



Common Council Meeting Agenda

Wednesday, August 05, 2026 at 6:35 PM

Columbus City Hall – 105 N. Dickason Boulevard

Roll Call

Pledge of Allegiance

Notice of Open Meeting

Approval of Agenda

Public Comment *(Public comments will be limited to three (3) minutes per speaker. Speakers must begin by stating their name and address for the record. To ensure that all individuals have an opportunity to be heard, the presiding officer may enforce the time limit and may call speakers to conclude their remarks when their time has expired.)*

Committee Minutes for File

1. Committee Minutes for File: Library (06-16-26)

Consent Agenda

2. Common Council Meeting Minutes of July 21, 2026.

Ordinances – First Reading (Final action may be taken by a motion to suspend the rules and waive the readings under City of Columbus Ordinance Sec 2-46)

3. Consider and take action on Ordinance 819-26: An Ordinance to Create Section 98-77(7) of the City of Columbus Code of Ordinances Concerning Parking in the Business District. (CoW 08/05/26)

New Business

4. Consider and take action regarding the Feasibility Study for the Redevelopment of 1149 W. James St. (CDA 7/20/2026)
5. Consider and take action on Authorization to fill the vacant Recreation Director position. (CoW 8/5/26)
6. Consider and take action on Change Order 1 (\$3,410) and Change Order 2 (\$28,160) for Fireman's Park Pickleball Courts. (CC 5/19/26)
7. Consider and take action on claims in the amount of \$229,817.90

Report of City Officers – City Administrator, Mayor

Adjourn

*A quorum of city committees and/or commissions may be present at this meeting. No action will be taken or considered by those committees and/or commissions.

**Columbus Public Library
Library Board Meeting
Tuesday, June 16, 2026
Phyllis Luchsinger Callahan Meeting Room**

Call to Order: Pete Kaland called the meeting to order at 5:00 p.m.

Present: Pete Kaland, Amanda Wakeman, Jim Schieble, Nora Vieau, Deb Haeffner, Trina Reid, Sue Salter, Dana Pike, Shirley Berkley, Merry Anderson
Absent: Shirley Berkley

Roll Call, Introduction of Visitors Public Input: Eileen Smith appeared before the Board to request employment reinstatement.

Approval of the Agenda: Jim moved and Dana seconded a motion to approve the Agenda. Motion carried.

Approval of Minutes:

May 19, 2026 Library Board Meeting Minutes. Jim moved and Deb seconded a motion to approve the minutes. Motion carried.

Reports

Financial Secretary's Report: The Fund realized a gain of \$12,394.71. CDAR rates remained stable. CDAR 1 renews 7/16/26 at 3.72% while CDAR 2 will renew on 8/27/26 at the same rate. Dana moved and Deb seconded a motion to approve the Financial Report. Motion carried.

Bills: Bills of \$8,721.15 submitted Merry moved and Pete seconded a motion to approve the bills. Motion carried.

Budget Comparison: No report available.

Library Director's Report:

Pete thanked the Board for the June 3 reception on the Library lawn. He was named Advocate of the Year for Columbia County Libraries.

We currently have 534 people signed up to the Summer Library Program. As noted in May, the Friends of the Library are sponsoring 6 children's and 6 adult programs for the rest of the year. We celebrated Pride Month with Helen and Catherine at Pride in the Park on June 20, and Dairy Month. We also raffled off a set of beanbag boards and bean bags for Dairy Month donated by Mullins Short Stop

Youth Services:

We have two interns for the summer: Xandra Kauth and Emily Verhey, both energetic Columbus High School Students. They also are interested in working in libraries or with children.

Our first summer performer was June 9 with Magician Zack Percell on the Library Lawn. He was joined by 143 people.
Fire Chief Scott Hazeltine and Police Chief Dennis Weaver joined us for Storytime with the Chiefs on June 10.

Adult Services:

Making Mocktails was an adult hit.

Antique Appraisals with Mark Moran had a full schedule with patrons and many onlookers.

The May 26 Author Talk with Jeannee Sacken has been moved to fall.

On July 16 at 10:00 a.m. we will start a new Stay Crafty program. The craft class will be led by Amy and meet one morning a month.

Coming Up:

Book clubs continue to thrive.

June 18-Third Thursday Book Club: *Atmosphere*

June 25-Books & Beer: Author Sheila Lowe

July 2-After Hours Book Club: *Every Summer After*

July 15-Nonfiction Book Club: *Midnight on the Potomac*

July 16-Third Thursday Book Club: *The Pretender*

July 20-Romantasy Book Club: *Bride*

June 17-Storytime At the Farm at Royal Guernsey Creamery

June 18-Murder Mystery at the Annex: Time Travel Terror

June 23-Frauds & Scams presented by Associated Bank

June 24-Mrs. Kims Amazing Animals

June 24-Adult Craft Night: Painted Bricks

June 26-Introduction to Mah Jongg with Connie Schultz

July 2-Prehistoric Pets with J&R Aquatic Animal Rescue

Meetings:

July 16-SCLS All Directors meeting at Sun Prairie Public Library

July 17-Columbia County Board and Directors meeting in Columbus

Building and Grounds: DPW dug out the hole that developed in the parking lot, filled it and are monitoring to determine if it sinks anymore before blacktopping.

Notes about statistics. As noted last month SCLS is still not able to pull up circulation or patrons added statistics yet. It is a work in progress.

Library Director's Goals:

For June:

Goal 2. CPL received a Literacy Bridges: Empowering 21st Century Communities grant from the Association for Small and Rural Libraries backed by the Carnegie Corporation. This \$25,000 grant will go for adult basic and digital literacy needs over the next two years.

Goal 3. Starting a morning craft class led by Amy.

Goal 4. Attended a webinar on relationships between Libraries and Municipalities

Goal 5. The monthly SCLS Policy of the Month group looked at social medial policies. CPL updated its policy in 2025 and it is in line with the group recommendations.

President's Report: None

Literacy Council Report: Two new clients both from Colombia. Tutor training is being planned.

Friends of the Library: Now meeting every other month. Sponsored a free book coupon.

Correspondence: None

Committee Reports: None

Unfinished Business: None

New Business:

Election of Officers: Deb moved and Sue seconded a motion to elect the existing slate of officers for another one-year term. Officers are: Pete Kaland, President; Nora Vieau, Vice President; Merry Anderson, Secretary; Jim Schieble, Treasurer. Motion carried.

Discussed adding two new positions to the Library Board. Pete explained that as a Class IV community library we are limited by regulation to six members plus a county, city and school representative.

Adjourn: Jim moved and Dana seconded a motion to adjourn. Motion carried. Meeting adjourned at 6:03 p.m.

Next scheduled board meeting – July 21, 2026, at 5:00 p.m. in the Library.

Respectfully submitted,
Merry Anderson, Secretary

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Common Council Meeting Minutes

Tuesday, July 21, 2026 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Roll Call

Mayor Hammer called the meeting to order at 6:33pm. The following members were present: Mayor Joe Hammer, Council President Molly Finkler, Alderperson Michael Lawson, Alderperson Trina Reid, Alderperson Amy Roelke and Alderperson Ryan Rostad. Alderperson Rhonda Fuller was excused.

Pledge of Allegiance

The Pledge of Allegiance was recited by those in attendance.

Notice of Open Meeting

Noted as posted.

Approval of Agenda

Motion made by Alderperson Rostad, Seconded by Council President Finkler to approve the agenda. Motion carried on a unanimous voice vote.

Public Comment *(Public comments will be limited to three (3) minutes per speaker. Speakers must begin by stating their name and address for the record. To ensure that all individuals have an opportunity to be heard, the presiding officer may enforce the time limit and may call speakers to conclude their remarks when their time has expired.)*

None.

Department Reports for File included CAEMS-Lifestar (06-2026), CED (06-2026), (07-2026), Finance (06-2026), Fire (06-2026), Library (06-2026), and Police (06-2026).

Consent Agenda

Motion made by Alderperson Rostad, Seconded by Alderperson Roelke to approve the Consent Agenda which included the Committee of the Whole and Common Council Meeting Minutes of July 7, 2026. Motion carried on a unanimous voice vote.

Presentation

A Presentation of the Comprehensive Outdoor Recreation Plan (CORP) Survey Results was given by Maria Zeien, City of Columbus Intern. The survey is part of a working document plan for the city's outdoor spaces. The survey was open for three weeks and there were 349 responses. This plan must be updated every five years in order for the city to be eligible for applicable Department of Natural Resources' (DNR) and federal grants. Zeien shared an update on the individual city parks and what the survey respondents would like to see in improvements.

New Business:**4. Consider and take action on Class "B" Beer Alcohol License Application for Licensing period of July 1, 2026 - June 30, 2027 for Columbus Market LLC dba The Lunch Room. (CC 06/16/26):**

Motion made by Alderperson Rostad, Seconded by Council President Finkler to approve the Class "B" Beer License Application for licensing period of July 1, 2026 through June 30, 2027 for Columbus Market, LLC dba The Lunch Room.

After hearing comments from Clerk Caine, City of Columbus Building Inspector, Jeff Fitzwilliams with MSA, Fire Chief Scott Hazeltine, City Attorney Paul Johnson and owner Rajwinder Singh, motion was amended by Rostad/Finkler to approve contingent upon passage of their final building inspection from our city inspector. Motion carried on a 3-2 Roll Call vote with Alderpersons Reid and Roelke voting Nay.

5. Consider and take action regarding Certified Survey Map for Parcel 1114.1 – located on Tower Drive – Lamps Landing LLC. (PC 07/09/26):

Motion made by Alderperson Rostad, Seconded by Alderperson Lawson to approve the Certified Survey Map for Parcel 1114.1, located on Tower Drive - Lamps Landing LLC with the condition that the items in the review letter be addressed.

Motion carried on a unanimous voice vote.

6. Consider and take action on PROJ. 6217-01-02 Tower Dr TLE Relocation Order. (CC 05/05/26):

Administrator Amundson shared that this is a procedural step for the WI Department of Transportation in regards to PROJ.6217-01-02 Tower Drive Temporary Limited Easement (TLE) Relocation. It is needing approval to move the project to the next stage.

Motion made by Council President Finkler, Seconded by Alderperson Rostad to approve the PROJ.6217-01-02 Tower Drive TLE Relocation. Motion carried on a unanimous voice vote.

7. Consider and take action on the Claims in the amount of \$135,865.66:

Motion made by Council President Finkler, Seconded by Alderperson Roelke to pay the claims in the amount of \$135,865.66. Motion carried on a 5-0 Roll Call vote.

Report of City Officers – City Administrator, Mayor

Administrator Amundson had nothing to report.

Police Chief Weiner shared that Tuesday, July 28, 2026, 10:00am until 10:00pm, is Cops at Culvers fundraiser day with monies raised going to people in need in the form of various gift cards. Tuesday, August 4th is National Night Out from 5:30pm until 8:00pm at Fireman's Park. There will be a live burn demo, a petting zoo, and a tasing demonstration in addition to various department equipment and vehicles on display, and family activities. Weiner also reported that the 4th of July weekend park activity was uneventful, while there were several incidents within the city. He is reviewing information regarding E-Scooters, and battery operated vehicles to bring to a future council meeting for ordinance consideration.

Mayor Hammer shared that the second concert in the HLPC Summer Concert series was well attended despite the heat.

Convene to Closed Session:

Motion made by Alderperson Rostad, Seconded by Council President Finkler to convene into Closed Session at 7:47pm. per §19.85(1)(e) deliberating or negotiating the purchase of public properties, the investment of public funds, or conducting other public business, whenever competitive or bargaining reasons require a closed session, specifically to discuss the purchase of land along the Park Street corridor in conjunction with the public safety building project, and

per §19.85(1)(e) deliberating or negotiating the purchase of public properties, the investment of public funds, or conducting other public business, whenever competitive or bargaining reasons require a closed session, specifically to discuss the purchase of property in the Park Street corridor for the location of a future City water plant within the City of Columbus. Motion carried on a 5-0 Roll Call vote.

Reconvene to Open Session

Motion made by Alderperson Roelke, Seconded by Council President Finkler to reconvene into Open Session at 8:39pm. Motion carried on a unanimous voice vote.

Adjourn

Motion made by Council President Finkler, Seconded by Alderperson Roelke to adjourn at 8:39pm. Motion carried on a unanimous voice vote.

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Agenda Item Report

Meeting Type: Committee of the Whole & Council

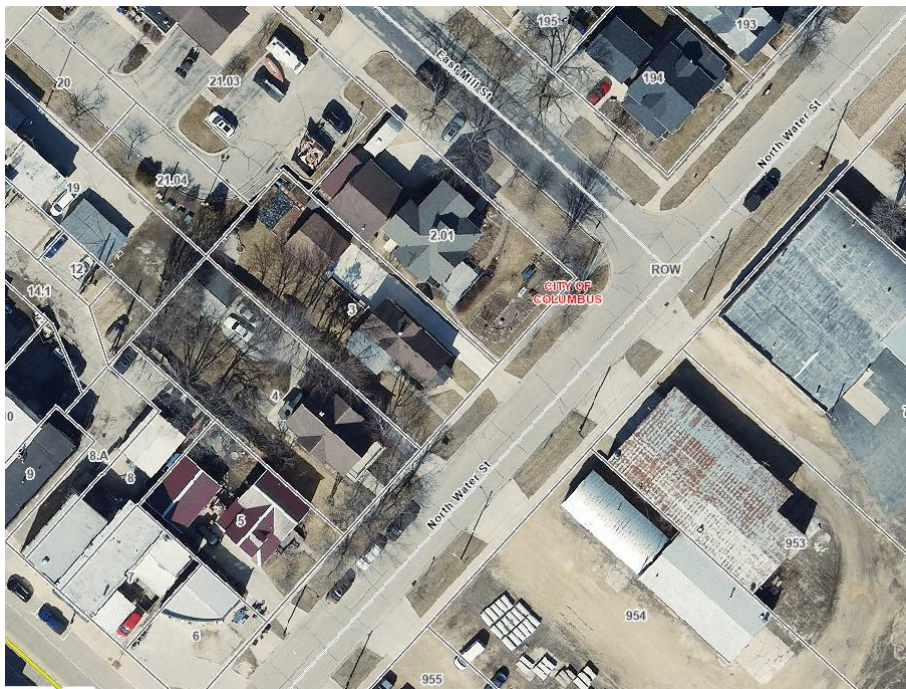
Meeting Date: August 5, 2026

Item Title: Ordinance 819-26

Submitted By: Matt Amundson, City Administrator

Detailed Description of Subject Matter:

Lakeshore Burial Vaults (138 N Water Street) has approached city staff with concerns regarding the ability to back equipment into their site due to on street parking across from their facility. The attached draft ordinance restricts parking on the west side of North Street for the first 100 feet south of E Mill Street from 7am-6pm.



List all Supporting Documentation Attached:

Draft Ordinance

Action Requested of Council:

Consider and take action on Ordinance 819-26

**CITY OF COLUMBUS
ORDINANCE NO. 819-26**

**AN ORDINANCE TO CREATE SECTION 98-77(7)
OF THE CITY OF COLUMBUS CODE OF ORDINANCES CONCERNING
PARKING IN THE BUSINESS DISTRICT**

The Common Council of the City of Columbus, Columbia County, Wisconsin, does ordain as follows:

1. Section 98-77(7) is created to now read as follows:
 - (7) There shall be no parking on the west side of North Water Street for the first 100 feet south from the intersection with East Mill Street. This restriction shall be in place daily between the hours of 7 a.m. and 6 p.m.
2. **Effective Date.** This Ordinance shall take effect immediately upon its passage and publication or posting, as required by law.

Adopted this ____ day of _____, 2026.

CITY OF COLUMBUS

By: _____
Joseph Hammer, Mayor

By: _____
Susan L. Caine, Clerk



Agenda Item Report

Meeting Type: City Council

Meeting Date: August 5, 2026

Item Title: Consider and take action regarding the feasibility study for the redevelopment of 1149 W. James St. (CDA 7/20/2026)

Submitted By: Mike Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter: The CDA recommends redeveloping the property as a multi-tenant retail/office/service building through an RFP process after the demolition of the building in the fall of 2026. The demand for retail/office/service land uses is high at this site and this approach is the quickest and most likely redevelopment option considered. Other options considered included the acquiring of additional properties to do a larger redevelopment project. However, the cost of acquiring properties, demolition, and unpredictability of willing sellers, made this option much less likely achievable and cost effective. The project can be funded exclusively through tax incremental financing or a combination of TIF and partial usage of the cable fund balance. Demolition is estimated to be up to \$150,000.

The report recommends an RFP be developed soon after demolition in late 2026. Currently, Police, Fire, and Public Works and Utilities have some equipment in the building. The Fire Chief shared viable options for their equipment recently. Although the temporary home of the antique fire truck is up in the air. Police have a small amount of LESO equipment and two squad cars. Their new storage home has yet to be identified. Public Works and Utilities no longer has any items stored at 1149 W. James Street.

If more time is needed to find new homes for existing items stored at 1149 W. James Street, the timeline for redevelopment can be pushed back. Ultimately, to move forward with the project, the building needs to be demolished so the site can be redeveloped to its fullest potential.

List all Supporting Documentation Attached: CDA Feasibility Study

Action Requested of Council: Take action regarding the planned future of 1149 W. James St.



Feasibility Redevelopment Study

1149 W. James Street

Community Development Authority
City of Columbus

Members: Lori Hackman, Mike Meyers, Michael Lawson, Rhonda Fuller, Henry Elling, Theodore Decker, Craig Weinberger

Staff: Mike Kornmann- Director of Community and Economic Development

David Bennett – Communications and Economic Development Coordinator

EXECUTIVE SUMMARY

The property owned at 1149 W. James Street has development potential due to its location on in the west commercial corridor of the city and its proximity to State Highway 151. Despite these advantages, challenges exist and limit the extent to how the property can be developed. At only 1.65 acres, the space available is limited when accommodating things like parking and storm water management. Acquiring additional properties is also challenging in time, money, and willing sellers. Furthermore, property acquisition costs make cost recovery very challenging when looking at the return on investment and the number of years left in TID #5.

The Community Development Authority recommends that the property be redeveloped as a multi-use retail/office development project. This approach is the quickest way to return the property to the tax rolls and add quality commercial space in a popular commercial corridor of the city. Past inquiries demonstrate the demand for small retail/office spaces. CDA recommends demolishing the building creating a green development site that will be much more attractive as a site. The building requires significant invest and a new building will add more value and attractiveness to developers. An RFP could include an additional option for consideration of possible upper level residential uses.

CDA recommends demolishing the building fall of 2026 and marketing the project through a request for proposals. This RFP process would allow for the city to enter into a development agreement and negotiate high quality façade designs facing James Street and Meister Drive. A completed redevelopment could be in finished in early 2028. Tax incremental financing could be utilized for financing demolition, sidewalk/curb/gutter on Meister Drive, and incentivizing a quality development project.

Community Development Authority – July 20, 2026

TABLE OF CONTENTS

➤ Feasibility Study	2
a. Site conditions	3
b. Land use	4
c. Market analysis	7
d. Development Partners	11
e. Financing tools and programs	12
f. Next Steps	14
➤ Appendix	17
a. Overview/base map	
b. Ownership/adjacent properties map	
c. Infrastructure map	
d. Asbestos inspection report	
e. Traffic counts 2024 – Wisc. DOT	
f. Certified survey map	
g. Workforce report	
h. Feasibility worksheets	

FEASIBILITY STUDY FOR REDEVELOPMENT

1149 W. JAMES STREET

Site Conditions & Infrastructure Analysis

Site Overview and Topography

- **Acreage:** The subject property encompasses 1.65 total acres.
- **Topography:** The parcel features a flat terrain, which simplifies grading and site preparation.
- **Existing Structure:** An approximate 26,000-square-foot commercial building occupies the site.
- **Prior Land Use:** The facility formerly operated as an automotive dealership, utilizing the space for vehicle sales and mechanical service.

Traffic and Access Management

- **Road Frontage:** The site features dual frontage on West James Street and Meister Drive.
- **Traffic Volume:** West James Street experiences relatively high traffic counts. (See traffic count map in appendix)
- **Highway Connectivity:** High volumes stem from its status as a state highway and a key connector to State Highway 151.
- **Traffic Data Location:** Specific traffic count details are documented on the map located in the Appendix.
- **Primary Access Constraint:** Future site access should be strictly limited to Meister Drive. Driveway placement may be needed to be adjusted from current locations.
- **Jurisdictional Control:** West James Street functions as a connecting highway carrying State Highways 16 and 60.
- **Regulatory Oversight:** The City of Columbus maintains management authority over this section of the corridor.

Utilities and Infrastructure

- **Water Service:** Municipal water lines currently service the property.
- **Sanitary Sewer:** City sewer infrastructure connects directly to the site.
- **Stormwater Management:** Municipal stormwater systems support the parcel's runoff needs.
- **Streets:** Sidewalks, curb and gutter is not located on the Meister Drive portion of the property and will need to be added as part of the redevelopment project.

Environmental Conditions

- **Assessment Status:** A Phase I Environmental Site Assessment (ESA) has been completed for the property. Also an asbestos report that is attached in the appendix.
- **Identified Materials:** The assessment identified minor quantities of asbestos within the existing structure.
- **Development Impact:** The present asbestos levels are minimal and will not hinder standard demolition or redevelopment activities.

Surrounding Land Use and Adjacencies

- **Neighboring Properties:** The parcel shares borders with three active commercial operations. See adjacent property maps in the appendix. Across West James Street
- **Adjacent Businesses:** Neighboring uses include a vehicle detailing business, storage units, and a Columbia County highway shop. To the west across Meister Drive is Dollar Tree. Across W. James Street is Roberts Manufacturing, PowerGistics, and Fisk Tank Carrier.

Land Use Feasibility Analysis

Multi-Family Residential

Market & Site Alignment

- **Traffic Impact:** High traffic on West James Street introduces potential noise concerns for residents.
- **Access Factors:** Limiting vehicle access to Meister Drive creates a safer, quieter residential entrance away from the highway.
- **Compatibility:** Proximity to the county highway shop and industrial storage units reduces the site's residential curb appeal.
- **Site Layout:** The flat 1.65-acre footprint easily accommodates multi-family parking, green space, and standard setbacks. Parking spaces are dependent on building size and number of residential units.
- **Infrastructure Capacity:** Existing city water and sewer lines reduce upfront utility expansion costs for high-density housing. Storm water mitigation would be needed and would add to reduced development opportunities on the site.

Retail

Market & Site Alignment

- **Visibility Advantage:** High traffic counts on the STH 16/60 corridor offer excellent visibility for a retail storefront.
 - **Highway Connectivity:** Proximity as a connector to STH 151 ensures a steady flow of regional, drive-by consumers.
 - **Access Hurdles:** Restricting access to Meister Drive prevents direct highway turn-ins, which can frustrate retail shoppers.
 - **Parcel Size:** A 1.65-acre lot is ideal for standalone retail, a convenience store, or a small multi-tenant strip.
 - **Site Preparation:** The flat terrain and pre-existing 26,000 sq ft footprint minimize grading expenses for parking lots. However the building may be demolished.
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Office

Office (Professional / Medical)

- **Zoning Compliance: Permitted Use.** Professional, financial, and medical office buildings are standard permitted uses within commercial districts.
- **Commuter Access:** Regional connectivity via STH 16/60 and STH 151 makes the site highly accessible for staff and clients.
- **Traffic Alignment:** Unlike retail, office uses are destination-driven, meaning the Meister Drive access restriction will not hurt business.
- **Environmental Buffer:** A professional office serves as an ideal transitional land use between the highway corridor and the heavy county shop adjacent.

Market & Site Alignment

- **Regional Connectivity:** Easy highway access makes the site convenient for employees and visiting clients.
- **Access and Safety:** Meister Drive provides a low-stress, controlled intersection for daily commuter entry and exit.
- **Environmental Factors:** The minor asbestos findings pose no long-term hurdle once standard abatement is complete.
- **Buffering Capabilities:** An office building acts as an excellent transitional buffer between neighboring industrial and commercial uses.
- **Space Constraints:** The 1.65-acre size limits large-scale corporate office parks but perfectly fits a localized medical or professional suite.

Industrial

Market & Site Alignment

- **Zoning Synergy:** The site matches the industrial character of the adjacent county highway shop and storage units.
- **Logistical Challenges:** Restricting truck traffic to Meister Drive complicates immediate highway merging for large freight vehicles.
- **Infrastructure Benefits:** Existing municipal stormwater and robust city utilities readily support light manufacturing operations.
- **Site Size Constraints:** Modern industrial operations typically require larger acreage for fulfillment centers and extensive truck staging.
- **Building Reuse Potential:** The existing 26,000 sq ft automotive service facility translates well into light industrial or flex space. However, existing roof conditions would require replacement. The overall quality of the existing building lends itself better to a demo and rebuild option.

Commercial Zoning Alignment Analysis

Retail

- **Zoning Compliance: Permitted Use.** Retail operations align perfectly with current commercial zoning, requiring no zoning changes or conditional use permits.
- **Visibility Advantage:** High traffic counts on West James Street offer premium exposure for regional and local shoppers.
- **Access Challenges:** The restriction to Meister Drive limits impulse drive-by turns, but the flat terrain allows for highly visible signage.
- **Site Capacity:** The 1.65-acre footprint easily supports a freestanding footprint or a multi-tenant strip center with compliant parking ratios.

Office (Professional / Medical)

- **Zoning Compliance: Permitted Use.** Professional, financial, and medical office buildings are standard permitted uses within commercial districts.
- **Commuter Access:** Regional connectivity via STH 16/60 and STH 151 makes the site highly accessible for staff and clients.

- **Traffic Alignment:** Unlike retail, office uses are destination-driven, meaning the Meister Drive access restriction will not hurt business.
 - **Environmental Buffer:** A professional office serves as an ideal transitional land use between the highway corridor and the heavy county shop adjacent.
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Multi-Family Residential

- **Zoning Compliance: Conditional Use or Rezoning Required.** Multi-family development typically requires a rezoning to a residential district (such as Multi-Family Residential) or a Conditional Use Permit (CUP) within a commercial district. The new zoning categories in 2027 will allow for mixed uses in Commercial Corridor zoning districts.
 - **Buffer Requirements:** Transitional buffering (such as privacy fencing or dense landscaping) will likely be mandated along boundaries shared with the adjacent county highway shop and storage units.
 - **Design Considerations:** The flat 1.65-acre layout accommodates the multi-family parking ratios and stormwater retention.
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Industrial (Light Industrial / Flex Space)

- **Zoning Compliance: Non-Compliant / Rezoning Required.** Industrial uses are typically prohibited in commercial zones and would require a comprehensive rezoning to a Light Industrial classification.
 - **Surrounding Context:** While it matches the operational nature of the neighboring county highway shop, city planners often resist rezoning prominent highway-facing commercial corridors to industrial use.
 - **Adaptive Reuse Potential:** The existing 26,000 sq ft former auto-service building is structurally ideal for commercial flex/light assembly, but its street-facing frontage makes it a target for higher-tax-yielding commercial uses. Its overall condition limits the attractiveness for re-investment.
 - **Logistical Friction:** Restricting truck traffic to Meister Drive creates secondary turning movements onto the state highways, which may face scrutiny during the industrial rezoning review.
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Market Analysis

Multi-Family Residential Market Feasibility Analysis

Regional Corridor Dynamics

- **The Madison Orbit:** Columbus sits directly within the expanding economic pull of the City of Madison.
 - **Commuter Flow:** The US Highway 151 corridor acts as a vital daily commuter spine between Madison and Beaver Dam.
 - **Affordability Capture:** Rising housing costs in Dane County push workforce renters outward toward Columbia and Dodge counties.
 - **Columbus Position:** Columbus offers a strategic, lower-cost suburban alternative with direct highway access for regional commuters.
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Site-Specific Headwinds

- **Severe Traffic Noise:** The site sits on West James Street, which is a high-volume connector to US Highway 151.
 - **Acoustic Strain:** Constant state highway traffic (STH 16/60) compromises the quiet environment required for premium residential units.
 - **Industrial Blight:** The site directly borders a Columbia County highway shop, storage units, and a detailing business.
 - **Poor Curb Appeal:** These heavy commercial adjacencies create negative visual and operational buffers for potential renters.
 - **Access Friction:** Forcing all residential traffic to enter and exit solely via Meister Drive limits transit fluidity during peak hours.
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Commercial Retail & Office Market Analysis

Regional Corridor Context (US Highway 151)

- **The Greater Madison Inflow:** As a strategic secondary node along the US Highway 151 spine, Columbus capitalizes on commercial decentralization moving outward from Dane County.
- **Interstate and Regional Bridging:** The corridor serves as a high-velocity link between the Madison metro market and industrial/retail centers to the north like Beaver Dam.

- **Commercial Traffic Capture:** High traffic counts along the STH 16/60 connecting highway channel substantial regional baseline volumes directly past the subject property.
- **Commuter Trade Area:** The site acts as a logical pass-by destination for suburban workforce commuters moving daily along the US-151 ribbon.

Market Demand and Opportunities

- **Underserved Retail Catchment:** Columbus exhibits a retail gap in destination-oriented and regional retail options, as a percentage of local capital leaks to larger neighboring hubs.
- **High-Exposure Advantage:** Frontage along West James Street offers premium signage exposure to capture daily drive-by consumer impressions. [1]
- **Footprint Scalability:** The flat 1.65 acres is an ideal parcel size for freestanding retailers, quick-service sub-anchors, or multi-tenant strip commercial projects. [1]
- **Zoning and Speed-to-Market:** Retaining the current **Commercial** classification allows immediate site layout design and permitting without public rezoning delays.

Site and Traffic Constraints

- **The Meister Drive Bottleneck:** Restricting vehicular ingress/egress solely to Meister Drive prevents direct highway "right-in, right-out" turn movements.
- **Impact on Impulse Retail:** Convenience stores, fuel stations, and fast-casual concepts suffer from this restriction, as convenience shoppers bypass sites requiring secondary turning steps.
- **Mitigation Strategy:** The site must focus on Destination Retail/Service/office (e.g., specialty showrooms, home furnishings, or major brand equipment sales) where buyers intentionally seek out the location. [1]

Commercial Office Market Analysis

Market Demand and Opportunities

- **Boutique and Medical Office Demand:** Decentralized, localized professional space—specifically outpatient medical clinics, financial services, and insurance suites—remains stable across secondary Wisconsin submarkets.
- **Destination-Driven Strength:** Office clients and employees do not rely on impulse highway turn-ins; they navigate directly to an address, neutralizing the Meister Drive access constraint.

- **Acoustic and Environment Alignment:** Unlike residential development, standard commercial office hours mirror the operational schedules of the adjacent detailing shop and county highway garage.
- **Transitional Land-Use Cushion:** A well-designed office building functions as an optimal transitional buffer between the state highway corridor and nearby local districts.

Site and Traffic Constraints

- **Space-Driven Caps:** Modern corporate campus designs are restricted by the 1.65-acre boundary, capping the total buildable square footage when factoring in required surface parking and stormwater basins.
- **Acoustic Considerations:** While less sensitive than residential structures, office buildings will still require standard sound-insulated glass along the West James Street facade to mitigate highway decibels.

Market Feasibility Matrix

<u>Evaluation Criteria</u>	<u>Commercial Retail (Destination-Based)</u>	<u>Commercial Office (Professional / Medical)</u>
Market Demand	Moderate-High (Captures regional corridor leakage)	Moderate (Driven by localized and regional services)
Zoning Alignment	Excellent (Permitted use by right)	Excellent (Permitted use by right)
Access Vulnerability	Moderate (Hurts impulse retail; acceptable for destination uses)	Low (Destination-driven; Meister Drive entry is highly viable)
Adjacency Compatibility	High (Blends smoothly with surrounding commercial uses)	High (Acts as an ideal urban transitional buffer)
Value Maximization	Highest potential yield per square foot for the land	Stable, predictable long-term yield with minimal traffic friction

Mixed-Use (Residential/Commercial) Market Analysis

Developing a mixed-use building with commercial space on the ground floor and residential apartments above is a popular modern urban strategy. However, analyzing this concept in the context of the City of Columbus and the US Highway 151 corridor reveals structural friction that severely limits its market viability at 1149 West James Street.

Macro Market Demand (The Regional Pull)

- **The Highway 151 Commuter Target:** The demand for residential housing along the Highway 151 ribbon is strong. Affordability pressures in Dane County drive workforce renters outward toward Columbus.
 - **The Live-Work-Play Trend:** Mixed-use designs successfully capture younger professionals and downsizers who favor walkable, integrated lifestyles.
 - **Commercial Absorption Support:** The commercial component theoretically benefits from an immediate, built-in customer base of residents living directly upstairs.
-

Local Micro-Market Constraints (Site-Specific Realities)

1. Severe Spatial Conflict (The Vertical Disconnect)

- **Highway Exposure vs. Living Quality:** Commercial real estate thrives on high visibility and heavy vehicle traffic. Residential real estate demands quiet, privacy, and safety.
- **Acoustic Strains:** Forcing residents to live directly above a commercial zone on a noisy state highway corridor (STH 16/60) creates a major tenant retention problem.
- **Flawed Transitional Buffer:** While a pure commercial office building acts as an excellent structural buffer shielding nearby neighborhoods, a mixed-use building puts vulnerable residents directly into the high-decibel highway zone.

2. Adjacency Issues and Inferior Curb Appeal

- **The Industrial View:** The upper-level apartment windows would look directly down into an active Columbia County highway shop, storage units, and a detailing business.
- **Depressed Rental Ceilings:** The average rent in Columbus sits around \$1,007 to \$1,488 per month. Due to the severe lack of residential curb appeal and heavy industrial neighbors, a developer could not command top-of-market rents to offset the high cost of mixed-use construction.

3. Logistical & Regulatory Bottlenecks

- **The Ingress/Egress Clash:** Restricting all vehicular traffic strictly to Meister Drive creates internal operational friction. Standard delivery trucks servicing the ground-floor retail would share a singular, restricted entrance with residents trying to park or exit during peak commute hours.
- **Complex Zoning Variances:** While the ground floor complies with the Commercial zone, adding vertical multi-family density requires a Conditional Use Permit (CUP) or complex rezoning. This subjects the developer to municipal pushback and public density hearings.

Financial and Market Feasibility Summary

Conclusion: Market Infeasible (High Cost, Compressed Returns)

A mixed-use development at 1149 West James Street is **market-infeasible due to site-specific physical and environmental constraints**.

<u>Mixed-Use Component</u>	<u>Market Performance</u>	<u>Site-Specific Feasibility</u>
Ground-Floor Commercial	Moderate-High	Successful if limited to destination-driven office/retail uses that absorb the Meister Drive restriction.
Upper-Floor Residential	Low	Highly compromised by highway decibels, lack of green space, and industrial adjacencies.
Combined Project ROI	Deficient	High construction costs (elevator shafts, acoustic mitigation, fire walls) cannot be recovered by the low rental yields of this location.

Strategic Recommendation

Mixed-use properties in Columbus are highly successful when located in the **historic downtown commercial core**, where walkable infrastructure already exists. For 1149 West James Street, the market overwhelmingly favors a clean break from residential. The site should be utilized strictly for single-use, destination-driven commercial or professional space.

Potential Developer Partners

Local Businesses Options.

- Valido- local developer that does both commercial and residential development in the region.
- Kaba Bah – Local property owner that has redeveloped downtown properties in Columbus and the region.
- Matt Faust – Local business owner that has expressed an interest in the property.
- Jeff Zittel – local business owner that has also renovated other commercial properties in this corridor of Columbus.

Flad Development & Investment Corp.

- **Specialization:** Highly acclaimed for upscale neighborhood shopping centers, specialty multi-tenant strips, and medical office buildings.

- **Design Focus:** Flad is a premier target due to their strict focus on "attractive facades." Their projects prioritize high-end architectural aesthetics, stone/brick masonry, integrated landscaping, and premium signage.
- **Corridor Experience:** Highly active across secondary Dane County and surrounding county corridors.

Livesey Company

- **Specialization:** One of the most active commercial developers in south-central Wisconsin, managing over 1.5 million square feet of space.
- **Design Focus:** Experts at building and leasing high-visibility, single-story multi-tenant retail and restaurant structures along state highway spines.
- **Project Profile:** Their projects seamlessly blend destination retail anchors with small service/office footprints, matching the physical capability of a 1.65-acre lot.

Kraemer Development

- **Specialization:** Based nearby in Middleton, Wisconsin, specializing in mid-sized suburban commercial property development.
- **Design Focus:** Highly experienced in executing one-story medical clinics, regional bank branches, and professional strip layouts that require clean, modern curbside aesthetics.
- **Access Mastery:** Well-versed in negotiating and planning parking lot flows with restricted highway entrances similar to the Meister Drive setup.

MIG Commercial Real Estate

- **Specialization:** Full-service development, property management, and investment firm focused extensively on office and retail hubs.
- **Design Focus:** Experienced in developing localized multi-tenant professional properties. They possess the necessary financial capacity to handle rapid demolition, fast site prep, and vertical completion.

Holtz Builders

- Lake Delton builder has experience in commercial, industrial, and multi-family projects.
-

Financing tools, grants, and/or incentives:

To transition 1149 West James Street from an underutilized former automotive dealership into a high-yielding destination commercial or office asset, a layered capital stack combining local public incentives and private capital. The planned full demolition of the existing 26,000-square-foot facility serves as the primary catalyst, eliminating localized blight and removing minor asbestos liabilities. The implementation of specific

financing mechanisms will bridge the gap between demolition expenses and final site delivery.

1. Local Incentives: Tax Incremental Financing (TID #5)

The subject property is positioned to leverage City of Columbus Tax Incremental District (TID) No. 5, established as a mixed-use development district.

- **Mechanic of Growth:** By utilizing Tax Incremental Financing (TIF), the City captures the property tax revenue generated by the "increment"—the difference between the site's current depreciated automotive lot base value and its post-redevelopment commercial valuation. Acquiring additional property for redevelopment in most scenarios does not make fiscal sense.
 - **Incentive Allocation:** This captured revenue increment can fund developer incentives via a Pay-As-You-Go (PAYGO) structure or upfront municipal borrowing.
 - **Eligible Allocations:** TIF proceeds will specifically target the high-cost infrastructure burdens of the project, including site preparation, upgrading on-site city water and sewer utilities, installing storm water systems, and constructing safe, access-compliant turnarounds on Meister Drive.
-

2. Front-End Capital Deployment: Cable Fund Balance for Demolition

While TIF capital relies on long-term property tax generation, the project requires an immediate cash injection to initiate full structural demolition and asbestos abatement.

- **Strategic Fund Repurposing:** The City can deploy unallocated reserves from its municipal **Cable Fund Balance** to clear front-end capital hurdles. This pool, derived from local cable television franchise fees and managed via the City's Cable Commission, provides non-general fund liquidity.
 - **The Inter-Fund Mechanism:** Operating as an upfront internal loan or a direct municipal capital improvement expenditure, this fund balance will be drawn down to pay contractors for structure teardown and environmental remediation.
-

3. State-Level Capital: WEDC Idle Sites Redevelopment Grant

While the city could pursue the Idle Sites Redevelopment Program administered by the Wisconsin Economic Development Corporation (WEDC), the likelihood of success is very low.

- **Eligibility Alignment:** This grant explicitly targets vacant, underutilized, or contaminated commercial and industrial parcels where redevelopment is restricted by existing site conditions. While standard WEDC program rules favor properties over 4 acres, the state allows significant exceptions for sub-parcels located within critical commercial corridors.
- **Corridor Prioritization:** Given that 1149 West James Street sits on a high-exposure connecting highway (STH 16/60) that feeds directly into the vital US Highway 151 commuter corridor, it fits the description of a target commercial corridor.
- **Funding Application:** A successful WEDC award will unlock matching grant dollars to offset demolition costs, directly padding the project's bottom-line feasibility while insulating local taxpayers from financial risk. However since the site is only 1.65 acres, this option is very likely not an option to consider pursuing.

Next Steps

To transform the 1.65-acre parcel at 1149 West James Street into a taxable, high-performing commercial asset, the City of Columbus and its development partners will execute a structured four-phase critical path. This timeline safely sequences environmental remediation, municipal divestment, and private construction to maximize local economic productivity.

Phase 1: Structure Clearance and Site Preparation (Fall 2026)

- **Asbestos Abatement:** Licensed environmental contractors will initiate targeted asbestos containment and removal protocols inside the 26,000-square-foot former auto dealership.
- **Complete Demolition:** Heavy machinery will clear the existing structure down to the slab, followed by foundations extraction and necessary utility capping. Estimates from last year have demo costs ranging from \$125,000 to \$150,000.
- **Site Delivery:** By late autumn, the site will be fully remediated, graded flat, and brought to a stable shovel-ready state. This timing ensures that heavy excavation occurs before the winter ground freeze.

Phase 2: Public Solicitation and Request for Proposals (Early 2027)

- **RFP Issuance:** The City of Columbus will issue a formal Request for Proposals (RFP) targeting regional commercial developers.
 - **Target Criteria:** The solicitation package will explicitly specify destination-driven commercial retail, medical offices, or professional suites as the preferred land uses.
 - **Access Restraints:** The RFP will mandate that all architectural configurations align with the Meister Drive traffic access restriction and provide proper screening buffers against adjacent industrial users. Creation of curb, gutter, and sidewalks.
-

Phase 3: Developer Selection and Property Transaction (First/Second Quarter 2027)

- **Proposal Review:** City staff and elected officials will score submitted development bids based on total capital investment, job creation metrics, and alignment with TID #5 objectives.
 - **Property Divestment:** Following formal Common Council approval, the city will finalize the real estate sale and execute the deed transfer to the chosen private entity during Q1 or Q2.
 - **Closing Liquidity:** This transactional closing injects capital back into the city, effectively beginning the reconciliation process for any upfront auxiliary funds deployed during Phase 1.
-

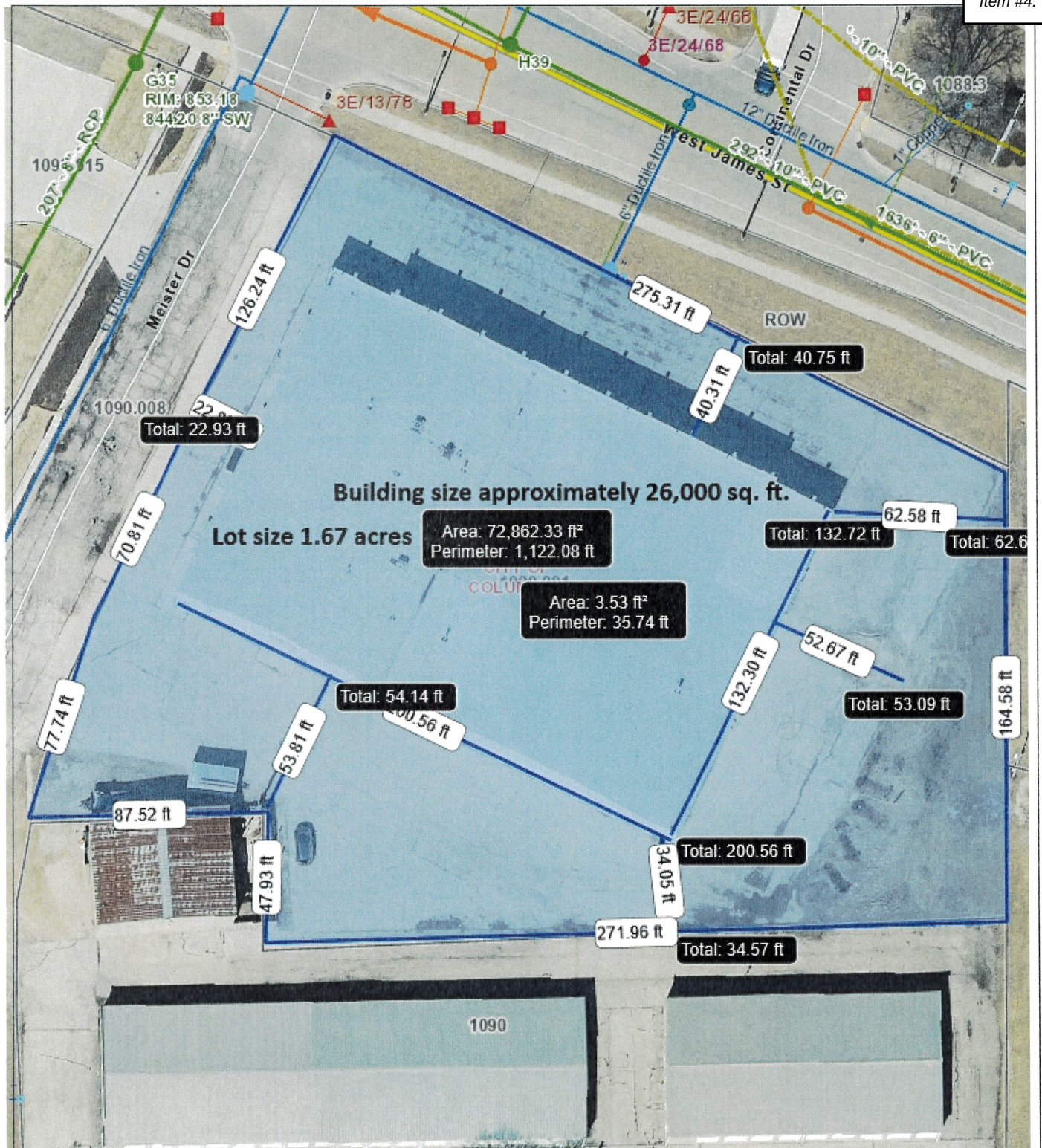
Phase 4: Groundbreaking and Vertical Construction (Second Half 2027)

- **Permitting and Approvals:** The private developer will finalize architectural plans, secure structural building permits, and secure erosion control approvals through the municipal engineering department.
 - **Construction Start:** Heavy grading and foundation pouring will commence in the late summer or early fall of 2027.
 - **Utility Hookups:** Contractors will pull connections from the adjacent municipal water, sanitary sewer, and stormwater mainlines directly onto the parcel.
-

Fiscal Milestone: Tax Roll Integration (January 1, 2028)

- **Assessment Valuation:** In accordance with Wisconsin Department of Revenue regulations, the local assessor will evaluate the property's physical status on **January 1, 2028**.
 - **Capturing the Increment:** Because construction will be actively underway or substantially completed by this target date, the site's total assessed market value will jump dramatically over its original city-owned base value of zero dollars.
 - **TID #5 Activation:** This newly captured commercial value will be formally written onto the tax rolls, officially generating the new tax increments required to fuel TID #5 financial infrastructure and expand the city's long-term tax base.
-

APPENDIX



1149 West James Street Property
City of Columbus

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The City of Columbus does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



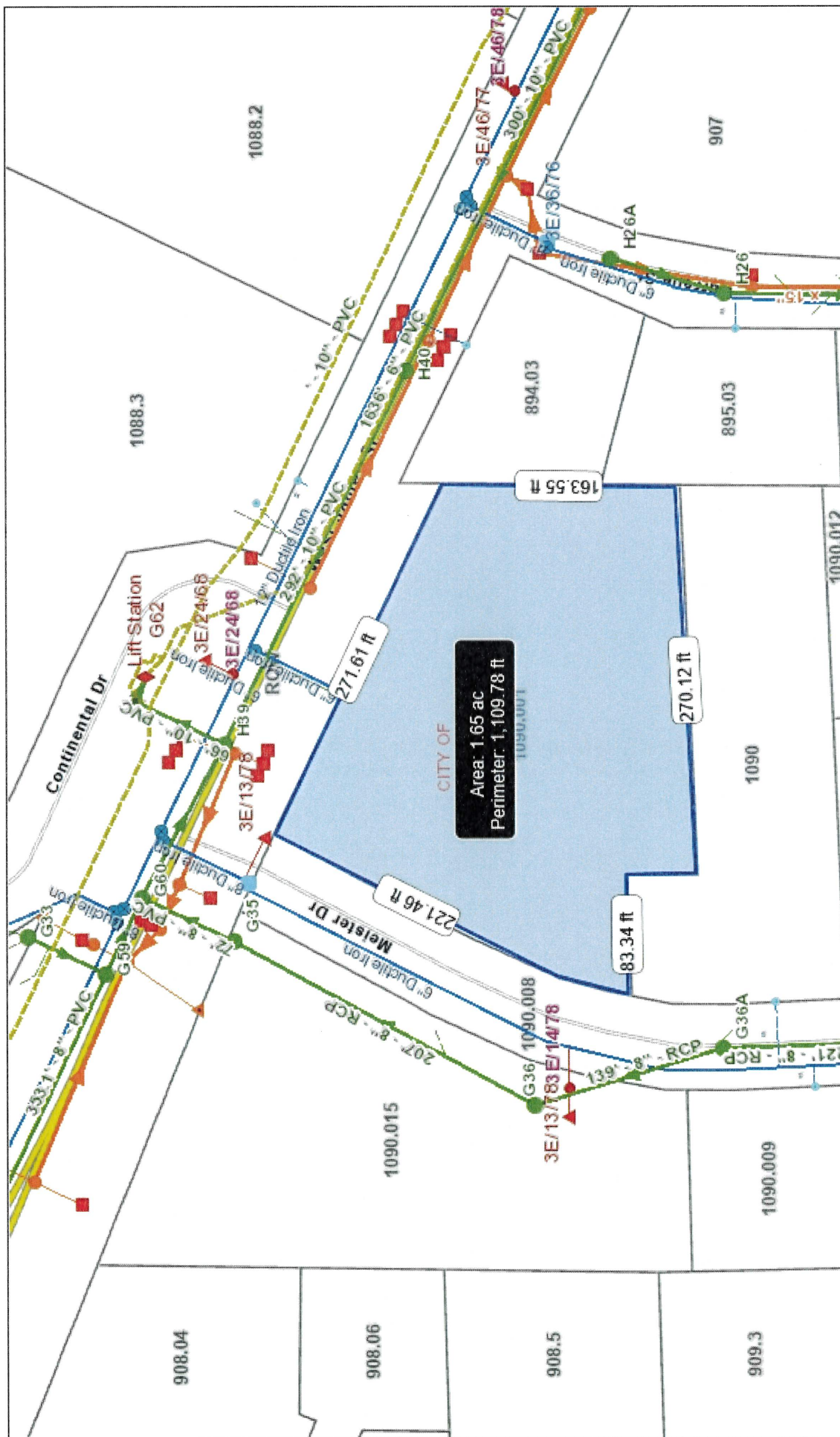
SCALE: 1 = 50'

City Of Columbus

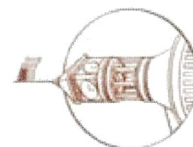
105 N Dickason Blvd
Columbus, WI 53925
920-623-5900

Print Date: 3/16/2026





City of Columbus
 105 N Dickason Blvd
 Columbus, WI 53925
 920-623-5900



SCALE: 1" = 100'

DISCLAIMER:

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September 28, 2016

Patrick Vander Sanden
City of Columbus
105 North Dickason Boulevard
Columbus, WI 53925

Re: Asbestos Inspection Report for Countryside Ford Building
Potential Building Demolition at 1149 W James Street, City of Columbus

Dear Patrick:

This letter report summarizes the asbestos inspection conducted on September 15, 2016 at the location referenced above. The purpose of the inspection was to identify and test suspect asbestos containing materials (ACM) associated in the building in accordance with EPA National Emission Standards for Hazardous Air Pollutants (NESHAPS) and the Wisconsin Department of Natural Resources (WDNR) #447 regulation. It is my understanding that the inspection is being performed due to proposed demolition of the structure.

SCOPE OF WORK

The scope of services included an asbestos building inspection that included identification, collection, and analysis of suspect ACM materials.

The building consists of a large metal framed structure on a concrete slab. It is a commercial property with the building divided into several different service areas. The age of the building is unknown. The building has metal siding and a metal roof. The building consists of two parts; the older original half and a newer addition. The older half consists of showroom, service bays, a couple of offices, and a breakroom. The newer addition consists of a new car showroom, service bays, a parts ordering dept., bathrooms, and four offices. The different sections are heated by forced air natural gas furnaces. There is a thermostat located in the old building showroom, between the offices, that contains mercury.

Sampled materials included:

- Floor tiles, sheet flooring, and associated mastics
- Joint compound/glues
- Wallboard and surfacing materials
- Ceiling tiles
- Metal roof sealants and blackjack

ASBESTOS MATERIALS AND MANAGEMENT

Asbestos-containing building materials can generally be grouped into three major types:

Offices in Illinois, Iowa, Minnesota, and Wisconsin

1230 SOUTH BOULEVARD • BARABOO, WI 53913
(608) 356-2771 • (800) 362-4505 • FAX: (608) 356-2770
www.msa-ps.com

City of Columbus – Countryside Ford
ACM REPORT

- Thermal system insulation
- Surfacing materials
- Miscellaneous materials

Thermal system insulation includes insulating materials on pipes, pipe fittings (valves, tees, etc.), tanks, boiler jacketing, flue and stack insulation, turbine jackets, and similar applications. Surfacing materials include spray or trowel-applied fireproofing and acoustical finishes. Miscellaneous materials include items such as gasket materials, vinyl asbestos floor tile, ceiling tile, adhesive, mastics, and small amounts of packing or caulking material, and roof shingles.

Proper management of ACM depends on whether the material is friable or nonfriable; and if nonfriable, whether it is a category I or II; and if a category I, whether it is a construction and demolition material. Nonfriable materials may become friable during grinding, cutting, burning, crushing and similar operation, including some types of building demolition that may generate and release asbestos fibers. The definitions of asbestos types are as follows:

- Category I nonfriable ACM is defined as packings, gaskets, resilient floor covering and asphalt roofing containing asbestos that cannot be crumbled to powder by hand pressure. Category I ACM is pliable (not brittle), breaks by tearing rather than fracturing, and does not easily release fibers upon breaking.
- Category II nonfriable ACM is defined as any material, excluding a category I nonfriable ACM, containing asbestos that cannot be crumbled to powder by hand pressure. This includes rigid exterior siding and boards known by the trade name Transite. Category II ACM is not pliable, breaks by fracturing rather than tearing, and does release some asbestos fibers upon breaking.
- Friable ACM is defined as any material containing asbestos that can be crumbled to a powder by hand pressure. Common types of friable ACM included pipe insulation and sprayed on or tiled sound insulation materials. Friable ACM has little structural strength and contains asbestos fibers that are readily released upon breaking.

Any material containing greater than one percent asbestos is considered ACM.

SITE INSPECTION

On September 15, 2016, MSA Professional Services, Inc. (MSA) representative David Fitzsimmons (WI#AII-206951) conducted the inspection for accessible suspect ACM. The following tasks have been completed:

- A walk-around assessment was conducted of the furnace with observations of suspect ACM.
- Bulk samples of suspect ACM were collected from representative materials.

City of Columbus – Countryside Ford
ACM REPORT

- Analysis of bulk samples was performed following Environmental Protection Agency (EPA) Method 600/R-93-116 utilizing polarized light microscopy (PLM) techniques. This method determines the percentage of asbestos present and distinguishes the following types of asbestos: chrysotile, amosite, crocidolite, tremolite, actinolite and anthophyllite. The laboratory report is attached. One sample with a concentration of <1.0% by PLM was confirmed by the laboratory via a 400 point count procedure.
- Preparation of this asbestos survey report.

PROJECT RESULTS - ASBESTOS

A total of 24 samples of various materials were collected from the building and analyzed to determine if they contain asbestos. Due to multiple layers in some of the samples, a total of 46 analyses were performed. The laboratory results are attached. A table summarizing the results is also attached.

The following asbestos containing materials were detected during this inspection:

- The joint glue between the door frame and the siding of the rear service bay contained 65% Chrysotile.
- The joint glue between the door frame and the cinder block wall of the Old Building Showroom contained 18% Chrysotile.

In addition, the flooring of the Parts Ordering Dept. contained <1.0% by PLM analysis and <0.25% by point counting. Therefore, this material is not considered asbestos containing material by definition.

LIMITATIONS AND REMARKS

- MSA's services were performed in a manner consistent with the level of skill or care ordinarily exercised by those practicing in this locality under similar conditions. Information provided to MSA by individuals familiar with and/or associated with the buildings was accepted in good faith and is assumed to be accurate.
- The asbestos inspection is limited to visible and accessible, above-ground components and buried or inaccessible interior components (e.g., pipe insulation in concealed chases) or electrical wiring will not be sampled or quantified during this inspection.
- The quantity of samples, sample locations, and analyses performed was selected to provide analytical data to document and evaluate current site conditions. The samples were collected from homogeneous material areas and no guarantee is given that the assumed homogeneous area and the sample analyses are consistent throughout the building. Positive confirmation of the homogeneity of the material cannot be confirmed without sampling each ceiling panel, floor tile, floor tile adhesive, etc.; therefore, inferred conditions are based on sample analyses and field observations.
- MSA will not attempt to determine compliance by present or former owners or occupants of the

City of Columbus – Countryside Ford
ACM REPORT

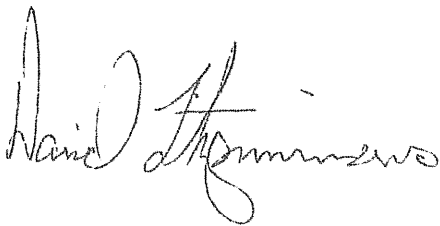
Subject Property with federal, state, or local environmental or land use laws or regulations.

- The compiled final report submitted at the conclusion of our investigation will be limited to observations made during the assessment of the facility as well as information supplied by the present owners of the property and others. MSA will make no certification with respect to the validity of the data collected.
- Prior to demolition, MSA recommends that all ACM identified in pre-demolition asbestos inspections be abated and legally disposed of to limit liability and allow for more economical disposal options for general demolition waste. While non-friable ACM can sometimes remain in-place during demolition, it is not recommended due to the potential for it becoming friable (and therefore regulated as friable) during demolition processes. Additionally, demolition debris with non-friable ACM remaining in-place is considerably more expensive to dispose of and cannot be recycled or used as clean fill material.
- MSA recommends that the asbestos abatement contractor(s) visit the site prior to bidding the abatement work and compare actual field conditions, materials observed, and quantities of identified asbestos to the findings of the environmental consultant's asbestos inspection report.
- MSA asbestos inspection reports should not be considered a bidding document as the potential exists for undiscovered suspect materials or quantity errors to present themselves during actual abatement and demolition activities. Asbestos abatement contractors should be held accountable to field-verify asbestos types, conditions, locations, and quantities prior to bidding the work.

Please contact me if you have any questions.

Sincerely,

MSA Professional Services



David Fitzsimmons
Certified Asbestos Inspector

Enc.

Cc : Jayne Englebert, MSA

Asbestos Material Identification Survey Form

Location: Countryside Ford, Columbus, WI Survey Date: September 15, 2016 Project No.: R00217007		MSA Professional Services, Inc 1230 South Boulevard Baraboo, WI 53913						
Location	Material Identification	Sample Number	Asbestos Type	% Asbestos	Estimated Quantity	Units	Condition	Category
SERVICE BAY	DOOR/SIDING JOINT GLUE	C-1	CHR	65	20	LF	N	II,NF
OLD BUILDING SHOWROOM	CHIPBOARD SEAM JOINT COMPOUND	C-2	ND					
OLD BUILDING SHOWROOM	CARPET ADHESIVE	C-3	ND					
OFFICE	DRYWALL	C-4	ND					
OFFICE/BREAKROOM	CEILING TILE	C-5	ND					
OFFICE/BREAKROOM	CARPET	C-6	ND					
OFFICE/BREAKROOM	CARPET ADHESIVE	C-6	ND					
OLD BUILDING SHOWROOM	DOOR/CINDERBLOCK JOINT GLUE	C-7	CHR	18	20	LF	N	II,NF
COMPRESSOR ROOM	DRYWALL	C-8	ND					
BATHROOM	TILE/GROUT-TILE	C-9	ND					
BATHROOM	TILE/GROUT-GROUT	C-9	ND					
BATHROOM	TILE/GROUT-ADHESIVE	C-9	ND					
BATHROOM	TILE/GROUT-WHITE LAYER	C-9	ND					
BATHROOM	DRYWALL	C-10	ND					
BATHROOM	CEILING TILE	C-11	ND					
PARTS WASHER ROOM	DRYWALL	C-12	ND					

KEY:

LF = linear foot
 SF = square foot
 N = no damage
 F = friable

NS = not sampled
 < = less than value specified
 UND = Undetermined
 NF = non-friable

CHR = chrysotile
 I = Category I
 D = damaged
 ND = no asbestos was detected in the sample submitted for analysis.

AM = Amosite
 II = Category II
 SD = significant damage

Item #4.

Asbestos Material Identification Survey Form

Location: Countryside Ford, Columbus, WI		MSA Professional Services, Inc						
Survey Date: September 15, 2016		1230 South Boulevard						
Project No. R00217007		Baraboo, WI 53913						
Location	Material Identification	Sample Number	Asbestos Type	% Asbestos	Estimated Quantity	Units	Condition	Category
PARTS ORDERING	FLOORING/ADHESIVE-FLOORING	C-13	CHR	<1.0 by PLM <0.25 by PC	500	SF	N	II,NF
PARTS ORDERING	FLOORING/ADHESIVE-ADHESIVE	C-13	ND					
PARTS ORDERING	FLOORING/ADHESIVE-BROWN FELT	C-13	ND					
PARTS ORDERING	DRYWALL	C-14	ND					
PARTS ORDERING	DRYWALL JOINT COMPOUND	C-14	ND					
SERVICE BAY	MOPBOARD/ADHESIVE- BROWN PUTTY	C-15	ND					
SERVICE BAY	MOPBOARD/ADHESIVE-PINK LAYER	C-15	ND					
SERVICE BAY	MOPBOARD/ADHESIVE-ADHESIVE	C-15	ND					
NEW CAR SHOWROOM	DRYWALL	C-16	ND					
NEW CAR SHOWROOM	DRYWALL-JOINT COMPOUND/PAINT	C-16	ND					
NEW CAR SHOWROOM	DRYWALL-TAN ADHESIVE	C-16	ND					
NEW CAR SHOWROOM	TILE/GROUT-JOINT COMPOUND	C-17	ND					
NEW CAR SHOWROOM	TILE/GROUT-GROUT	C-17	ND					
NEW CAR SHOWROOM	TILE/GROUT-ADHESIVE	C-17	ND					
NEW CAR SHOWROOM	TILE/GROUT-TILE	C-17	ND					
NEW CAR SHOWROOM	MOPBOARD/ADHESIVE-GRAY PUTTY	C-18	ND					

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Survey Date: September 15, 2016		1230 South Boulevard						
Project No. R00217007		Baraboo, WI 53913						
Location	Material Identification	Sample Number	Asbestos Type	% Asbestos	Estimated Quantity	Units	Condition	Category
NEW CAR SHOWROOM	MOPBOARD/ADHESIVE-WHITE PADDING	C-18	ND					
NEW CAR SHOWROOM	MOPBOARD/ADHESIVE-ADHESIVE	C-18	ND					
NEW CAR SHOWROOM	MOPBOARD/ADHESIVE-JOINT COMPOUND	C-18	ND					
NEW CAR SHOWROOM	CARPET-LAYER 1	C-19	ND					
NEW CAR SHOWROOM	CARPET-LAYER 2	C-19	ND					
NEW CAR SHOWROOM	CARPET-ADHESIVE	C-19	ND					
NEW CAR SHOWROOM	CEILING TILE-YELLOW LAYER	C-20	ND					
NEW CAR SHOWROOM	CEILING TILE-WHITE LAYER	C-20	ND					
OFFICE	FLOORING/ADHESIVE-FLOORING	C-21	ND					
OFFICE	FLOORING/ADHESIVE-ADHESIVE	C-21	ND					
ROOF	METAL ROOF COATING	C-22	ND					
ROOF	BLACKJACK	C-23	ND					
ROOF	METAL ROOF JOINT SEALANT-SILVER LAYER	C-24	ND					
ROOF	METAL ROOF JOINT SEALANT-RED LAYER	C-24	ND					

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**EMSL Analytical, Inc.**

14375 23rd Avenue North Minneapolis, Mn 55447

Tel/Fax: (763) 449-4922 / (763) 449-4924

http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order: 351606807

Customer ID: MSAP30

Customer PO:

Project ID:

Item #4.

Attention: Dave Fitzsimmons
MSA Professional Services
1230 South Boulevard
Baraboo, WI 53913-2791

Phone: (608) 963-0219

Fax: (608) 356-2770

Received Date: 09/16/2016 12:50 PM

Analysis Date: 09/21/2016 - 09/23/2016

Collected Date: 09/15/2016

Project: Columbus/217007

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
C-1 351606807-0001	Service Bay, Door/Siding Joint Glue	Brown/Gray Non-Fibrous Homogeneous		35% Non-fibrous (Other)	65% Chrysotile
C-2 351606807-0002	Old Building Show Room, Chipboard Seam-Joint Cmpd.	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-3 351606807-0003	Old Building Show Room, Carpet Adhesive	Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-4 351606807-0004	Office, Drywall	Tan/White Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
C-5 351606807-0005	Office/Breakroom, Ceiling Tile	Tan/White Fibrous Heterogeneous	35% Cellulose 35% Min. Wool	8% Perlite 22% Non-fibrous (Other)	None Detected
C-6-Carpet 351606807-0006	Office/Breakroom, Carpet/Adhesive	White/Black Fibrous Homogeneous	100% Synthetic		None Detected
C-6-Tan Adhesive 351606807-0006A	Office/Breakroom, Carpet/Adhesive	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-7 351606807-0007	Old Building Show Room, Door/Cinderblock Joint Glue	Gray Fibrous Homogeneous		82% Non-fibrous (Other)	18% Chrysotile
C-8 351606807-0008	Compressor Room, Drywall	Tan/White Fibrous Heterogeneous	25% Cellulose	75% Non-fibrous (Other)	None Detected
C-9-Red Tile 351606807-0009	Bathroom, Tile/Grout	Red Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
C-9-Grout 351606807-0009A	Bathroom, Tile/Grout	Gray/Tan Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
C-9-Tan Adhesive 351606807-0009B	Bathroom, Tile/Grout	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-9-White Layer 351606807-0009C	Bathroom, Tile/Grout	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-10 351606807-0010	Bathroom, Drywall	Tan/White Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
C-11 351606807-0011	Bathroom, Ceiling Tile	Tan/White Fibrous Heterogeneous	18% Cellulose	82% Non-fibrous (Other)	None Detected
C-12 351606807-0012	Parts Washer/Used Oil, Drywall	White Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected

Initial report from: 09/23/2016 14:51:58

**EMSL Analytical, Inc.**

14375 23rd Avenue North Minneapolis, Mn 55447

Tel/Fax: (763) 449-4922 / (763) 449-4924

http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order: 351606807

Customer ID: MSAP30

Customer PO:

Project ID:

Item #4.

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
C-13-Flooring 351606807-0013	Parts Ordering, Flooring/Adhesive	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
C-13-Adhesive 351606807-0013A	Parts Ordering, Flooring/Adhesive	Clear Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
C-13-Brown Felt 351606807-0013B	Parts Ordering, Flooring/Adhesive	Brown Fibrous Homogeneous	6% Cellulose	94% Non-fibrous (Other)	None Detected
C-14-Drywall 351606807-0014	Parts Ordering, Drywall	Tan/White Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
C-14-Joint Compound 351606807-0014A	Parts Ordering, Drywall	White/Blue Non-Fibrous Heterogeneous	3% Cellulose	97% Non-fibrous (Other)	None Detected
C-15-Brown Putty 351606807-0015	Service Bay, Mopboard/Adhesive	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-15-Pink Layer 351606807-0015A	Service Bay, Mopboard/Adhesive	Pink Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-15-Adhesive 351606807-0015B	Service Bay, Mopboard/Adhesive	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-16-Drywall 351606807-0016	New Car Show Room, Drywall	Tan/White Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
C-16-Joint Compound/Paint 351606807-0016A	New Car Show Room, Drywall	White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
C-16-Tan Adhesive 351606807-0016B	New Car Show Room, Drywall	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-17-Joint Compound/Paint 351606807-0017	New Car Show Room, Floor Tile/Grout	White Non-Fibrous Homogeneous	4% Cellulose	96% Non-fibrous (Other)	None Detected
C-17-Grout 351606807-0017A	New Car Show Room, Floor Tile/Grout	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-17-Tan Adhesive 351606807-0017B	New Car Show Room, Floor Tile/Grout	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-17-Floor Tile 351606807-0017C	New Car Show Room, Floor Tile/Grout	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-18-Gray Putty 351606807-0018	New Car Show Room, Mop Basin/Adhesive	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-18-White Inner Padding 351606807-0018A	New Car Show Room, Mop Basin/Adhesive	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-18-Tan Adhesive 351606807-0018B	New Car Show Room, Mop Basin/Adhesive	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 09/23/2016 14:51:58



EMSL Analytical, Inc.

14375 23rd Avenue North Minneapolis, Mn 55447

Tel/Fax: (763) 449-4922 / (763) 449-4924

http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order: 351606807

Customer ID: MSAP30

Customer PO:

Project ID:

Item #4.

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
C-18-Joint Compound 351606807-0018C	New Car Show Room, Mop Basin/Adhesive	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-19-Carpet Layer 1 351606807-0019	New Car Show Room, Carpet	Gray/Red/Blue Fibrous Homogeneous	95% Synthetic	5% Non-fibrous (Other)	None Detected
C-19-Carpet Layer 2 351606807-0019A	New Car Show Room, Carpet	White/Red/Black Fibrous Homogeneous	98% Synthetic	2% Non-fibrous (Other)	None Detected
C-19-Adhesive on Tape Lacing 351606807-0019B	New Car Show Room, Carpet	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
C-20-Yellow Layer 351606807-0020	New Car Show Room, Ceiling Tile	Yellow Fibrous Homogeneous	3% Cellulose 95% Min. Wool	2% Non-fibrous (Other)	None Detected
C-20-White Layer 351606807-0020A	New Car Show Room, Ceiling Tile	White/Clear Fibrous Homogeneous	18% Glass	82% Non-fibrous (Other)	None Detected
C-21-Gray Flooring 351606807-0021	Office, Flooring/Adhesive	Gray Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
C-21-Orange Adhesive 351606807-0021A	Office, Flooring/Adhesive	Orange Non-Fibrous Homogeneous	10% Cellulose 4% Hair	86% Non-fibrous (Other)	None Detected
C-22 351606807-0022	Roof, Metal Coating	Silver Non-Fibrous Homogeneous	3% Synthetic 2% Wollastonite	95% Non-fibrous (Other)	None Detected
C-23 351606807-0023	Roof, Black Jack	Black Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
C-24-Silver Layer 351606807-0024	Roof, Metal Roof Joint Sealant	Silver Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
C-24-Red Layer 351606807-0024A	Roof, Metal Roof Joint Sealant	Red Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)

Lynn Scott (4)

Michael Felzan (42)

Rachel Travis, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%

Samples analyzed by EMSL Analytical, Inc. Minneapolis, Mn NVLAP Lab Code 200019-0

Initial report from: 09/23/2016 14:51:58



EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

**Asbestos Bulk Building Material
Chain of Custody**
EMSL Order Number (Lab Use Only)

6807

EMSL Analytical
14375 23rd Ave Item #4.

Minneapolis, MN 55447
PHONE (763) 449-4922
FAX (763) 449-4924

Company: MSA Professional Services, Inc.		EMSL-Bill to: ☐ Same ☒ Different If Bill to is Different note instructions in Comments**	
Street: 1230 South Blvd.		Third Party Billing requires written authorization from third party	
City: Baraboo	State/Province: WI	Zip/Postal Code: 53913	Country: US
Report To (Name): Dave Fitzsimmons		Telephone #: 6083558863	
Email Address: dfitzsimmons@msa-ps.com		Fax #:	Purchase Order:
Project Name/Number: Columbus/217007		Please Provide Results: ☐ Fax ☒ Email ☐ Mail	
U.S. State Samples Taken: WI		CT Samples: ☐ Commercial/Taxable ☐ Residential/Tax Exempt	
Turnaround Time (TAT) Options* - Please Check			
☐ 3 Hour ☐ 6 Hour ☐ 24 Hour ☐ 48 Hour ☐ 72 Hour ☐ 96 Hour ☒ 1 Week ☐ 2 Week			
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide			
PLM - Bulk (reporting limit)		TEM - Bulk	
☒ PLM EPA 600/R-93/116 (<1%) ☐ PLM EPA NOB (<1%) Point Count ☐ 400 (<0.25%) ☐ 1000 (<0.1%) Point Count w/Gravimetric ☐ 400 (<0.25%) ☐ 1000 (<0.1%) ☐ NIOSH 9002 (<1%) ☐ NY ELAP Method 198.1 (friable in NY) ☐ NY ELAP Method 198.6 NOB (non-friable-NY) ☐ OSHA ID-191 Modified ☐ Standard Addition Method		☐ TEM EPA NOB - EPA 600/R-93/116 Section 2.5.5.1 ☐ NY ELAP Method 198.4 (TEM) ☐ Chatfield Protocol (semi-quantitative) ☐ TEM % by Mass - EPA 600/R-93/116 Section 2.5.5.2 ☐ TEM Qualitative via Filtration Prep Technique ☐ TEM Qualitative via Drop Mount Prep Technique Other ☐	
☐ Check For Positive Stop - Clearly Identify Homogenous Group		Date Sampled: September 15, 2016	
Samplers Name: David Fitzsimmons		Samplers Signature: <i>David Fitzsimmons</i>	
Sample #	HA #	Sample Location	Material Description
C-1		Service Bay	Door/Siding Joint Glue
C-2		old Building Show Room	Chipboard Seam-Joint Compound
C-3		old Building Show Room	Carpet adhesive
C-4		Office	Drywall
C-5		Office/Breakroom	Ceiling tile
C-6		Office/Breakroom	Carpet adhesive
C-7		old Building Show Room	Door/Cinder block Joint Glue
C-8		Compressor Room	Drywall
C-9		Bathroom	Tile/Grout
C-10		Bathroom	Drywall
Client Sample # (s): 124		Total # of Samples:	
Relinquished (Client): <i>David Fitzsimmons</i>		Date: 9/15/16	Time:
Received (Lab): <i>Minneapolis UPS</i>		Date: 9/16/16	Time: 12:50 PM
Comments/Special Instructions: Bill To: MSA Professional Services, Inc., 1230 South Blvd., Baraboo, WI, 53913, US Attention: Dave Fitzsimmons Phone: 6083558863 Email: DFitzsimmons@msa-ps.com Purchase Order: 12 576 154 03 9206 9797			

**EMSL Analytical, Inc.**

14375 23rd Avenue North Minneapolis, Mn 55447

Phone/Fax: (763) 449-4922 / (763) 449-4924

<http://www.EMSL.com> / minneapolislab@emsl.com

EMSL Order: 351606953

Customer ID: MSAP30

Customer PO:

Project ID:

Item #4.

Attention: Dave Fitzsimmons
MSA Professional Services
1230 South Boulevard
Baraboo, WI 53913-2791

Phone: (608) 963-0219
Fax: (608) 356-2770
Received: 09/23/2016 3:12 PM
Analysis Date: 09/27/2016
Collected: 09/15/2016

Project: Columbus/217007

**Test Report: Asbestos Analysis of Bulk Materials by PLM via EPA 600/R-93/116 Method
using Polarized Light Microscopy. Quantitation using 400 Point Count Procedure**

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
C-13-Flooring 351606953-0001	Parts Ordering, Flooring/Adhesive	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<0.25% Chrysotile

Analyst(s)

George Sullivan (1)

Rachel Travis, Laboratory Manager
or other approved signatory

Disclaimer: Some samples may contain asbestos fibers present in dimensions below PLM resolution limits. The limit of detection as stated in the method is 0.25%. EMSL Analytical Inc suggests that samples reported as <0.25% or none detected undergo additional analysis via TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval of EMSL Analytical Inc. This test report must not be used by the client to claim product endorsement by NVLAP or any agency of the United States Government. EMSL Analytical Inc., bears no responsibility for sample collection activities, analytical method limitations, or the accuracy of results when requested to separate layered samples. EMSL Analytical Inc., liability is limited to the cost of sample analysis. The test results contained within this report meet the requirements of NELAC unless otherwise noted. Samples received in good condition unless otherwise noted. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample.

Samples analyzed by EMSL Analytical, Inc. Minneapolis, Mn

Initial report from: 09/27/2016 14:12:32

Printed 9/27/2016 1:12:33PM

Page 1 of 1

45

Gerrits, Krista

From: Dave Fitzsimmons <dfitzsimmons@msa-ps.com>
Sent: Friday, September 23, 2016 3:12 PM
To: Felzan, Michael; EMSL Lab - Minneapolis
Subject: RE: EMSL report, invoice, COC for order(s) 351606807 (351606807 - Columbus/217007)

Sample C-13 flooring needs a point count. Thanks

From: EMSL (Minneapolis) [mailto:minneapolislab@emsl.com]
Sent: Friday, September 23, 2016 2:16 PM
To: Dave Fitzsimmons <dfitzsimmons@msa-ps.com>
Subject: EMSL report, invoice, COC for order(s) 351606807 (351606807 - Columbus/217007)

Report, invoice, COC for order(s):
351606807 - Columbus/217007

Please tell us how we are doing.

[Click here to fill out our Customer Survey](#)



EMSL Analytical, Inc. | 14375 23rd Avenue North | Minneapolis, MN 55447

Phone: 763-449-4922 | Fax: 763-449-4924 | Toll Free: 866-736-4824

Lab Hours: Monday - Friday 8AM - 6PM, Saturday-Sunday On-Call

Some of the resources EMSL Analytical, Inc. offers to our clients:

[LabConnect](#) | [Order Products](#) | [Client Corner](#) | [Training](#) | [Additional Resources](#) | [Sampling Videos](#)

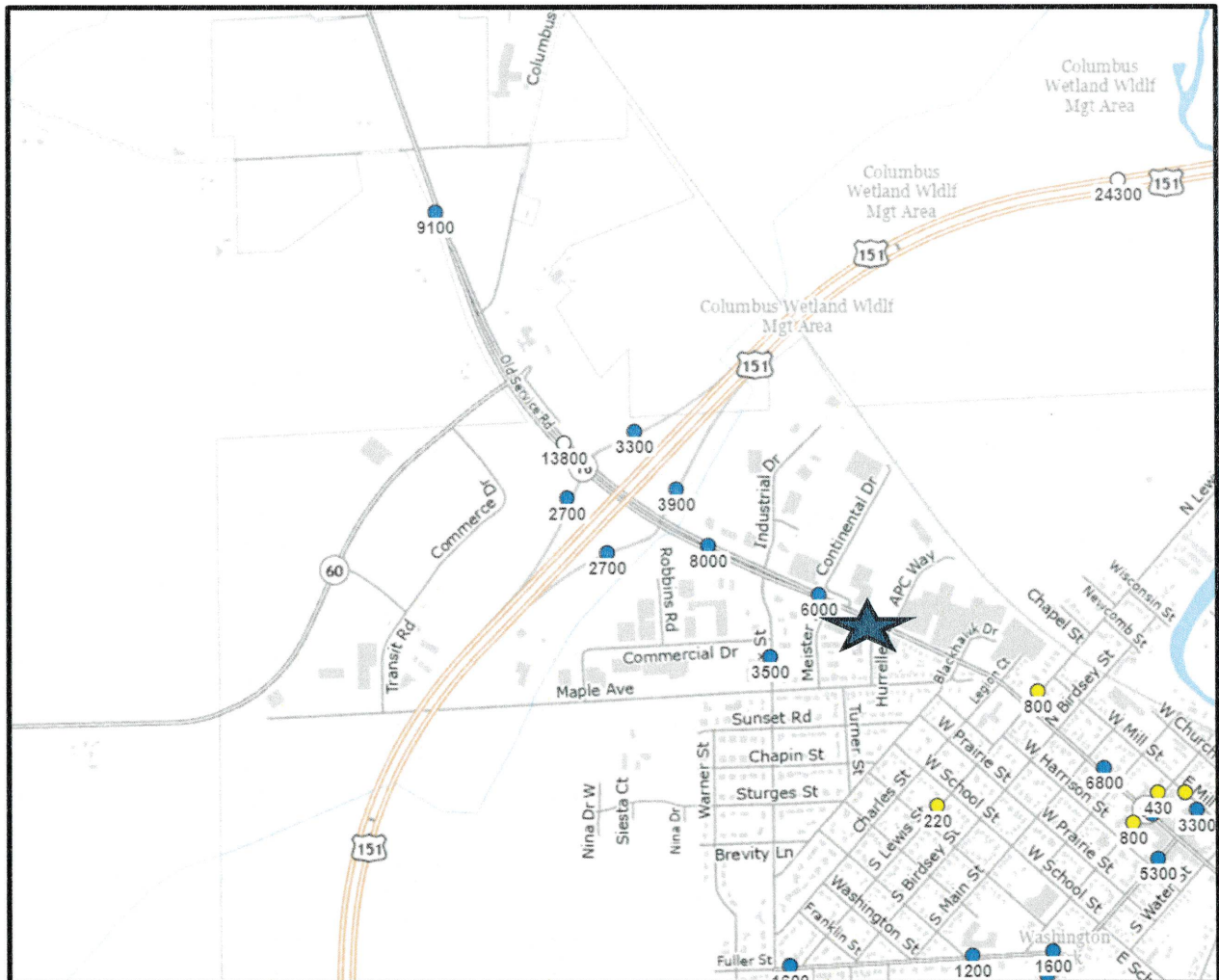
"This email may contain privileged and confidential information and is solely for the use of the sender's intended recipient(s). If you are not the intended recipient of this communication, you are hereby notified that any unauthorized review, use, dissemination, distribution, downloading, or copying of this communication is strictly prohibited. If you received this email in error, please notify the sender by reply email and delete all copies and attachments. Thank you."

48hr TAT per Dave Fitzsimmons
via phone
KLG
9/20/16

TRAFFIC COUNTS 2024

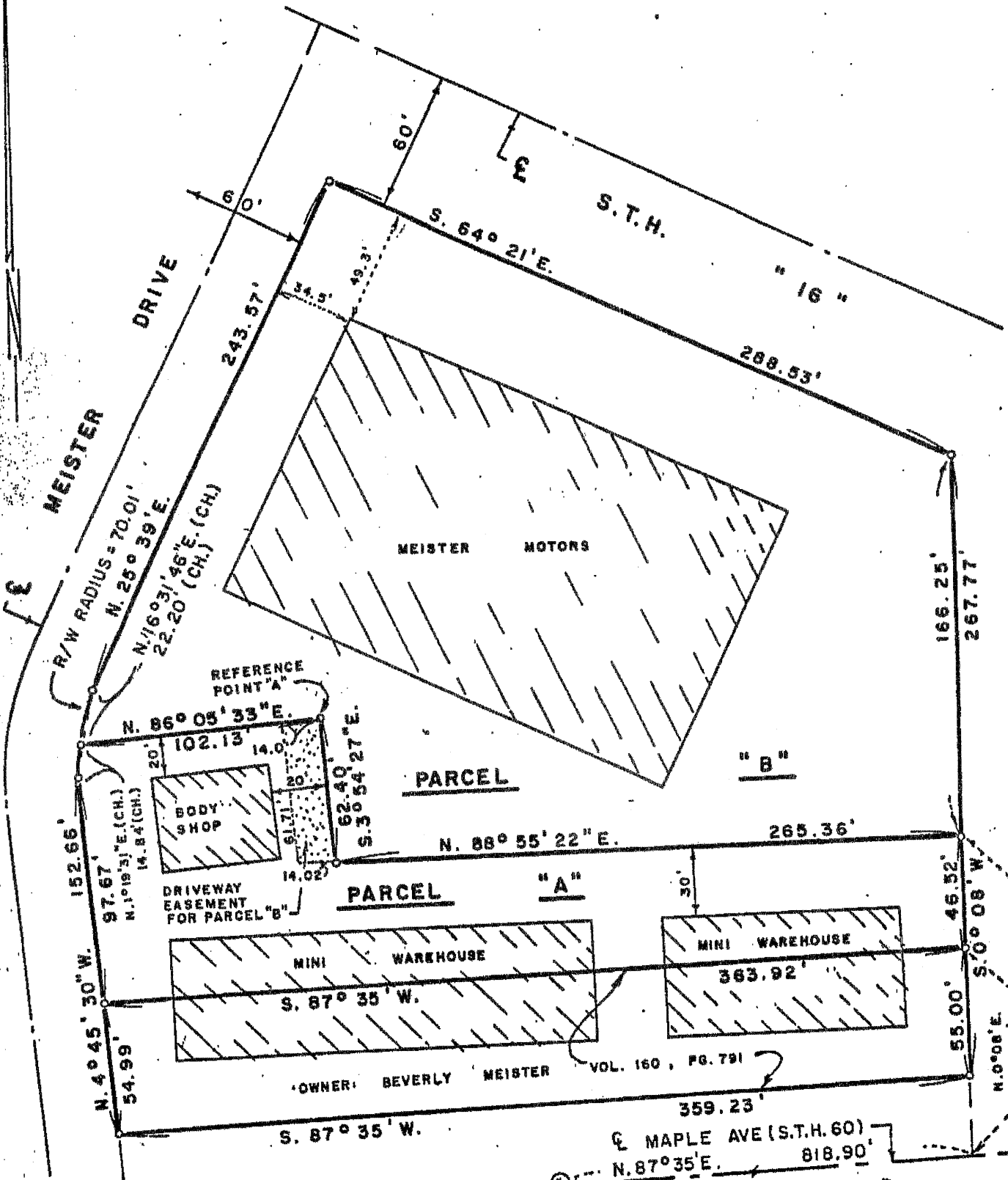
Columbus, WI

Source: Wisconsin Dept. of Transportation



THIS MAP AND DESCRIPTION DRAFTED FOR THE BENEFIT OF SALE TO
 ABUTTING OWNER:
 PARCEL "A" - OWNER: David G and Beverly J. Meister
 BUYER: Beverly J. Meister
 LANDS BEING PART OF ASSESSOR'S OUTLOT 112 OF ASSESSOR'S
 OUTLOTS TO THE CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN.

Item #4.



SCALE: 1" = 60'
 LEGEND

• 1" X 24" IRON PIPE SET
 (CH) CHORD

SW. CORNER
 SECTION 12
 (BRASS CAP)

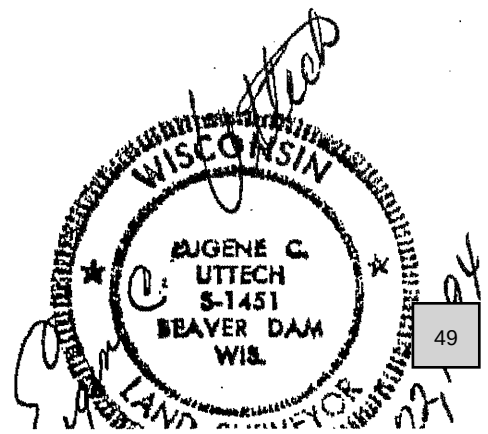


PARCEL "B"
DESCRIPTION OF REMAINING LANDS

A parcel of land being part of Assessor's Outlot 112 of Assessor's Outlots of the City of Columbus in the SW.1/4 of Section 12, T.10 N., R.12 E., City of Columbus, Columbia County, Wisconsin and being more particularly described as follows:

Commencing at the Southwest corner of said Section 12; thence N.87°35'E., along the centerline of Maple Avenue and S.T.H. "60", 818.90 feet; thence N.0°08'00"E., 454.55 feet to the point of beginning of parcel to be described; thence S.88°55'22"W., 265.36 feet; thence N.3°54'27"W., 62.40 feet to a point herein referenced as Point "A"; thence S.86°05'33"W., 102.13 feet to the Easterly right-of-way line of Meister Drive; thence Northeasterly, along said right-of-way line, along the arc of a curve to the right, having a radius of 70.01 feet and measured along a chord bearing N.16°31'46"E., 22.20 feet; thence continuing along said right-of-way line, N.25°39'00"E., 243.57 feet to the Southwesterly right-of-way line of S.T.H. "16"; thence S.64°21'00"E., along said right-of-way line, 288.53 feet; thence S.0°08'00"W., 166.25 feet to the point of beginning.

Said parcel contains 1.700 acres, more or less and having the benefit of a "Driveway Easement" over a portion of land located South of the above described lands and being described as follows: Beginning at the above said Reference Point "A"; thence S.3°54'27"E., 62.40 feet; thence S.88°55'22"W., 14.02 feet; thence N.3°54'27"W., 61.71 feet; thence N.86°05'33"E., 14.00 feet to the point of beginning.

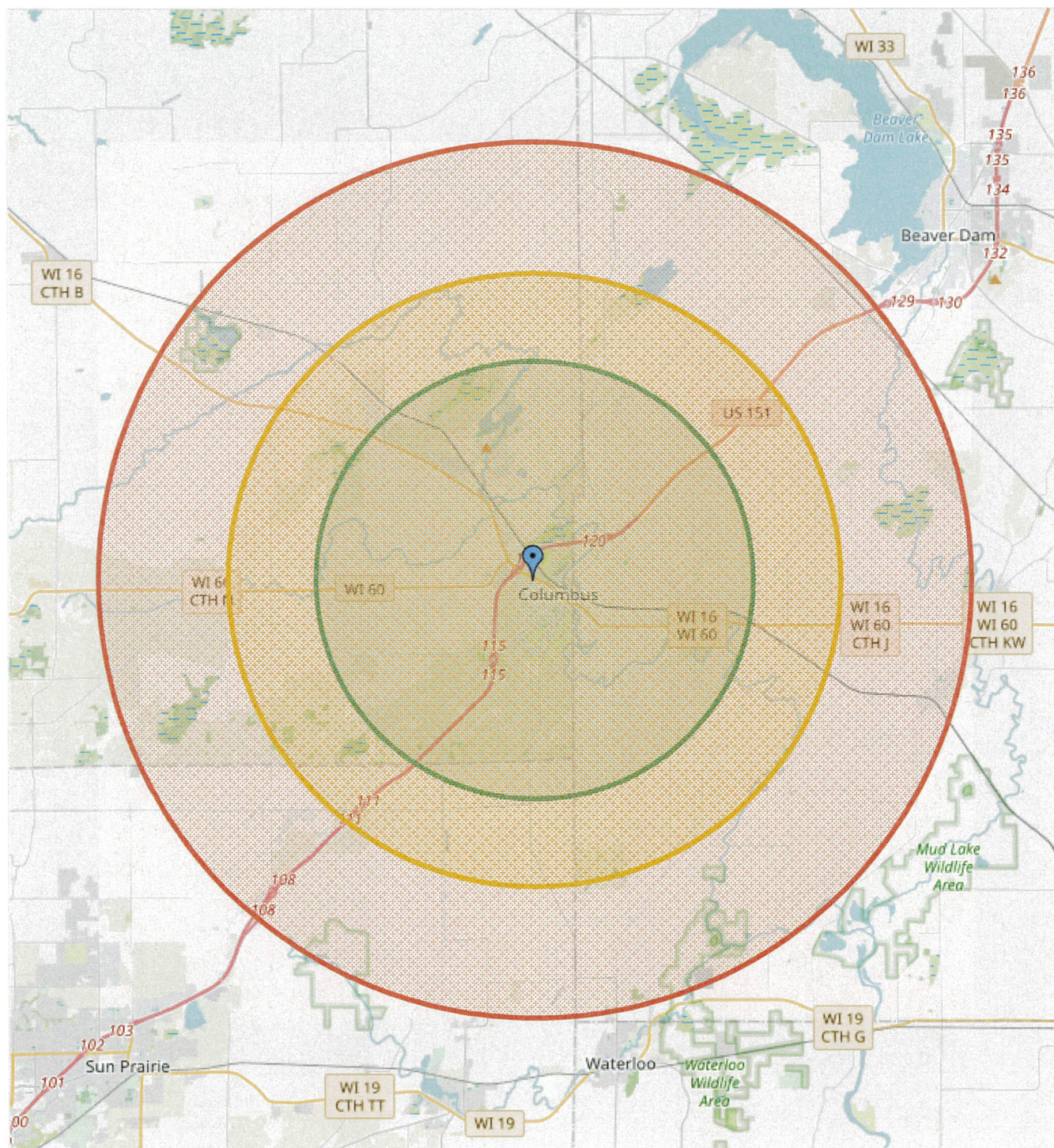


Workforce Profile

1149 West James Steet

City of Columbus Property

Lat 43.343907 / Lng -89.026766



Workforce Profile

1149 West James Steet

City of Columbus Property

Lat 43.343907 / Lng -89.026766

5 Miles

Industry · 5 Miles

NAICS Code	Name	Jobs	Avg. Annual	Avg. Hourly
11	Agriculture, Forestry, Fishing & Hunting	137	\$ 44,847.00	\$ 21.56
23	Construction	215	\$ 64,261.00	\$ 30.89
31	Manufacturing	1,519	\$ 68,287.00	\$ 32.83
42	Wholesale Trade	174	\$ 65,705.00	\$ 31.59
44	Retail Trade	364	\$ 37,904.00	\$ 18.22
48	Transportation & Warehousing	200	\$ 46,853.00	\$ 22.53
51	Information	5	\$ 61,643.00	\$ 29.64
52	Finance & Insurance	94	\$ 72,214.00	\$ 34.72
53	Real Estate & Rental & Leasing	16	\$ 78,314.00	\$ 37.65
54	Professional, Scientific & Tech. Svcs.	48	\$ 59,599.00	\$ 28.65
55	Management of Companies & Enterprises	6	\$ 60,312.00	\$ 29.00
56	Administrative & Waste Svcs.	51	\$ 47,797.00	\$ 22.98
61	Educational Services	17	\$ 22,969.00	\$ 11.04
62	Health Care & Social Assistance	634	\$ 52,001.00	\$ 25.00
71	Arts, Entertainment & Recreation	58	\$ 17,741.00	\$ 8.53
72	Accommodation & Food Services	109	\$ 21,467.00	\$ 10.32
81	Other Services (ex. Public Admin.)	228	\$ 36,427.00	\$ 17.51
90	Government	788	\$ 49,582.00	\$ 23.84

Workforce Profile

1149 West James Steet

City of Columbus Property

Lat 43.343907 / Lng -89.026766

5 Miles

Occupation · 5 Miles

SOC Code	Name	Jobs	Avg. Annual	Avg. Hourly
11	Management	295	\$ 95,118.00	\$ 45.73
13	Business & Financial	201	\$ 72,406.00	\$ 34.81
15	Computer & Mathematical	60	\$ 77,248.00	\$ 37.14
17	Architecture & Engineering	67	\$ 83,243.00	\$ 40.02
19	Life, Physical & Social Science	47	\$ 69,007.00	\$ 33.18
21	Community & Social Services	59	\$ 52,774.00	\$ 25.37
23	Legal	15	\$ 86,584.00	\$ 41.63
25	Education, Training & Library	303	\$ 50,532.00	\$ 24.29
27	Arts, Design, Entertainment, Sports & Media	60	\$ 48,478.00	\$ 23.31
29	Healthcare Practitioners & Technical	264	\$ 87,600.00	\$ 42.12
31	Healthcare Support	219	\$ 36,590.00	\$ 17.59
33	Protective Service	79	\$ 62,954.00	\$ 30.27
35	Food Preparation & Serving	190	\$ 29,417.00	\$ 14.14
37	Building & Grounds Cleaning / Maintenance	88	\$ 34,988.00	\$ 16.82
39	Personal Care & Service	99	\$ 31,652.00	\$ 15.22
41	Sales & Related	316	\$ 40,651.00	\$ 19.54
43	Office & Administrative Support	461	\$ 45,260.00	\$ 21.76
45	Farming, Fishing & Forestry	55	\$ 33,457.00	\$ 16.09
47	Construction & Extraction	185	\$ 60,074.00	\$ 28.88
49	Installation, Maintenance & Repair	190	\$ 55,316.00	\$ 26.59
51	Production	917	\$ 50,512.00	\$ 24.28
53	Transportation & Material Moving	482	\$ 43,187.00	\$ 20.76
55	Military Specific	11	\$ 53,132.00	\$ 25.54

Workforce Profile

1149 West James Steet

City of Columbus Property

Lat 43.343907 / Lng -89.026766

7 Miles

Industry · 7 Miles

NAICS Code	Name	Jobs	Avg. Annual	Avg. Hourly
11	Agriculture, Forestry, Fishing & Hunting	806	\$ 46,973.00	\$ 22.58
21	Mining, Quarrying & Oil / Gas Extraction	24	\$ 126,001.00	\$ 60.58
22	Utilities	32	\$ 103,379.00	\$ 49.70
23	Construction	1,226	\$ 87,512.00	\$ 42.07
31	Manufacturing	5,483	\$ 66,091.00	\$ 31.77
42	Wholesale Trade	603	\$ 65,863.00	\$ 31.66
44	Retail Trade	2,428	\$ 31,054.00	\$ 14.93
48	Transportation & Warehousing	1,434	\$ 61,823.00	\$ 29.72
51	Information	84	\$ 55,139.00	\$ 26.51
52	Finance & Insurance	446	\$ 80,454.00	\$ 38.68
53	Real Estate & Rental & Leasing	80	\$ 73,877.00	\$ 35.52
54	Professional, Scientific & Tech. Svcs.	383	\$ 58,358.00	\$ 28.06
55	Management of Companies & Enterprises	357	\$ 122,906.00	\$ 59.09
56	Administrative & Waste Svcs.	315	\$ 39,269.00	\$ 18.88
61	Educational Services	154	\$ 28,803.00	\$ 13.85
62	Health Care & Social Assistance	2,289	\$ 54,988.00	\$ 26.44
71	Arts, Entertainment & Recreation	268	\$ 22,238.00	\$ 10.69
72	Accommodation & Food Services	1,169	\$ 21,392.00	\$ 10.28
81	Other Services (ex. Public Admin.)	720	\$ 34,384.00	\$ 16.53
90	Government	2,022	\$ 58,806.00	\$ 28.27
99	Unclassified Industry	1	\$ 3.00	\$ 0.00

Workforce Profile

1149 West James Steet

City of Columbus Property

Lat 43.343907 / Lng -89.026766

7 Miles

Occupation · 7 Miles

SOC Code	Name	Jobs	Avg. Annual	Avg. Hourly
11	Management	1,311	\$ 92,796.00	\$ 44.61
13	Business & Financial	850	\$ 74,299.00	\$ 35.72
15	Computer & Mathematical	231	\$ 82,565.00	\$ 39.69
17	Architecture & Engineering	278	\$ 82,654.00	\$ 39.74
19	Life, Physical & Social Science	158	\$ 69,196.00	\$ 33.27
21	Community & Social Services	223	\$ 55,762.00	\$ 26.81
23	Legal	65	\$ 91,248.00	\$ 43.87
25	Education, Training & Library	719	\$ 55,169.00	\$ 26.52
27	Arts, Design, Entertainment, Sports & Media	257	\$ 47,013.00	\$ 22.60
29	Healthcare Practitioners & Technical	982	\$ 91,895.00	\$ 44.18
31	Healthcare Support	806	\$ 38,061.00	\$ 18.30
33	Protective Service	256	\$ 66,411.00	\$ 31.93
35	Food Preparation & Serving	1,410	\$ 28,845.00	\$ 13.87
37	Building & Grounds Cleaning / Maintenance	405	\$ 34,854.00	\$ 16.76
39	Personal Care & Service	402	\$ 32,570.00	\$ 15.66
41	Sales & Related	1,862	\$ 41,931.00	\$ 20.16
43	Office & Administrative Support	1,905	\$ 46,119.00	\$ 22.17
45	Farming, Fishing & Forestry	335	\$ 34,556.00	\$ 16.61
47	Construction & Extraction	965	\$ 62,619.00	\$ 30.11
49	Installation, Maintenance & Repair	813	\$ 59,346.00	\$ 28.53
51	Production	3,472	\$ 49,774.00	\$ 23.93
53	Transportation & Material Moving	2,592	\$ 44,041.00	\$ 21.17
55	Military Specific	27	\$ 57,245.00	\$ 27.52

Workforce Profile

1149 West James Steet

City of Columbus Property

Lat 43.343907 / Lng -89.026766

10 Miles

Industry · 10 Miles

NAICS Code	Name	Jobs	Avg. Annual	Avg. Hourly
11	Agriculture, Forestry, Fishing & Hunting	1,146	\$ 50,180.00	\$ 24.13
21	Mining, Quarrying & Oil / Gas Extraction	24	\$ 126,001.00	\$ 60.58
22	Utilities	52	\$ 123,224.00	\$ 59.24
23	Construction	2,385	\$ 85,774.00	\$ 41.24
31	Manufacturing	7,810	\$ 68,462.00	\$ 32.91
42	Wholesale Trade	2,026	\$ 70,938.00	\$ 34.10
44	Retail Trade	5,191	\$ 32,262.00	\$ 15.51
48	Transportation & Warehousing	2,123	\$ 60,385.00	\$ 29.03
51	Information	263	\$ 114,593.00	\$ 55.09
52	Finance & Insurance	1,603	\$ 100,581.00	\$ 48.36
53	Real Estate & Rental & Leasing	305	\$ 68,119.00	\$ 32.75
54	Professional, Scientific & Tech. Svcs.	1,079	\$ 80,905.00	\$ 38.90
55	Management of Companies & Enterprises	594	\$ 124,276.00	\$ 59.75
56	Administrative & Waste Svcs.	1,132	\$ 39,052.00	\$ 18.77
61	Educational Services	566	\$ 32,625.00	\$ 15.69
62	Health Care & Social Assistance	3,842	\$ 57,808.00	\$ 27.79
71	Arts, Entertainment & Recreation	1,156	\$ 22,722.00	\$ 10.92
72	Accommodation & Food Services	3,211	\$ 23,161.00	\$ 11.14
81	Other Services (ex. Public Admin.)	1,674	\$ 40,940.00	\$ 19.68
90	Government	5,232	\$ 62,401.00	\$ 30.00
99	Unclassified Industry	1	\$ 5.00	\$ 0.00

Workforce Profile

1149 West James Steet

City of Columbus Property

Lat 43.343907 / Lng -89.026766

10 Miles

Occupation · 10 Miles

SOC Code	Name	Jobs	Avg. Annual	Avg. Hourly
11	Management	2,505	\$ 103,115.00	\$ 49.57
13	Business & Financial	2,138	\$ 78,607.00	\$ 37.79
15	Computer & Mathematical	741	\$ 88,049.00	\$ 42.33
17	Architecture & Engineering	620	\$ 86,366.00	\$ 41.52
19	Life, Physical & Social Science	348	\$ 71,680.00	\$ 34.46
21	Community & Social Services	501	\$ 58,098.00	\$ 27.93
23	Legal	166	\$ 94,634.00	\$ 45.50
25	Education, Training & Library	1,864	\$ 61,532.00	\$ 29.58
27	Arts, Design, Entertainment, Sports & Media	642	\$ 51,509.00	\$ 24.76
29	Healthcare Practitioners & Technical	1,713	\$ 96,277.00	\$ 46.29
31	Healthcare Support	1,417	\$ 39,499.00	\$ 18.99
33	Protective Service	602	\$ 67,773.00	\$ 32.58
35	Food Preparation & Serving	3,584	\$ 31,359.00	\$ 15.08
37	Building & Grounds Cleaning / Maintenance	1,184	\$ 37,672.00	\$ 18.11
39	Personal Care & Service	1,100	\$ 34,285.00	\$ 16.48
41	Sales & Related	4,125	\$ 45,675.00	\$ 21.96
43	Office & Administrative Support	4,236	\$ 48,325.00	\$ 23.23
45	Farming, Fishing & Forestry	469	\$ 34,601.00	\$ 16.64
47	Construction & Extraction	1,795	\$ 64,839.00	\$ 31.17
49	Installation, Maintenance & Repair	1,497	\$ 60,652.00	\$ 29.16
51	Production	5,216	\$ 50,045.00	\$ 24.06
53	Transportation & Material Moving	4,808	\$ 44,470.00	\$ 21.38
55	Military Specific	147	\$ 62,150.00	\$ 29.88

Development Options Summary

Option A		Multi-tenant retail/office	
	Costs	Revenues	
Demo	\$150,000.00	\$450,000	Sale of Property
Sidewalk/Curb Gutter	\$50,000.00	\$32,409	Annual revenue to TID #5 beginning in 2030
Pay as you go TIF assistance	\$0.00	* Total TIF REVENUES THROUGHT 2039=\$291,681	
	\$200,000.00	\$482,409	(After 2039: Net income as TID Project =\$541,681) (City tax annual revenue projected in 2040 = \$12,963)
Net positive = \$541,681			
Option B		Retail Desintation Building	
	Costs	Revenues	
Demo	\$195,000.00	\$450,000	Sale of Property
Property Purchases	\$483,500.00	\$45,000.00	Annual revenue to TID #5 Beginning in 2031
Pay as you go assistnce	\$0.00	*Total TID revenues through 2039 = \$360,659	
Sidewalk/Curb and gutter	\$50,000.00	(City annual tax revenue projected in 2040 = \$18,000)	
	\$728,500.00	\$495,000	Net positive \$81,500
Option C		Mixed Use	
	Costs	Revenues	
Demo	\$285,000.00	\$450,000	Sale of property
Property Purchase	\$1,108,500.00	\$140,994	Annual revenue to TID #5
Pay as you go assistance	\$250,000.00	*Total TIF revenues through 2039 = \$1,127,956	
Sidewalk/Curb and gutter	\$50,000.00	Projected annual city tax revenue in 2040 = \$56,397	
	\$1,693,500.00	\$590,994	Net Loss = \$256,538

Property Name	Address	Owner	Parcel Number	Acreage	Fair Market Value	Total Assessed	Improved Assessed	Land Assessed
Storage Units	126 Meister Drive	126 Meister LLC	1090	1.03	\$625,000.00	\$546,400.00	\$437,200.00	\$139,200.00
County Hwy Shop	131 Hurrell St.	Columbia County	895.03	0.38	\$208,300.00	\$189,364.00	\$143,916.00	\$45,448.00
Hurley	1101 W James St	Rebecca V Hurley etal	894.03	0.39	\$275,200.00	\$253,500.00	\$188,400.00	\$65,100.00
1149 W James	1149 W James St	City of Columbus	1090.001	1.61	\$0.00	\$0.00	\$0.00	\$0.00
					\$1,108,500.00	\$989,264.00	\$769,516.00	\$249,748.00
Dollar General	951 W James St	951 Associates	907	1	\$518,200.00	\$477,400.00	\$357,800.00	\$119,600.00
1149 W. James Street Redevelopment Projections								
Demolition Costs 1149 W James \$150,000.00 Storage units \$90,000.00 Highway shop \$30,000.00 Hurley's \$15,000.00 \$285,000.00 Estimated Acquisition and demolition cost \$1,393,500.00								
Estimated Redevelopment Values Option A: 1149 W. James only (14,000 sqft) Commercial multi Land Improved Total Est. Fair Market Value First year of collecting tax revenue								
	tenant							
Option B. 20,000 sq ft bldg	Niche Grocery Store	\$2,344,965.00	\$213,000.00	\$2,557,965.00	\$3,171,876.00			
Option C. Large/multi-building project	Mixed use com/mf	\$7,700,000	\$290,000.00	\$8,000,000	\$9,920,000.00			
2 story, 106,000 sq. ft. of floor space								



Agenda Item Report

Meeting Type: Committee of the Whole & Council

Meeting Date: August 5, 2026

Item Title: Authorization to fill vacant Recreation Director position

Submitted By: Matt Amundson, City Administrator

Detailed Description of Subject Matter:

Staff have made a few minor revisions to the job description that was last edited in 2024. It is the intent to advertise the position with the Wisconsin Park and Recreation Association (WPRA) in addition to our normal postings for a two-week period.

List all Supporting Documentation Attached:

Recreation Director Job Description

Action Requested of Council:

Consider and take action on request to fill vacant Recreation Director position



POSITION DESCRIPTION

Class Title: Recreation Director
Department: Recreation
Location: 161 Building
FLSA Status: Exempt
Updated: May 2024 July 2026

GENERAL PURPOSE

Manages, plans and implements activities and programs which serve the social, educational, wellness and service needs of citizens in Columbus. The Director promotes and maintains working relationships with local agencies in order to render assistance to and promote for citizens. This position plans, assigns, supervises, reviews, and evaluates work for the Recreation Department employees and supervisors and the Community Center. The Director assists with operations of the Columbus Area Aquatic Center.

SUPERVISION RECEIVED

Works under supervision of the City Administrator.

SUPERVISION EXERCISED

~~Directly supervises Community Center Manager, Recreation and Aquatic Assistant, Recreation Department employees and assists with the supervision of the Aquatic Center employees.~~

Directly supervises Community Center and Recreation Employees and assists in Aquatic Center Employee Supervision.

ESSENTIAL DUTIES AND RESPONSIBILITIES

Recreation:

Manages the Recreation Department offering multiple programs and services for citizens during weekdays, evenings, and weekends, and provides facilities available for community activities.

Develops a recommended budget for the Recreation Department and administers the budget after approval, including monitoring and approving expenditures.

Maintains accurate records and files and prepares monthly and special reports.

Plans, assigns, train, supervise, and review the works of staff and volunteers.

Creates and implements large City events.

The Recreation Director administers office and program purchases for the Recreation Department.

Administers Recreation Department newsletter, fliers, and brochures to market and promote the department. Provides updates for recreation on the website and social media websites.

Maintains all associated Recreation online software.

Coordinates, facilitates, and encourages participation in recreation programs and events.

The Recreation director works with Columbus schools, Prairie Ridge Hospital, Columbus Public Library, and other organizations and businesses in Columbus to promote recreation and community events.

The Recreation Director implements fundraising efforts to sponsor community events.

Compiles equipment inventory and replaces equipment as needed.

Advertise programming and special events for the department.

Works closely with the Columbus Area Youth Soccer Organization, Columbus Softball Association, and Columbus Baseball Organization and maintains yearly contracts with organizations and collects field use fees.

Works closely with Public Works in regards to park and facility maintenance and on all department rental facilities.

Attends monthly Recreation Advisory Committee meetings, department head meetings, and other meetings as requested and appropriate to the position.

The Recreation Director represents the department and the City of Columbus in contacts with a variety of public and private groups and individuals.

Attends educational offerings, such as conferences and workshops and maintains all certifications.

Maintains school gym calendars and park facility calendars.

Assists the updating and maintenance of the Park Open Space Plan.

Aquatic:

The Recreation Director will collect applications and assist the Recreation and Aquatic Assistant in the interview process and selection of employees, submit offer letters, payroll authorizations and payroll termination forms.

Advertise and implement programming and special events for the CAAC.

Responsible for day to day operations of the pool. Entering bills for payment, payroll and coordinate with any contractors needed for any maintenance repairs. Maintain records and certifications for the state, warranty on equipment, etc.

Schedule contractors to assist in opening and winterization of the pool.

Develops a recommended budget for the Recreation Department, working with the Recreation and Aquatic Assistant, and administers the budget after approval including monitoring and approving expenditures.

The Recreation Director coordinates city-wide pricing structures to include the Aquatic Center.

NECESSARY KNOWLEDGE, SKILLS AND ABILITIES

Working knowledge of computers and Microsoft programs.

Maintain ability to travel throughout the City for meetings and trainings.

Excellent communication skills.

Maintain prompt, predictable, and regular physical attendance.

QUALIFICATIONS

High School diploma or equivalent.

Minimum of two (2) years of Recreation Management experience.

Preferred: Associates or Bachelor's degree in Recreation Management, Public Administration, or related course work.

Preferred: Experience working for a government organization.

A combination of education and Recreation Management experience will be considered.

SPECIAL REQUIREMENTS

Ability to obtain an Aquatic Facility Operator or Certified Pool Operator certificate.

TOOLS AND EQUIPMENT USED

Phone system; personal computer including word processing and spreadsheet software; copy machine; postage machine; fax machine; calculator.

PHYSICAL REQUIREMENTS

The physical requirements described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Position requires prolonged sitting, standing, walking, reaching, twisting, turning, pushing, pulling, kneeling, bending, squatting, and stooping in the performance of daily activities. The position also requires grasping, repetitive hand movement, and fine coordination in keeping records and preparing reports using a computer keyboard. Additionally, the position requires near and far vision in reading written reports and work-related documents and acute hearing is required when providing phone and personal service. The nature of the work may require incumbent to work outdoors, lift equipment and materials weighing up to 40 pounds, and work occasional evenings, weekends, and holidays.

WORK ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job.

Employee shall be willing to work flexible hours, based on department needs. The position requires that the employee attend seminars, workshops and other in-service training or programs, necessary to maintain the level of skills and abilities required for this position. While performing the duties of this job, the employee frequently works in outside weather conditions. The noise level in the work environment is usually moderate.

Work environment does include indoor and outdoor settings. During the summer months, outdoor exposure includes sun, wind, and high temperatures. The Recreation Director may become exposed to chemicals and water during chemical testing.

SELECTION GUIDELINES

Formal application, rating of education and experience; oral interview and reference check; job related tests may be required.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

The City of Columbus is an Equal Opportunity Employer (EOE)

ACKNOWLEDGEMENT

I acknowledge that I have read the job description for my employment position with the City of Columbus and I certify that I can perform these functions.

Employee Name – Please Print

Employee Signature

Date



Agenda Item Report

Meeting Type: Council

Meeting Date: August 5, 2026

Item Title: Consider and take action on Change Order 1 (\$3,410) and Change Order 2 (\$28,160) for Fireman's Park Pickleball Courts.

Submitted By: Matt Amundson, City Administrator

Detailed Description of Subject Matter:

Change Order No 1 adds middle brace rails for all 10' high fence sections. This is being done for greater structural integrity. This is an additional cost of \$3,410.

Change Order No 2 is for additional labor and materials to remove excess topsoil, stockpile on site and supply and install approximately 800 additional tons of stone base course. The project plans anticipated up to 18" of topsoil and an additional 18-24" of topsoil was required to be removed to ensure the correct subbase for the courts. This is an additional cost of \$28,160.

The project included a 15% contingency cost which equaled \$46,371.50. By approving both change orders the project contingency would remain at \$14,801.50

List all Supporting Documentation Attached:

Change Order 1 & Change Order 2

Action Requested of Council:

Consider and take action on Change Order 1 (\$3,410) and Change Order 2 (\$28,160) for Fireman's Park Pickleball Courts.

Date of Issuance: July 16, 2026
 Contract: Fireman's Park Pickleball Courts
 Contractor: Holtz Builders
 Address: P.O. Box 429
 Lake Delton, WI 53940

Effective Date: July 16, 2026
 Owner: City of Columbus
 Engineer: Ruekert & Mielke, Inc.
 Engineer's Project No.: 8117-10111.300
 Effective Date of Contract: June 22, 2026

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

Description:

1-5/8" O.D. middle brace rails are added to all 10' high fence sections.

Reason for Change Order:

Added middle rails will add stability to fence structure to support future mesh screen additions.

Attachments: (List documents supporting change)

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price \$ 309,143.31	Original Contract Times: Substantial Completion: 10/15/2026 Ready for Final Payment: _____ days or dates
●Increase● ●Decrease● from previously approved Change Orders No. ___ to No. ___: \$ _____	●Increase● ●Decrease● from previously approved Change Orders No. ___ to No. ___: Substantial Completion: 10/15/2026 Ready for Final Payment: _____ days
Contract Price prior to this Change Order: \$ 309,143.31	Contract Times prior to this Change Order: Substantial Completion: 10/15/2026 Ready for Final Payment: _____ days or dates
Increase of this Change Order: \$ 3,410.00	●Increase● ●Decrease● of this Change Order: Substantial Completion: 10/15/2026 Ready for Final Payment: _____ days or dates
Contract Price incorporating this Change Order: \$ 312,553.31	Contract Times with all approved Change Orders: Substantial Completion: 10/15/2026 Ready for Final Payment: _____ days or dates

RECOMMENDED:

ACCEPTED:

ACCEPTED:

Signature: 
 Engineer (Authorized Signature)

Signature: _____
 Owner (Authorized Signature)

Signature: 
 Contractor (Authorized Signature)

Date: _____

Date: _____

Date: 07/27/2026

Change Order No. 2 Item #6.

Date of Issuance: July 24, 2026
Contract: Fireman's Park Pickleball Courts
Contractor: Holtz Builders
Address: P.O. Box 429
Lake Delton, WI 53940

Effective Date: July 24, 2026
Owner: City of Columbus
Engineer: Ruekert & Mielke, Inc.
Engineer's Project No.: 8117-10111.300
Effective Date of Contract: June 22, 2026

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

Description:

Additional labor and materials to remove excess topsoil, stockpile on site for Country Club use, and supply and install approximately 800 additional tons of stone base course.

Reason for Change Order:

During stripping of project area, contractor found 18"-24" depth of topsoil which needs to be removed because it is unsuitable material for pickleball courts subbase.

Attachments: (List documents supporting change)

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price \$ 309,143.31	Original Contract Times: Substantial Completion: <u>10/15/2026</u> Ready for Final Payment: _____ days or dates
Increase from previously approved Change Order No. 1: \$ 3,410.00	●Increase● ●Decrease● from previously approved Change Orders No. ____ to No. ____: Substantial Completion: <u>10/15/2026</u> Ready for Final Payment: _____ days
Contract Price prior to this Change Order: \$ 312,553.31	Contract Times prior to this Change Order: Substantial Completion: <u>10/15/2026</u> Ready for Final Payment: _____ days or dates
Increase of this Change Order: \$ 28,160.00	●Increase● ●Decrease● of this Change Order: Substantial Completion: <u>Construction schedule added 1 day</u> Ready for Final Payment: _____ days or dates
Contract Price incorporating this Change Order: \$ 340,713.31	Contract Times with all approved Change Orders: Substantial Completion: <u>10/15/2026</u> Ready for Final Payment: _____ days or dates

RECOMMENDED:

ACCEPTED:

ACCEPTED:

Signature:



Engineer (Authorized Signature)

Signature: _____

Owner (Authorized Signature)

Signature: _____

Contractor (Authorized Signature)

Date: 7/27/26

Date: _____

Date: 07/27/2026

7/27/26

00 63 63-1

Ruekert & Mielke,

66

~8117-10111.300 > Changes > 00 63 63 Change Order 2.doc~



Agenda Item Report

Meeting Type: Common Council

Meeting Date: 8/5/2026

Item Title: Claims Packet

Submitted By: Kendra Riddle, Finance Director

Detailed Description of Subject Matter:

Claims from 7/11/2026 to 7/28/2026 in the amount of \$229,817.90

List all Supporting Documentation Attached:

Claims Packet 7/11/2026 – 7/28/2026

Action Requested of Council:

Consider and take action on claims in the amount of \$229,817.90

7/28/2026 2:10 PM

Reprint Check Register - Full Report - ALL

Page: 1
ACCT

CITY GENERAL FUND

ALL Checks

Posted From: 7/11/2026 From Account:
Thru: 7/28/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
63029	7/22/2026	AMAZON CAPITAL SERVICES	Ⓢ
PD PURCHASES			
100-00-52100-203-000		POL DEPT COMMUNITY SERVICE	179.99
		NNO DOOR PRIZE	1DTV-Q9KR-HMHL
100-00-52130-300-000		PD SUPP SVCS OP SUPPLIES & EXP	41.93
		COPY PAPER	1119-747Y-DT9D
100-00-52110-811-000		PD - PATROL SMALL EQUIP PURCH	119.70
		FLASH DRIVES	13NW-1Y67-TF76
419-00-52100-810-000		POLICE DEPT EQUIP PURCHASED	49.99
		HARDSHELL CARRYING CASE	1C3F-3VM6-XHCD
Total			391.61
63030	7/22/2026	AT&T MOBILITY II LLC	Ⓢ
CELL PHONE SERVICE			
216-00-55550-221-000		REC TELEPHONE/INTERNET	30.35
			287349053007X07152026
215-00-55500-221-000		POOL TELEPHONE/INTERNET	30.35
			287349053007X07152026
100-00-51600-221-000		CITY HALL TELEPHONE/INTERNET	30.35
			287349053007X07152026
100-00-51600-221-000		CITY HALL TELEPHONE/INTERNET	65.12
			287348176967X07152026
100-00-52310-224-000		EMD TELEPHONE CIRCUIT	37.38
			287348176967X07152026
205-00-56400-331-000		CDA MILEA/MEALS/LODGING	37.38
			287348176967X07152026
100-00-51110-331-000		MAYOR MILEA/MEALS/LODGING	32.56
			287348176967X07152026
225-00-51650-221-000		CABLE TV TELEPHONE/INTERNET	32.56
			287348176967X07152026
100-00-51600-221-000		CITY HALL TELEPHONE/INTERNET	38.58
			287348176967X07152026
Total			334.63
63031	7/22/2026	BEN'S SOFT PRETZELS	Ⓢ
NATIONAL NIGHT OUT 2026			
100-00-52100-203-000		POL DEPT COMMUNITY SERVICE	1,100.00
		1024	
Total			1,100.00

7/28/2026 2:10 PM

Reprint Check Register - Full Report - ALL

Page: 2
ACCT

CITY GENERAL FUND

ALL Checks

Posted From: 7/11/2026 From Account:
Thru: 7/28/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
63032	7/22/2026	BIDDLE, RYAN	0
NATIONAL NIGHT OUT 2026			
100-00-52100-203-000		POL DEPT COMMUNITY SERVICE	475.00
		NNO 8/4/2026	
Total			475.00
63033	7/22/2026	CAPITAL ONE COMMERCIAL	0
DPW PURCHASES			
100-00-53230-300-000		GARAGE OP SUPPLIES & EXP	11.56
		WATER 322417526063696	
100-00-53300-360-000		STREETS SIGNS	127.66
		SCREWS, WASHERS, 2X2'S 322417526063696	
100-00-53230-300-000		GARAGE OP SUPPLIES & EXP	23.92
		WATER 322416926042826	
100-00-53300-360-000		STREETS SIGNS	19.31
		WASHERS, 2X2'S 322416926042826	
Total			182.45
63034	7/22/2026	CHARTER COMMUNICATIONS	0
INTERNET & TV SERVICES 7/2026			
100-00-51600-225-000		CITY HALL SIREN ELECTRICITY	24.45
225-00-51650-210-000		CABLE TV PROFESSIONAL FEES	24.44
205-00-56400-242-000		CDA MEDIA/WEB/MISC	24.44
100-00-52310-390-000		EMD OTH SUPP & MISC EXP	24.44
100-00-52200-225-000		FIRE SIREN ELECTRICITY	24.45
100-00-52100-220-000		POL DEPT UTILITIES	24.45
100-00-53100-221-000		PW ADMIN TELEPHONE/INTERNET	24.44
216-00-55550-221-000		REC TELEPHONE/INTERNET	24.44
216-00-55510-220-000		C CENTER UTILITIES	24.44
100-00-51600-225-000		CITY HALL SIREN ELECTRICITY	35.41
225-00-51650-210-000		CABLE TV PROFESSIONAL FEES	35.41

7/28/2026 2:10 PM

Reprint Check Register - Full Report - ALL

Page: 3
ACCT

CITY GENERAL FUND

ALL Checks

Posted From: 7/11/2026 From Account:
Thru: 7/28/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
216-00-55510-220-000		C CENTER UTILITIES	70.83
Total			361.64

63035	7/22/2026	CIVICPLUS LLC	
3RD QUARTER WEB HOSTING			
100-00-51600-234-000		CITY HALL TECHNOLOGY MAINT	1,023.44
		ADMINISTRATION	380286
100-00-52100-242-000		POL DEPT - MEDIA/WEB/MISC	113.72
		POLICE DEPT	380286
100-00-52200-234-000		FIRE WEB MEDIA	113.72
		FIRE DEPT	380286
100-00-53100-242-000		PW ADMIN MEDIA/WEB/MISC	113.72
		DPW	380286
216-00-55510-242-000		C CENTER MEDIA/WEB/MISC	113.72
		COMMUNITY CENTER	380286
216-00-55550-342-000		REC FIREARMS/AMMUN	113.72
		RECREATION	380286
205-00-56400-242-000		CDA MEDIA/WEB/MISC	227.43
		CDA	380286
215-00-55500-242-000		POOL MEDIA/WEB/MISC	113.72
		POOL	380286
225-00-51650-245-000		CABLE TV VIDEO/WEBSITE	113.72
		CABLE	380286
250-00-55575-242-000		TOURISM MEDIA/WEB/MISC	227.43
		TOURISM	380286
Total			2,274.34

63036	7/22/2026	COLUMBUS 4TH OF JULY ORG	
DEPOSIT RETURN - 4TH OF JULY FESTIVAL			
100-00-23310-000-000		PARKS - FACILITY RENTAL	1,500.00
		07042026	
Total			1,500.00

63037	7/22/2026	COLUMBUS UTILITIES	
POOL & LIBRARY SERVICES			
215-00-55500-220-000		POOL UTILITIES	3,562.97
		BULK WATER FOR POOL	3006
210-00-55110-230-000		LIBRARY REPAIR/MAIN	1,332.00
		LOCKSMITH SERVICES	3009

7/28/2026 2:10 PM

Reprint Check Register - Full Report - ALL

Page: 4
ACCT

CITY GENERAL FUND

ALL Checks

Posted From: 7/11/2026 From Account:
Thru: 7/28/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
Total			4,894.97
63038	7/22/2026	DAILY CITIZEN	Ⓢ
ALC LICENSE APP AD & PLAN COMMISSION AD			
100-00-51130-320-000		LEGISL SUPPORT PRINTING & LEGA D7402F73-0061	90.03
100-00-51130-320-000		LEGISL SUPPORT PRINTING & LEGA D7402F73-0062	46.71
Total			136.74
63039	7/22/2026	DIVERSIFIED BENEFIT SERV INC	Ⓢ
HSA SERVICES 7/2026			
100-00-51600-210-000		CITY HALL PROFESSIONAL FEES 483107	87.00
Total			87.00
63040	7/22/2026	EGOLDFAX	Ⓢ
EMAIL FAX SERVICE 7/13-8/12/2026			
100-00-51600-221-000		CITY HALL TELEPHONE/INTERNET 12217198	15.25
210-00-55110-221-000		LIBRARY TELEPHONE/INTERNET 12217198	15.24
Total			30.49
63041	7/22/2026	EZ SHIRTZ	Ⓢ
RECREATION			
216-00-55550-374-000		REC SPEC EVENTS/TRIPS FIRECRACKER 5 TEES 17091	967.00
216-00-55550-374-000		REC SPEC EVENTS/TRIPS FIRECRACKER 5 TEES 17092	165.00
Total			1,132.00
63042	7/22/2026	FISCHER BROS LLC	Ⓢ
POOL PELICAN SLIDE REPAIR			
215-00-55500-230-000		POOL REPAIR/MAIN 2574	4,000.00
Total			4,000.00
63043	7/22/2026	FORWARDHEALTH	Ⓢ
CLTS IMPACTED CLAIMS			

7/28/2026 2:10 PM

Reprint Check Register - Full Report - ALL

Page: 5
ACCT

CITY GENERAL FUND

ALL Checks

Posted From: 7/11/2026 From Account:
Thru: 7/28/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
216-00-55550-210-000		REC PROFESSIONAL FEES	463.00
		Total	463.00
63044	7/22/2026	GLS UTILITY LLC INC	0
	6/2026	ACCT MAINT & DIGGERS HOTLINE TIX	
100-00-51600-240-000		CITY HALL SOFTWARE SUPPORT	159.15
		17974	
		Total	159.15
63045	7/22/2026	HAVENS PETTING FARM LLC	0
		NATIONAL NIGHT OUT 2026	
100-00-52100-203-000		POL DEPT COMMUNITY SERVICE	889.20
		MPF2026-116	
		Total	889.20
63046	7/22/2026	HEARTLAND ECOLOGICAL GROUP INC	0
		WETLAND DELINEATION	
416-00-51117-211-000		TIF #7 LEGAL/PROF SERV	2,250.00
		20261790-01	
		Total	2,250.00
63047	7/22/2026	JAWS SWIM TEAM	0
		JAWS INVITE 7/25/2026	
215-00-55500-421-000		POOL SWIM TEAM EXP	100.00
		7/25/2026	
		Total	100.00
63048	7/22/2026	KAYLA'S CUSTOM CLEANING	0
		PAVILION CLEANING 6/2026	
216-00-55200-370-000		PARKS PAVILION EXP	645.00
		99601	
		Total	645.00
63049	7/22/2026	KNUDSON, SUSAN	0
		DEPOSIT RETURN AVALON 7/4/2026	
100-00-23310-000-000		PARKS - FACILITY RENTAL	100.00
		07042026	
		Total	100.00

7/28/2026 2:10 PM

Reprint Check Register - Full Report - ALL

Page: 6
ACCT

CITY GENERAL FUND

ALL Checks

Posted From: 7/11/2026 From Account:
Thru: 7/28/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
63050	7/22/2026	KONA ICE OF MADISON LLC	0
NATIONAL NIGHT OUT 2026			
100-00-52100-203-000		POL DEPT COMMUNITY SERVICE	700.00
		000908	
Total			700.00
63051	7/22/2026	MSA PROFESSIONAL SERVICES INC	0
BUILDING INSPECTION SERVICE 3/8-6/6/2026			
100-00-52400-295-000		INSPECTIONS CONTRACT BLDG INSP	26,140.38
		030359	
Total			26,140.38
63052	7/22/2026	POP ART!	0
NATIONAL NIGHT OUT 2026			
100-00-52100-203-000		POL DEPT COMMUNITY SERVICE	375.00
		710	
Total			375.00
63053	7/22/2026	PRAIRIE RIDGE HEALTH INC	0
6/2026 BLOOD DRAWS & DRUG SCREENS			
100-00-52100-200-000		POL DEPT CTY & JAIL FEE TO CIT	325.00
		BLOOD DRAWS 285492 92261210175	
216-00-55550-210-000		REC PROFESSIONAL FEES	54.00
		RECREATION DRUG SCREENS 285483 92261210145	
215-00-55500-210-000		POOL PROFESSIONAL FEES	135.00
		POOL DRUG SCREENS 285483 92261210145	
210-00-55110-300-000		LIBRARY OP SUPPLIES & EXP	27.00
		LIBRARY DRUG SCREEN 285483 92261210145	
100-00-52200-210-000		FIRE PROFESSIONAL FEES	183.50
		FIRE DEPT TESTING 285483 92261210145	
Total			724.50
63054	7/22/2026	PREMIER FACE PAINTING	0
NATIONAL NIGHT OUT 2026			
100-00-52100-203-000		POL DEPT COMMUNITY SERVICE	285.00
		08042026	
Total			285.00
63055	7/22/2026	PREMIUM WATERS INC	0
WATER SERVICE			

7/28/2026 2:10 PM

Reprint Check Register - Full Report - ALL

Page: 7
ACCT

CITY GENERAL FUND

ALL Checks

Posted From: 7/11/2026 From Account:
Thru: 7/28/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
100-00-52120-390-000		PD FIELD SVCS OTH SUPP & MISC	61.48
		802496-06-26	
		Total	61.48
63056	7/22/2026	RHYME BUSINESS PRODUCTS LLC	Ⓢ
		ADMINISTRATION COPIER CONTRACT	
100-00-51600-300-000		CITY HALL OP SUPPLIES & EXP	147.00
		AR952887	
		Total	147.00
63057	7/22/2026	RUEKERT - MIELKE INC	Ⓢ
		PROFESSIONAL SERVICES 5/16-6/12/2026	
100-00-56310-391-000		ENGINEER OTHER NON INFRAS.	757.25
		COUNCIL/STAFF MEETING ATTENDANCE	164427
100-00-56310-213-000		ENGINEERING ZONING/PLANNING/EN	1,039.25
		DRT MEETING ATTENDANCE	164427
100-00-56310-213-000		ENGINEERING ZONING/PLANNING/EN	3,890.50
		DPW SUPPORT & PERMIT APPROVALS	164427
100-00-56310-213-000		ENGINEERING ZONING/PLANNING/EN	1,831.75
		TDS & HANSON MEETINGS ATTENDANCE	164427
100-00-56310-213-000		ENGINEERING ZONING/PLANNING/EN	4,720.85
		TRAIL PLANNING	164432
100-00-56310-391-000		ENGINEER OTHER NON INFRAS.	1,033.75
		ADMINISTRATION & PLANNING SUPPORT	164427
100-00-56310-213-000		ENGINEERING ZONING/PLANNING/EN	1,394.30
		ZION SCHOOL	164429
201-00-23100-040-000		PRAIRIE RIDGE HEALTH	1,649.30
		PRAIRIE RIDGE HEALTH	164428
201-00-23100-047-000		ACS RBHS LLC 5	992.25
		ACS RBHS LLC CCC LOT 5	164434
415-00-57332-000-000		CAP PROJ - 2026 W SCHOOL ST	11,777.16
		W SCHOOL ST - STREETS	164435
415-00-57332-000-000		CAP PROJ - 2026 W SCHOOL ST	7,091.63
		W SCHOOL ST - WATER (CU TO REIMBURSE)	164435
415-00-57332-000-000		CAP PROJ - 2026 W SCHOOL ST	3,799.09
		W SCHOOL ST - SEWER (CU TO REIMBURSE)	164435
650-00-55500-623-000		2026 STS RECON STORM	2,659.36
		W SCHOOL ST - STORM	164435

7/28/2026 2:10 PM

Reprint Check Register - Full Report - ALL

Page: 8
ACCT

CITY GENERAL FUND

ALL Checks

Posted From: 7/11/2026 From Account:
Thru: 7/28/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
245-00-57620-000-000		PARKS - CAPITAL PROJECTS	1,682.38
		PICKLEBALL COURTS 164433	
416-00-59307-000-000		TIF #7 ENGINEERING	602.75
		CARDINAL HEIGHTS 164430	
415-00-57331-000-000		CAP PROJ - 2026 PSB	6,650.00
		PUBLIC SAFETY BUILDING 164425	
100-00-56310-243-000		ENGINEERING GIS SERVICES	1,566.50
		GIS ANNUAL SERVICES 164431	
Total			53,138.07
63058	7/22/2026	SALAMONE SUPPLIES INC	0
		HAND SOAP FOR PARKS	
100-00-55200-300-000		PARKS OP SUPPLIES & EXP	52.66
		186217	
Total			52.66
63059	7/22/2026	SALZWEDEL, JOHN C	0
		JULY CLOCKTOWER MAINTENANCE	
100-00-51600-291-000		CITY HALL CONTRACT MONTHLY	325.00
		138	
Total			325.00
63060	7/22/2026	SHRED-IT USA LLC	0
		SHREDDING SERVICE 6/23/2026	
100-00-51600-300-000		CITY HALL OP SUPPLIES & EXP	68.74
		CITY HALL 8014730866	
100-00-52100-233-000		POL DEPT BLDG/REP & MAINT	68.74
		POLICE DEPT 8014730866	
Total			137.48
63061	7/22/2026	US CELLULAR	0
		CELL PHONE SERVICES	
235-00-54910-221-000		CEMETERY TELEPHONE/INTERNET	35.00
		CEMETERY 0818002696	
100-00-53100-221-000		PW ADMIN TELEPHONE/INTERNET	221.34
		DPW PHONES/TABLETS 0818002696	
100-00-51600-221-000		CITY HALL TELEPHONE/INTERNET	176.91
		CU/WW IPADS/PHONES (WILL REIMBURSE) 0818002696	
Total			433.25

7/28/2026 2:10 PM

Reprint Check Register - Full Report - ALL

Page: 9
ACCT

CITY GENERAL FUND

ALL Checks

Posted From: 7/11/2026 From Account:
Thru: 7/28/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
63062	7/22/2026	WI COPY & BUSINESS COPIER CONTRACT 7/2026	Ⓢ
100-00-52130-290-000		PD SUPP SVCS CONTRACT SERVICES AR72641	57.00
Total			57.00
63063	7/22/2026	WI DEPT OF JUSTICE TIME BACKGROUND CHECKS 6/2026	Ⓢ
100-00-51600-210-000		CITY HALL PROFESSIONAL FEES OPERATOR'S LICENSES G3226 202606	322.00
100-00-51600-210-000		CITY HALL PROFESSIONAL FEES AGENT/ALCOHOL G3226 202606	77.00
215-00-55500-210-000		POOL PROFESSIONAL FEES POOL G3226 202606	259.00
216-00-55550-210-000		REC PROFESSIONAL FEES RECREATION G3226 202606	49.00
100-00-52200-210-000		FIRE PROFESSIONAL FEES FIRE DEPT G3226 202606	7.00
100-00-51600-210-000		CITY HALL PROFESSIONAL FEES CU (WILL REIMBURSE) G3226 202606	14.00
Total			728.00
63064	7/22/2026	WI DEPT OF TRANSPORTATION PRELIMINARY ENGINEERING - TOWER DR	Ⓢ
415-00-57334-000-000		CAP PRJTS - TOWER DR 395-0000445349	12,761.19
Total			12,761.19
63065	7/22/2026	YOUTH ENRICHMENT LEAGUE RECREATION SUMMER PROGRAMS	Ⓢ
216-00-55550-451-000		REC YOUTH ENRICH. 5823	1,819.00
Total			1,819.00
63066	7/24/2026	AT&T MOBILITY II LLC CELL PHONES SERVICES 6/13-7/12	Ⓢ
100-00-52100-221-000		POL DEPT TELEPHONE/INTERNET 287320767831X07202026	797.54
Total			797.54

7/28/2026 2:10 PM

Reprint Check Register - Full Report - ALL

Page: 10
ACCT

CITY GENERAL FUND

ALL Checks

Posted From: 7/11/2026 From Account:
Thru: 7/28/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
63067	7/24/2026	CAPITAL ONE COMMERCIAL	Ⓢ
GOAT FLOAT SUPPLIES			
100-00-55200-372-000		PARKS DEER OP EXP	225.71
		GOAT FLOAT SUPPLIES	322418126027332
216-00-55200-370-000		PARKS PAVILION EXP	160.74
		PAVILION DOOR LOCKS	322419026073247
216-00-55550-230-000		REC REPAIR/MAIN	147.72
		161 BUILDING DOOR LOCKS	322419026073247
Total			534.17
63068	7/24/2026	CHARTER COMMUNICATIONS	Ⓢ
TV SERVICES			
100-00-52200-225-000		FIRE SIREN ELECTRICITY	53.25
		TV SERVICES	
Total			53.25
63069	7/24/2026	COAST TO COAST SOLUTIONS INC	Ⓢ
TOTES AND TEES			
210-00-55110-410-000		LIBRARY PUBLIC REL EXPENSE	670.79
		IVC0120891	
Total			670.79
63070	7/24/2026	COLUMBIA COUNTY HIGHWAY & TRANSPORTATION	Ⓢ
PARK AVE SIGN REPAIR			
100-00-53300-293-000		STREETS CONTRACT SERV REP/MAIN	424.84
Total			424.84
63071	7/24/2026	COLUMBUS UTILITIES	Ⓢ
210-00-55110-230-000		LIBRARY REPAIR/MAIN	120.00
		LOCKSMITH TIP	3027
100-00-53100-332-000		PW ADMIN TRAINING	690.63
		DESK, SMARTBOARD, WATER, ICE	3026
100-00-55200-372-000		PARKS DEER OP EXP	99.75
		FLEET FARM PURCHASES	3026
Total			910.38
63072	7/24/2026	EAGLE ENGRAVING INC	Ⓢ
ID TAGS			

7/28/2026 2:10 PM

Reprint Check Register - Full Report - ALL

Page: 11
ACCT

CITY GENERAL FUND

ALL Checks

Posted From: 7/11/2026 From Account:
Thru: 7/28/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
100-00-52200-810-000		FIRE EQUIP PURCHASED	34.80
		2026-5615	
		Total	34.80
63073	7/24/2026	GFL ENVIRONMENTAL	0
		PORTABLE RESTROOMS - PARKS	
100-00-55200-371-000		PARKS PLAYGRND EXP	503.96
		UN0000164588	
		Total	503.96
63074	7/24/2026	GOVERNMENT FORMS AND SUPPLIES	0
		PAYROLL CHECK STOCK	
100-00-51600-300-000		CITY HALL OP SUPPLIES & EXP	150.00
		PAYROLL CHECK STOCK	0362893
100-00-51600-300-000		CITY HALL OP SUPPLIES & EXP	253.75
		AP CHECK STOCK	0362892
		Total	403.75
63075	7/24/2026	HAMMES FIRE & SAFETY LLC	0
210-00-55110-230-000		LIBRARY REPAIR/MAIN	250.00
		45850	
210-00-55110-230-000		LIBRARY REPAIR/MAIN	540.00
		ANNUAL MONITORING FEE	45839
		Total	790.00
63076	7/24/2026	INGRAM LIBRARY SERVICES	0
		BOOKS	
210-00-55110-403-000		LIBRARY ADULT BOOKS	581.12
		06232026	
210-00-55110-404-000		LIBRARY YOUTH BOOKS	532.87
		06232026	
210-00-55110-405-000		LIBRARY TEEN BOOKS	335.56
		06232026	
		Total	1,449.55
63077	7/24/2026	LAKESIDE LAWN CARE LLC	0
		7/13 MOW, 7/20 MOW/TRIM	
235-00-54910-299-000		CEMETERY CONTRACT MOWING	5,900.00
		7/13 MOW, 7/20 MOW/TRIM	07202026

7/28/2026 2:10 PM

Reprint Check Register - Full Report - ALL

Page: 12
ACCT

CITY GENERAL FUND

ALL Checks

Posted From: 7/11/2026 From Account:
Thru: 7/28/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
Total			5,900.00
63078	7/24/2026	MARLIN LEASING CORP	0
COPIER CONTRACT			
100-00-52130-290-000		PD SUPP SVCS CONTRACT SERVICES	148.35
		42404173	
Total			148.35
63079	7/24/2026	MEITNERS LAND SERVICE LLC	0
GRAVE OPENING - MARTIN			
235-00-54910-299-000		CEMETERY CONTRACT MOWING	850.00
		GRAVE OPENING - MARTIN	3724
235-00-54910-299-000		CEMETERY CONTRACT MOWING	1,350.00
		CREM-FIRARI & GRAVE OPENING-HASTINGS	5726
Total			2,200.00
63080	7/24/2026	MID-STATE EQUIPMENT INC - JANESVILLE	0
CHAINSAB PART			
100-00-56110-231-000		FORESTRY EQUIPMENT MAINT	6.89
		CHAINSAB PART	P10586
100-00-55200-231-000		PARKS EQUIPMENT MAINT	127.98
		PARK SUPPLIES	P10486
Total			134.87
63081	7/24/2026	NAPA AUTO PARTS	0
ATV OIL & FILTER CHANGE			
100-00-53230-232-000		GARAGE VEHICLE REP/MAINT	102.47
			838853
Total			102.47
63082	7/24/2026	RHYME BUSINESS PRODUCTS	0
STANDARD PAYMENT/MAINTENANCE			
100-00-51600-234-000		CITY HALL TECHNOLOGY MAINT	2,125.12
		ADMINISTRATION	42412868
100-00-51450-242-000		MEDIA/COM DEV MEDIA/WEB/MISC	163.21
		MEDIA	42412868
100-00-52310-390-000		EMD OTH SUPP & MISC EXP	163.21
		EMERGENCY MANAGEMENT	42412868
205-00-56400-242-000		CDA MEDIA/WEB/MISC	163.21
		CDA	42412868

7/28/2026 2:10 PM

Reprint Check Register - Full Report - ALL

Page: 13
ACCT

CITY GENERAL FUND

ALL Checks

Posted From: 7/11/2026 From Account:
Thru: 7/28/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
216-00-55510-230-000		C CENTER REPAIR/MAIN	280.67
		COMMUNITY CENTER 42412868	
215-00-55500-210-000		POOL PROFESSIONAL FEES	399.31
		POOL 42412868	
216-00-55550-701-000		REC EQUIPMENT	115.62
		RECREATION 42412868	
100-00-53100-242-000		PW ADMIN MEDIA/WEB/MISC	420.19
		DPW 42412868	
100-00-52100-292-000		POL DEPT SOFTWARE/CONT SERV	1,434.23
		POLICE DEPT 42412868	
100-00-52200-240-000		FIRE SOFTWARE SUPPORT	420.19
		FIRE DEPT 42412868	
100-00-51200-240-000		MUNI COURT SOFTWARE SUPPORT	131.96
		MUNICIPAL COURT 42412868	
		Total	5,816.92
63083	7/24/2026	SALAMONE SUPPLIES INC	Ⓢ
		SOAP FOR PARKS	
100-00-55200-300-000		PARKS OP SUPPLIES & EXP	157.98
		186352	
		Total	157.98
63084	7/24/2026	WEINER, DENNIS	Ⓢ
		REPLENISH PETTY CASH	
100-00-52120-390-000		PD FIELD SVCS OTH SUPP & MISC	62.99
		07242026	
		Total	62.99
63085	7/24/2026	WELLS FARGO BANK NA	Ⓢ
		COPIER CONTRACT	
100-00-53100-300-000		PW ADMIN OP SUPPLIES & EXP	78.28
		Total	78.28
63086	7/28/2026	AMAZON CAPITAL SERVICES	Ⓢ
		NNO SUPPLIES	
100-00-52100-203-000		POL DEPT COMMUNITY SERVICE	110.75
		NNO SUPPLIES 1WPW-QDL1-XNP6	
100-00-52130-300-000		PD SUPP SVCS OP SUPPLIES & EXP	71.97
		AIR FRESHENER, DISH SOAP, NOTE PADS 1FD4-6CXL-9DN4	

7/28/2026 2:10 PM

Reprint Check Register - Full Report - ALL

Page: 14
ACCT

CITY GENERAL FUND

ALL Checks

Posted From: 7/11/2026 From Account:
Thru: 7/28/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
Total			182.72
63087	7/28/2026	ASSOCIATED APPRAISAL	0
100-00-51530-290-000		ASSESSOR CONTRACT SERVICES	1,596.34
		PROFESSIONAL SERVICES - 8/2026 187541	
Total			1,596.34
63088	7/28/2026	AUTUMN SUPPLY INC	0
		GLOVES	
100-00-52200-810-000		FIRE EQUIP PURCHASED	76.89
		GLOVES 018081	
Total			76.89
63089	7/28/2026	BAER INSURANCE SERVICES INC	0
		AUDIT FOR WORKER'S COMP	
100-00-51950-510-000		INSURANCE PROP/LIAB/AUTO	2,961.00
		AUDIT FOR WORKER'S COMP 10790	
Total			2,961.00
63090	7/28/2026	BAYCOM INC	0
		RADIOS INTO RM SERVER	
100-00-52100-241-000		POL DEPT TECHNOLOGY	456.00
		RADIOS INTO RM SERVER SRVCE000000065533	
Total			456.00
63091	7/28/2026	BOARDMAN & CLARK LLP	0
		GENERAL MATTERS	
100-00-51300-216-000		MUN ATTNY PFL SERVICE RENDERED	1,550.00
		GENERAL MATTERS 320616	
100-00-51300-215-000		MUN ATTNY MUNI PROSECUTION	1,475.00
		MUNICIPAL PROSECUTIONS 320616	
100-00-51300-216-000		MUN ATTNY PFL SERVICE RENDERED	500.00
		ORDINANCES 320616	
100-00-51300-216-000		MUN ATTNY PFL SERVICE RENDERED	325.00
		ZONING CODE UPDATE 320616	
201-00-23100-047-000		ACS RBHS LLC 5	105.00
		ACS RBHS LLC CCC LOT 5 320616	
201-00-23100-054-000		RHODES	75.00
		RHODES 320616	

7/28/2026 2:10 PM

Reprint Check Register - Full Report - ALL

Page: 15
ACCT

CITY GENERAL FUND

ALL Checks

Posted From: 7/11/2026 From Account:
Thru: 7/28/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
416-00-51117-211-000		TIF #7 LEGAL/PROF SERV	200.00
1400 PARK AVE		320616	
100-00-51300-216-000		MUN ATTNY PFL SERVICE RENDERED	-3,400.00
LESS RETAINER		320616	
Total			830.00
63092	7/28/2026	CHILDS, CRAIG D, PHD, SC	0
NEW HIRE EVALUATION			
100-00-52100-210-000		POL DEPT PROFESSIONAL FEES	525.00
NEW HIRE EVALUATION		4706	
Total			525.00
63093	7/28/2026	COLUMBIA COUNTY ACCOUNTING DEPT	0
RIVER GAUGE PHONE LINE 1/2026-6/2026			
100-00-52310-348-000		EMD RIVER GUAGE	120.13
RIVER GAUGE PHONE LINE 1/2026-6/2026		2026-002	
Total			120.13
63094	7/28/2026	COLUMBIA COUNTY HIGHWAY & TRANSPORTATION	0
COUNTY HIGHWAY AID - S SPRING ST			
100-00-53300-202-000		STREETS COUNTY AID PROG	4,000.00
COUNTY HIGHWAY AID - S SPRING ST			
Total			4,000.00
63095	7/28/2026	COLUMBUS UTILITIES	0
100-00-51600-220-000		CITY HALL UTILITIES	945.25
CITY HALL		ADMIN 6/2026	
100-00-52310-225-000		EMD SIREN ELECTRICITY	25.36
EMERGENCY CITY SIRENS		ADMIN 6/2026	
100-00-53420-000-000		STREET LIGHTING	10,176.24
STREET LIGHTING		ADMIN 6/2026	
100-00-53300-362-000		STREETS TRAFFIC CONTROL	182.74
TRAFFIC LIGHTS		ADMIN 6/2026	
100-00-51910-000-000		CONTINGENCY ACCOUNT	109.26
1149 W JAMES ST		ADMIN 6/2026	
100-00-52100-220-000		POL DEPT UTILITIES	538.00
POLICE DEPT		PD 6/2026	
100-00-52200-220-000		FIRE UTILITIES	513.11
FIRE DEPT		FD 6/2026	

7/28/2026 2:10 PM

Reprint Check Register - Full Report - ALL

Page: 16
ACCT

CITY GENERAL FUND

ALL Checks

Posted From: 7/11/2026 From Account:
Thru: 7/28/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
100-00-52200-220-000		FIRE UTILITIES	107.20
		FIRE DEPT - WATER ONLY	
	FD 6/2026		
216-00-55510-220-000		C CENTER UTILITIES	392.08
		COMMUNITY CENTER	
	CC 6/2026		
216-00-55550-220-000		REC UTILITIES	229.74
		161 BUILDING	
	REC 6/2026		
215-00-55500-220-000		POOL UTILITIES	11,949.35
		POOL	
	POOL 6/2026		
210-00-55110-220-000		LIBRARY UTILITIES	504.04
		LIBRARY	
	LIB 6/2026		
210-00-55115-220-000		ANNEX UTILITIES	278.53
		LIBRARY ANNEX	
	LIB 6/2026		
100-00-52370-220-000		UDEY DAM UTILITIES	18.84
		UDEY DAM LIGHTS	
	DPW 6/2026		
100-00-53420-000-000		STREET LIGHTING	10.30
		SCHOOL CROSSING LIGHTS	
	DPW 6/2026		
100-00-53100-220-000		PW ADMIN UTILITIES	681.74
		DPW OFFICES	
	DPW 6/2026		
216-00-55200-370-000		PARKS PAVILION EXP	413.89
		PAVILION	
	DPW 6/2026		
230-00-53630-220-000		RECYCLING UTILITIES	72.26
		LANDSCAPE RECYCLING CENTER	
	DPW 6/2026		
235-00-54910-220-000		CEMETERY UTILITIES	58.44
		CEMETERY	
	DPW 6/2026		
100-00-55210-220-000		ATHLETIC FIELD UTILITIES	326.16
		PARKS ATHLETIC FIELDS	
	DPW 6/2026		
100-00-55200-220-000		PARKS UTILITIES	1,332.71
		PARKS	
	DPW 6/2026		
100-00-53100-110-000		PW ADMIN SALARY	3,655.59
		MYRUM SALARY	
	5/24-6/20/2026		
650-00-55500-110-000		STORM WATER SALARY	192.40
		MYRUM SALARY	
	5/24-9/20/2026		
100-00-53100-110-000		PW ADMIN SALARY	3,151.64
		HILEY SALARY	
	5/24-6/20/2026		
650-00-55500-110-000		STORM WATER SALARY	165.88
		HILEY SALARY	
	5/24-6/20/2026		
		Total	36,030.75

7/28/2026 2:10 PM

Reprint Check Register - Full Report - ALL

Page: 17
ACCT

CITY GENERAL FUND

ALL Checks

Posted From: 7/11/2026 From Account:
Thru: 7/28/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
63096	7/28/2026	GFL ENVIRONMENTAL	0
CITY HALL - DUMPSTERS			
100-00-51600-220-000		CITY HALL UTILITIES	154.50
		CITY HALL - DUMPSTERS	U90000334597
100-00-52100-220-000		POL DEPT UTILITIES	154.50
		POLICE DEPT - DUMPSTERS	U90000334597
100-00-52200-220-000		FIRE UTILITIES	154.50
		FIRE DEPT - DUMPSTERS	U90000334597
100-00-53100-220-000		PW ADMIN UTILITIES	87.55
		DPW - DUMPSTER	U90000334597
100-00-55200-220-000		PARKS UTILITIES	854.90
		PARKS - DUMPSTERS	U90000334597
215-00-55500-220-000		POOL UTILITIES	242.05
		POOL - DUMPSTERS	U90000334597
230-00-53620-000-000		GARBAGE & RECYCLING COLL FEES	30,838.66
		RESIDENTIAL GARBAGE/RECYCLING	U90000334597
230-00-53621-000-000		DUMPSTER CHARGES	118.45
		DPW/LRD - CARDBOARD DUMPSTER	U90000334597
230-00-53630-298-000		RECYCLING DUMPSTER CHGS	453.80
		DPW - ROLL OFF DUMPSTER	U90000334597
230-00-53630-298-000		RECYCLING DUMPSTER CHGS	262.65
		COLUMBUS UTILITES/WWTP - DUMPSTERS	U90000334597
Total			33,321.56
63097	7/28/2026	PERSONNEL EVALUATION INC	0
WEB BASED PEP TEST			
100-00-52100-210-000		POL DEPT PROFESSIONAL FEES	25.00
		WEB BASED PEP TEST	07012026
Total			25.00
63098	7/28/2026	REGISTRATION FEE TRUST	0
1995 INTERNATIONAL TRUCK RED			
419-00-52100-810-000		POLICE DEPT EQUIP PURCHASED	214.50
		1995 INTERNATIONAL TRUCK RED	VIN 1HTSEAAR6SH673346
Total			214.50
63099	7/28/2026	SNS ELECTRIC INC	0
LABOR FOR BAD FUSE IN STARTER CABINET			

7/28/2026 2:10 PM

Reprint Check Register - Full Report - ALL

Page: 18
ACCT

CITY GENERAL FUND

ALL Checks

Posted From: 7/11/2026 From Account:
Thru: 7/28/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
215-00-55500-231-000		POOL EQUIPMENT MAINT	56.25
		LABOR FOR BAD FUSE IN STARTER CABINET 12458	
		Total	56.25
63100	7/28/2026	VANDEWALLE & ASSOCIATES INC	0
		ZONING CODE REWRITE	
100-00-51750-213-000		PLANNER ZONING/PLANNING/ENG	6,203.20
		ZONING CODE REWRITE 202607063	
		Total	6,203.20
63101	7/28/2026	VON BRIESEN & ROPER SC	0
		LIBRARY PERSONNEL MATTER	
210-00-55110-211-000		LIBRARY LEGAL/PROF SERV	154.00
		LIBRARY PERSONNEL MATTER 536749	
		Total	154.00
63102	7/28/2026	WI STATE FIREFIGHTERS ASSN INC	0
		2026-2027 MEMBERSHIP CYCLE DUES	
100-00-52200-321-000		FIRE DUES/MEMBERSHP	1,110.00
		2026-2027 MEMBERSHIP CYCLE DUES 1688	
		Total	1,110.00
63103	7/28/2026	WISE GUYS AUTO REPAIR LLC	0
		OIL CHANGE, ROTATE TIRES	
100-00-52110-235-000		PD - PATROL FLEET REP/MAINT	52.50
		OIL CHANGE, ROTATE TIRES 64859	
100-00-52110-235-000		PD - PATROL FLEET REP/MAINT	102.50
		OIL CHANGE, ROTATE TIRES, INSPECT BRAKES 64943	
100-00-52110-235-000		PD - PATROL FLEET REP/MAINT	47.50
		OIL CHANGE, ROTATE TIRES 65023	
100-00-53230-232-000		GARAGE VEHICLE REP/MAINT	621.57
		BRAKES 64846	
		Total	824.07
ACE 6/2026	7/24/2026	COLUMBUS ACE HARDWARE	0
		Manual Check	
100-00-53230-300-000		GARAGE OP SUPPLIES & EXP	81.96
		RAKE, TAPE, BRUSH DPW 6/2026	
100-00-55200-230-000		PARKS REPAIR/MAIN	38.98
		DEADLATCH, SCREW BOLT DPW 6/2026	

7/28/2026 2:10 PM

Reprint Check Register - Full Report - ALL

Page: 19
ACCT

CITY GENERAL FUND

ALL Checks

Posted From: 7/11/2026 From Account:
Thru: 7/28/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
202-00-51100-310-000		OPERATING SUPP/EXP	19.98
		PUBLIC SPACES - FLOWERS	
		DPW 6/2026	
100-00-52110-235-000		PD - PATROL FLEET REP/MAINT	53.91
		KEYS	
		PD 6/2026	
100-00-52200-230-000		FIRE REPAIR/MAIN	108.96
		EXT CORD, MALLETT, CO ALARM	
		FD 6/2026	
216-00-55550-300-000		REC OP SUPPLIES & EXP	181.44
		GLOVES, TRASH BAGS, KEYS	
		REC 5/2026 & 6/2026	
216-00-55550-300-000		REC OP SUPPLIES & EXP	-17.99
		CM D97660 RETURNED ITEM	
		REC 6/2026	
215-00-55500-300-000		POOL OP SUPPLIES & EXP	94.87
		BAIT, SPRAY BOTTLE, BAGS	
		POOL 6/2026	
		Total	562.11
CL07012026	7/21/2026	CENTURY LINK	Ⓢ
		LONG DISTANCE	
		Manual Check	
100-00-51600-221-000		CITY HALL TELEPHONE/INTERNET	1.01
		CITY HALL (CU WILL REIMBURSE .21)	
100-00-53100-221-000		PW ADMIN TELEPHONE/INTERNET	0.25
		DPW	
		Total	1.26
CL 07012026	7/24/2026	CENTURY LINK	Ⓢ
		LONG DISTANCE - CU TO REIMBURSE .21	
		Manual Check	
100-00-51600-221-000		CITY HALL TELEPHONE/INTERNET	1.01
		LONG DISTANCE - CU TO REIMBURSE .21	
100-00-53100-221-000		PW ADMIN TELEPHONE/INTERNET	0.25
		Total	1.26
CL 07012026	7/28/2026	CENTURY LINK	
		CITY HALL - CU TO REIMBURSE .21	
		Manual Check	
100-00-51600-221-000		CITY HALL TELEPHONE/INTERNET	-1.01
		CITY HALL - CU TO REIMBURSE .21	
100-00-53100-221-000		PW ADMIN TELEPHONE/INTERNET	-0.25
		Total	-1.26
		Grand Total	229,817.90

7/28/2026 2:10 PM

Reprint Check Register - Full Report - ALL

Page: 20
ACCT

CITY GENERAL FUND

ALL Checks

Posted From: 7/11/2026 From Account:
Thru: 7/28/2026 Thru Account:

	Amount
Total Expenditure from Fund # 100 - GENERAL	103,327.33
Total Expenditure from Fund # 201 - DEVELOPMENT FEES	2,821.55
Total Expenditure from Fund # 202 - PUBLIC SPACES	19.98
Total Expenditure from Fund # 205 - COMMUNITY DEV AUTHORITY	452.46
Total Expenditure from Fund # 210 - LIBRARY	5,341.15
Total Expenditure from Fund # 215 - COLUMBUS AQUATIC CENTER	20,942.87
Total Expenditure from Fund # 216 - RECREATION	6,443.41
Total Expenditure from Fund # 225 - CABLE	206.13
Total Expenditure from Fund # 230 - GARBAGE/RECYCLING	31,745.82
Total Expenditure from Fund # 235 - CEMETERY	8,193.44
Total Expenditure from Fund # 245 - SPECIAL PARKS FUND	1,682.38
Total Expenditure from Fund # 250 - TOURISM	227.43
Total Expenditure from Fund # 415 - CAPITAL PROJECTS	42,079.07
Total Expenditure from Fund # 416 - TID #7	3,052.75
Total Expenditure from Fund # 419 - PD PROGRAMS	264.49
Total Expenditure from Fund # 650 - STORMWATER	3,017.64
Total Expenditure from all Funds	229,817.90

7/28/2026 2:57 PM

Reprint Check Register - Full Report - ALL

Page: 21
ACCT

CITY GENERAL FUND

ALL Checks

Posted From: 7/11/2026 From Account:
Thru: 7/28/2026 Thru Account:

	Amount
Total Expenditure from Account 23100 - RHODES BAKE-N-SERV	2,821.55
Total Expenditure from Account 23310 - PARKS - FACILITY RENTAL	1,600.00
Total Expenditure from Account 51100 - PROJECT EXPENSE	19.98
Total Expenditure from Account 51110 - MAYOR	32.56
Total Expenditure from Account 51117 - TIF #7	2,450.00
Total Expenditure from Account 51130 - LEGISL SUPPORT	136.74
Total Expenditure from Account 51200 - MUNI COURT	131.96
Total Expenditure from Account 51300 - MUN ATTN	450.00
Total Expenditure from Account 51450 - MEDIA/COM DEV	163.21
Total Expenditure from Account 51530 - ASSESSOR	1,596.34
Total Expenditure from Account 51600 - CITY HALL	6,239.03
Total Expenditure from Account 51650 - CABLE TV	206.13
Total Expenditure from Account 51750 - PLANNER	6,203.20
Total Expenditure from Account 51910 - CONTINGENCY ACCOUNT	109.26
Total Expenditure from Account 51950 - INSURANCE	2,961.00
Total Expenditure from Account 52100 - POL DEPT	8,841.61
Total Expenditure from Account 52110 - PD - PATROL	376.11
Total Expenditure from Account 52120 - PD FIELD SVCS	124.47
Total Expenditure from Account 52130 - PD SUPP SVCS	319.25
Total Expenditure from Account 52200 - FIRE	2,907.57
Total Expenditure from Account 52310 - EMD	370.52
Total Expenditure from Account 52370 - UDEY DAM	18.84
Total Expenditure from Account 52400 - INSPECTIONS	26,140.38
Total Expenditure from Account 53100 - PW ADMIN	9,125.37
Total Expenditure from Account 53230 - GARAGE	841.48
Total Expenditure from Account 53300 - STREETS	4,754.55
Total Expenditure from Account 53420 - STREET LIGHTING	10,186.54
Total Expenditure from Account 53620 - GARBAGE & RECYCLING COLL FEES	30,838.66

7/28/2026 2:57 PM

Reprint Check Register - Full Report - ALL

Page: 22
ACCT

CITY GENERAL FUND

ALL Checks

Posted From: 7/11/2026 From Account:
Thru: 7/28/2026 Thru Account:

	Amount
Total Expenditure from Account 53621 - DUMPSTER CHARGES	118.45
Total Expenditure from Account 53630 - RECYCLING	788.71
Total Expenditure from Account 54910 - CEMETERY	8,193.44
Total Expenditure from Account 55110 - LIBRARY	5,062.62
Total Expenditure from Account 55115 - ANNEX	278.53
Total Expenditure from Account 55200 - PARKS	4,614.26
Total Expenditure from Account 55210 - ATHLETIC FIELD	326.16
Total Expenditure from Account 55500 - STORM WATER	23,960.51
Total Expenditure from Account 55510 - C CENTER	881.74
Total Expenditure from Account 55550 - REC	4,342.04
Total Expenditure from Account 55575 - TOURISM	227.43
Total Expenditure from Account 56110 - FORESTRY	6.89
Total Expenditure from Account 56310 - ENGINEERING	16,234.15
Total Expenditure from Account 56400 - CDA	452.46
Total Expenditure from Account 57331 - CAP PROJ - 2026 PSB	6,650.00
Total Expenditure from Account 57332 - CAP PROJ - 2026 W SCHOOL ST	22,667.88
Total Expenditure from Account 57334 - CAP PRJTS - TOWER DR	12,761.19
Total Expenditure from Account 57620 - PARKS - CAPITAL PROJECTS	1,682.38
Total Expenditure from Account 59307 - TID #7	602.75
Total Expenditure from all Accounts	229,817.90

7/28/2026 3:21 PM

Reprint Payroll Register Totals Only
All EmployeesPage: 1
PAYRLCheck Date From: 7/10/2026
Thru: 7/10/2026From Dept:
Thru Dept:

 Total Checks: 102 Pay Periods: 6/22/2026 Thru: 7/05/2026
 (Male: 40 Female: 62)

Earnings:

Regular Pay	113,634.11	4,626.51	Hours
Overtime Pay	4,755.45	106.50	Hours
CHAMP REIMBURSE	11,187.84		
FIRE STIPEND	225.00		
INSPECTIONS	21.96		

129,824.36

Withholdings:

Federal	5,650.13
Social Security	6,288.31
Medicare	1,470.71
Wisconsin	3,592.13
ADDTL LIFE INS	120.03
ALLSTATE (LIFE)	136.84
ASSURITY	1,255.15
CHAMP 125	13,292.40
CHILD SUPPORT	734.00
EMPOWER	485.69
FLX DENTAL	146.35
FLX HEALTH	2,781.11
FLX VISION INS	16.14
HEALTH SAV ACCT	978.12
NORTH SHORE BNK	200.00
UNION DUES	108.45
WRS	5,654.34

42,909.90

NET PAY 86,914.46

Flexible Time Off:	<u>Earned</u>	<u>Used</u>
BEREAVEMENT	0.00	0.00
COMP TIME	15.00	8.50
FLEX TIME	20.50	35.25

7/28/2026 3:21 PM

Reprint Payroll Register Totals Only
All EmployeesPage: 2
PAYRLCheck Date From: 7/10/2026
Thru: 7/10/2026From Dept:
Thru Dept:

HOLIDAYS	164.00	157.00
PTO	0.00	8.00
SICK LEAVE	0.00	109.02
VACATION	0.00	115.25
	-----	-----
	199.50	433.02

Fringes:

CHAMP ADM	101.55
DENTAL	1,052.82
HEALTH	16,949.65
LIFE	147.69
LT DISAB	196.21
VISION	111.27

	18,559.19

7/29/2026 11:25 AM

Reprint Payroll Register Totals Only
All EmployeesPage: 1
PAYRLCheck Date From: 7/24/2026
Thru: 7/29/2026From Dept:
Thru Dept:

 Total Checks: 167 Pay Periods: 7/06/2026 Thru: 7/19/2026
 (Male: 98 Female: 69)

Earnings:

Regular Pay	131,376.22	5,164.58	Hours
Overtime Pay	3,071.70	70.00	Hours
ADMIN STIPEND	100.00		
CHAMP REIMBURSE	11,187.84		
COUNCIL STIPEND	300.00		
HEALTH BUYOUT	1,050.00		
MAYOR EXP REIMB	50.00		

	147,135.76		

Withholdings:

Federal	5,716.27
Social Security	7,417.62
Medicare	1,734.79
Wisconsin	3,474.71
ADDTL LIFE INS	99.15
ALLSTATE (LIFE)	116.00
ASSURITY	1,192.28
CHAMP 125	12,738.55
CHILD SUPPORT	799.00
EMPOWER AFTER	387.17
FLX DENTAL	131.68
FLX HEALTH	2,533.77
FLX VISION INS	14.38
HEALTH SAV ACCT	878.08
NORTH SHORE BNK	200.00
UNION DUES	108.45
WRS	5,179.94

	42,721.84

NET PAY 104,413.92

Flexible Time Off:

BEREAVEMENT

Earned

4.00

Used

4.00

7/29/2026 11:25 AM

Reprint Payroll Register Totals Only
All EmployeesPage: 2
PAYRLCheck Date From: 7/24/2026
Thru: 7/29/2026From Dept:
Thru Dept:

COMP TIME	10.50	8.50
FLEX TIME	13.50	0.00
HOLIDAYS	5.00	53.00
PTO	0.00	10.25
SICK LEAVE	0.00	125.27
VACATION	36.00	115.25
	-----	-----
	69.00	316.27

Fringes:

CHAMP ADM	81.24
DENTAL	945.32
HEALTH	15,135.85
LIFE	124.14
LT DISAB	183.59
VISION	98.49

	16,568.63