



# Common Council Meeting - Amended Agenda

Tuesday, July 15, 2025 at 6:35 PM

Columbus City Hall – 105 N. Dickason Boulevard

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## Roll Call

## Pledge of Allegiance

## Notice of Open Meeting

## Approval of Agenda

## Public Comment

## Consent Agenda

1. Report for the Local Historic Designation of City Hall, 105 N. Dickason Blvd.
2. June 2025 monthly report for Columbus Police Department and Columbus Public Library

## New Business

3. Consider and take action on Resolution No. 8-25 for the purchase of Lot 1 of CSM 5730 for \$400,000 (CC 7/1/15).
4. Consider and take action on approval of the agreement with Olena Investments LLC, conditioned on closing on the property (CC 7/1/15).
5. Consider and take action on membership in the National Volunteer Fire Council (CoW 7/15/15).
6. Consider and take action on the Mission, Vision, and Value Statements of the City of Columbus (CoW 7/15/15).
7. Consider and take action on the claims of excessive assessment brought under section 74.37 of the Wisconsin Statutes for the following properties (CoW 7/15/25):
  - a. 928 Farnham Street; Aquatic Center Apts. LLC, owner
  - b. 175 Fuller Street; Carriage Apts. LLC, owner
  - c. 25 Parkview Circle; JS Properties of Columbus LLC, owner
  - d. 15 Parkview Circle; Colonial Apts. LLC, owner
  - e. 1116 Waterloo Street; Waterloo Street Apts. LLC, owner
  - f. 1150 Waterloo Street; Waterloo Street Apts. LLC, owner
8. Consider & take action on claims in the amount of \$302,977.00

## Report of City Officers – City Administrator, Mayor

## Convene to Closed Session

Convene to Closed Session 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 1149 W. James Street.

## Reconvene to Open Session

9. Consider and take possible action regarding 1149 W. James St. demolition (CC 5/6/25).

10. Consider and take possible action on cold storage needs for the City.

**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.



## Agenda Item Report

**Meeting Type:** Common Council

**Meeting Date:** July 15, 2025

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**Item Title:** Report for the Local Historic Designation of City Hall, 105 N. Dickason Blvd.

**Submitted By:** David Bennett, Communications & Economic Development Coordinator;  
Henry Elling, Secretary – Historic Landmarks Preservation Commission

**Detailed Description of Subject Matter:**

The Historic Landmark Preservation Commission (HLPC) at its meeting on June 25, 2025, voted to approve local historic designation of City Hall, located at 105 N. Dickason Blvd.

HLPC's unanimous decision to designate City Hall as a local historic site will impact the original portion of the building and not include the annex or Community Center. The designated site will become subject to all provisions within Division 9 - Historic Sites and Structures of Article V - Supplementary Use and Structure Regulations under Chapter 114 - Zoning of the Municipal Code.

HLPC took the steps as outlined in Sec. 114-177 of the Municipal Code, to ensure that City Hall was designated properly. City Hall is officially the first site with local historic designation.

**List all Supporting Documentation Attached:**

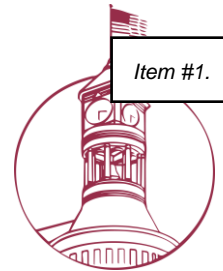
Local Historic Designation Notice

City Hall Designation Application

CHLPC Meeting Minutes from June 25, 2025

**Action Requested of the Council:**

None.



Date: Thursday, June 26, 2025

To: City of Columbus, WI Common Council

Alder Ryan Rostad

Alder Marcus Meier

Alder Trina Reid

Alder Michael Lawson

Alder Amy Roelke

Alder Molly Finkler

Mayor Joe Hammer

### Notification of Designation

The Historic Landmark Preservation Commission (HLPC) is notifying the Columbus, WI Common Council of its local historic designation of City Hall, located at 105 N. Dickason Blvd.

HLPC's unanimous decision to designate City Hall as a local historic site will impact the original portion of the building and not include the annex or Community Center. The designated site will become subject to all provisions within Division 9 - Historic Sites and Structures of Article V - Supplementary Use and Structure Regulations under Chapter 114 - Zoning of the Municipal Code.

Sincerely,

Henry Elling

Secretary, Columbus Historic Landmarks & Preservation Commission



Date application received: March 18, 2025Application received by: David Bennett

Item #1.

**APPLICATION FOR LANDMARK/HISTORIC DESIGNATION**  
**(STRUCTURE, SITE, NEIGHBORHOOD OR DISTRICT)**

**CITY OF COLUMBUS**

**HISTORIC LANDMARK AND PRESERVATION COMMISSION**

This application packet is used to file an application(s) for the nomination of a property as a locally designated structure, site, neighborhood or district. This application is to be submitted to the City Clerk. Please refer to the attached Zoning Code, Chapter 114, Article V, Division 9 for Historic Sites and Structures.

<b>Contact Information</b>		
Applicant Name: City of Columbus, WI		Phone: 920-623-5900
Applicants' Mailing Address: 105 N. Dickason Blvd.		
City: Columbus	State: WI	Zip: 53925
Applicant's Email Address: jhammer@columbuswi.gov		
<b>Contact Information</b>		
Property Owner(s): City of Columbus, WI		Phone: 920-623-5900
<i>If more than one owner, please attached additional contact information</i>		
Property Owner's Mailing Address: 105 N. Dickason Blvd.		
City: Columbus	State: WI	Zip: 53925
Property Owner's Email Address: jhammer@columbuswi.gov		
<b>Property Description</b>		
Name (as shown on the tax assessor's rolls of the owner of property proposed for designation): City of Columbus		
Property Address: 105 N. Dickason Blvd.		Year Built and Historic Name if any: 1891-1892; Columbus City Hall
Legal Description and Parcel Number(s): SW 15' of SE 97' of Lot 4, Blk 3; SE 97' of Lot 5, Blk 3; Columbus Blks 1-9 and Tax Parcel ID Number: 51		
Original Owner: City of Columbus		Original Use: Fire Station, City Hall, Police Station, Auditorium
Architect: Truman D. Allen		Builder:

**MAP.** Has a map delineating the boundaries and location of the property proposed for designation been included with this application? **Yes** or No (Circle One)

**WRITTEN STATEMENT.** Describe the property and setting forth reasons in support of the designation proposed. Reasons must align as stated in 114-176

Round corner tower with clock and bell cupola, round arches on 1<sup>st</sup> story. Corbelled cornice. Square corner tower with round arch windows. Massive round arch window and entrance. A fire bell and tower were removed in 1948 when the fire department moved to a new location. Local artist Susan Stare has painted murals displayed in the interior of the City Hall. There is an auditorium on the second floor.

Reasons for the designation as proposed include:

- The auditorium, originally designed by Truman D. Allen of Minneapolis, MN, occupies the second and third floors of the Columbus City Hall. It was originally designed in 1891 to accommodate an audience of 600. It was last occupied in the late 1940s, and the second floor was closed to the public in the 1950s. The auditorium was used for silent movies, traveling speakers, entertainment, and school functions.
- The building is composed of area materials consisting of Watertown cream brick, Doylestown red sandstone, and rock-faced Waukesha limestone. About half of T.D. Allen's works remain and are included in the National Historic Register. The Columbus City Hall displays many characteristics of his works.
- Added to the National Register of Historic Places in 1979 and the State Register of Historic Places in 1989.
- The City of Columbus would like to protect the building in order to retain its historic, cultural, and architectural value to the community if it were to relocate to a new facility and the building sold.

**CRITERIA FOR DESIGNATION (check all that apply)**

- ☒ Exemplify, reflect or hold significant value as part of the broad cultural, political, economic or social history of the nation, state or city
- ☐ Are identified with historic personages or with important events in national, state or local history
- ☒ Embody the distinguishing characteristics of an architectural type or specimen, inherently valuable for a study of a period, style, method of construction or of indigenous materials or craftsmanship
- ☒ Are representative of the notable work of a master builder, designer or architect whose individual genius influenced his age
- ☒ Are identifiable as established and familiar visual features in the community owing to their unique location or physical characteristics

**PROPERTY OWNER(S) CONSENT.** Has the property owner(s) consented to the proposed designation? **YES** or **NO**

If "yes", please attach a copy of the letter of consent. (attached: Yes or No)

**PROPERTY OWNER NOTIFICATION.** Has the property owner been notified of this application by certified mail? **YES** or **NO**

**ADDITIONAL INFORMATION.** Has additional information, not requested on this application, been included with this application? **YES or NO** If yes, then please describe a summary of information provided:

Applicant's Signature

I hereby acknowledge by my signature below that the foregoing application is complete, truthful, and accurate.

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Application Materials That Shall Be Included

- Current and historic photographs of exterior of existing structure.
- Statement describing the applicant's relationship to the property to be designated. This statement should indicate the applicant's interest in or association with this property.
- Statement describing how the property meets at least one of the criteria for designation as a landmark or historic district contained in Section 599.210 of the City Code.
- Statement describing the physical condition of the property and whether the property retains integrity (i.e. the ability to communicate its historical significance as evident in its location, design, setting, materials, workmanship, feeling and association.)

- MUNICIPAL CODE  
 Chapter 114 - ZONING  
 ARTICLE V. - SUPPLEMENTARY USE AND STRUCTURE REGULATIONS  
 DIVISION 9. HISTORIC SITES AND STRUCTURES

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## *DIVISION 9. HISTORIC SITES AND STRUCTURES*

### **Sec. 114-173. Purpose and intent.**

It is declared a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical interest or value is a public necessity and is required in the interest of health, prosperity, safety and welfare of the people. The purpose of this division is to:

- (1) Effect and accomplish the protection, enhancement and perpetuation of such improvements that represent or reflect elements of the city's cultural, social, economic, political, engineering and architectural history.
- (2) Safeguard the city's historic and cultural heritage as embodied and reflected in such historic structures, sites, districts and neighborhoods.
- (3) Stabilize and improve property values.
- (4) Foster civic pride in the beauty and noble accomplishments of the past.
- (5) Protect and enhance the city's attractions for residents, tourists and visitors and to serve as a support and stimulus to business and industry.
- (6) Strengthen the economy of the city.
- (7) Promote the use of historic structures, sites, districts and neighborhoods for the education, pleasure and welfare of the people of the city.

(Ord. No. 643-09, §§ I, II, 4-8-09)

### **Sec. 114-174. Historic Landmark and Preservation Commission composition.**

- (1) An historic landmarks and preservation commission is created, consisting of seven members. Each member shall have to the highest extent practicable a known interest in historic preservation. The mayor shall appoint the commissioners, subject to confirmation by the common council. Each member shall serve staggered terms of three years. The terms of appointees shall commence on May 10 of the year of appointment.
- (2) The commission shall annually designate a chairman, vice-chairman and secretary/treasurer from among its members who shall perform those duties as are common to their offices and shall adopt regular meeting dates and reasonable rules of procedure.
- (3) The preservation commission may adopt specific operating guidelines for designation of historic sites, structures, districts and neighborhoods provided they are in conformity with criteria and standards established by this division.
- (4) The historic landmark and preservation commission is herein referred to as the "preservation commission"

(Ord. No. 643-09, §§ I, II, 4-8-09)

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**Sec. 114-175. Powers and duties of the preservation commission.**

The preservation commission shall have the following duties as further detailed elsewhere in this division as noted:

- (1) Designation of historic structures, sites, districts and neighborhoods. (See sections 114-176 and 114-177).
- (2) Regulation of construction, reconstruction and exterior alteration involving designated properties. (See sections 114-178 and 114-179).
- (3) Regulation of demolition involving designated properties. (See section 114-182).
- (4) Rescinding of historic structure, site, district or neighborhood designation. (See section 114-182).
- (5) Recommendation on proposed alterations to the interiors of designated municipal buildings. The preservation commission shall consider and make recommendation to the common council regarding proposed alteration to the interior of any designated municipal building.
- (6) Recognition of designated sites. The preservation commission may cause to have prepared and erected, a suitable plaque upon designated properties at public expense. Such plaque shall be easily visible to passing pedestrians. The plaque shall contain such information as the preservation commission deems proper, such as the name of the building or site, important dates and pertinent facts.
- (7) In addition, the preservation commission shall also:
  - (a) Actively work for the passage of enabling legislation that would permit the granting of full or partial tax exemptions to properties it has designated under the provisions of this division in order to encourage owners of historic properties to assist in carrying out the intent of this division.
  - (b) Cooperate with the historic preservation officer for the state and the state historic preservation review board in attempting to include such properties hereunder designated as historic structures or sites in the National Register of Historic Places.
  - (c) Work for the continuing education of the citizens about the historic heritage of the city and the historic structures and sites designated under the provisions of this division.
  - (d) As it deems advisable, receive and solicit funds for the purpose of historic preservation in the city. Such funds shall be placed in a special city account for such purpose; however, any such funds intended by the donor to be controlled by the commission may be placed in a separate trust account of the commission in keeping therewith.

(Ord. No. 643-09, §§ I, II, 4-8-09)

**Sec. 114-176. Historic structures, sites, neighborhoods and districts designation criteria.**

- (1) For purposes of this division, an historic structure, site, neighborhood or district designation may be placed on any site, natural or improved, including any building, improvement or structure located thereon or any area of particular historic, architectural or cultural significance to the city in accordance with the criteria detailed in this section. Designation shall be based on a comprehensive consideration of all relevant factors. Within this division, properties granted historic structure, site, neighborhood or district designation are referred to as "designated properties".
- (2) Designation may be granted to structures, sites, neighborhoods or districts that:

- (a) Exemplify, reflect or hold significant value as part of the broad cultural, political, economic or social history of nation, state or city;
- (b) Are identified with historic personages or with important events in national, state or local history;

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- (c) Embody the distinguishing characteristics of an architectural type or specimen, inherently valuable for a study of a period, style, method of construction or of indigenous materials or craftsmanship; or
- (d) Are representative of the notable work of a master builder, designer or architect whose individual genius influenced his age.
- (e) Are identifiable as established and familiar visual features in the community owing to their unique location or physical characteristics.

(Ord. No. 643-09, §§ I, II, 4-8-09)

**Sec. 114-177. Landmark and historic district designation—Procedures.**

- (1) Application.
  - (a) Any person, group of persons or association, may apply for historic structure, site, district or neighborhood designation for property and improvements located within the corporate limits of the city. The owner of any property that is currently designated may apply for a rescission of that dedication following the same procedures. Where this section refers to procedures applicable to the nomination and designation of properties, those procedures also apply to the rescission of dedication unless otherwise stated. When rescission is requested for economic reasons it shall only be considered in accordance with parameters established under subsection 114-182(2).
  - (b) Nominations shall be made to the preservation commission on forms provided for that purpose. The application shall include or be accompanied by the following:
    - 1. The name and address, as shown on the tax assessor's rolls of the owner of property proposed for designation.
    - 2. The legal description and common street address of property proposed for designation.
    - 3. A map delineating the boundaries and location of property proposed for designation.
    - 4. A written statement describing the property and setting forth reasons in support of the designation proposed.
    - 5. An indication of whether or not the owner(s) consents to the proposed designation.
    - 6. Such other information as may be required by the preservation commission.
- (2) Notification of nomination and preliminary review. Upon receipt of an application for designation or rescission, the chairman of the preservation commission shall schedule a preliminary review to be held within 45 days. He shall notify the applicant and the property owner(s) of the time and place of the preliminary review. The city tax assessor, public works department, parks division, fire and police departments, health officer, building inspector and plan commission shall also be notified with the request that they each report to the preservation commission in a timely manner on any matters affecting the subject property or surrounding area.
- (3) Public hearing and decision.

- (a) Scheduling of the public hearing. If the preservation commission finds at the time of the preliminary review that an application merits further consideration, then a public hearing shall be scheduled to be held within the next 60 days. The preservation commission shall notify the city tax assessor, public works department, parks division, fire and police departments, health officer, building inspector and plan commission. Each such department shall respond to the commission within 30 days of notification with its comments on the proposed designation or rescission.

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- (b) Notice of the public hearing. In cases of a nomination of a structure or site, notice of the date, time, place and purpose of the public hearing and a copy of the completed nomination form shall be sent to the owners of record of the nominated property, to the nominator(s), and to the owners of record as listed in the office of the city assessor of all property in whole or in part situated within 200 feet of the boundaries of the nominated property at least ten days prior to the date of the hearing. In cases of a nomination of an area as a historic district or historic neighborhood, notice of the date, time, place and purpose of the public hearing and a copy of the completed nomination form shall be sent to the owners of record of each property located within the boundaries of the nominated historic district or historic neighborhood and to the nominator(s), at least ten days prior to the date of the hearing. Notice of such hearing shall also be published as a Class 1 notice under state statutes stating the common street address and legal description of a nominated structure or site or legal description and boundaries of a nominated district along with the date, time, place and purpose of the public hearing. Requirements set forth in this subsection also apply to applications for rescission.
- (c) Required materials. The applicant shall produce at the time of the hearing such information as the preservation commission may require including, but not limited to, the following:
1. All information required with the application.
  2. A visual presentation of the significant improvements on the subject property, together with information as to the age, condition and use of each.
  3. Proposals for preservation and enhancement of the property proposed for designation or a detailed explanation of the reason rescission is requested.
- (d) Conduct of the hearing. The preservation commission shall conduct such public hearing. The applicant and the owners of subject property shall be entitled to speak at the public hearing and the preservation commission will accept comments from all other interested parties. In addition to notified persons and members of the general public, the preservation commission may hear expert witnesses and shall have the power to subpoena such witnesses and records as it deems necessary. The preservation commission may conduct an independent investigation into the proposed designation or rescission. The preservation commission shall review and evaluate all available information according to the applicable standards set forth herein. A record of the proceedings shall be made and retained as a public record.
- (e) Approval timeline. The preservation commission shall approve, approve with modifications or deny the requested designation within ten days after the public hearing; provided, however, that the preservation commission may not modify a designation to extend beyond the property described in the application unless a new application is filed and the procedure repeated. Rescission of designation for economic reasons is subject to timelines as specified under subsection 114-182(2). A majority vote of the entire preservation commission is required for approval.
- (f) Informing parties of interest. Following the public hearing, the secretary of the preservation commission shall prepare a report on the outcome of the preservation commission's action including all available information for submission to the city council within 30 days, as an information item. The owner(s) of record and parties who spoke at the public hearing shall be notified promptly by a letter containing information on the preservation commission's decision. Notification shall also be given to the city clerk, building inspector and the city assessor.

The preservation commission shall cause the designation or rescission to be recorded at city expense in the county register of deeds' office.

- (g) Effect of denial. If the preservation commission denies the petition, no petitioner or applicant can file for 90 days to the secretary of the preservation commission to consider this same request.
- (h) Effect of approval. Properties approved for designation as historic structures, sites, districts or neighborhoods become subject to all provisions of this division. Properties approved for a rescission of dedication are no longer subject to the provisions of this division.

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- (i) Voluntary restrictive covenants. The owner of any historic structure or site may at any time following such designation of his property enter into a restriction covenant on the subject property after negotiation with the commission. The commission may assist the owner in preparing such covenant in the interest of preserving the historic property. The owner shall record such covenant in the county register of deeds office and shall notify the city assessor of such covenant and the conditions thereof.
- (4) After the date of filing an application, as outlined above, until the date of a final decision by the preservation commission no building permit shall be issued for the alteration, construction, demolition, or removal of the nominated property except as permitted under the provisions of section 114-179. In no event shall the delay so imposed exceed 210 days.

(Ord. No. 643-09, §§ I, II, 4-8-09)

**Sec. 114-178. Establishment of regulated work, activities and uses.**

- (1) Work on designated property and improvements shall be regulated as follows:
  - (a) Historic structures. No alterations, interior construction which affects structural members, exterior construction or exterior demolition may be performed on designated historic structures or the property on which they are located, except as have been approved by a certificate of appropriateness. Such work is herein referred to as "regulated work".
  - (b) Historic sites, districts and neighborhoods. No alterations, exterior construction or exterior demolition may be performed on property and improvements located within an area that has been designated under this division as an historic site, district or neighborhood, except as have been approved by a certificate of appropriateness. Such work is herein referred to as "regulated work".
- (2) Signs, banners, canopies and the like for designated properties are subject to the same restrictions as "regulated work".
- (3) Regulated work restricted.
  - (a) Any application for a permit from the building inspector involving regulated work shall be filed with the preservation commission. Unless such certificate has been granted by the preservation commission, the building inspector shall not issue a permit for any such work.
  - (b) No one shall cause or permit any regulated work to be performed unless a certificate of appropriateness has been granted by the preservation commission.

(Ord. No. 643-09, §§ I, II, 4-8-09)



## Sec. 114-179. Certificate of appropriateness, procedure.

- (1) *Application.* Persons wishing to undertake regulated work shall file an application for a certificate of appropriateness at the city clerk's office on forms provided for that purpose. Each application shall be accompanied by all relevant plans and specifications for the work to be undertaken. The city clerk, within seven working days, shall submit copies of all applications to the preservation commission.
- (2) *Review and approval process.*
  - (a) *Preapplication consultation.* Any applicant may request a meeting with the preservation commission before submitting an application for a certificate of appropriateness and may consult with the preservation commission during the review of the application.

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- (b) *Decision.* At the next regular meeting following receipt of all necessary materials for review of the certificate of appropriateness, the preservation commission shall review and decide upon the application. The applicant may request a special meeting if the next regular preservation commission meeting is scheduled 15 days or more after the city's receipt of all necessary materials. The preservation commission shall grant a certificate of appropriateness if it finds that the proposed work is clearly appropriate and in accordance with the applicable criteria set forth in subsection (4). Copies of the certificate of appropriateness shall be forwarded to the owner(s) of record and the building inspector.
  - (c) *Effect of denial.* When an application has been denied, the preservation commission shall notify the applicant in writing of the decision, with reasons for denial. The denial letter shall list the criteria and standards set forth in subsection (4), which if met, would make the application acceptable to the preservation commission. Within 30 days of receipt of the notification of denial, the applicant must either file a written modification of his application bringing it in conformity with the criteria and standards set forth in the denial letter or file an appeal to the common council on the basis of economic hardship. If the applicant fails to respond in either of those ways, in the required timeframe, the application shall be deemed null and void.
  - (d) *Action on modified applications.* Following denial of a certificate of appropriateness, within 30 days of the receipt of a written modification, the preservation commission shall issue or deny the certificate of appropriateness in accordance with the established procedures and criteria detailed in this section.
- (3) *Changes following issuance of a certificate of appropriateness.* After the issuance of a certificate of appropriateness, no change may be made in the proposed work without review and approval of a new application for a certificate of appropriateness.
- (4) *Criteria.* In making a determination whether to issue or deny a certificate of appropriateness, the preservation commission shall consider, among other things, the effect of the proposed construction, alteration, removal or demolition upon historic, aesthetic or architectural value, characteristics and significance of the structure, site, neighborhood and/or district. The criteria to be used by the preservation commission in making its determination shall include, but are not limited to:
  - (a) The maintenance of the significant original qualities or character of the structure or property, including, if significant, its landscape. The removal or alteration of any historic or distinctive architectural features shall be avoided.
  - (b) The compatibility of the architectural style and design detailing the proposed construction, alteration, addition or repair with the original architecture of the landmark or styles within the historic district.
  - (c) The compatibility of the general design, arrangement, scale, texture or materials of the construction or alteration, with the historic, aesthetic or architectural values, characteristics and significance of the historic district and/or landmark.

- (d) The relationship of the location of the construction, alteration, or demolition to the streets, public or semipublic ways and any other improvement or property within a historic district.
- (e) Whether, in the case of a designated historic structure, site or structure within an historic district, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which such work is to be done.
- (f) Whether, in the case of the construction of a new improvement upon an historic site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site.
- (g) Whether construction, alteration and demolition are done in accordance with the following:
  - 1. All buildings, structures, and sites are recognized as products of their own time, and alterations have a historical basis.

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- 2. Such exterior physical changes as may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. Because these changes may have acquired significance in their own right, this significance should be recognized and respected.
- 3. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site are treated with sensitivity.
- 4. Deteriorated architectural features are repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture and other visual qualities.
- 5. The surface cleaning of structures is undertaken with the gentlest means possible. Abrasive cleaning and other cleaning methods that will damage the historic building materials should not be undertaken.
- 6. Every reasonable effort will be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- 7. Contemporary design for alterations and additions to existing properties is undertaken in such a manner that it does not destroy significant historical, architectural or cultural materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment as outlined:
  - a. Height. The height of the proposed structure or additions or alterations should be compatible with surrounding structures.
  - b. Proportions of structure's front façade. The proportions and relationships between the width and height of the proposed structure should be compatible with nearby structures.
  - c. Proportions of openings into facility. The proportions and relationships between doors and windows should be compatible with existing structures.
  - d. Relationship of building masses and spaces. The relationship of a structure to the open space between it and adjoining structures should be compatible.
  - e. Roof shapes. The design of the roof should be compatible with adjoining structures.
  - f. Landscape and appurtenances. Landscaping and the use of appurtenances should be sensitive to the individual structures, its occupants and their needs. Further, the landscape treatment should be compatible with surrounding structures and landscapes.
  - g. Scale of structure. The scale of the structure should be compatible with surrounding structures.

- h. Directional expression of front elevation. Street façades should blend with other structures with regard to directional expression. When adjacent structures have a dominant horizontal or vertical expression, this should be carried over and reflected.
  - i. Architectural details. Architectural details and materials should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent characteristics of that area.
8. Wherever possible, new additions or alterations to structures should be done in such manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

(Ord. No. 643-09, §§ I, II, 4-8-09)

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**Sec. 114-180. Certificate of economic hardship.**

- (1) *Eligibility and terms.* Notwithstanding any of the provisions of this division to the contrary, the common council may issue a certificate of economic hardship to allow the performance of work for which a certificate of appropriateness has been denied. The certificate of economic hardship requires a two-thirds vote of the full council upon a clear showing of economic hardship by the applicant in accordance with the terms of this section.
- (2) *Application.* To be considered for a certificate of economic hardship the applicant shall provide the following information in an affidavit signed by the owner of the subject property:
  - (a) The amount paid for the property, the date of purchase and the party from whom purchased (including description of the relationship, if any, between the owner and the person from whom the property was purchased).
  - (b) The assessed value of the land and improvements thereon according to the two most recent assessments.
  - (c) Real estate taxes for the previous two years, and proof that they are paid in full.
  - (d) Annual debt service, if any, for the previous two years.
  - (e) All appraisals obtained within the previous two years by the owner or applicant in connection with his purchase, financing or ownership of property.
  - (f) Any listing of the property for sale or rent, price asked and offers received, if any.
  - (g) Any consideration by the owner as to profitable adaptive uses for the property.
  - (h) If the property is income-producing, the annual gross income from the property for the previous two years, itemized operating and maintenance expenses for the previous two years, and annual cash flow, if any, during the same period.
  - (i) A description of the necessity for the work, as proposed, explaining the economic hardship resulting from denial of the certificate of appropriateness and/or the economic hardship that would be incurred in efforts to satisfy the criteria detailed in the denial of the certificate of appropriateness.
- (3) *Decision.* If the common council finds that, without approval of the proposed work, the property and improvements cannot be put to a reasonable beneficial use or the owner cannot obtain a reasonable economic return therefrom the common council is authorized to issue a certificate of economic hardship. If the common council finds otherwise, it shall

deny issuance of the certificate of economic hardship. At the discretion of the common council a final decision regarding issuance of the certificate of economic hardship may be delayed for a period not to exceed six months. During this period of delay, the applicant shall investigate plans to allow for a reasonably beneficial use or a reasonable economic return, or to otherwise preserve the subject property and improvements. The common council may request that the preservation commission provide assistance to the applicant in this endeavor. Upon a decision by the common council regarding a certificate of economic hardship, the city clerk shall notify the preservation commission, the applicant and the building inspector within seven days.

- (4) *Effect of decision.* The issuance of a certificate of economic hardship acts in lieu of a certificate of appropriateness for the identified work. The building inspector may proceed to issue building permits for such work following standard procedures once a certificate of economic hardship has been granted.

(Ord. No. 643-09, §§ I, II, 4-8-09)

- MUNICIPAL CODE  
Chapter 114 - ZONING  
ARTICLE V. - SUPPLEMENTARY USE AND STRUCTURE REGULATIONS  
DIVISION 9. HISTORIC SITES AND STRUCTURES

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**Sec. 114-181. Miscellaneous provisions.**

- (1) *Notice to preservation commission.* The city administrator or designee shall provide notice in writing to the chairperson of the preservation commission at least 15 days in advance of any forthcoming public hearings regarding zoning, conditional use or variance petitions involving designated properties. Additionally, the building inspector shall provide notice in writing to the chairman of the preservation commission at least 60 days in advance of plans by the city to alter or demolish a designated property owned by the city.
- (2) *Affirmation of existing codes and ordinances.* Nothing contained in this division shall supersede the powers of other local legislative or regulatory bodies, or relieves any property owner from complying with the requirements of any other applicable codes and ordinances.

(Ord. No. 643-09, §§ I, II, 4-8-09)

**Sec. 114-182. Demolition and rescission.**

- (1) *Regulation of demolition.* No permit to demolish all or part of an historic structure shall be granted by the building inspector, except as follows:
- (a) At such time as a person applies for a permit to demolish such property, the application shall be filed with the preservation commission. Upon application, the preservation commission may refuse to grant such written approval for a period of up to ten months from the time of such application, during which time the commission and the applicant shall undertake serious and continuing discussions for the purpose of finding a method to save such property. During such period, the applicant and the commission shall cooperate in attempting to avoid demolition of the property. At the end of this ten-month period, if no mutually agreeable method of saving the subject property bearing a reasonable prospect of eventual success is underway or no formal application for funds from any governmental unit or nonprofit organization to preserve the subject property is pending, the common council may direct the building inspector to issue the permit to demolish the subject property without the approval of the preservation commission.

- (b) In determining whether to allow the issuance of a permit for any demolition, the preservation commission shall consider and may give decisive weight to any or all of the following:
1. Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and the state.
  2. Whether the building or structure is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense.
  3. Whether retention of the building or structure would promote the general welfare of the people of the city and the state by encouraging study of American history or architecture design, or by developing an understanding of American culture and heritage.
  4. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship or difficulty claimed by the owner that is self-created or is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a demolition permit.
- (c) An appeal from the decision of the preservation commission to grant or deny a demolition permit or to suspend action on a demolition application may be taken to the common council by the applicant for the demolition permit or by the mayor or the council member of the district in which the subject building or structure is located. Such appeal shall be initiated by filing a petition to appeal specifying the grounds with the city clerk within ten

- MUNICIPAL CODE  
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days of the date the final decision of the preservation commission is made. The city clerk shall file the petition to appeal with the common council. After a public hearing, the council may by favorable vote of two-thirds of its members, reserve or modify the decision of the preservation commission if, after balancing the interest of the public in preserving the subject property and the interest of the owner in using it for his own purposes, the council finds that owing to special conditions pertaining to the specific piece of property, demolition will preclude any and all reasonable use of the property and/or a failure to approve the demolition will cause serious hardship for the owner, provided that any self-created hardship shall not be a basis for reversal or modification of the preservation commission's decision.

- (2) *Rescinding designation of historic structures, sites or structures within an historic district for economic reasons.* Any person who is listed as the owner of record of an historic structure, site, or structure within an historic district at the time of its designation who can demonstrate to the preservation commission that by virtue of such designation he is unable to find a buyer willing to preserve such an historic structure or site even though he has made reasonable attempts in good faith to find and attract such a buyer, may petition the preservation commission for a rescission of its designation. Following the filing of such petition with the secretary of the preservation commission:
- (a) The owner and the preservation commission shall work together in good faith to locate a buyer for the subject property who is willing to abide by its designation.
  - (b) If at the end of a period not exceeding 12 months from the date of such petition no such buyer can be found and if the owner still desires to obtain such rescission, the preservation commission shall rescind its designation of the subject property.
  - (c) In the event of such rescission, the preservation commission shall notify the city clerk, the building inspector and the city assessor of the rescission and shall cause the rescission to be recorded at its own expense in the office of the county register of deeds.
  - (d) Following such rescission, the preservation commission may not redesignate the subject property an historic structure or site for a period of not less than five years following the date of rescission.

### **Sec. 114-183. Conformance with regulations.**

Every person in charge of any historic structure or site shall maintain the structure or site or cause or permit it to be maintained in a condition consistent with the provisions of this division. The city council may appoint the building inspector or other designee to enforce this division. The duties of the designee shall include periodic inspection at intervals provided by the city council of designated historic structures and sites. These inspections may include physical entry upon the property and its improvements with permission of the owner to ensure that interior alterations or maintenance will not jeopardize the exterior appearance or structural stability of the improvement. If an owner refuses permission for entry for purposes of inspection, the building inspector may obtain a warrant of entry pursuant to Wis. Stats. § 66.122, and take any other reasonable measures to further enforce this division.

(Ord. No. 643-09, §§ I, II, 4-8-09)

- MUNICIPAL CODE  
Chapter 114 - ZONING  
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DIVISION 9. HISTORIC SITES AND STRUCTURES

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### **Sec. 114-184. Maintenance of historic structures, sites and districts.**

- (1) Every person in charge of an improvement on an historic site shall keep in good repair all of the exterior portions of such improvement and all interior portions thereof that, if not so maintained, may cause or tend to cause the exterior portions of such improvement to fall into a state of disrepair. This provision shall be in addition to all other provisions of law requiring such improvement to be kept in good repair.
- (2) Insofar as they are applicable to an historic structure, site or district designated under this division, any provision of articles III and V of chapter 18, may be varied or waived on application to the appropriate board having such jurisdiction over such chapters or in the absence of such board, to the building inspector, provided such variance or waiver does not endanger public health or safety.

(Ord. No. 643-09, §§ I, II, 4-8-09)

### **Sec. 114-185. Conditions dangerous to life, health or property.**

Nothing contained in this division shall prohibit the making of necessary construction, reconstruction, alteration or demolition of any historic structure or any improvement on an historic site pursuant to order of any governmental agency or any court judgment for the purpose of remedying emergency conditions determined to be dangerous to life, health or property. In such cases, no approval from the preservation commission shall be required.

(Ord. No. 643-09, §§ I, II, 4-8-09)

**Sec. 114-186. Penalties for violations.**

Any person violating any provisions of this division or any regulation, rule or order made under this division shall be subject to a penalty as provided in section 1-14.

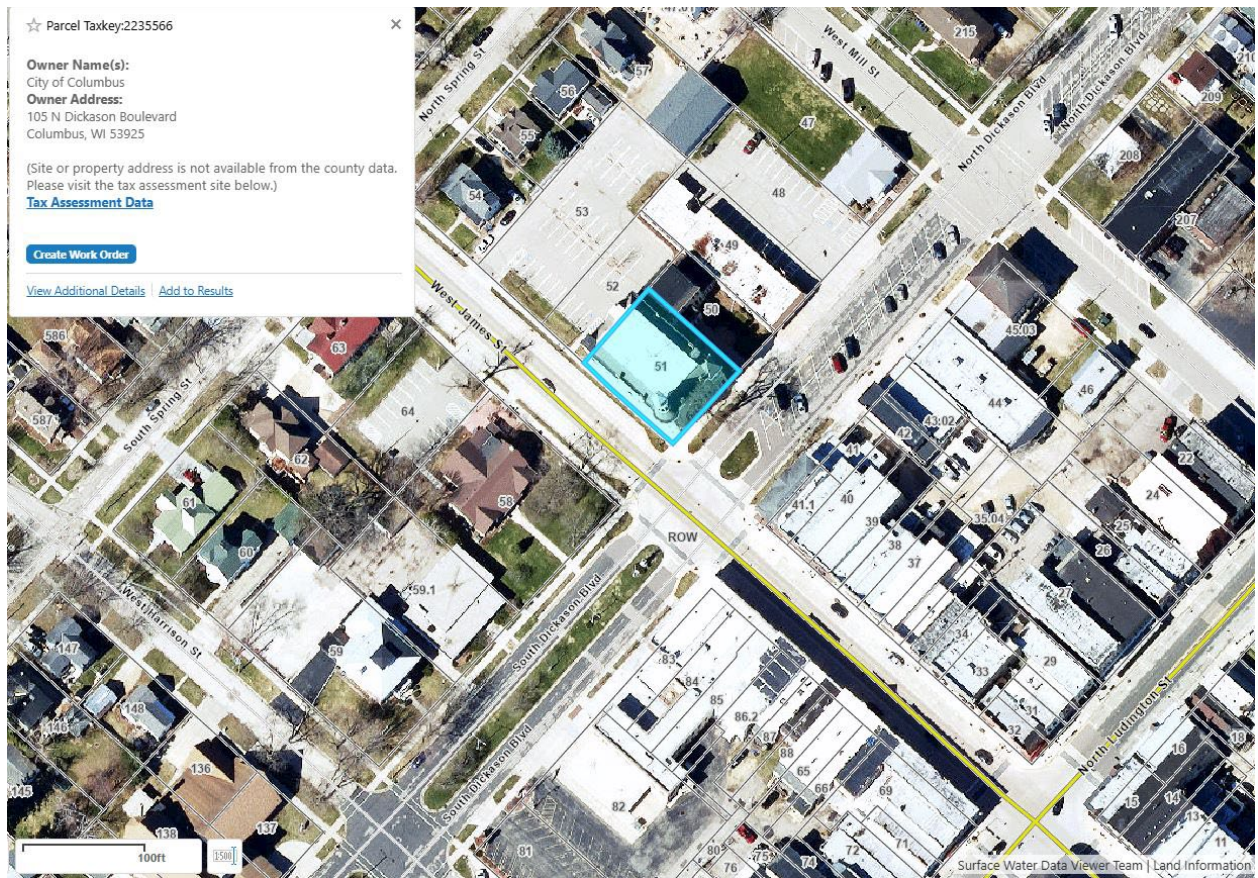
(Ord. No. 643-09, §§ I, II, 4-8-09)

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(Supp. No. 26)

## Aerial Map





## Parcel Map









## City Hall Local Historic Designation – Applicant Relationship to the Property Designated

The City of Columbus' relationship to the City Hall building is that of owner. The City is the original owner of the building and has utilized it for various public functions including City offices, police station, fire station, and allowed use of the auditorium for entertainment and school events.

The City is interested in preserving the property as it has become a center of pride and identity for the community with its iconic clock tower. The City wishes to protect the property from potential modification and / or demolition in the event of selling the building through Council action. The City is interested in utilizing local historic designation to fulfill this.

Statement describing the physical condition of the property and whether the property retains integrity (i.e. the ability to communicate its historical significance as evident in its location, design, setting, materials, workmanship, feeling and association.)

The property at 105 N. Ludington Boulevard has seen some cosmetic changes over the years, such as the fire engine bay doors being bricked over and replaced with windows, the fire escape removed, the fire tower and bell removed and the addition of the annex. The original exterior doors to the building have been replaced and new roofing shingles were installed.

Despite these changes, the building retains most of its original integrity. Its iconic clock tower has seen various painting jobs over the years but is still functional and still keeps its original design. The materials used in replacing the fire engine bay doors are designed to match the original design materials. The building itself has not seen any major design changes since its opening in 1892. Even the annex was designed to imitate buildings from the downtown area while evoking the design elements of the City Hall building. The Watertown cream brick is used in several other downtown buildings bridging the design elements of the downtown area.

The location of the City Hall building has not changed and sits in the city's "historic corner" that showcases City Hall's architecture but also the unique Jewel Box design of Farmers and Merchants Union Bank, the storybook design of the Columbus Public Library, and the classic downtown buildings. Much of the area retains the late-1800's charm and was even used as a backdrop for the 2009 movie, Public Enemies.

## City Hall Local Historic Designation – Statement Describing how the Property Meets at Least 1 Criteria for Designation

The City Hall building, located at 105 N. Dickason Blvd. meets three of the criteria for designation. It meets (2)(a), (2)(c), and (2)(e) under Sec. 114-176. Historic structures, sites, neighborhoods and districts designation criteria of the City code.

The property meets (2)(a) that states “exemplify, reflect, or hold significant value as part of the broad cultural, political, economic or social history of the nation, state or city”. The offices of city government, the police and fire departments, the jail and firefighting equipment, and the city library were located in the building when it opened. On the second floor of the building is a large public auditorium. This was the location of most of the cultural and educational events in the community. In addition to class plays and graduation exercises, the auditorium hosted traveling theater troupes and served as a motion picture theater until the local Rudalt Theater was built in 1917.

The property meets 2(c) that states “embody the distinguishing characteristics of an architectural type or specimen, inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship”. The building is composed of local materials consisting of Watertown cream brick, Doylestown red sandstone, and rock-faced Waukesha limestone. About half of T.D.Allen’s works remain and are included in the National Historic Register. The City Hall is the best local example of the Richardsonian Romanesque style. The style was commonly used for government buildings, where it expressed the stability and permanence of democratic institutions. Here it is characterized by the general massive and heavy appearance of the building, the large arched openings framed in red sandstone, and the contrasting stonework of the lintels, foundation and arches.

The property meets 2(e) that states “are identifiable as established and familiar visual features in the community owing to their unique location or physical characteristics”. Residents in the city instantly identify the building with its iconic clock tower. City government has adopted the clock tower portion of City Hall into its branding and prominently features it in the City’s logo. By the late nineteenth century, Columbus had developed into a prosperous rural trading center, its economic wellbeing depending on the success of the surrounding agricultural community. Columbus' economic boom of the 1880s and 1890s necessitated additional city services to support the expanding downtown and new residential neighborhoods. The city responded by building a new Columbus City Hall, which opened to the public in 1892.

**Columbus Historic Landmarks and Preservation Commission  
Meeting Minutes  
Wednesday, June 25, 2025  
105 North Dickason Boulevard**

The meeting was called to order by Chair Ruth Hermanson at 6:30 p.m.

Attendance: Commissioners Altschwager, Hermanson, Gilbertson, Nagle, Ulrich, Mayor Hammer and Elling. Dave Bennett and Mike Kornmann were also present.

Notice of open meeting: Chair Hermanson noted that the meeting agenda had been posted and distributed per State Statutes.

Public Hearing: Chair Hermanson announced the public hearing regarding the potential designation of Columbus City Hall, 105 North Dickason Boulevard, as a local landmark. Mr. Kornmann announced that the appropriate notices had been posted and mailed per the City Code.

Thomas Dan, owner of the Danville Dam in Astigo spoke in favor of the designation. However, he also noted that additional regulation comes with additional restrictions on future approvals.

Susan Caine, City Clerk, commented that the City may be proposing exterior changes to the original Dickason Boulevard entrance and wondered how this designation may affect security and accessibility improvements in the future.

Keith Luppnow, 156 North Dickason Boulevard, questioned how this designation might impact on future use and upgrades to the 2<sup>nd</sup> floor pavilion space.

Hearing no other comments from the floor, and after 3 announcements, Chair Hermanson closed the public hearing at 6:38p.m.

Approve agenda: Motion by Hammer, second by Nagle, to approve the June 25 agenda as presented. Motion carried 7-0.

Minutes of May 28, 2025: Motion by Nagle, second by Gilbertson, to approve. Motion carried unanimously.

Public Comment: Jack Sanderson, \_\_\_\_ James Street, spoke on behalf of the Lions Club. They have been selling candy at various local businesses for the past several years. He presented a check for \$1,500 to Chair Hermanson on behalf of the Columbus Lions Club, to the Resthaven Restoration Fund. They will also be considering the Resthaven Restoration as a fund-raising commitment for the next year. The Club also donated \$50.00 to the Concerts in the Park project. The Commission thanked Mr. Sanderson for the generous donation.

Discussion and possible action on designation of 105 North Dickason Boulevard as a local historic landmark: Motion by Elling, second by Hammer, to approve the designation of City Hall, 105 North Dickason Boulevard, as a local historic landmark property, based on the application materials and comments during the public hearing. Motion carried 7 – 0. City Staff and Secretary Elling will transmit the necessary notices of this decision.

Payment of Invoices and Bills: Motion by Hammer, second by Nagle to approve payment of \$251.00 to Hubbleton Brewery for the beverages at the June 19 concert; payment from account #255362.

Fundraising for Rest Haven: Current balance in the improvement account is \$119,891.48. An additional \$369 was raised at the June 19 concert. Commissioner Ulrich has offered an article to the local newspaper

regarding the status of the project. It has also been offered to the City Cable and Website along with the Daily Dodge website.

Rest Haven Remodel Project Update: Chair Hermanson announced that the subcommittee had met on June 23 and will be proposing a phase 1 project of the main entry door replacement. She would like authorization to discuss an updated bid package with the project architect. Motion by Gilbertson, second by Altschwager, to authorize the Commission Chair to use up to \$1,000 for additional bid plan set production by the Design Coalition architect. Motion carried 7 – 0. Money to come from Account 255362.

Summer Concert Series: The commissioners noted the second concert is set for July 17. Chair Hermanson and Mayor Hammer will be out of town for this event. Commissioners are requested to arrive at Fireman's Park between 4:00 and 4:30.

At the June 19 event the commissioners distributed flyers and questionnaires for attendance and audience information. Members noted that visitors had attended from Oshkosh and Beaver Dam.

Motion by Altschwager, second by Gilbertson to adjourn at 7:25 p.m. Carried Unanimously.

NEXT MEETING: Wednesday, July 23, 2025 at 4:00 p.m.

Respectfully submitted, Henry J. Elling, CHLPC Secretary





# COLUMBUS POLICE DEPARTMENT

159 S. Ludington St.  
Columbus, WI. 53925  
920-623-5919 (Main)  
920-623-5930 (Fax)

Item #2.

July 9, 2025

Mayor Hammer  
Members of the Common Council  
Columbus Police and Fire Commission:

## RE: POLICE DEPARTMENT ACTIVITY REPORT, JUNE 2025

Attached is the monthly report for the Columbus Police Department.

Please feel free to contact me at any time if you have questions.

Chief Dennis Weiner



# COLUMBUS POLICE DEPARTMENT

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Item #2.

## PERSONNEL

The department is not fully staffed. Current staffing as of July 9, 2025:

	Authorized by Budget	Actual
<b><u>Sworn Officers</u></b>		
Full-time sworn police positions:	10	8
Patrol Officer Full time	6	5
Sergeant	1	0
Lieutenant	2	2
Chief	1	1
<b><u>Clerical</u></b>		
Office Manager (full-time)	1	1
Public Safety Clerk (full-time)	1	1

### Current Staff:

Name	Date of Hire
Chief Dennis Weiner	02/18/2008
Lieutenant Darrell Ward	09/18/2022
Lieutenant Michael Rosecky	12/30/2022
Sergeant vacant	
Officer Julia Knoll	01/03/2022
Officer Matt Dammen	01/03/2023
Officer Spencer Trevorrow	07/31/2023
Officer Colton Hayes	07/30/2024
Officer Madeline Kraus	04/28/2025
Officer vacant	
Office Manager Erika Kellar	02/04/1999
Public Safety Clerk Kimberly Kehoe	01/13/2025



## COLUMBUS POLICE DEPARTMENT

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Item #2.

### PERSONNEL:

We have received a few applications for the open vacant positions. We are currently screening them further to see if we proceed forward with any of them.

### FLEET:

At the June 17 council meeting Lieutenant Ward presented on purchasing 4 partially equipped used police vehicles with LESO funds, which was subsequently approved by the council. We took possession of the vehicles a short time later and noticed mechanical issues while driving one of them. Using LESO funds, we had this vehicle fully inspected by a certified mechanic. The potential issues found with 1 of the vehicles would have resulted in a substantial expense to resolve, so we canceled the purchase. It was a package, 4 vehicle deal. Payment for the vehicles had not been made and the seller agreed to take them back. We continue to look for used police vehicles to get the take home squad program started.

The 2023 Dodge Durango squad had its transmission replaced. It was fully covered under warranty. It was problematic finding a Dodge Dealer who could get it in timely.

### COMMUNITY EVENTS:

National Night Out is occurring on August 5, 2025 from 530 p.m.-800 p.m. at Fireman's Park. We are concerned about access for street parking in the area due to the construction on Park Avenue.

### TRAINING:

All department staff attended a 4-hour in-service block on EVOC (Emergency Vehicle Operations and Control) and pursuits at the Madison College Columbus location, which was the former Columbus 151 Speedway Madison College purchased years ago and re-designed as a training facility. It was taught by Chief Weiner and Lieutenant Ward who are both state certified instructors. Among other training requirements, 4 hours of bi-annual training in EVOC and pursuits are required to maintain police officer certification in Wisconsin.

Officer Knoll attended 5 days of EVOC instructor level training that was held at the Madison College Campus in rural Columbus. This training makes her a state certified instructor in that discipline which will allow her to teach emergency vehicle and pursuit driving in the future.

### TRAFFIC ENFORCEMENT/CITATIONS:

During the month of November officers issued 50 traffic citations, 118 warnings and 12 ordinance citations.

### MATTERS OF INTEREST:

Officers responded to a domestic related incident in which a male was arrested on several felony charges. Methamphetamine was found in the residence. Drug related charges are pending on the resident of the house.

During the month of June, we received several reports of unauthorized charges on credit cards and frauds. Victims were out anywhere from \$1000-\$5000. We also received a couple reports of check fraud, where suspects were able to generate a check or a withdrawal from a person's bank account.



## COLUMBUS POLICE DEPARTMENT

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Item #2.

We arrested 6 people during the month for OWI (Operating a Motor Vehicle While Intoxicated/under influence) or operating with RCS (Restricted Controlled Substance). A few of those include:

A subject was stopped for a traffic violation and arrested for OWI-3<sup>rd</sup> offense, failing to install an ignition interlock device and failure to obey a traffic sign or signal.

An officer stopped a vehicle for a traffic violation and subsequently arrested the operator for Operating with a Restricted Controlled Substance. The operator was charged with a criminal offense as there is an enhancer for having a passenger under 16 years of age.

An officer assisted the Fall River Police Department with a violent and physically resistive suspect of a hit and run who had been tased multiple times. She had violently resisted arrest and made threats of harm to officers. Our department handled the OWI investigation under the Mutual Aid for the Fall River Police Department.

Columbia County Dispatch received a call of a vehicle driving 15 miles per hour and driving 'all over the road' eastbound on STH 60 near CTH C in the Town of Hampden. The Sheriff's Office was unavailable due to a fatal accident they were working in this part of the county and asked us to respond under the Mutual Aid. The officer located the vehicle near STH 60 and CTH A, and clocked him with radar at 30 miles per hour in a 55-mph zone. He was also operating left of the center line and was observed to swerve back into his lane. The vehicle was stopped and the driver arrested for OWI and taken to jail.

Our department is always willing to assist any other department, most commonly the Columbia County Sheriff's Office, the Fall River Police Department, and the Dodge County Sheriff's Office. We have a great working relationship with those agencies and they assist us as well any time we request them. "Mutual Aid" is a term from state statute which gives a law enforcement officer full legal authority outside of their jurisdiction upon request from another department.

### CALLS FOR SERVICE:

#### Columbus Police Department Total CAD Calls Received, by Nature of Call

Nature of Call	Total Calls Received
-----	-----
911 HANG UP	19
ACCIDENT HIT AND RUN	2
ACCIDENT-NON REPORTABLE	1
ACCIDENT PROPERTY DAMAGE ONLY	6
ACCIDENT WITH PERSONAL INJURY	2
ASSIST ANOTHER AGENCY	8
BURGLAR ALARM	6
ELEVATOR ALARM	1
FIRE ALARM	4
MEDICAL ALARM	2
ANIMAL COMPLAINTS	7
BURGLARY	1
CAR VS DEER	1
MENTAL HEALTH COMMITMENT	1
CITIZEN ASSIST	19
CIVIL	2



## COLUMBUS POLICE DEPARTMENT

Item #2.

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CONTROLLED	4
CRIMINAL DAMAGE TO PROPERTY	1
DISORDERLY CONDUCT	4
DISABLED VEHICLE	9
DOMESTIC ABUSE	1
DPW	1
DRIVING COMPLAINT	29
EMS CALL	15
EXTRA PATROL	4
GENERAL FIRE	1
FIRE GAS LEAK/CARBON MONOXIDE	6
FLEET MAINTENANCE	1
FRAUD	6
HARASSMENT	5
ROAD HAZARD	9
HOUSE WATCH	1
JUVENILE INCIDENT	4
KEEP THE PEACE	1
LOST AND FOUND	6
NOISE COMPLAINT	1
OUT WITH PERSON	7
OPEN DOOR	2
ORDINANCE VIOLATION	5
OWI	7
PARKING ENFORCMENT	7
PARKING VIOLATION	6
SEARCH WARRANT	1
SECURITY	202
SEX OFFENSE	1
SPECIAL EVENT	2
SUSPICIOUS	5
THEFT	5
THREAT	1
TIPS/LEADS	1
TRAFFIC CONTROL	4
TRAFFIC STOP	157
TRAINING	2
TRANSIENT	1
TRESPASS	1
UNWANTED PERSON	1
UTILITIES	2
VEH LOCKOUT	2
VIOLATION OF PROBATION/PAROLE	1
WARRANT	3
WEAPONS VIOLATION	1
WELFARE	8

-----  
Total Calls: 626

## DIRECTOR'S REPORT

The Summer Library Program started on June 9. We currently have over 500 people signed up this year!

### Youth Programs

- Chess Club is meeting weekly on Wednesdays. One of our regular teenagers pitched the idea and runs the club. We've had 15-25 people every week of all ages. A special thank-you to Shirley Berkley who had several chess kits to donate.
- Stitching Stars continues to have a great turnout with 23 crocheters coming to the May meet-up.
- To celebrate Dairy Month, the library hosted an ice cream social. We had 82 people show up and enjoy ice cream from Sassy Cow Creamery. Special thank you to the Astico Perseverance 4H Club for running the event.
- The first guest reader of the summer was Bill Breunig. We had an overflowing program room for his Storytime. On June 11 Story time moved to Home Again assisted Living.

### Adult Programs

- Cherry and Jerry joined us once again for another ragtime performance on May 23.
- On May 24 the library smelled delicious as Huma Siddiqui made fish tacos for the crowd.
- Adult Craft Night continues to be a hit with 15 people attending the May 28 event where they made bookmarks out of old books.
- Catherine hosted a workshop on June 3 where she taught attendees how to convert recipes to an air fryer.
- After Hours Book Club had another strong showing with 23 people in attendance on June 5.
- The new Romantasy Book Club had its first meeting on June 9 with 21 people coming.

### Upcoming Programs

- Dairy Month will continue with a special Storytime at Royal Guernsey Dairy on June 24.
- June 25 we will welcome Krystal Larson as our guest reader for Storytime. This will be her last week with the City before her retirement.
- We have several Summer Library Program events coming up including-
  - Ms. Kim's Amazing Animals on June 16
  - David Landau on June 24
  - Little Miss Ann on July 7
  - Mark Warner Yo-yo Master on July 14
- June 27 the Library will welcome author Robert Goodland with a talk about his book Beneath the Surface.
- With the sale of Cercis, the Books & Beer Book Club with Valerie Biel will now make its home in the Annex. The next author will be on June 19.










### Meetings

- The Library closed for 2 hours on June 5 so all staff could attend the City of Columbus Picnic at Fireman's Park.
- The July 18 Columbia County Meetings will be taking place at Columbus Public Library.

### Buildings and Grounds

- The light fixture in the elevator kept going completely out on us. S&S Electric came and found the ballast was overheating and fixed it for us.



Library Statistics		2025 Month	2025 YTD	2024 YTD	2024 Total	% (Item #2. from 2024 to 2025)
	Visits (# door counts)	5,816	28,006	26,497	67,146	+5.7%
	Items Borrowed (total)	4,662	25,423	23,896	58,538	+6.4%
	% Columbus residents		49%		50%	
	% Fall River residents		11%		13%	
	% Other Columbia County		25%		21%	
	% Dodge County		11%		10%	
	% Other		5%		6%	
	Digital Items Borrowed (# checkouts)	1,142	6,060	6,235	14,759	-2.8%
	Books by Mail (# items sent)	9	70	103	259	-32%
	Public Wi-Fi (# sessions)	6,165	24,195	26,381	56,084	-8.3%
	Public Computer Use (# sessions)	225	1,139	1,277	3,077	-11%
	Wireless Printing & Faxing (# jobs)	74	406	395	967	+2.8%
	Community Use of Rooms (# attended)	99	484	454	1,171	+6.6%
	Patrons Added (# added)	27	129	149	368	-13%

Program Statistics	In-Person & Live Virtual (# programs)	In-Person & Live Virtual (# attended)	Self-Directed Activities (# participated)
Future Readers	18	267	5
Children	21	685	283
Teen	2	11	0
Adult	8	72	16
General Interest	1	30	64

## RESOLUTION NO. 8-25

### A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS AUTHORIZING THE PURCHASE OF LOT 1 OF CERTIFIED SURVEY MAP 5730, LOCATED WITHIN THE CITY OF COLUMBUS

**WHEREAS**, the Brent and Gina Van Gysel Living Trust dated 5/11/2023 and the Karl and Marilyn Green Living Trust dated 5/24/2023 (hereinafter “Owners”) desire to sell Lot 1 of CSM 5730, located in the City of Columbus, Columbia County, Wisconsin (hereinafter “the Property”); and

**WHEREAS**, the City of Columbus (hereinafter “City”) desires to purchase the Property from Owners; and

**NOW, THEREFORE**, the Columbus Common Council does hereby resolve as follows:

1. The Common Council, at a meeting duly called and held on July 15, 2025, does hereby approve the Offer to Purchase negotiated by the City with the Owner dated July 8, 2025, approved by all parties on July 8, 2025, and as attached hereto as Exhibit A.
2. The Common Council hereby authorizes City Administrator Matt Amundson to execute any and all documents necessary to complete the purchase of the Property from Owners. This authority includes signing the closing statement, any Affidavits necessary to satisfy title company concerns, any documents necessary to transfer funds from the City to the title company as part of the closing.

Approved by the Common Council of the City of Columbus on the 15<sup>th</sup> day of July, 2025.

\_\_\_\_\_  
Joseph Hammer, Mayor

\_\_\_\_\_  
Susan Caine, Clerk



## **CERTIFICATION**

I, Susan Caine, as Clerk for the City of Columbus, Columbia County, Wisconsin, do hereby certify that the attached Resolution is a true and correct copy of a Resolution adopted by the Common Council of the City of Columbus, Columbia County, Wisconsin, at a meeting duly called on the 15<sup>th</sup> day of July, 2025.

Dated this 15<sup>th</sup> day of July, 2025.

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Susan Caine, Clerk, City of Columbus

**WB-13 VACANT LAND OFFER TO PURCHASE**

1 LICENSEE DRAFTING THIS OFFER ON July 8, 2025 [DATE] IS (AGENT OF BUYER)  
2 (~~AGENT OF SELLER/LISTING FIRM~~) (~~AGENT OF BUYER AND SELLER~~) [STRIKE THOSE NOT APPLICABLE]  
3 The Buyer, City of Columbus  
4 offers to purchase the Property known as Lot 1 of CSM 5730  
5 (Tax Parcel No. 1515.01)  
6 [e.g., Street Address, Parcel Number(s), legal description, or insert additional description, if any, at lines 655-660, or attach  
7 as an addendum per line 682] in the City of Columbus, County  
8 of Columbia Wisconsin, on the following terms:  
9 **PURCHASE PRICE** The purchase price is Four Hundred Thousand  
10 Dollars (\$ 400,000.00).  
11 **INCLUDED IN PURCHASE PRICE** Included in purchase price is the Property, all Fixtures on the Property as of the date  
12 stated on line 1 of this Offer (unless excluded at lines 17-18), and the following additional items: N/A  
13  
14 **NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are included**  
15 **or not included. Annual crops are not part of the purchase price unless otherwise agreed.**  
16 **NOT INCLUDED IN PURCHASE PRICE** Not included in purchase price is Seller's personal property (unless included at  
17 lines 12-13) and the following: Any personal property of Seller to be removed prior to closing.  
18  
19 **CAUTION: Identify Fixtures that are on the Property (see lines 21-25) to be excluded by Seller or that are rented**  
20 **and will continue to be owned by the lessor.**  
21 "Fixture" is defined as an item of property which is physically attached to or so closely associated with land so as to be  
22 treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage  
23 to the premises, items specifically adapted to the premises and items customarily treated as fixtures, including, but not  
24 limited to, all: perennial crops, garden bulbs; plants; shrubs and trees; fences; storage buildings on permanent foundations  
25 and docks/piers on permanent foundations.  
26 **CAUTION: Exclude any Fixtures to be retained by Seller or that are rented on lines 17-18 or at lines 655-660 or in**  
27 **an addendum per line 682.**  
28 **BINDING ACCEPTANCE** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer  
29 on or before 07/15/2025 at 5:00 p.m.  
30 Seller may keep the Property on the market and accept secondary offers after binding acceptance of this Offer.  
31 **CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.**  
32 **ACCEPTANCE** Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical  
33 copies of the Offer.  
34 **CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term**  
35 **Deadlines running from acceptance provide adequate time for both binding acceptance and performance.**  
36 **CLOSING** This transaction is to be closed on no later than July 29, 2025  
37  
38 at the place selected by Seller, unless otherwise agreed by the Parties in writing. If the date for closing falls on a Saturday,  
39 Sunday, or a federal or a state holiday, the closing date shall be the next Business Day.  
40 **CAUTION: To reduce the risk of wire transfer fraud, any wiring instructions received should be independently**  
41 **verified by phone or in person with the title company, financial institution, or entity directing the transfer. The real**  
42 **estate licensees in this transaction are not responsible for the transmission or forwarding of any wiring or money**  
43 **transfer instructions.**  
44 **EARNEST MONEY**  
45 ■ EARNEST MONEY of \$ N/A accompanies this Offer.  
46 If Offer was drafted by a licensee, receipt of the earnest money accompanying this Offer is acknowledged.  
47 ■ EARNEST MONEY of \$ N/A will be mailed, or commercially, electronically  
48 or personally delivered within 10 days ("5" if left blank) after acceptance.  
49 All earnest money shall be delivered to and held by (listing Firm) (drafting Firm) (other identified as )  
50  [STRIKE THOSE NOT APPLICABLE]  
51 (listing Firm if none chosen; if no listing Firm, then drafting Firm; if no Firm then Seller).  
52 **CAUTION: If a Firm does not hold earnest money, an escrow agreement should be drafted by the Parties or an**  
53 **attorney as lines 56-76 do not apply. If someone other than Buyer pays earnest money, consider a special**  
54 **disbursement agreement.**  
55 ■ THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise agreed in writing.

56 ■ **DISBURSEMENT IF EARNEST MONEY HELD BY A FIRM:** If negotiations do not result in an accepted offer and the  
57 earnest money is held by a Firm, the earnest money shall be promptly disbursed (after clearance from payer's depository  
58 institution if earnest money is paid by check) to the person(s) who paid the earnest money. At closing, earnest money shall  
59 be disbursed according to the closing statement. If this Offer does not close, the earnest money shall be disbursed according  
60 to a written disbursement agreement signed by all Parties to this Offer. If said disbursement agreement has not been  
61 delivered to the Firm holding the earnest money within 60 days after the date set for closing, that Firm may disburse the  
62 earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller;  
63 (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; (4)  
64 upon authorization granted within this Offer; or (5) any other disbursement required or allowed by law. The Firm may retain  
65 legal services to direct disbursement per (1) or to file an interpleader action per (2) and the Firm may deduct from the  
66 earnest money any costs and reasonable attorneys' fees, not to exceed \$250, prior to disbursement.

67 ■ **LEGAL RIGHTS/ACTION:** The Firm's disbursement of earnest money does not determine the legal rights of the Parties  
68 in relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by the Firm holding the earnest  
69 money. At least 30 days prior to disbursement per (1), (4) or (5) above, where the Firm has knowledge that either Party  
70 disagrees with the disbursement, the Firm shall send Buyer and Seller written notice of the intent to disburse by certified  
71 mail. If Buyer or Seller disagrees with the Firm's proposed disbursement, a lawsuit may be filed to obtain a court order  
72 regarding disbursement. Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of  
73 residential property with one-to-four dwelling units. Buyer and Seller should consider consulting attorneys regarding their  
74 legal rights under this Offer in case of a dispute. Both Parties agree to hold the Firm harmless from any liability for good  
75 faith disbursement of earnest money in accordance with this Offer or applicable Department of Safety and Professional  
76 Services regulations concerning earnest money. See Wis. Admin. Code Ch. REEB 18.

77 **TIME IS OF THE ESSENCE** "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3)  
78 occupancy; (4) date of closing; (5) contingency Deadlines **STRIKE AS APPLICABLE** and all other dates and Deadlines in  
79 this Offer except:

80 \_\_\_\_\_ . If "Time is of the Essence" applies to a date or Deadline,  
81 failure to perform by the exact date or Deadline is a breach of contract. If "Time is of the Essence" does not apply to a date  
82 or Deadline, then performance within a reasonable time of the date or Deadline is allowed before a breach occurs.

83 **VACANT LAND DISCLOSURE REPORT** Wisconsin law requires owners of real property that does not include any  
84 buildings to provide Buyers with a Vacant Land Disclosure Report. Excluded from this requirement are sales exempt from  
85 the real estate transfer fee and sales by certain court-appointed fiduciaries, for example, personal representatives, who  
86 have never occupied the Property. The form of the Report is found in Wis. Stat. § 709.033. The law provides: "§ 709.02  
87 Disclosure . . . the owner of the property shall furnish, not later than 10 days after acceptance of a contract of sale . . . to  
88 the prospective buyer of the property a completed copy of the report . . . A prospective buyer who does not receive a report  
89 within the 10 days may, within 2 business days after the end of that 10-day period, rescind the contract of sale . . . by  
90 delivering a written notice of rescission to the owner or the owner's agent." Buyer may also have certain rescission rights if  
91 a Vacant Land Disclosure Report disclosing defects is furnished before expiration of the 10 days, but after the Offer is  
92 submitted to Seller. Buyer should review the report form or consult with an attorney for additional information regarding  
93 rescission rights.

94 **PROPERTY CONDITION REPRESENTATIONS** Seller represents to Buyer that as of the date of acceptance Seller has  
95 no notice or knowledge of Conditions Affecting the Property or Transaction (lines 101-181) other than those identified in  
96 Seller's Vacant Land Disclosure Report dated \_\_\_\_\_, which was received by Buyer prior to Buyer  
97 signing this Offer and that is made a part of this Offer by reference **COMPLETE DATE OR STRIKE AS APPLICABLE**  
98 and **Seller to provide buyer with real estate condition report within 10 days of acceptance.**

99 \_\_\_\_\_  
100 **INSERT CONDITIONS NOT ALREADY INCLUDED IN THE DISCLOSURE REPORT**

101 "Conditions Affecting the Property or Transaction" are defined to include:

- 102 a. Flooding, standing water, drainage problems, or other water problems on or affecting the Property.
- 103 b. Impact fees or another condition or occurrence that would significantly increase development costs or reduce the value  
104 of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence.
- 105 c. Brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other  
106 contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum  
107 Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial or cleanup  
108 program, the DATCP Agricultural Chemical Cleanup Program, or other similar program.
- 109 d. Subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface  
110 foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous  
111 materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other  
112 laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil  
113 movement, settling, upheavals, or slides; excessive rocks or rock formations; or other soil problems.
- 114 e. Material violation of an environmental rule or other rule or agreement regulating the use of the Property.
- 115 f. Defects caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, lead in

- 116 soil, or other potentially hazardous or toxic substances on the Property; manufacture of methamphetamine  
117 hazardous or toxic substances on the Property; or high voltage electric (100 KV or greater) or steel natural gas transmission  
118 lines located on but not directly serving the Property.
- 119 g. Defects caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic  
120 substances on neighboring properties.
- 121 h. The Property is served by a joint well; Defects related to a joint well serving the Property; or Defects in a well on the  
122 Property or in a well that serves the Property, including unsafe well water due to contaminants such as coliform, nitrates, or  
123 atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see § NR 812.26, Wis. Adm. Code) but  
124 that are not closed or abandoned according to applicable regulations.
- 125 i. Defects in any septic system or other private sanitary disposal system on the Property; or any out-of-service septic  
system serving the Property not closed or abandoned according to applicable regulations.
- 127 j. Underground or aboveground fuel storage tanks presently or previously on the Property for storage of flammable or  
128 combustible liquids including, but not limited to, gasoline or heating oil; or Defects in the underground or aboveground fuel  
129 storage tanks on or previously located on the Property. Defects in underground or aboveground fuel storage tanks may  
130 include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking;  
131 corrosion; or failure to meet operating standards. (The owner, by law, may have to register the tanks with the Department  
132 of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use  
133 or not. Department regulations may require closure or removal of unused tanks.)
- 134 k. Existing or abandoned manure storage facilities located on the property.
- 135 l. Notice of property tax increases, other than normal annual increases, or pending Property tax reassessment;  
136 remodeling that may increase the Property's assessed value; pending special assessments; or Property is within a special  
137 purpose district, such as a drainage district, that has authority to impose assessments on the Property.
- 138 m. Proposed, planned, or commenced public improvements or public construction projects that may result in special  
139 assessments or that may otherwise materially affect the Property or the present use of the Property; or any land division  
140 involving the Property without required state or local permits.
- 141 n. The Property is part of or subject to a subdivision homeowners' association; or the Property is not a condominium unit  
142 and there are common areas associated with the Property that are co-owned with others.
- 143 o. Any zoning code violations with respect to the Property; the Property or any portion thereof is located in a floodplain,  
144 wetland or shoreland zoning area under local, state or federal regulations; or the Property is subject to a mitigation plan  
145 required by Wisconsin Department of Natural Resources (DNR) rules related to county shoreland zoning ordinances, that  
146 obligates the Property owner to establish or maintain certain measures related to shoreland conditions, enforceable by the  
147 county.
- 148 p. Nonconforming uses of the Property (a nonconforming use is a use of land that existed lawfully before the current zoning  
149 ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance); conservation  
150 easements (a conservation easement is a legal agreement in which a property owner conveys some of the rights associated  
151 with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization  
152 to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or  
153 education, or for similar purposes); restrictive covenants or deed restrictions on the Property; or, other than public rights-of-  
154 way, nonowners having rights to use part of the Property, including, but not limited to, private rights-of-way and easements  
155 other than recorded utility easements.
- 156 q. All or part of the Property has been assessed as agricultural land; has been assessed a use-value assessment  
157 conversion charge; or payment of a use-value assessment conversion charge has been deferred.
- 158 r. All or part of the Property is subject to, enrolled in, or in violation of a farmland preservation agreement, Forest Crop  
159 Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program.
- 160 s. A dam is totally or partially located on the Property; or an ownership interest in a dam not located on the Property will  
161 be transferred with the Property because the dam is owned collectively by a homeowners' association, lake district, or  
162 similar group of which the Property owner is a member.
- 163 t. No legal access to the Property; or boundary or lot line disputes, encroachments or encumbrances (including a joint  
164 driveway) affecting the Property. Encroachments often involve some type of physical object belonging to one person but  
165 partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages,  
166 driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of  
167 the Property or to the use of the Property such as a joint driveway, liens, and licenses.
- 168 u. Government agency, court order, or federal, state, or local regulations requiring repair, alteration or correction of an  
169 existing condition.
- 170 v. A pier attached to the Property not in compliance with state or local pier regulations; a written agreement affecting  
171 riparian rights related to the Property; or the bed of the abutting navigable waterway is owned by a hydroelectric operator.
- 172 w. Material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide.
- 173 x. Significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property.
- 174 y. Significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or  
175 shrubs; or substantial injuries or disease in livestock on the Property or neighboring property.
- 176 z. Animal, reptile, or other insect infestations; drainage easement or grading problems; excessive sliding; or any other  
177 Defect or material condition.



178 aa. Archeological artifacts, mineral rights, orchards, or endangered species, or one or more burial sites on the Property.  
179 bb. Owner is a foreign person as defined in the Foreign Investment in Real Property Tax Act in 26 IRC § 1445(f).  
180 cc. Other Defects affecting the Property such as any agreements that bind subsequent owners of the property, such as a  
181 lease agreement or an extension of credit from an electric cooperative.  
182 **GOVERNMENT PROGRAMS:** Seller shall deliver to Buyer, within \_\_\_\_\_ days ("15" if left blank) after acceptance  
183 of this Offer, a list of all federal, state, county, and local conservation, farmland, environmental, or other land use programs,  
184 agreements, restrictions, or conservation easements, which apply to any part of the Property (e.g., farmland preservation  
185 agreements, farmland preservation or exclusive agricultural zoning, use value assessments, Forest Crop, Managed Forest,  
186 Conservation Reserve Program, wetland mitigation, shoreland zoning mitigation plan or comparable programs), along with  
187 disclosure of any penalties, fees, withdrawal charges, or payback obligations pending, or currently deferred, if any. This  
188 contingency will be deemed satisfied unless Buyer delivers to Seller, within 7 days after the deadline for delivery, a notice  
189 terminating this Offer based upon the use restrictions, program requirements, and/or amount of any penalty, fee, charge, or  
190 payback obligation.  
191 **CAUTION: If Buyer does not terminate this Offer, Buyer is hereby agreeing that Buyer will continue in such**  
192 **programs, as may apply, and Buyer agrees to reimburse Seller should Buyer fail to continue any such program**  
193 **such that Seller incurs any costs, penalties, damages, or fees that are imposed because the program is not**  
194 **continued after sale. The Parties agree this provision survives closing.**  
195 **MANAGED FOREST LAND:** If all, or part, of the Property is managed forest land under the Managed Forest Law (MFL)  
196 program, this designation will continue after closing. Buyer is advised as follows: The MFL is a landowner incentive  
197 program that encourages sustainable forestry on private woodlands by reducing and deferring property taxes. Orders  
198 designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the  
199 MFL program changes, the new owner must sign and file a report of the change of ownership on a form provided by the  
200 Department of Natural Resources and pay a fee. By filing this form, the new owner agrees to the associated MFL  
201 management plan and the MFL program rules. The DNR Division of Forestry monitors forest management plan  
202 compliance. Changes a landowner makes to property that is subject to an order designating it as managed forest land,  
203 or to its use, may jeopardize benefits under the program or may cause the property to be withdrawn from the program  
204 and may result in the assessment of penalties. For more information call the local DNR forester or visit  
205 <https://dnr.wisconsin.gov/topic/forestry> .  
206 **USE VALUE ASSESSMENTS:** The use value assessment system values agricultural land based on the income that  
207 would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural  
208 land to a non-agricultural use (e.g., residential or commercial development), that person may owe a conversion charge.  
209 To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's  
210 Equalization Bureau or visit <http://www.revenue.wi.gov/> .  
211 **FARMLAND PRESERVATION:** The early termination of a farmland preservation agreement or removal of land from such  
212 an agreement can trigger payment of a conversion fee equal to 3 times the per acre value of the land. Contact the  
213 Wisconsin Department of Agriculture, Trade and Consumer Protection Division of Agricultural Resource Management or  
214 visit <http://www.datcp.state.wi.us/> for more information.  
215 **CONSERVATION RESERVE PROGRAM (CRP):** The CRP encourages farmers, through contracts with the U.S.  
216 Department of Agriculture, to stop growing crops on highly erodible or environmentally sensitive land and instead to plant  
217 a protective cover of grass or trees. CRP contracts run for 10 to 15 years, and owners receive an annual rent as well as  
218 certain incentive payments and cost share assistance for establishing long-term, resource-conserving ground cover.  
219 Removing lands from the CRP in breach of a contract can be quite costly. For more information call the state Farm Service  
220 Agency office or visit <http://www.fsa.usda.gov/> .  
221 **SHORELAND ZONING ORDINANCES:** All counties must adopt uniform shoreland zoning ordinances in compliance with  
222 Wis. Admin. Code Chapter NR 115. County shoreland zoning ordinances apply to all unincorporated land within 1,000  
223 feet of a navigable lake, pond or flowage or within 300 feet of a navigable river or stream and establish minimum standards  
224 for building setbacks and height limits, cutting trees and shrubs, lot sizes, water runoff, impervious surface standards (that  
225 may be exceeded if a mitigation plan is adopted and recorded) and repairs to nonconforming structures. Buyers must  
226 conform to any existing mitigation plans. For more information call the county zoning office or visit <https://dnr.wi.gov/> .  
227 Buyer is advised to check with the applicable city, town or village for additional shoreland zoning or shoreland-wetland  
228 zoning restrictions, if any.  
229 **FENCES:** Wis. Stat. § 90.03 requires the owners of adjoining properties to keep and maintain legal fences in equal shares  
230 where one or both of the properties is used and occupied for farming or grazing purposes.  
231 **CAUTION: Consider an agreement addressing responsibility for fences if Property or adjoining land is used and**  
232 **occupied for farming or grazing purposes.**  
233 **PROPERTY DEVELOPMENT WARNING:** If Buyer contemplates developing Property for a use other than the current use,  
234 there are a variety of issues that should be addressed to ensure the development or new use is feasible. Buyer is solely  
235 responsible to verify the current zoning allows for the proposed use of the Property at lines 251-255. Municipal and zoning  
236 ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or uses  
237 and therefore should be reviewed. Building permits, zoning or zoning variances, Architectural Control Committee approvals,  
238 estimates for utility hook-up expenses, special assessments, changes for installation of roads or utilities, environmental  
239 audits, subsoil tests, or other development related fees may need to be obtained or verified in order to determine the  
240 feasibility of development of, or a particular use for, a property. Optional contingencies that allow Buyer to investigate certain  
241 of these issues can be found at lines 244-304 and Buyer may add contingencies as needed in addenda (see line 682).

242 Buyer should review any plans for development or use changes to determine what issues should be addressed in these  
243 contingencies.

244 **PROPOSED USE CONTINGENCIES:** This Offer is contingent upon Buyer obtaining, at Buyer's expense, the reports or  
245 documentation required by any optional provisions checked on lines 256-281 below. The optional provisions checked on  
246 lines 256-281 shall be deemed satisfied unless Buyer, within \_\_\_\_\_ days ("30" if left blank) after acceptance, delivers: (1)  
247 written notice to Seller specifying those optional provisions checked below that cannot be satisfied and (2) written evidence  
248 substantiating why each specific provision referred to in Buyer's notice cannot be satisfied. Upon delivery of Buyer's notice,  
249 this Offer shall be null and void. Seller agrees to cooperate with Buyer as necessary to satisfy the contingency provisions  
250 checked at lines 256-281.

251 **Proposed Use:** Buyer is purchasing the Property for the purpose of: \_\_\_\_\_

252 \_\_\_\_\_  
253 \_\_\_\_\_ **[insert proposed use**  
254 **and type or style of building(s), size and proposed building location(s), if a requirement of Buyer's condition to**  
255 **purchase, e.g. 1400-1600 sq. ft. three-bedroom single family ranch home in northwest corner of lot].**

256 ☐ **ZONING:** Verification of zoning and that the Property's zoning allows Buyer's proposed use described at lines  
257 251-255.

258 ☐ **SUBSOILS:** Written evidence from a qualified soils expert that the Property is free of any subsoil condition that  
259 would make the proposed use described at lines 251-255 impossible or significantly increase the costs of such  
260 development.

261 ☐ **PRIVATE ONSITE WASTEWATER TREATMENT SYSTEM (POWTS) SUITABILITY:** Written evidence from a  
262 certified soils tester that: (a) the soils at the Property locations selected by Buyer, and (b) all other conditions that must  
263 be approved, meet the legal requirements in effect on the date of this Offer to obtain a permit for a POWTS for use of  
264 the Property as stated on lines 251-255. The POWTS (septic system) allowed by the written evidence must be one of  
265 the following POWTS that is approved by the State for use with the type of property identified at lines 251-255 **CHECK**  
266 **ALL THAT APPLY** ☐ conventional in-ground; ☐ mound; ☐ at grade; ☐ in-ground pressure distribution; ☐ holding  
267 tank; ☐ other: \_\_\_\_\_

268 ☐ **EASEMENTS AND RESTRICTIONS:** Copies of all public and private easements, covenants and restrictions  
269 affecting the Property and a written determination by a qualified independent third party that none of these prohibit or  
270 significantly delay or increase the costs of the proposed use or development identified at lines 251-255.

271 ☐ **APPROVALS/PERMITS:** Permits, approvals and licenses, as appropriate, or the final discretionary action by the  
272 granting authority prior to the issuance of such permits or building permit, approvals and licenses, for the following items  
273 related to Buyer's proposed use: \_\_\_\_\_

274 \_\_\_\_\_  
275 ☐ **UTILITIES:** Written verification of the location of the following utility service connections (e.g., on the Property, at  
276 the lot line, across the street, etc.) **CHECK AND COMPLETE AS APPLICABLE**:

277 ☐ electricity \_\_\_\_\_; ☐ gas \_\_\_\_\_; ☐ sewer \_\_\_\_\_;

278 ☐ water \_\_\_\_\_; ☐ telephone \_\_\_\_\_; ☐ cable \_\_\_\_\_;

279 ☐ other \_\_\_\_\_

280 ☐ **ACCESS TO PROPERTY:** Written verification that there is legal vehicular access to the Property from public  
281 roads.

282 ☐ **LAND USE APPROVAL/PERMITS:** This Offer is contingent upon (Buyer)(Seller) **STRIKE ONE** ("Buyer" if neither  
283 stricken) obtaining the following, including all costs: a **CHECK ALL THAT APPLY** ☐ rezoning; ☐ conditional use permit;  
284 ☐ variance; ☐ other \_\_\_\_\_ for the Property for its proposed use described at lines 251-255.

285 Seller agrees to cooperate with Buyer as necessary to satisfy this contingency. Buyer shall deliver, within \_\_\_\_\_ days of  
286 acceptance, written notice to Seller if any item cannot be obtained, in which case this Offer shall be null and void.

287 ☐ **MAP OF THE PROPERTY:** This Offer is contingent upon (Buyer obtaining) (Seller providing) **STRIKE ONE** ("Seller  
288 providing" if neither is stricken) a Map of the Property dated subsequent to the date of acceptance of this Offer prepared by  
289 a registered land surveyor, within \_\_\_\_\_ days ("30" if left blank) after acceptance, at (Buyer's) (Seller's) **STRIKE ONE**  
290 ("Seller's" if neither is stricken) expense. The map shall show minimum of \_\_\_\_\_ acres, maximum of \_\_\_\_\_  
291 acres, the legal description of the Property, the Property's boundaries and dimensions, visible encroachments upon the  
292 Property, the location of improvements, if any, and: \_\_\_\_\_

293 \_\_\_\_\_  
294 **STRIKE AND COMPLETE AS APPLICABLE** Additional map features that may  
295 be added include but are not limited to: staking of all corners of the Property; identifying dedicated and apparent streets; lot  
296 dimensions; total acreage or square footage; easements or rights-of-way.

297 **CAUTION: Consider the cost and the need for map features before selecting them. Also consider the time required**  
298 **to obtain the map when setting the deadline.**

299 This contingency shall be deemed satisfied unless Buyer, within 5 days after the deadline for delivery of said map, delivers  
300 to Seller a copy of the map and a written notice which identifies: (1) the significant encroachment; (2) information materially  
301 inconsistent with prior representations; or (3) failure to meet requirements stated within this contingency. Upon delivery of  
302 Buyer's notice, this Offer shall be null and void. Once the deadline for delivery has passed, if Seller was responsible to



303 provide the map and failed to timely deliver the map to Buyer, Buyer may terminate this Offer if Buyer delivers a  
304 notice of termination to Seller prior to Buyer's Actual Receipt of said map from Seller.

305 **INSPECTIONS AND TESTING** Buyer may only conduct inspections or tests if specific contingencies are included as a  
306 part of this Offer. An "inspection" is defined as an observation of the Property, which does not include an appraisal or testing  
307 of the Property, other than testing for leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel  
308 source, which are hereby authorized. A "test" is defined as the taking of samples of materials such as soils, water, air or  
309 building materials from the Property for laboratory or other analysis of these materials. Seller agrees to allow Buyer's  
310 inspectors, testers and appraisers reasonable access to the Property upon advance notice, if necessary, to satisfy the  
311 contingencies in this Offer. Buyer or licensees or both may be present at all inspections and testing. Except as otherwise  
312 provided, Seller's authorization for inspections does not authorize Buyer to conduct testing of the Property.

313 **NOTE: Any contingency authorizing testing should specify the areas of the Property to be tested, the purpose of**  
314 **the test (e.g., to determine if environmental contamination is present), any limitations on Buyer's testing and any**  
315 **other material terms of the contingency.**

316 Buyer agrees to promptly restore the Property to its original condition after Buyer's inspections and testing are completed  
317 unless otherwise agreed to with Seller. Buyer agrees to promptly provide copies of all inspection and testing reports to  
318 Seller. Seller acknowledges that certain inspections or tests may detect environmental pollution that may be required to be  
319 reported to the Wisconsin Department of Natural Resources.

320 ☐ **INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 305-319).

321 (1) This Offer is contingent upon a qualified independent inspector conducting an inspection of the Property after the date  
322 on line 1 of this Offer that discloses no Defects.

323 (2) This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing an  
324 inspection of \_\_\_\_\_

325 \_\_\_\_\_ (list any Property component(s)  
326 to be separately inspected, e.g., dumpsite, timber quality, invasive species, etc.) that discloses no Defects.

327 (3) Buyer may have follow-up inspections recommended in a written report resulting from an authorized inspection, provided  
328 they occur prior to the Deadline specified at line 333. Inspection(s) shall be performed by a qualified independent  
329 inspector or independent qualified third party.

330 Buyer shall order the inspection(s) and be responsible for all costs of inspection(s).

331 **CAUTION: Buyer should provide sufficient time for the Property inspection and/or any specialized inspection(s),**  
332 **as well as any follow-up inspection(s).**

333 This contingency shall be deemed satisfied unless Buyer, within \_\_\_\_\_ days ("15" if left blank) after acceptance, delivers  
334 to Seller a copy of the written inspection report(s) dated after the date on line 1 of this Offer and a written notice listing the  
335 Defect(s) identified in those report(s) to which Buyer objects (Notice of Defects).

336 **CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.**

337 For the purposes of this contingency, Defects do not include structural, mechanical or other conditions the nature and extent  
338 of which Buyer had actual knowledge or written notice before signing this Offer.

339 **NOTE: "Defect" as defined on lines 553-555 means a condition that would have a significant adverse effect on the**  
340 **value of the Property; that would significantly impair the health or safety of future occupants of the Property; or**  
341 **that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life**  
342 **of the premises.**

343 **■ RIGHT TO CURE:** Seller (shall)(shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure the Defects.  
344 If Seller has the right to cure, Seller may satisfy this contingency by:

345 (1) delivering written notice to Buyer within \_\_\_\_\_ ("10" if left blank) days after Buyer's delivery of the Notice of Defects  
346 stating Seller's election to cure Defects;

347 (2) curing the Defects in a good and workmanlike manner; and

348 (3) delivering to Buyer a written report detailing the work done no later than three days prior to closing.

349 This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and:

350 (1) Seller does not have the right to cure; or

351 (2) Seller has the right to cure but:

352 (a) Seller delivers written notice that Seller will not cure; or

353 (b) Seller does not timely deliver the written notice of election to cure.

354 **IF LINE 355 IS NOT MARKED OR IS MARKED N/A LINES 403-414 APPLY.**

355 ☐ **FINANCING COMMITMENT CONTINGENCY:** This Offer is contingent upon Buyer being able to obtain a written  
356 \_\_\_\_\_ [loan type or specific lender, if any] first mortgage loan commitment as described  
357 below, within \_\_\_\_\_ days after acceptance of this Offer. The financing selected shall be in an amount of not less than \$  
358 \_\_\_\_\_ for a term of not less than \_\_\_\_\_ years, amortized over not less than \_\_\_\_\_ years. Initial  
359 monthly payments of principal and interest shall not exceed \$ \_\_\_\_\_. Buyer acknowledges that lender's  
360 required monthly payments may also include 1/12th of the estimated net annual real estate taxes, hazard insurance  
361 premiums, and private mortgage insurance premiums. The mortgage shall not include a prepayment premium. Buyer agrees  
362 to pay discount points in an amount not to exceed \_\_\_\_\_ % ("0" if left blank) of the loan. If Buyer is using multiple loan

363 sources or obtaining a construction loan or land contract financing, describe at lines 655-660 or in an addendum attached  
364 per line 682. Buyer agrees to pay all customary loan and closing costs, wire fees, and loan origination fees, to promptly  
365 apply for a mortgage loan, and to provide evidence of application promptly upon request of Seller. Seller agrees to allow  
366 lender's appraiser access to the Property.

367 ■ **LOAN AMOUNT ADJUSTMENT:** If the purchase price under this Offer is modified, any financed amount, unless otherwise  
368 provided, shall be adjusted to the same percentage of the purchase price as in this contingency and the monthly payments  
369 shall be adjusted as necessary to maintain the term and amortization stated above.

370 **CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 371 or 372.**

371 ☐ **FIXED RATE FINANCING:** The annual rate of interest shall not exceed \_\_\_\_\_%.

372 ☐ **ADJUSTABLE RATE FINANCING:** The initial interest rate shall not exceed \_\_\_\_\_%. The initial interest rate  
373 shall be fixed for \_\_\_\_\_ months, at which time the interest rate may be increased not more than \_\_\_\_\_% ("2" if  
374 left blank) at the first adjustment and by not more than \_\_\_\_\_% ("1" if left blank) at each subsequent adjustment.  
375 The maximum interest rate during the mortgage term shall not exceed the initial interest rate plus \_\_\_\_\_% ("6" if  
376 left blank). Monthly payments of principal and interest may be adjusted to reflect interest changes.

377 ■ **SATISFACTION OF FINANCING COMMITMENT CONTINGENCY:** If Buyer qualifies for the loan described in this Offer  
378 or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of a written loan commitment.

379 This contingency shall be satisfied if, after Buyer's review, Buyer delivers to Seller a copy of a written loan commitment  
380 (even if subject to conditions) that is:

381 (1) signed by Buyer; or

382 (2) accompanied by Buyer's written direction for delivery.

383 Delivery of a loan commitment by Buyer's lender or delivery accompanied by a notice of unacceptability shall not satisfy  
384 this contingency.

385 **CAUTION: The delivered loan commitment may contain conditions Buyer must yet satisfy to obligate the lender to**  
386 **provide the loan. Buyer understands delivery of a loan commitment removes the Financing Commitment**  
387 **Contingency from the Offer and shifts the risk to Buyer if the loan is not funded.**

388 ■ **SELLER TERMINATION RIGHTS:** If Buyer does not deliver a loan commitment on or before the Deadline on line 357.  
389 Seller may terminate this Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of  
390 written loan commitment from Buyer.

391 ■ **FINANCING COMMITMENT UNAVAILABILITY:** If a financing commitment is not available on the terms stated in this  
392 Offer (and Buyer has not already delivered an acceptable loan commitment for other financing to Seller), Buyer shall  
393 promptly deliver written notice to Seller of same including copies of lender(s)' rejection letter(s) or other evidence of  
394 unavailability.

395 ☐ **SELLER FINANCING:** Seller shall have 10 days after the earlier of:

396 (1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394: or

397 (2) the Deadline for delivery of the loan commitment on line 357,

398 to deliver to Buyer written notice of Seller's decision to (finance this transaction with a note and mortgage under the same  
399 terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly.  
400 If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to  
401 cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit  
402 worthiness for Seller financing.

403 **IF THIS OFFER IS NOT CONTINGENT ON FINANCING COMMITMENT** Within \_\_\_\_\_ days ("7" if left blank) after  
404 acceptance, Buyer shall deliver to Seller either:

405 (1) reasonable written verification from a financial institution or third party in control of Buyer's funds that Buyer has, at  
406 the time of verification, sufficient funds to close; or

407 (2) \_\_\_\_\_  
408 \_\_\_\_\_ [Specify documentation Buyer agrees to deliver to Seller].

409 If such written verification or documentation is not delivered, Seller has the right to terminate this Offer by delivering written  
410 notice to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written verification. Buyer may or may not obtain  
411 mortgage financing but does not need the protection of a financing commitment contingency. Seller agrees to allow Buyer's  
412 appraiser access to the Property for purposes of an appraisal. Buyer understands and agrees that this Offer is not subject  
413 to the appraisal meeting any particular value, unless this Offer is subject to an appraisal contingency, nor does the right of  
414 access for an appraisal constitute a financing commitment contingency.

415 ☐ **APPRAISAL CONTINGENCY:** This Offer is contingent upon Buyer or Buyer's lender having the Property appraised  
416 at Buyer's expense by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated  
417 subsequent to the date stated on line 1 of this Offer, indicating an appraised value for the Property equal to or greater than  
418 the agreed upon purchase price.

419 This contingency shall be deemed satisfied unless Buyer, within \_\_\_\_\_ days after acceptance, delivers to Seller a copy  
420 of the appraisal report indicating an appraised value less than the agreed upon purchase price, and a written notice objecting  
421 to the appraised value.

422 ■ **RIGHT TO CURE:** Seller (shall)(shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure.

423 If Seller has the right to cure, Seller may satisfy this contingency by delivering written notice to Buyer adjusting the purchase  
424 price to the value shown on the appraisal report within \_\_\_\_\_ days ("5" if left blank) after Buyer's delivery of the appraisal



425 report and the notice objecting to the appraised value. Seller and Buyer agree to promptly execute an amendment initiated  
426 by either party after delivery of Seller's notice, solely to reflect the adjusted purchase price.

427 This Offer shall be null and void if Buyer makes timely delivery of the notice objecting to appraised value and the written  
428 appraisal report and:

429 (1) Seller does not have the right to cure; or

430 (2) Seller has the right to cure but:

431 (a) Seller delivers written notice that Seller will not adjust the purchase price; or

432 (b) Seller does not timely deliver the written notice adjusting the purchase price to the value shown on the appraisal  
433 report.

434 **NOTE: An executed FHA, VA or USDA Amendatory clause may supersede this contingency.**

435 ☐ **CLOSING OF BUYER'S PROPERTY CONTINGENCY:** This Offer is contingent upon the closing of the sale of  
436 Buyer's property located at \_\_\_\_\_  
437 no later than \_\_\_\_\_ (the Deadline). If closing does not occur by the Deadline, this Offer shall

438 become null and void unless Buyer delivers to Seller, on or before the Deadline, reasonable written verification from a  
439 financial institution or third party in control of Buyer's funds that Buyer has, at the time of verification, sufficient funds to close  
440 or proof of bridge loan financing, along with a written notice waiving this contingency. Delivery of verification or proof of  
441 bridge loan shall not extend the closing date for this Offer.

442 ☐ **BUMP CLAUSE:** If Seller accepts a bona fide secondary offer, Seller may give written notice to Buyer that another  
443 offer has been accepted. If Buyer does not deliver to Seller the documentation listed below within \_\_\_\_\_ hours ("72" if  
444 left blank) after Buyer's Actual Receipt of said notice, this Offer shall be null and void. Buyer must deliver the following:

445 (1) Written waiver of the Closing of Buyer's Property Contingency if line 435 is marked;

446 (2) Written waiver of \_\_\_\_\_ (name other contingencies, if any); and

447 (3) Any of the following checked below:

448 ☐ Proof of bridge loan financing.

449 ☐ Proof of ability to close from a financial institution or third party in control of Buyer's funds which shall provide  
450 Seller with reasonable written verification that Buyer has, at the time of verification, sufficient funds to close.

451 Other: \_\_\_\_\_

452 \_\_\_\_\_  
453 \_\_\_\_\_  
454 [insert other requirements, if any (e.g., payment of additional earnest money, etc.)]

455 ☐ **SECONDARY OFFER:** This Offer is secondary to a prior accepted offer. This Offer shall become primary upon  
456 delivery of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer  
457 notice prior to any Deadline, nor is any particular secondary buyer given the right to be made primary ahead of other  
458 secondary buyers. Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to  
459 delivery of Seller's notice that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than \_\_\_\_\_ days ("7"  
460 if left blank) after acceptance of this Offer. All other Offer Deadlines that run from acceptance shall run from the time this  
461 Offer becomes primary.

462 **HOMEOWNERS ASSOCIATION** If this Property is subject to a homeowners association, Buyer is aware the Property may  
463 be subject to periodic association fees after closing and one-time fees resulting from transfer of the Property. Any one-time  
464 fees resulting from transfer of the Property shall be paid at closing by (Seller) (Buyer) STRIKE ONE ("Buyer" if neither is  
465 stricken).

466 **CLOSING PRORATIONS** The following items, if applicable, shall be prorated at closing, based upon date of closing values:  
467 real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners or homeowners  
468 association assessments, fuel and \_\_\_\_\_

469 **CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.**

470 Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.

471 Real estate taxes shall be prorated at closing based on **CHECK BOX FOR APPLICABLE PRORATION FORMULA**:

472 ☒ The net general real estate taxes for the preceding year, or the current year if available (Net general real estate  
473 taxes are defined as general property taxes after state tax credits and lottery credits are deducted.) NOTE: THIS CHOICE  
474 APPLIES IF NO BOX IS CHECKED.

475 ☐ Current assessment times current mill rate (current means as of the date of closing).

476 ☐ Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior  
477 year, or current year if known, multiplied by current mill rate (current means as of the date of closing).

478 ☐

479 **CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be**  
480 **substantially different than the amount used for proration especially in transactions involving new construction,**  
481 **extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local**  
482 **assessor regarding possible tax changes.**

483 ☐ Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on  
484 the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5

485 days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall  
486 re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation  
487 and is the responsibility of the Parties to complete, not the responsibility of the real estate Firms in this transaction.

488 **TITLE EVIDENCE**

489 ■ **CONVEYANCE OF TITLE:** Upon payment of the purchase price, Seller shall convey the Property by warranty deed  
490 (trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as  
491 provided herein), free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements  
492 entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use  
493 restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Vacant Land  
494 Disclosure Report and in this Offer, general taxes levied in the year of closing and None other.

495 \_\_\_\_\_  
496 \_\_\_\_\_ (insert other allowable exceptions from title, if  
497 any) that constitutes merchantable title for purposes of this transaction. Seller, at Seller's cost, shall complete and execute  
498 the documents necessary to record the conveyance and pay the Wisconsin Real Estate Transfer Fee.

499 **WARNING: Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements**  
500 **may prohibit certain improvements or uses and therefore should be reviewed, particularly if Buyer contemplates**  
501 **making improvements to Property or a use other than the current use.**

502 ■ **TITLE EVIDENCE:** Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of  
503 the purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall  
504 pay all costs of providing title evidence to Buyer. Buyer shall pay the costs of providing the title evidence required by Buyer's  
505 lender and recording the deed or other conveyance.

506 ■ **GAP ENDORSEMENT:** Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's)(Buyer's)  
507 **STRIKE ONE** ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded  
508 after the commitment date of the title insurance commitment and before the deed is recorded, subject to the title insurance  
509 policy conditions, exclusions and exceptions, provided the title company will issue the coverage. If a gap endorsement or  
510 equivalent gap coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 516-  
511 523).

512 ■ **DELIVERY OF MERCHANTABLE TITLE:** The required title insurance commitment shall be delivered to Buyer's attorney  
513 or Buyer not more than 10 days after acceptance ("15" if left blank), showing title to the Property as of a date no more  
514 than 15 days before delivery of such title evidence to be merchantable per lines 489-498, subject only to liens which will be  
515 paid out of the proceeds of closing and standard title insurance requirements and exceptions, as appropriate.

516 ■ **TITLE NOT ACCEPTABLE FOR CLOSING:** If title is not acceptable for closing, Buyer shall notify Seller in writing of  
517 objections to title within 2 days ("15" if left blank) after delivery of the title commitment to Buyer or Buyer's attorney. In  
518 such event, Seller shall have 2 days ("15" if left blank) from Buyer's delivery of the notice stating title objections, to  
519 deliver notice to Buyer stating Seller's election to remove the objections by the time set for closing. If Seller is unable to  
520 remove said objections, Buyer shall have five days from receipt of notice thereof, to deliver written notice waiving the  
521 objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, Buyer shall deliver  
522 written notice of termination and this Offer shall be null and void. Providing title evidence acceptable for closing does not  
523 extinguish Seller's obligations to give merchantable title to Buyer.

524 ■ **SPECIAL ASSESSMENTS/OTHER EXPENSES:** Special assessments, if any, levied or for work actually commenced  
525 prior to the date stated on line 1 of this Offer shall be paid by Seller no later than closing. All other special assessments  
526 shall be paid by Buyer. "Levied" means the local municipal governing body has adopted and published a final resolution  
527 describing the planned improvements and the assessment of benefits.

528 **CAUTION: Consider a special agreement if area assessments, property owners association assessments, special**  
529 **charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are**  
530 **one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments)**  
531 **relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all**  
532 **sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact**  
533 **fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).**

534 **LEASED PROPERTY** If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights  
535 under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the  
536 (written) (oral) **STRIKE ONE** lease(s), if any, are Seller represents there are no leases.

537 \_\_\_\_\_  
538 \_\_\_\_\_ . Insert additional terms, if any, at lines 655-660 or attach as an addendum per line 682.

539 **DEFINITIONS**

540 ■ **ACTUAL RECEIPT:** "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document  
541 or written notice physically in the Party's possession, regardless of the method of delivery. If the document or written notice  
542 is electronically delivered, Actual Receipt shall occur when the Party opens the electronic transmission.

543 ■ **BUSINESS DAY:** "Business Day" means a calendar day other than Saturday, Sunday, any legal public holiday under  
544 Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive

545 registered mail or make regular deliveries on that day.

546 ■ **DEADLINES:** "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by  
547 excluding the day the event occurred and by counting subsequent calendar days. The Deadline expires at Midnight on the  
548 last day. Additionally, Deadlines expressed as a specific number of Business Days are calculated in the same manner  
549 except that only Business Days are counted while other days are excluded. Deadlines expressed as a specific number of  
550 "hours" from the occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by  
551 counting 24 hours per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific  
552 event, such as closing, expire at Midnight of that day. "Midnight" is defined as 11:59 p.m. Central Time.

553 ■ **DEFECT:** "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would  
554 significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would  
555 significantly shorten or adversely affect the expected normal life of the premises.

556 ■ **FIRM:** "Firm" means a licensed sole proprietor broker or a licensed broker business entity.

557 ■ **PARTY:** "Party" means the Buyer or the Seller; "Parties" refers to both the buyer and the Seller.

558 ■ **PROPERTY:** Unless otherwise stated, "Property" means the real estate described at lines 4-8.

559 **INCLUSION OF OPTIONAL PROVISIONS** Terms of this Offer that are preceded by an OPEN BOX ( ☐ ) are part of  
560 this offer ONLY if the box is marked such as with an "X". They are not part of this offer if marked "N/A" or are left blank.

561 **PROPERTY DIMENSIONS AND SURVEYS** Buyer acknowledges that any land dimensions, or total acreage or square  
562 footage figures, provided to Buyer by Seller or by a Firm or its agents, may be approximate because of rounding, formulas  
563 used or other reasons, unless verified by survey or other means.

564 **CAUTION:** Buyer should verify total square footage formula, total square footage/acreage figures, and land  
565 dimensions, if material.

566 **DISTRIBUTION OF INFORMATION** Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of  
567 the Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the  
568 transaction as defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession  
569 data to multiple listing service sold databases; (iii) provide active listing, pending sale, closed sale and financing concession  
570 information and data, and related information regarding seller contributions, incentives or assistance, and third party gifts,  
571 to appraisers researching comparable sales, market conditions and listings, upon inquiry; and (iv) distribute copies of this  
572 Offer to the seller or seller's agent of another property that Seller intends on purchasing.

573 **MAINTENANCE** Seller shall maintain the Property and all personal property included in the purchase price until the earlier  
574 of closing or Buyer's occupancy, in materially the same condition it was in as of the date on line 1 of this Offer, except for  
575 ordinary wear and tear.

576 **PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING** If, prior to closing, the Property is damaged in an  
577 amount not more than five percent of the purchase price, other than normal wear and tear, Seller shall promptly notify Buyer  
578 in writing, and will be obligated to restore the Property to materially the same condition it was in as of the date on line 1 of  
579 this Offer. Seller shall provide Buyer with copies of all required permits and lien waivers for the lienable repairs no later than  
580 closing. If the amount of damage exceeds five percent of the purchase price, Seller shall promptly notify Buyer in writing of  
581 the damage and this Offer may be terminated at option of Buyer. Should Buyer elect to carry out this Offer despite such  
582 damage, Buyer shall be entitled to the insurance proceeds, if any, relating to the damage to the Property, plus a credit  
583 towards the purchase price equal to the amount of Seller's deductible on such policy, if any. However, if this sale is financed  
584 by a land contract or a mortgage to Seller, any insurance proceeds shall be held in trust for the sole purpose of restoring  
585 the Property.

586 **BUYER'S PRE-CLOSING WALK-THROUGH** Within three days prior to closing, at a reasonable time pre-approved by  
587 Seller or Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no  
588 significant change in the condition of the Property, except for ordinary wear and tear and changes approved by Buyer, and  
589 that any Defects Seller has agreed to cure have been repaired in the manner agreed to by the Parties.

590 **OCCUPANCY** Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in  
591 this Offer at lines 655-660 or in an addendum attached per line 682, or lines 534-538 if the Property is leased. At time of  
592 Buyer's occupancy, Property shall be free of all debris, refuse, and personal property except for personal property belonging  
593 to current tenants, or sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

594 **DEFAULT** Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and  
595 conditions of this Offer. A material failure to perform any obligation under this Offer is a default that may subject the defaulting  
596 party to liability for damages or other legal remedies.

597 If **Buyer defaults**, Seller may:

- 598 (1) sue for specific performance and request the earnest money as partial payment of the purchase price; or  
599 (2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual  
600 damages.

601 If **Seller defaults**, Buyer may:

- 602 (1) sue for specific performance; or  
603 (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.



604 In addition, the Parties may seek any other remedies available in law or equity. The Parties understand that the availability  
605 of any judicial remedy will depend upon the circumstances of the situation and the discretion of the courts. If either Party  
606 defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution instead of the remedies outlined above.  
607 By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of law those disputes covered by the  
608 arbitration agreement.

609 **NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES**  
610 **SHOULD READ THIS DOCUMENT CAREFULLY. THE FIRM AND ITS AGENTS MAY PROVIDE A GENERAL**  
611 **EXPLANATION OF THE PROVISIONS OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR**  
612 **OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT**  
613 **CLOSING. AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS NEEDED.**

614 **ENTIRE CONTRACT** This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller  
615 regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds  
616 and inures to the benefit of the Parties to this Offer and their successors in interest.

617 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
618 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov>  
619 or by telephone at (608) 240-5830.

620 **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA)** Section 1445 of the Internal Revenue Code (IRC)  
621 provides that a transferee (Buyer) of a United States real property interest must pay or withhold as a tax up to 15% of the  
622 total "Amount Realized" in the sale if the transferor (Seller) is a "Foreign Person" and no exception from FIRPTA withholding  
623 applies. A "Foreign Person" is a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign  
624 estate. The "Amount Realized" is the sum of the cash paid, the fair market value of other property transferred, and the  
625 amount of any liability assumed by Buyer.

626 **CAUTION: Under this law if Seller is a Foreign Person, and Buyer does not pay or withhold the tax amount, Buyer**  
627 **may be held directly liable by the U.S. Internal Revenue Service for the unpaid tax and a tax lien may be placed**  
628 **upon the Property.**

629 Seller hereby represents that Seller is a non-Foreign Person, unless (1) Seller represents Seller is a Foreign Person in a  
630 condition report incorporated in this Offer per lines 94-97, or (2) no later than 10 days after acceptance, Seller delivers  
631 notice to Buyer that Seller is a Foreign Person, in which cases the provisions on lines 637-639 apply.

632 **IF SELLER IS A NON-FOREIGN PERSON.** Seller shall, no later than closing, execute and deliver to Buyer, or a qualified  
633 substitute (attorney or title company as stated in IRC § 1445), a sworn certification under penalties of perjury of Seller's  
634 non-foreign status in accordance with IRC § 1445. If Seller fails to timely deliver certification of Seller's non-foreign status,  
635 Buyer shall: (1) withhold the amount required to be withheld pursuant to IRC § 1445; or, (2) declare Seller in default of this  
636 Offer and proceed under lines 601-608.

637 **IF SELLER IS A FOREIGN PERSON.** If Seller has represented that Seller is a Foreign Person, Buyer shall withhold the  
638 amount required to be withheld pursuant to IRC § 1445 at closing unless the Parties have amended this Offer regarding  
639 amounts to be withheld, any withholding exemption to be applied, or other resolution of this provision.

640 **COMPLIANCE WITH FIRPTA.** Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument,  
641 affidavit, or statement needed to comply with FIRPTA, including withholding forms. If withholding is required under IRC  
642 §1445, and the net proceeds due Seller are not sufficient to satisfy the withholding required in this transaction, Seller shall  
643 deliver to Buyer, at closing, the additional funds necessary to satisfy the applicable withholding requirement. Seller also  
644 shall pay to Buyer an amount not to exceed \$1,000 for actual costs associated with the filing and administration of forms,  
645 affidavits, and certificates necessary for FIRPTA withholding and any withholding agent fees.

646 **Any representations made by Seller with respect to FIRPTA shall survive the closing and delivery of the deed.**

647 Firms, Agents, and Title Companies are not responsible for determining FIRPTA status or whether any FIRPTA exemption  
648 applies. The Parties are advised to consult with their respective independent legal counsel and tax advisors regarding  
649 FIRPTA.

650 **SELLER PAYMENT OF COMPENSATION TO BUYER'S FIRM:** Seller agrees to pay to Buyer's Firm the amount of  
651 \_\_\_\_\_ (e.g., dollar amount, % of purchase price, etc.), toward Buyer's brokerage  
652 fees at closing. Payment made under this provision represents an economic adjustment only and does not create any  
653 agency relationship between Buyer's Firm and Seller, and the Parties agree Buyer's Firm is a direct and intended third party  
654 beneficiary of this contract.

655 **ADDITIONAL PROVISIONS/CONTINGENCIES** See Attached Exhibit A.

656 \_\_\_\_\_  
657 \_\_\_\_\_  
658 \_\_\_\_\_  
659 \_\_\_\_\_  
660 \_\_\_\_\_

661 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and  
662 written notices to a Party shall be effective only when accomplished by one of the authorized methods specified at lines  
663 664-679.

664 (1) **Personal**: giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at  
 665 line 666 or 667.

666 Name of Seller's recipient for delivery, if any: Brent Van Gysel

667 Name of Buyer's recipient for delivery, if any: Matt Amundson

668 ☐ (2) **Fax**: fax transmission of the document or written notice to the following number:

669 Seller: ( ) Buyer: ( )

670 ☐ (3) **Commercial**: depositing the document or written notice, fees prepaid or charged to an account, with a commercial  
 671 delivery service, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's address at  
 672 line 675 or 676.

673 ☒ (4) **U.S. Mail**: depositing the document or written notice, postage prepaid, in the U.S. Mail, addressed either to the  
 674 Party, or to the Party's recipient for delivery, for delivery to the Party's address.

675 Address for Seller: 337 Prairie Street, Fall River, WI 53932

676 Address for Buyer: 105 N. Dickason Blvd., Columbus, WI 53925

677 ☒ (5) **Email**: electronically transmitting the document or written notice to the email address.

678 Email Address for Seller: \_\_\_\_\_

679 Email Address for Buyer: mamundson@columbuswi.gov

680 **PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller  
 681 constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.

682 ☒ **ADDENDA**: The attached Exhibit A is/are made part of this Offer.

683 This Offer was drafted by [Licensee and Firm] Attorney Paul A. Johnson, Boardman & Clark LLP

**WIRE FRAUD WARNING!** Wire Fraud is a real and serious risk. Never trust wiring instructions sent via email. Funds wired to a fraudulent account are often impossible to recover.

Criminals are hacking emails and sending fake wiring instructions by impersonating a real estate agent, Firm, lender, title company, attorney or other source connected to your transaction. These communications are convincing and professional in appearance but are created to steal your money. The fake wiring instructions may even be mistakenly forwarded to you by a legitimate source.

DO NOT initiate ANY wire transfer until you confirm wiring instructions IN PERSON or by YOU calling a verified number of the entity involved in the transfer of funds. Never use contact information provided by any suspicious communication.

Real estate agents and Firms ARE NOT responsible for the transmission, forwarding, or verification of any wiring or money transfer instructions.

696 (x) Matt Amundson Matt Amundson July 8, 2025  
 697 Buyer's Signature ▲ Print Name Here ▶ City of Columbus Matt Amundson Date ▲

698 (x) \_\_\_\_\_ City Administrator July 8, 2025  
 699 Buyer's Signature ▲ Print Name Here ▶ Date ▲

700 **SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS**  
 701 **OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE**  
 702 **PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A**  
 703 **COPY OF THIS OFFER.**

704 (x) Brent Van Gysel 7-8-25  
 705 Seller's Signature ▲ Print Name Here ▶ Brent Van Gysel, Trustee Date ▲

706 (x) Brent and Gina Van Gysel Living Trust dated 5/11/23 7/8/2025  
 707 Seller's Signature ▲ Print Name Here ▶ Karl Green, Trustee Date ▲

708 This Offer was presented to Seller by [Licen] Karl and Marilyn Green Living Trust dated 5/4/23

709 \_\_\_\_\_ on \_\_\_\_\_ at \_\_\_\_\_ a.m./p.m.

710 This Offer is rejected \_\_\_\_\_ This Offer is countered [See attached counter] \_\_\_\_\_  
 711 Seller Initials ▲ Date ▲ Seller Initials ▲ Date ▲

### **ADDITIONAL PROVISIONS/CONTINGENCIES**

1. This is a cash offer;
2. Buyer shall be responsible for any conversion charge for converting agricultural land to a non-agricultural use following closing;
3. Buyer understands that Brent Van Gysel is a realtor and he is receiving no commission as part of this transaction;
4. This offer is contingent upon the Columbus City Council giving final approval to the terms of this Offer to Purchase at its meeting duly called and held on July 15, 2025; and
5. Buyer agrees to assume all obligations of buyer as set forth in the agreement with Olena Investments LLC dated May 4, 2016.

## AGREEMENT

This Agreement made by and between Olena Investments, LLC (hereinafter “Olena”), and the City of Columbus, a Wisconsin Municipal Corporation (hereinafter “City”).

**WHEREAS**, on or about May 4, 2016, Olena sold Lot 1 of Certified Survey Map No. 5730, as recorded in Volume 40 of Certified Survey Maps for Columbia County, on page 106, as Document No. 880191 (hereinafter “the Property”) to Karl A. Green and Brent A. Van Gysel (hereinafter “Buyers”); and

**WHEREAS**, as part of the closing of this transaction, Olena and Buyers entered into an Agreement titled “Agreements Surviving Closing” (hereinafter “Agreement”) in which Olena and Buyers made certain representations concerning the future development of the Property; and

**WHEREAS**, City, with the purchase of the Property, has agreed to assume all of the responsibilities and obligations of Buyer pursuant to the terms of the Agreement.

**NOW, THEREFORE**, Olena and City now desire to amend certain provisions of the Agreement as follows:

1. Paragraph 2 of the Agreement is amended to provide that Olena and City agree to work together regarding the development of Lots 2, 3 and 4 of Certified Survey Map No. 5730, other lands owned by Olena adjacent to the Property, and agree to work together concerning street and utility construction in the area around the Property.
2. Paragraph 3 of the Agreement is amended to provide that the use of the Property shall be for a municipal facility (ie. public safety building).
3. In the event that the City does not use the property for City use and puts the property for sale, Olena has right to repurchase at the same terms as sold to the City with 1<sup>st</sup> Refusal of any part.
4. If no building or improvement are made within five years of this signing Olena has right to repurchase at the same terms as sold to the City.
5. All other terms of the Agreement remain in full force and effect.

**OLENA INVESTMENTS, LLC**

\_\_\_\_\_  
Curt Hanson

**CITY OF COLUMBUS**

\_\_\_\_\_  
Joseph Hammer, Mayor

\_\_\_\_\_  
Susan Caine, Clerk



## Agenda Item Report

**Meeting Type:** Committee of the Whole & Council

**Meeting Date:** July 15, 2025

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**Item Title:** Membership in the National Volunteer Fire Council

**Submitted By:** Kendra Riddle, Interim Finance Director & Matt Amundson, City Administrator

### Detailed Description of Subject Matter:

Kendra researched additional mental health resources for the Fire Department as our current Employee Assistance Program (EAP) will provide 3 sessions with a counselor but anything above and beyond is the responsibility of the individual.

The most cost-effective membership she identified is a service that NVFC (National Volunteer Fire Council) has that would be \$24 a year per member which would be less than \$1000 a year for the number of current fire personnel. The most beneficial items for mental health would be their helpline, their volunteer voices forum where you can talk with others who are in the field and share experiences, and then the virtual classroom that has a lot of mental health training within it. This resource would have access to:

- \$10,000 accidental death and dismemberment insurance policy
- [NVFC First Responder Helpline](#)
- Free training through the [NVFC Virtual Classroom](#)
- Personalized membership card
- Member access to NVFC web site and resources
- Access to [Volunteer Voices online forum](#)
- Educational discounts to online universities and fire service training
- Eligibility to apply for special members-only opportunities such as giveaways and educational scholarships
- Discounts on products and services from NVFC partners

### List all Supporting Documentation Attached:

n/a

### Action Requested of Council:

Consider and take action on membership in the National Volunteer Fire Council





## Agenda Item Report

**Meeting Type:** Committee of the Whole & Council

**Meeting Date:** July 15, 2025

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**Item Title:** Mission and Vision Statements of the City of Columbus and the City of Columbus Values

**Submitted By:** Matt Amundson, City Administrator

**Detailed Description of Subject Matter:**

As part of the June 24<sup>th</sup> Retreat, the Council and staff worked on draft mission and vision statements as well as our values. The following pages are synopsis of this work prepared by Innovative Public Advisors who facilitated the retreat.

**List all Supporting Documentation Attached:**

n/a

**Action Requested of Council:**

Consider and take action on adopting the Mission, Vision and Values of the City of Columbus.

## Exploring Mission: Purpose of the City of Columbus

As part of the retreat, participants engaged in an individual exercise to begin articulating the mission of the City of Columbus, defining its core purpose and responsibilities. After reflecting independently, participants shared their thoughts, revealing both personal perspectives and collective values about why the City exists and whom it serves.

The responses consistently underscored several shared themes:

- **Safety and Protection:** Many participants emphasized the City's fundamental role in ensuring public safety, through services like police and fire protection, and creating a secure environment for residents, visitors, and businesses.
- **Quality of Life:** There was strong focus on enhancing the quality of life for all who live and work in Columbus. Participants mentioned providing services, amenities, and recreational opportunities that make the City a comfortable, enjoyable, and vibrant place to call home.
- **Community and Belonging:** Several responses highlighted the City's mission to foster a sense of community and belonging, working to create a welcoming atmosphere where citizens feel connected, valued, and supported.
- **Service and Stewardship:** Many described the City's purpose as serving the public with integrity, fairness, and fiscal responsibility, ensuring the needs of individuals, families, and businesses are met both today and into the future.
- **Future Orientation and Growth:** Participants conveyed a vision of Columbus as future-oriented, striving for growth, environmental sustainability, and continuous improvement to ensure prosperity for generations to come.

Together, these reflections describe a City dedicated to safety, community well-being, service excellence, and a thriving future. They provide a solid foundation for developing a shared mission statement that aligns with the City's values and aspirations.

### ***Draft City Mission Statement:***

*The City of Columbus serves its community by ensuring safety, delivering quality services, and fostering a vibrant, connected, and forward-looking place to live and work.*

### ***Draft Vision Statement:***

*Columbus strives to be a vibrant city that blends historic charm with innovation and sustainable growth. We aim to provide exceptional services, welcoming neighborhoods, and opportunities for all, while maintaining the small-town spirit that defines our community.*

## Exploring Values: Guiding Principles for the City of Columbus

During the retreat, participants shared their ideas about the values that guide the City's policies, initiatives, and everyday work. Their reflections revealed a strong collective vision for Columbus' future—one rooted in trust, transparency, and community pride—while embracing growth and modernization.

Several key themes emerged:

- **Trust and Transparency:** Participants expressed a desire for Columbus to be a trusted and open government that communicates intentionally with residents and acts with integrity.
- **Balanced Growth and Small-town Character:** There was broad commitment to pursuing thoughtful growth—expanding housing, parks, infrastructure, and amenities—while preserving Columbus' small-town feel and historic character.
- **Safety and Livability:** Ensuring the comfort, safety, and overall livability of the community was emphasized, highlighting the importance of well-maintained infrastructure, modern facilities, and responsive services.
- **Modernization with Respect for Heritage:** Participants envisioned a city that embraces modern technology and infrastructure improvements, while still honoring its rich history and community identity.
- **Community Collaboration:** A strong sense of community pride and collaboration resonated throughout the discussion, with many emphasizing working together to create a city where all residents feel connected and supported.
- **Quality of Life and Vibrancy:** Leaders expressed a vision of Columbus as a place offering excellent amenities, vibrant neighborhoods, exceptional parks and open spaces, and economic opportunities that enhance the quality of life for both residents and businesses.

### ***Draft Values Statement:***

*The City of Columbus values trust, communication, and community collaboration. We are committed to fostering thoughtful growth that preserves our small-town character, ensuring safety and livability for all, embracing modernization while honoring our heritage, and enhancing quality of life through vibrant neighborhoods, strong infrastructure, and economic opportunity.*



## City of Columbus Core Values

### **Integrity**

We act with honesty, fairness, and strong ethical principles in all decisions and actions, ensuring public trust and respect for the City's work.

### **Respect**

We treat all individuals with dignity, kindness, and professionalism, valuing diverse perspectives and creating an inclusive, welcoming environment.

### **Collaboration**

We work together across departments, roles, and levels of the organization, leveraging collective strengths to achieve shared goals.

### **Economic Development**

We pursue thoughtful, sustainable development that supports new opportunities for residents, businesses, and the community, while planning for a vibrant and prosperous future.

### **Trust and Accountability**

We value openness and clarity in communication, take responsibility for our actions, deliver on commitments, and foster confidence between City leadership and the community.

### **Relationships**

We believe in working together with residents, businesses, and external partners to build a connected, supportive, and thriving community.

### **Safety and Livability**

We prioritize a safe environment and high-quality services, ensuring Columbus remains a secure, comfortable, and enjoyable place to live and work.

### **Community Development**

We seek thoughtful growth and new opportunities while preserving Columbus' close-knit character and historic charm, maintaining what makes our community special.

### **History and Progress**

We embrace modernization and innovation while honoring and protecting the City's rich history and cultural identity.

### **Quality of Life**

We strive to provide excellent amenities, vibrant neighborhoods, and services that enrich daily life and foster a supportive, family-friendly environment for all residents.



## Agenda Item Report

**Meeting Type:** Common Council

**Meeting Date:** 7/15/2025

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**Item Title:** Claims Packet

**Submitted By:** Kendra Riddle, Interim Finance Director

**Detailed Description of Subject Matter:**

Claims from 6/25/2025 to 7/8/2025 in the amount of \$302,977.00

**List all Supporting Documentation Attached:**

Claims Packet 6/25/2025 – 7/8/2025

**Action Requested of Council:**

Consider & take action on claims in the amount of \$302,977

**CITY CLAIMS**

THROUGH: 7/8/2025

PAYROLL MONTHLY LIABILITIES - ACH	\$	-
PAYROLL - PAYDATE 7/11/2025	\$	101,750.60
<b>TOTAL PAYROLL</b>	<b>\$</b>	<b>101,750.60</b>

ADMINISTRATION	\$	130,843.47
CABLE	\$	-
CAPITAL PROJECTS	\$	2,143.28
COMMUNITY CENTER	\$	588.48
COMMUNITY ECONOMIC DEVELOPMENT	\$	236.93
DEBT PAYMENTS	\$	-
FIRE DEPARTMENT	\$	1,642.84
HISTORIC LAND PRESERVATION	\$	-
LIBRARY	\$	6,145.92
MUNICIPAL COURT	\$	-
POLICE DEPARTMENT	\$	4,178.38
POOL	\$	29,652.26
PR ADMIN	\$	318.50
PUBLIC WORKS DEPARTMENT	\$	11,662.74
RECREATION	\$	13,446.75
REVOLVING LOAN FUND	\$	-
TAX INCREMENTAL FINANCIAL DISTRICT	\$	-
TOURISM COMMISSION	\$	366.85
<b>TOTAL OPERATIONS</b>	<b>\$</b>	<b>201,226.40</b>

**TOTAL ALL CLAIMS:****\$ 302,977.00**


Kendra Riddle, Interim Finance Director

7/10/25

Date

CITY OF COLUMBUS

Check Register - Payroll Claims Report  
 Pay Period Dates: 06/23/2025 - 07/06/2025

Page: 1

Jul 08, 2025 11:13AM

Pay Period Date	Journal Code	Check Issue Date	Check Number	Description	GL Account	Amount
07/06/2025	PC	07/11/2025	14257		001-111000	-674.13
07/06/2025	PC	07/11/2025	14258		001-111000	-52.19
07/06/2025	PC	07/11/2025	71125001		001-111000	-511.89
07/06/2025	PC	07/11/2025	71125002		001-111000	-330.84
07/06/2025	PC	07/11/2025	71125003		001-111000	-412.11
07/06/2025	PC	07/11/2025	71125004		001-111000	-379.68
07/06/2025	PC	07/11/2025	71125005		001-111000	-440.51
07/06/2025	PC	07/11/2025	71125006		001-111000	-144.07
07/06/2025	PC	07/11/2025	71125007		001-111000	-254.54
07/06/2025	PC	07/11/2025	71125008		001-111000	-535.55
07/06/2025	PC	07/11/2025	71125009		001-111000	-698.92
07/06/2025	PC	07/11/2025	71125010		001-111000	-523.12
07/06/2025	PC	07/11/2025	71125011		001-111000	-263.78
07/06/2025	PC	07/11/2025	71125012		001-111000	-186.67
07/06/2025	PC	07/11/2025	71125013		001-111000	-342.04
07/06/2025	PC	07/11/2025	71125014		001-111000	-601.20
07/06/2025	PC	07/11/2025	71125015		001-111000	-382.13
07/06/2025	PC	07/11/2025	71125016		001-111000	-427.09
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07/06/2025	PC	07/11/2025	71125018		001-111000	-408.32
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07/06/2025	PC	07/11/2025	71125035		001-111000	-133.91
07/06/2025	PC	07/11/2025	71125036		001-111000	-368.81
07/06/2025	PC	07/11/2025	71125037		001-111000	-320.50
07/06/2025	PC	07/11/2025	71125038		001-111000	-340.05
07/06/2025	PC	07/11/2025	71125039		001-111000	-210.09
07/06/2025	PC	07/11/2025	71125040		001-111000	-342.16
07/06/2025	PC	07/11/2025	71125041		001-111000	-2,379.38
07/06/2025	PC	07/11/2025	71125042		001-111000	-1,474.14
07/06/2025	PC	07/11/2025	71125043		001-111000	-422.44
07/06/2025	PC	07/11/2025	71125044		001-111000	-1,423.40

CITY OF COLUMBUS

Check Register - Payroll Claims Report  
Pay Period Dates: 06/23/2025 - 07/06/2025

Jul 08, 2025 11:13AM

Pay Period Date	Journal Code	Check Issue Date	Check Number	Description	GL Account	Amount
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07/06/2025	PC	07/11/2025	71125047		001-111000	-2,058.29
07/06/2025	PC	07/11/2025	71125048		001-111000	-582.35
07/06/2025	PC	07/11/2025	71125049		001-111000	-1,843.57
07/06/2025	PC	07/11/2025	71125050		001-111000	-1,359.81
07/06/2025	PC	07/11/2025	71125051		001-111000	-932.93
07/06/2025	PC	07/11/2025	71125052		001-111000	-1,965.94
07/06/2025	PC	07/11/2025	71125053		001-111000	-2,162.67
07/06/2025	PC	07/11/2025	71125054		001-111000	-2,085.22
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07/06/2025	PC	07/11/2025	71125060		001-111000	-2,746.66
07/06/2025	PC	07/11/2025	71125061		001-111000	-2,195.29
07/06/2025	PC	07/11/2025	71125062		001-111000	-1,470.54
07/06/2025	PC	07/11/2025	71125063		001-111000	-677.39
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07/06/2025	PC	07/11/2025	71125065		001-111000	-1,558.93
07/06/2025	PC	07/11/2025	71125066		001-111000	-230.92
07/06/2025	PC	07/11/2025	71125067		001-111000	-1,257.42
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07/06/2025	PC	07/11/2025	71125070		001-111000	-876.65
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07/06/2025	PC	07/11/2025	71125072		001-111000	-1,590.44
07/06/2025	PC	07/11/2025	71125073		001-111000	-1,497.89
07/06/2025	PC	07/11/2025	71125074		001-111000	-1,552.76
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07/06/2025	PC	07/11/2025	71125078		001-111000	-745.02
07/06/2025	PC	07/11/2025	71125079		001-111000	-751.70
07/06/2025	PC	07/11/2025	71125080		001-111000	-834.80
07/06/2025	PC	07/11/2025	71125081		001-111000	-739.17
07/06/2025	PC	07/11/2025	71125082		001-111000	-296.14
07/06/2025	PC	07/11/2025	71125083		001-111000	-116.14
07/06/2025	PC	07/11/2025	71125084		001-111000	-173.50
07/06/2025	PC	07/11/2025	71125085		001-111000	-1,949.78
07/06/2025	PC	07/11/2025	71125086		001-111000	-786.26
07/06/2025	PC	07/11/2025	71125087		001-111000	-1,422.84
07/06/2025	PC	07/11/2025	71125088		001-111000	-426.76
07/06/2025	PC	07/11/2025	71125089		001-111000	-707.90
07/06/2025	PC	07/11/2025	71125090		001-111000	-508.96



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07/06/2025	PC	07/11/2025	71125091		001-111000	-861.00
07/06/2025	PC	07/11/2025	71125092		001-111000	-518.16
07/06/2025	PC	07/11/2025	71125093		001-111000	-601.36
07/06/2025	PC	07/11/2025	71125094		001-111000	-245.46
07/06/2025	PC	07/11/2025	71125095		001-111000	-416.37
07/06/2025	PC	07/11/2025	71125096		001-111000	-653.28
07/06/2025	PC	07/11/2025	71125097		001-111000	-1,358.01
07/06/2025	PC	07/11/2025	71125098		001-111000	-1,149.62
07/06/2025	PC	07/11/2025	71125099		001-111000	-993.13
07/06/2025	PC	07/11/2025	71125100		001-111000	-1,014.65
07/06/2025	PC	07/11/2025	71125101		001-111000	-428.26
07/06/2025	PC	07/11/2025	71125102		001-111000	-1,012.71
07/06/2025	PC	07/11/2025	71125103		001-111000	-602.57
07/06/2025	PC	07/11/2025	71125104		001-111000	-346.90
07/06/2025	PC	07/11/2025	71125105		001-111000	-365.51
07/06/2025	PC	07/11/2025	71125106		001-111000	-177.91
07/06/2025	PC	07/11/2025	71125107		001-111000	-868.03
07/06/2025	PC	07/11/2025	71125108		001-111000	-1,022.11
07/06/2025	PC	07/11/2025	71125109		001-111000	-603.40
07/06/2025	PC	07/11/2025	71125110		001-111000	-16.84
07/06/2025	PC	07/11/2025	71125111		001-111000	-512.64
07/06/2025	PC	07/11/2025	71125112		001-111000	-977.95
07/06/2025	PC	07/11/2025	71125113		001-111000	-743.99
07/06/2025	PC	07/11/2025	71125114		001-111000	-453.72
07/06/2025	PC	07/11/2025	71125115		001-111000	-534.92
07/06/2025	PC	07/11/2025	71125116		001-111000	-231.16
07/06/2025	PC	07/11/2025	71125117		001-111000	-564.03
07/06/2025	PC	07/11/2025	71125118		001-111000	-163.67
07/06/2025	PC	07/11/2025	71125119		001-111000	-1,777.00
07/06/2025	PC	07/11/2025	71125120		001-111000	-159.30
07/06/2025	PC	07/11/2025	71125121		001-111000	-158.15
07/06/2025	PC	07/11/2025	71125122		001-111000	-250.70
07/06/2025	PC	07/11/2025	71125123		001-111000	-282.44
07/06/2025	PC	07/11/2025	71125124		001-111000	-1,439.36
07/06/2025	PC	07/11/2025	71125125		001-111000	-153.94
07/06/2025	PC	07/11/2025	71125126		001-111000	-96.97
07/06/2025	PC	07/11/2025	71125127		001-111000	-218.17
07/06/2025	PC	07/11/2025	71125128		001-111000	-84.85
07/06/2025	PC	07/11/2025	71125129		001-111000	-213.56
07/06/2025	PC	07/11/2025	71125130		001-111000	-440.61
07/06/2025	PC	07/11/2025	71125131		001-111000	-296.07
07/06/2025	PC	07/11/2025	71125132		001-111000	-235.49
07/06/2025	PC	07/11/2025	71125133		001-111000	-180.08
07/06/2025	PC	07/11/2025	71125134		001-111000	-167.58
Grand Totals:						-101,750.60

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<b>ADMINISTRATION</b>							
	ASSOCIATED APPRAISAL	181042	PROFESSIONAL SERVICES - JULY 2025	100-511540-211 ASSESSOR; CONTRACT SERVICES	07/01/2025	1,596.34	
Total ASSOCIATED APPRAISAL:						1,596.34	
	AT&T	92062359	ADMINISTRATION (CU TO REIMBURSE \$326.17)	100-511800-225 CITY HALL; TELEPHONE	06/07/2025	456.64	
	AT&T	92062359	POLICE DEPT	100-522100-225 PD; TELEPHONE & WIRELESS	06/07/2025	306.77	
	AT&T	92062359	FIRE DEPT	100-522200-225 FIRE; TELEPHONE/TV/INTERNET SV	06/07/2025	260.93	
	AT&T	92062359	DPW	100-533200-225 PWKS ADMIN; TELEPHONE	06/07/2025	130.46	
	AT&T	92062359	LIBRARY	210-555000-225 LIBRARY; TELEPHONE & DATA	06/07/2025	65.23	
	AT&T	92062359	MEDIA ROOM	225-511220-225 CABLE TV; TELEPHONE	06/07/2025	65.23	
Total AT&T:						1,285.26	
	BOARDMAN & CLARK LLP	301686	GENERAL MATTERS	100-511600-219 ATTORNEY; PFL SVCS RENDERED	05/16/2025	3,275.00	
	BOARDMAN & CLARK LLP	301686	1400 PARK AVE	100-511600-219 ATTORNEY; PFL SVCS RENDERED	05/16/2025	75.00	
	BOARDMAN & CLARK LLP	301686	428 RIVER RD	100-511600-219 ATTORNEY; PFL SVCS RENDERED	05/16/2025	100.00	
	BOARDMAN & CLARK LLP	301686	CARDINAL DR CUL-DE-SAC	100-511600-219 ATTORNEY; PFL SVCS RENDERED	05/16/2025	125.00	
	BOARDMAN & CLARK LLP	301686	WATERLOO ST	100-511600-219 ATTORNEY; PFL SVCS RENDERED	05/16/2025	450.00	
	BOARDMAN & CLARK LLP	301686	MUNICIPAL PROSECUTIONS	100-511600-212 ATTORNEY; MUNICIPAL PROSECUTIO	05/16/2025	1,775.00	
	BOARDMAN & CLARK LLP	301686	ORDINANCES	100-511600-219 ATTORNEY; PFL SVCS RENDERED	05/16/2025	825.00	
	BOARDMAN & CLARK LLP	301686	ZONING CODE UPDATE	100-511600-219 ATTORNEY; PFL SVCS RENDERED	05/16/2025	300.00	
	BOARDMAN & CLARK LLP	301686	PD PROFESSIONAL SERVICES	100-522100-219 PD; PROFESSIONAL FEES	05/16/2025	175.00	
	BOARDMAN & CLARK LLP	301686	PAVILION PROJECT	100-555400-251 PARKS; PAVILION EXPENSES	05/16/2025	400.00	
	BOARDMAN & CLARK LLP	301686	103 N LUDINGTON ST	205-561000-219 CDA; PROFESSIONAL FEES	05/16/2025	250.00	
	BOARDMAN & CLARK LLP	301686	FALL RIVER SANITARY AGREEMENT (CU TO REIMBURSE)	100-511600-219 ATTORNEY; PFL SVCS RENDERED	05/16/2025	125.00	
	BOARDMAN & CLARK LLP	301686	1149 W JAMES ST	413-511570-212 TIF #5; PROFL SVCS; LEGAL	05/16/2025	125.00	
	BOARDMAN & CLARK LLP	301686	TOWER DR	415-581000-215 CAP PRJTS; ENGINEER-TOWER DRIV	05/16/2025	125.00	
	BOARDMAN & CLARK LLP	301686	LESS RETAINER	100-511600-219 ATTORNEY; PFL SVCS RENDERED	05/16/2025	3,400.00-	
	BOARDMAN & CLARK LLP	302496	GENERAL MATTERS	100-511600-219 ATTORNEY; PFL SVCS RENDERED	06/10/2025	2,625.00	
	BOARDMAN & CLARK LLP	302496	WATERLOO ST	100-511600-219 ATTORNEY; PFL SVCS RENDERED	06/10/2025	80.00	
	BOARDMAN & CLARK LLP	302496	MUNICIPAL PROSECUTIONS	100-511600-212 ATTORNEY; MUNICIPAL PROSECUTIO	06/10/2025	1,838.00	
	BOARDMAN & CLARK LLP	302496	ORDINANCES	100-511600-219 ATTORNEY; PFL SVCS RENDERED	06/10/2025	575.00	
	BOARDMAN & CLARK LLP	302496	WARNER PARK	415-511570-213 CAP PRJTS; AUDIT/LEGAL FEES	06/10/2025	825.00	
	BOARDMAN & CLARK LLP	302496	LESS RETAINER	100-511600-219 ATTORNEY; PFL SVCS RENDERED	06/10/2025	3,400.00-	
Total BOARDMAN & CLARK LLP:						7,268.00	
	BP INC	68661615	FUEL CHARGES - 6/2025 - DPW	100-533100-343 GARAGE; FLEET FUEL	07/01/2025	2,060.77	
	BP INC	68661615	PARKS	100-555400-343 PARKS;			

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				VEHICLE/MOWER FUEL	07/01/2025	69.26	
Total BP INC:						2,130.03	
	CHARTER COMMUNICATIONS	17113430	INTERNET SERVICES 7/2025 - CITY HALL	100-511800-226 CITY HALL; INTERNET CHARGES	07/01/2025	24.45	
	CHARTER COMMUNICATIONS	17113430	CABLE	225-511220-291 CABLE TV; PROFL SERVICES	07/01/2025	24.44	
	CHARTER COMMUNICATIONS	17113430	CDA	205-561000-346 CDA; WEBSITE SUPPORT/DESIGN	07/01/2025	24.44	
	CHARTER COMMUNICATIONS	17113430	EMERGENCY MANAGEMENT	100-522410-349 EMD; OTHER EXPENSES	07/01/2025	24.44	
	CHARTER COMMUNICATIONS	17113430	FIRE DEPT	100-522200-225 FIRE; TELEPHONE/TV/INTERNET SV	07/01/2025	24.45	
	CHARTER COMMUNICATIONS	17113430	POLICE DEPT	100-522100-221 PD; UTILITIES	07/01/2025	24.45	
	CHARTER COMMUNICATIONS	17113430	DPW	100-533200-225 PWKS ADMIN; TELEPHONE	07/01/2025	24.44	
	CHARTER COMMUNICATIONS	17113430	161 BUILDING	100-555200-225 RECREATION; TELEPHONE	07/01/2025	24.44	
	CHARTER COMMUNICATIONS	17113430	COMMUNITY CENTER	100-555100-340 C CENTER; PROGRAMS	07/01/2025	24.44	
	CHARTER COMMUNICATIONS	17113430	TV SERVICES 7/2025 - CITY HALL	100-511800-226 CITY HALL; INTERNET CHARGES	07/01/2025	32.27	
	CHARTER COMMUNICATIONS	17113430	CABLE	225-511220-291 CABLE TV; PROFL SERVICES	07/01/2025	32.27	
	CHARTER COMMUNICATIONS	17113430	COMMUNITY CENTER	100-555100-221 C CENTER; UTILITIES	07/01/2025	64.55	
Total CHARTER COMMUNICATIONS:						349.08	
	ELAN FINANCIAL SERVICES	ADMIN 6/	AMAZON - MOP, TAPE, SOAP, EASEL STANDS	100-511800-312 CITY HALL; OPER EXP & SUPPLIES	06/13/2025	159.93	
	ELAN FINANCIAL SERVICES	ADMIN 6/	BANK-A-COUNT - CHECK STOCK	100-511800-312 CITY HALL; OPER EXP & SUPPLIES	06/13/2025	437.66	
	ELAN FINANCIAL SERVICES	ADMIN 6/	USPS - POSTAGE	100-511800-311 CITY HALL; POSTAGE	06/13/2025	67.90	
	ELAN FINANCIAL SERVICES	ADMIN 6/	STONE HARBOR RESORT - ADMINISTRATOR LODGING	100-511350-332 ADMINISTRATOR; MILEAGE/EXPENSE	06/13/2025	282.82	
	ELAN FINANCIAL SERVICES	ADMIN 6/	WCMA CONFERENCE	100-511350-190 ADMINISTRATOR; TRAINING	06/13/2025	245.00	
	ELAN FINANCIAL SERVICES	ADMIN 6/	NORTHERN ILLINOIS UNIVERSITY - WCMA CONFERENCE				
	ELAN FINANCIAL SERVICES	ADMIN 6/	FYXER - SOFTWARE	100-511800-251 CITY HALL; SOFTWARE/LICENSES	06/13/2025	336.60	
	ELAN FINANCIAL SERVICES	ADMIN 6/	COSTCO - CHAIRS	100-511800-312 CITY HALL; OPER EXP & SUPPLIES	06/13/2025	316.48	
	ELAN FINANCIAL SERVICES	ADMIN 6/	USPS - POSTAGE	100-511800-311 CITY HALL; POSTAGE	06/13/2025	20.55	
	ELAN FINANCIAL SERVICES	ADMIN 6/	METRO MARKET - SPRING PICNIC SUPPLIES	100-511350-349 EMPLOYEE ENGAGEMENT	06/13/2025	102.23	
	ELAN FINANCIAL SERVICES	ADMIN 6/	THE COFFEE GARAGE - SPRING PICNIC SUPPLIES	100-511350-349 EMPLOYEE ENGAGEMENT	06/13/2025	100.00	
	ELAN FINANCIAL SERVICES	ADMIN 6/	DOLLAR TREE - INTERN SUPPLIES	100-511350-349 EMPLOYEE ENGAGEMENT	06/13/2025	13.00	
	ELAN FINANCIAL SERVICES	ADMIN 6/	APPLE TREE - SPRING PICNIC SUPPLIES (CC FEE 4.50 REFUNDED CASH)	100-511350-349 EMPLOYEE ENGAGEMENT	06/13/2025	154.50	
	ELAN FINANCIAL SERVICES	ADMIN 6/	COLUMBUS COUNTRY CLUB - SPRING PICNIC SUPPLIES	100-511350-349 EMPLOYEE ENGAGEMENT	06/13/2025	150.00	
	ELAN FINANCIAL SERVICES	ADMIN 6/	KWIK TRIP - SPRING PICNIC SUPPLIES	100-511350-349 EMPLOYEE ENGAGEMENT	06/13/2025	34.01	
	ELAN FINANCIAL SERVICES	ADMIN 6/	LABOR LAW POSTERS - 3 YEAR REPLACEMENT	100-511800-312 CITY HALL; OPER EXP & SUPPLIES	06/13/2025	1,183.02	
	ELAN FINANCIAL SERVICES	ADMIN 6/	AMAZON - HR FOLDERS, MAT, CITY BUILDING NO FIREARMS SIGNS	100-511800-312 CITY HALL; OPER EXP & SUPPLIES	06/13/2025	60.88	
	ELAN FINANCIAL SERVICES	ADMIN 6/	AMAZON - BULLETIN BOARD, TACKS, BOXES, TONER	100-511800-312 CITY HALL; OPER EXP & SUPPLIES	06/13/2025	211.98	
	ELAN FINANCIAL SERVICES	ADMIN 6/	USPS - POSTAGE	100-511800-311 CITY HALL; POSTAGE	06/13/2025	21.71	
	ELAN FINANCIAL SERVICES	ADMIN 6/	2025 WMCA CONFERENCE	100-511400-191 CLERK;			

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				TRAINING/CONT EDUCATION	06/13/2025	320.00	
Total ELAN FINANCIAL SERVICES:						4,218.27	
	GFL ENVIRONMENTAL	U9000026	CITY HALL - DUMPSTERS	100-511800-221 CITY HALL; UTILITIES	06/20/2025	150.00	
	GFL ENVIRONMENTAL	U9000026	POLICE DEPT - DUMPSTERS	100-522100-221 PD; UTILITIES	06/20/2025	150.00	
	GFL ENVIRONMENTAL	U9000026	FIRE DEPT - DUMPSTERS	100-522200-221 FIRE; UTILITIES	06/20/2025	150.00	
	GFL ENVIRONMENTAL	U9000026	DPW - DUMPSTER	100-533200-221 PWKS ADMIN; UTILITIES	06/20/2025	85.00	
	GFL ENVIRONMENTAL	U9000026	PARKS - DUMPSTERS	100-555400-221 PARKS; UTILITIES	06/20/2025	730.00	
	GFL ENVIRONMENTAL	U9000026	POOL - DUMPSTERS	215-555210-221 POOL FACILITY; UTILITIES	06/20/2025	235.00	
	GFL ENVIRONMENTAL	U9000026	RESIDENTIAL GARBAGE/RECYCLING	230-577110-298 COLLECTION FEES GARBAGE/REC	06/20/2025	29,944.22	
	GFL ENVIRONMENTAL	U9000026	DPW/LRC - CARDBOARD DUMPSTER	230-577110-300 TRASH; DUMPSTER CHARGES	06/20/2025	115.00	
	GFL ENVIRONMENTAL	U9000026	DPW - ROLL OFF DUMPSTER (CU TO REIMBURSE 255.00)	230-577400-298 RECYCLING; DUMPSTER CHARGES	06/20/2025	661.35	
Total GFL ENVIRONMENTAL:						32,220.57	
	GLS UTILITY LLC INC	17243	MONTHLY ACCOUNT MAINTENANCE - 6/2025	100-511800-251 CITY HALL; SOFTWARE/LICENSES	06/30/2025	87.30	
	GLS UTILITY LLC INC	17243	1 DIGGERS HOTLING TICKET	100-511800-251 CITY HALL; SOFTWARE/LICENSES	06/30/2025	33.20	
Total GLS UTILITY LLC INC:						120.50	
	KWIK TRIP	2019649	ACCOUNTS RECEIVABLE DOUBLE PAYMENT	201-231043 DUE FROM KWIK TRIP	06/19/2025	422.00	
Total KWIK TRIP:						422.00	
	RUEKERT - MIELKE INC	156980-15	CITY TECHICAL DESIGN STANDARD UPDATES	100-578000-211 ENGINEERING; OTHER NON-INFRAST	05/13/2025	103.00	
	RUEKERT - MIELKE INC	156980-15	DRT MEETING ATTENDANCE	100-578000-210 ENGINEERING; PLANNING & OTHER	05/13/2025	990.00	
	RUEKERT - MIELKE INC	156980-15	DPW SUPPORT	100-578000-210 ENGINEERING; PLANNING & OTHER	05/13/2025	695.00	
	RUEKERT - MIELKE INC	156980-15	ADMINISTRATION SUPPORT	100-578000-211 ENGINEERING; OTHER NON-INFRAST	05/13/2025	1,744.00	
	RUEKERT - MIELKE INC	156980-15	GIS ANNUAL SERVICES	100-578000-212 ENGINEERING; GIS SERVICES PROV	05/13/2025	2,417.50	
	RUEKERT - MIELKE INC	156980-15	ZION SCHOOL - SITE PLAN REVIEW	100-578000-210 ENGINEERING; PLANNING & OTHER	05/13/2025	1,404.00	
	RUEKERT - MIELKE INC	156980-15	CARDINAL HEIGHTS	100-511230-348 CONTINGENCY ACCOUNT	05/13/2025	3,565.75	
	RUEKERT - MIELKE INC	156980-15	UDEY DAM INSPECTION	100-522420-249 UDEY DAM; REPAIR/MAINTENANCE	05/13/2025	1,407.50	
	RUEKERT - MIELKE INC	156980-15	ESTES EXPRESS - SITE PLAN REVIEW	201-231052 ESTES EXPRESS	05/13/2025	1,451.75	
	RUEKERT - MIELKE INC	156980-15	MEISTER DR PLANNING	415-511570-210 CAP PRJTS; ENGINEERING	05/13/2025	1,629.50	
	RUEKERT - MIELKE INC	156980-15	2025 STREETS - STREETS	415-581000-250 CAP PRJTS; 2025 BROOKSIDE LANE	05/13/2025	800.66	
	RUEKERT - MIELKE INC	156980-15	2025 STREETS - WATER (CU TO REIMBURSE)	415-581000-250 CAP PRJTS; 2025 BROOKSIDE LANE	05/13/2025	779.59	
	RUEKERT - MIELKE INC	156980-15	2025 STREETS - SEWER (CU TO REIMBURSE)	415-581000-250 CAP PRJTS; 2025 BROOKSIDE LANE	05/13/2025	294.98	
	RUEKERT - MIELKE INC	156980-15	2025 STREETS - STORM	650-555210-830 STORM WATER; STREET PROJECTS	05/13/2025	231.77	
	RUEKERT - MIELKE INC	156980-15	TIF #7 - STORMWATER FIREMAN'S PARK	416-574100-700 TIF #7; STORMWATER CONSTRUCTIO	05/13/2025	4,886.40	
	RUEKERT - MIELKE INC	156980-15	2025 STREET MAINTENANCE PROGRAM	100-578000-210 ENGINEERING; PLANNING & OTHER	05/13/2025	4,249.25	
	RUEKERT - MIELKE INC	156980-15	ENERPAC PARK	245-555400-810 PARKS;			

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				CAPITAL PROJ/PURCHASES	05/13/2025	2,311.75	
	RUEKERT - MIELKE INC	157433-15	DRT MEETING ATTENDANCE	100-578000-210 ENGINEERING; PLANNING & OTHER	06/05/2025	552.50	
	RUEKERT - MIELKE INC	157433-15	DPW SUPPORT	100-578000-210 ENGINEERING; PLANNING & OTHER	06/05/2025	486.00	
	RUEKERT - MIELKE INC	157433-15	ANNUAL AUDIT SUPPORT	100-578000-211 ENGINEERING; OTHER NON-INFRAST	06/05/2025	468.00	
	RUEKERT - MIELKE INC	157433-15	PLANNING SUPPORT	100-578000-211 ENGINEERING; OTHER NON-INFRAST	06/05/2025	432.00	
	RUEKERT - MIELKE INC	157433-15	GIS/WISLR SERVICES	100-578000-212 ENGINEERING; GIS SERVICES PROV	06/05/2025	4,123.30	
	RUEKERT - MIELKE INC	157433-15	ZION SCHOOL - SITE PLAN REVIEW	100-578000-210 ENGINEERING; PLANNING & OTHER	06/05/2025	3,105.25	
	RUEKERT - MIELKE INC	157433-15	CARDINAL HEIGHTS	100-511230-348 CONTINGENCY ACCOUNT	06/05/2025	558.75	
	RUEKERT - MIELKE INC	157433-15	PRAIRIE RIDGE HEALTH	201-231040 DUE FROM PRAIRIE RIDGE HEALTH	06/05/2025	4,333.50	
	RUEKERT - MIELKE INC	157433-15	ESTES EXPRESS	201-231052 ESTES EXPRESS	06/05/2025	1,247.00	
	RUEKERT - MIELKE INC	157433-15	STORMWATER - ORDINANCE SUPPORT	650-555200-215 PROF SERVICES; ENGINEER	06/05/2025	833.75	
	RUEKERT - MIELKE INC	157433-15	TIF #4 STH 16 UTILITY UPDATE	412-511570-210 TIF #4; PROFL SVCS - ENGINEERI	06/05/2025	1,882.00	
	RUEKERT - MIELKE INC	157433-15	TIF #7 CARDINAL HEIGHTS	416-574000-215 TIF #7; ENGINEERING	06/05/2025	2,885.37	
	RUEKERT - MIELKE INC	157433-15	TIF #7 - STORMWATER FIREMAN'S PARK	416-574100-700 TIF #7; STORMWATER CONSTRUCTIO	06/05/2025	1,072.00	
	RUEKERT - MIELKE INC	157433-15	UDEY DAM INSPECTION	100-522420-249 UDEY DAM; REPAIR/MAINTENANCE	06/05/2025	420.00	
	RUEKERT - MIELKE INC	157997-15	COUNCIL MEETING ATTENDANCE	100-578000-211 ENGINEERING; OTHER NON-INFRAST	07/02/2025	216.00	
	RUEKERT - MIELKE INC	157997-15	DRT MEETING ATTENDANCE	100-578000-210 ENGINEERING; PLANNING & OTHER	07/02/2025	990.00	
	RUEKERT - MIELKE INC	157997-15	DPW SUPPORT	100-578000-210 ENGINEERING; PLANNING & OTHER	07/02/2025	1,288.00	
	RUEKERT - MIELKE INC	157997-15	ADMINISTRATION & PLANNING SUPPORT	100-578000-211 ENGINEERING; OTHER NON-INFRAST	07/02/2025	601.50	
	RUEKERT - MIELKE INC	157997-15	GIS/WISLR SERVICES	100-578000-212 ENGINEERING; GIS SERVICES PROV	07/02/2025	5,327.72	
	RUEKERT - MIELKE INC	157997-15	ZION SCHOOL - SITE PLAN REVIEW	100-578000-210 ENGINEERING; PLANNING & OTHER	07/02/2025	2,917.50	
	RUEKERT - MIELKE INC	157997-15	PRAIRIE RIDGE HEALTH	201-231040 DUE FROM PRAIRIE RIDGE HEALTH	07/02/2025	3,888.75	
	RUEKERT - MIELKE INC	157997-15	STORMWATER - ORDINANCE SUPPORT	650-555200-215 PROF SERVICES; ENGINEER	07/02/2025	1,080.00	
	RUEKERT - MIELKE INC	157997-15	TIF #4 STH16 UTILITY UPDATE	412-511570-210 TIF #4; PROFL SVCS - ENGINEERI	07/02/2025	1,559.00	
	RUEKERT - MIELKE INC	157997-15	2024 STREETS - STREETS	415-581000-217 CAP PRJTS; ENGINEER-2024 STS	07/02/2025	993.36	
	RUEKERT - MIELKE INC	157997-15	2024 STREETS - WATER (CU TO REIMBURSE)	415-581000-217 CAP PRJTS; ENGINEER-2024 STS	07/02/2025	259.80	
	RUEKERT - MIELKE INC	157997-15	2024 STREETS - SEWER (CU TO REIMBURSE)	415-581000-217 CAP PRJTS; ENGINEER-2024 STS	07/02/2025	106.98	
	RUEKERT - MIELKE INC	157997-15	2024 STREETS - STORM	650-555210-830 STORM WATER; STREET PROJECTS	07/02/2025	168.11	
	RUEKERT - MIELKE INC	157997-15	2025 STREETS - STREETS	415-581000-250 CAP PRJTS; 2025 BROOKSIDE LANE	07/02/2025	2,465.14	
	RUEKERT - MIELKE INC	157997-15	2025 STREETS - WATER (CU TO REIMBURSE)	415-581000-250 CAP PRJTS; 2025 BROOKSIDE LANE	07/02/2025	2,400.26	
	RUEKERT - MIELKE INC	157997-15	2025 STREETS - SEWER (CU TO REIMBURSE)	415-581000-250 CAP PRJTS; 2025 BROOKSIDE LANE	07/02/2025	908.21	
	RUEKERT - MIELKE INC	157997-15	2025 STREETS - STORM	650-555210-830 STORM WATER; STREET PROJECTS	07/02/2025	713.59	
	RUEKERT - MIELKE INC	157997-15	TIF #7 - ENGINEERING - CARDINAL HEIGHTS	416-574000-215 TIF #7; ENGINEERING	07/02/2025	669.00	
	RUEKERT - MIELKE INC	157997-15	TIF #7 - ENGINEERING	416-574000-215 TIF #7; ENGINEERING	07/02/2025	784.15	
Total RUEKERT - MIELKE INC:						78,698.89	
	SALZWEDEL, JOHN C	125	MONTHLY CLOCKTOWER MAINTENANCE - JULY 2025	100-511800-245 CITY HALL; CLOCK TWR CONTRACT	07/02/2025	325.00	

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Total SALZWEDEL, JOHN C:						325.00	
	US CELLULAR	73981392	CEMETERY CELL PHONE	235-577800-225 CEMETERY; TELEPHONE	06/28/2025	35.00	
	US CELLULAR	73981392	DPW CELL PHONES & IPADS	100-533200-225 PWKS ADMIN; TELEPHONE	06/28/2025	259.75	
	US CELLULAR	73981392	CDA CELL PHONE	205-561000-332 CDA; MILEAGE & EXPENSES	06/28/2025	35.72	
	US CELLULAR	73981392	EMERGENCY MANAGEMENT CELL PHONE	100-522410-225 EMD; TELEPHONE CIRCUIT	06/28/2025	22.18	
	US CELLULAR	73981392	COLUMBUS UTILITIES/WW (WILL REIMBURSE)	100-511800-225 CITY HALL; TELEPHONE	06/28/2025	316.07	
Total US CELLULAR:						668.72	
	WE ENERGIES	ALL DEPT	MONTHLY GAS CHARGES - FIRE DEPT	100-522200-224 FIRE; HEAT	06/26/2025	47.01	
	WE ENERGIES	ALL DEPT	POLICE DEPT	100-522100-224 PD; HEAT	06/26/2025	46.77	
	WE ENERGIES	ALL DEPT	LIBRARY	210-555000-224 LIBRARY; HEAT	06/26/2025	22.16	
	WE ENERGIES	ALL DEPT	LIBRARY ANNEX	210-555100-224 ANNEX; HEATING/UTILITIES	06/26/2025	18.94	
	WE ENERGIES	ALL DEPT	POOL	215-555210-224 POOL FACILITY; HEATING	06/26/2025	1,167.45	
	WE ENERGIES	ALL DEPT	CEMETERY	235-577800-221 CEMETERY; UTILITIES	06/26/2025	18.94	
	WE ENERGIES	ALL DEPT	BOY SCOUT CABIN	100-555400-224 PARKS; HEATING	06/26/2025	17.29	
	WE ENERGIES	ALL DEPT	PAVILION	100-555400-251 PARKS; PAVILION EXPENSES	06/26/2025	36.24	
	WE ENERGIES	ALL DEPT	DPW FIREMAN'S PARK GARAGE	100-533200-224 PWKS ADMIN; HEAT	06/26/2025	11.55	
	WE ENERGIES	ALL DEPT	DPW GARAGE REAR	100-533200-224 PWKS ADMIN; HEAT	06/26/2025	13.21	
	WE ENERGIES	ALL DEPT	DPW MUNI GARAGE	100-533200-224 PWKS ADMIN; HEAT	06/26/2025	28.76	
	WE ENERGIES	ALL DEPT	CITY HALL	100-511800-224 CITY HALL; HEAT	06/26/2025	54.19	
	WE ENERGIES	ALL DEPT	161 BUILDING	100-555200-221 RECREATION; UTILITIES	06/26/2025	23.02	
	WE ENERGIES	ALL DEPT	COMMUNITY CENTER	100-555100-224 C CENTER; HEATING	06/26/2025	35.28	
Total WE ENERGIES:						1,540.81	
Total ADMINISTRATION:						130,843.47	

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<b>CAPITAL PROJECTS</b>							
	WI DEPT OF TRANSPORTATION	395-00003	PRELIMINARY ENGINEERING - LUDINGTON ST	415-581000-219 CAP PRJTS: ENGINEER-LUDINGTON	06/02/2025	158.61	
	WI DEPT OF TRANSPORTATION	395-00003	PRELIMINARY ENGINEERING - LUDINGTON ST	415-581000-219 CAP PRJTS: ENGINEER-LUDINGTON	06/02/2025	1,870.10	
	WI DEPT OF TRANSPORTATION	395-00003	PRELIMINARY ENGINEERING - TOWER DR	415-581000-215 CAP PRJTS; ENGINEER-TOWER DRIV	06/02/2025	114.57	
Total WI DEPT OF TRANSPORTATION:						2,143.28	
Total CAPITAL PROJECTS:						2,143.28	



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<b>SENIOR CENTER</b>							
	ELAN FINANCIAL SERVICES	CCC 6/20	FLOWERS FOR FRONT OF CC	100-555100-249 C CENTER; REPAIRS/MAINT	06/13/2025	23.99	
	ELAN FINANCIAL SERVICES	CCC 6/20	CONVERTIBLE CHSIOR FOR BABY CHANGOING AND NURSING ROOM AT CC	100-555100-312 C CENTER; OPERATING/SUPPL EXP	06/13/2025	202.20	
	ELAN FINANCIAL SERVICES	CCC 6/20	FLOWERS NEVER SHIPPED, CHARGED BUT REFUND ON NET STATEMENT	100-555100-249 C CENTER; REPAIRS/MAINT	06/13/2025	10.00	
	ELAN FINANCIAL SERVICES	CCC 6/20	ADOBE FOR COMMOTION LAST PAYMENT AS WE ARE NO LONGER PRINTING	100-555100-318 C CENTER; MARKETING/ADVERT	06/13/2025	21.09	
	ELAN FINANCIAL SERVICES	CCC 6/20	YOU TUBE PRIME FOR EXERCISES	100-555100-340 C CENTER; PROGRAMS	06/13/2025	14.76	
	ELAN FINANCIAL SERVICES	CCC 6/20	CURTAINS FOR MAIN ROOM	100-555100-249 C CENTER; REPAIRS/MAINT	06/13/2025	65.94	
	ELAN FINANCIAL SERVICES	CCC 6/20	RED BUD FUN SUPPLIES	100-555100-340 C CENTER; PROGRAMS	06/13/2025	89.27	
	ELAN FINANCIAL SERVICES	CCC 6/20	REFUND FOR PROGRAM SUPPLIES	100-555100-340 C CENTER; PROGRAMS	06/13/2025	29.90-	
Total ELAN FINANCIAL SERVICES:						397.35	
	RHYME BUSINESS PRODUCTS	39559336	RHYME FOR LEASE PAYMENT	100-555100-312 C CENTER; OPERATING/SUPPL EXP	06/30/2025	191.13	
Total RHYME BUSINESS PRODUCTS:						191.13	
Total SENIOR CENTER:						588.48	

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CDA	ELAN FINANCIAL SERVICES	CDA 6/202	LODGING FOR WDAC DOWNTOWN CONFERENCE 5/21-5/22/25	205-561000-333 CDA; EDUCATION/TRAINING	06/13/2025	236.93	
Total ELAN FINANCIAL SERVICES:						236.93	
Total CDA:						236.93	

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<b>FIRE</b>							
	AT&T MOBILITY II LLC	28733307	FIRE DEPARTMENT CELL PHONES	100-522200-225 FIRE; TELEPHONE/TV/INTERNET SV	06/12/2025	232.62	
Total AT&T MOBILITY II LLC:						232.62	
	ELAN FINANCIAL SERVICES	FD 6/2025	CASES OF WATER	100-522200-820 FIRE; EQUIP REPLACEMENT	06/13/2025	191.52	
	ELAN FINANCIAL SERVICES	FD 6/2025	GREETING CARDS	100-522200-312 FIRE; OFFICE SUPPLIES & EXPENS	06/13/2025	76.30	
	ELAN FINANCIAL SERVICES	FD 6/2025	GOOGLE WORKSPACE	100-522200-225 FIRE; TELEPHONE/TV/INTERNET SV	06/13/2025	92.40	
	ELAN FINANCIAL SERVICES	FD 6/2025	FIRE ASSOCIATION - SCOTT'S CC	100-522200-315 FIRE; TRAINING & SEMINAR FEES	06/13/2025	440.00	
	ELAN FINANCIAL SERVICES	FD 6/2025	FIRE ASSOCIATION - DARRIN'S CC	100-522200-315 FIRE; TRAINING & SEMINAR FEES	06/13/2025	415.00	
Total ELAN FINANCIAL SERVICES:						1,215.22	
	JULIE'S JAVA HOUSE INC	19265	TURKEY/CHEESEY POTATOES/TUNA SALAD/ COOKIE	100-522200-332 FIRE; MILEAGE, MEALS, LODGING	04/29/2025	195.00	
Total JULIE'S JAVA HOUSE INC:						195.00	
Total FIRE:						1,642.84	

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<b>LIBRARY</b>							
	AMERICAN EXPRESS	LIB AMAZ	BATHROOM SUPPLIES, PAPER, SLP PRIZES	210-555000-312 LIBRARY; SUPPLIES/OPERATNG EXP	06/24/2025	919.15	
	AMERICAN EXPRESS	LIB AMAZ	SUMMER YOUTH PROGRAM SUPPLIES	210-555000-385 LIBRARY; YOUTH PROGRAMMING	06/24/2025	629.48	
	AMERICAN EXPRESS	LIB AMAZ	AD BOOKS	210-555000-377 LIBRARY; ADULT BOOKS	06/24/2025	174.64	
	AMERICAN EXPRESS	LIB AMAZ	YA BOOKS	210-555000-378 LIBRARY; TEEN BOOKS	06/24/2025	18.51	
	AMERICAN EXPRESS	LIB AMAZ	FOLDING TABLE	210-555000-316 LIBRARY; FURNITURE & FIXTURES	06/24/2025	88.76	
	AMERICAN EXPRESS	LIB AMAZ	DVDS AND BLU-RAYS	210-555000-371 LIBRARY; ADULT AUDIO VISUAL	06/24/2025	482.54	
Total AMERICAN EXPRESS:						2,313.08	
	COMPLETE OFFICE OF WISCO	16858	PAPER AND FLAIR PENS	210-555000-312 LIBRARY; SUPPLIES/OPERATNG EXP	06/30/2025	108.88	
Total COMPLETE OFFICE OF WISCONSIN INC:						108.88	
	EBI EMMONS BUSINESS INTER	227243	CHAIR FOR RESTROOM	210-555000-316 LIBRARY; FURNITURE & FIXTURES	06/13/2025	300.66	
Total EBI EMMONS BUSINESS INTERIORS INC:						300.66	
	ELAN FINANCIAL SERVICES	LIB 6/2025	YOUTH PROGRAMS	210-555000-385 LIBRARY; YOUTH PROGRAMMING	06/13/2025	78.21	
	ELAN FINANCIAL SERVICES	LIB 6/2025	ADULT PROGRAMS	210-555000-386 LIBRARY; ADULT PROGRAMMING	06/13/2025	329.83	
	ELAN FINANCIAL SERVICES	LIB 6/2025	STAFF MEETING	210-555000-330 LIBRARY; SAFETY TRAINING	06/13/2025	150.98	
	ELAN FINANCIAL SERVICES	LIB 6/2025	SLP ADULT PRIZES, CLEANING SUPPLIES, REFRESHMENTS FOR LT. GOV. VISIT	210-555000-312 LIBRARY; SUPPLIES/OPERATNG EXP	06/13/2025	738.28	
Total ELAN FINANCIAL SERVICES:						1,297.30	
	FRIENDS OF KILBOURN PUBLI	06192025	LARGE PRINT ROTATION	210-555000-377 LIBRARY; ADULT BOOKS	06/19/2025	335.00	
Total FRIENDS OF KILBOURN PUBLIC LIBRARY:						335.00	
	HAMMES FIRE & SAFETY LLC	44073	ANNUAL FIRE MONITORING FEE	210-555000-249 LIBRARY; REPAIR & MAINTENANCE	06/23/2025	540.00	
Total HAMMES FIRE & SAFETY LLC:						540.00	
	OLSON, AMANDA	INV-3	END OF SUMMER PARTY PETTING ZOO	210-555000-385 LIBRARY; YOUTH PROGRAMMING	06/30/2025	375.00	
Total OLSON, AMANDA:						375.00	
	PUERTA, ANGELA	07212025	SLP PROGRAM	210-555000-385 LIBRARY; YOUTH PROGRAMMING	07/21/2025	476.00	
Total PUERTA, ANGELA:						476.00	
	ROBBINS, DEAN	07172025	ADULT PROGRAM	210-555000-386 LIBRARY; ADULT PROGRAMMING	07/17/2025	250.00	
Total ROBBINS, DEAN:						250.00	
	ROTARY CLUB OF	1060	ROTARY DUES	210-555000-219 LIBRARY; PROFESSIONAL FEES	05/12/2025	150.00	

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Total ROTARY CLUB OF:						150.00	
Total LIBRARY:						6,145.92	

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<b>POLICE</b>							
	AMAZON CAPITAL SERVICES	17VR-HR	TONER	100-522160-312 PD; SUPPORT SVCS - OP EXPENSES	06/30/2025	40.89	
	Total AMAZON CAPITAL SERVICES:					40.89	
	AT&T MOBILITY II LLC	28732076	POLICE DEPT CELL PHONES	100-522100-225 PD; TELEPHONE & WIRELESS	06/12/2025	599.27	
	Total AT&T MOBILITY II LLC:					599.27	
	CORE TECHNOLOGY CORPOR	CORMN00	TALON/TIMS STAND ALONE MAINT JULY 25- JUNE 26	100-522100-291 PD; SOFTWARE LICENSING/SVCS	06/13/2025	660.00	
	Total CORE TECHNOLOGY CORPORATION:					660.00	
	ELAN FINANCIAL SERVICES	PD 6/2025	NATW - NNO REGISTRATION	100-522100-935 PD; COMMUNITY SERVICES	06/13/2025	42.40	
	ELAN FINANCIAL SERVICES	PD 6/2025	NIC TRAFFIC VIOL - PARKING TICKET SUSPENSIONS	100-522120-349 PD; FIELD SVCS OTHER OP EXP	06/13/2025	9.18	
	ELAN FINANCIAL SERVICES	PD 6/2025	KWIK TRIP - POLICE WEEK GCS	100-522120-349 PD; FIELD SVCS OTHER OP EXP	06/13/2025	160.00	
	ELAN FINANCIAL SERVICES	PD 6/2025	LOS BADITOS, GALLAGHERS AND COMFORT STES = CHIEF TRAINING	100-522100-191 PD; TRAINING	06/13/2025	206.70	
	ELAN FINANCIAL SERVICES	PD 6/2025	USPS MAIL PORTABLE FOR REPAIR	100-522120-249 PD; PATROL EQUIP REPAIR/MAIN	06/13/2025	44.85	
	ELAN FINANCIAL SERVICES	PD 6/2025	COMFORT SUITES LT TRAINING	100-522100-191 PD; TRAINING	06/13/2025	94.99	
	Total ELAN FINANCIAL SERVICES:					558.12	
	KELLAR, ERIKA	EK 7-25	REIMBURSEMENT FOR MEALS/MILEAGE	100-522160-191 PD; SUPPORT SVCS - TRAINING	06/20/2025	158.68	
	Total KELLAR, ERIKA:					158.68	
	MARLIN LEASING CORP	21810511	COPIER LEASE	100-522160-825 PD; SUPPORT SVCS - CAP LEASE	06/18/2025	148.35	
	Total MARLIN LEASING CORP:					148.35	
	PRECISION TOWING AND REC	25-29196	TOWING OF SQUAD	100-522120-250 PD; PATROL FLEET REPAIR/MAIN	06/12/2025	50.00	
	Total PRECISION TOWING AND RECOVERY:					50.00	
	WEINER, DENNIS	PD PC 7-2	REPLENISH PETTY CASH	100-522120-349 PD; FIELD SVCS OTHER OP EXP	07/01/2025	84.10	
	Total WEINER, DENNIS:					84.10	
	WI COPY & BUSINESS	AR65977	COPIER MAINTENANCE CONTRACT	100-522160-291 PD; SUPPORT SVCS - CONTRACTED	06/26/2025	57.00	
	Total WI COPY & BUSINESS:					57.00	
	WISE GUYS AUTO REPAIR LLC	59102	220 INTERMEDIATE SHAFT REPAIR-REPLACE	100-522120-250 PD; PATROL FLEET REPAIR/MAIN	06/13/2025	1,251.97	
	WISE GUYS AUTO REPAIR LLC	59229-592	ASSESSMENT OF POSSIBLE PURCHASE OF 4 SQUADS	419-513000-802 VEH/EQ; VEHICLE PURCHASE - PD	06/23/2025	570.00	
	Total WISE GUYS AUTO REPAIR LLC:					1,821.97	

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Total POLICE:						4,178.38	

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<b>POOL</b>							
	BADGER POPCORN	W532283	CONCESSIONS	215-555210-345 POOL; CONCESSION STAND EXP	05/28/2025	376.16	
	BADGER POPCORN	W533688	CONCESSIONS	215-555210-345 POOL; CONCESSION STAND EXP	06/30/2025	632.76	
Total BADGER POPCORN:						1,008.92	
	BEAVER BLACKSMITH & WELDI	61558	MISC WELDING AROUND POOL	215-555210-248 POOL: MISC REPAIR & MAINT	05/29/2025	970.00	
Total BEAVER BLACKSMITH & WELDING LLC:						970.00	
	CARDINAL EMBROIDERY & SC	4624	SHIRTS FOR MACK INVITE	215-555210-312 POOL; SUPPLIES & OP EXPENSES	05/22/2025	380.00	
Total CARDINAL EMBROIDERY & SCREEN:						380.00	
	CARRICO AQUATIC RESOURCE	20253644	WATER MANAGEMENT 3 OF 4 2025	215-555210-342 POOL; CHEMICALS	06/01/2025	7,000.00	
	CARRICO AQUATIC RESOURCE	20253848	PALINTEST ITEMS	215-555210-312 POOL; SUPPLIES & OP EXPENSES	05/29/2025	78.40	
Total CARRICO AQUATIC RESOURCES INC:						7,078.40	
	CEDAR CREST SPECIALTIES IN	01321514	CONCESSIONS	215-555210-345 POOL; CONCESSION STAND EXP	05/29/2025	699.86	
	CEDAR CREST SPECIALTIES IN	01321515	CONCESSIONS	215-555210-345 POOL; CONCESSION STAND EXP	06/05/2025	543.38	
	CEDAR CREST SPECIALTIES IN	01325170	CONCESSIONS	215-555210-345 POOL; CONCESSION STAND EXP	06/19/2025	1,328.82	
	CEDAR CREST SPECIALTIES IN	01325177	CONCESSIONS	215-555210-345 POOL; CONCESSION STAND EXP	06/26/2025	895.16	
Total CEDAR CREST SPECIALTIES INC:						3,467.22	
	COLUMBUS ACE HARDWARE	POOL 5/2	K11790 PLUGS	215-555210-312 POOL; SUPPLIES & OP EXPENSES	06/01/2025	7.18	
	COLUMBUS ACE HARDWARE	POOL 5/2	K178374 DRILL BIT	215-555210-312 POOL; SUPPLIES & OP EXPENSES	06/01/2025	15.98	
	COLUMBUS ACE HARDWARE	POOL 5/2	K17631 TOOLS	215-555210-248 POOL: MISC REPAIR & MAINT	06/01/2025	99.97	
	COLUMBUS ACE HARDWARE	POOL 5/2	K17653 FASTENERS	215-555210-312 POOL; SUPPLIES & OP EXPENSES	06/01/2025	3.56	
	COLUMBUS ACE HARDWARE	POOL 5/2	K17545 ADDITIVES	215-555210-312 POOL; SUPPLIES & OP EXPENSES	06/01/2025	84.95	
	COLUMBUS ACE HARDWARE	POOL 5/2	K17550 SANDPAPER, LUBRICANTS	215-555210-312 POOL; SUPPLIES & OP EXPENSES	06/01/2025	80.15	
	COLUMBUS ACE HARDWARE	POOL 5/2	K17756 FASTENERS	215-555210-312 POOL; SUPPLIES & OP EXPENSES	06/01/2025	54.24	
	COLUMBUS ACE HARDWARE	POOL 5/2	K17765 DREMELS	215-555210-248 POOL: MISC REPAIR & MAINT	06/01/2025	18.98	
Total COLUMBUS ACE HARDWARE:						365.01	
	ELAN FINANCIAL SERVICES	POOL 6/2	GEHL FOODS CONCESSIONS	215-555210-345 POOL; CONCESSION STAND EXP	06/13/2025	99.00	
	ELAN FINANCIAL SERVICES	POOL 6/2	FB MARKETING AND ADVERTISING	215-555210-318 POOL; MARKETING/ADVERTISING	06/13/2025	67.27	
	ELAN FINANCIAL SERVICES	POOL 6/2	GAS FOR WATER PRESSURE	215-555210-312 POOL; SUPPLIES & OP EXPENSES	06/13/2025	8.41	
	ELAN FINANCIAL SERVICES	POOL 6/2	SPECTRUM INTERNET	215-555210-225 POOL FACILITY; TELEPHONE	06/13/2025	119.99	
	ELAN FINANCIAL SERVICES	POOL 6/2	DISINFECTING WIPES WALGREENS	215-555210-312 POOL; SUPPLIES & OP EXPENSES	06/13/2025	16.44	
	ELAN FINANCIAL SERVICES	POOL 6/2	CONCESSIONS PICK AND SAVE	215-555210-345 POOL; CONCESSION STAND EXP	06/13/2025	251.76	



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	ELAN FINANCIAL SERVICES	POOL 6/2	COSTCO CONCESSIONS	215-555210-345 POOL; CONCESSION STAND EXP	06/13/2025	219.49	
	ELAN FINANCIAL SERVICES	POOL 6/2	PICK AND SAVE CONCESSIONS	215-555210-345 POOL; CONCESSION STAND EXP	06/13/2025	243.17	
	ELAN FINANCIAL SERVICES	POOL 6/2	ENVELOPES, MOUSE PAD, CANDY	215-555210-312 POOL; SUPPLIES & OP EXPENSES	06/13/2025	14.72	
	ELAN FINANCIAL SERVICES	POOL 6/2	CONCESSIONS	215-555210-345 POOL; CONCESSION STAND EXP	06/13/2025	83.62	
	ELAN FINANCIAL SERVICES	POOL 6/2	SIGNAGE FOR POOL DECK	215-555210-249 POOL; EQUIPMENT MAINTENANCE	06/13/2025	47.98	
	ELAN FINANCIAL SERVICES	POOL 6/2	DEDICATED 911 LINE	215-555210-225 POOL FACILITY; TELEPHONE	06/13/2025	45.95	
	ELAN FINANCIAL SERVICES	POOL 6/2	DRILL BIT	215-555210-249 POOL; EQUIPMENT MAINTENANCE	06/13/2025	12.01	
Total ELAN FINANCIAL SERVICES:						1,229.81	
	EZ SHIRTZ	17041	STAFF T'S FOR 2025	215-555210-346 POOL; UNIFORMS	05/15/2025	770.00	
Total EZ SHIRTZ:						770.00	
	HOLIDAY WHOLESALE INC	2036962	CONCESSIONS	215-555210-345 POOL; CONCESSION STAND EXP	05/28/2025	946.22	
	HOLIDAY WHOLESALE INC	2055492	CONCESSIONS	215-555210-345 POOL; CONCESSION STAND EXP	06/18/2025	1,050.66	
Total HOLIDAY WHOLESALE INC:						1,996.88	
	MECKLENBERG, STEVEN P	THREE 20	3 POOL EVENTS	215-555210-312 POOL; SUPPLIES & OP EXPENSES	07/01/2025	750.00	
Total MECKLENBERG, STEVEN P:						750.00	
	NEUMAN POOLS INC	503506	SEAL KIT FOR LARGE SLIDE	215-555210-248 POOL: MISC REPAIR & MAINT	06/03/2025	570.00	
Total NEUMAN POOLS INC:						570.00	
	PRAIRIE RIDGE HEALTH INC	G285483	DRUG SCREENS	215-555210-298 POOL; PROFL SVCS/CONSULTANTS	06/03/2025	1,161.00	
Total PRAIRIE RIDGE HEALTH INC:						1,161.00	
	SALAMONE SUPPLIES INC	179875	CLEANING SUPPLIES	215-555210-312 POOL; SUPPLIES & OP EXPENSES	05/30/2025	743.57	
Total SALAMONE SUPPLIES INC:						743.57	
	SNS ELECTRIC INC	11571	LABOR PUMP MOTOR ON SLIDE	215-555210-248 POOL: MISC REPAIR & MAINT	06/04/2025	1,425.00	
Total SNS ELECTRIC INC:						1,425.00	
	SYSCO BARABOO LLC	41890584	CONCESSIONS	215-555210-345 POOL; CONCESSION STAND EXP	05/29/2025	1,043.23	
	SYSCO BARABOO LLC	41893386	CONCESSIONS	215-555210-345 POOL; CONCESSION STAND EXP	06/19/2025	1,183.47	
	SYSCO BARABOO LLC	41894228	CONCESSIONS	215-555210-345 POOL; CONCESSION STAND EXP	06/26/2025	948.14	
Total SYSCO BARABOO LLC:						3,174.84	
	THE LIFEGUARD STORE	INV00151	RISE GUARD SUITS	215-555210-346 POOL; UNIFORMS	05/23/2025	1,696.00	

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	THE LIFEGUARD STORE	INV00151	LG ITEMS FOR WORK	215-555210-312 POOL; SUPPLIES & OP EXPENSES	05/23/2025	396.90	
	THE LIFEGUARD STORE	INV00151	SUITS GUARDS	215-555210-346 POOL; UNIFORMS	05/23/2025	650.00	
	THE LIFEGUARD STORE	INV00151	KICKBOARD, BELTS	215-555210-348 POOL; SWIMMING LESSON EXPENSE	05/23/2025	396.36	
	THE LIFEGUARD STORE	INV00151	GOGGLES	215-555210-312 POOL; SUPPLIES & OP EXPENSES	05/23/2025	315.60	
	THE LIFEGUARD STORE	INV00151	DUMBELLS, BAR, NOODLES	215-555210-312 POOL; SUPPLIES & OP EXPENSES	05/23/2025	679.62	
	THE LIFEGUARD STORE	INV00151	SHIPPING COSTS	215-555210-312 POOL; SUPPLIES & OP EXPENSES	05/23/2025	65.00	
	THE LIFEGUARD STORE	INV00151	BOARD SHORTS	215-555210-346 POOL; UNIFORMS	05/26/2025	25.00	
	THE LIFEGUARD STORE	INV00151	GOGGLES	215-555210-312 POOL; SUPPLIES & OP EXPENSES	05/27/2025	69.70	
Total THE LIFEGUARD STORE:						4,294.18	
	WISCONSIN BACKFLOW TESTI	201302	ANNUAL BACKFLOW INSPECTION	215-555210-248 POOL: MISC REPAIR & MAINT	06/04/2025	150.00	
Total WISCONSIN BACKFLOW TESTING LLC:						150.00	
	WRIGHT PLUMBING & SOIL TES	28771	WORK ON WATER HEATER	215-555210-248 POOL: MISC REPAIR & MAINT	06/11/2025	117.43	
Total WRIGHT PLUMBING & SOIL TESTING:						117.43	
Total POOL:						29,652.26	

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<b>PR ADMIN</b>							
	DIVERSIFIED BENEFIT SERV IN	447535	HSA SERVICES 7/2025	100-511800-805 CITY HALL; PFL SVCS/BANK FEES	07/02/2025	90.00	
Total DIVERSIFIED BENEFIT SERV INC:						90.00	
	WI PROFESSIONAL POLICE AS	24354, 24	UNION DUES - JULY 2025	100-215903 UNION DUES	06/30/2025	228.50	
Total WI PROFESSIONAL POLICE ASSOC INC:						228.50	
Total PR ADMIN:						318.50	

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<b>PUBLIC WORKS</b>							
	ALLAIN, AXELL	6/11/2025	BOOT REIMBURSEMENT	100-555400-346 PARKS; UNIFORMS	06/23/2025	100.00	
Total ALLAIN, AXELL:						100.00	
	BLACKSTONE TECHNOLOGIES	252741	BST 360 HIGH PERFORMANCE PATCH MIX	100-533500-312 STREETS; OPERATING SUPPLIES	06/16/2025	1,244.16	
Total BLACKSTONE TECHNOLOGIES LLC:						1,244.16	
	DODGE COUNTY LAND RESOU	2025 Annu	ANNUAL HOLDING TANK FEE FOR RECYCLING CENTER	230-577400-817 RECYCLING; DISPOSAL OF RECYC	06/26/2025	5.00	
Total DODGE COUNTY LAND RESOURCES &:						5.00	
	ELAN FINANCIAL SERVICES	DPW 6/20	ETSY - MEMORIAL PLAQUE	235-577800-312 CEMETERY; OPERATING SUPPLIES	06/13/2025	170.89	
	ELAN FINANCIAL SERVICES	DPW 6/20	PICK AND SAVE WATER	100-533200-333 PWKS; MILEAGE/MEALS/LODGING	06/13/2025	29.95	
	ELAN FINANCIAL SERVICES	DPW 6/20	AMAZON - CITY FLAGS	100-533500-312 STREETS; OPERATING SUPPLIES	06/13/2025	1,330.03	
	ELAN FINANCIAL SERVICES	DPW 6/20	AMAZON RAIN SUITS	100-555510-312 FORESTRY; SUPPLIES	06/13/2025	82.12	
	ELAN FINANCIAL SERVICES	DPW 6/20	PICK AND SAVE SODA WATER DPW APPERICATION	100-511350-349 EMPLOYEE ENGAGEMENT	06/13/2025	27.93	
	ELAN FINANCIAL SERVICES	DPW 6/20	AMAZON POST IT NOTES SMALL	100-533200-312 PWKS ADMIN; SUPPLIES	06/13/2025	7.99	
	ELAN FINANCIAL SERVICES	DPW 6/20	OLIVE GARDEN DPW APPERICATION	100-511350-349 EMPLOYEE ENGAGEMENT	06/13/2025	110.00	
	ELAN FINANCIAL SERVICES	DPW 6/20	OLIVE GARDEN DPW APPERICATION	100-533200-333 PWKS; MILEAGE/MEALS/LODGING	06/13/2025	109.75	
	ELAN FINANCIAL SERVICES	DPW 6/20	AMAZON EARPLUGS	100-555510-312 FORESTRY; SUPPLIES	06/13/2025	53.90	
	ELAN FINANCIAL SERVICES	DPW 6/20	COSTCO WORK PICNIC	100-511350-349 EMPLOYEE ENGAGEMENT	06/13/2025	282.22	
	ELAN FINANCIAL SERVICES	DPW 6/20	PICK AND SAVE BUNS	100-511350-349 EMPLOYEE ENGAGEMENT	06/13/2025	6.49	
Total ELAN FINANCIAL SERVICES:						2,211.27	
	LAKESIDE LAWN CARE LLC	6/2025 2	6-23 MOW AND TRIM	235-577800-550 CEMETERY; CONTRACTED LABOR	07/02/2025	4,000.00	
	LAKESIDE LAWN CARE LLC	6/2025 2	6-30 MOW	235-577800-550 CEMETERY; CONTRACTED LABOR	07/02/2025	1,700.00	
Total LAKESIDE LAWN CARE LLC:						5,700.00	
	LF GEORGE INC	IC98810	STARTER CHIPPER TRUCK	100-533100-249 GARAGE; VEHICLE REPAIRS/MAIN	06/26/2025	301.11	
Total LF GEORGE INC:						301.11	
	MID-AMERICAN RESEARCH	0850259-I	ZAP WASP & HORNET KILLER	100-555400-312 PARKS; SUPPLIES	05/30/2025	292.73	
Total MID-AMERICAN RESEARCH:						292.73	
	NAPA AUTO PARTS	815540	ULTRA RED SUPREME	100-533100-249 GARAGE; VEHICLE REPAIRS/MAIN	06/24/2025	89.90	
Total NAPA AUTO PARTS:						89.90	
	SNS ELECTRIC INC	11612	ELECTRIC HAND DRYER BLOCK BATHROOM	100-555400-249 PARKS; REPAIR & MAINTENANCE	06/24/2025	1,020.00	

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Total SNS ELECTRIC INC:						1,020.00	
	SUPERIOR CHEMICAL LLC	419162	OFFICE CHAIRS	100-533200-810 PWKS ADMIN; EQUIP REPLACEMENT	06/24/2025	460.62	
Total SUPERIOR CHEMICAL LLC:						460.62	
	WRIGHT PLUMBING & SOIL TES	28770	FIREMAN'S PARK LEAK	100-555400-249 PARKS; REPAIR & MAINTENANCE	06/11/2025	237.95	
Total WRIGHT PLUMBING & SOIL TESTING:						237.95	
Total PUBLIC WORKS:						11,662.74	

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<b>RECREATION</b>							
	#1 PLUMBING COMPANY	11538	INSTALLATION OF BUBBLER IN PARK WITH GRANT	100-555400-250 PARKS; EQUIPMENT REPAIR/MAINT	06/25/2025	804.67	
Total #1 PLUMBING COMPANY:						804.67	
	COLUMBUS ACE HARDWARE	REC 5/20	K17869 TRASH BAGS	100-555200-312 RECREATION; OPERATING SUPP/EXP	06/01/2025	15.99	
Total COLUMBUS ACE HARDWARE:						15.99	
	ELAN FINANCIAL SERVICES	REC 6/20	TRASH BAGS FOR PAVILION	100-555400-251 PARKS; PAVILION EXPENSES	06/13/2025	77.48	
	ELAN FINANCIAL SERVICES	REC 6/20	EAR PLUGS, SUNSCREEN, LANYARDS POOL	215-555210-312 POOL; SUPPLIES & OP EXPENSES	06/13/2025	482.73	
	ELAN FINANCIAL SERVICES	REC 6/20	CHAIR PURCHASE FROM GRANT	215-484811-000 MISCELLANEOUS - GRANT, OTHER	06/13/2025	398.99	
	ELAN FINANCIAL SERVICES	REC 6/20	WHITEOUT	215-555210-312 POOL; SUPPLIES & OP EXPENSES	06/13/2025	13.11	
	ELAN FINANCIAL SERVICES	REC 6/20	LAMINATING SHEETS	215-555210-312 POOL; SUPPLIES & OP EXPENSES	06/13/2025	24.99	
	ELAN FINANCIAL SERVICES	REC 6/20	COFFEE FOR 161	100-555200-312 RECREATION; OPERATING SUPP/EXP	06/13/2025	52.99	
	ELAN FINANCIAL SERVICES	REC 6/20	SPONGES PAINTS	100-555200-810 RECREATION; EQUIP REPLACEMENT	06/13/2025	28.67	
	ELAN FINANCIAL SERVICES	REC 6/20	BULLETIN BOARD ITEMS	100-555200-319 RECREATION; ADVERTISING/MKTG	06/13/2025	31.98	
	ELAN FINANCIAL SERVICES	REC 6/20	LARGE DOOR MAT PAVILION	100-555400-251 PARKS; PAVILION EXPENSES	06/13/2025	201.30	
	ELAN FINANCIAL SERVICES	REC 6/20	TENNIS BALLS AND CARRIERS	100-555200-320 RECREATION; TENNIS	06/13/2025	124.97	
	ELAN FINANCIAL SERVICES	REC 6/20	WASH CLOTHS, TOWELS, SPONGES FOR REST HAVEN	100-555400-249 PARKS; REPAIR & MAINTENANCE	06/13/2025	19.78	
	ELAN FINANCIAL SERVICES	REC 6/20	EDUCATION PAGE FOR STEM PROJECTS	100-555200-382 RECREATION; DUES/MEMBERSHIPS	06/13/2025	15.99	
	ELAN FINANCIAL SERVICES	REC 6/20	ADOBE FOR JUNE	100-555200-382 RECREATION; DUES/MEMBERSHIPS	06/13/2025	25.31	
	ELAN FINANCIAL SERVICES	REC 6/20	CHAIRS FROM GRANT PURCHASE	215-484811-000 MISCELLANEOUS - GRANT, OTHER	06/13/2025	499.99	
	ELAN FINANCIAL SERVICES	REC 6/20	ARTS AND CRAFTS SUMMER CAMP	100-555200-383 RECREATION; SPCL EVENTS/TRIPS	06/13/2025	76.33	
Total ELAN FINANCIAL SERVICES:						2,074.61	
	EZ SHIRTZ	17045	SUMMER CAMP STAFF KIDS SHIRTS	100-555200-312 RECREATION; OPERATING SUPP/EXP	06/24/2025	430.00	
Total EZ SHIRTZ:						430.00	
	FUNKTION DESIGN STUDIO	24.025 00	PROJECT DESIGN LABOR FOR PAV. STAIRS	100-555400-251 PARKS; PAVILION EXPENSES	06/04/2025	1,461.84	
Total FUNKTION DESIGN STUDIO:						1,461.84	
	GOETSCH, SHAWN	06222025	DEPOSIT RETURN REST HAVEN	100-233000 PARKS; FACILITY RENT DEPOSITS	06/22/2025	100.00	
	GOETSCH, SHAWN	06222025	OVERPAYMENT ON DEPOSIT	100-233000 PARKS; FACILITY RENT DEPOSITS	06/22/2025	1.75	
Total GOETSCH, SHAWN:						101.75	
	GUTIERREZ, SABRINA	06212025	DEPOSIT OPEN SHELTER	100-233000 PARKS; FACILITY RENT DEPOSITS	06/21/2025	100.00	

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Total GUTIERREZ, SABRINA:						100.00	
	HAYWARD, MARK	07142025	PERFORMANCE CONTRACT FOR REC ENGAGEMENT	100-555200-383 RECREATION; SPCL EVENTS/TRIPS	07/01/2025	750.00	
Total HAYWARD, MARK:						750.00	
	JANSON, MARLO	06142025	DEPOSIT RETURN AVALON SHELTER	100-233000 PARKS; FACILITY RENT DEPOSITS	06/14/2025	100.00	
Total JANSON, MARLO:						100.00	
	KAYLA'S CUSTOM CLEANING	98956	PAVILION CLEANING 05/2025	100-555400-251 PARKS; PAVILION EXPENSES	06/02/2025	967.50	
	KAYLA'S CUSTOM CLEANING	99006	PAVILION CLEANING 06/2025	100-555400-251 PARKS; PAVILION EXPENSES	07/02/2025	1,032.00	
Total KAYLA'S CUSTOM CLEANING:						1,999.50	
	MEYERS, AMY JO	JULY 2025	MONTHLY TRAVEL EXPENSE	100-555200-332 RECREATION; EDUC/TRAIN/MILEAGE	07/01/2025	40.00	
Total MEYERS, AMY JO:						40.00	
	PRAIRIE RIDGE HEALTH INC	G185483	DRUG SCREEN CAMP	100-555200-210 RECREATION; PROF SVCS/EXPENSES	06/03/2025	27.00	
Total PRAIRIE RIDGE HEALTH INC:						27.00	
	QUILL CORPORATION	44357105	INK FOR PRINTER	100-555200-312 RECREATION; OPERATING SUPP/EXP	06/03/2025	78.09	
Total QUILL CORPORATION:						78.09	
	RENO, LINDSEY	06222025	DEPOSIT RETURN AVALON SHELTER	100-233000 PARKS; FACILITY RENT DEPOSITS	06/22/2025	100.00	
Total RENO, LINDSEY:						100.00	
	SCHWANKE, KANE	06212025	DEPOSIT RETURN PAVILION	100-233000 PARKS; FACILITY RENT DEPOSITS	06/12/2025	3,000.00	
Total SCHWANKE, KANE:						3,000.00	
	STANGE, MARGARET	06212025	DEPOSIT RETURN SHELTER	100-233000 PARKS; FACILITY RENT DEPOSITS	06/21/2025	100.00	
Total STANGE, MARGARET:						100.00	
	STIER, SILKE	06142025	DEPOSIT RETURN FOR SHELTER MEISTER	100-233000 PARKS; FACILITY RENT DEPOSITS	06/14/2025	100.00	
Total STIER, SILKE:						100.00	
	TINDELL, NICOLE	06142025	DEPOSIT RETURN FOR OPEN SHELTER	100-233000 PARKS; FACILITY RENT DEPOSITS	06/14/2025	100.00	
	TINDELL, NICOLE	06142025-	REFUND OF TAX	100-243300 DUE TO STATE - SALES TAX	06/14/2025	3.30	
	TINDELL, NICOLE	06142025-	REFUND OF RENT	100-474770-000 PARKS; BUILDING/SHELTER RENT	06/14/2025	60.00	



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Total TINDELL, NICOLE:						163.30	
	WELLSPRING HEALING INC	06142025	DEPOSIT RETURN FOR PAVILION	100-233000 PARKS; FACILITY RENT DEPOSITS	06/14/2025	2,000.00	
Total WELLSPRING HEALING INC:						2,000.00	
Total RECREATION:						13,446.75	

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<b>TOURISM COMMISSION</b>							
	ELAN FINANCIAL SERVICES	TOURISM	DIGITAL TOURISM MARKETING ADS	250-511000-313 TOURISM; MARKETING/ADVERTISING	06/13/2025	266.86	
	ELAN FINANCIAL SERVICES	TOURISM	GODADDY - WEBSITE/DOMAIN SECURITY CERTIFICATE RENEWAL	250-511000-310 TOURISM; WEB MEDIA	06/13/2025	99.99	
Total ELAN FINANCIAL SERVICES:						366.85	
Total TOURISM COMMISSION:						366.85	
Grand Totals:						201,226.40	

## Report Criteria:

Detail report.

Invoice detail records above \$0.00 included.

Paid and unpaid invoices included.



## Agenda Item Report

**Meeting Type:**

**Meeting Date:**

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**Item Title:** 1149 W. James St. demolition option

**Submitted By:** Mike Kornmann, Direction of Community and Economic Development

**Detailed Description of Subject Matter:**

The demolition quotes provided have a wide range of prices and services. The property is likely more valuable with the building demolished, and the land marketed as a greenfield site. Tif 5 can fund the demolition costs. We are getting incremental value from the Dollar Tree project. The pay back with TIF funds is about ten years. Alternatively, the eventual sale of the property can pay for the costs also.

**List all Supporting Documentation Attached:**

- Demolition summary and supporting quotes.

**Action Requested of Council:** Direction on direction of the property.

<b>Demo Countryside Ford at 1149 West James St</b>	<b>Robinson Brothers</b>	<b>HM Brandt</b>	<b>Sheehy Excavating</b>	<b>FireBird Construction</b>	<b>The MRD Group</b>	<b>Red Diamond</b>
Mob and Demob.	x	x	x	x	x	
Raze Permit	x				x	
DNR Notice abatement/demo, or permit	x	x			x	
Temporary security fencing.	x		x	x	x	
Erosion control, silt fencing.	x	x	x	x	x	
Complete Structural Demolition of building, foundations and footings	x	x	x	x	x	
Including all HVAC and roof top condenser units.	x	x	x	x	x	
All trucking included	x	x	x	x	x	
Disposal of all building material and site debris included.	x	x	x	x	x	
Removal of buried utilities to the property line.	x	x	x	x	x	
Removal of asphalt parking lot	x	x	x	x	x	
Asbestos Removal (locations as noted in asbestos report dated 2016)	x		x	x	x	x
Dirt & seed areas of disturbance per City's standards (provided	x	x	x	x	x	
Demo Cost	\$ 127,000.00	\$ 135,688.00	\$ 210,924.73	\$ 246,750.00	\$ 268,650.00	\$ 8,000.00
Bid Bond	10%	2.50%				
Performance/Payment Bond	\$ 2,300.00					

6/24/25

Duane Millard  
City of Columbus

Re: Demolition -Former Countryside Ford Dealership, 1149 W. James Street, Columbus, WI 53925

Following, please find our quote for the above-referenced project. Robinson Brothers Environmental, Inc. (RBE) proposes to supply personnel and equipment to perform the demolition and disposal of the building located at 1149 W. James Street, Columbus, WI. Pricing includes demolition within the footprint of the building and site parking areas. The work will include the following:

Demolition of Structure

- Mobilization and demobilization.
- Submit DNR notice for abatement/demolition and pull local raze permit.
- Install construction fencing and erosion controls.
- Disconnect utilities at the lot line (does not include disconnection work in the street).
- Removal of asbestos identified in the MSA Report dated 9/26/16.
- Removal and proper disposal of universal waste prior to demolition.
- Demolition and removal of all building materials from the footprint of the building and surrounding parking lots.
- Materials shall be recycled, salvaged, or properly disposed of. Materials not recycled or salvaged shall be disposed of at a C&D landfill and properly documented. Any salvage value from the building would become the property of Robinson Brothers.
- Concrete, brick and block materials will be hauled off-site for future recycling.
- Import additional granular fill as needed to bring voids back to surrounding grades.
- Restore disturbed areas with topsoil and hydroseed site with specified grass seed.
- Option 1 – add performance and payment bonds.

This pricing assumes that all the work will be completed in a single phase. Utility removal in the street, underground storage tanks and additional asbestos/lead paint testing are not included.

Asbestos Abatement, Building Demolition and Restoration Bid:	\$127,000.00
Option 1 – add Performance and Payment Bonds:	\$ 2,300.00

Robinson Brothers is a fully insured and bonded company. We carry \$1,000,000 of general liability insurance on a per-project aggregate basis; \$1,000,000 (each accident) of automobile coverage; \$15,000,000 excess/umbrella liability, and \$1,000,000 of workers' compensation insurance (each accident). If additional or special insurance coverage is required, the quoted price will need to be adjusted accordingly.

Thank you for allowing Robinson Brothers Environmental, Inc. the opportunity to submit this proposal. If you have any questions, please feel free to contact me.

Please see attached terms.

Sincerely,



Mike Robinson, Jr. / Estimator

\_\_\_\_\_  
Acceptance of Proposal/Date

## TERMS

1. Payment Terms. Unless more specific payment terms are included in this Proposal, progress payments are due periodically during the term of the work upon receipt of invoices from RBE. Final payment is due upon receipt of final invoice from RBE at the conclusion of the work. In the event RBE must take any action to defend or enforce this contract, or perfect or foreclose any lien arising out of this contract, RBE shall be entitled to recover its costs and expenses incurred, including reasonable attorney's fees, with respect to such action.
  
2. Notice of Lien Rights. FOR WORK IN WISCONSIN, AS REQUIRED BY WISCONSIN CONSTRUCTION LIEN LAW, ROBINSON BROTHER'S ENVIRONMENTAL, INC. HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO ROBINSON BROTHER'S ENVIRONMENTAL, INC., ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION OR IMPROVEMENT. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION OR IMPROVEMENT, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO OWNERS MORTGAGE LENDER, IF ANY. ROBINSON BROTHER'S ENVIRONMENTAL, INC. AGREES TO COOPERATE WITH THE OWNER AND OWNERS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.  
  
For work in other states, any required notice of lien rights is attached as an additional page of this proposal.
  
3. Late Payment Charge. RBE shall be entitled to add a service charge to all payments not paid when due in the amount of 1.5% of the delinquent amount per month. This is an annual rate of 18%.
  
4. Supervision of the Work. Direction and supervision of the working forces, including subcontractors, rest exclusively with RBE. The customer agrees not to issue any instructions to, or otherwise interfere with, the same.
  
5. Property Insurance. Customer is responsible to carry property insurance upon the entire work at the site, to the full insurable value thereof including all risks such as fire and extended coverage, theft, vandalism and malicious mischief. Customer waives all rights or claims against RBE for losses or damages to be covered by such insurance. (Customer's property insurance is separate from the insurance carried by RBE.)
  
6. Additional Work. In the event RBE provides any additional work, materials or services which are the responsibility of the customer, RBE shall be entitled to reimbursement of the additional cost, together with overhead and profit. Per diem charges for out-of-town workers are in addition to any quoted labor rates.
  
7. Arbitration. At the option of RBE, any dispute or controversy arising out of or relating to this Agreement shall be decided by arbitration which, unless the parties otherwise agree, shall be in accordance with the Construction Industry Rules of The American Arbitration Association. Judgment on any arbitration award may be entered in any court of competent jurisdiction.



## Sheehy Excavating

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127 Central Ave, Waterloo, WI 53594

Quote Title: Demolition Services Quote

Date: June 24, 2025

To: City of Columbus

Total Quote Amount: \$210,924.73

### Project Summary

Location: Countryside Ford, 1149 W. James Street, Columbus WI 53925

Scope of Work:

- Mobilization and demobilization
- Temporary security fencing
- Erosion control and silt fencing
- Complete structural demolition of building, foundations, and footings
- Includes removal of all HVAC and rooftop condenser units
- All trucking and disposal of building material and site debris included
- Removal of buried utilities to property line
- Utility lines will be abandoned by utility companies prior to removal
- Removal of asphalt parking lot
- Asbestos removal (as per 2016 asbestos report)
- Dirt and seeding of disturbed areas to City of Columbus standards

### Payment Schedule

- 30% due upon removal of building
- 30% due upon removal of concrete and asphalt parking lot
- 40% due upon completion



## Terms and Conditions

### 1. Scope of Work

This quote covers only the demolition services expressly listed. Additional work, is not included unless specifically stated.

### 2. Utility Disconnections

The client is responsible for all permit fees and for ensuring that all utilities are properly disconnected before the start of demolition unless stated otherwise.

### 3. Hazardous Materials

This quote includes removal of Asbestos on 2 doors and the removal of A/C. If additional materials are discovered, work will be suspended, and a change order will be issued.

### 4. Site Access and Conditions

Client guarantees safe, legal access to the site for equipment and personnel. Additional fees may apply if obstructions or unknown conditions are encountered.

### 5. Weather and Delays

Delays due to weather, inspections, or third parties are not the responsibility of Sheehy Excavating.

### 6. Insurance and Safety

Sheehy Excavating maintains required contractor's liability and worker's compensation insurance. Work is performed in compliance with OSHA regulations.

### 7. Payment Terms

Payment is due according to the outlined schedule. Late payments are subject to a 1.5% monthly finance charge.

### 8. Change Orders

Any scope changes must be approved in writing through a signed change order.

### 9. Indemnification

Client agrees to indemnify and hold harmless Sheehy Excavating from claims or liabilities arising from pre-existing conditions or third-party actions.

### 10. Dispute Resolution

Disputes will be governed by Wisconsin law and resolved by binding arbitration in Dane County.

### 11. Validity

This quote is valid for 30 days from the date issued.

**Acceptance of Quote**

By signing below, the client agrees to the scope, pricing, and all terms and conditions stated above.

Signature (Client): \_\_\_\_\_ Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature (Sheehy): \_\_\_\_\_ Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

Date: June 16, 2025

Ford Dealership - Columbus

HM Brandt LLC hereby proposes the following terms and conditions for the job as hereinafter specified:

**CUSTOMER NAME:** City of Columbus

**CUSTOMER ADDRESS:** 229 E. School St. Columbus, WI. 53925

**CUSTOMER CONTACT:** Duane Millard **CONTACT PHONE:** (920) 623-5908

**JOB NAME:** Ford Dealership Demo

**JOB ADDRESS:** 1149 W. James st. Columbus, WI. 53925

## **DEMOLITION BID**

### **INCLUSIONS:**

- 1) **Structural demolition per site visit with Duane Millard on 6/9/25.**
  1. Demo Permit
  2. Erosion control
  3. Removal of building, concrete slab and footings.
  4. Roughgrade
- 2) **Add Alternate #1 Sewer and Water Disconnect.**
  1. Cut and cap the sewer and water at the lot line.
- 3) **Add Alternate #2 Asphalt**
  1. Removal of asphalt parking lot
- 4) **Add Alternate #3 Topsoil and Seed**
  1. Finish grading, topsoil and seed.
- 5) All trucking of debris included in the bid.
- 6) All debris to licensed landfill.
- 7) All recyclable material to the recycling facility.
- 8) Daily clean up to maintain a clean, safe working environment.
- 9) One mobilization.

### **NOTES:**

- Dumpsters provided for HM Brandt LLC work only – **no other trades unless otherwise coordinated with GC and HM Brandt LLC.**
- All MEPFs to remain must be clearly marked and tagged that they remain; otherwise they will be **removed** by HM Brandt LLC.
- **All salvage of removed contents, MEPFs, crushed stone, & copper etc. will become property of HM Brandt LLC.**
- Provision of a secured lay down area for job trailer and equipment to be provided by GC.
- Provision of a secured lay down area for disposal purposes provided by GC.
- Electric, Fiber and Gas Disconnects by General Contractor or Others.
- All permits other than demo permit to be obtained and provided by GC.
- Security fence to be provided by G.C.
- All barricades, enclosures or floor protections by GC or others.

Date: June 16, 2025

Ford Dealership - Columbus

**NOTES CONT.:**

- All layouts by GC.
- This proposal to become part of any contract and/or any AIA documents.
- Work to be performed during normal business hours: 8hr shift M-F or 10hr shift M-TH
- Asbestos and lead reports must be provided prior to demolition.

**EXCLUSIONS:**

- No asbestos, lead, or hazardous waste removal.
- No patching, repairs or replacements & no new installs provided.
- No gas or electric disconnects (by others)
- No security fence provided. (by others)

(No back charges considered without written notification within 10 days of the occurrence and 3 days to respond)

**HM Brandt LLC proposes** to hereby to furnish material, labor and equipment – complete in accordance with above specifications, for the sum of all parts below:

**Demolition Base Bid for the Sum of:**

**Seventy-Eight Thousand, Three Hundred Dollars & 00/100**  
**\$78,300.00**

**Add Alternate #1 Sewer and Water Bid for the Sum of:**

**Four Thousand, Eight Hundred Eighteen Dollars & 00/100**  
**\$4,818.00**

**Add Alternate #2 Asphalt Removal Bid for the Sum of:**

**Eleven Thousand, Five Hundred Forty Dollars & 00/100**  
**\$11,540.00**

**Add Alternate #3 Topsoil & Seed for the Sum of:**

**Forty-One Thousand, Thirty Dollars & 00/100**  
**\$41,030.00**

# HM BRANDT LLC



Item #9.

Date: June 16, 2025

Ford Dealership - Columbus

**Payment to be made as follows: 30 days from billing based on schedule of values per phase. NO retainage to be held after approval of HM Brandt punch list.**

This proposal does not take into account seasonal weather conditions, which may affect method of production and price as stated above. Any such changes in production method or price would be identified in writing and approved prior to implementation.

A SERVICE CHARGE COMPUTED BY A PERCENTAGE RATE OF 1 ½% PER MONTH WHICH IS AN ANNUAL PERCENTAGE RATE OF 18% MAY BE ASSESSED ON ALL INVOICES NOT PAID WITHIN TERMS OF SALE AS SHOWN ON INVOICE. THE CUSTOMER SHALL PAY ALL COSTS OF COLLECTION, INCLUDING ACTUAL ATTORNEYS' FEES.

NOTE: PLEASE READ NOTICE OF LIEN RIGHTS ATTACHED AND MADE A PART HEREOF

## **GENERAL CONDITIONS**

**GENERAL:** This writing document specifies all conditions and agreements. Any variations must be in writing and in writing only.

**QUOTATIONS:** Quotations may be subject to change if not accepted within 10 days.

**ACCEPTANCE OF PROPOSAL-**The stated prices, specifications and conditions are satisfactory and are hereby specified. Payment will be made as outlined above.

**PROPOSED BY:**  
**HM Brandt LLC**

*Michael Brandt*

Michael Brandt

June 16, 2025

Date

**ACCEPTED BY:**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

*Date: June 16, 2025*

*Ford Dealership - Columbus*

## GENERAL TERMS AND CONDITIONS

### EXTRAS:

Any alteration or deviation from contract specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the contract price. Any changed or unforeseen site condition involving extra costs will be an extra charge over and above the original contract price for performance of the required changes.

### CONSTRUCTION:

Owner or agent ordering this work is to establish property lines and be responsible for material placed as ordered in event of trespass, on other property, and hereby assumes responsibility for construction of improvements on property herein involved. Owner or agent shall be responsible for site conditions, including access to work area, preparatory grading, excavating and other work necessary for the proper completion of the work specified in this proposal. Extra time and material required by HM Brandt LLC (Contractor) to correct site conditions to enable its work to be completed shall be charged as an extra. Owner or agent further agrees to keep the site free from any conflicting or obstructive work that would interfere with the Contractor's performance. Prior to the commencement of our work, the work of others shall be completed to such an extent that it will not in any way conflict or interfere with our work. If Contractor is directed to commence work prior to the time such other contractor's work is completed, Owner agrees to pay the cost of any extra mobilizations or reduced productivity attributable to Contractor's commencing any of the work before any others have completed their work. Contractor will not be responsible for damage to private underground utilities or other hidden conditions if the Owner or agent fails to give advance notice of their existence and location.

### DELAYS:

Contractor shall complete the job within a reasonable time, but shall not be liable for delays beyond the control of the Contractor, including, but not limited to, acts of God, inclement weather, delay by third parties or owner.

### NOTICE OF LIEN RIGHTS:

As required by the Wisconsin construction lien law, Contractor hereby notifies owner that persons or companies furnishing labor or materials for construction on owner's land may have lien rights on that land and on the buildings on that land if they are not paid for such labor or materials. Those entitled to lien rights, in addition to the Contractor are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those that furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Contractor agrees to cooperate with the owner and his lender, if any, to see that all-potential lien claimants are duly paid.



(414) 379-9212

## Work Proposal

24 June 2025

Invoice Number: 2025\_0618

**Project:** City of Columbus

1149 W. James St Columbus, WI

This proposal is for the demolition of the above referenced property:

- |  |           |
|--|-----------|
| 1. Demolition  | \$240,750 |
| <ul style="list-style-type: none"> <li>a. Demolition of the entire property and hauling of the demolition debris.</li> <li>b. Removing the foundation walls and the floor slab</li> <li>c. Removal and hauling of all asphalt pavement on the property, within limits provided by City staff.</li> <li>d. Grading and leveling the site upon completion of the building and parking lot demolition</li> <li>e. Cap &amp; seal sewer and water laterals at the property line, per code.</li> <li>f. Provide 4" of clean, screened topsoil per spec.</li> <li>g. Provide and place Deluxe 50 seed mix by Reinders, per spec, for the entire lot</li> <li>h. Laying erosion mat after seeding.</li> </ul> |           |
| 2. Asbestos abatement  | \$8,000   |
| <ul style="list-style-type: none"> <li>a. Abatement of all asbestos containing material from the property, per the asbestos report provided from the City.</li> </ul>  |           |

**Total cost for \$249,750**

- Firebird Construction to provide payment and performance bond upon being awarded the project and prior to signing the contract.
- Estimate includes raze permit, DNR notice, erosion control permit (if required by City)
- Cost includes 6ft construction safety during the demolition work. Cost includes erosion control for the perimeter of the project.
- FireBird Construction to contact Diggers Hotline and mark out any and all utilities on the site and in the public Right of Way adjacent to the work site.

Please let us know if you have any questions. Thank you for giving us the opportunity to work with you!





4777 W. LINCOLN AVE. WEST MILWAUKEE, WI 53219  
414.672.4244 the mrdgroup.net

June 25, 2025

via e-mail..... [dmillard@columbuswi.gov](mailto:dmillard@columbuswi.gov) (2 pages)

Mr. Duane Millard, Public Works Director  
City of Columbus  
229 E. School Street  
Columbus, WI 53925

RE: Former Countryside Ford Dealership – Demolition Proposal  
1149 W. James Street, Columbus WI 53925

Mr. Millard:

The MRD Group is pleased to submit a proposal for the building demolition work required for the building structures referenced above, in response to your emailed Request for Bid (RFB) dated June 18, 2025, and our subsequent site inspection on June 23, 2025.

The MRD Group proposes completing the work outlined below for the lump sum of:

***Two Hundred Sixty-Eight Thousand, Six Hundred Fifty Dollars ..... \$ 268,650.00***

**Scope of Work:**

- **00 31 26 – Hazardous Materials Abatement**
  - Perform asbestos inspections and prepare reports to satisfy authorities with jurisdiction from the Wisconsin Department of Health Services, a state-certified asbestos inspector.
  - Permitting and Notices to the Wisconsin Department of Natural Resources (WDNR) and local authorities having jurisdiction, if required.
  - Should regulated Asbestos-Containing Materials (ACM) be identified, MRD will remove them before demolition at no additional charge to the owner.
- **02 41 00 – Building Demolition**
  - Permitting and Notices to WDNR and Local Authorities for the complete demolition of structures shown in the RFB referenced above.
  - Temporary Fencing as required to secure the work area during demolition activities proposed herein.
  - Erosion Control Measures as required to complete demolition activities proposed herein. Excluding engineered drawings and State of Wisconsin NOI and SPDES permits.
  - Dust Suppression as required utilizing water from existing Hydrants.
    - Backflow preventer provided by MRD.
  - Cut & Cap of Water, Sanitary & Storm Sewer Services at each Building by a licensed Plumbing contractor at the property boundary. Laterals to remain.
    - No street cuts are anticipated.
  - Coordination of Public Gas & Electric Services by Owner, including any overhead power lines scheduled to remain, if applicable.
  - Telephone, IT / Security Systems terminated by the Owner.
  - Removal and proper disposal / recycling of all Universal Wastes, including evacuation of CFC refrigerants.
  - Complete Mass Structural Demolition of Existing Building utilizing Mechanical Means & Methods. (i.e., Cranes, Excavators, etc.) No Explosives.
  - Removal of Foundations, Basements and Concrete Slabs.
    - All Concrete and masonry to be hauled away for recycling.





4777 W. LINCOLN AVE. WEST MILWAUKEE, WI 53219  
414.672.4244 the mrdgroup.net

- Complete Debris Removal to Facilities Licensed to accept materials.
  - The MRD Group will recycle all Metals
- Backfill voids remaining following Demolition activities to avoid "open holes" utilizing clean imported fill material.
- Removal of asphalt paving and parking lots.
- Removal of one (1) existing empty oil tank.
- No Soil Remediation is anticipated to complete any of the work proposed herein.
- Stabilization, Topsoil and Seeding of areas disturbed during the performance of the work proposed herein. DEDUCT \$48,750. If the city wishes to perform final seeding and restoration work.

Scope of Work / Clarifications:

1. This Proposal **INCLUDES** Debris Removal Fees.
2. All work is performed following OSHA, EPA, WDNR, and DHS standards
3. Testing, if required, will be by Others.
4. Performance/Payment bond is Included.
5. This project will be completed with No Union or Prevailing Wage requirements.
6. This proposal is contingent upon a mutually agreeable contract and shall become an exhibit to the resulting agreement.
7. Scope of work includes **ONLY** work as stated above.

The MRD Group at its sole cost will include as part of the Demolition Project:

- All licensing, notifications, permits, record-keeping, and other actions necessary to satisfy all Laws, including those applicable to environmental and occupational, safety and health matters
- All labor, tools, and equipment to perform the various tasks
- All tools, equipment, machinery, rentals, fuel, and consumables
- Proof of proper insurance
- This proposal shall remain valid for Thirty (30) Days.

Thank you for giving us the opportunity to bid for your business and we look forward to showing you that it is well deserved. If you would like to discuss items in this proposal or if you need additional information, please contact me at (414) 399-0377 ([gozelski@themrdgroup.net](mailto:gozelski@themrdgroup.net)).

Sincerely,  
The MRD Group

Joseph Gozelski  
Senior Project Manager  
Wisconsin DHS Asbestos Inspector # 237713





## Agenda Item Report

**Meeting Type:** Common Council

**Meeting Date:** July 15, 2025

**Item Title:** Consider and take possible action on cold storage needs for the City.

**Submitted By:** Matt Amundson, City Administrator

### Detailed Description of Subject Matter:

The possible demolition of the 1149 James St Building creates a need for cold storage for a number of City Departments. A cold storage building could be located at either the Landscape Recycling Center or Columbus Utilities. A concrete floor would need to be poured and that is work that would be contracted out. Menards has post frame buildings (examples below) that could be purchased and erected by staff. It is anticipated that a rough budget for the project would be \$125,000. Further site work is required and the first step would be to work with Ruekert-Mielke on a site layout.



60'W x 128'L x 16'H Agricultural Post Frame Building  
Material List

Model Number: 1901130 | Menards® SKU: 1901130

APPROXIMATE PRICE \$55,243.43  
11% REBATE\* Good Through 7/13/25 \$6,076.78  
PRICE \$49,166.65  
AFTER REBATE\* each

You Save \$6,076.78 After Mail-In Rebate\*

DESIGN & BUY



\$4603.62 / mo. payments (total \$55243.43) with 12 equal monthly payments Terms  
Apply

Click DESIGN & BUY to Purchase or to Modify this Design and Get a FREE Estimate!

View More Information > Share



50'W x 120'L x 16'H Agricultural Post Frame Building  
Material List

Model Number: 1900785 | Menards® SKU: 1900785

APPROXIMATE PRICE \$47,170.13  
11% REBATE\* Good Through 7/13/25 \$5,188.71  
PRICE \$41,981.42  
AFTER REBATE\* each

You Save \$5,188.71 After Mail-In Rebate\*

DESIGN & BUY



\$3930.85 / mo. payments (total \$47170.13) with 12 equal monthly payments Terms  
Apply

Click DESIGN & BUY to Purchase or to Modify this Design and Get a FREE Estimate!

### List all Supporting Documentation Attached:

n/a

### Action Requested of Council:

Consider and take possible action on cold storage needs for the City.