

Client	Green Lake Sanitary District
Project	The Hickories Sewer Extension – Area 9
Meeting Location	Virtual

Project No.	4917-032
Date / Time	3/16/26
Prepared By	Thad & Matt

Participants	Representing
Lisa Reas, Paulette Janssen, Ken Bates, Nick Vandervelde, Justin Ellis	Green Lake Sanitary District
Thad Majkowski, Matthew Dorow	Cedar Corporation
Vanessa Wishart	Stafford Rosenbaum LLP
*See attached list for property owners	

Meeting Purpose	Public Informational Meeting
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****The meeting was held via virtual attendance only due to weather conditions at the time.****

Summary of Discussion:

- The Sanitary District provided a presentation on the project updates, design considerations, property owners responsibilities, preliminary special assessments, as-bid project costs, proposed schedule, project safety and communications. Contact information was provided at the end of the presentation. The presentation's slides are attached to this document.
- A copy of the Presentation and Meeting Notes will be posted on the District Website or contact the District office.
- As Bid Project Costs came in approximately \$130,000 under the estimated budget.
- The following are questions and comments that were asked by property owners in attendance.
 - What are considerations when deciding on connection location for laterals?
 - *Trees, buildings, lawn landscaping and driveways to name a few. Also, there is an 8 foot setback from existing wells per Wisconsin DNR code NR 812.08 Table A. It is possible to horizontally directional drill lateral piping from the main to the house. Property owners should talk with a local plumber/excavator regarding the most cost-effective location of their lateral. There are some deep sewer force main locations where lateral connections are not recommended due to the depth. Those locations are marked on the plans. If a plumber/excavator locates the lateral in one of those locations, the Engineer/District will further discuss the impacts with the property owner and possibly request a relocation.*

- Will there be anything visible above ground after the lateral connection is made?
 - *After the lateral connection is made, the low-pressure force main laterals will have a curb box (small metal circle) and all laterals will have some type of a tracer wire access box (small green colored metal circle) visible at the ground level. Some trace wire may be terminated at the curb box. Other sewer appurtenances might be visible at the ground level after construction is complete as well. Those items include manhole castings and manhole marker posts.*
- Does the project progress move from west to east?
 - *The project is currently arranged to advance from west to east as it progresses. However, this may be affected by delays due to easement acquisition.*
- Is there a final location of the manholes?
 - *Yes. The following addresses are proposed to have manholes present on their property, W2151 Irving Park Road, W2109 Irving Park Road, W2081 Irving Park Road, Paff property west of 5540 Old Oak Lane, Old Oak Lane right of way, Belle Mapps Court – west end right of way, Belle Mapps Court – east end right of way, 1902 Forest Avenue right of way, W2293 Hickory Road and W2281 Hickory Road. Manholes are generally located more toward property lines and natural areas, but close to driveways for access. There are manholes also located within the right of way at the ends of the Belle Mapps Court cul-de-sacs, on Forest Ave in the northern terrace, and at Old Oak Lane in the right-of-way.*
- What is a manhole?
 - *A manhole is a below ground structure that provides access to the sewer system for maintenance. It may also provide a location for necessary appurtenances on the low-pressure system such as air release valves and cleanout ports.*
- Will there be a smell along with the air release manholes?
 - *No.*
- Owners of W2151 Irving Park Rd asked if there are any options on where the manhole can be located.
 - *The location of this manhole can be reviewed with the property owner and potentially moved eastward. Cedar will review and adjust if feasible.*
- A property owner asked if there are easement holdouts.
 - *Yes, currently there are a few landowners holding out. The Clean Water Funding Program requires a legal opinion on the land ownership and easement rights for the entire Project Area. Once all easements are acquired, the project can move forward. The permits to date have been acquired with a follow up to the Town based on their latest email.*
- What is the likelihood that holdouts execute their easements in the next few weeks? Is there a point of no return?
 - *That is hard to judge. There is not a point of no return. If all easements are not acquired, there are other avenues the District can pursue. However, the District is trying to respect the concerns of property owners. Currently, communications are ongoing with the holdouts. The District will be transparent with all property owners*

regarding any delays.

- Can the project proceed without the Hickory Road area?
 - *No, the existing sewer system is located on Chestnut Court which is off Shore Drive. To access this area, the sewer needs to be constructed within the Hickory Road Area.*
- Is there an estimate of impacts due to delays?
 - *Possibilities include the loss of Clean Water Fund loan 2.475% - 20 year term, higher loan interest rates Engineering cost for Rebidding and increased construction costs if constructed in 2027.*
 - *This project was last on the Clean Water Fund listing when the results of the applications were posted. This suggests that a reapplication to the Clean Water Fund Program does not guarantee a positive result. Another option for funding is the State Trust Fund Program, currently it is 6.5% for 20-year term.*
- Is it possible to use eminent domain to secure the easements?
 - *The team is reviewing every option.*
- Can Hickory Road be condemned?
 - *That is currently being discussed with the team. Ownership of Hickory Road is relatively unclear and the process can get messy. The District has the power to condemn, but this takes time and adds costs. All assessed properties will share in the cost if condemnation is pursued. Costs include Legal, Engineering, Real Estate Consultants and Appraisers not to mention the cost of the easement/land rights.*
- Multiple property owners urged the undisclosed holdouts to move forward with the easements on Hickory Road.
 - *One property owner mentioned this should've been completed in the original Project but was not approved to go forward, costs back then would've been much cheaper, it would be foolish to delay it again*
- The District mentioned to join their Meetings which are virtual or in person to comment on any Project or operations. Each meeting has a Public Comment period, each person has 3 minutes to comment. Next Meeting is March 18th, 2026 @ 8 AM. Zoom Meeting is on the website.

The Hickories – Area 9 Hickory Road Area Project Public Informational Meeting

March 16, 2026



Welcome & Introductions

Green Lake Sanitary District (GLSD) Board/Staff

- Ken Bates, President
- Justin Ellis, Secretary
- Nick Vandervelde, Treasurer
- Lisa Reas, Administrator
- Paulette Janssen, Assistant to the Administrator

District Engineer – Cedar Corporation

- Thad Majkowski, P.E., Client/Project Manager
- Matt Dorow, P.E., Project Engineer

Legal Counsel

- Vanessa Wishart, Stafford Rosenbaum LLP



Project Update Meeting Process

- Brief Presentation of Project Update (30 minutes)
 - In-person and Zoom Meeting
- Question & Answers (30-45 minutes)
 - Questions submitted thru "Chat" will be reviewed by staff and try to answer
- Sign-in Sheet



Purpose of Meeting – Area 9 - Update

- Green Lake Sanitary District Purpose or Formation
- District Dual-Role Municipality
- History of Sewering
- Project Work to Date
- Layout, Easement, Design Considerations - General
- District/Property Owner Responsibilities



Purpose of Meeting – Area 9 – Update, Cont.

- Review Preliminary Costs/
Assessment Process
- Review Proposed Timeline
- Review Project Safety/Next
Steps
- Communication/Contacts



Sanitary District Formation

- District Formation (Pursuant to Wis. Stat. s. 60.71)
 - Created by order of the Town of Brooklyn in 1964.
- General Powers of the Commission (Pursuant to Wis. Stat. s. 60.77(4))
 - “Plan, construct and maintain a ... sewerage system [and] sanitary sewers ... for the promotion of the public health, comfort, convenience or welfare of the district.”
 - Includes the power to install a collection system, which is typically installed in a Town right-of-way and/or through a sewer easement on private property.
- Specific Powers of the Commission (Pursuant to Wis. Stat. s. 60.77(5))
 - Secure rights by condemnation.
 - Levy special assessments.



GLSD Dual-Role Municipality



Green Lake Sanitary District



Sewer Utility

- Separate from City of Green Lake (we do not provide water service)
- Provides sewer service to roughly 65% of the homes around Green Lake
- Funded through quarterly payments (\$664 annually)

Inland Lake District

- GLSD is a town sanitary district with >65% of the lake shoreline within its boundaries
- Funded via GLSD tax levy
- Manage Conservancy Properties, trash collection, installation of BMPs, aquatic plant harvesting, etc.



District Costs

- Quarterly Sewer O&M Fee – \$166
 - (2026 Base Rate – 4 Bedrooms or less)
- Property Tax Bill – Mill Rate – Lake District
 - Solid Waste Management
 - AQWEED – Aquatic Plant Harvesting
 - Conservancy Lands Purchase and Maintenance
 - Best Management Practices (BMP's) Cost Sharing
 - RSVP – Shoreline Restoration Program
 - Carp Removal
 - Fish Rearing
 - Green Lake Sanitary District Administration



GLSD Protecting Green Lake

* Because the District boundaries encompass >60% of the lake, the GLSD has the powers of an Inland Lake District *

- Since 2012, the GLSD has helped fund 165+ Best Management Practices in the watershed with total costs over \$2.2 million
- Currently the GLSD has several open grants for farm practices and land management
 - \$800,000 in Lake Protection Grants
- Major Outreach with new Watershed Soil Health and Prairie Programs
- Conservancy Lands Management/Protection



Reasons for Project

- Part of 10-Year Sewering Plan by GLSD
- History — Property Owner(s) requested the Sewer Extension:
 - McAfee Rd (2025)
 - Carpenter Lane (2021)
 - Shore Drive Area (2019)
 - Lindenwood Development (2008)
 - Areas 2,3,4 (1994); Areas 5,7 (2002)
- Lake Protection
 - GLSD funds agricultural Best Management Practices (BMPs) to protect lake water quality.
 - On-site systems add nutrients to the lake due to failures.
- On-site Systems — Aging, failing and required replacement



Changing Property Use Around Green Lake

- **Larger Homes Being Built**

- There is a significant reduction in traditional 3-bedroom homes on Green Lake.
- Replacement System Area 9: \$75,000
 - (8 Bedrooms).
- Off season use (as shown by sewer flows) was up dramatically in spring 2020 with May showing a nearly 20% increase over the same period in 2019.
- Replacement space limitations

- **Societal Changes**

- Advent of VRBOs and AirBnBs are also changing the way 'summer homes' are used.
- Homes with 3 bedroom-sized septic systems being used by 10+ people frequently.



**AirBnBs/VRBOs are changing
second home ownership
on lakes all over WI.**



History of Sewering by GLSD

- Terrace, N. Lakeshore, Orchard Ave – **1994/1995**
- Spring Grove Rd, Tuleta Hill, & Oakwood Ave – **2001/2002**
- Lindenwood (eastern GL Conference Center) – **2008**
- Shore Dr – **2019/2021**
- Carpenter Ln – **2020/2021**
- Sugar Loaf Area – **2022/2023**
- McAfee Road Area 4 – **2025**
- Beyers Cove Road - **2026**



Project Work to Date

- Preliminary Engineering - Aug 2024
- Public Informational Meeting (PIM) - Oct 5, 2024
 - Individual site visits Oct 5th and 6th
- Permanent Easement acquisition started in Fall 2024
 - Finalize Hickory Road
- Design Engineering - May 2025 to present
 - Permits – Town
- Funding – WDNR CWF - Jan 2026

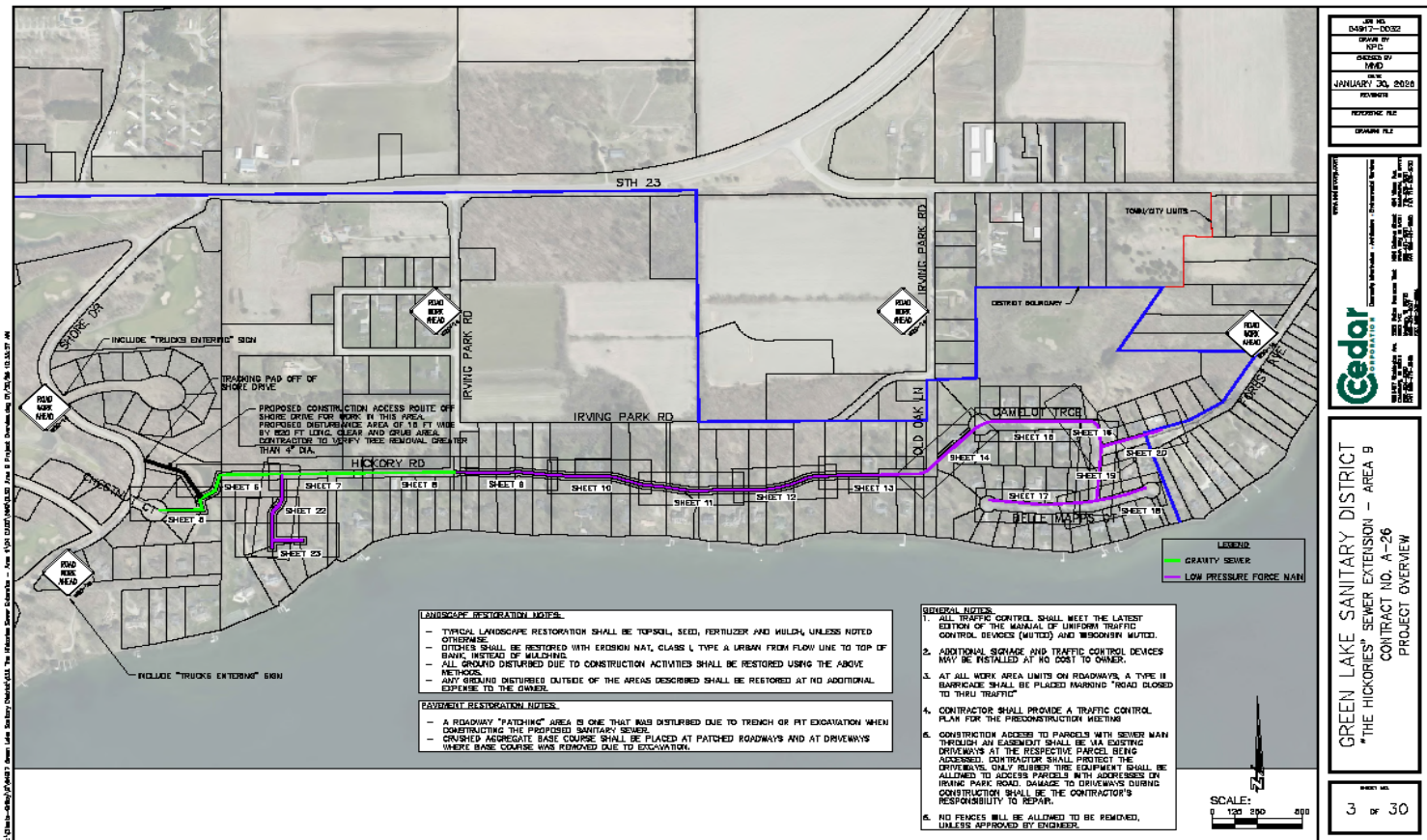


Project Work to Date, Cont.

- Project Update Meeting
 - Oct 5, 2024
 - Oct 15, 2025
 - Mar 16, 2026
- Project Bid Opening - Feb 26, 2026
- Assessment Process

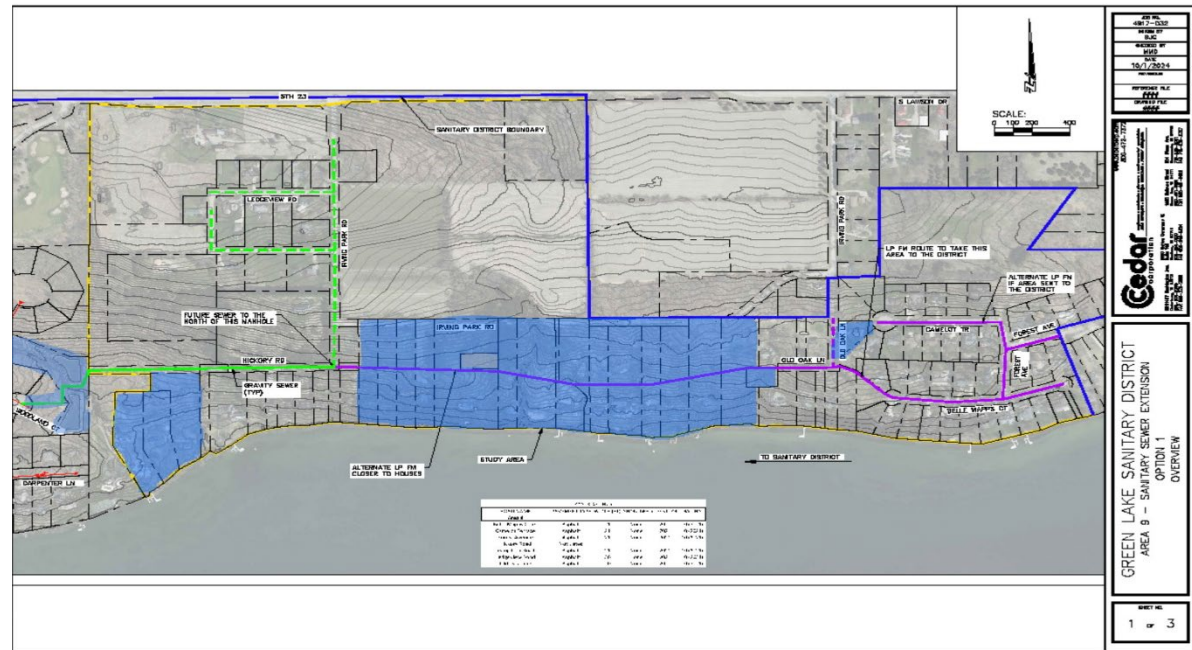


GLSD Area 9 Sewer Extension Project – Final Layout



Easements Secured to Date

- 22 Permanent Easements have been acquired
- Hickory Road in process



Design Considerations - General

- Gravity and Low-Pressure System – Combination/Location
 - Eliminates the need for a Lift Station/Force Main
 - Tree Removal Reduced
 - Easement to Chestnut Ct to Old Oak Ln – reduces disruption and restoration
 - Sewer in easements along Lake or along Irving Park Road
- Open Cut Method
 - Chestnut Ct, Easement by Pond and Hickory Road
- Directional Drill Method
 - Easement along Lake and Camelot Ct, Belle Mapps Ct and Forest Ave
- Rock depth – Variable, None anticipated



Design Considerations - General

- Lateral lengths along Lake – Shorter distance for lateral, less cost
 - Location of connection determined by Property Owner and their Plumber
 - Location affects the installation cost – Driveways/Trees/ Buildings
- Access during Construction
 - Access during construction – may be temporary road off to side
 - During construction it may be advisable to park on side road and walk to house – less disruptions gets work done sooner
 - Emergency Access will be Contractors responsibility
 - Easements – Driveways off Irving Park Road
- Air Relief/Cleanout Manholes – 8 Each
- Multiple parcels combining into one
 - Complete by Apr 1, 2026



Property Owner – Responsibility for Grinder Pumps/Lateral to Main

- Lateral connection – Pipe from home to the connection at the property/easement line. Letter from District to place lath for location.
- All properties will require a code compliant grinder pump system including check valve and shut off, additional check vales are Property Owners responsibility. System conditions will be made available at District office for discussion with Plumber.
- Lateral costs/options/systems are the Property Owner's responsibility. Check with local licensed Plumbing Contractors.
- Property Owner responsible for installation, ownership, and maintenance.
- Property Owner controls the route and location.
- Connection Period: Ordinance 2 years. May begin upon acceptance of the System from the Contractor.



Miscellaneous Items – Upon Award

- Combined Adjacent Parcels not permitted past April 1, 2026
- Property Owners will need to contact Plumber/Excavator to locate lateral connection
- Then lateral location by property owner (letter and lath from District), allow adequate time to visit with local excavator/plumber – Stake to be placed for location
- Most tree removal north side of Hickory Road, easements DD method
- All excavations are required to be backfilled and compacted to meet specifications
- Warranty Period is 2 years for all Construction, except landscape is 1 year
- Preconstruction Photographs of all Routes and private driveways

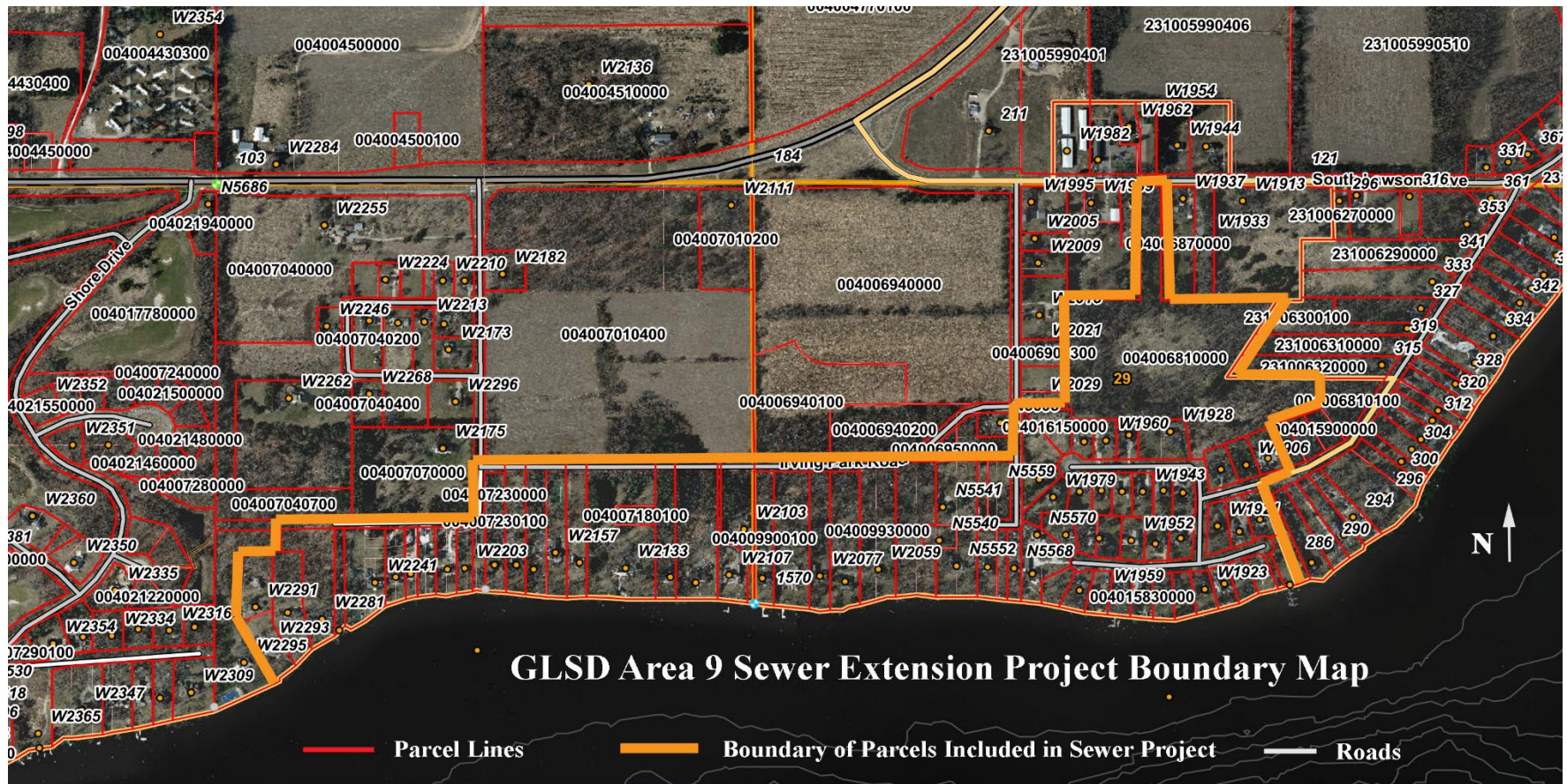


Special Assessment Procedure

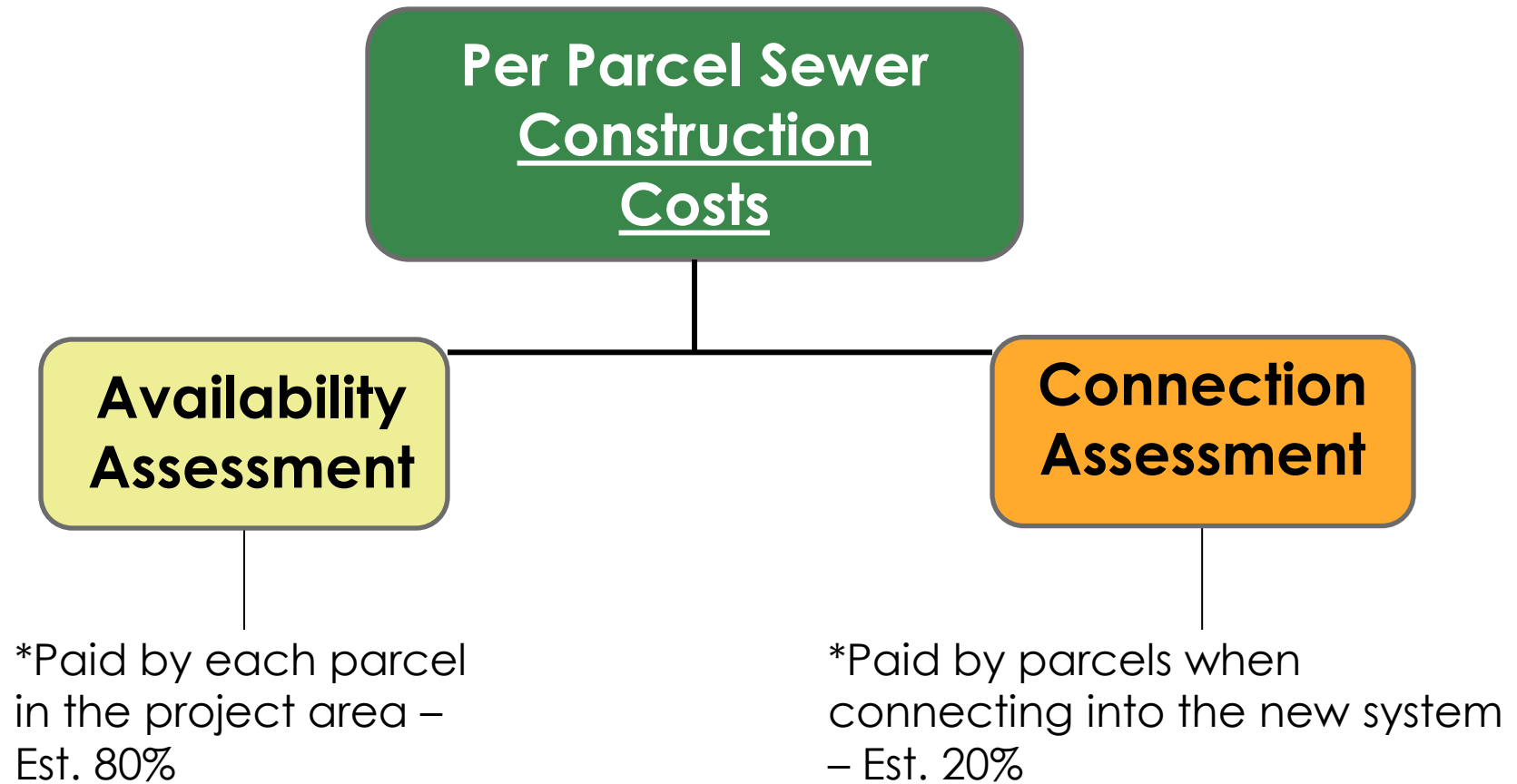
- State Statutes
 - *Wis. Stat. s. 60.77(4)*- giving the GLSD Commission the authority to “project, plan, construct and maintain” a sewerage system
 - *Wis. Stat. s. 60.77(5)(f)* - giving the GLSD Commission the authority to levy special assessments
 - *Wis. Stat. s. 66.0703* - outlining the procedure for collecting special assessments
 - *Wis. Stat. s. 281.45* - authorizing the GLSD to require connection to the sanitary sewer system
- Ordinances
 - *Order 95-01* - Sewer Service Extensions
 - *Order 93-09* - Sewer Assessments



Assessment District



GLSD Special Assessment Breakdown for Sewering



Preliminary Cost Comparison

From Oct 5, 2024, Oct 15, 2025 PIM's

- *Area #9 - The Hickories Area – Along Lake*
 - *Gravity Sewer/Low Pressure Sewer - Combination*
 - Estimate Range from Oct 5, 2024 PIM - \$31,200 - \$37,100
 - Estimated Range from Oct 15, 2025 PIM - \$33,000 - \$36,500
 - Does not include the Grinder Pump System and private lateral.
 - Lot splits or combining of lots will affect the final cost.
 - Easement acquisition will affect the final costs.



Preliminary Cost/Assessments

- Preliminary Cost - \$31,200 - \$37,100/Each
 - Due to delays and reduced number of connections, costs are increasing.
 - Forest Ave – City Annexation (4) and combined lots (1)
- Assessments
 - Loan - \$2,600,000
 - Terms of Payment:
 - *Method #1* – Full payment can be by November 1st of year assessed with no interest.
 - *Method #2* – Pay assessment over the term of the loan plus administrative fee.*
 - District may extend to 20 years.
 - Interest Rates - 2.475% CWF + 1% Admin = 3.475%
 - 20-year term



“As Bid” Project Costs

- Total Project w “As Bid” Cost - \$2,349,034
- \$ based on 71 Lots
 - Availability Assessment – (71) \$29,424.16
 - Connection Assessment - (76) \$3,419.98
- Costs* have increased since the Preliminary Engineering 2024
 - *Materials, Labor, Inflation, Amount of work available*
- Hickory Road – Additional Road - \$2,496.77



Project Cost Comparison

- Shore Drive - **\$28,257.89/Lot**
 - Gravity/Low Pressure Sewer – Combination
- Carpenter Lane - **\$22,336.61/Lot**
 - Gravity/Low Pressure Sewer – Combination
- Sugar Loaf Area - **\$26,332.08/Lot**
 - Gravity/Low Pressure Sewer – Combination
- McAfee Rd Area 4 - **\$20,967.90/Lot**
 - Gravity Sewer
- Beyers Cove Road - **\$24,366/Lot**
 - Gravity Sewer
- Area 9 – The Hickories Area - **\$32,844.14**
 - Gravity/Low Pressure Sewer – Combination



Proposed Timeline

- Bidding Phase - Jan – Mar 2026
 - Award Mar 2026 – Hold Time 60 Days
- Construction Phase - Apr – Oct 2026
 - Temporary Easement for lateral – Mar 26
 - Phased Approach
 - If delayed due securing final easements for Hickory Road, Phasing could change with Phase 1 at the end of summer
 - Bi-Weekly Flyers – during construction
- Assessment Phase - Feb – Nov 2026



Proposed Timeline

- Construction Schedule – **Tentative**
 - *all pending Hickory Road Easements
 - Proposed to Start Mid Apr 2026 – Dependent on weather and weight limits on roads
 - Phase I – Chestnut Court to Hickory Road
 - Hickory Road – Gravel (Asphalt schedule to be determined may be June)
 - Optional - Complete Hickory Rd then Chestnut Ct
 - Completion by May 22, 2026 (Memorial Day Weekend)
 - Phase II – Irving Park Easements
 - Completion by July 15, 2026 (restoration to follow)
 - Phase III – Eastern Roads
 - Completion by Oct 25, 2026
- Set amount of time to complete each Phase



Project Safety during Construction

- Travel Speed within the Project limits should be reduced
- Keep a distance from the heavy equipment as there is limited vision (if you cannot see the operator, they cannot see you)
- Traffic – If you see them working, make sure they see you before proceeding. This will speed up the construction process and provide safety
- Be sure that you and your kids stay away from the equipment when parked or operating



Next Steps

- District Tasks:
 - Secure Permit Approvals - Town
 - Finalize Easement – Hickory Road
 - Assessment Phase – Report
 - Public Hearing Mar 2026 – Date to be determined
 - Award contracts Mar 2026 – Date to be determined
 - Construction Phase
 - Tentative Start Apr – Oct 2026* end date based on days
 - Final Assessments send out – Oct 2026
 - Connections per Ordinance – 2 years once the Project has been accepted
 - Warranty Phase



Next Steps

- Property Owners:
 - Contact a local Plumber/Excavator to review your system and provide location of lateral stub – List available on the District website
 - Visit website for updates



Communication

- Currently
 - Call or email the District Office
- During Construction
 - Bi-Weekly Flyer w Updates sent via eblast
 - Bi-weekly Flyer on Website
 - Cedar Inspector on-site during construction
 - Traffic Control Signage
 - Call District Office with questions other than construction



Contacts/Project Questions

- All comments/Project questions to District

Lisa Reas, Administrator Sanitary District

920-291-7787

ljreas@glakesd.com



The Hickories – Area 9 Hickory Road Area Project Update

Thank You for Attending





Area 9 – The Hickories – Sanitary Sewer Extension
Green Lake Sanitary District
Public Informational Meeting
Date: March 16th, 2026
Time: 6:00 p.m.
Virtual Attendance List

Name	Address	Telephone No.	E-Mail
Andrew Carter			
Barb & Bill Schulz			
Brad Chapin			
Brett Fichte			
Karen & David Diamond			
Dave Armstrong			
David Carter			
Kurt Piernot			
John & Eileen Pfeifer			
John & Jane Chapman			
Joe Karich			
Laurie & Randy Koch			
Mark Santacrose			
Mel Cody			
Nathan Gray			
Nelson Forsberg			
Peter Kearney			

Name	Address	Telephone No.	E-Mail
Richard Reindl			
Sarah Geisert			
Steve Yeomans			
Suzi Groetsema			
Don Warnke			
Mike Sias			
Kathryn Westfahl			
Tom Borah			
One attendee with username "iphone"			
One attendee with username "ipad V5"			
John Kelsh			
Linda Florian			