

Northouse Landscape Company Inc.

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Landscape Proposal

March 17, 2009

Submitted To: **Mr. Rodger Northouse**
Northouse, Rodger Residence
726 W. Rock Place
Glendale, WI 53209

Project: **Milwaukee River 2009 - Riparian Rights**
726 W. Rock Place
Glendale, WI 53209
414-406-7168
Project #: **003962**

Scope

There are two distinct objectives listed within the purpose section of the Wisconsin Flood Plain Management Program, NR116:

- 1.) Protect human life and health
- 2.) Minimize property damages and economic loss.

Removing the dam is simply not congruent with these objectives, for it will increase the danger to human life and increase property damages and economic loss from the standpoints of the following issues:

- 1.) Elevation Changes - Existing elevations will become dangerous and drastic.
- 2.) Erosion Control - Unvegetated areas will face erosion and need to be protected.
- 3.) Unusable Amenities - Piers and boat houses will need to be changed so that they are useable.

The following preliminary proposal will address the impact and the costs associated with the removal of the dam that will be necessary

Elevation Changes - Staircase

This first section is in the name of Protecting Human Life, as it addresses the issues of Elevation Change.

PROTECTING HUMAN LIFE - Install a staircase to safely descend the (averaged) 4' drop from existing sea wall to the river bank.

Description

Quantity Unit

SITE PREPARATION

Excavate 42" deep x 18" wide for Concrete Stairs - by Hand - difficult	42.00	Linear Feet
Remove Spoils with buckets - difficult	6.00	Hours
Install Base - 4" of 3/4" TB, compact - by Hand - difficult	55.00	Square Feet

INSTALL CONCRETE

Install Forms for Stairs - 18" run - 6" rise finished	60.00	Linear Feet
Construct Concrete Troth	40.00	Linear Feet
Pour Concrete Stairs	42.00	Linear Feet
Additional Wheel Barreling	1.25	Hours
Concrete Truck - Extra Time	1.00	Hours

TRUCKING

* Trucking (vendor) - DELIVERY - ** CONCRETE **	1.00	Each
* Trucking (vendor) - DELIVERY - ** CONCRETE ** - Extra Time	0.75	Hours
* Trucking (1½ ton) - PICK UP - ** SPOILS **	4.00	Hours
* Hardscape Travel - (3 men)	3.00	Hours
* Hardscape - Dispatch, Load & Unload - (3 men)	2.50	Days on Job

subtotal	\$5,883.91
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tax	\$0.00
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Group Total	\$5,883.91
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Elevation Changes - Fence & Plantings

The second section is also in the name of Protecting Human Life, as it addresses the issues of Elevation Change.

PROTECTING HUMAN LIFE - Install a fence and plant barrier in order to protect people from falling from dangerous elevation changes.

Description	Quantity	Unit
FENCING		
Install Fence - END POST 8' - (pressure treated) - (Concrete)	2.00	Posts
Install Fence - Privacy PANEL 4' - (pressure treated) - (Concrete)	7.00	4'x 8' Sections
Additional Time to Move Materials Down Slopes	3.00	Hours
PLANTING		
Remove Sod - with sod cutter - (>20 sq. yds)	30.00	Square Yards
Redosier Dogwood Shrub 2-3'	15.00	Cont. # 5
Install Mulch - Oak	2.75	Cubic Yards
Additional Time to Move Materials Down Slopes	3.00	Hours
TRUCKING		
* Trucking (vendor) - DELIVERY - ** LUMBER **	1.00	Each
* Trucking (1½ ton) - PICK UP - ** PLANTS **	2.00	Hours
* Hardscape Travel - (3 men)	2.00	Hours
* Hardscape - Dispatch, Load & Unload - (3 men)	3.00	Days on Job
subtotal		\$4,163.45
tax		\$233.15
Group Total		\$4,396.60

Errosion Control - Rip Rap

The third section is in the name of Minimizing Property Damage, as it addresses the issue of Erosion Control.

MINIMIZING PROPERTY DAMAGE - Install rip rap in order to protect the river bank from erosion.

Description	Quantity	Unit
PREPARATION		
Grade Area - by Hand	6.00	Hours
Build Chute for Rip Rap	4.00	Hours
INSTALLATION		
Install Rip Rap - by Hand	250.00	Hours
Rip Rap (12-24")	29.00	Cubic Yards
Rip Rap (3-8" chinking)	11.00	Cubic Yards
TRUCKING AND TRAVEL		
* Trucking (vendor) - DELIVERY - ** AGGREGATE **	10.00	Each
* Hardscape Travel - (3 men)	15.00	Hours
* Hardscape - Dispatch, Load & Unload - (3 men)	17.00	Days on Job
subtotal		\$26,219.77
tax		\$0.00
Group Total		\$26,219.77

Unusable Amenities - Adjustments

The last section is in the name of Minimizing Economic Loss, as it addresses Unusable Amenities.

MINIMIZING ECONOMIC LOSS - Address unusable boat houses and piers in some fashion to minimize economic loss.

Description

Adjust Amenities (as necessary)
Materials and Disposal

Quantity Unit

50.00 Hours
2,000.00 Dollars

subtotal \$5,918.00

tax \$0.00

Group Total \$5,918.00

subtotal \$42,185.13

tax \$233.15

Grand Total \$42,418.28

Terms & Conditions

*** The limited accessibility to the river from these home sites requires the proposed work to be executed by hand, greatly raising the costs.

Conclusion: There are 52 sea walls that will have the need for the services listed above. Given the details of this proposal, the total cost involved to meet the two distinct objectives of the NR116 would be \$2,205,000.

By: _____
Northouse Landscape Company Inc. Date

Project Number: 003962

Accepted: _____
Mr. Rodger Northouse Date

Project Name: Milwaukee River 2009 - Riparian Rights