

Public Works Committee Agenda

There will be a meeting of the City of Cumberland Public Works Committee on Tuesday, June 23, 2026, at 10:30 a.m. at the Cumberland City Hall, 950 1st Ave, Cumberland, WI.

1. Call to Order
2. Public Comment
3. Approval of minutes from the Public Works Committee meeting on May 19, 2026.
4. Discussion and possible action relating to TID #9 Industrial Park expansion including:
 - a. Change Order #2 from Erickson Excavating
 - b. AFP #3 from Erickson Excavating
5. Discussion and possible action relating to Change Order #3 from Pember for Final Completion Date
6. Discussion and possible action relating to unpaved driveways and various public nuisances being created.
7. Discussion and possible action relating to Penny Lane stormwater analysis
8. Discussion and possible action relating to Frontage Road by Cumberland Boat Storage Dock & Lift
9. Staff, Equipment and Vehicle updates
10. Adjourn

*It is possible that a quorum of the Common Council may attend this meeting. This constitutes a meeting of the Common Council and must be noticed as such, although the Common Council will not take any formal action at this meeting. It is possible that a quorum of the Utility Committee may attend this meeting, but no action will be taken by the Utility Committee at this meeting.

Arlene Frisinger, Clerk
City of Cumberland

Public Works Committee Meeting

Public Works Committee meeting, Tuesday, May 19, 2026, at 10:30 a.m. at the City Hall.

Those present were Tom Goldsmith, Michael Cifaldi, Bill Lussier, Steve Anderson, Mayor Shoemaker, Arlene Frisinger, Randy Reeg, Devon Fredrickson and other citizens.

Goldsmith called the meeting to order at 10:30 a.m.

A motion was made by Lussier, seconded by Cifaldi, to approve the April 21, 2026, Public Works Committee meeting minutes. Motion carried.

A motion was made by Cifaldi, seconded by Anderson, to approve Change Order #1 in the amount of \$48,654 for TID #9 Street and Utility Extension to Erickson Excavating. Motion carried.

A motion was made by Cifaldi, seconded by Lussier, to approve AFP #2 to Erickson Excavating, for TID #9 Street and Utility Extension, in the amount of \$240,100.72. Motion carried.

A motion was made by Lussier, seconded by Anderson, to accept the contract with USDA for beaver management needs and services for an amount up to \$800 for the year. Motion carried.

A motion was made by Cifaldi, seconded by Lussier, to accept SEH's recommendation of going with 18" breaker on the TID 39 Street extension for an estimated cost of \$17,000. Motion carried.

A motion was made by Lussier, seconded by Cifaldi, to accept the utility extension project on Carlone St. from DeSantis Excavating in the amount of \$61,950.

A motion was made by Cifaldi, seconded by Anderson, to adjourn at 12:09 p.m. Motion carried.

Respectively submitted,

Arlene Frisinger, Clerk



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June 18, 2026

RE: TID #9 Street and Utility Extension
Cumberland, Wisconsin
SEH No. CUMBE 187476

Randy Reeg, City Administrator
Cumberland, WI 54840

Dear Randy:

Please find Application for Payment No. 3 from Erickson Excavating of Cumberland, Inc. for the above referenced project. The application is in the amount of \$110,326.54 and provides for retainage in accordance with contract documents. We have reviewed the Application for Payment and recommend that payment be made.

Work items within this Application include road work, gravel, curb & gutter, and change orders No. 2 and 3.

If you have any questions, please contact me at 715.861.4987 or bcunningham@sehinc.com.

Sincerely,

Bryan Cunningham, PE (WI)
Project Manager

Enclosure

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Short Elliott Hendrickson Inc., 326 S. Main St., Suite 100, WI 54868

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Application for Payment
(Unit Price Contract)
No. 3

Eng. Project No.: CUMBE 187476

Location: Cumberland, WI

Contractor <u>Erickson Excavating of Cumberland, Inc.</u>	Contract Date <u>November 5, 2025</u>
<u>668 24 1/2 Ave</u>	
<u>Cumberland, WI 54829</u>	Contract Amount <u>\$ 564,515.35</u>

Contract for TID #9 Street and Utility Extension

Application Date <u>5/11/25</u>	For Period Ending <u>6/20/25</u>
---------------------------------	----------------------------------

Item No.	Item	Unit	Est. Quantity	Quantity to Date	Unit Price	Total Price
Base Bid						
01 55 25.1	Maintenance of Traffic	LS	1	1	1,000.00	\$1,000.00
01 71 13.1	Mobilization	LS	1	1	10,250.00	\$10,250.00
02 41 33.1	Remove Asphalt Pavement	SY	150	150	10.00	\$1,500.00
02 66 11.1	Pond Clay Liner	CY	1210	1210	15.75	\$19,057.50
31 11 00.1	Clear and Grub Trees	Acre	1.5	1.5	6,500.00	\$9,750.00
31 23 10.1	Common Excavation	CY	8000	8000	3.75	\$30,000.00
31 23 33.1	Crushed Rock Pipe Foundation	Ton	300	0	20.00	
31 25 10.1	Inlet Protection, Type A	Each	6	6	100.00	\$600.00
31 25 10.2	Inlet Protection, Type D	Each	4	4	100.00	\$400.00
31 25 10.3	Erosion Mat, Class I Type B	SY	5363	5363	2.50	\$13,407.50
31 25 10.4	Silt Fence	LF	3912	3912	2.30	\$8,997.60
31 25 10.6	Tracking Pad	EA	1	1	1,000.00	\$1,000.00
31 34 15.1	Geogrid, Type SR	SY	3300	3300	1.75	\$5,775.00
31 37 00.1	Rip Rap-Light	CY	71	71	85.00	\$6,035.00
31 37 00.2	Rip Rap-Medium	CY	30	30	95.00	\$2,850.00
32 11 17.1	Granular Subbase	CY	1102	1134	16.50	\$18,711.00
32 11 26.1	Dense Graded Crushed Base Course, 1-1/4-inch	Ton	5400	5408.54	11.50	\$62,198.21
32 12 18.1	Hot Mix Asphaltic 2-inch Surface Pavement (4MT 58-34 S) Base Bid	Ton	90	0	132.75	
32 12 18.1a	Hot Mix Asphaltic 2-inch Binder Pavement (3MT 58-28 S) Alternate Bid	Ton	260	0	115.25	
32 12 18.2	Hot Mix Asphaltic 2-inch Binder Pavement (3MT 58-28 S) Base Bid	Ton	90	0	132.75	
32 12 18.2a	Hot Mix Asphaltic 2-inch Binder Pavement (3MT 58-28 S) Alternate Bid	Ton	260	0	111.25	
32 12 18.3	Adjust Existing Manhole Casting	EA	1		500.00	
32 12 50.1	Saw Cut Asphalt Pavement	LF	110	110	5.00	\$550.00
32 16 30.1	Concrete Curb and Gutter, 30-inch, Type D	LF	1450	1450	18.00	\$26,100.00
32 18 40.1	Concrete Driveway, 8-inch	SF	493	543	8.75	\$4,751.25

Item No.	Item	Unit	Est. Quantity	Quantity to Date	Unit Price	Total Price
	Concrete Box Out around Manhole					
32 18 40.2	Casting	EA	8	0	750.00	
32 92 12.1	Turf Establishment	Acre	1.1	1.1	5,000.00	\$5,500.00
33 01 30.1	Televise Inspection of Sanitary Sewers	LF	767	767	2.00	\$1,534.00
	6-inch DIP Water Main and Service					
33 11 00.1	Piping	LF	170	157	60.00	\$9,420.00
33 11 00.2	8-inch DIP Water Main	LF	720	714	62.00	\$44,268.00
33 11 00.3	Water Main Fittings	LB	600	527	10.00	\$5,270.00
33 11 00.4	6-inch Gate Valve and Box	EA	5	5	3,000.00	\$15,000.00
33 11 00.5	8-inch Gate Valve and Box	EA	1	1	4,000.00	\$4,000.00
33 11 00.6	Hydrant	EA	2	2	8,500.00	\$17,000.00
33 11 00.7	Connect to Existing Water Main	EA	1	1	1,500.00	\$1,500.00
33 11 00.8	Connect to Existing Water Service	EA	1	0	1,500.00	
33 11 00.9	Insulation Board Polystyrene, 4-inch	SY	300	260	40.00	\$10,400.00
	Sanitary Sewer Manhole, 48-inch Dia.					
33 31 00.1	with Casting	EA	3	3	4,500.00	\$13,500.00
	Connect to Existing Sanitary Sewer,					
33 31 00.2	Reconstruct Invert and Flowline	EA	1	1	3,500.00	\$3,500.00
	Connect to Existing Sanitary Sewer					
33 31 00.3	Service	EA	1	1	500.00	\$500.00
33 31 00.4	8-inch PVC Sanitary Sewer	LF	767	767	35.00	\$26,845.00
33 31 00.5	8-inch PVC Sanitary Sewer Service	LF	12	0	50.00	
33 31 00.6	8-inch by 6-inch Sanitary Wye	EA	2	3	150.00	\$450.00
33 31 00.7	8-inch by 8-inch Sanitary Wye	EA	1	0	150.00	
33 31 00.8	6-inch PVC Sanitary Sewer Service	LF	95	96	40.00	\$3,840.00
	Storm Sewer Manhole, 48-inch					
33 41 00.1	Diameter with Manhole Casting	EA	4	4	4,500.00	\$18,000.00
33 41 00.2	Inlets 2 by 3-foot with Casting	EA	4	4	3,500.00	\$14,000.00
33 41 00.3	4" Underdrain Pipe	LF	200	200	5.00	\$1,000.00
	Storm Sewer Pond Outlet 36-inch Dia.					
33 41 00.4	Structure w/ 36" Cone Grate	EA	2	2	5,500.00	\$11,000.00
33 41 00.5	4-inch PVC Storm Sewer	LF	124	200	10.00	\$2,000.00
33 41 00.6	6-inch PVC Storm Sewer	LF	47	47	20.00	\$940.00
33 41 00.7	4-inch by 6-inch Storm Wye	EA	3	3	100.00	\$300.00
33 41 00.8	4-inch by 12-inch Storm Wye	EA	1	2	1,000.00	\$2,000.00
33 41 00.9	12-inch HDPE Storm Sewer	LF	698	835	24.00	\$20,040.00
33 41 00.10	18-inch HDPE Storm Sewer	LF	412	294	30.00	\$8,820.00
33 41 00.11	12-inch Storm Sewer Apron Endwall	EA	4	4	300.00	\$1,200.00
33 41 00.12	18-inch Storm Sewer Apron Endwall	EA	2	2	300.00	\$600.00
33 41 00.13	Connect to Existing Roof Drains	EA	6	6	150.00	\$900.00
TOTAL BID PRICE						\$466,260.06

Application for Payment (continued)

Total Contract Amount	\$ 564,515.35	Total Amount Earned	\$ 466,260.06
		Material Suitably Stored on Site, Not Incorporated into Work	
Contract Change Order No.	1	Percent Complete	100
Contract Change Order No.	2	Percent Complete	100
Contract Change Order No.	3	Percent Complete	100
Less Previous Applications:		GROSS AMOUNT DUE	\$ 541,788.80
AFP No. 1: 164,272.10	AFP No. 6:	LESS 5 % RETAINAGE	\$ 27,089.44
AFP No. 2: 240,100.72	AFP No. 7:	AMOUNT DUE TO DATE	\$ 514,699.36
AFP No. 3:	AFP No. 8:	LESS PREVIOUS APPLICATIONS	\$ 404,372.82
AFP No. 4:	AFP No. 9:	AMOUNT DUE THIS APPLICATION	\$ 110,326.54
AFP No. 5:			

CONTRACTOR'S AFFIDAVIT

The undersigned Contractor hereby swears under penalty of perjury that (1) all previous progress payments received from the Owner on account of work performed under the Contract referred to above have been applied by the undersigned to discharge in full all obligations of the undersigned incurred in connection with work covered by prior Applications for Payment under said contract, TID #9 Street and Utility Extension, Cumberland, WI, and (2) all material and equipment incorporated in said Project or otherwise listed in or covered by this Application for Payment and free and clear of all liens, claims, security interests and encumbrances.

Date 6-17-2026, 2026 Erickson Excavating of Cumberland, Inc.
(Contractor)

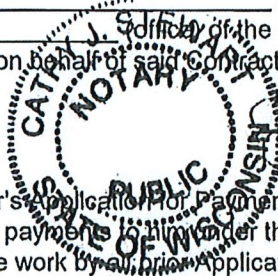
COUNTY OF Barron)
STATE OF Wisconsin) SS By Jordan Erickson Owner/PM
(Name and Title)

Before me on this 17th day of June, 2026, personally appeared

Jordan Erickson known to be, who being duly sworn did depose and say that he is the owner of the Contractor above mentioned that he executed the above Application for Payment and Affidavit on behalf of said Contractor; and that all of the statements contained therein

My Commission expires

01-06-2029



[Signature] (Notary Public)

The undersigned has checked the Contractor's Application for Payment shown above. A part of this Application is the Contractor's Affidavit stating that all previous payments to him under this contract have been applied by him to discharge in full all of his obligations in connecting with the work by all prior Applications for Payment.

In accordance with the Contract, the undersigned recommends approval of payment to the Contractor for the Amount due.

Daniel A. Penzkover By Reif Hendrickson Inc.
Date 6/18/26 FOR BC
City of Cumberland
By _____
Date _____



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CHANGE ORDER

City of Cumberland
OWNER

6/18/26
DATE

OWNER'S PROJECT NO.

2
CHANGE ORDER NO.

TID #9 Street & Utility Extension
PROJECT DESCRIPTION

CUMBE 187476 71.50
SEH FILE NO.

The following changes shall be made to the contract documents:
Description:

Water main stub size and location was not as expected according to plan for the connection at 8th Avenue.
Time and Materials costs were tracked as follows-
Additional Materials: \$1,850
Additional Time for 7 hours of pipe crew: \$8,225
Total T&M: \$10,075

Purpose of Change Order:

Compensate contractor for additional time and effort required to connect to the water main at 8th Avenue.

Basis of Cost: ☒ Actual ☐ Estimated
Attachments (list supporting documents)
Memo with supporting detail information

Contract Status	Time		Cost
	Substantial	Final	
Original Contract	9/4/26	9/30/26	\$564,515.35
Net Change Prior C.O.'s <u>1</u> to <u>1</u>	N/A	N/A	\$48,654.00
Change this C.O.	N/A	N/A	\$10,075.00
Revised Contract	9/4/26	9/30/26	\$623,244.35

Recommended for Approval: Short Elliott Hendrickson Inc. by

Bryan Cunningham, Project Manager

Agreed to by Contractor:

Approved for Owner:

BY Erickson Excavating of Cumberland, Inc.

BY City of Cumberland

Owner/ PM Jordan Erickson
TITLE

TITLE

Distribution

Contractor

Owner

Project Representative

SEH Office

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MEMORANDUM

TO: Randy Reeg, City of Cumberland
FROM: Bryan Cunningham, SEH
DATE: June 18, 2026

RE: Change Order No. 2 Supporting Information
TID #9 Street & Utility Improvements
SEH No. CUMBE 187476 14.00

Erickson Excavating is requesting additional costs for the TID #9 Street & Utility Improvement project related to the water main connection at 8th Avenue. The project intended to connect to the 8" water main stub from 8th Avenue, and extend westerly to the end of the project. When this connection occurred on 4/29/26 the 8" water main was not found where expected, and only 6" pipe was encountered. The contractor dug much closer to 8th Avenue than in the original plan, to find the location where an 8" pipe transitioned to the 6" stub. This required removal of an additional removal patch of 8th Avenue, additional materials, and added time because of additional excavation, grading, and working around utility lines, which would not have been necessary if the 8" water stub was in the expected location. The contractor is seeking compensation for this additional work, with a claim that it exceeds the expense they would have incurred from the unit price items as in the original bid. The contractor is requesting the following costs:

Material Description	Unit	Quantity	Unit Price	Total Cost
8" Ductile Iron Pipe	LF	20	\$ 43.75	\$ 875.00
Special Delivery 8" DI Pipe	LS	1	\$ 507.74	\$ 507.74
18" HDPE Culvert Pipe	LF	20	\$ 13.35	\$ 267.00
2" Rigid Insulation	EACH	4	\$ 50.00	\$ 200.00

Total Materials: \$1,850

Description 6 Man Pipe Crew	Unit	Quantity	Unit Price	Total Cost
CAT 349F L w Operator	HR	7	\$ 375.00	\$ 2,625.00
CAT 320 w Operator	HR	7	\$ 275.00	\$ 1,925.00
Pipe Foreman w Truck	HR	7	\$ 175.00	\$ 1,225.00
Pipe Layer	HR	7	\$ 115.00	\$ 805.00
Labor	HR	7	\$ 95.00	\$ 665.00
Labor	HR	7	\$ 95.00	\$ 665.00
Small Tools/Pipe Trailer	HR	7	\$ 45.00	\$ 315.00

Total Time: \$8,225

Total Time and Materials (T&M) requested via change order: \$10,075.

If the work on 4/29/26 would have occurred utilizing the unit price line items in the original contract, without accommodations for the extra efforts and time lost, this work would have incurred approximately \$4,600 in contract costs. So with the total T&M request, a net increase of approximately \$5,500 is essentially what is being requested.

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CHANGE ORDER

City of Cumberland

OWNER

6/18/26

DATE

OWNER'S PROJECT NO.

TID #9 Street & Utility Extension

PROJECT DESCRIPTION

3

CHANGE ORDER NO.

CUMBE 187476 71.50

SEH FILE NO.

The following changes shall be made to the contract documents:

Description:

A section of the new road subgrade was observed with very soft and yielding soils, containing fine silty clay, organic materials and random fill down several feet. The original road section was planned with geogrid, 12" sand, 10" gravel, & 4" asphalt. Additional costs for an enhanced road section was installed with the items below:

Additional 6" Depth of EBS	200	CY	\$12.00	\$2,400.00
18" Thickness of Breaker Rock	600	CY	\$35.00	\$21,000.00
Decreased Granular Subbase	-400	CY	\$16.50	-\$6,600.00

Total Change Order: \$16,800.00

Purpose of Change Order:

A more robust road section was suggested to bridge the poor soils, for approximately 300 feet in length, starting about 75 feet from 8th Ave. The revised roadway section utilizes the geogrid, with 18" of breaker crushed concrete to replace the 12" sand layer. Gravel and asphalt layers remained the same. This required an additional 6" of excavation, and adding the breaker material, as part of a change order cost. This cost is partially offset by using fewer cubic yards of sand at the original project's unit price items.

Plan to complete this work was approved by Cumberland Public Works Committee on 5/19/26.

Basis of Cost: ☒ Actual ☐ Estimated

Attachments (list supporting documents)

N/A

Contract Status	Time		Cost
	Substantial	Final	
Original Contract	9/4/26	9/30/26	\$564,515.35
Net Change Prior C.O.'s <u>1</u> to <u>2</u>	N/A	N/A	\$58,729.00
Change this C.O.	N/A	N/A	\$16,800.00
Revised Contract	9/4/26	9/30/26	\$640,044.35

Recommended for Approval: Short Elliott Hendrickson Inc. by

Bryan Cunningham, Project Manager

Agreed to by Contractor:

Approved for Owner:

BY Erickson Excavating of Cumberland, Inc.

BY City of Cumberland

OWNER/PM Jordan Erickson

TITLE

Distribution

Contractor

Owner

Project Representative

SEH Office

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SECTION 000941 – CHANGE ORDER FORM

Change Order No. CO3

Date of Issuance: 06/12/2025 Effective Date: 06/12/2026
 Owner: City of Cumberland Owner's Contract No.: _____
 Contractor: Pember Companies Inc. Contractor's Project No.: _____
 Engineer: Emmons & Olivier Resources, Inc. Engineer's Project No.: 00957-0018
 Project: Hines Lakeview Drive Watermain Reconstruction Contract Name: Hines Lakeview Drive Watermain Reconstruction

The Contract is modified as follows upon execution of this Change Order:

Description: Change Order to adjust contract Final Completion to 09/01/2026 to ensure establishment of vegetation. Owners at 2018 had requested fill near roadway outside of water line disturbance during punch list. Vegetation in this area did not take and is to be addressed.

Attachments: See Attached

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES [note changes in Milestones if applicable]
Original Contract Price: \$ <u>273,559.00</u>	Original Contract Times: Substantial Completion: <u>09/19/2025</u> Ready for Final Payment: <u>11/24/2025</u> days or dates
~~(Increase)~~ <u>(Decrease)</u> from previously approved Change Orders No. <u>1</u> to No. <u>2</u> : N/A <u>10,152.00</u>	~~(Increase)~~ <u>(Decrease)</u> from previously approved Change Orders No. <u>1</u> to No. <u>2</u> : Substantial Completion: <u>10/21/2025</u> Ready for Final Payment: <u>06/30/2026</u> days
Contract Price prior to this Change Order: \$ <u>263,407.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>10/21/2025</u> Ready for Final Payment: <u>06/30/2026</u> days or dates
~~(Increase)~~ <u>(Decrease)</u> of this Change Order: \$ <u>N/A</u>	~~(Increase)~~ <u>(Decrease)</u> of this Change Order: Substantial Completion: _____ Ready for Final Payment: <u>09/01/2026</u> days or dates
Contract Price incorporating this Change Order: \$ <u>263,407.00</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>10/21/2025</u> Ready for Final Payment: <u>09/01/2026</u> days or dates

RECOMMENDED:		ACCEPTED:	
By: <u>Nicholas S. Nelson</u>	By: _____	By: <u>[Signature]</u>	By: _____
Engineer (If required)	Owner (Authorized Signature)	Contractor (Authorized Signature)	
Title: <u>Nick Nelson, P.E.</u>	Title: _____	Title: <u>Project Manager</u>	Title: _____
Date: <u>06/12/2026</u>	Date: _____	Date: <u>6/12/26</u>	Date: _____

Approved by Funding Agency (if applicable)

By: N/A Date: _____
 Title: _____

END OF SECTION

EJCDC® C-941, Change Order.

Prepared and published 2013 by the Engineers Joint Contract Documents Committee.

City of Cumberland: Hines Lakeview Drive Watermain Reconstruction
 June 6, 2025

000941-1

CHANGE ORDER

memo



Project Name | 00957-0018 Hines Lakeview Drive-Watermain Project

Date | 04/14/2026

To / Contact info | Ryan Pember – Pember

Cc / Contact info | Randy Reeg-City of Cumberland, Jay Michels-Emmons Olivier Resources Inc.

From / Contact info | Nick Nelson-Emmons Olivier Resources Inc.

Regarding | Pember Punchlist Walkthrough 2026-04-14

Punchlist Walkthrough Date – 04/14/2026

In Attendance: Randy Reeg, Nick Nelson, Jay Michels

Hines Lakeview Drive – Watermain Project

EOR, and city staff, conducted a punchlist walkthrough on Hines Lakeview Drive -Watermain project on 04/14/2026 to review status of remaining punchlist items previously noted (10/27/2025). *Please note this is not necessarily a final or exhaustive list and identified work may be added before notice of completion.*

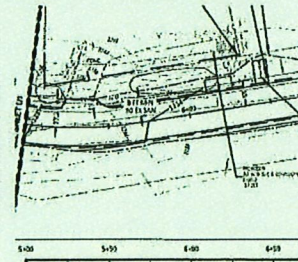
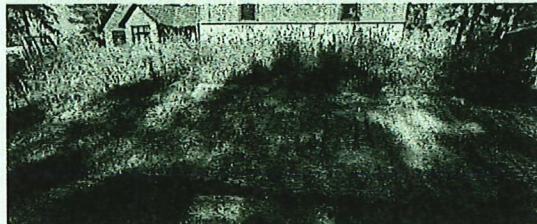
Hines Lakeview Drive Punch List 10/27/2025

This punch list contains items that have been identified to date that must be completed before final completion of the Hines Lakeview Drive Watermain Project. This is not necessarily a final or exhaustive list and identified work may be added before notice of completion.

1. Restoration of landscaping & Water Curb Stop Height

Most of the areas that were disturbed were identified as having ECM and seeding. Two areas were identified as needing restoration and their locations were noted below. Note: please ensure that water curb stop heads are below mowing height upon establishment of vegetated cover.

Vegetative growth has not yet been observed. Restoration punch list item will be deemed complete when satisfactory vegetative cover needed to close out storm permit has been achieved.



2. Any remaining work of the contract

EOR and City have noted the following for punchlist items.

APPEARS COMPLETE

1. Restoration of landscaping & Water Curb Stop

a. Water Curb Stop Height – General Comment

- i. Curb stops shall be hammered down to be below mowing height or shall have restoration around curb stops so that they are below mowing height.

Several curb stops were visually observed being high.



- b. Restoration of Two Noted Areas (10/27/2025)
 - i. EOR confirms that EMAT and seed was placed on the area to the North at 1992 Hines, and also notes that the landowner stated to the contractor, and the city is aware, that the area to the south at 1992 Hines is to be landscaped and no restoration will occur at this location.
- c. Vegetative Growth – Areas needing additional work to establish vegetative growth were noted. Areas shown in pictures below are examples of areas noted, though we encourage the contractor to restore any bare areas, or areas determined lacking in vegetaivte establishment as discovered in the field.
 - i. 2026 Hines Lakeview Drive
 - 1. Restoration, blackdirt & seed near hydrant



2. Restore bare areas – areas of concern mostly around perimeter of disturbed area



APPEARS COMPLETE

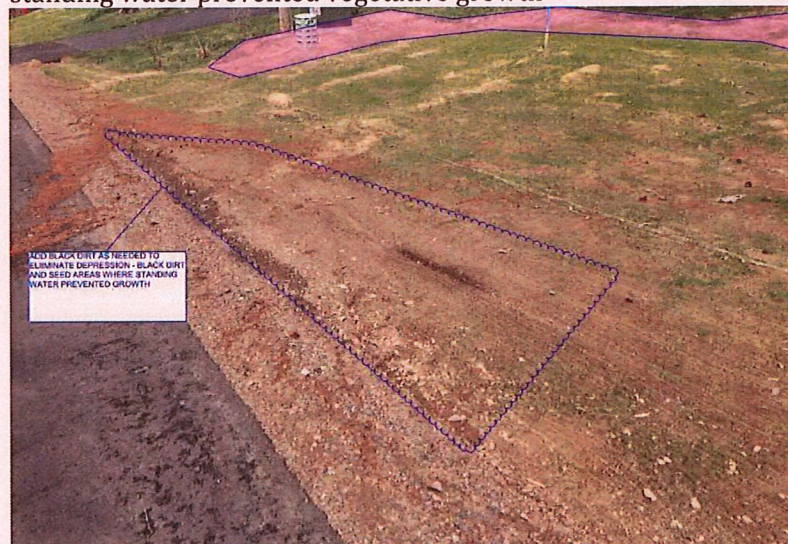
3. Black dirt, seed, restore disturbed area near driveway.

ii. 2018 Hines Lakeview Drive

1. Restore along perimeter bare areas.



2. Add black dirt as needed to eliminate depression, restore area where standing water prevented vegetative growth



ADDRESS LACK OF
VEGETATION

ADD BLACK DIRT AS NEEDED TO
ELIMINATE DEPRESSION - BLACK DIRT
AND SEED AREAS WHERE STANDING
WATER PREVENTED GROWTH

iii. 2000 Hines Lakeview Drive

06/12/2026 INSPECTION

VEGETATION NOT TAKEN HOLD AT 2018 HINES

RECOMMEND BLACKDIRT, SEED, AND E-MAT



1. Tire rut near driveway in restoration area. Black dirt and seed this area.
2. Gravel has migrated into restoration area. Peel back gravel as able with power broom or rake and restore bare areas.

APPEARS COMPLETE

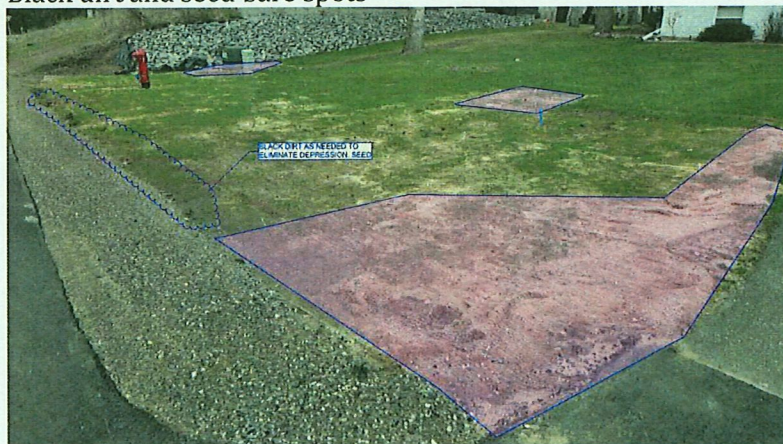


iv. 1984 Hines Lakeview Drive

1. Add black dirt as needed to eliminate depression, seed.



2. Black dirt and seed bare spots



2000 HINES OWNER IS DOING LANDSCAPING OUTSIDE OF CONTRACT WORK AND IMPACTING SURROUNDING AREA. THIS WORK IS DEEMED COMPLETE

v. 1976 Hines Lakeview Drive

1. Black dirt and seed bare spots

APPEARS COMPLETE



- vi. 1960 Hines Lakeview Drive

1. Black dirt and seed area of disturbed restoration.
2. Black dirt and seed small strip along driveway that is disturbed,



- vii. 1952 Hines Lakeview Drive

1. Restore Bare Areas



- viii. 1945 Hines Lakeview Drive

1. Restore Bare Areas
2. Lower curb stop below mowing height.

3. Confirm Ematted area is seeded sufficiently to establish growth.



APPEARS COMPLETE

2. Any Remaining Work of the Contract

- a. 1992 – Restoration of Riprap

- i. Riprap Appears to have been moved from the southern slope of 1992 Hines Lakeview Drive and pushed back towards the electrical pedestals, so that work could be conducted for the water service at 1992 Hines Lakeview Drive. Please restore the geotextile fabric and replace riprap along the southern slope in this area.



2000 HINES OWNER IS DOING LANDSCAPING OUTSIDE OF CONTRACT WORK AND IMPACTING SURROUNDING AREA. THIS WORK IS DEEMED COMPLETE

From: Tyler Hastings <thastings@cbssquaredinc.com>

Sent: Tuesday, April 28, 2026 11:43 AM

To: Randy Reeg <cityadmin@cityofcumberland.net>

Subject: Cumberland - Penny Lane

Randy -

The estimate for just completing a topographic survey and evaluating a recommended solution is \$8,000.

I think it is best to do this as a first step; we can then provide a cost estimate with the recommendation prior to continuing.

Let me know if you have any questions!

Tyler Hastings, PE (WI, MN), CPESC

Civil Design Leader, Project Manager

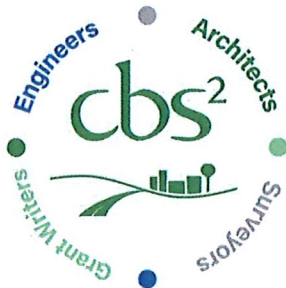
CBS Squared, Inc.

[770 Technology Way, Suite 1A](#)

[Chippewa Falls, WI 54729](#)

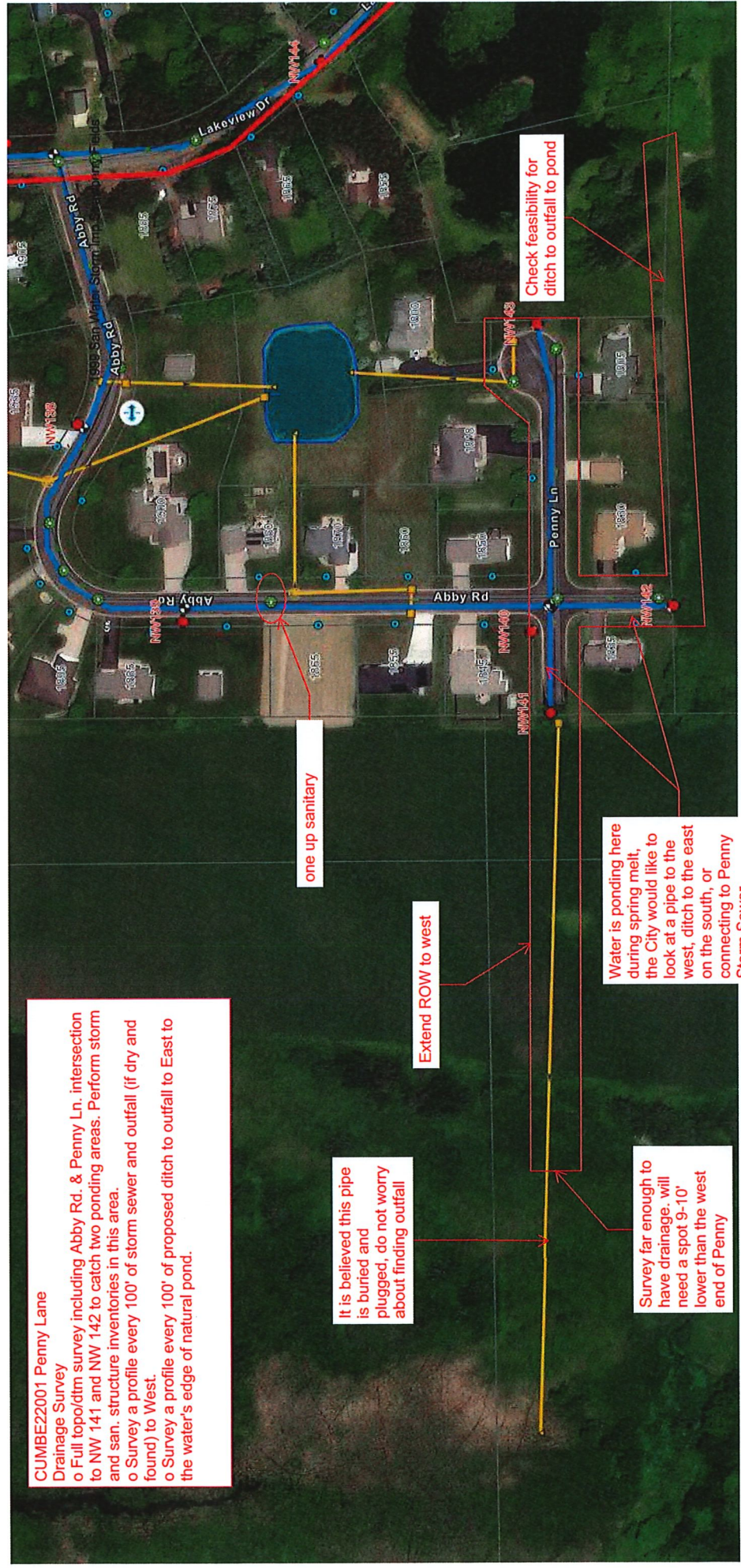
Cell: 715.505.8633

Email: thastings@cbssquaredinc.com



CUMBE22001 Penny Lane

- Drainage Survey
- o Full topo/dtm survey including Abby Rd. & Penny Ln. intersection to NW 141 and NW 142 to catch two ponding areas. Perform storm and san. structure inventories in this area.
- o Survey a profile every 100' of storm sewer and outfall (if dry and found) to West.
- o Survey a profile every 100' of proposed ditch to outfall to East to the water's edge of natural pond.



one up sanitary

Extend ROW to west

It is believed this pipe is buried and plugged, do not worry about finding outfall

Survey far enough to have drainage. will need a spot 9-10' lower than the west end of Penny

Water is ponding here during spring melt, the City would like to look at a pipe to the west, ditch to the east on the south, or connecting to Penny Storm Sewer.

Check feasibility for ditch to outfall to pond

Sanitary sewer.

(could not get base map to load)

