



# VILLAGE BOARD MEETING AGENDA

January 26, 2026 at 6:00 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

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**1. CALL MEETING TO ORDER**

- A. Pledge of Allegiance
- B. Roll Call

**2. MOTION TO DEVIATE**

**3. CHAIRPERSON COMMENTS**

**4. ANNOUNCEMENT OF CLOSED SESSION**

**5. PUBLIC COMMENT**

Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a three-minute time period, per person, with time extension per the Chief Presiding Officer's discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.

**6. REPORTS FROM STAFF AND VENDORS**

- C. Finance Director Report
- D. December 2025 Check Register
- E. Community Development Director Report
- F. Public Works Director Report
- G. Administrator Report

**7. CONSENT AGENDA - DISCUSSION AND POSSIBLE ACTION**

- H. January 12, 2026 Village Board Meeting Minutes

**8. NEW BUSINESS - DISCUSSION AND POSSIBLE ACTION**

- I. Kronenwetter Water Tower Lease Proposals

**9. OLD BUSINESS - DISCUSSION AND POSSIBLE ACTION**

- J. Ethics Code Re-evaluation
- K. Ambulance Service Agreement with Riverside Fire District

**10. CLOSED SESSION**

Consideration of motion to convene into closed session pursuant to Wis. Stat. 19.85 (1)( c ) for consideration of employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility – to wit administrator evaluation and other personnel issues.

**11. RECONVENE OPEN SESSION**

Consideration of motion to reconvene into open session.

**12. ACTION AFTER CLOSED SESSION**

**13. CONSIDERATION OF ITEMS FOR FUTURE AGENDA**

**14. ADJOURNMENT**

***NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request service, contact the clerk's office, 1582 Kronenwetter Drive, WI 54455 (715)-692-1728***

**Posted: 01/23/2026 Kronenwetter Municipal Center and [www.kronenwetter.gov](http://www.kronenwetter.gov)  
Faxed: WAOW, WSAU, City Pages, Mosinee Times | Emailed: Wausau Daily Herald, WSAW, WAOW, Mosinee Times, Wausau Pilot and Review, City Pages, The Wausonian**



# REPORT TO VILLAGE BOARD & APC

**ITEM NAME:** Finance/Treasurer Office Update:  
**List of 2025-2026 Activities Progress Status – January 2026**

**PREPARED BY:** John Jacobs, Finance Director/Treasurer

**DATE PREPARED:** 01/23/2026

Here is an update of the activities that the Finance Department has been working on during the past two months (Dec 2025/Jan 2026).

**Account Clerk Interviews:**

The Village received 26 applications for the Account Clerk position between Nov 2025-Dec 2026. We interviewed (3) candidates this week, and will make an offer for the position next week. We expect that the candidate will be able to start employment with the Village within the next two weeks, pending a background check and required drug test that would be conducted next week. Sarah is anxious and ready to begin the onboarding training process as soon as possible, as she prepares her family move to the State of Oregon in Spring 2026. I will also be onboarding the new Account Clerk with some of the financial audit responsibilities for the 2025 audit.

**Financial Audit Update:**

I will be concluding the preparation of the financial audit documents for our auditors by the end of next week, so that CLA (CliftonLarsonAllen) can complete their work in the next few weeks, and to present the audited financial statements to the Village Board in first quarter 2026. In the meantime, I also have been working with some of the departments for the 2025 financial audit, and we will be moving forward with those workpapers at the same time, so that the Village’s 2025 audit fieldwork will be conducted in Mar/Apr 2026 this year, so that the Village’s Water PSC report can be filed by 5/1/2026, the State Annual Report can be filed by 5/15/2026 with the Wisconsin Department of Revenue, and the 2025 audited financial statements be presented to the Village Board in Jun/July 2026 this year.

**TIF #3 Closure Resolution:**

The TIF #3 closure resolution will be presented to the RDA committee, APC committee, and Village Board for approval during the **February 2026** meeting schedules. Then, I will contact CLA (the Village’s financial auditors) to schedule the TIF #3 closure audit during 2026, so that we can get the final auditor report to us, in order to submit the TIF closure audit summary to the Wisconsin Department of Revenue in 2026, and to distribute any of the remaining fund balance proceeds to the other taxing jurisdictions at the end of 2026. Ideally, it would be a nice goal to have the TIF closure audit reports available to be reviewed with the Joint Review Board in Oct 2026, so that my annual required TIF audit update report would be presented in Oct 2026, at the same time as the TIF closure audited financial statements are reviewed with the TIF Joint Review Board members.

**RFP for Revaluation/Reassessment of Village Properties during 2026-2027:**

I will be sending out the RFP's for the 2026-2027 revaluation/reassessment of all Village Properties in February 2026, so that the proposals are available to be reviewed by the APC and Village Board during the month of **March 2026**. The existing assessor contract auto-renewed with an estimated 3% increase going into 2026 for regular monthly maintenance services, instead of the 15%-20% increase that I had placed in the 2026 budget, assuming that there would have been time in Fall 2025 to review the RFP for Assessor Services at that time, which did not happen due to the time constraints that fell on me to get the 2026 budget across the "finish line", without a Village President or Village Administrator on board at that time.

After speaking with our existing Assessor firm several weeks ago, the estimated timeline for accomplishing a 2026-2027 Revaluation/Reassessment of all Village Properties would be the following:

- February 2026: Send out RFP's for Regular Assessor and Revaluation/Reassessment Services.
- March 2026: Committee & Village Board reviews and approves RFP for Regular Monthly Assessor Maintenance and Revaluation/Reassessment services.
- April 2026 – Jun 2026: Contracted Assessor works with Village on notifying/ mailing out information to Village property owners about Revaluation/Reassessment process.
- June 2026 – August 2027: Next 12-15 months spent by Assessor on physical outdoor reviews of all Village parcels.
- August 15, 2027: Wisconsin Department of Revenue releases final 2027 equalized valuation of Village of Kronenwetter.
- August 16, 2027 – Early September 2027: Assessor conducts final review of proposed 2027 assessed valuations of all Village parcels, to make sure that the numbers are very close to 100% equalized valuation number from the Wisconsin Department of Revenue for 1/1/2027.
- After Labor Day 2027: Assessor mails out proposed 2027 assessed valuation notices to all property owners.
- After Labor Day 2027 – Early October 2027: Assessor holds Open Book Reviews/Appointments for Village property owners to review updated assessment roll records.
- Early/Mid October 2027: Assessor holds Board of Review with Village Board, and finalizes the 2027 assessment roll; Assessor reports final assessment valuation of Village to Wisconsin Department of Revenue.

**RFP for 2026-2030 Financial Auditing Services for Village:**

After the 2025 financial audit has been almost completely finalized during May/June 2026, the Village can then send out a proposed (5) year RFP for financial auditing services for the Village for 2026-2030, which would be conducted in the years of 2027-2031. I would send out the RFP to various qualified CPA firms sometime during May/June 2026, so that APC and the Village Board could review them likely during the **July 2026** meeting schedules.

**Proposed Capital Borrowing during 2026:**

Sometime after 6/30/2026, the Village will propose to borrow some amount of funds for the 2026 capital improvements program (CIP). The Sewer Utility projects are already in the queue to be borrowed for during 2026 (for the proposed 2026-2028 CIP projects). However, we are still awaiting discussion and review of the CIP street improvement projects for the years of 2026-2030. Once it is determined which projects, if any, that we plan to proceed with during the 2026 year, we then could consider packaging them up with the sewer utility projects by one of the options below:

- 1) One combined 2026 capital borrowing debt issuance for streets & sewer projects, as a general obligation debt issuance, or
- 2) Two separate 2026 capital borrowing debt issuances: one for streets (General Obligation) and one for sewer (Sewer Revenue Bonds), or
- 3) If no streets projects are considered for 2026, then only a sewer projects borrowing (General Obligation or Sewer Revenue Bonds) would be pursued.

In order to borrow any debt in 2026, both the 2024 and 2025 financial audited statements would need to be available. Also, if we borrow after 7/1/2026, then no debt service payment would need to be made until calendar year 2027.

**Property Tax Collection Update for Dec 2025 period:**

Because the Village adopted our 2026 budget (2) weeks earlier in Nov 2025 last year, we were able to get the Dec 2025 property tax bills mailed out at least 2-3 weeks earlier than any previous years. This meant that by 12/31/2025, the Village had collected \$7,895,515 of the tax roll (55%) already.

This compares to \$5,124,064 (or 34%) last year as of 12/31/2024. This is an increase of \$2,771,451 from the previous year.

I want to thank Sarah, Kim, and Jennifer for helping me get the tax roll information to the County Treasurer about 2-3 weeks earlier this year. And, they have noticed that with the tax collection period starting at last 2-3 weeks earlier than other years, it was very rare for any lines to form at our counter during the December 2025 tax collection season this year. Thank you to our small Village Team!!!



# REPORT TO VILLAGE BOARD

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**AGENDA ITEM:** Vouchers and ACH Transactions – Month of December 2025

**MEETING DATE:** January 26, 2026

**PRESENTING COMMITTEE:** Village Board

**COMMITTEE CONTACT:**

**STAFF CONTACT:** Finance Director/Treasurer-John Jacobs

**REPORT PREPARED BY:** Finance Director/Treasurer-John Jacobs

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**AGENDA ITEM:** Vouchers and ACH Transactions – Month of December 2025

**OBJECTIVES:** For the Village Board to review and approve vouchers and ACH transactions for the Month of December 2025. Grand total = \$1,515,848.42.

**ISSUE BACKGROUND/PREVIOUS ACTIONS:**

- None

**RECOMMENDED ACTION:** For the Village Board to review and approve vouchers and ACH transactions for the Month of December 2025 for a grand total of \$1,515,848.42.

**ATTACHMENTS:**

- Listing of Vouchers and ACH Transactions – Month of December 2025
  - Total Check Register = \$1,152,571.38
  - Total ACH Transactions = \$363,277.04
  - Grand Total Vouchers and ACH Transactions for the Month of December 2025 = \$1,515,848.42

Report Criteria:  
 Report type: GL detail  
 Check.Type = {<->} "Adjustment"

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice GL Account Title	Check Amount	GL Period Date
<b>40407</b>							
12/05/2025	40407	Amazon Capital Services, I	PD-(10) POWER STRIPS/SURGE PROTECTORS, PAPER CLIPS	100-52000-120-460	Office Supplies	190.01	11/30/2025
12/05/2025	40407	Amazon Capital Services, I	MUN COURT-POWER STRIP/SURGE PROTECTOR	221-51200-100-354	Material & Supplies	15.98	11/30/2025
12/05/2025	40407	Amazon Capital Services, I	PD CLOTHING DUNST	100-52000-120-321	FT Officers Protective Cloth	50.97	11/30/2025
Total 40407:						256.96	
<b>40408</b>							
12/05/2025	40408	Associated Appraisal Cons	INTERNET POSTING OF PARCELS-DEC 2025	100-51530-110-000	Assessor Fee	1,460.45	11/30/2025
Total 40408:						1,460.45	
<b>40409</b>							
12/05/2025	40409	AT & T MOBILITY	GENERAL OFFICE PHONES: 10/24-11/23/25	100-51600-326-000	Utilities	201.40	12/31/2025
Total 40409:						201.40	
<b>40410</b>							
12/05/2025	40410	BOUND TREE MEDICAL,L	EMS SUPPLIES	100-52200-301-000	Equipment Supplies/Maintenance	350.54	11/30/2025
Total 40410:						350.54	
<b>40411</b>							
12/05/2025	40411	Bradley Jacobson	MUN CENTER CHRISTMAS TREE - 2025	100-51600-354-000	Materials & Supplies	70.00	12/31/2025
Total 40411:						70.00	
<b>40412</b>							
12/05/2025	40412	Charlie's Hardware	PD CLOTHING DUNST	100-52000-120-321	FT Officers Protective Cloth	41.38	11/30/2025
12/05/2025	40412	Charlie's Hardware	MISC SHOP SUPPLIES	650-53650-856-000	Misc General Expense	26.99-	11/30/2025
Total 40412:						14.39	
<b>40413</b>							
12/05/2025	40413	CINDY CHANG	COMMUNITY ROOM SECURITY DEPOSIT	100-22501	Security Deposits	200.00	12/31/2025

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice GL Account Title	Check Amount	GL Period Date
Total 40413:						200.00	
<b>40414</b>							
12/05/2025	40414	CliftonLarsonAllen LLP	2024 AUDIT-GEN FUND (SERV THRU 11/25/25)	100-51400-510-000	Independent Audit/Accounting	2,900.00	11/30/2025
12/05/2025	40414	CliftonLarsonAllen LLP	2024 AUDIT-WATER FUND (SERV THRU 11/25/25)	601-53650-923-001	Accounting Services	1,450.00	11/30/2025
12/05/2025	40414	CliftonLarsonAllen LLP	2024 AUDIT-SEWER FUND (SERV THRU 11/25/25)	650-53650-852-001	Accounting Services	1,450.00	11/30/2025
12/05/2025	40414	CliftonLarsonAllen LLP	2024 AUDIT-TID 1 FUND (SERV THRU 11/25/25)	451-51400-463-000	TIF Auditing	75.00	11/30/2025
12/05/2025	40414	CliftonLarsonAllen LLP	2024 AUDIT-TID 2 FUND (SERV THRU 11/25/25)	452-51400-463-000	TIF Auditing	75.00	11/30/2025
12/05/2025	40414	CliftonLarsonAllen LLP	2024 AUDIT-TID 3 FUND (SERV THRU 11/25/25)	453-51400-463-000	TIF Auditing	75.00	11/30/2025
12/05/2025	40414	CliftonLarsonAllen LLP	2024 AUDIT-TID 4 FUND (SERV THRU 11/25/25)	454-51400-463-000	TIF Auditing	75.00	11/30/2025
12/05/2025	40414	CliftonLarsonAllen LLP	2024 AUDIT TECH/SUPPORT-GEN FUND (SERV THRU 11/25/25)	100-51400-510-000	Independent Audit/Accounting	152.50	11/30/2025
12/05/2025	40414	CliftonLarsonAllen LLP	2024 AUDIT TECH/SUPPORT-WATER FUND (SERV THRU 11/25/25)	601-53650-923-001	Accounting Services	76.25	11/30/2025
12/05/2025	40414	CliftonLarsonAllen LLP	2024 AUDIT TECH/SUPPORT-SEWER FUND (SERV THRU 11/25/25)	650-53650-852-001	Accounting Services	76.25	11/30/2025
Total 40414:						6,405.00	
<b>40415</b>							
12/05/2025	40415	Dirks Group, LLC	CONTINUOUS PROTECTION SUPPORT/ CLOUD/MICROSOFT 36	100-51400-485-000	Computer Supplies, Expenses &	3,898.94	12/31/2025
Total 40415:						3,898.94	
<b>40416</b>							
12/05/2025	40416	DORIS BROCKMAN	RESTITUTION PMT (11/20/2025) -FROM LUE SENGKHAMMEE	221-45100-200	MUNICIPAL COURT REVENUE	241.73	11/30/2025
Total 40416:						241.73	
<b>40417</b>							
12/05/2025	40417	Earth, Inc.	LS 8 TID 2	452-51100-300-001	Prfl Services; Engineering	663,280.50	11/30/2025
Total 40417:						663,280.50	
<b>40418</b>							
12/05/2025	40418	FSI PRINT & DESIGN LLC	PRINTED NEWSLETTER	100-51900-970-000	Newsletter	2,174.00	12/31/2025
Total 40418:						2,174.00	
<b>40419</b>							
12/05/2025	40419	Greater Wausau Chamber	ANNUAL MEMBERSHIP DUES 2021	100-51900-990-000	Dues & Memberships	605.00	12/31/2025

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice GL Account Title	Check Amount	GL Period Date
Total 40419:						605.00	
<b>40420</b>							
12/05/2025	40420	INTRADYN	INTRADYN ANNUAL CLOUD SERVICE (< 26 USERS) - 2026	100-16000	Prepaid Expenses	1,188.00	12/31/2025
Total 40420:						1,188.00	
<b>40421</b>							
12/05/2025	40421	JX Enterprises, Inc.	TRUCK 1 BATTERIES	100-52200-201-380	Equipment Repairs/Maintenance	954.40	11/30/2025
Total 40421:						954.40	
<b>40422</b>							
12/05/2025	40422	Kronenwetter Water Utility	MUNI CENTER WATER: 08/25/25-11/24/25 (METERING STATION)	100-51600-326-000	Utilities	72.85	11/30/2025
12/05/2025	40422	Kronenwetter Water Utility	SOCCER FIELD-WATER: THRU 11/25/25	100-55000-200-326	Parks; Utilities	13.33	11/30/2025
12/05/2025	40422	Kronenwetter Water Utility	SUNSET PARK-WATER: 08/25/25-11/24/25	100-55000-200-326	Parks; Utilities	83.19	11/30/2025
Total 40422:						169.37	
<b>40423</b>							
12/05/2025	40423	League of Wisconsin Muni	2026 MEMBERSHIP RENEWAL-LEAGUE OF WIS MUNIC	100-16000	Prepaid Expenses	3,875.56	11/30/2025
Total 40423:						3,875.56	
<b>40424</b>							
12/05/2025	40424	MacQueen Equipment	CALIBRATION GAS	100-52200-201-380	Equipment Repairs/Maintenance	206.66	12/31/2025
Total 40424:						206.66	
<b>40425</b>							
12/05/2025	40425	Menards - Wausau	FD MISC TOOLS/SUPPLIES	260-55200-900-000	FD Donation Exp - Other	107.89	12/31/2025
Total 40425:						107.89	
<b>40426</b>							
12/05/2025	40426	Motorola Solutions, Inc	PD CAP PURCHASE PORTABLE RADIO	100-52000-120-811	Outlay-Equipment	135.41	11/30/2025
12/05/2025	40426	Motorola Solutions, Inc	PD CAP PURCHASE PORTABLE RADIO	100-52000-120-811	Outlay-Equipment	257.03	11/30/2025

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice GL Account Title	Check Amount	GL Period Date
Total 40426:						392.44	
<b>40427</b>							
12/05/2025	40427	Overland Transportation S	FD NEW HIRE PHYSICAL	100-52200-201-323	Physical Exams	201.00	12/31/2025
Total 40427:						201.00	
<b>40428</b>							
12/05/2025	40428	PEMBER COMPANIES, IN	LS 2 & 6	650-53650-826-000	Capital Outlay Equipment	208,192.50	11/30/2025
Total 40428:						208,192.50	
<b>40429</b>							
12/05/2025	40429	POMP'S TIRE SERVICE I	E1 TIRES	100-52200-201-380	Equipment Repairs/Maintenance	3,298.56	11/30/2025
Total 40429:						3,298.56	
<b>40430</b>							
12/05/2025	40430	Rent-A-Flash of Wisconsin,	FIRE NUMBERS	100-52400-400-353	HOUSE NUMBERS	24.08	12/31/2025
Total 40430:						24.08	
<b>40431</b>							
12/05/2025	40431	Superior Vision Insurance	POLICE OFFICER VISION INS-DEC 2025	100-21523	Vision Insurance	50.23	11/30/2025
Total 40431:						50.23	
<b>40432</b>							
12/05/2025	40432	The Hartford	POLICE OFFICER LIFE INS-DEC 2025	100-52000-120-938	Police Department Insurance	98.64	12/31/2025
Total 40432:						98.64	
<b>40433</b>							
12/05/2025	40433	WI Professional Police Ass	PD UNION DUES-NOV 2025 (8 UNION OFFICERS)	100-21518	Union Dues Withheld	365.60	12/31/2025
12/05/2025	40433	WI Professional Police Ass	PD UNION DUES-DEC 2025 (8 UNION OFFICERS)	100-21518	Union Dues Withheld	365.60	12/31/2025
Total 40433:						731.20	

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice GL Account Title	Check Amount	GL Period Date
<b>40434</b>							
12/05/2025	40434	Wolfgram, Gamoke, & Hut	NOV 2025 LEGAL FEES-MUNI COURT (8.3 HOURS)	100-51200-100-333	Municipal Court Legal Fees	1,696.64	12/31/2025
Total 40434:						1,696.64	
<b>40435</b>							
12/12/2025	40435	Advance Auto Parts	BATTERY REPLACEMENT 2021 F-150	601-53610-623-001	Operation Supplies & Expenses	172.34	11/30/2025
12/12/2025	40435	Advance Auto Parts	WATER VEHICLE BATTERY	601-53650-921-008	Equipment Parts & Maintenance	22.00-	11/30/2025
12/12/2025	40435	Advance Auto Parts	OIL AND FILTERS	100-53000-311-380	Equipment; Repairs/Maintenance	1,280.99	12/31/2025
Total 40435:						1,431.33	
<b>40436</b>							
12/12/2025	40436	Amazon Capital Services, I	PD CLOTHIING SMART	100-52000-120-321	FT Officers Protective Cloth	306.97	12/31/2025
12/12/2025	40436	Amazon Capital Services, I	PD UNIFORM DALLMAN	100-52000-120-321	FT Officers Protective Cloth	87.96	12/31/2025
Total 40436:						394.93	
<b>40437</b>							
12/12/2025	40437	American Door Co. of Wau	OVERHEAD DOOR REPAIR AT PW SHOP	100-53000-314-320	Garage Supplies & Expenses	631.00	12/31/2025
Total 40437:						631.00	
<b>40438</b>							
12/12/2025	40438	Becher Hoppe Associates,	WATER ENGINEERING SERVICES	601-53650-923-002	Engineering Services	542.50	11/30/2025
Total 40438:						542.50	
<b>40439</b>							
12/12/2025	40439	Caleb Koppa	CLOTHING ALLOWANCE 2025	601-53650-921-009	Uniforms	8.43	12/31/2025
Total 40439:						8.43	
<b>40440</b>							
12/12/2025	40440	Charlie's Hardware	MISC SHOP SUPPLIES	100-53000-314-320	Garage Supplies & Expenses	16.17	12/31/2025
12/12/2025	40440	Charlie's Hardware	MISC GARAGE SUPPLIES	100-53000-314-320	Garage Supplies & Expenses	1.38	12/31/2025
Total 40440:						17.55	

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice GL Account Title	Check Amount	GL Period Date
<b>40441</b>							
12/12/2025	40441	Compass Minerals America	SALT	100-53000-311-342	Salt/Brine	26,514.24	11/30/2025
12/12/2025	40441	Compass Minerals America	SALT	100-53000-311-342	Salt/Brine	2,704.82	11/30/2025
Total 40441:						29,219.06	
<b>40442</b>							
12/12/2025	40442	Condon Oil Co, Inc.	PW FUEL	100-53000-311-384	PWKS; Fuel & Oil Changes	661.44	11/30/2025
12/12/2025	40442	Condon Oil Co, Inc.	PW GAS	100-53000-311-384	PWKS; Fuel & Oil Changes	286.51	11/30/2025
12/12/2025	40442	Condon Oil Co, Inc.	PW FUEL	100-53000-311-384	PWKS; Fuel & Oil Changes	413.71	12/31/2025
12/12/2025	40442	Condon Oil Co, Inc.	PW GAS	100-53000-311-384	PWKS; Fuel & Oil Changes	194.25	12/31/2025
12/12/2025	40442	Condon Oil Co, Inc.	PW FUEL	100-53000-311-384	PWKS; Fuel & Oil Changes	1,334.87	12/31/2025
12/12/2025	40442	Condon Oil Co, Inc.	PW FUEL	100-53000-311-384	PWKS; Fuel & Oil Changes	1,619.55	12/31/2025
Total 40442:						4,510.33	
<b>40443</b>							
12/12/2025	40443	Diggers Hotline	DIGGERS TICKETS PRE PAYMENT NOV 2025	650-53650-852-005	Diggers Hotline	156.40	12/31/2025
Total 40443:						156.40	
<b>40444</b>							
12/12/2025	40444	Fastenal Company	MISC SHOP PARTS	100-53000-314-320	Garage Supplies & Expenses	9.79	12/31/2025
12/12/2025	40444	Fastenal Company	SIDEWALK SALT	100-51600-389-000	Maintenance	649.50	12/31/2025
Total 40444:						659.29	
<b>40445</b>							
12/12/2025	40445	Harter's of Fox Valley Disp	GARBAGE SERVICE-NOV 2025	100-53000-620-320	Solid Waste Collection Expense	20,815.00	12/31/2025
12/12/2025	40445	Harter's of Fox Valley Disp	RECYCLING SERVICE-NOV 2025	100-53000-620-315	Recycling Expenses	10,752.50	12/31/2025
Total 40445:						31,567.50	
<b>40446</b>							
12/12/2025	40446	JFTCO Inc.	SKIDSTEER REPAIRS	100-53000-311-380	Equipment; Repairs/Maintenance	146.43	11/30/2025
12/12/2025	40446	JFTCO Inc.	SKIDSTEER REPAIR	100-53000-311-380	Equipment; Repairs/Maintenance	63.75	11/30/2025
Total 40446:						210.18	

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice GL Account Title	Check Amount	GL Period Date
<b>40447</b>							
12/12/2025	40447	JOHN FABICK TRACTOR	EQUIPMENT RENTAL FOR NEW WALK PATH	250-55200-000-000	Parks Expense	3,506.50	12/31/2025
Total 40447:						3,506.50	
<b>40448</b>							
12/12/2025	40448	KAFKA Granite, LLC	GRANITE STOCK	100-53000-311-348	Gravel & Road Base	1,034.94	12/31/2025
12/12/2025	40448	KAFKA Granite, LLC	GRANITE STOCK	100-53000-311-348	Gravel & Road Base	2,508.48	11/30/2025
Total 40448:						3,543.42	
<b>40449</b>							
12/12/2025	40449	KIESLER POLICE SUPPL	PD AMMUNITION	100-52000-120-320	Ammunition	1,034.00	12/31/2025
Total 40449:						1,034.00	
<b>40450</b>							
12/12/2025	40450	Malbrit Mechanical, Inc.	PREVENTATIVE MAINTENACE HVAC	100-51600-389-000	Maintenance	460.00	11/30/2025
12/12/2025	40450	Malbrit Mechanical, Inc.	PREVENTATIVE MAINTENACE HVAC	601-53610-625-001	Maintenance of Pumping Plant	290.00	11/30/2025
12/12/2025	40450	Malbrit Mechanical, Inc.	HVAC GAS LINE LEAKS	100-51600-389-000	Maintenance	1,182.94	11/30/2025
Total 40450:						1,932.94	
<b>40451</b>							
12/12/2025	40451	Marathon County Health D	WATER - BACTERIA TESTING	601-53620-630-010	Marathon Co Health Lab	52.00	11/30/2025
12/12/2025	40451	Marathon County Health D	WATER - BACTERIA TESTING	601-53620-630-010	Marathon Co Health Lab	30.00	12/31/2025
Total 40451:						82.00	
<b>40452</b>							
12/12/2025	40452	Marathon County Solid Wa	MAR COUNTY SOLID WASTE-NOV 2025	100-53000-620-320	Solid Waste Collection Expense	7,097.35	12/31/2025
Total 40452:						7,097.35	
<b>40453</b>							
12/12/2025	40453	Mark Mackey	YEARLY BOOT REIMBURSEMENT 2025	601-53650-921-009	Uniforms	150.00	12/31/2025
Total 40453:						150.00	

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice GL Account Title	Check Amount	GL Period Date
<b>40454</b>							
12/12/2025	40454	Menards - Wausau	FD TRAINING SUPPLIES	100-52200-201-340	Training/Schooling/Meetings	219.37	12/31/2025
Total 40454:						219.37	
<b>40455</b>							
12/12/2025	40455	North Central Utility of Wis	PW- EQUIPMENT REPAIRS	100-53000-311-380	Equipment; Repairs/Maintenance	83.24	12/31/2025
Total 40455:						83.24	
<b>40456</b>							
12/12/2025	40456	North Central WI Regional	2025 OUTDOOR REC PLAN	100-55000-200-400	Parks -Other Projects	3,000.00	12/31/2025
Total 40456:						3,000.00	
<b>40457</b>							
12/12/2025	40457	Overland Transportation S	DRUG TESTING	100-53000-311-130	PW Employees Physicals	104.75	11/30/2025
Total 40457:						104.75	
<b>40458</b>							
12/12/2025	40458	Rent-A-Flash of Wisconsin,	SCHOOL AHEAD SIGNS	100-53000-311-358	Road Signs	189.26	12/31/2025
12/12/2025	40458	Rent-A-Flash of Wisconsin,	YARD WASTE SITE	100-53000-620-317	Yard Waste Site Exp	195.20	12/31/2025
Total 40458:						384.46	
<b>40459</b>							
12/12/2025	40459	Rib Mountain Metro Sewer	MONTHLY SEWERAGE-NOV 2025	650-53650-852-004	Rib Mt Sewerage District	34,851.20	12/31/2025
Total 40459:						34,851.20	
<b>40460</b>							
12/12/2025	40460	Rocket Industrial, Inc.	MUNI TOILET CLEANER/DISINFECTANT	100-51600-355-000	Janitorial Supplies	117.78	12/31/2025
Total 40460:						117.78	
<b>40461</b>							
12/12/2025	40461	RONDA STIEBER	COMMUNITY ROOM RENTAL SECURITY DEPOSIT REFUND	100-22501	Security Deposits	200.00	12/31/2025

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Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice GL Account Title	Check Amount	GL Period Date
Total 40461:						200.00	
<b>40462</b>							
12/12/2025	40462	ROTH PROFESSIONAL S	TID 2 - LS 8 UPGRADE	452-51100-300-001	Prfl Services; Engineering	10,612.50	11/30/2025
12/12/2025	40462	ROTH PROFESSIONAL S	LS 6 - ENGINEERING	650-53650-826-000	Capital Outlay Equipment	720.00	11/30/2025
12/12/2025	40462	ROTH PROFESSIONAL S	LS2 ENGINEERING	650-53650-826-000	Capital Outlay Equipment	720.00	11/30/2025
12/12/2025	40462	ROTH PROFESSIONAL S	WELL HEAD TRAIL PATH	250-55200-000-000	Parks Expense	937.50	11/30/2025
12/12/2025	40462	ROTH PROFESSIONAL S	LS2 ENGINEERING	650-53650-826-000	Capital Outlay Equipment	835.00	12/31/2025
12/12/2025	40462	ROTH PROFESSIONAL S	LS 6 - ENGINEERING	650-53650-826-000	Capital Outlay Equipment	520.00	12/31/2025
12/12/2025	40462	ROTH PROFESSIONAL S	WELL HEAD TRAIL PATH	250-55200-000-000	Parks Expense	1,731.85	12/31/2025
12/12/2025	40462	ROTH PROFESSIONAL S	TID 2 LS8 ENGINEERING	452-51100-300-001	Prfl Services; Engineering	13,714.10	12/31/2025
Total 40462:						29,790.95	
<b>40463</b>							
12/12/2025	40463	Sterling Water, Inc.	DRINKING WATER FOR SHOP	100-53000-314-320	Garage Supplies & Expenses	36.00	12/31/2025
Total 40463:						36.00	
<b>40464</b>							
12/12/2025	40464	Sternot Auto Repair, Inc	PD--#242 DURANGO	100-52000-120-380	Equipment Repairs/Maintenance	80.93	12/31/2025
Total 40464:						80.93	
<b>40465</b>							
12/12/2025	40465	STRYKER SALES, LLC	LUCAS DEVICE	100-52200-301-811	Outlay-Equipment	456.00	12/31/2025
Total 40465:						456.00	
<b>40466</b>							
12/12/2025	40466	Thorn Ent, INC	CRACK FILLER FOR PREVENTIVE PLOWING DAMAGE	100-53000-312-355	Winter Maint-Plow Blades ETC	3,437.04	11/30/2025
Total 40466:						3,437.04	
<b>40467</b>							
12/12/2025	40467	Truck Country - Wausau	MACK TRUCK REPAIRS	100-53000-311-380	Equipment; Repairs/Maintenance	9,786.57	12/31/2025
12/12/2025	40467	Truck Country - Wausau	PARTS RETURN	100-53000-311-380	Equipment; Repairs/Maintenance	148.50	12/31/2025

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice GL Account Title	Check Amount	GL Period Date
Total 40467:						9,638.07	
<b>40468</b>							
12/12/2025	40468	Truck Equipment, Inc.	PLOW MARKERS	100-53000-311-380	Equipment; Repairs/Maintenance	291.86	12/31/2025
Total 40468:						291.86	
<b>40469</b>							
12/12/2025	40469	VAN ERT ELECTRIC COM	MISC ELECTRICAL WORK FOR UTILITIES	650-53650-851-008	Equipment Parts & Maintenance	1,221.74	12/31/2025
Total 40469:						1,221.74	
<b>40470</b>							
12/12/2025	40470	WI State Laboratory of Hyg	WATER - FLUORIDE	601-53630-641-002	Water Sampling Expense	31.00	12/31/2025
Total 40470:						31.00	
<b>40471</b>							
12/19/2025	40471	ABT MAILCOM	BAL DUE FOR PRINT & MAIL/POSTAGE-DEC 2025 TAX BILLS (3,	100-51400-470-000	Office Equipment/Service Agree	1,232.96	12/31/2025
12/19/2025	40471	ABT MAILCOM	PRINT DEC 2025 TAX BILL INSERTS	100-51400-470-000	Office Equipment/Service Agree	1,310.50	12/31/2025
12/19/2025	40471	ABT MAILCOM	INSERT REPLY ENVELOPES-DEC 2025 TAX BILL	100-51400-470-000	Office Equipment/Service Agree	320.00	12/31/2025
Total 40471:						2,863.46	
<b>40472</b>							
12/19/2025	40472	BARB PLAUTZ	COMMUNITY ROOM SECURITY DEPOSIT RETURN	100-22501	Security Deposits	200.00	12/31/2025
Total 40472:						200.00	
<b>40473</b>							
12/19/2025	40473	Caleb Koppa	CLOTHING ALLOWANCE 2025	601-53650-921-009	Uniforms	8.43	12/31/2025
Total 40473:						8.43	
<b>40474</b>							
12/19/2025	40474	Caselle LLC	SEMI ANNUAL SUPPORT FEES: 01/01/26-06/30/26	100-16000	Prepaid Expenses	6,899.46	12/31/2025

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Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice GL Account Title	Check Amount	GL Period Date
Total 40474:						6,899.46	
<b>40475</b>							
12/19/2025	40475	Charlie's Hardware	DRANO FOR PD SINK	100-51600-389-000	Maintenance	10.79	12/31/2025
Total 40475:						10.79	
<b>40476</b>							
12/19/2025	40476	City-County Information Te	PD LASERFICHE PROGRAM	100-52000-120-820	PD: Computer Supplies, Expense	1,994.22	12/31/2025
Total 40476:						1,994.22	
<b>40477</b>							
12/19/2025	40477	Core & Main LP	2" OMNI (METER REPLACEMENT 1624 OLD 51)	601-53600-608-001	Maintenance Meter Replacement	1,393.68	12/31/2025
Total 40477:						1,393.68	
<b>40478</b>							
12/19/2025	40478	Dianne Drew	PD CLERK MILEAGE	100-52000-120-437	Mileage - Police Clerk	13.30	12/31/2025
Total 40478:						13.30	
<b>40479</b>							
12/19/2025	40479	Dirks Group, LLC	ONSITE SUPPORT-CHECK BOARDROOM SOUND, WIFI, VIDEO,	100-51400-485-000	Computer Supplies, Expenses &	135.00	12/31/2025
12/19/2025	40479	Dirks Group, LLC	CONTINUOUS PROTECTION SUPPORT/ CLOUD/MICROSOFT 36	100-51400-485-000	Computer Supplies, Expenses &	3,898.94	12/31/2025
Total 40479:						4,033.94	
<b>40480</b>							
12/19/2025	40480	GREG ULMAN	SEWER MILAGE	650-53650-856-002	Mileage - Sewer Utility	7.00	12/31/2025
12/19/2025	40480	GREG ULMAN	WATER MILAGE	601-53650-921-007	Mileage - Water Utility	170.80	12/31/2025
12/19/2025	40480	GREG ULMAN	DPW MILEAGE	100-53000-302-330	Mileage - Public Works	66.50	12/31/2025
Total 40480:						244.30	
<b>40481</b>							
12/19/2025	40481	Halron Lubricants, Inc.	SUPPLIES FOR TRUCKS	100-53000-314-320	Garage Supplies & Expenses	298.80	12/31/2025
12/19/2025	40481	Halron Lubricants, Inc.	PW - DRUM RETURNS	100-53000-311-384	PWKS; Fuel & Oil Changes	60.00	12/31/2025

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Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice GL Account Title	Check Amount	GL Period Date
Total 40481:						238.80	
<b>40482</b>							
12/19/2025	40482	JAMES KRZMARCIK	2026 GARBAGE REFUND-1232 OLD HIGHWAY 51; NO HOUSE O	100-16000	Prepaid Expenses	228.00	12/31/2025
Total 40482:						228.00	
<b>40483</b>							
12/19/2025	40483	Kimberly Coyle	MILEAGE-WATER	601-53650-921-007	Mileage - Water Utility	194.60	12/31/2025
Total 40483:						194.60	
<b>40484</b>							
12/19/2025	40484	Malbrit Mechanical, Inc.	PREVENTATIVE MAINTENACE HVAC	100-51600-389-000	Maintenance	825.23	12/31/2025
Total 40484:						825.23	
<b>40485</b>							
12/19/2025	40485	Marathon County Health D	WATER - BACTERIA TESTING	601-53620-630-010	Marathon Co Health Lab	30.00	12/31/2025
Total 40485:						30.00	
<b>40486</b>							
12/19/2025	40486	Marathon County Treasure	NOV 2025 - MUNICIPAL COURT	221-21910	Municipal Fines Due to Others	1,229.78	12/31/2025
Total 40486:						1,229.78	
<b>40487</b>							
12/19/2025	40487	PRAXIS CONSULTING	MUNICIPAL COURT QUICK CLERK: 2026 MAINT	100-16000	Prepaid Expenses	1,100.00	12/31/2025
Total 40487:						1,100.00	
<b>40488</b>							
12/19/2025	40488	Quadient Finance USA, Inc	GENERAL OFFICE-POSTAGE (56%) - 11/21/2025	100-51400-460-000	Office Supplies	622.52	12/31/2025
12/19/2025	40488	Quadient Finance USA, Inc	WATER-POSTAGE (17%) - 11/21/2025	601-53640-903-002	Postage Expense	188.98	12/31/2025
12/19/2025	40488	Quadient Finance USA, Inc	SEWER-POSTAGE (17%) - 11/21/2025	650-53650-851-002	Postage Expense	188.98	12/31/2025
12/19/2025	40488	Quadient Finance USA, Inc	PD-POSTAGE (2%) - 11/21/2025	100-52000-120-475	Postage & Shipping	22.23	12/31/2025
12/19/2025	40488	Quadient Finance USA, Inc	MUNICIPAL COURT - POSTAGE (2%) - 11/21/2025	221-51200-100-354	Material & Supplies	22.23	12/31/2025

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Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice GL Account Title	Check Amount	GL Period Date
12/19/2025	40488	Quadient Finance USA, Inc	FD-POSTAGE (2%) - 11/21/2025	100-52200-201-350	Office Expenses & Supplies	22.23	12/31/2025
12/19/2025	40488	Quadient Finance USA, Inc	TID #2-POSTAGE (2%) - 11/21/2025	452-51400-460-000	Office Supplies	22.23	12/31/2025
12/19/2025	40488	Quadient Finance USA, Inc	PFC-POSTAGE (2%) - 11/21/2025	100-52800-100-321	PFC Postage	22.23	12/31/2025
Total 40488:						1,111.63	
<b>40489</b>							
12/19/2025	40489	RED POWER DIESEL	FD TRUCK 1 REPAIRS	100-52200-201-380	Equipment Repairs/Maintenance	1,185.59	12/31/2025
Total 40489:						1,185.59	
<b>40490</b>							
12/19/2025	40490	SARAH FISHER	10/23/25-12/19/25 MILEAGE FOR BANK RUNS	100-51427-340-000	Acct Clerk; Seminars & Mileage	152.60	12/31/2025
Total 40490:						152.60	
<b>40491</b>							
12/19/2025	40491	State of WI Court Fines &	MUNI COURT SHARE - NOV 2025	221-21910	Municipal Fines Due to Others	2,813.96	12/31/2025
Total 40491:						2,813.96	
<b>40492</b>							
12/19/2025	40492	Sternot Auto Repair, Inc	PD VEH MAINT 2021 CHARGER	100-52000-120-380	Equipment Repairs/Maintenance	636.03	12/31/2025
Total 40492:						636.03	
<b>40493</b>							
12/19/2025	40493	The Uniform Shoppe	PD CLOTHING Y. XIONG	100-52000-120-321	FT Officers Protective Cloth	305.95	12/31/2025
Total 40493:						305.95	
<b>40494</b>							
12/19/2025	40494	Theresa O'Brien	PHONE REIMBURSEMENT	100-52200-201-330	Phone Reimbursement	120.00	12/31/2025
Total 40494:						120.00	
<b>40495</b>							
12/19/2025	40495	VAN ERT ELECTRIC COM	KRONENWETTER DR. PATH LOCATE	452-51350-300-001	Construction	271.00	12/31/2025

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Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice GL Account Title	Check Amount	GL Period Date
Total 40495:						271.00	
<b>40496</b>							
12/19/2025	40496	VanderWaal Law, S.C.	NOV 2025 LEGAL SERVICES-GENERAL (2.20 HRS)	100-51300-302-000	Legal Fees-General	616.00	12/31/2025
Total 40496:						616.00	
<b>40497</b>							
12/19/2025	40497	Wausau Hydraulics & Mac	MACK TRUCK REPAIR	100-53000-311-380	Equipment; Repairs/Maintenance	1,475.30	11/30/2025
Total 40497:						1,475.30	
<b>40500</b>							
12/31/2025	40500	ADRIAN LOGAN	12/30/2025 PROP TAX OVERPMT REFUND: 145-2708-082-0048	100-21103	Property Tax Refunds Payable	2,000.00	12/31/2025
Total 40500:						2,000.00	
<b>40501</b>							
12/31/2025	40501	ALEXA KUFALK	FD SERVICE AWARDS	260-55200-900-000	FD Donation Exp - Other	287.70	12/31/2025
Total 40501:						287.70	
<b>40502</b>							
12/31/2025	40502	Amazon Capital Services, I	PD CLOTHING GUYER	100-52000-120-321	FT Officers Protective Cloth	85.99	12/31/2025
12/31/2025	40502	Amazon Capital Services, I	PD CLOTHING GUYER	100-52000-120-321	FT Officers Protective Cloth	20.00	12/31/2025
12/31/2025	40502	Amazon Capital Services, I	PD CLOTHING SEEHAFFER	100-52000-120-321	FT Officers Protective Cloth	217.86	12/31/2025
Total 40502:						323.85	
<b>40503</b>							
12/31/2025	40503	Ascension Medical Group-	OCT-DEC 2025 EAP SERVICES (35 EMPLOYEES)	100-21104	Misc Accounts Payable	280.00	12/31/2025
12/31/2025	40503	Ascension Medical Group-	OCT-DEC 2025 EAP SERVICES (QTRLY ADMIN FEE)	100-21104	Misc Accounts Payable	125.00	12/31/2025
Total 40503:						405.00	
<b>40504</b>							
12/31/2025	40504	Associated Appraisal Cons	INTERNET POSTING OF PARCELS JAN 2026	100-51530-110-000	Assessor Fee	1,493.82	12/31/2025

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Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice GL Account Title	Check Amount	GL Period Date
Total 40504:						1,493.82	
<b>40505</b>							
12/31/2025	40505	Barbara Fry	SECURITY DEPOSIT REFUND	100-22501	Security Deposits	200.00	12/31/2025
Total 40505:						200.00	
<b>40506</b>							
12/31/2025	40506	Charlie's Hardware	REPLACEMENT DRILL AND DRIVER	650-53650-851-008	Equipment Parts & Maintenance	179.10	12/31/2025
12/31/2025	40506	Charlie's Hardware	EQUIPMENT MAINT SUPPLIES	100-52200-201-380	Equipment Repairs/Maintenance	703.21	12/31/2025
12/31/2025	40506	Charlie's Hardware	TOOLS - BATTERIES FOR TOOLS	100-52200-201-383	Field Tools Outlay	183.40	12/31/2025
Total 40506:						1,065.71	
<b>40507</b>							
12/31/2025	40507	Condon Oil Co, Inc.	PW FUEL	100-53000-311-384	PWKS; Fuel & Oil Changes	448.16	12/31/2025
12/31/2025	40507	Condon Oil Co, Inc.	PW FUEL	100-53000-311-384	PWKS; Fuel & Oil Changes	447.85	12/31/2025
12/31/2025	40507	Condon Oil Co, Inc.	PW FUEL	100-53000-311-384	PWKS; Fuel & Oil Changes	503.23	12/31/2025
12/31/2025	40507	Condon Oil Co, Inc.	PW FUEL	100-53000-311-384	PWKS; Fuel & Oil Changes	1,896.79	12/31/2025
12/31/2025	40507	Condon Oil Co, Inc.	PW FUEL	100-53000-311-384	PWKS; Fuel & Oil Changes	1,123.18	12/31/2025
12/31/2025	40507	Condon Oil Co, Inc.	PW GAS	100-53000-311-384	PWKS; Fuel & Oil Changes	181.69	12/31/2025
Total 40507:						4,600.90	
<b>40508</b>							
12/31/2025	40508	ELLIS STONE CONSTRU	WELL 2 WATER TREATMENT PLANT CONSTRUCTION PAY APP #	601-53620-632-002	Capital Projects	7,652.00	12/31/2025
Total 40508:						7,652.00	
<b>40509</b>							
12/31/2025	40509	Fastenal Company	MISC SHOP PARTS	100-53000-314-320	Garage Supplies & Expenses	191.67	12/31/2025
12/31/2025	40509	Fastenal Company	HYDRAULIC COUPLERS	100-53000-311-380	Equipment; Repairs/Maintenance	283.34	12/31/2025
Total 40509:						475.01	
<b>40510</b>							
12/31/2025	40510	Ferguson Waterworks #14	DPW SHOP BATHROOM FAN	100-53000-314-320	Garage Supplies & Expenses	158.91	12/31/2025

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice GL Account Title	Check Amount	GL Period Date
Total 40510:						158.91	
<b>40511</b>							
12/31/2025	40511	JX Enterprises, Inc.	FD TENDER AIRLINES	100-52200-201-380	Equipment Repairs/Maintenance	152.14	12/31/2025
Total 40511:						152.14	
<b>40512</b>							
12/31/2025	40512	Kenneth Maciaz	REFUND 2026 GARBAGE FEE IN ERROR: 3827 MARTIN RD; 145-	100-26100	Deferred Property Tax Revenue	228.00	12/31/2025
Total 40512:						228.00	
<b>40513</b>							
12/31/2025	40513	Marathon County Health D	WATER - BACTERIA TESTING	601-53620-630-010	Marathon Co Health Lab	60.00	12/31/2025
Total 40513:						60.00	
<b>40514</b>							
12/31/2025	40514	Matt Schlei	MATT STEEL SAFTEY ALLOWANCE	100-53000-312-329	Uniforms & Safety Equipment	116.04	12/31/2025
Total 40514:						116.04	
<b>40515</b>							
12/31/2025	40515	MITCHELL LAMBERG	12/29/2025 PROP TAX OVERPMT REFUND: 145-2708-043-0997	100-21103	Property Tax Refunds Payable	27.00	12/31/2025
Total 40515:						27.00	
<b>40516</b>							
12/31/2025	40516	Mosinee Area Chamber of	MEMBERSHIP FEE- CHAMBER	100-51900-990-000	Dues & Memberships	485.00	12/31/2025
Total 40516:						485.00	
<b>40517</b>							
12/31/2025	40517	North Central Utility	TRUCK BRAKE PARTS	100-53000-311-380	Equipment; Repairs/Maintenance	373.44	12/31/2025
Total 40517:						373.44	

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice GL Account Title	Check Amount	GL Period Date
<b>40518</b>							
12/31/2025	40518	North Central Utility of Wis	PLOW CLEVIS KIT	100-53000-311-380	Equipment; Repairs/Maintenance	72.96	12/31/2025
12/31/2025	40518	North Central Utility of Wis	TRUCK REPAIRS	100-53000-311-380	Equipment; Repairs/Maintenance	373.44	12/31/2025
Total 40518:						446.40	
<b>40519</b>							
12/31/2025	40519	Northern Battery	NEW HOLLAND TRACTOR	100-55000-200-380	Equipment Repairs	174.86	12/31/2025
Total 40519:						174.86	
<b>40520</b>							
12/31/2025	40520	Rocket Industrial, Inc.	MUNI - PAPER TOWELS	100-51600-355-000	Janitorial Supplies	326.87	12/31/2025
Total 40520:						326.87	
<b>40521</b>							
12/31/2025	40521	Sharon Feldmann	SECURITY DEPOSIT REFUND	100-22501	Security Deposits	200.00	12/31/2025
Total 40521:						200.00	
<b>40522</b>							
12/31/2025	40522	Sun Printing	BUSINESS CARDS	100-51400-460-000	Office Supplies	123.00	12/31/2025
Total 40522:						123.00	
<b>40523</b>							
12/31/2025	40523	Swiderski Equipment, Inc.	HYDRAULIC HOSE	100-53000-311-380	Equipment; Repairs/Maintenance	40.33	12/31/2025
Total 40523:						40.33	
<b>40524</b>							
12/31/2025	40524	The Hartford	POLICE OFFICER LIFE INS-JAN 2026	100-16000	Prepaid Expenses	98.64	12/31/2025
Total 40524:						98.64	
<b>40525</b>							
12/31/2025	40525	Theresa O'Brien	FD AFTER CALL	260-55200-900-000	FD Donation Exp - Other	138.78	12/31/2025

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice GL Account Title	Check Amount	GL Period Date
Total 40525:						138.78	
<b>40526</b>							
12/31/2025	40526	Toua Vang	SECURITY DEPOSIT REFUND	100-22501	Security Deposits	200.00	12/31/2025
Total 40526:						200.00	
<b>40527</b>							
12/31/2025	40527	TRANSAMERICA EMPLO	DEC 2025 LIFE INS-DREW (2 PAYROLLS)	100-21526	Transamerica Life Deduction	46.92	12/31/2025
12/31/2025	40527	TRANSAMERICA EMPLO	DEC 2025 LIFE INS-FISHER (2 PAYROLLS)	100-21526	Transamerica Life Deduction	17.62	12/31/2025
Total 40527:						64.54	
<b>40528</b>							
12/31/2025	40528	Truck Country - Wausau	TRUCK REPAIRS	100-53000-311-380	Equipment; Repairs/Maintenance	1,152.06	12/31/2025
Total 40528:						1,152.06	
<b>40529</b>							
12/31/2025	40529	Truck Equipment, Inc.	TRUCK CHAINS	100-53000-311-380	Equipment; Repairs/Maintenance	1,108.00	12/31/2025
Total 40529:						1,108.00	
<b>40530</b>							
12/31/2025	40530	Village of Kronenwetter	2026 POWTS PROGRAM FEE/COUNTY SEPTIC SYSTEM FEE-19	100-53000-312-326	Garage Utilities	6.00	12/31/2025
12/31/2025	40530	Village of Kronenwetter	2026 GARBAGE FEE: FRIENDSHIP PARK/2350 SUNNY MEADOW	100-16000	Prepaid Expenses	228.00	12/31/2025
Total 40530:						234.00	
<b>40531</b>							
12/31/2025	40531	Wisconsin Kenworth	FD R6 AC REPAIR	100-52200-201-380	Equipment Repairs/Maintenance	380.33	12/31/2025
Total 40531:						380.33	
<b>10000442</b>							
12/05/2025	10000442	ASSURITY LIFE INSURAN	ASSURITY - LIFE INS: 10/02, 10/16, 10/30 PAYROLLS	100-21517	Assurity Ins Deductions	387.48	11/30/2025

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Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice GL Account Title	Check Amount	GL Period Date
Total 10000442:						387.48	
<b>10000443</b>							
12/05/2025	10000443	Quill Corporation	(36) ALKALINE "AA" BATTERIES-MAIN OFFICE	100-51400-460-000	Office Supplies	34.99	11/30/2025
12/05/2025	10000443	Quill Corporation	(36) ALKALINE "AAA" BATTERIES-MAIN OFFICE	100-51400-460-000	Office Supplies	34.99	11/30/2025
12/05/2025	10000443	Quill Corporation	VILLAGE BOARD NAMEPLATE	100-51000-108-320	Expenses - Board Members	10.34	12/31/2025
Total 10000443:						80.32	
<b>10000444</b>							
12/05/2025	10000444	TDS Telecom	WELLHOUSE-1979 LEA RD/ PHONE/INTERNET: 11/22-12/21/25	601-53610-623-002	Telephone Exp-Wellhouse	177.18	12/31/2025
12/05/2025	10000444	TDS Telecom	LIFT STATION-2505 SUSSEX PL: 11/22-12/21/25	650-53650-827-001	Operation-Telephone Exp	37.77	12/31/2025
12/05/2025	10000444	TDS Telecom	LIFT STATION-2100 RIVER FOREST LN: 11/22-12/21/25	650-53650-827-001	Operation-Telephone Exp	34.77	12/31/2025
12/05/2025	10000444	TDS Telecom	LIFT STATION-2099 WEST RD: 11/22-12/21/25	650-53650-827-001	Operation-Telephone Exp	37.77	12/31/2025
12/05/2025	10000444	TDS Telecom	LIFT STATION 2 KIMBERLY ROAD: 11/22/25-12/21/25	650-53650-821-001	Wisconsin Public Service-Elec	37.77	12/31/2025
Total 10000444:						325.26	
<b>10000445</b>							
12/05/2025	10000445	WISCONSIN PUBLIC SER	SUNSET PARK: 09/22/25-10/20/25	100-55000-200-326	Parks; Utilities	41.66	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	KIMBERLY RD YDLY: 09/22/25-10/20/25	100-55000-200-326	Parks; Utilities	33.67	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	1077 RUSSELL ST SHELTER: 09/22/25-10/20/25	100-55000-200-326	Parks; Utilities	155.03	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	1938 NORTH RD LIGHTS: 09/22/25-10/20/25	100-53000-312-326	Garage Utilities	26.20	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	1910 NORTH RD: 09/22/25-10/20/25	100-53000-312-326	Garage Utilities	170.17	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	OLD HWY 51 SIGNAL: 09/22/25-10/20/25	100-53000-315-420	Street Lighting	45.10	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	KOWALSKI RD SIGNAL: 09/22/25-10/20/25	100-53000-315-420	Street Lighting	88.58	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	MAPLE RIDGE TRAFFIC LIGHT: 09/22/25-10/20/25	100-53000-315-420	Street Lighting	84.37	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	OLD 51 PARK & RIDE: 09/22/25-10/20/25	100-53000-315-420	Street Lighting	36.65	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	MAPLE RIDGE STREET LIGHT: 09/22/25-10/20/25	100-53000-315-420	Street Lighting	106.93	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	1582 KRONENWETTER DR MOSINEE: 09/22/25-10/20/25	100-51600-326-000	Utilities	1,430.76	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	1582 KRONENWETTER DR: 09/22/25-10/20/25	100-51600-326-000	Utilities	241.92	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LIFT STATION 8 1210 KRONENWETTER DR: 09/22/25-10/20/25	650-53650-821-001	Wisconsin Public Service-Elec	119.43	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LIFT STATION 9 2099 WEST RD: 09/22/25-10/20/25	650-53650-821-001	Wisconsin Public Service-Elec	68.02	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LIFT STATION 6 2100 RIVER FOREST LN: 09/22/25-10/20/25	650-53650-821-001	Wisconsin Public Service-Elec	73.70	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LIFT STATION 5 1100 CEDAR RD: 09/22/25-10/20/25	650-53650-821-001	Wisconsin Public Service-Elec	139.12	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LIFT STATION 3 2361 TOWER RD: 09/22/25-10/20/25	650-53650-821-001	Wisconsin Public Service-Elec	88.29	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LIFT STATION 2 1929 KIMBERLY RD: 09/22/25-10/20/25	650-53650-821-001	Wisconsin Public Service-Elec	235.39	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LIFT STATION 1 2201 TOWER RD: 09/22/25-10/20/25	650-53650-821-001	Wisconsin Public Service-Elec	349.51	12/31/2025

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Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice GL Account Title	Check Amount	GL Period Date
12/05/2025	10000445	WISCONSIN PUBLIC SER	LIFT STATION 4 889 W NELSON RD: 09/22/25-10/20/25	650-53650-821-001	Wisconsin Public Service-Elec	150.46	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LIFT STATION 7 2302 OLD HWY 51: 09/22/25-10/20/25	650-53650-821-001	Wisconsin Public Service-Elec	157.43	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LIFT STATION 11 TIMBER CREEK: 09/22/25-10/20/25	650-53650-821-001	Wisconsin Public Service-Elec	68.34	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LIFT STATION 1 TOWER RD: 09/22/25-10/20/25	650-53650-821-001	Wisconsin Public Service-Elec	15.54	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LIFT STATION 10 SUSSEX PL: 09/22/25-10/20/25	650-53650-821-001	Wisconsin Public Service-Elec	38.21	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	HAPPY HOLLOW SIREN: 09/22/25-10/20/25	100-52200-201-326	Utilities - Siren	28.64	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LEA RD WELL 1: 09/22/25-10/20/25	601-53610-622-002	WPS Electric	1,146.28	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	1979 LEA RD 2: 09/22/25-10/20/25	601-53610-622-002	WPS Electric	123.47	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	1688 PINE RD WATER: 09/22/25-10/20/25	601-53610-622-002	WPS Electric	40.66	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LEA RD WELL 2: 09/22/25-10/20/25	601-53610-622-002	WPS Electric	1,272.05	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	1979 LEA RD WELL 1: 09/22/25-10/20/25	601-53610-622-002	WPS Electric	20.31	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LIFT STATION COUNTY RD XX: 10/20/25-11/19/25	650-53650-821-001	Wisconsin Public Service-Elec	242.63	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	OLD HWY 51 SIGNAL: 10/22/25-11/19/25	100-53000-315-420	Street Lighting	62.05	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LIFT STATION 10 SUSSEX PL: 10/22/25-11/19/25	650-53650-821-001	Wisconsin Public Service-Elec	48.16	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	SUNSET PARK: 10/22/25-11/19/25	100-55000-200-326	Parks; Utilities	34.81	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	1910 NORTH RD: 10/22/25-11/19/25	100-53000-312-326	Garage Utilities	421.39	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	1688 PINE RD WATER: 10/22/25-11/19/25	601-53610-622-002	WPS Electric	94.17	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LEA RD WELL 2: 10/22/25-11/19/25	601-53610-622-002	WPS Electric	1,103.23	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	1979 LEA RD WELL 1: 10/22/25-11/19/25	601-53610-622-002	WPS Electric	85.53	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	1582 KRONENWETTER DR: 10/22/25-11/19/25	100-51600-326-000	Utilities	1,011.79	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	KIMBERLY RD YDLY: 10/22/25-11/19/25	100-55000-200-326	Parks; Utilities	36.51	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LEA RD WELL 1: 10/22/25-11/19/25	601-53610-622-002	WPS Electric	1,288.31	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	1979 LEA RD 2: 10/22/25-11/19/25	601-53610-622-002	WPS Electric	255.26	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LIFT STATION 1 TOWER RD: 10/22/25-11/19/25	650-53650-821-001	Wisconsin Public Service-Elec	17.33	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	HAPPY HOLLOW SIREN: 10/22/25-11/19/25	100-52200-201-326	Utilities - Siren	30.85	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	1582 KRONENWETTER DR MOSINEE: 10/22/25-11/19/25	100-51600-326-000	Utilities	2,393.15	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LIFT STATION 11 TIMBER CREEK: 10/22/25-11/19/25	650-53650-821-001	Wisconsin Public Service-Elec	80.02	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	KOWALSKI RD SIGNAL: 10/22/25-11/19/25	100-53000-315-420	Street Lighting	113.34	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	MAPLE RIDGE TRAFFIC LIGHT: 10/22/25-11/19/25	100-53000-315-420	Street Lighting	110.17	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	OLD 51 PARK & RIDE: 10/22/25-11/19/25	100-53000-315-420	Street Lighting	42.88	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	MAPLE RIDGE STREET LIGHT: 10/22/25-11/19/25	100-53000-315-420	Street Lighting	143.87	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	1077 RUSSELL ST SHELTER: 10/22/25-11/19/25	100-55000-200-326	Parks; Utilities	29.00	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	1938 NORTH RD LIGHTS: 10/22/25-11/19/25	100-53000-312-326	Garage Utilities	28.07	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LIFT STATION 8 1210 KRONENWETTER DR: 10/22/25-11/19/25	650-53650-821-001	Wisconsin Public Service-Elec	145.52	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LIFT STATION 9 2099 WEST RD: 10/22/25-11/19/25	650-53650-821-001	Wisconsin Public Service-Elec	85.05	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LIFT STATION 6 2100 RIVER FOREST LN: 10/22/25-11/19/25	650-53650-821-001	Wisconsin Public Service-Elec	87.56	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LIFT STATION 5 1100 CEDAR RD: 10/22/25-11/19/25	650-53650-821-001	Wisconsin Public Service-Elec	176.85	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LIFT STATION 3 2361 TOWER RD: 10/22/25-11/19/25	650-53650-821-001	Wisconsin Public Service-Elec	213.34	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LIFT STATION 2 1929 KIMBERLY RD: 10/22/25-11/19/25	650-53650-821-001	Wisconsin Public Service-Elec	305.95	12/31/2025

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Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice GL Account Title	Check Amount	GL Period Date
12/05/2025	10000445	WISCONSIN PUBLIC SER	LIFT STATION 1 2201 TOWER RD: 10/22/25-11/19/25	650-53650-821-001	Wisconsin Public Service-Elec	443.25	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LIFT STATION 4 889 W NELSON RD: 10/22/25-11/19/25	650-53650-821-001	Wisconsin Public Service-Elec	185.32	12/31/2025
12/05/2025	10000445	WISCONSIN PUBLIC SER	LIFT STATION 7 2302 OLD HWY 51: 10/22/25-11/19/25	650-53650-821-001	Wisconsin Public Service-Elec	252.48	12/31/2025
Total 10000445:						16,163.73	
<b>10000446</b>							
12/12/2025	10000446	Kwik Trip, LLC	FD FUEL - KWIK TRIP	100-52200-201-324	Fuel	277.02	12/31/2025
Total 10000446:						277.02	
<b>10000447</b>							
12/12/2025	10000447	Quill Corporation	PD OFFICE SUPPLIES	100-52000-120-460	Office Supplies	69.99	12/31/2025
Total 10000447:						69.99	
<b>10000448</b>							
12/12/2025	10000448	Vestis	WATER-UNIFORMS	601-53650-921-009	Uniforms	29.02	11/30/2025
12/12/2025	10000448	Vestis	SEWER-UNIFORMS	650-53650-851-010	Uniforms	29.02	11/30/2025
12/12/2025	10000448	Vestis	PW- UNIFORMS	100-53000-312-329	Uniforms & Safety Equipment	131.85	11/30/2025
12/12/2025	10000448	Vestis	WATER-UNIFORMS	601-53650-921-009	Uniforms	29.02	12/31/2025
12/12/2025	10000448	Vestis	SEWER-UNIFORMS	650-53650-851-010	Uniforms	29.02	12/31/2025
12/12/2025	10000448	Vestis	PW- UNIFORMS	100-53000-312-329	Uniforms & Safety Equipment	119.09	12/31/2025
12/12/2025	10000448	Vestis	WATER-UNIFORMS	601-53650-921-009	Uniforms	29.27	12/31/2025
12/12/2025	10000448	Vestis	SEWER-UNIFORMS	650-53650-851-010	Uniforms	29.27	12/31/2025
12/12/2025	10000448	Vestis	PW- UNIFORMS	100-53000-312-329	Uniforms & Safety Equipment	138.59	12/31/2025
Total 10000448:						564.15	
<b>10000449</b>							
12/12/2025	10000449	WISCONSIN PUBLIC SER	STREET LIGHTING-VILLAGE: 11/01/25-11/30/25	100-53000-315-420	Street Lighting	3,487.20	12/31/2025
12/12/2025	10000449	WISCONSIN PUBLIC SER	STREET LIGHTING-LEA RD: 11/01/25-11/30/25	100-53000-315-420	Street Lighting	55.38	12/31/2025
Total 10000449:						3,542.58	
<b>10000450</b>							
12/31/2025	10000450	BP Solutions	PD FUEL BP STATION	100-52000-120-324	Fuel	1,304.48	12/31/2025
12/31/2025	10000450	BP Solutions	WATER - FUEL	601-53650-921-006	Fuel	440.84	12/31/2025
12/31/2025	10000450	BP Solutions	SEWER - FUEL	650-53650-856-003	Fuel	440.85	12/31/2025

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice GL Account Title	Check Amount	GL Period Date
12/31/2025	10000450	BP Solutions	FD FUEL	100-52200-201-324	Fuel	108.52	12/31/2025
12/31/2025	10000450	BP Solutions	PARKS FUEL	100-55000-200-355	Parks; Fuel Charges	268.05	12/31/2025
12/19/2025	10000450	TDS Telecom	GARAGE PHONE/INTERNET: 12/04/25-01/03/26	100-53000-312-326	Garage Utilities	260.74	12/31/2025
12/19/2025	10000450	TDS Telecom	MUNICIPAL BUILDING PHONE: 12/04/25-01/03/26	100-51600-326-000	Utilities	1,281.91	12/31/2025
12/19/2025	10000450	TDS Telecom	FD-EMERGENCY LINE: 12/04/25-01/03/26	100-51600-326-000	Utilities	5.15	12/31/2025
12/19/2025	10000450	TDS Telecom	WATER UTILITY/PHONE: 12/04/25-01/03/26	601-53650-921-003	Office Phone Expense	220.39	12/31/2025
Total 10000450:						4,330.93	
<b>10000451</b>							
12/31/2025	10000451	Quill Corporation	2026 ANNUAL REWARDS+ MEMBERSHIP-QUILL	100-51400-460-000	Office Supplies	69.99	12/31/2025
12/19/2025	10000451	Vestis	SEWER-UNIFORMS	650-53650-851-010	Uniforms	29.02	12/31/2025
12/19/2025	10000451	Vestis	WATER-UNIFORMS	601-53650-921-009	Uniforms	29.02	12/31/2025
12/19/2025	10000451	Vestis	PW- UNIFORMS	100-53000-312-329	Uniforms & Safety Equipment	133.09	12/31/2025
Total 10000451:						261.12	
<b>10000452</b>							
12/31/2025	10000452	Vestis	PW- UNIFORMS	100-53000-312-329	Uniforms & Safety Equipment	112.59	12/31/2025
12/31/2025	10000452	Vestis	PW- UNIFORMS	100-53000-312-329	Uniforms & Safety Equipment	113.73	12/31/2025
Total 10000452:						226.32	
<b>10000453</b>							
12/31/2025	10000453	WISCONSIN PUBLIC SER	LIFT STATION COUNTY RD XX: 11/19/25-12/22/25	650-53650-821-001	Wisconsin Public Service-Elec	368.92	12/31/2025
Total 10000453:						368.92	
Grand Totals:						1,152,571.38	

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
100-16000	13,617.66	.00	13,617.66
100-21100	208.50	180,730.37-	180,521.87-
100-21103	2,027.00	.00	2,027.00

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GL Account	Debit	Credit	Proof
100-21104	405.00	.00	405.00
100-21517	387.48	.00	387.48
100-21518	731.20	.00	731.20
100-21523	50.23	.00	50.23
100-21526	64.54	.00	64.54
100-22501	1,200.00	.00	1,200.00
100-26100	228.00	.00	228.00
100-51000-108-320	10.34	.00	10.34
100-51200-100-333	1,696.64	.00	1,696.64
100-51300-302-000	616.00	.00	616.00
100-51400-460-000	885.49	.00	885.49
100-51400-470-000	2,863.46	.00	2,863.46
100-51400-485-000	7,932.88	.00	7,932.88
100-51400-510-000	3,052.50	.00	3,052.50
100-51427-340-000	152.60	.00	152.60
100-51530-110-000	2,954.27	.00	2,954.27
100-51600-326-000	6,638.93	.00	6,638.93
100-51600-354-000	70.00	.00	70.00
100-51600-355-000	444.65	.00	444.65
100-51600-389-000	3,128.46	.00	3,128.46
100-51900-970-000	2,174.00	.00	2,174.00
100-51900-990-000	1,090.00	.00	1,090.00
100-52000-120-320	1,034.00	.00	1,034.00
100-52000-120-321	1,117.08	.00	1,117.08
100-52000-120-324	1,304.48	.00	1,304.48
100-52000-120-380	716.96	.00	716.96
100-52000-120-437	13.30	.00	13.30
100-52000-120-460	260.00	.00	260.00
100-52000-120-475	22.23	.00	22.23
100-52000-120-811	392.44	.00	392.44
100-52000-120-820	1,994.22	.00	1,994.22
100-52000-120-938	98.64	.00	98.64
100-52200-201-323	201.00	.00	201.00
100-52200-201-324	385.54	.00	385.54
100-52200-201-326	59.49	.00	59.49
100-52200-201-330	120.00	.00	120.00
100-52200-201-340	219.37	.00	219.37
100-52200-201-350	22.23	.00	22.23
100-52200-201-380	6,880.89	.00	6,880.89
100-52200-201-383	183.40	.00	183.40

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
100-52200-301-000	350.54	.00	350.54
100-52200-301-811	456.00	.00	456.00
100-52400-400-353	24.08	.00	24.08
100-52800-100-321	22.23	.00	22.23
100-53000-302-330	66.50	.00	66.50
100-53000-311-130	104.75	.00	104.75
100-53000-311-342	29,219.06	.00	29,219.06
100-53000-311-348	3,543.42	.00	3,543.42
100-53000-311-358	189.26	.00	189.26
100-53000-311-380	16,531.71	148.50-	16,383.21
100-53000-311-384	9,111.23	60.00-	9,051.23
100-53000-312-326	912.57	.00	912.57
100-53000-312-329	864.98	.00	864.98
100-53000-312-355	3,437.04	.00	3,437.04
100-53000-314-320	1,343.72	.00	1,343.72
100-53000-315-420	4,376.52	.00	4,376.52
100-53000-620-315	10,752.50	.00	10,752.50
100-53000-620-317	195.20	.00	195.20
100-53000-620-320	27,912.35	.00	27,912.35
100-55000-200-326	427.20	.00	427.20
100-55000-200-355	268.05	.00	268.05
100-55000-200-380	174.86	.00	174.86
100-55000-200-400	3,000.00	.00	3,000.00
221-21100	.00	4,323.68-	4,323.68-
221-21910	4,043.74	.00	4,043.74
221-45100-200	241.73	.00	241.73
221-51200-100-354	38.21	.00	38.21
250-21100	.00	6,175.85-	6,175.85-
250-55200-000-000	6,175.85	.00	6,175.85
260-21100	.00	534.37-	534.37-
260-55200-900-000	534.37	.00	534.37
451-21100	.00	75.00-	75.00-
451-51400-463-000	75.00	.00	75.00
452-21100	.00	687,975.33-	687,975.33-
452-51100-300-001	687,607.10	.00	687,607.10
452-51350-300-001	271.00	.00	271.00
452-51400-460-000	22.23	.00	22.23
452-51400-463-000	75.00	.00	75.00
453-21100	.00	75.00-	75.00-
453-51400-463-000	75.00	.00	75.00

GL Account	Debit	Credit	Proof
454-21100	.00	75.00-	75.00-
454-51400-463-000	75.00	.00	75.00
601-21100	22.00	18,885.02-	18,863.02-
601-53600-608-001	1,393.68	.00	1,393.68
601-53610-622-002	5,429.27	.00	5,429.27
601-53610-623-001	172.34	.00	172.34
601-53610-623-002	177.18	.00	177.18
601-53610-625-001	290.00	.00	290.00
601-53620-630-010	172.00	.00	172.00
601-53620-632-002	7,652.00	.00	7,652.00
601-53630-641-002	31.00	.00	31.00
601-53640-903-002	188.98	.00	188.98
601-53650-921-003	220.39	.00	220.39
601-53650-921-006	440.84	.00	440.84
601-53650-921-007	365.40	.00	365.40
601-53650-921-008	.00	22.00-	22.00-
601-53650-921-009	283.19	.00	283.19
601-53650-923-001	1,526.25	.00	1,526.25
601-53650-923-002	542.50	.00	542.50
650-21100	26.99	253,979.25-	253,952.26-
650-53650-821-001	4,193.59	.00	4,193.59
650-53650-826-000	210,987.50	.00	210,987.50
650-53650-827-001	110.31	.00	110.31
650-53650-851-002	188.98	.00	188.98
650-53650-851-008	1,400.84	.00	1,400.84
650-53650-851-010	116.33	.00	116.33
650-53650-852-001	1,526.25	.00	1,526.25
650-53650-852-004	34,851.20	.00	34,851.20
650-53650-852-005	156.40	.00	156.40
650-53650-856-000	.00	26.99-	26.99-
650-53650-856-002	7.00	.00	7.00
650-53650-856-003	440.85	.00	440.85
<b>Grand Totals:</b>	<u>1,153,086.36</u>	<u>1,153,086.36-</u>	<u>.00</u>

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Recorder: \_\_\_\_\_

Report Criteria:

Report type: GL detail

Check.Type = {<>} "Adjustment"

VILLAGE OF KRONENWETTER  
List of ACH Transactions  
DECEMBER 2025

ACH Date	Vendor	Purpose	ACH Amount
12/1/2025	WISCONSIN RETIREMENT	STATE RETIREMENT CONTRIBUTIONS	\$ 39,737.94
12/2/2025	QUILL	OFFICE SUPPLIES	\$ 10.34
12/2/2025	TDS	PHONE/INTERNET	\$ 34.77
12/2/2025	TDS	PHONE/INTERNET	\$ 37.77
12/2/2025	TDS	PHONE/INTERNET	\$ 37.77
12/2/2025	TDS	PHONE/INTERNET	\$ 37.77
12/2/2025	TDS	PHONE/INTERNET	\$ 44.54
12/2/2025	TDS	PHONE/INTERNET	\$ 177.18
12/2/2025	WPS	GAS/ELECTRIC	\$ 242.63
12/2/2025	BP SOLUTIONS	FUEL- OFFICERS AND PARKS/PW/WATER/SEWER	\$ 2,562.74
12/2/2025	WPS	GAS/ELECTRIC	\$ 9,325.21
12/5/2025	QUILL	OFFICE SUPPLIES	\$ 69.99
12/5/2025	KWIK TRIP	FUEL	\$ 277.02
12/5/2025	WPS	GAS/ELECTRIC	\$ 3,542.58
12/10/2025	INCREDIBLE BANK	ACCOUNT ANALYSIS CHARGE	\$ 80.00
12/10/2025	VESTIS	RUGS AND UNIFORMS WATER/SEWER	\$ 58.04
12/10/2025	VESTIS	RUGS AND UNIFORMS WATER/SEWER	\$ 58.04
12/10/2025	VESTIS	RUGS AND UNIFORMS WATER/SEWER	\$ 58.04
12/10/2025	VESTIS	RUGS AND UNIFORMS WATER/SEWER	\$ 58.04
12/10/2025	VESTIS	RUGS AND UNIFORMS WATER/SEWER	\$ 58.04
12/10/2025	VESTIS	RUGS AND UNIFORMS WATER/SEWER	\$ 58.04
12/10/2025	VESTIS	RUGS AND UNIFORMS WATER/SEWER	\$ 58.54
12/10/2025	VESTIS	RUGS AND UNIFORMS PUBLIC WORKS	\$ 119.09
12/10/2025	VESTIS	RUGS AND UNIFORMS PUBLIC WORKS	\$ 121.39
12/10/2025	VESTIS	RUGS AND UNIFORMS PUBLIC WORKS	\$ 121.39
12/10/2025	VESTIS	RUGS AND UNIFORMS PUBLIC WORKS	\$ 121.39
12/10/2025	VESTIS	RUGS AND UNIFORMS PUBLIC WORKS	\$ 122.39
12/10/2025	VESTIS	RUGS AND UNIFORMS PUBLIC WORKS	\$ 131.85
12/10/2025	VESTIS	RUGS AND UNIFORMS PUBLIC WORKS	\$ 138.59
12/10/2025	INTERNAL REVENUE SERVICE	FEDERAL PAYROLL TAX	\$ 25,026.31
12/11/2025	EMPOWER	DEFERRED COMP	\$ 3,258.89
12/11/2025	WI DEPT OF REVENUE	STATE PAYROLL TAX	\$ 4,346.12
12/11/2025	VILLAGE OF KRONENWETTER	PAYROLL	\$ 71,531.90
12/15/2025	UNITED HEALTHCARE	POLICE HEALTH CARE	\$ 20,374.36
12/15/2025	ETF	WISCONSIN RETIREMENT SYSTEM PAYMENT	\$ 33,144.59
12/17/2025	TDS	PHONE/INTERNET	\$ 5.15
12/17/2025	VESTIS	RUGS AND UNIFORMS WATER/SEWER	\$ 58.04
12/17/2025	VESTIS	RUGS AND UNIFORMS PUBLIC WORKS	\$ 133.09
12/17/2025	TDS	PHONE/INTERNET	\$ 220.39
12/17/2025	TDS	PHONE/INTERNET	\$ 260.74
12/17/2025	TDS	PHONE/INTERNET	\$ 1,281.91
12/23/2025	CHARGE BACK	WATER/SEWER CHARGEBACK (NSF)	\$ 165.91
12/23/2025	CENTRAL STATES	EMPLOYEE HEATHCARE (NON PD)	\$ 37,917.60
12/24/2025	VILLAGE OF KRONENWETTER	SUPPLEMENTAL PAYROLL	\$ 775.99
12/24/2025	VILLAGE OF KRONENWETTER	PAYROLL	\$ 71,922.96
12/26/2025	CHARGEBACK	WATER/SEWER CHARGEBACK (NSF)	\$ 145.23
12/30/2025	WPS	GAS/ELECTRIC	\$ 368.92
12/30/2025	BP SOLUTIONS	FUEL- OFFICERS AND PARKS/PW/WATER/SEWER	\$ 1,538.69
12/30/2025	US BANK	CREDIT CARD PURCHASES FOR MUNICIPAL OPERATIONS	\$ 6,769.62
12/31/2025	HARLAND CLARK	VILLAGE CHECK ORDER	\$ 462.72
12/31/2025	INTERNAL REVENUE SERVICE	FEDERAL PAYROLL TAX	\$ 26,066.79
Total ACH Transactions			\$ 363,277.04

## Community Development/Planning and Zoning Director Report

January 27, 2025

Peter S. Wegner, Community Development/Planning and Zoning Director

- Complaints and Correspondence.
- Review “Need of an Easement” request and request to investigate alleged illegal timber harvesting on Tax Parcel ID Number: 145-2707-164-0967.
- Review surrounding Municipalities Nuisance Ordinances. Review proposed changes to Chapter 382 – NUISANCES.
- Rezone requests for 1619 County Road XX and 2409 Tower Road.
- Preliminary review of Wisconsin Statutes 70.114 Aids on certain state lands equivalent to property taxes.
- Correspondence with REI Engineering regarding proposed Development Agreement content.
- Meeting with Realtor regarding buildable area and possible CSM for parcels located off Creek Road.
- Research Gary Lee Drive and Kowalski Road As-builts for developer interested in FAA Property.
- Review Tower Point Water Tower lease proposal compared to our current lease agreement.
- Research Comprehensive Planning Requirements, Update Guide and Implementation.
- Correspondence with Commercial Building Inspector regarding plan submittal and inspections required for bathroom addition.
- Preliminary review Premier Property Development Site Plan materials and Erosion Control/Stormwater Management Plan.
- Meeting with Engineer and Developer regarding development options at 1320 Kowalski Road.
- Correspondence with Wisconsin DNR regarding permitting requirements for placement of a boardwalk through wetlands.
- Correspondence with Village resident regarding permit requirements for relocating a home onto another parcel.
- Research as-builts, date installed, correspondence, etc. regarding Sewer and Water that was installed to service 1292, 1294 and 1296 Kowalski Road.
- Meeting with Village resident regarding potential nuisance violations.
- Correspondence with Marathon County regarding proposed Highway Shop Facility.
- Fielded numerous questions regarding 1619 County Road XX and 2409 Tower Road rezone requests.
- Correspondence with Security Fence and Supply Co Inc. regarding § 520-83. - Fences and landscape walls.
- Correspondence with permit applicants who received fake Village of Kronenwetter invoices.
- Open records request related to the rezoning of Tax Parcel ID Number: 145-2707-021-0980 and 145-2707-021-0981.
- Research and correspondence with potential buyer of 1598 Kowalski Road.
- Research and correspondence regarding development options on property located at 1260 Kronenwetter Drive.
- Review Planning Tech Job Description.



## Report to Village Board

**Item Name:** Director of Public Works and Utilities Report

**Meeting Date:** January 26, 2026

**Referring Body:**

**Committee Contact:**

**Staff Contact:** Greg Ulman

**Report Prepared by:** Greg Ulman

- The Well #1 rehab project is finishing up by Municipal Well and Pump. This project includes cleaning and refurbishing any worn-out parts of the well. Typically, it is done every 10 years, but hasn't been done since 2009. The contractor will finish in January.
- Public Works crews have been busy with many weather events in January.
- Contractors are working on the lift station 2 & 6 projects, with completion this winter.
- Crews from Fore-Front Mechanical finished installing the water meters at the Weston Power Plant. Because the design of the meter pit, our Village crews were not able to do the project in-house.
- Because of all the snow events the Public Works crews have not started trimming the right-of-way trees which overhang the roads or could impede traffic. We have sent out letters to residents where trimming may take place. If it continues to be a snowy winter, there is no guarantee we will finish the list.
- Many fiber optic projects will be taking place this summer around the Village, the bulk of the permits I have received so far are concentrated just to the east of County Road X.
- With the cold temps, we are reminding residents that the salt doesn't work below 20 degrees. We have been placing sand at various intersections, but ice still remains below the sand.



MEMORANDUM

**To:** Village of Kronenwetter Board  
**From:** James A. Davel  
**RE:** Administrator’s Report 1/12/2026 – 1/23/2026

**LIST OF ACTIVITES FOR WEEK OF 12-16, 2026**

- 1. Staff meeting –
- 2. **RFP’s Nelson Road** – We found the RFP and all the submissions for Nelson Road that had been done in 2024. We will be contacting those vendors to see if they would still be interested in doing the project. I’m sure if they are willing, they would be changing their 2024 prices. I also spoke with our attorney and sent him our village purchasing policy to see if it is proper that we just try to negotiate professional services with the lowest bidder from 2 years ago? As soon as I hear back from him, I will let you know.
- 3. **Insurance/Fire Department** – Regarding the question on insurance for are EMS workers,. I believe we are covered, see note from our insurance rep below – We will have language added to the agreement that addresses the below information. *Hopefully, the updated agreement will be ready for the next board meeting. The date on the agreement will also be updated.*

**Workers Compensation:**

Work-related injuries always fall back to the workers compensation coverage of the employer, regardless of whether the employee is injured operating a vehicle owned by another entity. If a Kronenwetter Fire Department employee, for example, is injured while operating a Riverside Fire District vehicle, the Kronenwetter Workers Compensation policy will respond to that loss.

**Auto Liability:**

As eluded to below, auto liability claims most always follow the vehicle. For example, again, if a Kronenwetter Fire Department employee is allowed to operate a vehicle owned by Riverside Fire District and causes damage to the vehicle and possible bodily injury or property damage to a third party, the Riverside Fire District policy would respond to that loss on a Primary basis as the owner of the vehicle. The League Mutual policy for Kronenwetter would respond on a Secondary basis if the Riverside Fire District has insufficient funds to cover the loss.

**General Liability and Medical Malpractice:**

The insurance policies in place for both Riverside Fire District and Kronenwetter would each respond to claims made against their respective municipalities.

League Mutual does not see any issues with the proposed sharing arrangement as per their coverage forms or underwriting. It is suggested a written agreement be in place between all parties involved outlining the expectations from all involved so that agreement can be referenced if some form of loss does occur. Note I have also copied Ryan from the Village of Rothschild as he is also on routing. You are of course welcome to share this with the Riverside Fire District. League Mutual is familiar with Riverside and has offered proposals in the recent past for League Mutual.

**Audit Meeting** – Went well and we are closing out FY 24 cash. It’s difficult trying to piece it together especially since John and I were not here. I asked them to be candid covering all deficiencies in the write-up that will be provided to you when we are completed.

Easement TID #1 – Met with Riverside Surveying to discuss an easement for TID #1. The surveyor brought up some good points/ideas, and we plan on meeting with a business next week to discuss road access and link up point. This is an interesting problem to try and solve. Great example of doing the job right the first time.

Jurisdictional Boundary Change for TID #1 – You might have heard some discussion on a Jurisdictional boundary concerning TID #1 with Rothchild – **SHORT ANSWER IS WE CANNOT DO THAT BECAUSE TID #1 is a Severely Distressed TID’s**, below is some information from Wis Dept of Revenue website for your reference.

[DOR Tax Incremental Finance \(TIF\) Distressed/Severely Distressed TID](#)

A severely distressed TID:

- CANNOT amend the TID project plan
- CANNOT add any new territory
- CANNOT become a donor TID to another TID

A severely distressed TID:

- CAN subtract parcels for the TID boundary area
- CAN terminate the TID before the extended life of the TID

**LIST OF ACTIVITIES FOR WEEK OF 19-23 January, 2026**

1. Staff meeting –
2. Interview 3 candidates for the Account Clerk Position -
3. Radio Interview with Village President discussing why business should come to Kronenwetter.
4. Ambulance contract has been adjusted to reflect the insurance information I sent you along with the date change.
5. Attended a meeting with attorney VanderWaal with the Village President concerning the upcoming appeal hearing.



# VILLAGE BOARD MEETING MINUTES

January 12, 2026 at 6:00 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

**1. CALL MEETING TO ORDER**

*President Dan Joling called the January 12, 2026 Village Board Meeting to order at 6 p.m.*

**A. Pledge of Allegiance**

*Those in attendance were invited to recite the Pledge of Allegiance.*

**B. Roll Call**

**PRESENT:** *President Dan Joling, Trustee Ken Charneski, Trustee Aaron Myszka, Trustee Craig Mortensen, Trustee Sandi Sorensen, Trustee Jessica Stowell, Trustee Mary Jensen*

**STAFF:** *Administrator James Davel, Police Chief Terry McHugh, Fire Chief Theresa O'Brien, Public Works Director Greg Ulman, Clerk Jennifer Poyer*

**2. MOTION TO MOVE AGENDA ITEMS**

*No agenda items were moved.*

**3. CHAIRPERSON COMMENTS**

*President Joling commended the Department of Public Works for the work they have done during with the recent snow and ice weather events. He said the mining appeal meeting would be scheduled for January 27, 2026 at 4 p.m. He said there have been recent discussions regarding development in the Village.*

**4. ANNOUNCEMENT OF CLOSED SESSION**

*President Joling announced there would be a closed session during the meeting.*

**5. PUBLIC COMMENT**

**Bernie Kramer – 2150 State Highway 153 E., Peplin, WI, 54455** – *Kramer acknowledged the efforts of President Joling to bring about the ambulance contract with Riverside Fire District. He said working with Riverside is a “big plus for Kronenwetter.”*

**6. REPORTS FROM STAFF AND VENDORS**

**C. Police Chief Report**

*Police Chief McHugh presented his report. He said he is working on the annual report. He answered a question regarding a link for a website describing an FBI course.*

**D. Fire Chief Report**

*Fire Chief O'Brien presented her report to the Village Board.*

**E. Administrator Report**

*Administrator Davel commented on his meeting with businesses interested in working with the Village and the 2024 Audit. He answered questions from the board regarding board member attendance at staff meetings; a meeting with the Marathon County Highway Department; cybersecurity grant; and the 2024 Audit.*

**7. CONSENT AGENDA - DISCUSSION AND POSSIBLE ACTION**

**F. December 22, 2025 Village Board Meeting Minutes**

*Motion to approve the revised meeting minutes. Motion carried by voice vote. 7:0.*

*Revision of Mary Jensen’s name spelling and voice vote that should be a roll call vote when motioning to convene into closed session.*

**8. NEW BUSINESS - DISCUSSION AND POSSIBLE ACTION**

**G. Train Blockage Issue Along Business Highway 51 in Kronenwetter**

*Motion by Charneski/Mortensen to refer this back to CLIPP for further discussion. Motion carried by voice vote. 6:1. Voting nay – Trustee Myszka*

*Trustee Charneski gave the background on this agenda item. He outlined the topic’s discussion and action in APC, the CLIPP Committee and the Village Board, including the previous proposals received after an RFP was released. Fire Chief O’Brien answered questions regarding KFD vehicle access on the trail. Administrator Davel answered questions regarding the railroad and next steps to take. Davel said action requires commitment.*

**H. Ambulance Service Agreement with Riverside Fire District**

*Motion by Charneski/Sorensen to bring the contract back to the next board meeting. Motion carried by roll call vote. 7:0.*

*Fire Chief O’Brien introduced an insurance coverage issue regarding KFD first responders driving the Riverside Ambulances. She also spoke to mistakes in the addendum, including a date. The board discussed possible insurance solutions, revisions and next steps with Riverside. Staff was tasked with working on the insurance issue and revising the addendum as discussed.*

**9. CLOSED SESSION**

*Motion Sorensen/Mortensen for consideration of motion to convene into closed session pursuant to Wis. Stat. 19.85 (10)(c) for consideration of employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility – to wit discussion of public employee situation. Motion carried by roll call vote 7:0.*

*PRESENT IN CLOSED SESSION: President Dan Joling, Trustee Ken Charneski, Trustee Aaron Myszka, Trustee Craig Mortensen, Trustee Sandi Sorensen, Trustee Jessica Stowell, Trustee Mary Jensen, Administrator James Davel*

*Closed session convened at 7:03 p.m.*

**10. RECONVENE OPEN SESSION**

*Motion by Mortensen/Myszka for consideration of motion to reconvene into open session. Motion carried by roll call vote. 7:0.*

*Open session convened at 7:56 p.m.*

**11. ACTION AFTER CLOSED SESSION**

*No action taken.*

**12. CONSIDERATION OF ITEMS FOR FUTURE AGENDA**

- *Marathon County Highway Department building*
- *Village Administrator to move forward to hire planning tech*
- *RFP for assessor for reassessment*
- *Set Pledge of Allegiance on all committees*

**13. ADJOURNMENT**

*Motion by Myszka/Mortensen to adjourn. Motion carried by voice vote. 7:0.*

*Meeting adjourned at 8:02 p.m.*

October 16, 2025

Village of Kronenwetter WI ("Landlord")  
 1582 Kronenwetter Dr  
 Kronenwetter, WI 54455-7268

Re: Letter of Intent to Purchase Interest in Wireless Site ("LOI")

Dear Dan Joling,

In consideration of ten dollars (\$10), the receipt and sufficiency of which is hereby acknowledged, your signature below grants to TowerPoint Acquisitions, LLC and its successors and assigns (including its asset holding company TPA VI, LLC) ("TowerPoint") exclusivity to purchase your interest in the Lease(s) ("Lease(s)" as further described in Exhibit A) through an assignment of the Lease and the grant of an underlying telecommunications easement pursuant to the terms herein (the "Transaction"). TowerPoint may close on the Transaction no later than fourteen (14) days after the Closing Contingencies listed in Exhibit A are met. The basic terms of the transaction are as follows:

Summary of Terms	
PURCHASE PRICE	\$535,000.00
LEGAL STRUCTURE	Telecommunications Easement
TERM LENGTH	99 Years
REVENUE SHARING	New Tenant Rent: 50% in favor of Landlord (New Tenant Rent will be generated from tenants collocating equipment on the equivalent of up to 500 sq. ft. outside the lease premises of the existing rooftop tenant.)

- Purchase Price shall be pro-rated at closing based on interim monthly or annual rent payments with TowerPoint retaining from the Purchase Price rent paid by the tenant for any period of time from and after the date of Closing.
- Landlord shall only retain rent checks from Tenant for pro-rated periods and during the rent redirection period<sup>1</sup>.
- TowerPoint pays for due diligence costs, the title insurance policy, and standard closing costs. Each party bears its own legal expenses. Landlord pays transfer/stamp or other tax (if any) and recording fees.

From the date you execute this LOI through the date which is thirty (30) days from the date the Closing Contingencies are met, you agree not to directly or indirectly solicit, initiate or participate in any discussions or negotiations with, or encourage or respond to any inquiries or proposals by, any persons, company or group other than TowerPoint concerning your Lease. You agree to promptly notify TowerPoint if any person, company or group seeks to initiate any discussions regarding your Lease. You further agree to work in good faith with TowerPoint to close this Transaction. The terms of this LOI are confidential and may not be disclosed without the prior written consent of TowerPoint, except to professionals engaged to evaluate and conduct the Transaction on your behalf. You acknowledge that TowerPoint has given you no tax or legal advice in evaluating the Transaction.

To the extent the terms of this LOI represent an offer by TowerPoint, the terms herein are subject to change by TowerPoint after November 6, 2025 if this LOI is not mutually executed. TowerPoint reserves the right to change the terms of this LOI following expiration.

Sincerely,  
 TowerPoint Acquisitions, LLC

Accepted and Agreed:  
 Village of Kronenwetter WI

---

Jesse M. Wellner, Chief Executive Officer  
 October 16, 2025

---

Landlord's Signature Date

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

<sup>1</sup>Tenants delay rent redirection from the Landlord to TowerPoint by several months while the closing documents are recorded and the redirection is processed. Therefore, the Settlement Statement will show a rent credit to TowerPoint in the amount of up to four (4) months following closing.

Exhibit A

Site Location and Lease Terms

Site Location: 1688 PINE Rd, KRONENWETTER, Wisconsin 54455

Wireless Tenants	Current Rent	Rent Payment Frequency	Escalation (CPI, % or \$)	Escalation Frequency	Date of Next Escalation
AT&T	\$31,360.00	Annually	12%	Term	06/01/2026

Pricing is based on the Lease Terms above and is subject to confirmatory due diligence of the Lease Terms.

Closing Contingencies

1. receipt of the due diligence items listed in Exhibit B;
2. receipt of a title commitment from TitleVest Agency, LLC (a subsidiary of First American Title Insurance Company) as the escrow/closing agent showing title clear of any liens, encumbrances, outstanding taxes which are otherwise due and payable, or other unsatisfied title closing requirements necessary for an insured closing with marketable title;
3. your approval of the Easement Agreement in a mutually agreeable form;
4. proper documentation of the Lease and rents, including your affirmation that you have not received any written or verbal notice of termination, modification or other correspondence from the tenant related to the Lease;
5. compliance with any tenant right of first refusal or consent requirement, if applicable, related to Landlord’s assignment of the Lease; and
6. TowerPoint’s desktop environmental database search returns a determination of “Low” or “Moderate” risk.

Initial  
Here:

Exhibit B

Required Due Diligence Items

1. Executed Lease including any and all Amendments thereto (as well as any lease commencement letters, notices, or other correspondence regarding the Lease)
2. Proof of Rent Payments under the Lease (minimum of 3 months received in the last 6 months); e.g.: copies of rent checks/stubs and/or direct deposit statements.
3. Completed Landlord Request for Information (RFI) attached hereto as Exhibit C.
4. Landlord's comments or Landlord's counsel's comments, if any, to the Easement Agreement ("Easement") to be provided under separate cover (to be finalized in a mutually agreeable Easement) or return the Easement with each page initialed showing approval of the form Easement.
5. If an existing mortgage is in place on the property: A Mortgage Statement and Lender contact information for obtaining a non-disturbance agreement from Lender (required only if the property is encumbered by a Mortgage, Deed of Trust, Line of Credit or similar instrument).
6. Legal entity organizational documents (including any Amendments thereto) showing proof of authority, as applicable below, for all entities owning an interest in the Property:

Corporations	LLCs	General Partnership	Ltd. Partnerships	Condo Assoc's	Coop Corp (i.e.: Housing Co-op)	Trust
Articles of Incorporation	Articles of Organization	Certificate of Partnership	Certificate of Limited Partnership	Condominium Declaration	Articles of Incorporation	Trust Agreement
Signed Corporate Bylaws	Signed Operating Agreement	Signed General Partnership Agreement	Signed Limited Partnership Agreement	Signed Condominium Bylaws	Signed Corporate Bylaws	Certificate of Trust

Within 10 days of signing this LOI, I agree to provide to TowerPoint the Required Due Diligence Items listed above to facilitate a timely close under the terms of this LOI.

Initial  
Here:

Exhibit C



Landlord Request for Information

EIN for Landlord (if an entity): \_\_\_\_\_

If Landlord is a natural person, then please circle marital status: **Single or Married**

*(Please note: if Landlord is a natural person, we will collect their taxpayer identification number prior to closing to include in the closing documents.)*

Access Contact for Site Inspection	Attorney Contact Information
Name: _____	Name: _____
Title: _____	Phone: _____
Phone: _____	Email: _____
Mobile Phone: _____	
Email: _____	

Mortgage/Line of Credit (if none, please indicate below)	
Please check here if there is no mortgage and no line of credit: _____	
<u>Primary Mortgage</u>	<u>Secondary Mortgage (if applicable)</u>
Lender Name: _____	Lender Name: _____
Lender Contact: _____	Lender Contact: _____
Lender Contact Title: _____	Lender Contact Title: _____
Phone: _____	Phone: _____
Fax: _____	Fax: _____
Email: _____	Email: _____
<u>Line of Credit</u>	
Lender Name: _____	
Lender Contact: _____	
Lender Contact Title: _____	
Phone: _____	
Fax: _____	
Email: _____	

Submitted by: Bret Victor, Ph: +16782617292, Email: [bret.victor@towerpoint.com](mailto:bret.victor@towerpoint.com)

**From:** [James Davel](#)  
**To:** [Peter Wegner](#); [Dan Joling](#); [Jennifer Poyer](#)  
**Cc:** [Jennifer Poyer](#)  
**Subject:** RE: Tower Point Offer  
**Date:** Tuesday, January 20, 2026 7:22:59 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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This email should also be included for the tower point conversation.

Jim

**James A. Davel**  
**Village of Kronenwetter**  
*Village Administrator*

**Phone:** 715—692-1727  
**Email:** [jdavel@kronenwetter.gov](mailto:jdavel@kronenwetter.gov)

1582 Kronenwetter Drive  
Kronenwetter, WI 54455

[www.kronenwetter.gov](http://www.kronenwetter.gov)

[Subscribe to our monthly e-newsletter.](#)



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**From:** Peter Wegner <[pwegner@kronenwetter.gov](mailto:pwegner@kronenwetter.gov)>  
**Sent:** Tuesday, December 2, 2025 8:31 AM  
**To:** Dan Joling <[djoling@kronenwetter.gov](mailto:djoling@kronenwetter.gov)>; James Davel <[jdavel@kronenwetter.gov](mailto:jdavel@kronenwetter.gov)>; Jennifer Poyer <[jpoyer@kronenwetter.gov](mailto:jpoyer@kronenwetter.gov)>  
**Cc:** Jennifer Poyer <[jpoyer@kronenwetter.gov](mailto:jpoyer@kronenwetter.gov)>  
**Subject:** Tower Point Offer

All,

TowerPoint is offering to buy out the Water Tower lease for \$535,000 lump sum or \$642,000 in 10-equal annual payments of \$64,200/year. Lease term 99 years.

Our current lease March 23, 2016, states, “The Agreement will automatically renew, commencing on the expiration of the New Initial Term, for up to five (5) separate consecutive additional periods of five (5) years each.” Lease term 25 years.

[First Amendment Lease Agreement](#) – automatic renewal for up to five separate additional periods of five years.

5 years	2016-2021 - \$28,000 annually x 5 = \$140,000		
10 years	2021-2026 – \$31,360 annually x 5 = \$156,830		
\$296,830			
15 years	2026-2031 - \$35,123 annually x 5 = \$175,615	\$472,445	
20 years	2031-2036 - \$39,337 annually x 5 = \$196,685	\$669,130	\$372,000
25 years	2036-2041 - \$44,058 annually x 5 = \$220,290	<b>\$889,420</b>	<b>\$592,590</b>

In summary, the Village will have earned \$889,420 in rent from 2016-2041 (25 years). From now 2026 until 2041, the Village will receive \$592,000 in rent. This is \$57,590 more in 15 years than TowerPoint’s offer of \$535,000 for 99 years. I would recommend John do his magic on the numbers in case I am missing something.

Respectfully,

PETE

Peter S. Wegner  
 Community Development/Planning and Zoning Director  
 715-692-1729  
[pwegner@kronenwetter.gov](mailto:pwegner@kronenwetter.gov)

[www.kronenwetter.org](http://www.kronenwetter.org)  
 4200



**From:** [Dan Joling](#)  
**To:** [James Davel](#); [Peter Wegner](#); [Greg Ulman](#); [John Jacobs](#)  
**Cc:** [Jennifer Poyer](#)  
**Subject:** Fwd: [External] ATT Lease Offer - Water Tower - Landmark Dividend  
**Date:** Wednesday, December 3, 2025 4:01:10 PM  
**Attachments:** [Landmark Dividend Overview.pdf](#)  
[MD7 Lease Amendment - Kronenwetter.pdf](#)  
[ATT Lease - Kronenwetter.pdf](#)

---

Gentlemen,

Well, interesting and I got this from another company with regards to cell phone tower lease buyouts. I also find it extremely interesting that the money is pretty close on the first offer but while I have this guy on the phone, I discussed him that I was reluctant to get involved in making a decision that will affect the Village long after I'm dead and gone. That's when he told me that they would even consider a 10 year lease. I assume that other company tower point would be inclined to do the same.

I also refused to give them any hard fast numbers as to what we currently get and lo and behold He had found something they had received in the past. I ask myself then why are we're going through this drill ...I don't know. but I think he knows that I'm rather skeptical at this point.

I just keep thinking of the one VA that said you definitely don't want to take the first offer, but could this help Village out or could we actually be setting ourselves up for failure further down the road???

Wide open to discussions here!

Dan – VP.  
Sent from my iPad

Begin forwarded message:

**From:** Jagger Inniss <jinniss@landmarkdividend.com>  
**Date:** December 3, 2025 at 3:22:34 PM CST  
**To:** Dan Joling <djoling@kronenwetter.gov>  
**Subject:** [External] ATT Lease Offer - Water Tower - Landmark Dividend

Dan,

It was a pleasure speaking with you earlier today. We are interested in making an offer to buy the cellular lease on the Village of Kronenwetter property in Wisconsin. I understand you are the President and would like to assess all of your options carefully. Hopefully I was able to provide some insight earlier as to what the lease might be worth and how we could potentially fit into the fold.

It turns out a former president or representative of the Village of Kronenwetter shared the lease agreement with us a few years back.. So, I have a little bit more information and I'm comfortable giving you a soft number of where our offer will be if those terms are still the same. That being said, we would pay around \$550,000 to buy the rights to the lease and footprint perpetually (contingent on an accurate lease and ability to purchase).

As I mentioned over the phone, we can purchase a lease anywhere between 10-99 years. This gives you the option to do something shorter-term to allow for flexibility in the future or go all in for the highest purchase price with a perpetual sale.

Attached is more information about us and the transaction process. I've also attached the

two leases we have on file. Please confirm that these documents are accurate and up to date if you'd like to continue conversation and receive exact pricing.

Let me know if you have any questions.

Best,  
Jagger Inniss

[logo] <[https://urldefense.proofpoint.com/v2/url?u=http-3A\\_\\_www.landmarkdividend.com\\_&d=DwMFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A\\_CdpnVfiiMM&r=IYMxDnj1Lj978xilKdWtHumQeYWfKptZwa2-WnugaKs&m=f2P7GcBDLn-CkC9OnEtbRWg-ILQnL7JIMMBG80KDAMnATscFxxLoKthdf\\_faZr16&s=UDrVz5aRaLcMYVIHZ6ORXqYfbzZ-1hynLtvvzNmWkN4&e=>](https://urldefense.proofpoint.com/v2/url?u=http-3A__www.landmarkdividend.com_&d=DwMFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpnVfiiMM&r=IYMxDnj1Lj978xilKdWtHumQeYWfKptZwa2-WnugaKs&m=f2P7GcBDLn-CkC9OnEtbRWg-ILQnL7JIMMBG80KDAMnATscFxxLoKthdf_faZr16&s=UDrVz5aRaLcMYVIHZ6ORXqYfbzZ-1hynLtvvzNmWkN4&e=>)>  
Jagger Inniss  
Vice President, Acquisitions  
646.400.5117 <tel:646.400.5117> | Direct | Mobile | Text  
400 Continental Blvd Suite 500  
El Segundo, CA

This message has been prepared by [jinniss@landmarkdividend.com](mailto:jinniss@landmarkdividend.com), an employee of Landmark Dividend LLC, its subsidiaries or affiliates. This email and any files transmitted with it are confidential and intended solely for the person or entity to whom they are addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you have received this email in error, please contact the sender and delete the material from any computer.





# CREATING VALUE FOR PROPERTY OWNERS

Whether you own a billboard ground lease or a cell site with one or more wireless tenants, these assets are important to you. Yet with the uncertain financial climate and ever-changing regulatory environment, you may be questioning the potential risks of relying on the income from these assets. What if you could simplify your life and get the liquidity you need in a lump-sum payout right now? What if you had the upfront cash to invest in another real estate asset or business, send your kids to college, fund your retirement, pay off your second home or explore other opportunities? With Landmark Dividend and our capital solutions, you can.



## WE PROVIDE CAPITAL AND OPPORTUNITY

-  **A Fair Value.** We understand and recognize the fair value of your property. Unlike traditional lenders who often don't place a value on cellular or billboard ground leases because, in part, they can be cancelled, we do see the inherent value in these assets. We have worked with many landlords just like you, and we have the expertise you require.
-  **A High Payout.** Our customized structures and tailored solutions allow us to provide you with some of the highest payouts in the industry. Once the Landmark ground lease purchase is complete, you receive a lump-sum payment in full. It provides a way for you to turn your unsecured lease into cash that can be used for any purpose – purchasing a hard real estate asset, paying off more expensive debt, setting up a trust fund for your children's education, adding to your funds for retirement or simply preserving your wealth.
-  **A Reduced Tax Burden.** Your current monthly lease income is likely subject to ordinary income tax rates. But when you sell your lease to Landmark, some or all of the lump sum payment you receive may not be currently taxable income. Additionally, you may be able to treat any gain or loss recognized on the sale as a capital gain or loss, subject to reduced capital gains tax rates. This can significantly lower your tax liability, in some cases by up to 50 percent. In addition, you may also be able to structure your sale into a 1031 exchange, allowing for a full tax deferral. Naturally, you should consult with your tax advisor to determine the treatment of the lump sum payment.
-  **A Long-Term Value.** Most ground leases can be terminated within 30 to 90 days. Given the mergers and acquisitions taking place in the wireless space, and the consolidation underway with media companies, there is no guarantee that your revenue stream will continue in the future. The good news is that by receiving a full up-front payment from Landmark, you can reduce these risks and your reliance on receiving monthly rent checks. Through this transaction, you only transfer easement and lease rights to us, not your property as a whole. You retain ownership of your land so you can build long-term value and net worth.

## HOW DOES A LANDMARK DIVIDEND TRANSACTION WORK?

- 1 Initial review.** Our team works closely with you to complete a risk assessment of your site. We conduct a comprehensive analysis and review of factors such as site location, tenant, site type, rental rate, lease structure, comparable rent market analysis, area demographics, and much more. There is no charge for our consultation, and no obligation on your part.
- 2 Detailed proposal.** We map out the details of converting your unsecured lease into a secure lump-sum investment, and provide you with a comprehensive, tailored proposal that includes the terms that will address your specialized needs. We provide guidance every step of the way, answering your questions and ensuring that the process is as transparent, easy and efficient as possible.
- 3 Closing and funding.** A dedicated, experienced team will be assigned to your deal and will use standardized documentation to conduct due diligence through a series of checklists, and then process, document, and finalize your transaction. At every point in time, you will know exactly where your transaction stands and what we are doing to complete it. By leveraging our experience and advanced technology, Landmark works hard to create an easy and straightforward closing process which is simple, efficient, and satisfying for our clients. At Landmark, we close transactions quickly and efficiently – typically within 30 days from clear title. The Landmark team has years of experience in the ground-lease industry in the areas of legal, underwriting, closing, and servicing transactions – and this means you benefit from our expertise, knowledge, and transparency throughout the entire process.

During the past 20 years, Landmark Dividend's management team has directly funded billions of dollars in commercial real estate acquisitions, and acquired more than 4,000 telecom and billboard ground leases worth more than \$650 million. We have the financial resources and expertise to provide you with the most efficient and reliable source of funding in the industry.





AT&T Mobility  
Network Real Estate Administration  
5405 Windward Parkway  
Alpharetta, GA 30009

Section 8, Item 1.

**By Certified Mail Return Receipt Requested**  
**Receipt No. 71138257147282301808**

August 18, 2008

Village Of Kronenwetter  
1582 Kronenwetter Dr  
Mosinee, WI 54455-7268

**KEEP THIS LETTER WITH YOUR LEASE AGREEMENT  
AND OTHER IMPORTANT LEGAL DOCUMENTS**

Re: LEGAL NOTICE OF CHANGE TO LEGAL NOTICE ADDRESSES  
10124070 - Kronenwetter WT - KronenwetterWT

Dear Landlord:

Welcome to AT&T! As you may know, AT&T Inc. acquired Dobson Communications Corporation. Effective immediately, your tenant will continue to be the same Dobson legal entity that operates equipment at your property, but that company is now an indirectly owned entity of AT&T Inc. You should expect no material change in the use of your property or your lease, except that you will now receive your rent payments from a new entity. Beginning September 1, 2008, you will begin receiving rental payments from AT&T's Network Real Estate Administration Department.

Effective immediately, all future notices or other correspondence relating to the Lease should be sent to one of the following alternative addresses with a required copy to AT&T's Legal Department at the address set forth below.

Send mail sent by United States Postal Service to:

Dobson Cellular  
c/o AT&T Network Real Estate Administration  
Cell Site Name: Kronenwetter WT  
Fixed Asset No: 10124070  
P. O. Box 1630  
Alpharetta, GA 30009

Alternatively, send Overnight Mail to:

Dobson Cellular  
c/o AT&T Network Real Estate Administration  
Cell Site Name: Kronenwetter WT  
Fixed Asset No: 10124070  
12555 Cingular Way  
Alpharetta, GA 30004

In addition, send a required copy of the notice mailed to either of the above addresses to:

Dobson Cellular  
c/o AT&T Legal Department  
AT&T Legal Department  
Attn: Network Counsel  
Fixed Asset No: 10124070  
15 East Midland Ave.  
Paramus, NJ 07652

In addition to these addresses, you may contact us with regard to routine informal matters, but not formal or legal matters, by phone at 1-877-231-5447 or by email at REleaseAdmin@awsmail.att.com. We look forward to a continued successful relationship with you.

Very truly yours on behalf of AT&T,

Lisa Herndon  
Director of Network Real Estate Administration

## WATER TOWER LEASE AGREEMENT

This Lease agreement ("Agreement") is entered into this 23<sup>rd</sup> day of May 2005, between American Cellular Corporation, a Delaware corporation ("Lessee"), and the Village of Kronenwetter, a municipal corporation of the state of Wisconsin ("Lessor"). For good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Premises. Lessor currently owns a parcel of land (hereinafter referred to as the "Land") and owns and operates a water tower (hereinafter referred to as the "Tower") located thereon in the Village of Kronenwetter, Marathon County, Wisconsin (hereinafter the Tower and Land are collectively referred to as the "Property"). The Land is more particularly described in Exhibit A, attached hereto. Lessor hereby leases to Lessee and Lessee leases from Lessor, on a nonexclusive basis, approximately 100 square feet of the Land and space on the Tower at the 156' foot level, which is the top of the water tower (hereinafter collectively referred to as the "Premises") and grants Lessee the right to install and maintain transmission and utility wires, cables, conduits and pipes on the Property including over, under or along a right-of-way extending from the nearest public right-of-way to the Premises.

2. Use. The Premises may be used by Lessee only to install, maintain, repair, replace, remove and operate on the Premises a transmission antenna and uses incidental thereto in connection with the providing of wireless telecommunications services. Lessee represents that it shall prior to installation of its equipment, obtain all necessary licenses to transmit wireless signals from this location for wireless transmitting purposes.

3. Term. The term of this Agreement shall be five (5) years commencing no later than June 1<sup>st</sup>, 2005, ("Commencement Date") and terminating on the fifth anniversary of the Commencement Date (the "Term") unless otherwise terminated as provided herein. Subject to the provisions herein, Lessee shall have the right to extend the Term for two (2) successive five (5) year periods (the "Renewal Terms") on the terms and conditions as set forth herein. This Agreement shall automatically be extended for each successive Renewal Term unless either party notifies the other of its intention not to exercise its option to renew at least six (6) months prior to the expiration of the then existing Term or Renewal Term.

4. Rent.

a. Initial Term. Lessee shall pay to Lessor as annual rent the sum of Twenty-one Thousand Six Hundred Dollars (\$21,600) per annum (hereinafter referred to as the "Annual Rent"). Annual Rent shall be payable on the Commencement Date and each anniversary thereafter.

b. Renewal Term. In the event that either party elects to renew this Agreement, pursuant to paragraph 4 above, the Annual Rent shall increase on the first day of

the first Renewal Term (June 1<sup>st</sup>, 2010) to Twenty-four Thousand, Six Hundred Dollars (\$24,600) annually, for the second Renewal Term (June 1<sup>st</sup>, 2015) Twenty-eight Thousand, Six Hundred Dollars (\$28,600) annually.

5. Conditions Precedent. This Agreement is subject to the following conditions precedent:

a. Lessee's ability to obtain all governmental licenses, permits and approvals required of Lessee for its use of the Premises, including without limitation, applications for zoning variances, administrative or special use permits, and building and land disturbance permits (hereinafter collectively referred to as "Governmental Approvals"); provided, however, that Lessee shall have the right, without obligation to do so, to appeal any denial by a governmental agency, and the contingency date for obtaining Governmental Approvals shall be extended until such time as a final decision is rendered and is not the subject of any further appeal made or defended by Lessee.

b. Lessee shall obtain an RF engineering analysis, which search, survey, study, or analysis shall not reveal defects or abnormalities, which Lessor, in its sole discretion, determines would interfere with, or prevent Lessee's intended use of the property.

c. If Paragraph 7-condition precedent is not satisfied or waived within one (1) year from the date hereof (subject to appeal and tolling of this condition precedent date pursuant to Paragraph 7a.), Lessee or Lessor may terminate this Agreement on thirty (30) days notice without any liability to the other party.

6. Interference.

a. Lessee's installation, operation, and use of its transmission facilities under this Agreement shall not damage or interfere in any way with Lessor's Tower operations or related repair and maintenance activities. Lessor, at all times during this Lease, reserves the right to take any action it deems necessary, in its sole discretion, to repair, maintain, alter, or improve the Property and to temporarily interfere with Lessee's leasehold improvements as may be necessary in order to carry out any of such activities. Lessor agrees to give thirty (30) days advance written notice of such activities to Lessee and to reasonably cooperate with Lessee to carry out such activities with a minimum amount of interference with Lessee's transmission operations.

b. Lessor shall not guarantee to Lessee exclusive use of or noninterference with Lessee's transmission operations provided, however, that in the event any other party requests permission to place any type of additional antenna or transmission facility on the Tower after Lessee, this paragraph will govern the determination of whether such antenna will interfere with Lessee's transmission operations. If Lessor receives any such request, Lessor shall require such third

party to perform an intermodulation study and submit the proposal and the study to Lessor and Lessee for review for noninterference. Lessee shall have thirty (30) days following receipt of said proposal to make any objections thereto, and failure to make any objection within said thirty (30) day period shall be deemed consent by Lessee to the installation of antennas or transmission facilities pursuant to said proposal. Any dispute between Lessor and Lessee regarding the proposed additional installation and its potential for interference with Lessee's transmission operation shall be resolved by submitting the issue for decision to an independent third party mutually agreed upon by Lessor and Lessee, whose decision regarding interference shall be binding on both parties hereto and whose expense shall be borne equally by Lessee and the party requesting such permission.

c. In the event that Lessee's transmission operations interfere with any type of electronic reception or transmission of any other parties on adjacent properties, Lessee agrees to use its reasonable best efforts to remedy such interference in accordance with applicable regulations and standards of the FCC. Lessee warrants that it shall maintain all of its Antenna Facilities in full compliance with all applicable regulations of the FCC and other governing bodies. Lessee will be responsible for resolving any intermod problems with other users, of the property, should they occur due to the equipment installed and operated by Lessee; provided, however, if Lessee and any other third party cannot reduce the level of interference to acceptable levels, Lessee may terminate this Lease.

## 7. Aesthetic Issues.

a. Any and all equipment and/or material placed by Lessee upon the water tower shall have the same color as the water tower to lessen the visual impact of Lessee's equipment.

b. Any other visible equipment of Lessee shall be enclosed in a self-contained outdoor cabinet designed for the least visual impact. Said self-contained outdoor cabinet shall be designed to be expandable to include a 5' by 10' area for public safety communications equipment, Lessee shall consult Lessor concerning the design of any self contained outdoor cabinet consistent with this paragraph; Lessor shall not unreasonably withhold its approval of any self contained outdoor cabinet.

c. Lessor will notify Lessee at least forty-five (45) days in advance of the date when the Tower is scheduled to be painted. A painting contractor will bid on the cost of painting the tower without the Antenna Facility. The contractor will then bid on the cost of painting the tower with Lessee's antennas left in place. The contractor will then proceed to paint the tower with Lessee's antennas left in place. Lessee will reimburse Lessor for the difference between the two bids. Lessor grants Lessee the ability to place their antenna facilities on a temporary COW (Cell site on Wheels) while the tower is being painted. Upon the painting being complete the Lessee will

place their antenna facilities back on the tower and remove the COW from the premises.

8. Taxes. Lessee shall pay any personal property taxes assessed on, or any portion of such taxes attributable to, Lessee's Facilities. Lessee shall pay when due all taxes and all other fees and assessments attributable to the Premises.

9. Insurance. Lessee will provide Commercial General Liability Insurance in an aggregate amount of \$1,000,000 and name Lessor as an additional insured on the policy or policies. Lessee may satisfy this requirement by obtaining appropriate endorsement to any master policy of liability insurance Lessee may maintain.

10. Administrative Fee. Lessee shall be responsible for all administrative cost and attorney's fees incurred by the Lessor in reviewing and revising this Lease, such fees not to exceed \$1,800.00. Lessor shall invoice Lessee for the entire amount of such costs and fees to Lessee no later than thirty (30) days after the execution of this Lease. Lessee shall remit payment of such cost and fees to the Lessor within thirty (30) days of receipt of such invoice.

11. Indemnification. Lessee agrees to defend, indemnify and hold Lessor harmless from claims arising from the installation, use, maintenance, repair or removal of the Lessee Facilities, except for claims arising from the negligence or intentional acts of Lessor, its employees, agents or independent contractors. Lessor agrees to defend, indemnify and hold harmless Lessee from any and all claims arising from the use of the Property excluding the Premises by Lessor, Lessor's agents, assigns and permittees or by third parties.

12. Termination. Subject to paragraph 4 herein, this Lease may also be terminated by either party upon thirty (30) days written notice to the other party only as contained in this Paragraph.

a. By either party, upon a default of any covenant or term hereof by the other party, which default is not cured within thirty (30) days of receipt of written notice of default to the other party, provided that such thirty (30) day period shall be extended as reasonably necessary in the event that the party alleged to be in default is proceeding in good faith with due diligence to cure such default but is unable to do so within thirty (30) days;

b. By Lessee, if it is unable to obtain or maintain any license, permit, or other governmental approval necessary for the construction and/or operation of the transmission facilities or Lessee's business;

c. By Lessee if Lessee is unable to occupy and utilize the Premises due to an action of the FCC, including without limitation, a take back of channels or change in frequencies;

d. By Lessee if the Property, Tower, or Antenna Facilities are destroyed, dismantled or damaged so as, in Lessee's judgment to render the site unusable as an Antenna Facility.

e. By Lessor, if it determines in its sole discretion and for any reason, that the Tower is structurally unsound for use as a Tower, including but not limited to consideration of age of the structure, damage or destruction of all or part of the Tower or the Property from any source, or factors relating to conditions of the Property.

In the event there is a termination of this Agreement as provided in paragraphs 12.b., 12.c., 12.d., or 12.e., Lessee shall be entitled to reimbursement of any prepaid rent prorated to the date of termination.

Upon termination of this Lease, Lessee shall remove all of its equipment, personal property, Antenna Facilities, structure and leasehold improvements from the Tower and the Property within ninety (90) days after the date of termination, and shall restore the Tower and the Premises to the condition it was in on the Commencement Date, ordinary wear and tear excepted, all at Lessee's sole cost and expense. Any such property that is not removed by end of said ninety (90) day period shall become the property of Lessor.

13. Notices. Any notice required or permitted by this Lease shall be deemed effective when personally delivered in writing, or three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified, and return receipt requested, and addressed as follows:

Lessor: Village of Kronenwetter  
c/o Henry Luxem  
Village Administrator  
1582 Kronenwetter Drive  
Mosinee WI 54455

Lessee: American Cellular Corporation  
Attn: Leasing Department  
3910 South Avenue  
Youngstown OH 44512

With a copy to: American Cellular Corporation  
Attn: Legal Department  
14201 Wireless Way  
Oklahoma City, OK 73134

14. Assignment Clause. Notwithstanding any provision in the agreement which may conflict with this section, any of the following events, transfers or assignments may take place or

be made by the Lessee without the need for prior approval by Lessor, or any transfer fees or other requirements applicable to other transfers or assignments of the Agreement, to-wit:

- a. any transfer or assignment of the Agreement to an entity, which is affiliated with Lessee. For purposes of this paragraph, an affiliated entity is an entity in which there is a common owner owning at least ten percent (10%) ownership interest in both Lessee and the other affiliated entity, and shall include but not be limited to parent and subsidiary entities to Lessee, any subsidiary entity of Lessee, as well as partnerships in which Lessee or any of its subsidiary entities, is a general partner.
- b. any transfer or assignment of the Agreement to a transferee or assignee of Lessee's FCC wireless license; or
- c. any transfer or assignment of the Agreement to a transferee or assignee, which has or acquires a controlling ownership interest in Lessee.

For any transfer or assignment under this subsection, within twenty (20) business days prior to any such transfer or assignment, Lessee must provide Lessor with the written adoption, ratification and assumption of the Agreement for the transferee, assignee, or successor of Lessee. Notwithstanding any such transfer or assignment under this subsection, Lessee shall nonetheless remain obligated for all financial obligations of Lessee under the Agreement for the remainder of the term hereunder.

15. Tower Marking and Lighting Requirements. Lessor acknowledges that it and not Lessee shall be responsible for compliance with all Tower marking and lighting requirements of the Federal Aviation Administration ("FAA") and the FCC; provided, however, that Lessee shall be responsible for any FAA or FCC marking or lighting requirements which are directly related to the presence of Lessee's Antenna Facilities. Both Lessor and Lessee shall indemnify and hold the other party harmless from any fines or other liability caused by either Lessor's or Lessee's, as applicable, failure to comply with such requirements. Should either party be cited by either the FCC or FAA because the Lessee's Antenna Facilities are not in compliance and, should the nonconforming party fail to cure the conditions of noncompliance within the time frame allowed by the citing agency, either Lessor or Lessee, as applicable, may terminate this Agreement immediately on notice to the other party, or may proceed to cure the conditions of noncompliance at the nonconforming party's expense, which amounts may either be added as additional Rent or deducted from the Rent, as applicable.

16. Hold Harmless. Lessee warrants that its installation and all work by Lessee shall cause no damage to the Tower or to any other property of Lessor. Lessee shall indemnify, protect, defend, and hold harmless Lessor from and against any damages to property of Lessor which may arise out of or be caused by any act of Lessee, or its agents or which may arise out of or be caused by the maintenance, presence, use, or removal of any equipment owned or provided by Lessee and will pay Lessor the amounts spent by Lessor in repairing or replacing such property of Lessor so damaged. Lessee shall indemnify,

protect, defend and hold harmless Lessor from and against any and all losses, claims, lawsuits, judgments, and demands whatsoever, including the cost of investigation and attorneys' charge, which may arise out of or be caused by any negligence of Lessee or by the maintenance, presence, use or removal of any equipment owned or provided by Lessee.

17. Title/Lien Waiver. Title to the Lessee's communication equipment, antenna, cabling and lines and all other property of Lessee ("Lessee's Equipment") shall be held by Lessee. Lessee's Equipment shall remain Lessee's personal property and are not fixtures. Lessee has the right to remove all Lessee's Equipment at its sole expense before or within ninety (90) days subsequent to the expiration or earlier termination of the Agreement; provided, however, that Lessee is not in default of the Agreement and Lessee repairs any damage to the Tower caused by such removal.

Notwithstanding any language to the contrary contained herein, Lessor does hereby waive any security interest or lien, inclusive of Lessor's lien, whether arising under contract, common law, and statute or otherwise in and to Lessee's Equipment and other improvements and personal property of Lessee located in, on or about the Tower, Leased Property or real property.

18. Miscellaneous.

a. This Agreement constitutes the entire agreement and understanding of the parties, and supersedes all offers, negotiations, and other agreements of any kind. There are no representations or understandings of any kind not set forth herein. Any modification of or amendment to this Lease must be in writing and executed by both parties.

b. This Agreement shall be construed in accordance with the laws of the State of Wisconsin.

c. If any term of this Agreement is found to be void or invalid, such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect.

d. Any Exhibits attached hereto form material parts of this Agreement





05/17/2005

# ACORD™ CERTIFICATE OF LIABILITY INSURANCE

PRODUCER (405)840-0098 FAX (405)840-4704  
**Horton Insurance Agency, Inc.**  
 10900 Hefner Pointe Drive  
 Suite 305  
 Oklahoma City, OK 73120-5061

INSURED American Cellular Corporation  
 3910 South Avenue  
 Youngtown, OH 44512

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.**

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Transportation Insurance Company	
INSURER B: Fireman's Fund	0094
INSURER C:	
INSURER D:	
INSURER E:	

**COVERAGES**

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED, IT MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A		GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input checked="" type="checkbox"/>	GL 20765 049 79	05/15/2005	05/15/2006	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A		AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	BUA 20765 049 82	05/15/2005	05/15/2006	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> Garage Keeper Legal	BUA 20765 049 82	05/15/2005	05/15/2006	AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ 100,000 AUTO ONLY. AGG \$ 100,000
B		EXCESS/UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input checked="" type="checkbox"/> RETENTION \$ 0	XYZ-000-8548-5365	05/15/2005	05/15/2006	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
A		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below OTHER	WC 2765 049 65	05/15/2005	05/15/2006	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS  
 Site: Kronenwetter WT Wausau MSA Kronenwetter, WI

Certificate holder is named as an additional insured as required by written contract as respects general liability.

<p><b>CERTIFICATE HOLDER</b></p> <p>Village of Kronenwetter                  c/o Henry Luxem Village Administrator                  1582 Kronenwetter Drive                  Mosinee, WI 54455</p>	<p><b>CANCELLATION</b></p> <p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>30</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT. BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.</p> <p>AUTHORIZED REPRESENTATIVE                  Richard Horton, CIC/SUSAN </p>
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**IMPORTANT**

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

**DISCLAIMER**

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.







# AERO-METRIC

Land Planning & Design Division



Aero-Metric, Incorporated  
539 N. MADISON STREET- P.O. BOX 111  
CHILTON, WISCONSIN 53014-0111  
TEL: (920)-849-7708/800-472-5313  
FAX: (920) 849-7709

## 1-A CERTIFICATION

For Dobson:

SITE NAME: KRONENWETTER WT SITE NUMBER: 1583

REQUEST DATE: AUGUST 3, 2004 DUE DATE: AUGUST 17, 2004

CENTER OF WATER TOWER:

NAD 1983/91

- LATITUDE: 44°-51'-06.28"
- LONGITUDE: 89°-37'-47.41"

Ground Elevation: 1176.3'

Top of Water Tower Elevation: 1332.3'

Highest Point On Tower Elevation (Light): 1336.6'

Top of Rail Elevation: 1335.5'  
(N.G.V.D. 1929 DATUM)

This is to certify that the above information is accurate to within:

- +/- 15 Feet in the Horizontal
- +/- 3 Feet in the Vertical



Registered Land Surveyor Craig A. Heach  
Registration No. S-2333

Date 8-11-04

# American Cellular Corporation

Section 8, Item 1.

May 16, 2005

## OVERNIGHT DELIVERY

Lisa Myles  
Village of Kronenwetter  
1582 Kronenwetter Drive  
Mosinee, WI 54455

RE: Kronenwetter WT Proposed Lease

Dear Lisa:

Per your discussions with Matt Bertz enclosed are three (3) Water Tower Lease Agreements for the above-mentioned site. Please have the agreements signed and return one (1) original to my attention at the address below for my files.

American Cellular Corporation  
Attn: Nicole Corbin  
3910 South Ave.  
Youngstown, OH 44512

If you have any questions concerning the above lease, please do not hesitate to call me at 330-509-6560.

Sincerely yours,



Nicole M. Corbin  
Lease Administrator

Enclosures  
/nmc



10590 West Ocean Air Drive  
Suite 300  
San Diego, CA 92130

March 25, 2016

Village of Kronenwetter  
Attn: Richard Downey  
1582 Kronenwetter Drive  
Kronenwetter, WI 54455

Re: FA Number: 10124070  
Cell Site Name: KRONENWETTER WT  
1688 Pine Road, Kronenwetter, WI 54455 (Property)

Dear Mr. Downey,

In connection with the First Amendment to Water Tower Lease Agreement and Memorandum of Agreement between Village of Kronenwetter (Lessor), and New Cingular Wireless PCS, LLC (Lessee), attached please find one (1) fully executed copy of the First Amendment to Water Tower Lease Agreement and one (1) fully executed copy of the Memorandum of Agreement.

If you have any questions regarding the enclosed documents, please contact me at (858) 754-2154 or by email at [bestes@md7.com](mailto:bestes@md7.com).

Sincerely,

A handwritten signature in black ink that reads "Ben Estes".

Ben Estes

Enclosures

MEMORANDUM OF AGREEMENT

<u>Document Number</u>	<u>Document Title</u>
	<b>THIS DOCUMENT PREPARED BY, and WHEN RECORDED RETURN TO:</b>
	Md7, LLC 10590 W. Ocean Air Drive, Suite 300 San Diego, CA 92130
	Parcel ID Number: 145-2707-021-0991

SPACE ABOVE FOR RECORDER'S USE

Re: Cell Site #: WI5414  
 Cell Site Name: KRONENWETTER WT (WI)  
 Fixed Asset Number: 10124070  
 State: WI  
 County: Marathon

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is entered into on this 23 day of March, 2016, by and between the Village of Kronenwetter, a municipal corporation of the state of Wisconsin, having a mailing address at 1582 Kronenwetter Drive, Kronenwetter, WI 54455 (hereinafter referred to as "Lessor") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, successor by merger to American Cellular Corporation, a Delaware corporation, having a mailing address of 575 Morosgo Drive NE, Atlanta, GA 30324 (hereinafter referred to as "Lessee").

1. Lessor and Lessee (or their predecessors in interest) entered into a certain Water Tower Lease Agreement dated May 23, 2005, as amended by that certain First Amendment to Water Tower Lease Agreement dated March 23, 2016 (hereinafter, collectively, the "Agreement") for the purpose of installing, operating and maintaining a communications facility and other improvements at Lessor's real property located in the City of Kronenwetter, County of Marathon, commonly known as 1688 Pine Road. All of the foregoing are set forth in the Agreement.
2. The New Initial Term will be five (5) years ("New Initial Term") commencing on June 1, 2016, with five (5) successive five (5) year options to renew.
3. The portion of the land being leased to Lessee (the "Premises") is described in **Exhibit 1** annexed hereto.

4. This Memorandum of Agreement is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Agreement and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

[NO MORE TEXT ON THIS PAGE - SIGNATURES TO FOLLOW ON NEXT PAGE]



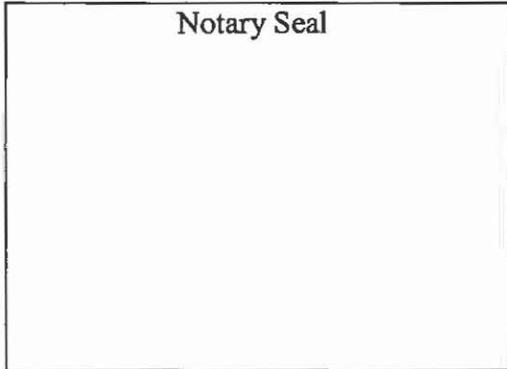
**LESSOR ACKNOWLEDGEMENT**

STATE OF Wisconsin )  
 ) SS.  
COUNTY OF Marathon )

(MUST USE BLACK INK)

I certify that I know or have satisfactory evidence that **Chris Voll** is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the **Village President of the Village of Kronenwetter**, a municipal corporation of the state of Wisconsin, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: March 1<sup>st</sup>, 2016.



Joanne L. Ruechel  
(Signature of Notary)  
Joanne L. Ruechel  
(Legibly Print or Stamp Name of Notary)  
Notary Public in and for the State of  
Wisconsin  
My appointment expires: 06-23-2017

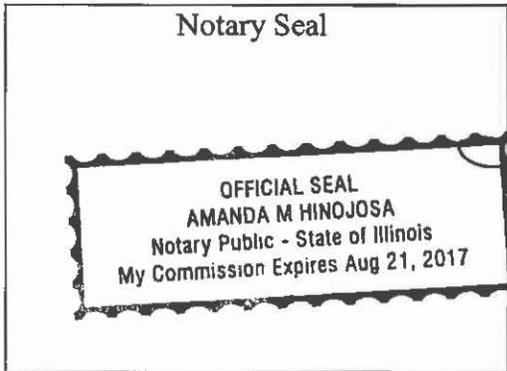
**LESSEE ACKNOWLEDGEMENT**

STATE OF Illinois )  
COUNTY OF Cook ) SS.

(MUST USE BLACK INK)

I certify that I know or have satisfactory evidence that JC Mayfield is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Professional-Tech Project Mgmt of AT&T Mobility Corporation, the Manager of **New Cingular Wireless PCS, LLC, a Delaware limited liability company**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 3/23/10



Amanda M. Hinojosa  
(Signature of Notary)  
**Amanda Hinojosa**

(Legibly Print or Stamp Name of Notary)  
Notary Public in and for the State of  
Illinois

My appointment expires: 8/21/17

**Exhibit 1 to Memorandum of Agreement**

**Legal Description**

Property is legally described as follows:

Street Address: 1688 Pine Road, Kronenwetter, WI 54455

Parcel ID Number: 145-2707-021-0991

the County of Marathon, State of Wisconsin, to-wit:  
Lot One (1) of Certified Survey Map No. 5757 recorded in the Office of the Register of Deeds for Marathon County, Wisconsin in Volume 21 of Certified Survey Maps on page 75; being a part of the Southeast quarter (SE1/4) of the Northeast quarter (NE1/4) of Section Two (2), Township Twenty-seven (27) North, Range Seven (7) East, Town of Kronenwetter. 37.050.4, 2707.021.0991

That certain Premises (and access and utility easements) on a portion of the Property and is described and/or depicted as follows:

Approximately 100 square feet of the water tower at the 156 foot level, which is the top of the water tower

Cell Site No.: WI5414  
 Cell Site Name: KRONENWETTER WT  
 Fixed Asset No.: 10124070  
 Market: IL / WI  
 Address: 1688 Pine Road

## FIRST AMENDMENT TO WATER TOWER LEASE AGREEMENT

THIS FIRST AMENDMENT TO WATER TOWER LEASE AGREEMENT (“**First Amendment**”), dated as of the latter of the signature dates below (the “**Effective Date**”), is by and between the Village of Kronenwetter, a municipal corporation of the state of Wisconsin, having a mailing address of 1582 Kronenwetter Drive, Kronenwetter, WI 54455 (hereinafter referred to as “**Lessor**”), and New Cingular Wireless PCS, LLC, a Delaware limited liability company, successor by merger to American Cellular Corporation, a Delaware corporation, having a mailing address of 575 Morosgo Drive NE, Atlanta, GA 30324 (hereinafter referred to as “**Lessee**”).

**WHEREAS**, Lessor (or its respective predecessor-in-interest) and Lessee (or its respective predecessor-in-interest) entered into a Water Tower Lease Agreement dated May 23, 2005 (hereinafter, the “**Agreement**”), whereby Lessor leased to Lessee certain Premises, therein described, that are a portion of the Property located at 1688 Pine Road, Kronenwetter, WI; and

**WHEREAS**, the term of the Agreement will expire on May 31, 2020, and the parties mutually desire to renew the Agreement, memorialize such renewal period and modify the Agreement in certain other respects, all on the terms and conditions contained herein; and

**WHEREAS**, Lessor and Lessee desire to amend the Agreement to extend the term of the Agreement; and

**WHEREAS**, Lessor and Lessee desire to amend the Agreement to adjust the Annual Rent (as defined below) in conjunction with the modifications to the Agreement contained herein; and

**WHEREAS**, Lessor and Lessee desire to amend the Agreement to modify the notice section thereof; and

**WHEREAS**, Lessor and Lessee desire to amend the Agreement to permit Lessee to add, modify and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including but not limited to emergency 911 communication services; and

**WHEREAS**, Lessor and Lessee, in their mutual interest, wish to amend the Agreement as set forth below accordingly.

**NOW THEREFORE**, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree that the recitals set forth above are incorporated herein as if set forth in their entirety and further agree as follows:

1. **Extension of Term.** The term of the Agreement shall be extended to provide that the Agreement has a new initial term of five (5) years (“**New Initial Term**”) commencing on June 1, 2016 (“**New Term Commencement Date**”). As of the New Term Commencement Date, the term

Cell Site No.: WI5414  
 Cell Site Name: KRONENWETTER WT  
 Fixed Asset No.: 10124070  
 Market: IL / WI  
 Address: 1688 Pine Road

provided in the Agreement and any extensions thereof, as applicable, shall be void and of no further force and consequence. The Agreement will automatically renew, commencing on the expiration of the New Initial Term, for up to five (5) separate consecutive additional periods of five (5) years each (each such five (5) year additional period is hereinafter referred to as an "**Additional Extension Term**" and each such Additional Extension Term shall be considered an Extension Term under the Agreement), upon the same terms and conditions of the Agreement, as amended herein, without further action by Lessee unless Lessee notifies Lessor in writing of Lessee's intention not to renew the Agreement at least sixty (60) days prior to the expiration of the then current Additional Extension Term. The New Initial Term, the Additional Extension Term are collectively referred to as the Term ("**Term**").

2. **Annual Rent.** Commencing on June 1, 2016, the current annual rent payable under the Agreement shall be Twenty-Eight Thousand and No/100 Dollars (\$28,000.00) annually (the "**Annual Rent**"), and shall continue during the Term, subject to adjustment as provided herein. Paragraph 4(b) of the Agreement shall be amended to provide that Annual Rent shall be adjusted as follows: commencing on June 1, 2021, and each Additional Extension Term exercised thereafter, the Annual Rent will increase by twelve percent (12%) over the Annual Rent paid during the previous Term.

3. **Emergency 911 Service.** In the future, without the payment of additional Annual Rent, or any other consideration, and at a location mutually acceptable to Lessor and Lessee, Lessor agrees that Lessee may add, modify and/or replace equipment only if and only to the extent necessary to be in compliance with any current or future federal, state or local mandated application, including but not limited to emergency 911 communication services.

4. **Rental Stream Offer.** If at any time after the date of this First Amendment, Lessor receives, and is considering to accept, a bona fide written offer from a third party seeking an assignment or transfer of the Annual Rent payments associated with the Agreement ("**Rental Stream Offer**"), Lessor shall immediately furnish Lessee with a copy of the Rental Stream Offer. Lessee shall have the right within ninety (90) days after it receives such copy to match the Rental Stream Offer and agree in writing to match the terms of the Rental Stream Offer. Such writing shall be in the form of a contract substantially similar to the Rental Stream Offer. If Lessee chooses not to exercise this right or fails to provide written notice to Lessor within the ninety (90) day period, Lessor may assign the right to receive Annual Rent payments pursuant to the Rental Stream Offer, subject to the terms of the Agreement. If Lessor attempts to assign or transfer Annual Rent payments without complying with this Paragraph, the assignment or transfer shall be void. Lessee shall not be responsible for any failure to make payments under the Agreement and reserves the right to hold payments due under the Agreement until Lessor complies with this Paragraph.

5. **Charges.** All charges payable under the Agreement such as utilities and taxes shall be billed by Lessor within one (1) year from the end of the calendar year in which the charges were incurred; any charges beyond such period shall not be billed by Lessor, and shall not be payable by Lessee. The foregoing shall not apply to monthly rent which is due and payable without a requirement that it be billed by Lessor. The provisions of this subparagraph shall survive the termination or expiration of the Agreement.

Cell Site No.: WI5414  
Cell Site Name: KRONENWETTER WT  
Fixed Asset No.: 10124070  
Market: IL / WI  
Address: 1688 Pine Road

6. **Acknowledgement.** Lessor acknowledges that: 1) this First Amendment is entered into of the Lessor’s free will and volition; 2) Lessor has read and understands this First Amendment and the underlying Agreement and, prior to execution of this First Amendment, was free to consult with counsel of its choosing regarding Lessor’s decision to enter into this First Amendment and to have counsel review the terms and conditions of this First Amendment; 3) Lessor has been advised and is informed that should Lessor not enter into this First Amendment, the underlying Agreement between Lessor and Lessee, including any termination or non-renewal provision therein, would remain in full force and effect.

7. **Notices.** Paragraph 13 of the Agreement is hereby deleted in its entirety and replaced with the following:

“(a) NOTICES. All notices, requests, and demands hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as follows:

If to Lessee:

New Cingular Wireless PCS, LLC  
Attn: Network Real Estate Administration  
Re: Cell Site # WI5414  
Cell Site Name KRONENWETTER WT (WI); Fixed Asset No.: 10124070  
575 Morosgo Drive NE  
Atlanta, GA 30324

With a required copy of the notice sent to the address above to AT&T Legal at:

New Cingular Wireless PCS, LLC  
Attn: AT&T Legal Department  
Re: Cell Site # WI5414  
Cell Site Name KRONENWETTER WT (WI); Fixed Asset No: 10124070  
208 S. Akard Street  
Dallas, Texas, 75202-4206

A copy sent to the Legal Department is an administrative step which alone does not constitute legal notice.

And as to Lessor:

Village of Kronenwetter  
1582 Kronenwetter Drive  
Kronenwetter, WI 54455

Cell Site No.: W15414  
Cell Site Name: KRONENWETTER WT  
Fixed Asset No.: 10124070  
Market: IL / WI  
Address: 1688 Pine Road

(b) In the event of a change in ownership, transfer or sale of the Property, within ten (10) days of such transfer, Lessor will send the below documents to Lessee. In the event Lessee does not receive such appropriate documents, Lessee shall not be responsible for any failure to pay the current landlord

- (i) New deed to Property
- (ii) New IRS Form W-9
- (iii) Completed and Signed AT&T Payment Direction Form
- (iv) Full contact information for new Lessor including all phone numbers

Either party hereto may change the place for the giving of notice to it by thirty (30) days prior written notice to the other as provided herein.”

**8. Memorandum of Agreement.** Either party will, at any time upon fifteen (15) days prior written notice from the other, execute, acknowledge and deliver to the other a recordable Memorandum of Agreement substantially in the form of the Attachment 1. Either party may record this memorandum at any time, in its absolute discretion.

**9. Other Terms and Conditions Remain.** In the event of any inconsistencies between the Agreement and this First Amendment, the terms of this First Amendment shall control. Except as expressly set forth in this First Amendment, the Agreement otherwise is unmodified and remains in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to this First Amendment.

**10. Capitalized Terms.** All capitalized terms used but not defined herein shall have the same meanings as defined in the Agreement.

[NO MORE TEXT ON THIS PAGE - SIGNATURES TO FOLLOW ON NEXT PAGE]





Cell Site No.: WI5414  
Cell Site Name: KRONENWETTER WT  
Fixed Asset No.: 10124070  
Market: IL / WI  
Address: 1688 Pine Road

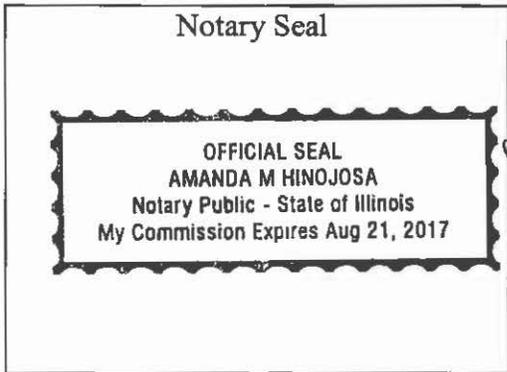
**LESSEE ACKNOWLEDGEMENT**

STATE OF Illinois  
COUNTY OF Cook ) SS. )

(MUST USE BLACK INK)

I certify that I know or have satisfactory evidence that JC Mayfield is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Professional-Tech Project Mgmt of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 3/23/14



Amanda M Hinojosa  
(Signature of Notary) Amanda Hinojosa

(Legibly Print or Stamp Name of Notary)  
Notary Public in and for the State of Illinois  
My appointment expires: 3/21/17

Cell Site No.: WI5414  
Cell Site Name: KRONENWETTER WT  
Fixed Asset No.: 10124070  
Market: IL / WI  
Address: 1688 Pine Road

**Attachment 1**

**Memorandum of Agreement**

Document Number	Document Title
	MEMORANDUM OF AGREEMENT
THIS DOCUMENT PREPARED BY, and WHEN RECORDED RETURN TO:	
Md7, LLC 10590 W. Ocean Air Drive, Suite 300 San Diego, CA 92130	
	Parcel ID Number: 145-2707-021-0991
SPACE ABOVE FOR RECORDER'S USE	

Re: Cell Site #: WI5414  
Cell Site Name: KRONENWETTER WT (WI)  
Fixed Asset Number: 10124070  
State: WI  
County: Marathon

**MEMORANDUM  
OF  
AGREEMENT**

This Memorandum of Agreement is entered into on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_, by and between the Village of Kronenwetter, a municipal corporation of the state of Wisconsin, having a mailing address at 1582 Kronenwetter Drive, Kronenwetter, WI 54455 (hereinafter referred to as "Lessor") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, successor by merger to American Cellular Corporation, a Delaware corporation, having a mailing address of 575 Morosgo Drive NE, Atlanta, GA 30324 (hereinafter referred to as "Lessee").

1. Lessor and Lessee (or their predecessors in interest) entered into a certain Water Tower Lease Agreement dated May 23, 2005, as amended by that certain First Amendment to Water Tower Lease Agreement dated \_\_\_\_\_, 201\_\_ (hereinafter, collectively, the "Agreement") for the purpose of installing, operating and maintaining a communications facility and other improvements at Lessor's real property located in the City of Kronenwetter, County

Cell Site No.: WI5414  
Cell Site Name: KRONENWETTER WT  
Fixed Asset No.: 10124070  
Market: IL / WI  
Address: 1688 Pine Road

of Marathon, commonly known as 1688 Pine Road. All of the foregoing are set forth in the Agreement.

2. The New Initial Term will be five (5) years (“**New Initial Term**”) commencing on June 1, 2016, with five (5) successive five (5) year options to renew.
3. The portion of the land being leased to Lessee (the “**Premises**”) is described in **Exhibit 1** annexed hereto.
4. This Memorandum of Agreement is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Agreement and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

[NO MORE TEXT ON THIS PAGE - SIGNATURES TO FOLLOW ON NEXT PAGE]

Cell Site No.: WI5414  
Cell Site Name: KRONENWETTER WT  
Fixed Asset No.: 10124070  
Market: IL / WI  
Address: 1688 Pine Road

**IN WITNESS WHEREOF**, the parties have executed this Memorandum of Agreement as of the day and year first above written.

LESSOR:  
Village of Kronenwetter,  
a municipal corporation of the state of Wisconsin

LESSEE:  
New Cingular Wireless PCS, LLC,  
a Delaware limited liability company

By: AT&T Mobility Corporation  
Its: Manager

By: \_\_\_\_\_  
(MUST USE BLACK INK)

By: \_\_\_\_\_  
(MUST USE BLACK INK)

Print Name: Chris Voll

Print Name: \_\_\_\_\_

Title: Village President

Title: \_\_\_\_\_

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

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

ATTEST:

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_





Cell Site No.: WI5414  
Cell Site Name: KRONENWETTER WT  
Fixed Asset No.: 10124070  
Market: IL / WI  
Address: 1688 Pine Road

**Exhibit 1 to Memorandum of Agreement**

**Legal Description**

Property is legally described as follows:

Street Address: 1688 Pine Road, Kronenwetter, WI 54455

Parcel ID Number: 145-2707-021-0991

In the County of Marathon, State of Wisconsin, to-wit:  
Lot One (1) of Certified Survey Map No. 5757 recorded in the Office of the Register of Deeds for Marathon County, Wisconsin in Volume 21 of Certified Survey Maps on page 75; being a part of the Southeast quarter (SE1/4) of the Northeast quarter (NE1/4) of Section Two (2), Township Twenty-seven (27) North, Range Seven (7) East, Town of Kronenwetter. 37.050.4.2707.021.0991

That certain Premises (and access and utility easements) on a portion of the Property and is described and/or depicted as follows:

Approximately 100 square feet of the water tower at the 156 foot level, which is the top of the water tower

# AN ORDINANCE ADOPTING A CODE OF ETHICS FOR VILLAGE OFFICIALS

---

## WHEREAS,

Wis. Stat. § 19.59 authorizes municipalities to adopt a Code of Ethics governing local elected officials, appointed officials, employees, and candidates; and

## WHEREAS,

the Village of Kronenwetter desires to ensure public confidence, transparency, integrity, and compliance with state law and local ordinances;

NOW, THEREFORE, the Village Board of the Village of Kronenwetter, Marathon County, Wisconsin, does ordain as follows:

---

## SECTION 1. Title

This Ordinance shall be known and cited as the “Village of Kronenwetter Code of Ethics.”

---

## SECTION 2. Purpose

The purpose of this Code is to:

1. Promote public confidence in the integrity of Village government;
  2. Ensure compliance with state laws, including Wis. Stat. §§ 19.42–19.59, 946.13, and other applicable statutes;
  3. Establish standards of ethical conduct for Village officials, trustees, and candidates;
  4. Provide guidance on conflicts of interest, use of public resources, gifts, political activity, confidentiality, and disclosure.
- 

## SECTION 3. Applicability

This Code applies to:

- All elected officials (Village President, Trustees),
- Appointed officials and members of boards, commissions, and committees,
- Contractors or vendors while performing duties under Village authority.

---

## SECTION 4. Standards of Conduct

1. **Compliance with Law**
  - All officials and representatives of VOK shall comply with applicable federal and state law, Village ordinances, and policies.
2. **Conflicts of Interest**
  - Officials and representatives must avoid conflicts between private interests and public duties.
  - No official or representative may participate in decisions in which they, a family member, or business associate has a (substantial) financial interest (Wis. Stat. § 946.13).
  - Disclosure of potential conflicts must be made in writing to the Village Clerk and recusal from related decisions is required.
3. **Use of Public Resources**
  - Village property, funds, or personnel shall be used solely for official purposes.
  - No official or representative may use public resources for personal gain, political campaigns, or private business activities.
4. **Gifts and Gratuities**
  - Officials and VOK representatives shall not accept gifts, favors, or services that could reasonably influence official duties.
  - Exceptions as allowed under Wis. Stat. § 19.59(1)(b) are permitted (e.g., gifts of minimal value).
5. **Confidentiality**
  - Officials and VOK representatives shall maintain confidentiality of information not subject to disclosure under the Wisconsin Public Records Law (Wis. Stat. §§ 19.31–19.39).
6. **Political Activity**
  - Officials may engage in political activity in a personal capacity but shall not use Village resources or time to influence elections.
7. **Financial Disclosure**
  - Officials shall file financial disclosure statements as required by Wis. Stat. § 19.43, if applicable.

---

## SECTION 5. Reporting and Enforcement

1. **Complaints**
  - Alleged violations may be reported in accordance with current Village policies
2. **Investigation**
  - Complaints shall be reviewed promptly, fairly, and confidentially.

**3. Enforcement**

- Violations may result in disciplinary action, removal from office (if legally authorized), referral to the District Attorney, or other remedies consistent with state law.
- 

**SECTION 6. Severability**

If any section of this ordinance is found invalid, the remainder shall remain in effect.

---

**SECTION 7. Effective Date**

This ordinance shall take effect upon passage and publication/posting as provided by law.

---

**From:** [Remzy Bitar](#)  
**To:** [Jennifer Poyer](#)  
**Cc:** [James Davel](#)  
**Subject:** Re: [External] Ordinance review  
**Date:** Saturday, January 17, 2026 4:19:16 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[Outlook-MLLG - Dar.png](#)

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Hi Jennifer,

I would offer the following comments for consideration:

1. Remove the reference to "federal," since the state statutes that address ethics are not federal. Plus, the Village does not want to sweep broader than necessary the laws that may apply.
2. As to this sentence: "All officials and representatives of VOK shall comply with applicable federal and state law, Village ordinances, and policies." This statement is too broad, and creates liability risk beyond ethics. It should be narrowed. I think what is meant is this: all officials "shall comply with applicable state laws, ordinances and policies relating to ethics, conflicts of interests, gifts and gratuities and the like."
3. The inclusion of "representatives" or "contractors" also sweeps too broadly; accordingly, the insertion of "representatives" should be deleted, as well as delete "contractors or vendors while performing duties under Village authority.". The state ethics code applies to "local public officials" who hold "local public office." Sec. 19.42(7w) and (7x), Stats. "Local public office" includes elected municipal officers; city and village managers, appointed municipal officers and employees who serve for a specified term; and officers and employees appointed by the governing body or executive or administrative head who serve at the pleasure of the appointing authority. The term **does not include** independent contractors and persons who perform only ministerial (i.e., non-discretionary) tasks, such as clerical workers. In addition, the term omits officials and employees who are appointed for indefinite terms and are only removable for cause, such as police chiefs and fire chiefs.
4. Complaints, investigations and enforcement will all trigger due process considerations. There needs to be full and fair notice of complaints, investigations, hearings, and the like. Some municipalities create an ethics board to handle such things. The draft ordinance, for instance, does not identify "who" will review the complaint, how investigations will be conducted and by whom, nor rights to notice and a hearing. Those who are working on this Ordinance can find lots of template ethics ordinances, and I

trust they will find some terms that continue to keep this policy simple and straightforward, which segways to my next point.

5. I generally encourage these policies to be simple and straightforward, since they are not required to be adopted at all. The risk with codes/ordinances that are too broad is that they become fodder for political mud-slinging and things can become expensive and time-consuming. The policy you have sent seems to be straightforward, but please note my comments above as the Village continues to work on this and finalizes it.

I think the above is self-explanatory, but let me know if you have any questions.

Remzy D. Bitar

**Municipal Law & Litigation Group, S.C.**  
*Arenz, Molter, Macy, Riffle, Larson & Bitar*  
730 N. Grand Avenue  
Waukesha, WI 53186  
Phone: (262) 548-1340  
Cell: (414) 899-0448  
Website: <http://municipallawsc.com>

**Municipal** LAW  
& LITIGATION GROUP

"Your Municipal Lawyers & Municipal Litigation Defense Team"

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---

**From:** Jennifer Poyer <jpoyer@kronenwetter.gov>

**Sent:** Monday, January 12, 2026 2:27 PM

**To:** Remzy Bitar <rbitar@ammr.net>

**Cc:** James Davel <jdavel@kronenwetter.gov>

**Subject:** Ordinance review

Good afternoon.

Would you please review the attached ethics ordinance?

The Village Board removed the previous Code of Conduct during the August 25, 2025 Village Board Meeting.

*(MINUTES FROM MEETING) Motion by Charneski/Sorensen to repeal the Code of Conduct Ordinance 115-13 and direct APC to review the complaint procedure and draft a new code of conduct. Motion carried by roll call vote. 5:2.*

The Administrative Policy Committee had “Development of Code of Conduct” on their September 23, 2025 agenda. The UNAPPROVED minutes state the action on this item as:

*Development of Code of Conduct Motion by Dumais/Sorensen to send the drafted ordinance to Village Board with the stated changes to section 5.1 for review with predigest that the committee does not recommend having a code of conduct. 4:0*

During the October 13, 2025 Village Board Meeting, the board voted to bring this item back after further member review. During the October 27, 2025 meeting, the revised (as attached) ordinance was approved.

*(MINUTES FROM MEETING) Motion by Stowell/Mortensen to approve the amended Code of Conduct presented by APC. Motion carried by voice vote. 6:0. Discussed that ‘employees’ was removed from the document.*

Please provide your opinion on the strength, necessity, etc. of this ordinance.

I also, attached the previous Code of Conduct.

Thank you,



**Jennifer Poyer**  
Village of Kronenwetter  
Village Clerk

**Phone:** 715-693-4200 ext. 1728  
**Email:** [jpoyer@kronenwetter.gov](mailto:jpoyer@kronenwetter.gov)

1582 Kronenwetter Drive  
Kronenwetter, WI 54455

[www.kronenwetter.gov](http://www.kronenwetter.gov)

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**RIVERSIDE FIRE DISTRICT AND VILLAGE OF KRONENWETTER  
MARATHON COUNTY, WISCONSIN  
FIRST AMENDMENT TO  
2023 AMBULANCE SERVICE AGREEMENT**

**THIS FIRST AMENDMENT TO 2023 AMBULANCE SERVICE AGREEMENT**

(“First Amendment”) made this \_\_\_\_ day of January, 2026, by and between Riverside Fire District (“PROVIDER”) and the Village of Kronenwetter "CUSTOMER" both municipal corporations located in Marathon County, Wisconsin and may be referred to as “Party” or “Parties”.

**WITNESSETH:**

**WHEREAS**, the PROVIDER and CUSTOMER entered into the 2023 AMBULANCE SERVICE AGREEMENT (3 Year) dated **September 15, 2022** (“Agreement”);

**WHEREAS**, said Agreement provided CUSTOMER with ambulance services by PROVIDER for calls originating or terminating within the municipal boundaries of CUSTOMER;

**WHEREAS**, CUSTOMER and PROVIDER are satisfied with the performance of each Party hereto under the Agreement and therefore desire to extend and modify the Agreement as provided for herein; and

**WHEREAS**, pursuant to Paragraph 22 of the Agreement, the Parties may amend and modify the Agreement if said amendment or modification is in writing and executed by the Parties;

**NOW, THEREFORE, IT IS HEREBY AGREED** that, in consideration of the mutual promises, obligations and benefits provided herein the receipt, sufficiency and adequacy of which is hereby acknowledged, the PROVIDER and CUSTOMER agree as follows:

1. Paragraph 3 of the Agreement is amended to provide that the first renewal term of the Agreement shall be for a period of five (5) years commencing on and retroactive to January 1,

2026 at 12:00 a.m. and expiring on December 31, 2030 at 11:59 p.m. (“First Renewal Term”), unless renewed pursuant to Paragraph 4 of the Agreement.

2. Paragraph 4 of the Agreement is repealed shall hereafter provide as follows:

Automatic Renewal. This Agreement shall automatically renew for one (1) calendar year terms commencing on each January 1 after the First Renewal Term unless written notice of non-renewal is served by either Party upon the other Party at least one calendar year from January 1<sup>st</sup>, of the then Renewal Term. After such termination, the Parties shall remain responsible for their respective share of any remaining costs and services.

3. Paragraph 6 of the Agreement is repealed and shall hereafter provide as follows:

Annual Base Fee. CUSTOMER shall pay PROVIDER an Annual Base Fee in the amount of \$6.28 per capita of CUSTOMER based on the State of Wisconsin Department of Administration’s latest census information for CUSTOMER. PROVIDER shall bill CUSTOMER the sum due annually under this Paragraph by February 15th of each year. Said Annual Base Fee shall be due and payable by CUSTOMER to PROVIDER no later than April 1<sup>st</sup> of said year. The Annual Base Fee shall increase two percent (2%) in each calendar year 2026 and 2027, three percent (3%) in each calendar year 2028 and 2029, and four percent (4%) in each calendar year thereafter.

4. Paragraph 10 of the Agreement is hereby amended to additionally provide as follows:

General liability insurance of the operator/driver of an ambulance is as set forth in Wis. Stat. §632.32. Workers compensation insurance for employees of the PROVIDER will be provided by the PROVIDER. Workers Compensation insurance for the employees of the CUSTOMER will be provided by the CUSTOMER. Malpractice insurance for the employees of

the PROVIDER will be provided by the PROVIDER. Malpractice insurance for the employees of the CUSTOMER will be provided by the CUSTOMER.

5. Paragraph 23 of the Agreement is repealed and shall hereafter provide as follows:

PROVIDER shall conduct four (4) EMS drills at the Kronenwetter Fire Station per year. Unless agreed upon otherwise by the Kronenwetter Fire Chief and the Riverside Fire District Chief, one drill shall be conducted each quarter of the calendar year. The Kronenwetter Fire Chief shall determine the topics for two of the drills and the Riverside Fire District Chief shall determine the topic for two of the drills. The Kronenwetter Fire Chief and Riverside Fire District Chief shall work cooperatively in scheduling the dates and times of these EMS drills.

6. Paragraph 24 of the Agreement is amended to provide as follows:

PROVIDER, when dispatched for EMS at a fire scene in the Village of Kronenwetter, PROVIDER will follow NIMS standards regarding the management of the scene and will remain on-scene until released by the incident commander. While on-scene, the ambulance crew will provide medical care as needed along with providing rehabilitation services to firefighters as requested by the incident commander.

7. Paragraph 26 of the Agreement is created to provide as follows:

Upon arrival at any scene or incident, PROVIDER shall be the primary patient care provider who shall direct all further assessments, interventions, and transport decisions.

8. Paragraph 27 of the Agreement is created to provide as follows:

Resident/Non-Resident Billing. Residents of CUSTOMER shall be invoiced at the “Resident” rate as set forth on the attached Resolution 2023-02 (as from time to time amended as set forth in the Agreement). All other patients shall be invoiced at the “Non-Resident” rate as set

forth on the attached Resolution 2023-02 (as from time to time amended as set forth in the Agreement).

9. Paragraph 28 of the Agreement is created to provide as follows:

Ambulance Operation/Driving. Upon request of the PROVIDER, employees of the CUSTOMER may operate/drive the PROVIDER ambulance(s) from a scene for the purpose of transport. Pursuant to Wis. Adm. Code § DHS 110, the PROVIDER crew shall be deemed the legally authorized two-person crew in such situations.

10. This First Amendment shall amend and modify only the provisions in the Agreement referenced herein for the limited purpose hereof and all other provisions of the Development Agreement are hereby reaffirmed.

**IN WITNESS WHEREOF**, the parties hereto have executed this First Amendment to amend and modify the Agreement as of the date and year first above and, by so signing, the signatories certify that they have been duly and properly authorized by their respective entities to make the commitments contained herein, intending them to be binding upon their respective entities and to execute this First Amendment on their behalf.

RIVERSIDE FIRE DISTRICT

By: \_\_\_\_\_  
\_\_\_\_\_, Chairman

STATE OF WISCONSIN    )  
  ) ss.  
COUNTY OF MARATHON )

Personally, came before me on this \_\_\_\_ day of \_\_\_\_\_, 2026, the above named \_\_\_\_\_ to me known to be such person and board member who executed the foregoing instrument and acknowledged that he executed the same as such and under the authority of Riverside Fire District.

\_\_\_\_\_

\_\_\_\_\_, Notary Public  
State of Wisconsin  
My Commission \_\_\_\_\_

VILLAGE OF KRONENWETTER

By: \_\_\_\_\_  
Dan Joling  
Its: Village President

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_, Clerk

STATE OF WISCONSIN    )  
  ) ss.  
COUNTY OF MARATHON )

Personally, came before me on this \_\_\_\_ day of \_\_\_\_\_, 2026, the above named \_\_\_\_\_ and \_\_\_\_\_ to me known to be such persons and village president and clerk who executed the foregoing instrument and acknowledged that they executed the same as such and under the authority of the Village of Kronenwetter.

\_\_\_\_\_, Notary Public  
State of Wisconsin  
My Commission \_\_\_\_\_

**THIS INSTRUMENT DRAFTED BY:**  
**Shane J VanderWaal**  
**VanderWaal Law, S.C.**  
**P.O. Box 1343**  
**Wausau, Wisconsin 54402-1343**  
**(715) 845-9401**

**RIVERSIDE FIRE DISTRICT AND VILLAGE OF KRONENWETTER  
MARATHON COUNTY, WISCONSIN  
FIRST AMENDMENT TO  
2023 AMBULANCE SERVICE AGREEMENT**

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\_\_\_\_\_, Notary Public  
State of Wisconsin  
My Commission \_\_\_\_\_

VILLAGE OF KRONENWETTER

By: \_\_\_\_\_  
Dan Joling  
Its: Village President

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_, Clerk

STATE OF WISCONSIN    )  
  ) ss.  
COUNTY OF MARATHON )

Personally, came before me on this \_\_\_\_ day of \_\_\_\_\_, 2026, the above named \_\_\_\_\_ and \_\_\_\_\_ to me known to be such persons and village president and clerk who executed the foregoing instrument and acknowledged that they executed the same as such and under the authority of the Village of Kronenwetter.

\_\_\_\_\_, Notary Public  
State of Wisconsin  
My Commission \_\_\_\_\_

**THIS INSTRUMENT DRAFTED BY:**  
**Shane J VanderWaal**  
**VanderWaal Law, S.C.**  
**P.O. Box 1343**  
**Wausau, Wisconsin 54402-1343**  
**(715) 845-9401**