3. Depth (ft): 4
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 8
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 1
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 0
10. Porosity of rock filled volume = 0
11. Engineered soil infiltration rate: 13
12. Engineered soil depth (ft) = 2
13. Engineered soil porosity = 0.43
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

User-Defined Soil Type 1.000

Saturation water content percent (Porosity) = 0
Field capacity (%) = 0
Permanent Wilting Point (%) = 0
Infiltration rate (in/hr) = 13

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 10
2. Weir crest width (ft): 4
3. Height of datum to bottom of weir opening: 3.5

Control Practice 5: Biofilter CP# 5 (DS) - DS Biofilters # 5

1. Top area (square feet) = 2000
2. Bottom aea (square feet) = 1140
3. Depth (ft): 7
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 8
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 1
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 0
10. Porosity of rock filled volume = 0
11. Engineered soil infiltration rate: 13
12. Engineered soil depth (ft) = 2
13. Engineered soil porosity = 0.43
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

User-Defined Soil Type 1.000

Saturation water content percent (Porosity) = 0
Field capacity (%) = 0
Permanent Wilting Point (%) = 0
Infiltration rate (in/hr) = 13

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 10
2. Weir crest width (ft): 4
3. Height of datum to bottom of weir opening: 4.75

SLAMM for Windows Version 10.4.1
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Data file name: C:\Users\mamundson\OneDrive - MSA Professional Services, Inc\Desktop\Offline Projects\Eagle River UHaul Review\UhaulWaterQuality.mdb
Data file description:
Rain file name: C:\WinSLAMM Files\Rain Files\WI_Multi_rain\GreenBay\WisReg - Green Bay WI Annual 1969.ran
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Start of Winter Season: 12/02 End of Winter Season: 03/12
Model Run Start Date: 01/02/69 Model Run End Date: 12/28/69
Date of run: 06-17-2026 Time of run: 16:34:30
Total Area Modeled (acres): 2.710
Years in Model Run: 0.99

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	146332	-	65.79	601.0	-
Outfall Total with Controls:	11421	92.20%	58.90	42.00	93.01%
Annualized Total After Outfall Controls:	11579			42.58	

CITY OF

EAGLE RIVER Wisconsin

Application for a Hearing before Planning Commission

Applicant MUST provide the following information:

Name Agricultural Society/Vilas County Fair Board Phone 715-479-2057

Mailing Address 164 Forrest Street/Vilas County Fairgrounds

Interest in the Property Leasee

Name of Property Owner Vilas County

Mailing Address 164 Forrest Street, Eagle River, WI

The above signed applicant does petition the City Council as follows:

Amend the Zoning Classification or Boundaries of a District

Change may only be initiated by the City Council, Plan Commission or a petition by one or more of the owners or lessees of the property proposed to be changed.

Present Zoning Classification _____

Requested Zoning Classification _____

Applicant must provide the following information

- Legal description and address of the property in question.
- A sketch drawn to a scale of not less than 100 feet to the inch, showing area to be changed, its location, the location of the existing boundaries and the uses within 300 feet of the property proposed to be changed.
- Property owners names, mailing address of all property within 300 feet of the property in question.
- Present use of the property in question.
- Proposed use of the property in question.

Zoning Ordinance Amendment

Change initiated, must be initiated by Zoning Administrator.

Requested Amendment to section: _____

_____

_____

_____

Conditional Use Permit

Zoning Classification of Property Parks/Recreation

List the requested conditional use, For the agricultural board to allow camping by carnival workers at the Vilas County fairgrounds during the Vilas County fair, August 13-16, 2026, and additional shoulder dates as required for set-up/tear-down of the fair attractions.

Applicant must provide the following information:

- A legal description and address of the property where the use will take place.
- The names and mailing addresses of the abutting property owners.
- Present uses of the abutting properties.
- A site plan of the property showing distances of structures to property lines, parking areas, landscaping, lighting, traffic line of sight visibilities and any other information which will assist the Planning Commission to make a decision.

Additional information may be requested by the Eagle River Plan Commission or the Eagle River City Council to evaluate your application. The lack of information may in itself be sufficient cause to deny a petition. Failure to provide the above required information may result in additional public hearings, which additional costs will be borne by the applicant.

The completed application must be submitted to the Zoning Administrator's office no less than 30 days before the date of the Planning Commission meeting, 525 E. Maple Street, PO Box 1269, Eagle River, WI 54521.

Applicant or Owner of the property or Agent shall appear before the Planning Commission.

Dated this 8 day of June, 2026

Respectfully submitted by Dale Ayers Dale Y. Ayers

For Office Use Only:

Permit distribution: ☐ *Treasurer (w/check)* ☐ *File* ☐ *Planning Commission*

Payment: $_____ ☐ *Cash* ☐ *Check #*_____ *Date:*_____ *Admin:* _____ *Date:* _____

CITY OF EAGLE RIVER Wisconsin

NOTICE OF PUBLIC HEARING

CITY OF EAGLE RIVER PLANNING COMMISSION

The Vilas County Fair Board has submitted a request to allow camping by carnival workers at the Vilas County Fairgrounds during the County Fair, August 13-16, 2026, with additional shoulder dates as required for set-up/tear-down of the fair attractions. The Vilas County Fairgrounds property, Parcel 221-182, 133 South Forrest Street, is described as Sect. 32, T40N,R10E, MILL LOT 1 COUNTY CLERK'S PLAT GOVT LOT 1 & PRT SE NE EXC 23-382,196-598,580174, 584885 RESOLUTION 441482.

The City of Eagle River Planning Commission has scheduled a public hearing for **Thursday, July 2, 2026 at 5 pm**, located in the Eagle River Common Council Chambers, 525 E. Maple Street, Eagle River, WI 54521.

Comments can be made in person at the public hearing or by mail to City Administrator, PO. Box 1269, Eagle River, WI 54521; by phone (715) 479-8682 x227 or email rcginner@eagleriverwi.gov. Documents will be available for review at City Hall. PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.

CITY OF
EAGLE RIVER
Wisconsin

City Of Eagle River
Resolution No. 1077

A Resolution To Amend The City Of Eagle River Comprehensive Plan Future Land Use Map And Rezone Property Located On Elm Drive From Parks/Recreation To Office/Residential

WHEREAS, the City of Eagle River has received requests to amend the Future Land Use Map of the Comprehensive Plan and to rezone property located on Elm Drive; and

WHEREAS, the subject property is currently designated and zoned as Parks/Recreation and is proposed to be redesignated and rezoned to Office/Residential; and

WHEREAS, the property affected by this amendment and rezoning is legally described in the City tax roll and identified as follows:

1. Buskager Property
   Parcel No. 221-1058-6011
   1025 Elm Drive
   SE-SE, Section 33, Township 40 North, Range 10 East, Lot 2 of Certified Survey Map No. 5874, recorded as 22CS212, formerly part of SE-SE, except Document No. 540834.
   Full legal description on file in the tax roll.

WHEREAS, pursuant to Wisconsin Statutes and the City of Eagle River Zoning Ordinance, the Planning Commission conducted a public hearing on July 2, 2026, at 5:00 p.m. in the Common Council Chambers at City Hall, 525 East Maple Street, Eagle River, Wisconsin, to receive testimony and public comment regarding the proposed Comprehensive Plan amendment and rezoning; and

WHEREAS, after consideration of the public testimony, staff review, applicable ordinances, and the goals and objectives of the City's Comprehensive Plan, the Planning Commission has recommended approval of the proposed amendments; and

WHEREAS, the Common Council finds that the proposed Future Land Use Map amendment and rezoning are consistent with the public health, safety, and welfare of the community and are in the best interests of the City of Eagle River.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Eagle River, Wisconsin, that:

CITY OF
EAGLE RIVER
Wisconsin

Section 1. The Future Land Use Map of the City of Eagle River Comprehensive Plan is hereby amended to change the future land use designation of the properties identified above from Parks/Recreation to Office/Residential.

Section 2. The Official Zoning Map of the City of Eagle River is hereby amended to rezone the properties identified above from Parks/Recreation to Office/Residential.

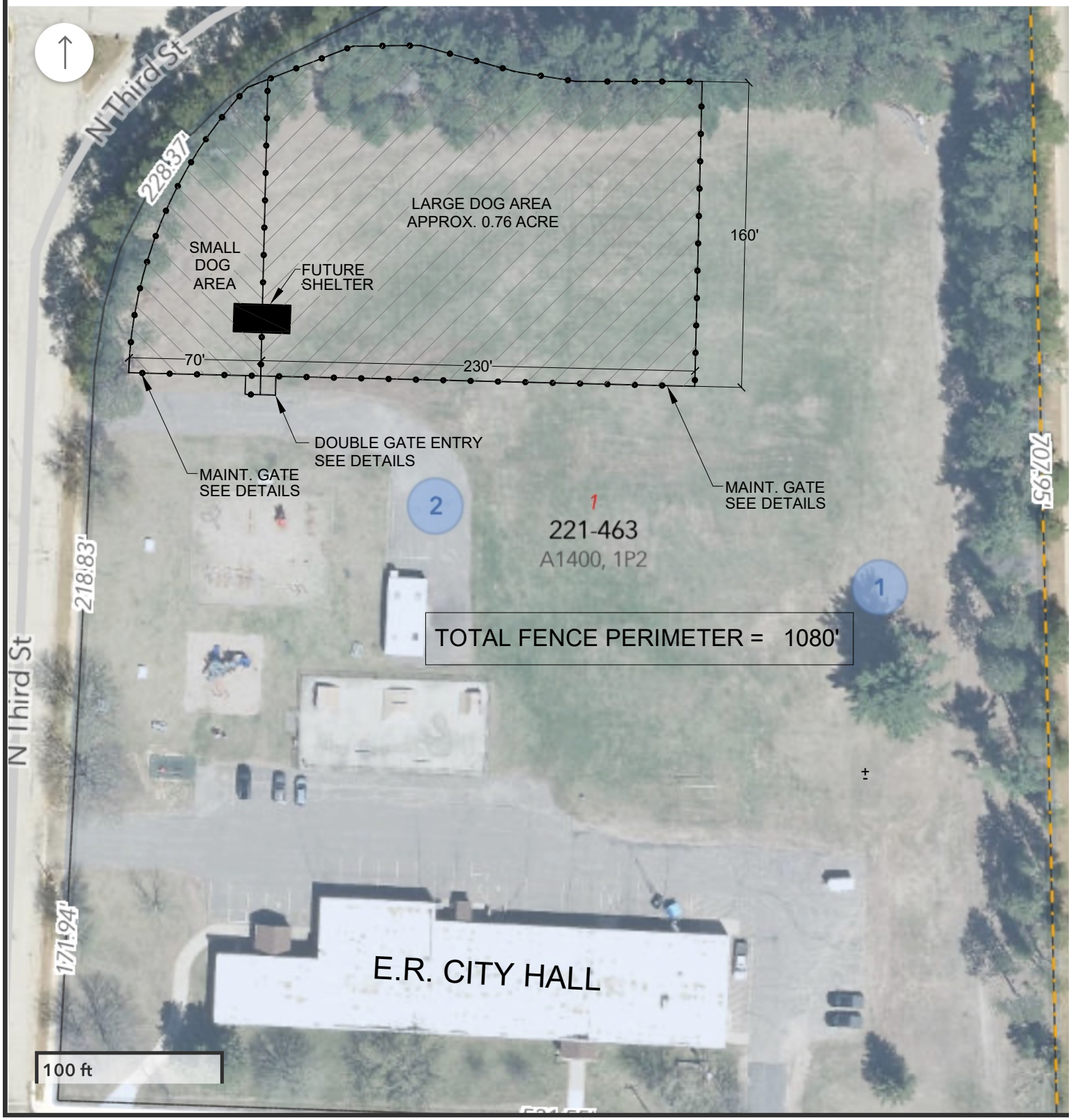
Section 3. City staff are authorized and directed to make all necessary revisions to the Comprehensive Plan, Official Zoning Map, and related City records to reflect these amendments.

Section 4. This Resolution shall take effect upon its adoption and publication as required by law.

Adopted by the Common Council of the City of Eagle River, Wisconsin, this ____ day of _____, 2026.

SIGNED: _____ _____
Debra A Brown, Mayor Date

ATTEST: _____ _____
Becky Bolte, Clerk Date



Vilas County Land Information

PLSS
Section Corners

GREMBAN DOG PARK - SITE PLAN

City of Eagle River
WISCONSIN

Contract Document for:
2026 Construction of City of Eagle River Dog Park

July 14, 2026

City of Eagle River
Eagle River City Hall
525 E Maple St.
Eagle River, WISCONSIN
715-479-8682

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00100: INVITATION TO BID

The **City of Eagle River** is requesting bids for the construction of a new dog park, which will include a chain link fence, double access gates, two separate enclosures for large and small dogs, concrete pads, and a covered pavilion. The project will be constructed in Park, north of City Hall located at 525 E. Maple Street, Eagle River, Wisconsin.

Scope of Work

1. **Fencing/Gates:** Install a 5-foot-high galvanized steel chain-link fence with black vinyl coating around the perimeter of the dog park, including a central divider for separate large and small dog enclosures. The fence will be secured at the base to prevent escapes, with minimal vegetation removal only as needed for fence installation. The fencing will feature two double access gates for users and two maintenance gates, one for each side of the enclosure.
2. **Covered Pavilion:** Construct a covered pavilion (30' x 20'), spanning both sides of the enclosure fencing to provide separate 15' x 20' covered areas for small and large dog enclosures. The pavilion shall have adequate footings and a 4" concrete slab.
3. See complete Bid Document for full scope of work.

Project Timeline

- Bid Due Date: 12:00 PM, Friday, July 31, 2026
- Award Notification: Within 7 days of the bid due date
- Project Completion Deadline: September 30, 2026

Bid Submission Requirements

Complete bid document, including submission guidelines, can be found on the City website at https://eagleriverwi.gov/resources/bids-and-rfps/

Sealed bid packets must be delivered no later than 12:00 PM on July 31, 2026, to the following address:

City of Eagle River
525 E. Maple Street
PO Box 1269
Eagle River, WI 54521
Attn: Robin Ginner

Bid packets must include:

- Company name, address, and contact information
- Proof of licensure and insurance
- Detailed cost estimate, including labor and materials
- Timeline for project completion
- References from previous similar projects

Selection Criteria

The City of Eagle River will evaluate bids based on the following criteria:

- Total project cost
- Experience and qualifications
- Ability to meet the project timeline
- Compliance with bid submission requirements

The City of Eagle River reserves the right to reject any and all bids, to waive informalities, and to accept the bid deemed in the best interest of the CITY.

For questions, requests for site inspections, or additional information, please contact:

Robin Ginner, City Administrator
Phone: 715-479-8682 ext. 227
Email: rcginner@eagleriverwi.gov

00110: GENERAL REQUIREMENTS

The general requirements in this document apply to the Construction of a new **Dog Pak located at 525 East Maple Street, Eagle River, Wisconsin**.

Contact: City of Eagle River
Robin Ginner, City Administrator
Ph 715-479-8682 ext. 227
Cell 715-525-2666
e-mail: rcginner@eagleriverwi.gov

City Hall
525 E Maple Street
P.O. Box 1269
Eagle River, WI 54521

Contractor: General Contractor and all sub-contractor awarded construction of project

1. Coordination of Work
   a. CONTRACTOR is responsible to coordinate their work with any Sub-Contractors, as assigned.
   b. The CONTRACTOR shall furnish all mobilization, labor, services, materials, equipment, plant, machinery, apparatus, appliances, tools, supplies, and all other requirements necessary to do all work required for the completion of each item of the Work and as herein specified.

2. Work Schedule
   There are no limits on days of week in which work can be performed. Work hours must be between 7 am and 8 pm. Project to be completed by September 30, 2026.

3. Required Contractor Payments
    a. A deposit of one-third the contract amount will be paid to the awarded contractor within 15 days of notice of award.
    b. Remainder will be paid upon completion after signing of the “Certificate of Completion” is signed by the CONTRACTOR and CITY.
    c. Since the bid is limited to observed vacant land and planning, there is a probability of unknown issues to be uncovered upon commencement of work, the CONTRACTOR must include a fee Schedule for additional work.

4. Waste Disposal
    CONTRACTOR is responsible for keeping building site free of debris. CONTRACTOR to supply debris container or containers. CONTRACTOR shall be responsible for having containers emptied.

5. Temporary Power
    CONTRACTOR will supply temporary power as needed.

6. Sanitary Regulations
    CONTRACTOR is responsible for supplying temporary facilities.

7. Character of Workmen
    The CONTRACTOR shall always be responsible for the conduct and discipline of their employees and/or any Subcontractor or persons employed by Subcontractors. All employees must have sufficient knowledge, skill, certifications and experience to perform properly the work assigned to them. Any supervisor, foreman, or workman employed by the CONTRACTOR or Subcontractor who does not perform their work in a skillful manner or appears to be incompetent or to act in a disorderly or intemperate manner shall, at the written request of the CITY, be discharged from the work and shall not be employed again in any portion of the work without the approval of the CITY. If any employee is not immediately removed when required, any work done by him/her will not be estimated or accepted.

8. Workmanship
    The CONTRACTOR shall furnish suitable tools and building appliances to perform the work to be done. Work shall be completed in a neat and skillful manner at the location. All equipment shall be correctly field aligned, leveled and adjusted for satisfactory. The CONTRACTOR shall furnish, install, and protect all necessary accessories and attachments and all other appurtenances needed for proper installation of the work. The work shall be performed in accordance with well-known, established practice and standards, and comply with State of Wisconsin codes and guidelines for commercial buildings, as appropriate.

9. Continuing Obligation
    The CONTRACTOR's obligation to perform and complete the Work in accordance with the Contract Documents shall be absolute. Neither recommendation of any progress or final payment, nor the issuance of a Certificate of Substantial Completion, nor any payment by CITY to CONTRACTOR under the Contract Documents, nor any use or occupancy of the Work or any part thereof by CITY, nor any act of acceptance by CITY, nor any failure to do so, nor any review and approval of a shop

drawing or sample submission, nor the issuance of a notice of acceptability, nor any correction of defective Work by CITY will constitute an acceptance of Work not in accordance with the Contract Documents or a release of CONTRACTOR's obligation to perform the Work in accordance with the Contract Documents.

10. Discrepancies and Omissions
    a. If, during the performance of the Work, CONTRACTOR finds a conflict, error, or discrepancy in the Contract Documents, CONTRACTOR shall so report to CITY in writing at once and before proceeding with the Work affected thereby shall obtain a written interpretation or clarification from CITY; however, CONTRACTOR shall not be liable to CITY for failure to report any conflict, error, or discrepancy in the Contract Documents unless CONTRACTOR had actual knowledge thereof or should reasonably have known thereof.
    b. Any incidental item of material, labor, or detail required for the proper execution and completion of the Work and omitted from the Contract Documents but obviously required by governing codes, local regulations, trade practices, operational functions, and good workmanship, shall be provided as a part of the Work without extra charge, even though not specifically detailed or mentioned.

11. Oral Agreements
    No oral order, objection, claim or notice by any party to the others shall affect or modify any of the terms or obligations contained in any of the Contract Documents, and none of the provisions of the Contract Documents shall be held to be waived or modified by reason of any act whatsoever, other than by a mutually agreed waiver or modifications thereof in writing, and no evidence shall be introduced in any proceeding of any other waiver or modification.

00120: INSTRUCTIONS TO BIDDERS

The general requirements in this document apply to Construction of Dog Park, located north of City Hall at 525 E Maple Street, Eagle River, Wisconsin.

Contact:
City of Eagle River
Robin Ginner, City Administrator
Ph 715-479-8682 ext. 227
Cell 715-525-2666
e-mail: rcginner@eagleriverwi.gov

City Hall
525 E Maple Street
P.O. Box 1269
Eagle River, WI 54521

Contractor: General Contractor and all sub-contractor awarded construction of project

1. Location and Work to be Done
   The Work consists of all labor, materials and equipment for the construction of Dog Park as outlined in the Statement of Work in Section 00130 of the bid documents, as directed by the City of Eagle River Administrator or her designee.

   The location shall be 525 E Maple Street, Eagle River, Wisconsin, general characteristics, and principal details of the Work to be performed are specified in the bid specifications in Section 00130.

2. Documentation
   The Work to be done and paid for under any item shall not be limited to the exact extent mentioned or described but shall include all incidental work necessary or customarily done for the completion of that item.

   All quantities are approximate and do not expressly, or by implication warrant that the actual quantities will correspond therewith, but the CITY reserves the right to reasonably increase or decrease the quantity. An increase or decrease in the quantity for any item shall not be regarded as cause for an increase or decrease in the unit prices.

3. Receipt and Opening of Bids
   The Eagle River Golf Course, herein called the CITY, will receive sealed Bids for the project known as: 2026 Construction of Dog Park.

   General bids shall be addressed to City of Eagle, P.O. Box 1269, 525 E. Maple St., Eagle River, WI 54521, or hand delivered to the Eagle River City Hall, 525 E. Maple St., Eagle River, WI 54521 and endorsed "2026 Construction of Dog Park". Bid submissions shall be in a sealed envelope. Bids will be received at the Eagle River City Hall until 12:00 PM Central time, on Friday, July 31, 2026 at which time and place said bids will be publicly opened and read aloud.

4. Preparation of Bid
   Each bid must be submitted on the prescribed form. All blank spaces for bid prices must be filled in, in ink or typewritten, in both words and figures.

   Failure to complete the bid document adequately may result in the disqualification of the bidder.

   Each bid must be submitted in a sealed envelope bearing on the outside the name of the bidder, their address, and endorsed with the name of the project as specified in Receipt and Opening of Bids, above. If forwarded by mail, the sealed envelope containing the bid must be enclosed in another envelope addressed as specified in Receipt and Opening of Bids, above.

   All bids, attachments to bids, and/or other items supplied to CITY, including project descriptions, by all bidders, successful or otherwise, shall be the property of CITY. CITY shall not owe to any bidder, successful or otherwise, any obligation of confidentiality regarding any bid, attachment to bid, other items supplied to CITY by bidder, including but not limited to blueprints, drawings, or project

descriptions, or any contract document resulting from bid. Contract documents shall be the property of both parties.

CITY shall not be liable to any bidder for any costs incurred in bidding or communicating with CITY concerning bidding.

Unless otherwise made clearly inapplicable by CITY in this document, all bid prices shall include the cost of mobilization of equipment and personnel, and no extra payment will be made for such mobilization or movement of equipment and personnel from job-to-job site.

5. Bid Opening Procedure

The following list of requirements shall apply to each filed bid. Bids not meeting all the requirements for timeliness and security will be rejected; bids not meeting signature and addenda requirements will be rejected prior to checking of bid amounts.

a) Bids shall be filed at the place and before the time specified in Receipt and Opening of Bids, above.
b) Properly executed bid security shall be placed in a sealed envelope and shall be attached to the outside of the envelope containing the bid.
c) The total dollar amount of each bid will be read, and the three apparent lowest bids will be selected for further consideration. These three apparent low bids will be read aloud for the benefit of the other bidders and the bid opening procedure will be closed. All those present at the bid opening may examine all bids after the bid opening and after the reading of the three apparent low bids.

6. Right to Reject Bid

The CITY reserves the right to waive any informality in bids and to reject any and all bids, should the CITY deem it to be in the public interest to do so.

The CITY may also reject bids which in its sole judgment are either incomplete, conditional, obscure, or not responsive or which contain additions not called for, erasures not properly initialed, alterations, similar irregularities.

7. Modification

Any bidder may modify their bid by written communication delivered to and received by the CITY at any time prior to the scheduled closing time for receipt of bids. The communication shall not reveal the bid price but shall provide the addition or subtraction or other modification so that the final prices or terms will not be known by the CITY until the sealed bid is opened.

8. Ability and Experience of Bidder

No award will be made to any bidder who cannot satisfy the CITY that he/she has sufficient ability and experience in this class of work and sufficient capital and plant to enable him/her to prosecute and complete the work successfully within the time named. The CITY's decision or judgment on these matters will be final, conclusive, and binding. The CITY may make such investigations as it deems necessary, and the bidder shall furnish to the CITY, under oath if so required, all such information and data for this purpose as the CITY may request.

9. Conditions of Work

   Each bidder must familiarize him/herself fully with the conditions relating to the construction of the project and the employment of labor thereon. Failure to do so will not relieve a successful bidder of their obligation to furnish all material and labor necessary to carry out the provisions of their contract. Insofar as possible the CONTRACTOR, in carrying out their work, must employ such methods or means as will not cause any interruption of or interference with the work of any other CONTRACTOR or employees performing their duties at the work site.

10. Addenda and Interpretations

    Addenda may be required during the bidding period to modify, clarify, or interpret the Specifications and Contract Documents. It is intended, but not guaranteed, that such Addenda shall be mailed by the Awarding Authority to all persons or parties to whom Bid, and Contract documents have been issued (Bidders of Record). Failure to receive such Addenda shall in no way relieve any bidder from the execution of its provisions. All bidders are cautioned to verify the number of Addenda that have been issued and to secure any needed copies from the City Administrator. Addenda will be published on the City of Eagle River's website.

    No interpretation of the meaning of the specifications or other pre-bid documents will be made to any bidder orally. All information given to bidders other than by means of the specifications, or by addenda, as described below, is given informally, and shall not be used as the basis of a claim against the CITY. All bidders, by bidding, expressly, and irrevocably waive any and all such claims.

11. Project Inspection

    The CONTRACTOR shall make the project site and all project records available to the City Administrator or her designee for review during the project. City staff will periodically monitor the progress of work to ensure that the project is proceeding substantially as defined in the documents listed in the table of contents.

12. Obligation of Bidder

    At the time of the opening of bids, each bidder will be presumed to have inspected the site, and to have read and to be thoroughly familiar with the Contract Documents (including all addenda). The failure or omission of any bidder to examine any form, instrument, or document shall in no way relieve any bidder from any obligation in respect of his/her bid.

13. Information Not Guaranteed

    All information given in the Contract Documents and other documents relating to property conditions, existing equipment, existing utilities and other structures is from the best sources at present available to the CITY. All such information is furnished only for the information and convenience of bidders and is not guaranteed.

    It is agreed and understood that the CITY does not warrant or guarantee that any conditions, or other structures encountered during construction will be the same as those indicated in the Contract Documents.

It is further agreed and understood that no bidder or CONTRACTOR shall use or be entitled to use any of the information made available to him/her or obtained in any examination made by him/her in any manner as a basis of or ground for any claim or demand against the CITY arising from or by reason of any variance which may exist between the information made available and the actual subsurface or other structures actually encountered during the construction work, except as may otherwise be expressly provided for in the Contract Documents.

14. Time for Completion

The successful general bidder must agree to commence work on the date specified in the Notice to Proceed, and to fully complete the project within the time limit stated in the documents.

15. Comparison of Bids

Bids will be compared on the basis of prices set forth in the bid forms.

In the event that there is a discrepancy between the lump sum or unit prices written in words and figures, the prices written in words will govern.

16. Award of Contract

The Contract will be awarded to "the lowest responsible bidder" pursuant to Wisconsin Statute s. 59.52(29) as amended and/or renumbered. Such a bidder shall possess the skill, ability and integrity necessary for the faithful performance of the work, shall be able to furnish labor that can work in harmony with all other elements of labor employed, or to be employed, in the work, and shall otherwise comply with all applicable provisions of law. Contract award shall be subject to the availability of funding.

17. Contractor Records

Bidders understand and agree that, because CITY is a party to this contract, provisions of the Wisconsin Open Records Law and other laws relating to public records may apply to records kept by Bidders. Bidder agrees to fully comply with such laws, and to cooperate with CITY in its compliance with such laws. Cooperation shall include, but not be limited to, the provision of records, or copies of records to CITY or others upon the request of CITY. Compliance and cooperation of Bidders shall be at their sole cost and expense.

18. Insurance

The CONTRACTOR shall furnish evidence of all listed Workers Compensation, General Liability, Auto and Umbrella insurance coverages. Certificates of insurance shall be filed with the submitted bid/contract forms with the CITY OF EAGLE RIVER named as an “additional insured.”

To the fullest extent permitted by law, the bidder shall indemnify and hold harmless the City of Eagle River and its agents against all injuries, deaths, strikes, losses, damages, claims, suits, liabilities, judgements, costs and expenses which may arise from any negligence of the CONTRACTOR, its employees or subcontractors.

See Section 00512 for full insurance coverage requirements.

19. Compliance with Laws

The CONTRACTOR shall keep themself fully informed of, and comply with, all existing and future Federal, State and Local Laws, ordinances, rules, and regulations affecting CONTRACTOR and all of CONTRACTOR's employees, agents, and subcontractors engaged or employed on the Work, the materials and equipment used in the Work or the conduct of the Work, and of all orders, decrees and other requirements of bodies or tribunals having any jurisdiction or authority over the same. If any discrepancy or inconsistency is discovered in the Specifications, or other Contract Documents in relation to any such law, ordinance, rule, regulation, order, decree or other requirement, the CONTRACTOR shall forthwith report to the City Administrator in writing. The CONTRACTOR shall at all times observe and comply with, and cause all their agents, servants and employees to observe and comply with all such existing and future laws, ordinances, rules, regulations, orders, decrees and other requirements and he/she shall protect, indemnify and save harmless the CITY, its officers, agents, servants, employees and the City Administrator from and against any and all claims, demands, suits, liabilities, judgments, penalties, losses, damages, costs and expenses, including attorney's fee, arising from or based upon any violation or claimed violation of any such law, ordinance, rule regulation, order, decree or other requirements, whether committed by the CONTRACTOR or any of their agents, servants or employees.

Applicable provisions of Wisconsin State Statutes and Regulations and/or the United States Code and Code of Federal Regulations govern this contract and any provision in violation of the foregoing shall be deemed null, void and of no effect. Where conflict between Code of Federal Regulations and State Laws and Regulations exist, the more stringent requirement shall apply.

00130: STATEMENT OF WORK

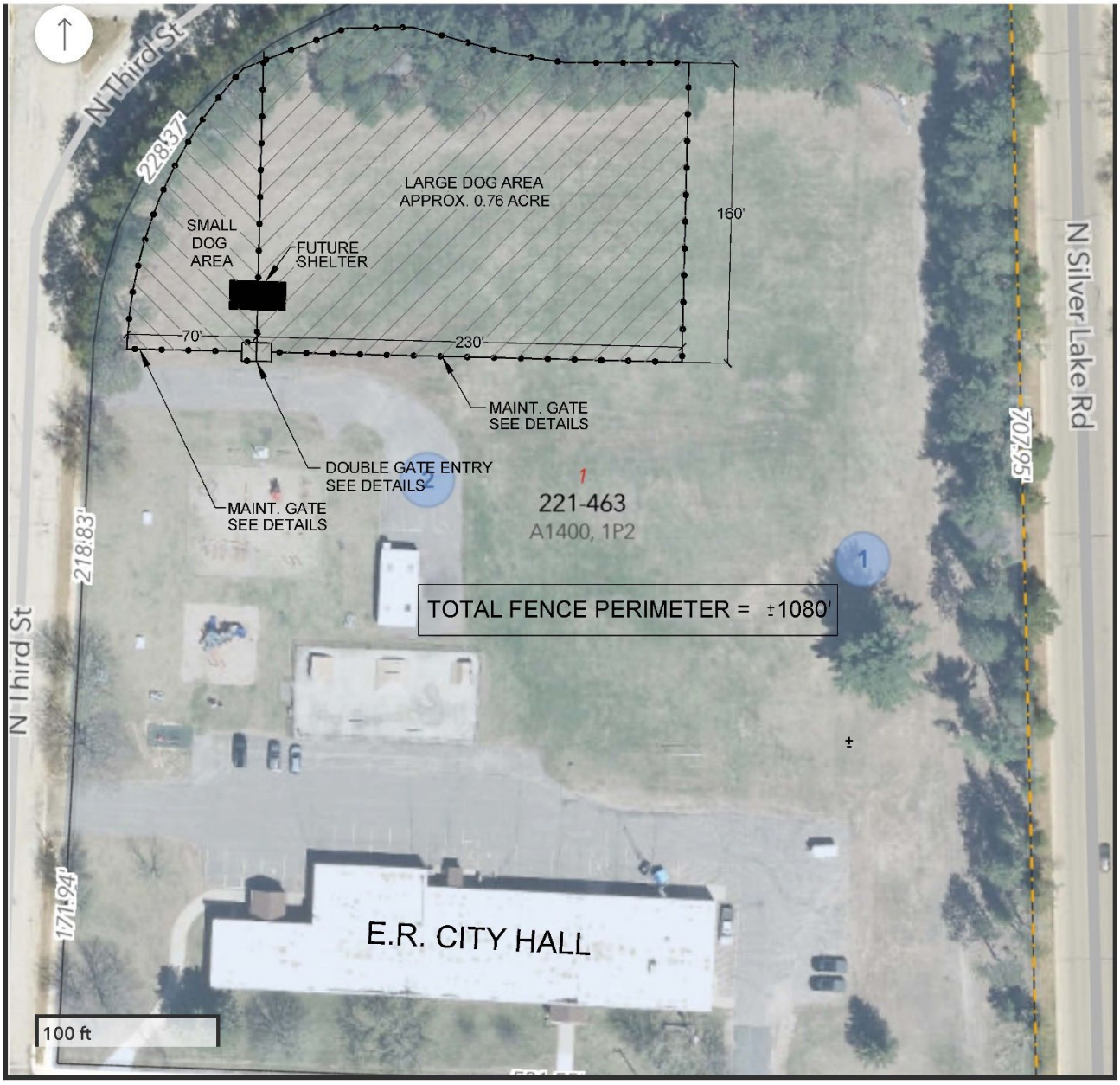
The CONTRACTOR agrees to provide the services listed in this Statement of Work.

DELIVER AND INSTALL;

1. Fabric
    - Material: Fabric shall be 9-gauge wire, woven in a 2-inch diamond mesh. Fabric shall have black vinyl coating over galvanized steel chain link fence fabric.
    - Height: 60 inches.
    - Installation: Pull fabric taught with bottom 1" above grade. Tie to line posts at 12" on center and 24" on top rails and bottom tension wire.

2. Frame Work
    - Material: Framework shall conform to ASTM F 1043, Group IC. High strength steel pipe shall be triple coated as per ASTM F 1043; external coating Type B and internal coating, Type D. Framework shall be powder coated black. Framework shall be Allied Tube and Conduit SS 40 or approved equal.
    - Posts: End/Corner Posts shall be 2 1/2" diameter, driven 48" into the ground. End/Corner posts shall be braced back to adjacent line posts with horizontal top rails and diagonal truss rods. Line posts shall be 2" in diameter, driven 48" into the ground on 10 foot centers, unless otherwise shown in the drawings. Gate posts (8 each) shall be 2 ½ "diameter, 48" deep and set in concrete.

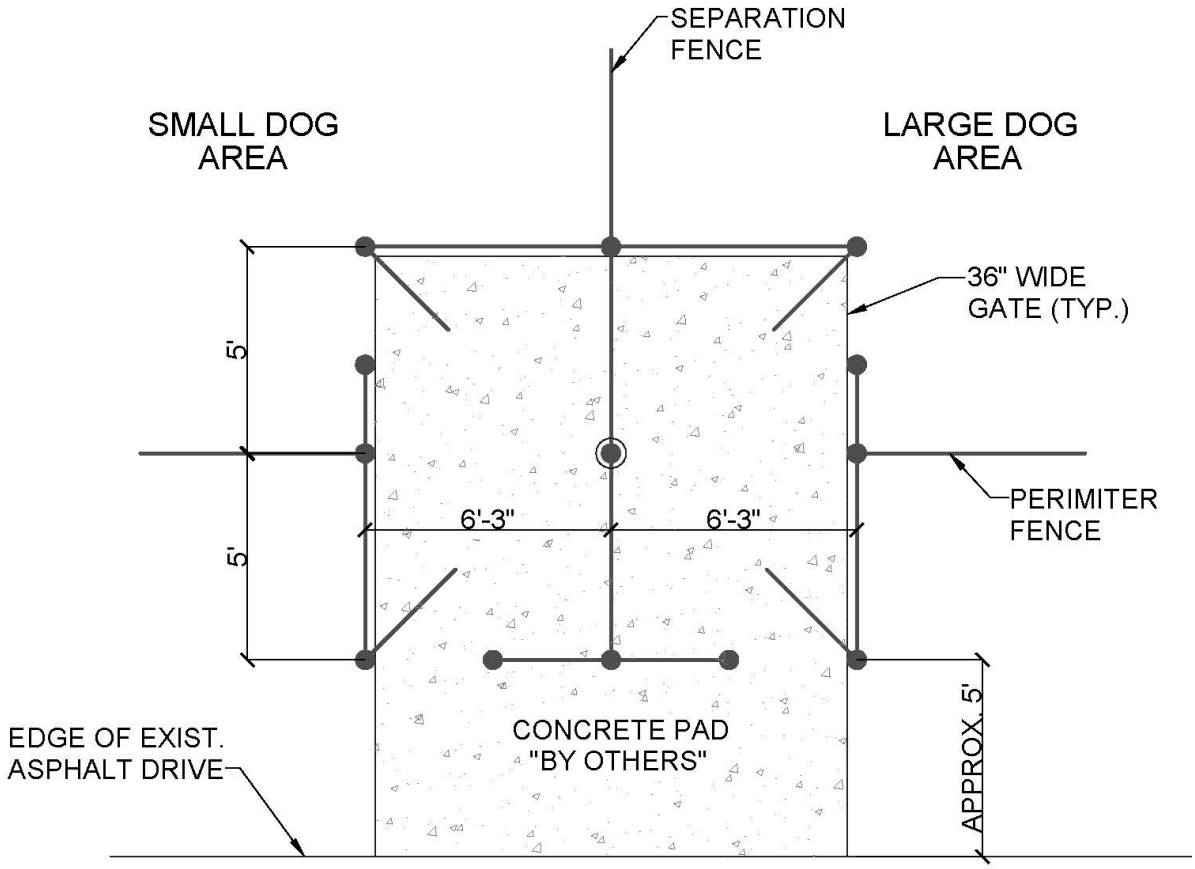
- Top Rail/ Bottom Tension Wire: Top rail shall be 1 5/8" minimum in diameter. Bottom tension wire shall be 6 gauge.
- Gates: All gates shall have a 1 3/8" welded frame. Single gates shall be equipped with child/dog proof automatic safety latches. Maintenance gate shall have pad lockable center latch and drop rod set in concrete. See Drawings.



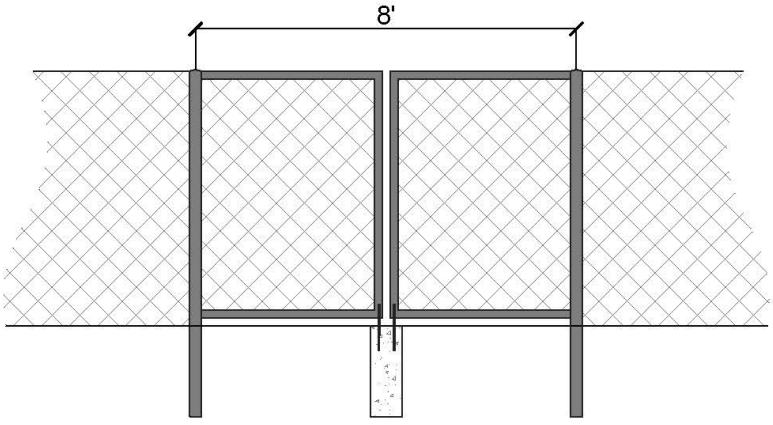
Vilas County Land Information

GREMBAN DOG PARK - SITE PLAN

DETAILS



ENTRY AREA PLAN VIEW



MAINTENANCE GATE

00200: BID SUBMITTAL FORM FOR CONSTRUCTION OF EAGLE RIVER DOG PARK

Submitted by: _____

Company: _____

Address: _____

Phone: _____

E-mail: _____

I. The Undersigned BIDDER offers and agrees, if this Proposal is accepted, to enter an Agreement with the CITY and to complete all work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time in accordance with the Contract Documents.

II. BIDDER has examined and familiarized him/herself with all the Bidding Documents, has examined the actual site and locality where the Work is to be performed; that he/she has made such independent investigations as he/she deems necessary; and has satisfied him/herself as to all conditions affecting cost, progress, or performance of the Work.

III. BIDDER accepts all the terms and conditions of the Bid Document Package.

IV. The BIDDER is requested to provide with bid submittal what work of a similar character to that of the Eagle River Dog Park that they have done with references that will enable the CITY to judge experience, skill, and business standing (add supplementary page if necessary). Reference to include: Completion Date; Project Name; Contract Amount; Reference Name; Reference Telephone No.

ITEMIZED SCOPE OF WORK	CITY COST
Fencing/Gates/Enclosures	

Total Bid Amount for All Work as Stated in Scope of Work: $_____

Written Total Amount: _____

Fee Schedule for Additional Work

1. Labor @ Hourly Rate: $_____/hr. [to include overhead & profit]
2. Material Cost @ CONTRACTOR cost plus mark-up @ ____% of material cost

Submitting bidder acknowledges that they have read and agree to the conditions stated in Roman Numerals one, two, three, and four.

Submitter's Signature: Date:

00300: AGREEMENT OF NOTICE OF AWARD.

This Agreement made this __ day of _____, 2026 by and between **State of Wisconsin, City of Eagle River,** hereinafter called CITY, and_____, hereinafter called CONTRACTOR.

WITNESSETH: That the CITY and CONTRACTOR for and in consideration of the work and payment hereinafter mentioned agree as follows:

1) The CONTRACTOR will commence and complete all work related to the replacement of the Eagle River Golf Course Clubhouse Electrical Upgrades set forth in bid documents.
2) The CONTRACTOR will furnish all the material, supplies, tools, equipment, labor, utilities, transportation, and other services necessary for the construction and completion of the project described herein and in the bid documents.
3) The CONTRACTOR will commence work required by the **Notice to Proceed** to be issued on **_____, 2025** and will complete same **by September 30, 2026** unless the period for completion is extended otherwise by the written agreement from CITY.
4) The CONTRACTOR agrees to perform all the work described in the Contract Documents and comply with the terms therein for the Bid amount of **$_____** which includes the Base Bid and/or alternates as shown in the Bid.
5) The term "Contract Documents" shall include, but is not limited to, the Advertisement for Bids, Bid, Addenda, List of Subcontractors, Notice of Award Agreement, Notice to Proceed, General Conditions, Instruction to Bidder, General Requirements, Statement of Work, Appendices, and any Change Orders, authorized extensions and any and all documents entered into between CITY and CONTRACTOR required to complete the construction of the work in an acceptable manner, including authorized extensions.
6) The CITY will pay the CONTRACTOR for the performance of work, subject to any additions or deductions, in the manner and at such times and in such amounts as required by the Contract Documents.
7) This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have executed or caused to be executed by their duly authorized officials, this agreement on the day and year first above written.

CITY OF EAGLE RIVER:	**ATTEST:**
By:_____	By:_____
Print Name: _____	Print Name: _____
Title: _____	Title: _____
CONTRACTOR:	**ATTEST:**
By:_____	By:_____
Print Name: _____	Print Name: _____
Title: _____	Title: _____

00400: NOTICE TO PROCEED

To: _____

Date: _____

Project: ___CONSTRUCTION OF DOG PARK_____

You are hereby notified to commence WORK in accordance with the Agreement dated_____ _____, 2025 on or before _____, 2026, and you are to complete all WORK by September 30, 2026.

City of Eagle River

By _____

Title _____

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE TO PROCEED is hereby acknowledged by _____

_____

this the _____ day of _____, 2026

By _____

Title _____

00500: GENERAL CONDITIONS

00501: Definitions

Wherever used in the Contract Documents, the following terms shall have the meanings indicated and shall be applicable to both the singular and plural thereof:

a. ADDENDA - Written or graphic instruments issued prior to the execution of the Agreement which modify or interpret the Contract Documents and Specifications, by additions, deletions, clarifications, or corrections.
b. BID - The offer or proposal of the Bidder submitted on the prescribed form setting forth the prices for the Work to be performed.
c. BIDDER - Any person, firm, or corporation submitting a Bid for the Work.
d. CHANGE ORDER - A written order to the CONTRACTOR authorizing an addition, deletion, or revision in the Work within the general scope of the Contract Documents or authorizing an adjustment in the Contract Price or Contract Time.
e. CITY - City of Eagle River.
f. CONTRACT DOCUMENTS - The Contract, including Advertisement for Bids, Information for Bidders, Bid, Bid Bond, Agreement, Payment Bond, Performance Bond, Notice of Award, Notice to Proceed, Change Order, Statement of Work, Drawings, Specifications and Addenda.
g. CONTRACT PRICE - The total monies payable to the CONTRACTOR under the terms and conditions of the Contract Documents.
h. CONTRACT TIME - The start and completion dates as stated in the Contract Documents for the completion of the Work.
i. CONTRACTOR - The person, firm, or corporation with whom the CITY has executed the Agreement.
j. FIELD ORDER - A written order affecting a change in the Work not involving an adjustment in the Contract Price or an extension of the Contract Time, issued by the CITY to the CONTRACTOR during construction.
k. NOTICE OF AWARD - The Written Notice of the acceptance of the Bid from the CITY to the successful Bidder.
l. NOTICE TO PROCEED - Written communication issued by the CITY to the CONTRACTOR authorizing him/her to proceed with the Work and establishing the date for commencement of the Work.
m. PROJECT - The undertaking to be performed as provided in the Contract Documents.
n. SPECIFICATIONS - A part of the Contract Documents consisting of written descriptions of a technical nature of materials, equipment, construction systems, standards and workmanship.
o. STATEMENT OF WORK - Narrative description of a project's work requirement defining project-specific activities, deliverables and timelines for contractor providing services to the CITY.
p. SUBCONTRACTOR - An individual, firm, or corporation having direct contract with CONTRACTOR or with any other Subcontractor for the performance of a part of the Work at the site.
q. SUBSTANTIAL COMPLETION - That date certified by the CITY when the construction of the Project or a specified part thereof is sufficiently completed, in accordance with the Contract

Documents, so that the Project or specified part can be utilized for the purposes for which it is intended.

r. SUPPLIER - Any person or organization that supplies materials or equipment for the Work, including that fabricated to a special design, but who does not perform labor at the site.

s. WORK - All labor necessary to produce the construction required by the Contract Documents, and all materials and equipment incorporated or to be incorporated in the Project.

t. WRITTEN NOTICE - Any notice to any party of the Agreement relative to any part of this Agreement in writing and considered delivered and the service thereof completed, when posted by certified or registered mail to the said party of their last given address or delivered in person to said party or their authorized representative on the Work.

00502: Additional Instructions And Drawings

a. The CONTRACTOR may be furnished additional instructions, by the CITY, as necessary to carry out the Work required by the Contract Documents.

b. The Additional instructions thus supplied will become a part of the Contract Documents. The CONTRACTOR shall carry out the Work in accordance with the additional instructions.

00503: Schedules, Reports And Records

a. Upon receiving Notice of Award, the CONTRACTOR shall submit construction schedules showing dates when the Work will be started, estimated date of completion of each part and, as applicable, shop drawings of the project.

00504: Drawings And Specifications

a. The intent of the Specifications is that the CONTRACTOR shall furnish all labor, materials, tools, equipment, and transportation necessary for the proper execution of the Work in accordance with the Contract Documents and all incidental work necessary to complete the Project in an acceptable manner, ready for use, occupancy, or operation by the CITY.

b. Any discrepancies found between the Specifications and site conditions or any inconsistencies or ambiguities in the Specifications shall be immediately reported to the CITY, in writing, who shall promptly correct such inconsistencies or ambiguities in writing. Work done by the CONTRACTOR after discovery of such discrepancies, inconsistencies or ambiguities shall be done at the CONTRACTOR's risk.

00505: Materials, Services And Facilities

a. It is understood that, except as otherwise specifically stated in the Contract Document, the CONTRACTOR shall provide and pay for all materials, labor, tools, equipment, supervision, temporary construction of any nature, and all other services and facilities of any nature whatsoever necessary to execute, complete, and deliver the Work within the specified time.

b. Materials and equipment shall be so stored as to insure the preservation of their quality and fitness for the Work. Stored materials and equipment to be incorporated in the Work shall be located so as to facilitate prompt inspection.

c. Manufactured articles, materials and equipment shall be applied, installed, connected, erected, used, cleaned and conditioned as directed by the manufacturer.

d. Materials supplies and equipment shall be in accordance with samples submitted by the CONTRACTOR and approved by the CITY.

00506: Substitutions

a. Whenever a material, article, or piece of equipment is identified on the Specifications by reference to brand name or catalog numbers, it shall be understood that this is referenced for the purpose of defining the performance or other salient requirements and that other products of equal capacities, quality and function shall be considered. The CONTRACTOR may recommend the substitution of a material, article, or piece of equipment of equal substance and function for those referred to in the Contract Documents by reference to brand name or catalog number and if, in the opinion of the CITY, such material, article, or piece of equipment is of equal substance and function to that specified, the CITY may approve its substitution and use by the CONTRACTOR. Any cost differential shall be deductible from the Contract Price and the Contract Documents shall be appropriately modified by Change Order. The CONTRACTOR warrants that if substitutes are approved, no major changes in the function or general design of the Project will result. Incidental changes or extra component parts required to accommodate the substitute will be made by the CONTRACTOR without a change in the Contract Price or Contract Time.

00507: Protection Of Work, Property And Persons

a. The CONTRACTOR will be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work. The CONTRACTOR will take all necessary precautions for the safety of, will provide the necessary precautions for the safety of, and will provide the necessary protection to prevent damage, injury or loss to all employees on the Work and other persons who may be affected thereby, all the Work and all materials or equipment to be incorporated therein, whether in storage on or off the site, and other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designed for removal, relocation or replacement in the course of construction.

b. The CONTRACTOR will comply with all applicable laws, ordinances, rules, regulations, and orders of any public body having jurisdiction. The CONTRACTOR will erect and maintain, as required by the conditions and progress of the Work, all necessary safeguards for safety and protection. The CONTRACTOR will notify CITY of adjacent utilities when prosecution of the Work may affect them. The CONTRACTOR will remedy all damage, injury or loss to any property caused, directly or indirectly, in whole or part, by the CONTRACTOR, any Subcontractor, or anyone directly or indirectly employed by any of them or anyone of whose acts any of them be liable, except damage or loss attributable to the fault of the Contract Documents or to the acts or omissions of the CITY or anyone employed by either of them or anyone for whose acts either of them may be liable, and not attributable, directly or indirectly, in whole or in part, to the fault or negligence of the CONTRACTOR.

c. In emergencies affecting the safety of persons or the Work or property at the site or adjacent thereto, the CONTRACTOR, without special instructions or authorization from the CITY, shall act to prevent threatened damage, injury or loss. The CONTRACTOR will give the CITY prompt Written Notice of any significant changes in the Work or deviations from the Contract

Documents caused thereby, and a Change Order shall thereupon be issued covering the changes and deviations involved.

00508: Supervision By Contractor

The CONTRACTOR will supervise and direct the Work. He/she will be solely responsible for the means, methods, techniques, sequences, and procedures of construction. The CONTRACTOR will employ and maintain on the Work, a qualified supervisor or superintendent who shall have been designated in writing by the CONTRACTOR as the CONTRACTOR's representative at the site. The supervisor shall have full authority to act on behalf of the CONTRACTOR and all communications given to the supervisor shall be as binding as if given to the CONTRACTOR. The supervisor shall be always present on the site as required to perform adequate supervision and coordination of the Work.

00509: Changes In The Work

a. The CITY may at any time, as the need arises, order changes within the Statement of the Work without invalidating the Agreement. If such changes increase or decrease the amount due under the Contract Documents, or in the time required for performance of the Work, an equitable adjustment shall be authorized by Change Order.
b. The CITY may also, at any time, by issuing a Field Order, make changes in the details of the Work. The CONTRACTOR shall proceed with the performance of any changes in the Work so ordered by the CITY unless the CONTRACTOR believes that such Field Order entitles the CONTRACTOR to a change in Contract Price or Time, or both, in which event, the CONTRACTOR shall give the CITY Written Notice thereof within seven (7) days after the receipt of the ordered change. Thereafter, the CONTRACTOR shall document the basis for the change in Contract Price or Time within thirty (30) days. The CONTRACTOR shall not execute such changes pending the receipt of an executed Change Order or further instruction from the CITY.

00510: Time For Completion And Liquidated Damages

a. The date of beginning and the time for completion of the Work are essential conditions of the Contract Documents and the Work embraced shall be commenced on a date specified in the Notice to Proceed.
b. The CONTRACTOR will proceed with the Work at such rate of progress to insure full completion within the Contract Time. It is expressly understood and agreed, by and between the CONTRACTOR and the CITY, that the Contract Time for the completion of the Work described herein is a reasonable time, taking into consideration the average climatic and economic conditions and other factors prevailing in the locality of the Work.
c. If the CONTRACTOR shall fail to complete the Work within the Contract Time, or extension of time granted by the CITY, then the CONTRACTOR will pay to the CITY, the amount for liquidated damages of $100.00 for each calendar day that the CONTRACTOR shall be in default after the time stipulated in the Contract Documents.
d. The CONTRACTOR shall not be charged with liquidated damages or any excess cost when the delay in completion of the Work is due to the following and the CONTRACTOR has promptly given Written Notice of such delay to the CITY.
    i. To any preference, priority or allocation order duly issued by the CITY.

ii. To unforeseeable causes beyond the control and without the fault or negligence of the CONTRACTOR, including but not restricted to, acts of God, or of the public enemy, acts of the CITY, acts of another CONTRACTOR in the performance of a contract with the CITY, fires, floods, epidemics, quarantine restrictions, strikes, flight embargoes, and abnormal and unforeseeable weather.

00511: Correction Of Work

a. The CONTRACTOR shall promptly remove from the premises, all Work rejected by the CITY for failure to comply with the Contract Documents, whether incorporated in the construction or not, and the CONTRACTOR shall promptly replace and re-execute the Work in accordance with the Contract Documents and without expense to the CITY and shall bear the expense of making good, all Work of other CONTRACTORs destroyed or damaged by such removal or replacement.
b. All removal and replacement Work shall be done at the CONTRACTOR's expense. If the CONTRACTOR does not take action to remove such rejected Work within ten (10) days after receipt of Written Notice, the CITY may remove such Work and store the materials at the expense of the CONTRACTOR.
c. Department for payment. CITY Clerk-Treasurer's Department will process payment per normal voucher payment process.

00512: Insurance

1. Contractor's Liability Insurance

a. The CONTRACTOR shall purchase and maintain in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located such insurance as will protect the CONTRACTOR from claims set forth below which may arise out of or result from the CONTRACTOR's operations under the Contract and for which the CONTRACTOR may be legally liable, whether such operations be by the CONTRACTOR or by a Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:
    i. claims under workers' compensation, disability benefit and other similar employee benefit acts which are applicable to the Work to be performed.
    ii. claims for damages because of bodily injury, occupational sickness or disease, or death of the CONTRACTOR's employees.
    iii. claims for damages because of bodily injury, sickness or disease, or death of any person other than the CONTRACTOR's employees.
    iv. claims for damages insured by usual personal injury liability coverage.
    v. claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use resulting therefrom.
    vi. claims for damages because of bodily injury, death of a person or property damage arising out of CITY, maintenance or use of a motor vehicle.
    vii. claims for bodily injury or property damage arising out of completed operations.
b. The insurance required by this contract shall include all major divisions of coverage, and shall be on a comprehensive general basis including Premises and Operations (including XC-U), CITY's and CONTRACTOR's Protective, Products and Completed Operations, and

Owned, Non-owned, and Hired Motor Vehicles. Such insurance shall be written for not less than any limits of liability required by law or those set forth in the Contract Documents, whichever is greater. All insurance shall be written on an occurrence basis unless the CITY approves in writing coverage on a claims-made basis. Coverage's, whether written on an occurrence or claims-made basis, shall be maintained without interruption from date of commencement of the Work until date of final payment and termination of any coverage required to be maintained after final payment. The CITY shall be added as an Additional Insured on policies as required herein. Coverage for such liability insurance shall be provided by a company or companies reasonably acceptable to the CITY and authorized to do business in Wisconsin. CONTRACTOR shall furnish to CITY written confirmation as to the insurance carrier's most current financial ratings when it submits certificates of insurance.

c. Certificates of insurance acceptable to the CITY, and, where required by the contract documents, listing the CITY as an additional insured shall be filed with the CITY prior to commencement of the Work. These certificates and the insurance policies required by this Contract shall contain a provision that coverages afforded under the policies will not be canceled or allowed to expire until at least 30 days' prior written notice has been given to the CITY. If any of the foregoing insurance coverages are required to remain in force after final payment and are reasonably available, an additional certificate evidencing continuation of such coverage shall be submitted with the final Application for Payment as required by this Contract. Information concerning reduction of coverage on account of revised limits or claims paid under the General Aggregate, or both, shall be furnished by the CONTRACTOR with reasonable promptness in accordance with the CONTRACTOR's information and belief. These certificates shall set forth evidence of all coverage required by this Contract. The CONTRACTOR shall furnish to the CITY copies of any endorsements that are subsequently issued amending limits of coverage. In case of any sublet of work under this Contract, the CONTRACTOR shall furnish evidence that each and every subcontractor has in force and effect insurance policies providing coverage identical to that required of the successful vendor.

2. City's Liability Insurance

b. The CONTRACTOR shall procure and pay for a CITY's policy of CITY's protective liability insurance insuring the CITY and its officers, employees and agents against claims which may arise from operations under the Contract or relating thereto.

3. Property Insurance

a. The CONTRACTOR shall purchase and maintain property insurance upon the entire Work at the site to the full insurable value thereof. Coverage for such liability insurance shall be provided by a company or companies reasonably acceptable to the CITY and which have, and shall maintain throughout the pendency of this contract, a minimum financial rating of not less than A+ according to A.M. Best or AAA according to Moody's. CONTRACTOR shall furnish to CITY written confirmation as to the insurance carrier's most current financial ratings when it submits the Certificate of Insurance. Such insurance shall include the interests of the CITY, the CONTRACTOR, Subcontractors and Sub-subcontractors in the work and shall insure against the perils of fire and extended coverage and shall include "all risks" insurance for physical loss or damage including without duplication, theft, vandalism and malicious mischief. This insurance shall also cover portions of the Work stored off the site or in transit.

If this insurance is written with stipulated amounts deductible, the CITY shall not be responsible for any difference between the payments made by the insurance carrier and the claim. The policy shall contain a provision that coverage's afforded under policies will not be canceled or allowed to expire until at least 30 days' written notice has been given to the CITY. The CITY shall be named insured within the policy.

b. The CONTRACTOR shall pay Subcontractors their just shares of insurance proceeds received by the CONTRACTOR, and by appropriate agreements, written where legally required for validity, shall require Subcontractors to make payments to their Sub-subcontractors in similar manner.
c. The CITY shall have the power to adjust and settle with its insurers any loss for which it has obtained insurance.
d. Upon the occurrence of an insured loss, the CITY and the CONTRACTOR shall cooperate with each other and with each other's insurer in the submission of claims and related information and the distribution of any insurance proceeds. If after such a loss no other special agreement is made, replacement of damaged work shall be covered by an appropriate change order.

4. Minimum Amount Of Insurance

a. In no case shall the limits of liability for the insurance required by this Contract be less than:

1. *Workers Compensation Insurance*

Each Accident/Employee	State Statutory Limits
Policy Limit	State Statutory Limits

2. *General Liability Insurance*

General Aggregate	$1,000,000
Each Occurrence	$1,000,000
Products-Completed Operations Aggregate	$1,000,000
Personal and Advertising Injury	$1,000,000
Each Occurrence (Bodily Injury and Property Damage)	$1,000,000
Fire Damage (Any One Fire)	$100,000
Medical Expense (Any One Person)	$5,000

3. *Auto Liability Insurance*

General Aggregate	$1,000,000
Each Occurrence	$1,000,000

4. *Umbrella Liability*

General Aggregate	$1,000,000
Each Occurrence	$1,000,000

Certificates of insurance are required for all policies. The Certificates of General Liability and Automobile Liability shall name the CITY as an additional insured on the policy and shall require that a thirty (30) day cancellation notice be given to the CITY. An updated copy of the Certificate shall be provided anytime a change is made to any policy which affects any requirement under this contract. The parties intend that neither the insurance requirements, the insurance limits required herein, nor any other part of this contract, or the contract documents be deemed to limit any liability of CONTRACTOR.

00513: Indemnification

To the fullest extent permitted by law, the CONTRACTOR shall indemnify and hold harmless the CITY, its agents, and employees from and against all claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from the performance or failure of performance of the Work by the CONTRACTOR or any Subcontractor(s). This obligation shall apply to any such claims, damages, losses, or expenses attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by any negligent or willful act or omission of the CONTRACTOR, any Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable.

In claims against the CITY or any of its agents or employees by an employee of the CONTRACTOR, any Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, the indemnification obligation shall not be limited by any limitation on the amount or type of damages, compensation, or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' compensation acts, disability benefit acts, or other employee benefit acts.

The CONTRACTOR's obligation under this section shall not extend to the liability of the CITY, its agents, or employees arising out of the preparation or approval of maps, drawings, opinions, reports, surveys, Change Orders, designs, or Specifications.

00514: Separate Contracts

a. The CITY reserves the right to let other Contracts in connection with this Project. The CONTRACTOR shall afford other CONTRACTORs reasonable opportunity for the introduction and storage of their materials and the execution of their Work and shall properly connect and coordinate the Work with theirs. If the proper execution or results of any part of the CONTRACTOR's Work depends upon the Work of any other CONTRACTOR, the CONTRACTOR shall inspect and promptly report to the CITY, any defects in such Work that render it unsuitable for such proper execution and results.
b. The CITY may perform additional Work related to the Project or the CITY may let other Contracts containing provisions similar to these. The CONTRACTOR will afford the other CONTRACTORs who are parties to such Contracts (or the CITY, if the CITY is performing the additional Work) reasonable opportunity for the introduction and storage of materials and equipment and the execution of Work and shall properly connect and coordinate the Work with theirs.
c. If the performance of additional Work by other CONTRACTORs or the CITY is not noted in the Contract Documents prior to the execution of the Contract, Written Notice thereof shall be given to the CONTRACTOR prior to starting any such additional Work. If the CONTRACTOR believes that the performance of such additional Work by the CITY or others involves it in additional expense or entitles it to an extension of the Contract Time, the CONTRACTOR may make a claim thereof as provided in Sections 14 and 15.

00515: Subcontracting

a. The CONTRACTOR may utilize the services of specialty Subcontracts on those parts of the Work which, under normal contracting practices, are performed by specialty Subcontractors.
b. The CONTRACTOR shall be fully responsible to the CITY for the acts and omissions of its Subcontractors, and of persons either directly or indirectly employed by them, as the CONTRACTOR is for the acts and omissions of persons directly employed by the CONTRACTOR.
c. Nothing contained in this Contract shall create any contractual relationship between any Subcontractor and the CITY.

00516: Guarantee

a. The CONTRACTOR shall guarantee all materials and equipment furnished and Work performed for a period of one (1) year from the date of Substantial Completion. The CONTRACTOR warrants and guarantees for a period of five (5) year from the date of Substantial Completion of the system that the completed system is free from all defects due to faulty materials or workmanship and the CONTRACTOR shall promptly make such corrections as may be necessary by reason of such defects, including the repairs of any damage to other parts of the system resulting from such defects. The CITY will give notice of observed defects with reasonable promptness. In the event that the CONTRACTOR should fail to make such repairs, adjustments, or other Work that may be made necessary by such defects, the CITY may do so and charge the CONTRACTOR the cost thereby incurred.

00517: Arbitration By Mutual Agreement

a. All claims, disputes, and other matters in question arising out of, or relating to, the Contract Documents or the breach thereof, except for claims which have been waived by making an acceptance of final payment may be decided by arbitration if the parties mutually agree. Any agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final and judgment may be entered upon it in any court having jurisdiction thereof.
b. Notice of the request for arbitration shall be filed in writing with the other party to the Contract Documents and a copy shall be filed with the CITY. Request for arbitration shall in no event be made on any claim, dispute, or other matter in question which would be barred by the applicable statute of limitations.
c. The CONTRACTOR will carry on the Work and maintain the progress schedule during any arbitration proceedings, unless otherwise mutually agreed in writing.

00518: Taxes

a. The CITY is a tax-exempt nonprofit organization that holds a Wisconsin Certificate of Exempt Status (CES) number. As of January 2016, building materials that become part of a qualifying nonprofit facility, *provides an exemption from sales and use tax sold to a contractor* As of January 2016 building materials that become part of a qualifying nonprofit facility, *provides an exemption from sales and use tax sold to a contractor.* The CITY wishes to take advantage of this new Wisconsin Status allowing the CONTRACTOR to direct purchase materials while not having to pay taxes on the materials.

How to Claim the Exemption

A contractor who makes purchases that qualify for this exemption must provide a fully completed exemption certificate to the seller. The contractor should check "other purchases exempted by law" on the certificate and enter “exempt under sec. 77.54(9m), Wis. Stats."

Note: A contractor who provides the seller with an exemption certificate claiming an item will be used in this exempt manner, then uses it in a taxable manner, is liable for use tax on its purchase price of such items.

Documentation to Maintain

Retailers – The seller is not liable for Wisconsin sales tax on its sales of taxable products if, within 90 days of the sale, it receives a fully completed exemption certificate from the contractor indicating the contractor is using the items in an exempt manner. Sellers are required to maintain adequate records, including exemption certificates obtained from contractors, to identify that the sale is exempt.

Contractors – The contractor is required maintain records to verify that the exemption applies when the real property construction activity is performed on a facility owned by the qualifying exempt entity. This may be done by obtaining a nonprofit organization's CES number and maintaining contracts and invoices showing the work was for this qualifying exempt entity.

Sub-Contactor – Do Purchases by Sub-contractors qualify? – YES. A subcontractor's purchase of property qualifies for exemption if the property becomes part of a facility located in Wisconsin owned by a qualifying exempt entity. Although the subcontractor is providing a real property construction activity under contract with the general contractor, the property is ultimately transferred to a qualifying exempt entity upon completion of the contract between the general contractor and the qualifying exempt entity.

00600: CHANGE ORDER

Change Order No. _____

Date: _____

Contract Date: _____

NAME OF PROJECT: CONSTRUCTION OF EAGLE RIVER DOG PARK

CITY: CITY OF EAGLE RIVER, WISCONSIN

CONTRACTOR: _____

The following changes are hereby made in the Contract Documents:

Original Contract Price: $_____

Current Contract price adjusted by previous Change Order(s): $_____

The Contract price due to this Change Order will be (increased) (decreased) by: $_____

The new Contract price, including this Change Order will be: $_____

The Contract time will be (increased) (decreased) by: _____ calendar days.

The date for completion of all work will be _____(date).

This document will become a supplement to the Agreement and all provisions will apply hereto.

CONTRACTOR: _____ _____
(Date)

CITY: _____ _____
(Date)

00700: CERTIFICATE OF FINAL COMPLETION OF WORK

CONTRACT DATE: _____

CONTRACT TITLE: CONSTRUCTION OF EAGLE RIVER DOG PARK

COMPLETION DATE PER CONTRACT AND CHANGE ORDERS: SEPTEMBER 1, 2025

FINAL CERTIFICATION OF CONTRACTOR

I hereby certify that the Work as identified in the Final Payment Request for construction Contract Work dated _____, represents full compensation for the actual value of Work completed. All Work completed conforms to the terms of the Contract and authorized changes.

_____ Date

_____ CONTRACTOR

_____ Signature

_____ Title

FINAL CERTIFICATION OF PROJECT CITY

I have reviewed the CONTRACTOR'S Final Payment Request dated _____ and hereby certify that to the best of my knowledge, the cost of the Work identified on the Final Estimate represents full compensation for the actual value of Work completed and that the Work has been completed in accordance with the terms of the Contract and authorized changes.

This certification is provided in accordance with the terms of the General Conditions.

_____ Date

City of Eagle River

_____ Signature

_____ Title

DPW input regarding implications and considerations for dog park location behind City Hall:

- DPW currently uses 3 privately owned dump sites. Behind Trigs, Visner Parking Lot, and Track Side Lot. What if we lose any of these lots due to sale, construction, or just non-renewal of permission to dump snow on these lots. The city does not have any additional cleared lots for snow removal. Where will we make up the additional snow dumping area?
- Early winter and late winter, we need hard surfaces to dump snow as the ground is soft and we sink and get stuck on soft surfaces. We need the ability to dump snow on the asphalt driveway off 3rd street as well as the graveled roadbed along the tree line of Silver Lake Rd.
- Financial and safety considerations if we need to haul further to other dump sites:
    - More OT, more fuel, more wear/tear on trucks, longer hours for DPW. Depending on the added distance, this could add several hours to each pick up. This is a safety hazard as DPW staff already works extensive hours for any snowfall. Additionally, this would reduce the turn time for making all roads safe for the community during winter.
    - FYI, currently an 8" snowfall takes 8-10 hours to pick up (200-250 truckloads of snow); this doesn't include outline plowing which is usually another 6-8 hours after pickup. Adding further distance to a dump site will result in additional time needed to haul each load, resulting in additional time needed to pick up or additional hiring of dump trucks needed to haul.
    - To push the snow up higher, to create more space to accommodate the dog park, a new piece of equipment would be required. The crew pushes the snow up as high as possible with existing equipment.
- Approximately 1/3 of our loads get dumped behind City Hall (67-84 loads per 8" snowfall)
- If an alternate dump site takes 4 minutes longer per round trip that is an increase of an average of 4.5 to 5.5 additional hours added to just the pick up portion of our job. This would delay additional outline plowing by that time as well, further fatigue of workers and drastically increase the risk of accidents occurring.
- This could be mitigated by hiring outside truck drivers, however that would be at a substantial additional cost to the City.
- Safety considerations for alternate snow sites: Crossing Pine Street or Bridge Street is significantly more dangerous for truck drivers who have limited visibility after being loaded with snow.
- Safety consideration: Proximity to children's park and loose dogs & wandering children to the dog area (fingers through fence).

Dog Park - Alternative Sites



Option#1: We just discovered that the City owns a 1.7 acre parcel at the end of Railroad Street on Fern Street. The area would require some fill in one lower lying area, which DPW has informed me is available in their yard. This area will provide a large dog park with two areas (small & large dog areas), and plenty of room for parking. A sand point hand-pump well can be installed to provide water for dogs. With the area being away from other parks and traffic, we may not need the coyote rollers, leaving more room for the fencing and well. This will retain the field behind City Hall for the Lions future plans, the little league t-ball group that uses the backstop, and snow storage in the winter.



Option#2: Push the dog park back to the skating rink area and create two areas (small & large dog areas). Move skating rink to Silver Lake Beach. This will retain the field for the Lions future plans, the little league t-ball group that uses the backstop, and snow storage in the winter.



Option#3: Miller Park on Minnesota Street is going to require some investment in the coming years on the aging playground equipment. There is enough space back there to move the equipment over and re-design the remain .75 acres to put in two areas (small and large dogs). This will retain the field for the Lions future plans, the little league t-ball group that uses the backstop, and snow storage in the winter.


GL 08
221-188
1.18 acre
R-1-2
164.04
27.3
W Division St
181.35
61.3
97.2
99.9


60.12
99.94
221-1058-50
1.14 acre
307.03
14-1
60.12
W Fern St
47.66
NE-SW
85.18
100
14-1744
221-1058-503

Robin Ginner

From: Brian Justice <brianc.justice@yahoo.com>
Sent: Tuesday, June 30, 2026 12:23 AM
To: Robin Ginner
Subject: Community input for a well attended dog park,

Dear Robin,

I hope you're doing well. I wanted to share a quick thought regarding the discussion about a potential dog park in Eagle River. I think it would be a great addition to the community, and I'd like to offer a suggestion on location that may be worth considering.

I also appreciate you taking the time to hear input from residents. I know I've reached out on a few topics recently, and I don't want to overstep—I simply care about Eagle River and enjoy sharing ideas when I think they may be helpful.

I understand the idea of placing the dog park behind City Hall, and while I see the appeal, my main concern is that it may be too hidden. At the end of the day, one of the biggest attractions of a dog park isn't just giving dogs a place to run—it's that it naturally becomes a social gathering place. People like to see the dogs, meet other owners, and be part of that energy. I think the more visible the dog park is, the more successful it's going to be.

That's why I really believe Riverview Park is the best location. It doesn't get used nearly as much as it could, and it's right along one of the busiest roads in Eagle River. Every day people would drive by, see the activity, and think, "That's a great place to bring my dog." I think that visibility alone will get far more people using it than a larger park tucked behind City Hall.

I also think there's value in the existing pickleball courts. They already bring people to the park, and I believe they can complement a dog park really well. A simple, attractive fenced dog park next to the playground and pickleball courts would create a great family destination. Parents could bring the kids, let the dog run, play a game of pickleball, or simply spend an afternoon there. It creates something for just about everyone.

Another reason I like Riverview Park is that it helps make Eagle River feel more active and vibrant. When people drive by and see families, dogs, and activity, it gives the impression that there's always something happening. I think that's good for both our residents and visitors.

A good example is Andy's Pontoon. At the end of the day, people can get a tap beer at a lot of places. What helps make Andy's successful is that people drive by, see the energy,

and want to be part of it. I think the same idea applies here. A smaller dog park in a highly visible location will probably see more use than a larger one that's out of sight.

I also don't think this has to be an expensive project. The biggest priority is simply creating a clean, well-designed fenced area. The community can always add to it over time, but I think getting the location right is far more important than making it elaborate from day one.

Overall, I really think Riverview Park gives us the best opportunity to create something that's affordable, well attended, and something the whole community can enjoy.

Thank you again for taking the time to read my thoughts and for everything you do for the City of Eagle River. I appreciate your willingness to listen to community input, and I hope you'll give this idea some consideration.

Respectfully,

Brian Justice

Sent from Yahoo Mail for iPhone

CITY OF
EAGLE RIVER
Wisconsin

REQUEST FOR PROPOSAL (RFP)

City of Eagle River
Residential and Municipal Facilities
Garbage and Recycling Service

Becky Bolte – Clerk
City of Eagle River
525 E Maple St
PO Box 1269
Eagle River WI 54521
https://eagleriverwi.gov
715-479-8682 x 224
bbolte@eagleriverwi.gov

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I. BID RFP ADVERTISEMENT

(Add the text of the published request for bids)

II. PURPOSE

The purpose of this Request for Proposals is to solicit proposals for the City of Eagle River to select the most qualified contractor to provide weekly Residential Trash Pick-up, bi-weekly Residential Recycling Pick-up for approximately 675 residential locations within the City of Eagle River, and Municipal trash, recycling and dumpster services to approximately ten (10) City property locations. Contractor will provide residents with 48-gallon trash containers and 96-gallon recycling containers, and dumpster sizes and/or containers for trash and recycling based on municipal locations as well as special event requirements. Municipal pick-ups will be based on needs and usage of each location, to be determined in conjunction with City of Eagle River staff.

The City applies a special charge on annual real estate tax bill for residents who opt into the program. The service/cans stay with the property year to year unless opted out by resident at the end of the year. The contractor and city will each maintain a current listing of residential locations for auditing purposes.

The City anticipates executing a three (3) year contract term. The City will have the sole discretion to cancel the contract at any time providing the contractor with 60-day notice.

III. PROCUREMENT TIMETABLE

Event	Date
City Issues RFP	**August 31, 2026**
Bidder *Letter of Intent to Bid* Due Date	**September 7, 2026 4:00 PM**
Bidder Written Questions Due Date	**September 14, 2026 4:00 PM**
Final Date for City Responses to Questions	**September 21, 2026 4:00 PM**
Bidder Proposals and any Amendments to Proposals Due Date	**October 5, 2026 4:00 PM**
Opening of Bids	**October 6, 2026 12:00 PM**
City Announces Apparent Successful Bidder/Notice of Intent to Award	**October 14, 2026**
Contract Negotiations and Execution of the Contract Completed	**October 28, 2026**
Anticipated Start Date for the Provision of Services	**January 1, 2027**

IV. SUBMITTAL OF PROPOSALS

Proposals must meet all the requirements described in this RFP to be considered.

A copy of the proposal must be submitted received no later than **4 pm, October 5, 2026**, in a sealed envelope plainly labeled with the following information:

- City of Eagle River Trash and Recycle Services
- Name and Address of the Proposer

Hard copies of proposals can either be mailed or delivered to:
City of Eagle River
Attn: Becky Bolte
525 E Maple St, PO Box 1269
Eagle River WI 54521

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V. BACKGROUND AND SCOPE

Background

The City of Eagle River is located in Vilas County with approximately 1,685 citizens within the city limits. Our citizens engage regularly with their local government and demand high quality municipal services and amenities. The current structure allows residents to opt into the residential garbage/recycling pick-up service with an annual charge to their real estate tax bill, through the Eagle River City Clerk. Currently, 675 residents have opted into this program. Residents who request bins larger than the residential contract provides will contract directly with the contractor for the fee difference. In addition to the residential contract, the City has several municipal departments that are sited at a variety of locations within the city limits, to include:

- City Hall,
- Public Works Shop,
- T-Docks Park,
- Silver Lake Beach,
- Golf Course Pro Shop & Restaurant and
- Golf Course Maintenance Shop,
- Light & Water Shop,
- Wastewater Treatment Plant and
- Rotary Square
- 14 downtown trash receptacles on sidewalks

The City provides a curbside yard waste pick-up program 1x in spring and 2x in the fall with yard waste facility available .5 miles from Pine Street off Loon Lake Road for the contractor to dump curbside yard waste collections. Scheduling by contractor must be done 60 days before event to allow for notices to be generated and distributed by the City to its residents.

Resident Parameters for yard waste curbside collection:

- Put leaves in open plastic bags or clearly marked cans, no boxes, LEAVE BAGS OPEN.
- Please have all yard waste at your curbside or pick-up area by 5:00 AM.
- Place yard waste apart from your regular garbage.
- Tie brush in bundles, NOT over 5 feet long & stack with cut ends facing the same way.
- We will collect CLEAN lumber with a maximum board length of 5 feet long.
- Loose leaves, pine needles and/or unbundled brush will not be picked up.
- Brush and/or logs from removal of entire trees will not be included in this pick-up.
- We CANNOT take treated or painted lumber OR logs over 5 feet long or 4” in diameter.
- The volume limit is 10 yards per stop.

The City of Eagle River is a municipal corporation incorporated in the State of Wisconsin as a fourth-class city. The services requested and any obligations or responsibilities of the City pursuant to this Request for Proposals or any subsequent contract(s) entered into, shall be subject to any requirements or limitations of a City of the Fourth-Class.

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VI. DEFINITIONS

The following definitions shall apply throughout:

a. "City" means the City of Eagle River.
b. "Bid Proposal" or "Proposal" means the Bidder's proposal, quote or bid submitted in response to the RFP.
c. "Bidder" means any individual or entity who submits a bid proposal in response to this RFP.
d. "Contractor" means the Bidder who enters into a contract as a result of this solicitation.
e. "Deliverables" means all of the services, goods, products, work, work product, data (including data collected on behalf of the City), items, materials and property to be created, developed, produced, delivered, performed, or provided by or on behalf of, or made available through, the Contractor (or any agent, contractor or subcontractor of the Contractor) in connection with any contract resulting from this RFP.
f. "Invoice" means a Contractor's claim for payment. Claims may be submitted on an original invoice from the Contractor.

VII. SCOPE OF WORK

Locations

Trash and recycling locations, unit size and frequency of pick-ups are defined below: Location and/or containers sizes for both trash and/or recycling may be adjusted due to increased and/or decreased usage when requested by the City. All dumpsters must be approved by the City and maintained by the contractor (i.e. must be painted and maintained in a sanitary condition). Should any regularly scheduled pick-up day be missed, pick-up will be made the following day. This service will include providing a truck, driver and fuel necessary to pick up trash from the City. The following are the required deliverables:

DEPARTMENT	LOCATION	UNIT	WASTE FREQUENCY	UNIT	RECYCLING FREQUENCY
Solid Waste 675 Residential Locations	Appendix A	48 gal	weekly		
Recycling 675 Residential Locations –	Appendix A – Recycling currently collected in two zones/alternating weeks			96 gal	Bi-weekly
City of Eagle River City Hall	525 E Maple St	2 yd	weekly	8yd	Every 4 weeks
City Sidewalks – Winter (Off Season) 14 Bins	Railroad and Wall St from Railroad to 2nd	13 – 65 gal 1 - 96 gal	1-2 times/week		
City Sidewalks – Summer (May-Oct) 14 Bins	Railroad and Wall St from Railroad to 2nd	13 - 65 gal 1 - 96 gal	M-W-F		
Department of Public Works Shop	1020 N Bluebird	4yd	weekly		
T-Docks/Dyer Park May - October	653 Dyer Park St	2yd	weekly		

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Off season Pick-up/Delivery fee	653 Dyer Park St	2yd			
Silver Lake Beach May - October	932 Silver Lake Rd	2yd	weekly		
Off season Pick-up/Delivery fee	932 Silver Lake Rd	2yd			
Light and Water Shop	511 Mill St	2yd	Every other week		
Wastewater Treatment Plant	323 West Division	65gal	weekly		
Golf Course Restaurant April - November	457 McKinley	4yd	weekly	4yd Locking	weekly
Off season Pick-up/Delivery fee or suspend service	457 McKinley				
Golf Course Pro Shop April - November	457 McKinley	2yd	weekly		
On Call Garbage – winter months (Off Season)	457 McKinley	2yd	On call		
Golf Course Maintenance April – November	925 Pleasure Island Rd – Before 8:00AM	2yd	weekly	2yd	weekly
On Call Garbage – winter months (Off Season)	925 Pleasure Island Rd	2yd	On call	2yd	On Call
Spring Yard Waste Bagged Curbside Pick-up	Full Residential Route		1 pick-up annually		
Fall Yard Waste Bagged Curbside Pick-up	Full Residential Route		2 pick-ups annually		

Disposal Requirements

All waste and/or recycling collected from the City shall be delivered to the Hwy G Landfill, 7001 County Rd G, Eagle River, WI. Annual tonnage of solid waste delivered to Hwy G Landfill will be reported to the Clerk no later than February 1 of the following year.

a. **Solid Waste:** All semi-solid and solid waste derived from and during the procurement, storage, processing, cooking, and consumption of food materials of animal, vegetable or synthetic origin which are intended for and are used by residents, for the refreshment or sustenance of human beings or animals. Solid waste shall not include dead animals; animal parts; household hazardous waste such as wet paint, pesticides, strong clean air agents; tires; auto batteries; and combustibles of all kinds. Solid waste shall not include ashes stored in ash pits; parts of trees, bushes, and soil; mortar; plaster; concrete; bricks; stone; gravel; sand and all waste or leftover materials resulting from grading, excavation, construction, alteration, repair or wrecking of buildings, structures, walls, roofs, roads, streets, walks or other facilities and such items of rubbish whose weight, size, dimension, and shape require more than one man for removal.

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b. **Recycling:** The contractor shall provide a recycling program for the City with allowable commodities being picked up in containers provided to the City and residents through the contractor. The contractor shall provide collection of recyclable materials every other week in conjunction with the collection of household waste. Recycling is currently being picked up every other week with pick-up in one of two zones each week. It shall be single stream and include, at a minimum, newsprint, aluminum, plastic, tin, and cardboard.

Rate Adjustments

a. **Consumer Pricing Index:** Rates shall be submitted for consideration to the City of Eagle River by the 1st of each year and reviewed against the rate of inflation as reported by the Department of Labor's Consumer Pricing Index for All Urban Consumers- U.S. City Average - Garbage and Trash Collection.

b. **Adjustable Fuel Surcharges**: The base rate for fuel will be based on the average, on highway, price of diesel over the most recent 12-month period as reported by the U.S. Energy Information Administration. In the event that the average cost of fuel increases over 10%, a fuel surcharge in an amount equal to the cost increase in excess of 10% may be added. Once the rate drops below the 10% threshold the surcharge must be removed. Calculations and adjustments shall occur quarterly, calculated and submitted to City by the contractor.

c. Fluctuations in Residential Service Counts: The residential contract price can be adjusted by the contractor at any time the number of residential units increases or decreases by more than five percent (5%). At the time of this RFP, the residential count is 675. In making such adjustment, the monthly payment will be increased or decreased by multiplying the additional or reduced number of residential units by the unit price. In determining the total residential units, residences which have been unoccupied for a period in excess of ninety (90) days shall not be counted as residential units. Contractor shall have the burden of establishing such increase or decrease.

d. **Unforeseen Increases:** In the event that the vendors' operational costs are increased due to changes in government regulations or disposal fees, the vendor may submit a request for an increase including a cost analysis that demonstrates proof of need and request will be presented to City Council for consideration.

Customer Service Center

The contractor will operate and maintain a Customer Service Center with the following minimum standards:

a. Open between the hours of 8:00 AM and 4:30 PM, Monday through Friday, during such time calls must be answered by a Customer Service Representative. During all other times, calls to the Customer Service Center will be received by an answering service or machine.

b. Contractor must make available a public calendar detailing residential pick-up schedule and update annually, including holiday pick-up deviations. Contractor must make available waste and recycling guidelines.

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c. All residential contract additions/subtractions should be referred to the City Clerk with information being forwarded back to the contractor for bin set delivery/removal.

Recycling Statistics

Contractor will supply City Clerk with total estimated and total actual recycling tonnage and yard waste tonnage for the completion of an annual Recycling Grant application. Estimated tonnage due to Clerk no later than August 31 annually, and Actual tonnage due to the Clerk no later than March 31 annually.

Performance Measures

The Contractor shall provide trash and recycling removal and provide required dumpsters or units at all locations designated by the City and deliver or remove additional units when requested by the City.

Monitoring

Department heads shall notify the City Clerk of any concerns with the contractor's performance. City staff will review invoices for correct charges, and for Scope of Services performance.

Contract Payment Methodology

The Contractor will be paid monthly for all trash and recycling pick-ups. Contractor will provide the City one (1) monthly invoice for each location. Each invoice will consist of: Department, Physical location, Container size, frequency of pick-up/lifts and charges according to the contract agreement. Contractor invoice for monthly residential pick-up locations can be listed as single line items of Residential Waste Pick-up with total unit numbers and Residential Recycling Pick-up with total unit numbers and number of monthly lifts being charged. Example: 1 solid waste lift for 675 residential locations per week. Yard Waste pick-up can be single line item with dates.

VIII. RFP PROCESS

Issuing Officer

The City Clerk is the sole point of contact regarding the RFP from the date of issuance until selection of the successful Bidder.

Becky Bolte, Clerk
Eagle River City Hall
525 E Maple St
P.O. Box 1269
Eagle River, WI 54521
Phone: 715-479-8682 x224
E-Mail: bbolte@eagleriverwi.gov

Restrictions on Bidder Communication

From the issue date of this RFP until announcement of the successful Bidder, the City Clerk is the point of contact regarding the RFP. There may be no communication regarding this RFP with any City employee other than the Clerk, except at the direction of the Clerk or as otherwise noted in the RFP. The Clerk will respond only to questions regarding the procurement process.

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Online Resources

The RFP and any related documents, such as amendments or attachments, responses to questions, and other resources, will be posted on the City of Eagle Rivers website: https://eagleriverwi.gov. Bidders should check this website periodically for any amendments to this RFP. The posted version of the RFP is the official version. The City will only be bound by the official version of the RFP. Bidders should ensure that they are referencing the most up-to-date version.

Intent to Bid

The City requests that Bidders provide their intent to bid to the City Clerk by the date and time in the Procurement Timetable. Electronic mail is the preferred delivery method. The intent to bid should include the Bidder's name, contact person, mailing address, electronic mail address, fax number, telephone number, and a statement of intent to submit a bid in response to this RFP. Though it is not mandatory that the City receive an intent to bid, the City will only respond to questions about the RFP that have been submitted by Bidders who have expressed their intent to bid. Any costs incurred by the Bidder in the preparation and/or delivery of a Bid Proposal are the sole responsibility of the Bidder. The City may cancel an RFP for lack of interest based on the number of letters of intent to bid received.

Questions, Requests for Clarification and Suggestions for Changes

Bidders who have provided their intent to bid on the RFP are invited to submit written questions, requests for clarifications, and/or suggestions for changes to the specifications of this RFP (hereafter "Questions") by the due date and time provided in the Procurement Timetable. Bidders are not permitted to include assumptions in their Bid Proposals.

Instead, Bidders shall address any perceived ambiguity regarding this RFP through the question-and-answer process. If the Questions pertain to a specific section of the RFP, the page and section number(s) must be referenced. The City prefers to receive Questions by electronic mail, bbolte@eagleriverwi.gov . The Bidder may wish to request confirmation of receipt from the City Clerk to ensure delivery.

Written responses to questions will be posted at https://eagleriverwi.gov by the date provided in the Procurement Timetable.

The City assumes no responsibility for verbal representations made by its officers or employees unless such representations are confirmed in writing and incorporated into the RFP. In addition, the City's written responses to questions will not be considered part of the RFP. If the City decides to change the RFP, the City will issue an amendment.

Submission of Bid Proposals

The Bid Proposal shall be received by the City Clerk by the time and date specified in the Procurement Timetable. The City will not waive this mandatory requirement. Any Bid Proposal received after this deadline will be rejected and will not be considered.

Bid Proposals are to be submitted in accordance with the Bid Proposal Formatting section of this RFP. Bidders mailing Bid Proposals shall allow ample mail delivery time to ensure timely receipt of their Bid Proposals. It is the Bidder's responsibility to ensure that the Bid Proposal is received prior to the deadline.

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Postmarking or submission to a courier by the due date shall not substitute for actual receipt of the Bid Proposal by the City.

Amendments to the RFP or Bid Proposal

The City reserves the right to amend or provide clarifications to the RFP at any time. Amendments or clarifications to the RFP will be posted to the City's website at https://eagleriverwi.gov. In the event of an amendment to the RFP, the City may, in its sole discretion, extend the deadline for receipt of Bid Proposals.

Bidders may amend their Bid Proposal at any time until the deadline for receipt of Bid Proposals. All amendments to Bid Proposals shall be in writing and signed by the Bidder. The Bidder shall provide the same number of copies of the amendment as is required for the original Bid Proposal in accordance with the Bid Proposal Formatting Section.

Withdrawal of Bid Proposal

The Bidder may withdraw its Bid Proposal prior to the closing date for receipt of Bid Proposals by submitting a written request to withdraw to the City Clerk. Requests can be sent electronically, hand delivered or sent via US mail.

IX. IMMIGRATION COMPLIANCE CERTIFICATION

Purpose

The purpose of this policy is to ensure compliance with all applicable federal immigration and employment laws, including the Immigration Reform and Control Act (IRCA) of 1986 and subsequent amendments, by requiring that all contractors performing work for the City of Eagle River verify the legal right of their employees and subcontractors to work in the United States.

Authority

This policy is adopted under the authority of the City Council of the City of Eagle River, pursuant to its power to establish procurement and contracting standards for municipal operations, and in accordance with federal law, including:

a. 8 U.S.C. §1324a (Unlawful Employment of Aliens)
b. 8 U.S.C. §1324b (Unfair Immigration-Related Employment Practices)
c. Executive Order 12989, as amended (Compliance with Immigration Laws in Government Contracts), where applicable

Applicability

This policy applies to all contractors, vendors, and consultants who enter into a contract for goods, services, or construction with the City of Eagle River, including any subcontractors engaged in the performance of such contracts.

Policy Requirements

a. Verification of Work Authorization

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- All contractors and subcontractors must comply with federal law requiring the verification of the employment eligibility of all employees through completion of Form I-9.
- Contractors are encouraged to use the E-Verify system operated by the U.S. Department of Homeland Security (DHS).

b. Certification Requirement
   - Contractors must sign a Certification of Compliance with Immigration Laws as a condition of award or renewal.
   - The certification form shall be included in all City contract documents.

c. Subcontractor Compliance
   - Contractors shall include a provision in every subcontract requiring compliance with this policy.
   - Contractors are responsible for ensuring that all subcontractors provide equivalent certification.

City's Right to Audit

The City reserves the right to request proof of compliance with this policy at any time during the contract term.

Enforcement and Penalties

Any contractor or subcontractor found to have violated this policy shall be subject to:

a. Immediate termination of the contract for cause;
b. Disqualification from bidding on or entering into future contracts with the City for up to three (3) years; and
c. Any additional remedies allowed under state or federal law.

Severability

If any portion of this policy is found to be invalid or unenforceable, such portion shall not affect the validity or enforceability of the remaining provisions.

Effective Date

This policy shall take effect immediately upon adoption by the Eagle River City Council and shall apply to all contracts executed thereafter.

Approved by the City Council of the City of Eagle River. Adopted November 11, 2025.

X. MANDATORY REQUIREMENTS AND DISQUALIFICATION OF BID PROPOSALS

Bidders must meet these mandatory requirements or will be disqualified and not considered for award of a contract:

1. The City Clerk must receive the Bid Proposal, and any amendments thereof, prior to or on the due date and time.
2. The City Clerk must receive the signed Certification of Immigration Compliance
3. The Bidder is not presently debarred, suspended, proposed for debarment, or declared ineligible.

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4. Bidder must not have defaulted on any contracts or other agreements for services within the twelve-month period immediately preceding the deadline for submittal of bid proposals.

It is important to maintain fairness to all Bidders in the procurement process. Therefore, Bidders are expected to follow the specifications set forth in this RFP. Bid Proposals may be disqualified for reasons that include, but may not be limited to, the following:

- Bidder initiates unauthorized contact regarding this RFP with employees other than the City Clerk;
- Bidder fails to comply with the RFP's formatting specifications so that the Bid Proposal cannot be fairly compared to other bids;
- Bidder fails, in the City's opinion, to include the content required for the RFP;
- Bidder fails to be fully responsive in the Bidder's Approach to Meeting Deliverables Section, states an element of the Scope of Work cannot or will not be met, or does not include information necessary to substantiate that it will be able to meet the Scope of Work specifications;
- Bidder's response materially changes Scope of Work specifications;
- Bidder fails to submit the RFP attachments containing all signatures;
- Bidder fails to submit the signed Certification of Immigration Compliance;
- Bidder includes assumptions in its Bid Proposal or
- Bidder fails to respond to the Agency's request for clarifications, information, documents, or references that the Agency may make at any point in the RFP process.

It is not the City's intent to disqualify Bid Proposals that suffer from correctible flaws. The City reserves the right to determine, in its sole discretion, that accepting a Bid Proposal containing a correctible flaw will not jeopardize the integrity of the bid process or create an unfair advantage to any Bidder. In the event the City waives or permits cure of variances, such waiver or cure will not modify the RFP specifications or excuse the Bidder from full compliance with RFP specifications or other contract requirements if the Bidder enters into a contract.

In the event the City, in its sole discretion, determines that a Bid Proposal shall be disqualified, a Notice of Disqualification shall be sent to the contact person at the address listed in the Bidder's Intent to Bid.

XI. BID PROPOSAL CLARIFICATION PROCESS

The City may request clarifications from Bidders for the purpose of resolving ambiguities or questioning information presented in the Bid Proposals. Clarifications may occur throughout the Bid Proposal evaluation process. Clarification responses shall be in writing and shall address only the information requested. Responses shall be submitted to the City within the time stipulated at the occasion of the request.

XII. VERIFICATION OF BID PROPOSAL CONTENT AND REFERENCE CHECKS

The contents of a Bid Proposal are subject to verification. The City reserves the right to contact any reference to verify information contained in the Bid Proposal, to discuss the Bidder's qualifications. The City further reserves the right to obtain and consider information from other sources concerning a Bidder or the contents of a Bid Proposal. This information includes, but is not limited to, the Bidder's capability and performance under other contracts, the Bidder's authority to enter into a contract or to conduct

business in the State of Wisconsin, or the reasonableness of the Bidder's proposal. Such other sources may include subject matter experts.

XIII. INSURANCE COVERAGE & BOND REQUIREMENTS

The Contractor shall furnish evidence of all listed Workers Compensation, General Liability, Auto and Umbrella insurance coverages. Certificates of insurance shall be filed with the submitted bid/contract forms with the City of EAGLE RIVER named as an “additional insured”.

Minimum limits of insurance shall be as follows:

1. ***Workers Compensation Insurance***

Each Accident/Employee	State Statutory Limits
Policy Limit	State Statutory Limits

2. ***General Liability Insurance***

General Aggregate	$1,000,000
Each Occurrence	$1,000,000
Products-Completed Operations Aggregate	$1,000,000
Personal and Advertising Injury	$1,000,000
Each Occurrence (Bodily Injury and Property Damage)	$1,000,000
Fire Damage (Any One Fire)	$100,000
Medical Expense (Any One Person)	$5,000

3. ***Auto Liability Insurance***

General Aggregate	$1,000,000
Each Occurrence	$1,000,000

4. ***Umbrella Liability***

General Aggregate	$2,000,000
Each Occurrence	$2,000,000

Requirement of additional insured status in favor of the City of Eagle River and Waiver of Subrogation in favor of the City of Eagle River.

XIV. USE OF SUBCONTRACTORS/ASSIGNMENT OF CONTRACT

The City acknowledges that the selected Bidder may contract with third parties for the performance of any of the Contractor’s obligations. The City reserves the right to require prior approval for any subcontractor used to perform services under any contract that may result from this RFP. Contract may not be assigned or transferred to another contractor without the written consent of the City.

XV. REJECTION OF BID PROPOSALS

The City reserves the right to reject any or all Bid Proposals, in whole and in part, and to cancel this RFP at any time prior to the execution of a written contract. Issuance of this RFP in no way constitutes a commitment by the City to enter into a contract.

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XVI. OPENING OF BIDS

City shall open all bids received on the date and at the location contained in the Procurement Timetable. Bidder presence is allowed, but not required, at the bid opening.

Only Bidders that have met the mandatory requirements and are not subject to disqualification will be considered for award of a contract.

Opened Bid Proposals become the property of the City and will not be returned to the Bidder. Upon issuance of the Notice of Intent to Award, the contents of all Bid Proposals will be in the public domain and be open to inspection by interested parties subject to exceptions provided in applicable law.

XVII. NOTICE OF INTENT TO AWARD

Notice of Intent to Award will be sent to all Bidders that submitted a Bid Proposal by the due date and time. The Notice of Intent to Award does not constitute the formation of a contract between the City and the apparent successful Bidder.

XVIII. ACCEPTANCE PERIOD

The City shall make a good faith effort to negotiate and execute a contract for the provision of the deliverables described herein, provided, however, that no contract resulting from this RFP will be an exclusive contract. If the apparent successful Bidder fails to negotiate and execute a contract within the time frame set by the City in the Procurement Timetable, the City may, in its sole discretion, revoke the Notice Intent to Award and negotiate a contract with another Bidder or withdraw the RFP. The City further reserves the right to cancel the Notice of Intent to Award at any time prior to the execution of a written contract. Neither the Notice of Intent to Award nor any contract executed between the City and the apparent successful Bidder shall create a guarantee of any minimum compensation to be paid to the Bidder. No Bidder shall acquire any legal or equitable rights relative to the contract services until the contract has been fully executed by the apparent successful Bidder and the City.

XIX. REVIEW OF NOTICE OF DISQUALIFICATION OR NOTICE OF INTENT TO AWARD DECISION

Bidders may request a reconsideration of either a Notice of Disqualification or Notice of Intent to Award decision by submitting a written request to the City. The City must receive the written request for reconsideration within five (5) days from the date of the Notice of Disqualification or Notice of Intent to Award. The request may be mailed, emailed, or hand delivered. It is the Bidder's responsibility to ensure timely delivery of the request for reconsideration. The request shall clearly and fully identify all issues being contested by reference to the page and section number of the RFP. If a Bidder submitted multiple Bid Proposals and requested that the City reconsider a Notice of Disqualification or Notice of Intent to Award more than one Bid Proposal, a separate written request shall be submitted for each. At the City's discretion, requests for reconsideration from the same Bidder may be reviewed separately or combined into one response.

XX. PUBLIC RECORDS

Original information submitted by a Bidder may be treated as public information by the City for purposes of responding to a public records request. Any Bidder who believes that information contained in its Bid

Proposal is confidential and not subject to a public records request may mark such information "Confidential" and provide its rationale for why such information is excepted from public inspection. The City will, in its sole discretion, determine whether such information should be withheld from public inspection. By marking information as confidential Bidder agrees to indemnify City from any claims, actions, or damages, including fees and costs, incurred by City as a result of withholding such information from public inspection.

XXI. COPYRIGHT

By submitting a Bid Proposal, the Bidder agrees that the City may copy the Bid Proposal for purposes of facilitating the evaluation of the Bid Proposal or to respond to requests for public records. By submitting a Bid Proposal, the Bidder acknowledges that additional copies may be produced and distributed and represents and warrants that such copying does not violate the rights of any third party. The City shall have the right to use ideas or adaptations of ideas that are presented in the Bid Proposals.

XXII. RELEASE OF CLAIMS

By submitting a Bid Proposal, the Bidder agrees that it shall not bring any claim or cause of action against the City based on any misunderstanding concerning the information provided herein or concerning the City's failure, negligent or otherwise, to provide the Bidder with pertinent information as intended by this RFP.

XXIII. CHOICE OF LAW AND FORUM

This RFP and the resulting contract are to be governed by the laws of the State of Wisconsin and the ordinances of the City of Eagle River. All litigation or actions commenced in connection with this RFP shall be brought and maintained in the Federal, State or County courts of Vilas County, Wisconsin.

XXIV. BID PROPOSAL SUBMISSION: FORMAT AND CONTENT SPECIFICATIONS

Bid Proposal Formatting

Bid proposals shall be divided into two parts: Technical Proposal and Cost Proposal.

1. **Transmittal Letter**

   The transmittal letter serves as a cover letter for the Technical Proposal. It must consist of an executive summary that briefly reviews the strengths of the Bidder and key features of its proposed approach to meet the specifications of this RFP.

2. **Table of Contents**

   The Bid Proposal must contain a Table of Contents.

3. **RFP Forms**

   The following forms must be fully completed:
   - Release of Information
   - Primary Bidder Detail & Certification Form

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- Primary Bidder Certifications
- Subcontractor Disclosure Form
- Cost Proposal
- Certification Of Compliance with Immigration Laws

4. Bidder's Approach to Meeting Deliverables

The Bidder shall address each Deliverable that the successful contractor will perform as listed in Section VII (Scope of Work) by first restating the Deliverable from the RFP and then detailing the Bidder's planned approach to meeting each contractor Deliverable immediately after the restated text. Bid responses should provide sufficient detail so that the City can understand and evaluate the Bidder's approach and should not merely repeat the Deliverable.

Bidders should address any responsibilities that are specifically designated as City responsibilities to the extent that the Bidder's proposal relies upon the completion of said responsibilities in a particular manner or at a particular time.

Note:

- Responses to Deliverables shall be in the same sequence as presented in the RFP.
- Bid Proposals shall identify any deviations from the specifications the Bidder cannot satisfy.
- Bid Proposals shall not contain promotional or display materials unless specifically required.
- If a Bidder proposes more than one method of meeting the RFP requirements, each method must be drafted and submitted as separate Bid Proposals. Each will be evaluated separately.

5. Bidder's Background and Experience

The Bidder shall provide the following information regarding the Bidder's experience:

- Level of technical experience in providing the types of services sought by the RFP.
- Description of all services similar to those sought by this RFP that the Bidder has provided to other businesses or governmental entities within the last five years.
- Description of experience managing subcontractors, if the Bidder proposes to use subcontractors.
- Letters of reference from three (3) of the Bidder's previous clients knowledgeable of the Bidder's performance in providing services similar to those sought in this RFP, including a contact person, telephone number, and electronic mail address for each reference. It is preferred that letters of reference are provided for services that were provided in a competitive environment. People who are currently employed by the City are not eligible to be references.

6. Personnel

The Bidder shall provide the following information regarding personnel: Illustrate the lines of authority in two tables:

- One showing overall operations
- One showing staff who will provide services under the RFP

Information about project manager and key project personnel:

- Include names and credentials for the project manager and any additional key project personnel who will be involved in providing services sought by this RFP. Include resumes

for these personnel. The resumes shall include: name, education, and years of experience and employment history, particularly as it relates to the scope of services specified herein. Resumes shall also include the percentage of time the person would be specifically dedicated to this project, if the Bidder is selected as the successful Bidder. Resumes should not include social security numbers.

- Include the project manager's experience managing subcontractor staff if the Bidder proposes to use subcontractors.
- Include the percentage of time the project manager and key project personnel will devote to this project on a monthly basis.

Cost Proposal

Refer to Scope of Work under Section VII on Pages 6-9

1. Solid Waste weekly rates and fee per pick-up
    a. 48 gal-
    b. 65 gal-
    c. 96 gal-
    d. 2yard-
    e. 4yard-
2. Recycling weekly and monthly rates
    a. 96 gal
    b. 2 yard-
    c. 4 yard- 4 yard locking-
    d. 8 yard-
3. Roll On/Off Fee
4. On Call Fee
5. Lost/Stolen Bin fee
6. Yard Waste Fee per curbside pick-up (1x Spring – 2x Fall)

The Bidder will submit a line-item budget of anticipated direct service costs for the term of the contract, referring to the start date of the contract as the annual date. The budget shall include only the line-item categories listed above.

XXV. EVALUATION OF BID PROPOSALS

The City reserves the right to reject any or all bids and award contracts as deemed advantageous to the City.

Contractors should bid using a unit price per container/per pick-up (lift) for all City garbage and recycling services, including residential, parks, City streets and facilities expanding out to monthly and annual costs.

The award shall be made to the responsible bidder or Contractor with the ability to fulfill the City's contractual needs. Designation as the apparent successful Bidder does not guarantee that a contract will be offered. The City reserves the right at any time to rescind an offer and to withdraw this RFP.

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ATTACHMENT I: RELEASE OF INFORMATION

_____ (name of Bidder) hereby authorizes any person or entity, public or private, having any information concerning the Bidder's background, including but not limited to its performance history regarding its prior rendering of services similar to those detailed in this RFP, to release such information to the City.

The Bidder acknowledges that it may not agree with the information and opinions given by such person or entity in response to a reference request. The Bidder acknowledges that the information and opinions given by such person or entity may hurt its chances of receiving contract awards from the City or may otherwise hurt its reputation or operations. The Bidder is willing to take that risk. The Bidder agrees to release all people, entities, and the City from any liability whatsoever that may be incurred in releasing this information or using this information.

_____

Printed Name of Bidder Organization

_____ _____

Signature of Authorized Representative Date

_____

Printed Name

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ATTACHMENT II: PRIMARY BIDDER DETAIL & CERTIFICATION FORM

Primary Contact Information (individual who can address issues regarding this Bid Proposal)	
Name:	
Address:	
Tel:	
Fax:	
E-mail:	

Primary Bidder Detail	
Business Legal Name ("Bidder"):	
"Doing Business As" names, assumed names, or other operating names:	
Parent Corporation Name and Address of Headquarters, if any:	
Form of Business Entity (i.e., corp., partnership, LLC, etc.):	
State of incorporation/organization:	
Primary Address:	
Tel:	
Local Address (if any):	
Addresses of Major Offices and other facilities that may contribute to performance under this RFP/Contract:	
Number of Employees:	
Number of Years in Business:	
Primary Focus of Business:	
Federal Tax ID:	
If Bidder is currently registered to do business in Wisconsin, provide the Date of Registration:	
Do you plan on using subcontractors if awarded this Contract? {If "YES," submit a Subcontractor Disclosure Form for each proposed subcontractor.}	

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ATTACHMENT III: PRIMARY BIDDER CERTIFICATIONS

By signing below, Bidder certifies that:

1. BID PROPOSAL CERTIFICATIONS. By signing below, Bidder certifies that:
    a. Bidder specifically stipulates that the Bid Proposal is predicated upon the acceptance of all terms and conditions stated in the RFP except as otherwise expressly stated in the Primary Bidder Detail & Certification Form. Objections or responses shall not materially alter the RFP. All changes to proposed contract language, including deletions, additions, and substitutions of language, must be addressed in the Bid Proposal. The Bidder accepts and shall comply with all Contract Terms and Conditions contained without change except as set forth in the Contract;
    b. Bidder has reviewed the Additional Certifications, which are incorporated herein by reference, and by signing below represents that Bidder agrees to be bound by the obligations included therein;
    c. Bidder has received any amendments to this RFP issued by the City;
    d. No cost or pricing information has been included in the Bidder's Technical Proposal; and,
    e. The person signing this Bid Proposal certifies that he/she is the person in the Bidder's organization responsible for or authorized to make decisions regarding the prices quoted and, Bidder guarantees the availability of the services offered and that all Bid Proposal terms, including price, will remain firm until a contract has been executed for the services contemplated by this RFP.

2. SERVICE AND REGISTRATION CERTIFICATIONS.

    a. Bidder certifies that the Bidder organization has sufficient personnel resources available to provide all services proposed by the Bid Proposal, and such resources will be available on the date the RFP states services are to begin and substitutions of personnel meet acceptable standards as set by the City.
    b. Bidder certifies that if the Bidder is awarded the contract and plans to utilize subcontractors at any point to perform any obligations under the contract, the Bidder will (1) notify the City in writing prior to use of the subcontractor, and (2) apply all restrictions, obligations, and responsibilities of the resulting contract between the City and contractor to the subcontractors through a subcontract. The contractor will remain responsible for all Deliverables provided under this contract;
    c. Bidder either is currently registered to do business in Wisconsin or agrees to register if Bidder is awarded a Contract pursuant to this RFP.
    d. Bidder certifies it is either permitted or will become permitted with the Wisconsin Department of Natural Resources to operate a solid waste collection and transporting service and holds appropriate permit as required by the City Code of Municipal Ordinances.
    e. The Bidder acknowledges that the City may declare the bid void if the above certifications are false.

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3. EXECUTION.

By signing below, I certify that I have the authority to bind the Bidder to the specific terms, conditions and technical specifications required in the City's Request for Proposals (RFP) and offered in the Bidder's Proposal. I understand that by submitting this Bid Proposal, the Bidder agrees to provide services described herein which meet or exceed the specifications of the City's RFP unless noted in the Bid Proposal and at the prices quoted by the Bidder. The Bidder has not participated and will not participate in any action contrary to the anti-competitive obligations outlined in the Additional Certifications. I certify that the contents of the Bid Proposal are true and accurate, and that the Bidder has not made any knowingly false statements in the Bid Proposal.

Signature of Authorized Representative

Date

Title of Authorized Representative

Printed Name

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ATTACHMENT IV: SUBCONTRACTOR DISCLOSURE FORM

(Fully complete a form for each proposed subcontractor. If a section does not apply, label it "not applicable." If the Bidder does not intend to use subcontractor(s), this form does not need to be returned)

Primary Bidder ("Primary Bidder"):	
Subcontractor Contact Information (individual who can address issues re: this RFP)	
Name:	
Address:	
Tel:	
Fax:	
E-mail:	
Subcontractor Detail	
Subcontractor Legal Name ("Subcontractor"):	
"Doing Business As" names, assumed names, or other operating names:	
Form of Business Entity (i.e., corp., partnership, LLC, etc.)	
State of incorporation/organization:	
Primary Address:	
Tel:	
Fax:	
Local Address (if any):	
Addresses of Major Offices and other facilities that may contribute to performance under this RFP/Contract:	
Number of Employees:	
Number of Years in Business:	
Primary Focus of Business:	
Federal Tax ID:	
If Subcontractor is currently registered to do business in Nebraska, provide the Date of Registration:	
Percentage of Total Work to be performed by this Subcontractor pursuant to this RFP/Contract.	
General Scope of Work to be performed by this Subcontractor, and qualifications	

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By signing below, Subcontractor agrees to the following:

1. Subcontractor has reviewed the RFP, and Subcontractor agrees to perform the work indicated in this Bid Proposal if the Primary Bidder is selected as the winning Bidder in this procurement.
2. Subcontractor has reviewed the Additional Certifications and by signing below confirms that the Certifications are true and accurate, and Subcontractor will comply with all such Certifications;
3. Subcontractor recognizes and agrees that if the Primary Bidder enters into a contract with the City as a result of this RFP, all restrictions, obligations, and responsibilities of the contractor under the contract shall also apply to the subcontractor; and,
4. Subcontractor agrees that it will register to do business in Wisconsin before performing any services pursuant to this contract, if required to do so by Wisconsin law.

The person signing this Subcontractor Disclosure Form certifies that he/she is the person in the Subcontractor's organization responsible for or authorized to make decisions regarding the prices quoted and the Subcontractor has not participated, and will not participate, in any action contrary to the anti-competitive obligations outlined in the Additional Certifications.

I hereby certify that the contents of the Subcontractor Disclosure Form are true and accurate and that the Subcontractor has not made any knowingly false statements in the Form.

Signature for Subcontractor:	
Printed Name/Title:	
Date:	

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ATTACHMENT V: COST PROPOSAL

The Bidder will submit a line-item budget of anticipated direct service costs for the term of the contract, to include annual price increases, referring to the start date of the contract as the annual date. The budget shall include only the line-item categories listed below.

Refer to Section X, page X and Exhibit A for locations and pick up frequency

Unit Prices	Per Lift	Per Month	Annually	Annual Year 2	Annual Year 3
48 Gal Residential Solid Waste					
65 Gal Municipal Solid Waste					
96 Gal Municipal Solid Waste					
2 yard Municipal Solid Waste					
4 yard Municipal Solid Waste					
City Sidewalk Qty 14, Solid Waste, Qty 13 - 48 gal Qty 1 - 96 gal					
Roll-Off Fee					
Yard Waste Fee (Per Occurrence (1 Spring, 2 Fall)	Each -				
On Call Rate Dumpster Lift	2 yd -	4yd -	8yd -		
Recycling Weekly and Monthly Rates					
96 gal Residential Recycling					
96 gal Municipal Recycling					
2 yard Municipal Recycling					
4 yard Municipal Recycling					
8 yard Municipal Recycling					
Locking Recycling Container Fee	2 yd -	4 yd-	8 yd -		
Recycling Contamination Charge for Municipal Units					
Lost/Stolen Can Replacement	48 Gal -	65 Gal -	96 Gal -		

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ATTACHMENT VI: CERTIFICATION OF COMPLIANCE WITH IMMIGRATION LAWS

Project/Contract Title: Residential and Municipal Facilities Garbage and Recycling Service

Purpose
This certification is required as a condition of award or renewal of any contract with the City of Eagle River, pursuant to the City's Policy on Verification of Citizenship or Legal Residency Status for Contractors and in accordance with federal law, including the Immigration Reform and Control Act (8 U.S.C. §1324a–1324b).

Contractor Certification
By signing below, the undersigned contractor hereby certifies that:

1. The Contractor is in full compliance with all applicable federal immigration laws and regulations.
2. The Contractor does not knowingly employ or contract with any unauthorized alien.
3. The Contractor verifies the employment eligibility of all employees through lawful means, including Form I-9 and, where applicable, E-Verify.
4. The Contractor shall require all subcontractors to comply with the same verification requirements.
5. The Contractor understands that violation of this certification constitutes a material breach of contract and may result in termination and disqualification from future contracts.

Acknowledgment and Signature
I hereby certify under penalty of perjury that the foregoing statements are true and correct, and that I am duly authorized to execute this certification on behalf of the Contractor.

Contractor/Company Name Address City/State/ZIP	
Telephone:	Email:
Authorized Representative (Print Name and Title):	
Signature:	
Date:	
Driver's License Number:_____, State of Issue:_____	

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ATTACHMENT VII: BID ACCEPTANCE

*** ACCEPTANCE OF THIS BID BY AN AUTHORIZED REPRESENTATIVE OF THE CITY OF EAGLE RIVER DOES NOT CONSTITUTE THE AWARD OF A CONTRACT OR CREATE ANY CONTRACTUAL OBLIGATION. ACCEPTANCE SHALL SERVE ONLY TO AUTHORIZE GOOD-FAITH CONTRACT NEGOTIATIONS BETWEEN THE BIDDER AND THE CITY. NO BINDING AGREEMENT SHALL EXIST UNLESS AND UNTIL A WRITTEN CONTRACT IS NEGOTIATED, APPROVED, AND EXECUTED BY BOTH PARTIES. ***

In compliance with the specifications, the undersigned offers and agrees, if this Bid is accepted within 30 calendar days from the date of opening, to furnish any or all of the services upon which prices are quoted, at the price set opposite each item, delivered at the designated point within the time specified above.

Entire Block Must Be Completed When a Submitted Bid Is to Be Considered for Award

BIDDER:_____ **Date:**_____

_____
Company Name

_____ _____
Street Address of Company **Email Address**

_____ _____
City, State, Zip **Contact Name (Print)**

_____ _____
Business Phone **24 Hour Telephone Number**

_____ _____
Fax **Signature Authorized Representative**

_____ _____
Print Name & Title **ATTEST: If a Corporation (Corp Secretary)**

_____
Federal Employer ID#

CITY OF EAGLE RIVER: **ATTEST:**

_____
Signature of Authorized City Agent

_____ _____
Title **Signature of City Clerk**

_____ _____
Date **Date**