



AMENDED COMMON COUNCIL MEETING AGENDA

February 11, 2025 at 6:30 PM
303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Discussion and action relating to Minutes**

[a.](#) January 28, 2025

4. **Citizens Address to the Council**

Public comments from citizens regarding items on, or not on the agenda. Register before speaking. State full name and full address when addressing the Council. The Council members may not debate but can ask clarifying questions with the citizens making the comments. Individual presentations are limited to three minutes.

5. **Reports from Committees, Boards, and Commissions**

Chair/Representative of Body please state your full name and the Body you are representing

6. **Public Works Committee Report**

[a.](#) Discussion and action regarding Alliant Energy's request for Easements Underground

[b.](#) Discussion and action regarding Well #4 Variable frequency Drive Conversion Conversion repairs not to exceed \$26,284.00

[c.](#) Director of Public Works

7. **Finance and Purchasing Committee Report**

[a.](#) Discussion and action relating to Vouchers of \$870,351.67

[b.](#) Discussion and action regarding the removal of part of the cat walk and façade that is pulling away from the building.

8. **Fire Chief's Report**

[a.](#) January reports

9. **City Council Report**

10. **Mayor's Report**

11. **City Administrator's Report**

- a. Discussion and action regarding Resolution 2025-04 Authorizing Conveyance of Real Estate Owned by City of Mauston - Mastermold, LLC
- b. Discussion and action on proposed 2-year fireworks sponsorship agreement with Festival Foods, 2025-2026.
- c. Discussion and action regarding the City's continued operation and funding of the annual 4th of July community celebration.
- d. Discussion and action to approve the City Administrator to enter into discussions with an offer to purchase to WP&L on the Water St. parcel based on the information received from the appraisal.
- e. Discussion and action regarding Resolution 2025-05 Authorizing the sale of Real Estate to CMK Properties

12. Closed Session: Pursuant to Wisconsin State Statute 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

- a. Proposed townhome development project at the intersection of Tremi Dr. and Herriot Dr.

13. Reconvene in Open Session

14. Discussion and Action as a Result of Closed Session Matters

15. Adjourn

NOTICE:

It is possible that action will be taken on any of the items on the agenda and that the agenda may be discussed in any order. It is also possible that a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Also, 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 this service, contact City Deputy Clerk Nicole Lyddy (608) 747-2706.

Any member of the public wishing to join the meeting telephonically should call City Hall by 4pm the day of the meeting. Staff will be happy to provide instructions on joining the meeting by phone. City Hall main number: 608-847-6676



COMMON COUNCIL MEETING MINUTES

January 28, 2025 at 6:30 PM

303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call:** The Mauston Common Council was called to order on January 28, 2025, at 6:30 pm by Mayor Teske. Attending members were Barb Hoilien, Jim Allaby, Rick Noe, Courtney Ray, Donna McGinley, Mary Bender, and Leanna Hagen. Mayor Darryl Teske, Administrator Daron Haugh, Public Works Director Rob Nelson, Police Chief Mike Zilisch, and Deputy Clerk Nicole Lyddy were also present.
2. **Pledge of Allegiance:** Mayor Teske led the pledge.
3. **Minutes:** Motion made by Noe, seconded by Hagen to approve the minutes of January 14, 2025. Motion carried unanimously.
4. **Citizens Address to the Council:**
 - a. **Joel Heesch, Mauston School Superintendent** – Spoke about the upcoming school referendum on the February 18, 2025, ballot. He encouraged both the council and residents to attend an informational meeting at Mauston High School on Wednesday, February 5, at 6:00 p.m. He also warned that if the referendum does not pass, the school district could face dissolution, as funds are projected to run out by 2027. **Jolene Routson, Principal of West Side Elementary and Mauston Montessori** – Addressed concerns regarding larger-than-desirable class sizes and emphasized the critical need for support staff to maintain a safe, organized, and effective learning environment. **Jim Dillin, Mauston High School Principal** – Discussed potential budget cuts if the referendum does not pass, including reductions in extracurricular activities. **Brett Kudick, Mauston Business Owner** – Representing the "Yes for Mauston Kids" group, he spoke about efforts to inform the public on the referendum and the reasons for its importance.
 - b. **Kathy Behnke from Mile Bluff Medical Center** - introduced herself to the council and expressed her willingness to provide any necessary information in the future.
5. **Reports from Committees, Boards, and Commissions:** McGinnley provided a summary of the Ambulance Annual Meeting, noting that Mauston and Necedah had the highest call volumes in 2024. She also stated that most patients were transported to Mile Bluff Medical Center.
6. **Public Works Committee Report**
 - a. **Olympic Builders Pay app #9:** Motion made by Noe, seconded by Hoilien to approve Olympic Builders Pay app #9 of \$89,446.48. Motion carried unanimously by roll call vote.

- b. **Well #4:** Motion made by Noe, seconded by McGinley to table until further information is received.
- c. **Director of Public Works:** Nelson stated that the wastewater treatment bar screen has been delivered and is scheduled for installation next month. Renovations at the wastewater treatment plant are progressing as planned.

7. Finance and Purchasing Committee Report:

- a. **Vouchers:** Motion made by Noe, seconded by Hoilien to approve the Vouchers of \$2,134,446.99. Motion carried unanimously by roll call vote.
- b. **County Highway Road Construction matching funds:** Motion made by Noe, seconded by Ray to approve the various roads matching funds of \$500. Motion carried unanimously.
- c. **C.T.H. G County Highway Road Construction matching funds:** Motion made by Noe, seconded by Ray to approve the \$1,500 matching funds. Motion carried unanimously.

8. Ordinance, Licenses and Permits Committee: Ordinance 2025-2073: Motion made by Allaby, seconded by Hagen to approve Ordinance 2025-2073 Amending Chapter 36 Traffic and Vehicles -Sec. 36-122 -No Parking. Motion carried unanimously.

9. Personnel and Negotiating Committee: Parks seasonal wage: Motion made by Noe, seconded by Allaby to approve the increase in the parks seasonal wage from \$14 per hour to \$15 per hour. Motion carried unanimously.

10. Municipal Court 4th Quarter 2024 Update: Judge Taake presented his 4th Quarter Report for 2024, discussing truancy and his collaboration with Juneau County Human Services to offer support to at-risk students. Participation in the program is voluntary, with students needing to volunteer in order to receive assistance.

11. Police Chief's Report: Chief Zilisch presented his December report, noting that our newest K9 officer, Lana, is adjusting well. With both K9s now available during the day and night, their presence has had a positive impact. He also addressed questions and mentioned that officers have been monitoring wards for code violations, with the work ongoing.

12. City Council Report: Noe mentioned that the Veterans Committee has developed a preliminary design and is working on a pamphlet to provide information about the project, which could align with the JCAIRS plan for a community center.

13. Mayor's Report: Mayor Teske shared that he recently had the opportunity to be a guest in Mr. Frye's Civic Class, where he answered questions from the students. His goal was to give them a sense that he is just an ordinary person and to provide insight into what it's like to be Mayor.

14. **City Administrator's Report:**

15. **Resolution 2025-03:** Motion made by Noe, seconded by Ray to approve Resolution 2025-03 Amending Resolution 2024-10 Procurement of Real Estate. Motion carried unanimously by roll call vote.
16. **Update on TXC development utility exchange with Brunner:** Haugh discussed the progress with TXC, noting that a Developer's Agreement with Brunner is being drafted and will soon be presented to the council. He also mentioned that Johnson and Block are here this week doing field work for the 2024 audit.

15. **Adjourn:** Motion made by Hoilien, seconded by Ray to adjourn. Motion carried unanimously at 7:06 pm.

Administrator

Date

Document No.

**EASEMENT UNDERGROUND
ELECTRIC AND COMMUNICATION**

The undersigned **Grantor(s) City of Mauston, (hereinafter called the "Grantor")**, in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto **Wisconsin Power and Light Company, a Wisconsin corporation (hereinafter called the "Grantee")**, the Grantee's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove the Designated Facilities, as indicated below, upon, in, over, through and across lands owned by the Grantor **in the City of Mauston, County of Juneau, State of Wisconsin**, said Easement Area to be 8 feet in width and described as follows:

See EXHIBIT "A" attached hereto and made a part hereof.

Record this document with the Register of Deeds

This Easement is subject to the following conditions:

Name and Return Address:

Alliant Energy
Attn: Real Estate Department
4902 North Biltmore Lane
Madison, WI 53718

1. **Designated Facilities:** This easement is for underground electric line facilities, including but not limited to conduit, cables, above ground electric pad-mount transformers, secondary pedestals, riser equipment and other appurtenant equipment associated with underground electric line facilities.
2. **Access:** The Grantee and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor's land adjacent to the Easement Area.
3. **Buildings and Structures:** The Grantor agrees within the Easement Area not to construct or place buildings, structures, or other improvements, or place water, sewer or drainage facilities; all without the express written consent of the Grantee.
4. **Landscaping and Vegetation:** No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted. The Grantee has the right to trim or remove trees, bushes and brush within the Easement Area without replacement or compensation hereinafter. The Grantee may treat the stumps of any trees, bushes or brush to prevent re-growth and apply herbicides in accordance with applicable laws, rules and regulations, for tree and brush control.
5. **Elevation:** After the installation of the facilities and final grading of the Easement Area, the Grantor agrees not to alter the elevation of the existing ground surface by more than six (6) inches or place rocks or boulders more than eight (8) inches in diameter, within the Easement Area, without the express written consent of the Grantee.
6. **Restoration and Damages:** The Grantee shall at its option, restore, cause to have restored or pay a reasonable sum for all damages to property, crops, fences, livestock, lawns, roads, fields and field tile (other than trees trimmed or cut down and removed), caused by the construction, maintenance or removal of said facilities.
7. **Rights not granted to the Grantee:** The Grantee shall not have the right to construct or place fences, buildings or any other facilities other than the above Designated Facilities.
8. **Reservation of use by the Grantor:** The right is hereby expressly reserved to the Grantor, the heirs, successors and assigns, of every use and enjoyment of said land within the Easement Area consistent with rights herein granted.
9. **Binding Effect:** This agreement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.
10. **Easement Brochure:** As provided by PSC 113, the Grantor shall have a minimum period of five days to examine materials approved or provided by the Public Service Commission of Wisconsin describing the Grantor's rights and options in the easement negotiating process. The Grantor hereby voluntarily waives the five day review period or acknowledges that they have had at least five days to review such materials.

Parcel Identification Number(s)

292511470

WITNESS the signature(s) of the Grantor this _____ day of January, 20 25.

CITY OF MAUSTON

_____(SEAL)
Signature
Darryl D.D. Teske, Mayor
Printed Name and Title

_____(SEAL)
Signature
Daron Haugh, Administrator
Printed Name and Title

ACKNOWLEDGEMENT

STATE OF Wisconsin)
COUNTY OF Juneau) SS

Personally came before me January, 20 25, the above-named Darryl D.D. Teske, Mayor and Daron Haugh, Administrator,
the _____ of City of Mauston to me known to be the person who executed
the foregoing document and acknowledged that they are executed the foregoing document as on behalf of said entity by its authority.

Signature of Notary
Nicole R. Lyddy

Printed Name of Notary
Notary Public, State of Wisconsin
My Commission Expires (is) 11-28-27

This instrument drafted by
Justin DeVries

Checked by
Haley Long

November 26, 2024

Project Title:	ATC Y-74 HLTA2294 UG Work
ERP Activity ID:	1015566
Tract No.:	
Rerow No.:	

Exhibit "A"**Lands owned by Grantor:**

Located in the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 1, Township 15 North, Range 3 East, City of Mauston, Juneau County, Wisconsin.

A strip of land ten (10) rods wide and eighty (80) rods long, off the south side of the southeast quarter of the northeast quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section One (1), Township Fifteen (15) North, Range Three (3) East, containing five (5) acres of land more or less; Also the North ten (10) acres of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section One (1), Township Fifteen (15) North, Range Three (3) East, all in Juneau County, Wisconsin excepting therefrom flowage rights heretofore granted.

Also a part of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section One (1), Township Fifteen (15) North, Range Three (3) East, described as follows: Starting at a point on the east section line 990 feet north of the southeast corner of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) which point is place of beginning; thence west at right angles, a distance of 133 feet; thence south at right angles, and parallel with the section line, a distance of 100 feet; thence east at right angles, a distance of 133 feet to the section line; thence north along the section line a distance of 100 feet to the place of beginning.

Except, therefrom, land previously deeded to Orville Brooks and Christine Brooks, recorded in Volume 150 of Deeds, page 147, on September 30, 1953, and land previously sold to Ferd Babcock and Daisy Babcock, his wife, recorded in Volume 147 of Deeds on page 225, on the 11th day of July, 1955, both recordings being in the office of the Register of Deeds, Juneau County, Wisconsin.

Also excepting, lands heretofore conveyed to the State of Wisconsin for highway purposes as recorded in Volume 162 of Deeds at Page 564.

Grantor's deed being recorded on June 13, 1991, as Document Number 307461 in the office of the Register of Deeds for Juneau County, Wisconsin.

Easement area:

An Easement Area Eight (8) feet in width, having Four (4) feet of such width on either side of the following described centerline: The centerline of Grantee's Designated Facilities as constructed, to be constructed, extended, or relocated lying within the above-described real property.

Document No.

**EASEMENT UNDERGROUND
ELECTRIC AND COMMUNICATION**

The undersigned **Grantor(s) City of Mauston, a municipal corporation, (hereinafter called the "Grantor")**, in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto **Wisconsin Power and Light Company, a Wisconsin corporation (hereinafter called the "Grantee")**, the Grantee's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove the Designated Facilities, as indicated below, upon, in, over, through and across lands owned by the Grantor **in the City of Mauston, County of Juneau, State of Wisconsin**, said Easement Area to be 8 feet in width and described as follows:

See EXHIBIT "A" attached hereto and made a part hereof.

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6. **Restoration and Damages:** The Grantee shall at its option, restore, cause to have restored or pay a reasonable sum for all damages to property, crops, fences, livestock, lawns, roads, fields and field tile (other than trees trimmed or cut down and removed), caused by the construction, maintenance or removal of said facilities.
7. **Rights not granted to the Grantee:** The Grantee shall not have the right to construct or place fences, buildings or any other facilities other than the above Designated Facilities.
8. **Reservation of use by the Grantor:** The right is hereby expressly reserved to the Grantor, the heirs, successors and assigns, of every use and enjoyment of said land within the Easement Area consistent with rights herein granted.
9. **Binding Effect:** This agreement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.
10. **Easement Brochure:** As provided by PSC 113, the Grantor shall have a minimum period of five days to examine materials approved or provided by the Public Service Commission of Wisconsin describing the Grantor's rights and options in the easement negotiating process. The Grantor hereby voluntarily waives the five day review period or acknowledges that they have had at least five days to review such materials.

Name and Return Address:

Alliant Energy
Attn: Real Estate Department
4902 North Biltmore Lane
Madison, WI 53718

Parcel Identification Number(s)

292511652.16

WITNESS the signature(s) of the Grantor this _____ day of January, 20 25.

CITY OF MAUSTON

_____(SEAL)
Signature
Darryl D.D. Teske, Mayor
Printed Name and Title

_____(SEAL)
Signature
Daron Haugh, Administrator
Printed Name and Title

ACKNOWLEDGEMENT

STATE OF Wisconsin)
COUNTY OF Juneau) SS

Personally came before me January, 2025 the above-named Darryl D.D. Teske, Mayor and Daron Haugh, Administrator,
the _____ of City of Mauston to me known to be the person who executed
the foregoing document and acknowledged that they are executed the foregoing document as on behalf of said entity by its authority.

Signature of Notary
Nicole R. Lyddy

Printed Name of Notary
Notary Public, State of Wisconsin
My Commission Expires (is) 11-28-2027

This instrument drafted by
Justin DeVries

Checked by
Haley Long

November 26, 2024

Project Title:	ATC Y-74 HLTA2294 UG Work
ERP Activity ID:	1015566
Tract No.:	
Rerow No.:	

Exhibit "A"

Section 6, Item a.

Lands owned by Grantor:

Located in the North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 7, Township 15 North, Range 4 East, City of Mauston, Juneau County, Wisconsin.

Outlot A of Juneau County Certified Survey Map No. 2890, recorded in Volume 12 of CSM, page 8, being a part of Lot 8 of Certified Survey Map No. 2030 recorded in Volume 7 of C.S.M., page 215; and also being a part of Lot C of CSM No. 2367, recorded in Volume 9 of CSM, page 119, located in the North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 7, Township 15 North, Range 4 East, City of Mauston, Juneau County, Wisconsin.

AND

A part of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 7, T15N, R4E, in the City of Mauston, Juneau County, Wisconsin, more particularly described as Lot 7 and Outlot A of Juneau County Certified Survey Map #2029 recorded in Volume 7 of C.S.M. at page 214.

Grantor's deeds being recorded on June 3, 2003, as Document Number 617571, AND on December 30, 1999, as Document Number 362278 in the office of the Register of Deeds for Juneau County, Wisconsin.

Easement area:

An Easement Area Eight (8) feet in width, having Four (4) feet of such width on either side of the following described centerline: The centerline of Grantee's Designated Facilities as constructed, to be constructed, extended, or relocated lying within the above-described real property.



Speed and Innovation is Our WaterMark

January 21, 2025

Mr. Rob Nelson
Mauston Water Department
303 Mansion St.
Mauston, WI. 53948

Re: Well #4 Variable Frequency Drive Conversion

Dear Mr. Nelson,

Our recent observation of the control valve condition indicates a more serious repair is needed. Discussing this with Shawn, it was felt that eliminating the valve and converting the system to one similar to well #5 with a mechanical check valve and variable frequency drive operation would be a cost effective approach for the long term operation of the well. In addition to the aged valve, estimated at forty plus years, the present solid state motor starter is over twenty years old and the manufacturer is no longer in existence. Part of the requested service included replacement of the motor actuated 3" butterfly valve on the bypass piping which could be eliminated with the vfd installation.

The proposed improvements and modifications will consist of removing the current check valve, control valve, and 8" pipe up to coupling, bypass piping, actuated valve and piping exiting well house. Isolate and track control wiring. Install new swingflex valve, 8" half spool, reconnect water line and raw sample tap. Remount air/vac valve with screened return. Remove current solid state motor starter, install 100 hp rated variable frequency drive, dc link choke ventilation fan and inlet air filter. Install output reactor in separate enclosure. Install operator programming unit in front cover of enclosure. Track control wiring and bypass and/or remove unused components, program drive and start and test. A DNR submittal will be required for this service and a cost for a submittal is included.

The above costs are estimated not to exceed \$26,284.00. This figure allows for a larger amount of time than usual for the control work. If you could locate the electrical schematics for the bypass piping and past control upgrades we could shorten our labor costs for this portion. If possible I would like to review these items prior to performing the work.

I hope you find this proposal helpful. If you should have any questions or comments please feel free to contact me. I will also be willing to meet with you to discuss further.

Sincerely,

Tom Goethel P.E., CTW Corporation cc: Hunter Cummins, CTW Corporation

CTW Corporation

21500 W. Good Hope Road, Lannon, WI 53046

www.ctwcorporation.com (262) 253-6613 Branches: Baraboo, Eau Claire, and Green Bay

February 11, 2025

ACH Payments & Checks #40500 - #40546

01/25/25 – 02/07/25

Total Vouchers = \$805,558.09

ERF Vouchers = \$0

Plus

Payroll = \$64,793.58

Total to Approve \$870,351.67

Fund: 100 - General Fund

Account Number		2025 February	2025 Actual 02/07/2025	2025 Budget	Budget Status	% of Budget
100-00-41110-000-000	General Property Taxes	0.00	673,346.42	2,571,788.00	-1,898,441.58	26.18
100-00-41140-000-000	Mobile Home Park Permits/Taxes	0.00	0.00	27,500.00	-27,500.00	0.00
100-00-41210-000-000	Room Tax	26.48	12,996.26	72,250.00	-59,253.74	17.99
100-00-41220-000-000	GMTA 70% Room Tax	61.78	30,324.62	160,000.00	-129,675.38	18.95
100-00-41220-100-000	Other Revenues	0.00	0.00	0.00	0.00	0.00
100-00-41300-000-000	Payment in Lieu of Taxes	1,100.00	1,100.00	18,500.00	-17,400.00	5.95
100-00-41310-000-000	Reg Mun Owned Taxes	0.00	0.00	105,715.00	-105,715.00	0.00
100-00-41810-000-000	Intrst-Delinq Mobile Home Tax	0.00	0.00	0.00	0.00	0.00
100-00-41820-000-000	Intrst-Delinq PP Tax	0.00	21.36	0.00	21.36	0.00
100-00-41900-000-000	Other Tax Collections	0.00	0.00	0.00	0.00	0.00
Taxes		1,188.26	717,788.66	2,955,753.00	-2,237,964.34	24.28
100-00-43300-000-000	Other Federal Payments	0.00	0.00	0.00	0.00	0.00
100-00-43410-000-000	State Shared Revenues	0.00	0.00	1,240,319.00	-1,240,319.00	0.00
100-00-43410-100-000	Utility Aid Payment	0.00	0.00	34,653.00	-34,653.00	0.00
100-00-43410-200-000	Expenditure Restraint Pmt	0.00	0.00	0.00	0.00	0.00
100-00-43410-300-000	Personal Property Aid	0.00	0.00	58,381.00	-58,381.00	0.00
100-00-43420-000-000	Fire Ins Tax from State	0.00	0.00	13,500.00	-13,500.00	0.00
100-00-43521-000-000	PD Overtime/DOT Grants	0.00	0.00	0.00	0.00	0.00
100-00-43522-000-000	State Law Enforcement Training	0.00	0.00	1,600.00	-1,600.00	0.00
100-00-43524-000-000	Forest Fire Protect Grant (FD)	0.00	0.00	0.00	0.00	0.00
100-00-43525-000-000	Equipment Grants	0.00	0.00	0.00	0.00	0.00
100-00-43530-000-000	State Transportatn Aids	0.00	106,369.87	425,851.00	-319,481.13	24.98
100-00-43531-000-000	State Aid Connecting Streets	0.00	22,859.93	91,440.00	-68,580.07	25.00
100-00-43532-000-000	COVID-19 R2R Grant Aid	0.00	0.00	0.00	0.00	0.00
100-00-43533-000-000	State Aid Computers	0.00	0.00	9,488.00	-9,488.00	0.00
100-00-43549-000-000	DNR Recycling	0.00	0.00	13,348.00	-13,348.00	0.00
100-00-43600-000-000	Other State Payments	0.00	0.00	0.00	0.00	0.00
100-00-43610-000-000	Payment for Municipal Services	161,532.25	161,532.25	95,000.00	66,532.25	170.03
100-00-43660-000-000	Environmental Impact Rev (ATC)	0.00	0.00	1,458.00	-1,458.00	0.00
Intergovernmental Revenues		161,532.25	290,762.05	1,985,038.00	-1,694,275.95	14.65
100-00-44110-000-000	Liquor License/Malt Bevs Fee	10.00	20.00	9,000.00	-8,980.00	0.22
100-00-44121-000-000	Cable TV Licenses	0.00	5,006.86	20,388.00	-15,381.14	24.56
100-00-44121-000-100	VSP Fee Subsidy	0.00	0.00	4,308.00	-4,308.00	0.00
100-00-44130-000-000	Operator, Cig & Amuse Device	30.00	90.00	6,000.00	-5,910.00	1.50
100-00-44200-000-000	Dog & Cat Licenses	0.00	0.00	0.00	0.00	0.00
100-00-44201-000-000	Chicken permit	0.00	0.00	100.00	-100.00	0.00
100-00-44301-000-000	Fire Inspection Fee	75.00	75.00	1,000.00	-925.00	7.50
100-00-44400-000-000	Bldg & Zoning Permit	0.00	10,718.30	50,000.00	-39,281.70	21.44
100-00-44410-000-000	Rental Inspection	0.00	0.00	0.00	0.00	0.00
100-00-44910-000-000	Other Permits/Fees(Sellers,MH)	0.00	0.00	400.00	-400.00	0.00
Licenses & Permits		115.00	15,910.16	91,196.00	-75,285.84	17.45
100-00-45115-000-000	Muni Court Fees (City)	0.00	-1,091.78	30,000.00	-31,091.78	-3.64
100-00-45116-000-000	Muni Court Fines (City)	0.00	1,511.78	60,000.00	-58,488.22	2.52
100-00-45120-000-000	County Court Fines/Forfeitures	0.00	145.08	3,500.00	-3,354.92	4.15
100-00-45130-000-000	Parking Violations	220.00	2,380.00	20,000.00	-17,620.00	11.90
100-00-45140-000-000	Police Undercover Local Rev	0.00	0.00	0.00	0.00	0.00
100-00-45141-000-000	Police Fed Equity Share Rev	0.00	0.00	0.00	0.00	0.00

Fund: 100 - General Fund

Account Number		2025 February	2025 Actual 02/07/2025	2025 Budget	Budget Status	% of Budget
Fines & Forfeitures		220.00	2,945.08	113,500.00	-110,554.92	2.59
100-00-46100-000-000	Misc. General Revenues	0.00	0.00	0.00	0.00	0.00
100-00-46101-000-000	Admin Service Fee	0.00	0.00	0.00	0.00	0.00
100-00-46210-000-000	Police A/R,Supoena, Fees, Tows	0.00	40.00	750.00	-710.00	5.33
100-00-46220-000-000	Township Rural Fire Reimbursmt	0.00	219,503.00	219,503.00	0.00	100.00
100-00-46220-001-000	Township Rural Fire 2% Dues	0.00	0.00	13,500.00	-13,500.00	0.00
100-00-46223-000-000	Emergency Response Fee Revenue	0.00	3,015.00	62,250.00	-59,235.00	4.84
100-00-46230-000-000	Ambulance Assessment fee	0.00	90.50	291,330.00	-291,239.50	0.03
100-00-46322-000-000	Assessments:C&G/Sidewalk	0.00	49.14	35,736.00	-35,686.86	0.14
100-00-46323-000-100	Service Charge (Mowing)	0.00	0.00	5,000.00	-5,000.00	0.00
100-00-46323-000-200	Service Charge (Shovel)	0.00	0.00	1,000.00	-1,000.00	0.00
100-00-46370-000-000	Boat Launch Fees	0.00	30.00	3,500.00	-3,470.00	0.86
100-00-46420-000-000	Garbage Collection Revenue	0.00	183.46	243,351.00	-243,167.54	0.08
100-00-46423-000-000	Large Item Pick up Rev	0.00	0.00	0.00	0.00	0.00
100-00-46540-300-000	FD UBS Investment	0.00	0.00	0.00	0.00	0.00
100-00-46700-000-000	Summer Rec Revenue	0.00	0.00	0.00	0.00	0.00
100-00-46721-000-000	Tree Tribute Program Revenue	0.00	0.00	1,000.00	-1,000.00	0.00
Public Charges for Services		0.00	222,911.10	876,920.00	-654,008.90	25.42
100-00-48100-000-000	Interest Temporary Investment	0.00	21,800.69	17,500.00	4,300.69	124.58
100-00-48100-100-000	UBS FD Interest Income	0.00	0.00	0.00	0.00	0.00
100-00-48102-400-000	Interest - Lenorud	0.00	0.00	0.00	0.00	0.00
100-00-48102-500-000	Interest - Games 4 Us	0.00	0.00	0.00	0.00	0.00
100-00-48102-600-000	Interest - Rehab Bar	0.00	0.00	0.00	0.00	0.00
100-00-48102-700-000	Interest - PSD	0.00	0.00	0.00	0.00	0.00
100-00-48120-000-000	Interest on Special Assessment	0.00	0.00	1,500.00	-1,500.00	0.00
100-00-48130-000-000	Interest on K9 account	0.00	7.00	500.00	-493.00	1.40
100-00-48130-000-001	FD Donation CD Revenue	0.00	0.00	0.00	0.00	0.00
100-00-48150-000-000	Interest Parkland Dedication	0.00	108.85	500.00	-391.15	21.77
100-00-48210-000-000	Rent of City Property	0.00	0.00	5,000.00	-5,000.00	0.00
100-00-48220-000-000	Rent of Fairgrounds/Parks	200.00	375.00	3,500.00	-3,125.00	10.71
100-00-48221-000-000	Concession Stand Shared Rev	0.00	0.00	0.00	0.00	0.00
100-00-48230-000-000	Fee for Car Wash & Veh. Maint.	0.00	0.00	0.00	0.00	0.00
100-00-48310-000-000	Sale of City Property	0.00	68.20	0.00	68.20	0.00
100-00-48410-000-000	Insurance/Damage Recoveries	0.00	0.00	0.00	0.00	0.00
100-00-48500-000-000	Donations	0.00	1,009.63	15,000.00	-13,990.37	6.73
100-00-48500-000-100	K9 Unit Donations	0.00	50.00	1,500.00	-1,450.00	3.33
100-00-48500-900-000	FD Special Funds Donations	0.00	0.00	0.00	0.00	0.00
100-00-48700-000-000	Miscellaneous Revenue	0.00	120.00	10,000.00	-9,880.00	1.20
100-00-48710-000-000	School Liaison Contribution/Rv	0.00	0.00	58,802.00	-58,802.00	0.00
100-00-48711-000-000	GMTA Misc Revenue	0.00	0.00	0.00	0.00	0.00
100-00-48810-000-000	Parkland Dedication Revenue	0.00	0.00	0.00	0.00	0.00
100-00-48820-000-000	Parks Fund Raising Revenue	0.00	0.00	0.00	0.00	0.00
Miscellaneous		200.00	23,539.37	113,802.00	-90,262.63	20.68
100-00-49100-000-000	Proceeds from Long Term Debt	0.00	0.00	0.00	0.00	0.00
100-00-49150-000-000	Proceeds from Debt Premium	0.00	0.00	0.00	0.00	0.00
100-00-49200-000-000	Transfer In from 20 % Room Tax	0.00	0.00	0.00	0.00	0.00
100-00-49210-000-000	Transfer In	0.00	0.00	0.00	0.00	0.00
100-00-49240-000-000	Transfer from CDBG	0.00	0.00	0.00	0.00	0.00

Fund: 100 - General Fund

Account Number		2025	2025	2025	Budget	% of
		February	Actual 02/07/2025	Budget	Status	Budget
100-00-49310-000-000	Transfer in-TIF	0.00	0.00	0.00	0.00	0.00
100-00-49500-000-000	Proceeds from Refunding Bonds	0.00	0.00	0.00	0.00	0.00
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Other Financing Sources		0.00	0.00	0.00	0.00	0.00
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Total Revenues		163,255.51	1,273,856.42	6,136,209.00	-4,862,352.58	20.76
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Fund: 100 - General Fund

		2025				
Account Number		2025 February	Actual 02/07/2025	2025 Budget	Budget Status	% of Budget
100-00-51110-110-000	Salary/Wages	830.79	-2,356.32	21,600.00	23,956.32	-10.91
100-00-51110-130-000	FICA/Medicare	63.55	190.65	2,055.00	1,864.35	9.28
100-00-51110-160-000	Employee Recog	0.00	0.00	1,000.00	1,000.00	0.00
100-00-51110-211-000	Audit	0.00	0.00	22,123.00	22,123.00	0.00
100-00-51110-212-000	Assessing	922.86	1,790.48	15,000.00	13,209.52	11.94
100-00-51110-213-000	Legal	0.00	0.00	0.00	0.00	0.00
100-00-51110-312-000	Code Maintenance	0.00	2,807.28	2,500.00	-307.28	112.29
100-00-51110-313-000	Elections	17.55	17.55	6,250.00	6,232.45	0.28
100-00-51110-313-100	Supplies for COVID-19	0.00	0.00	0.00	0.00	0.00
100-00-51110-330-000	Educ/Trng/Travel	0.00	0.00	100.00	100.00	0.00
100-00-51110-390-000	Miscellaneous	0.00	0.00	1,000.00	1,000.00	0.00
100-00-51110-591-000	Bad Debt & Write offs	0.00	0.00	0.00	0.00	0.00
100-00-51120-213-000	Legal	0.00	0.00	0.00	0.00	0.00
100-00-51120-330-000	Educ/Trng/Travel	0.00	0.00	0.00	0.00	0.00
100-00-51120-390-000	Miscellaneous	0.00	600.00	750.00	150.00	80.00
100-00-51250-110-000	Judge & Clerk Wage	2,089.12	4,626.78	52,317.00	47,690.22	8.84
100-00-51250-130-000	FICA/Medicare	151.47	436.77	4,002.00	3,565.23	10.91
100-00-51250-131-000	Health Insurance	0.00	2,180.56	20,933.00	18,752.44	10.42
100-00-51250-132-000	FSA Contribution	0.00	0.00	800.00	800.00	0.00
100-00-51250-133-000	Dental Insurance	89.62	179.24	1,075.00	895.76	16.67
100-00-51250-134-000	Vision Insurance	23.02	46.04	276.00	229.96	16.68
100-00-51250-135-000	Retirement	110.44	331.32	2,872.00	2,540.68	11.54
100-00-51250-210-000	Legal & Administration	0.00	0.00	500.00	500.00	0.00
100-00-51250-224-000	Telephone/Fax	0.00	22.11	300.00	277.89	7.37
100-00-51250-290-000	Jail Services	0.00	0.00	250.00	250.00	0.00
100-00-51250-310-000	Office Supplies	0.00	125.00	2,850.00	2,725.00	4.39
100-00-51250-313-100	Supplies for COVID-19	0.00	0.00	0.00	0.00	0.00
100-00-51250-321-000	Publication	0.00	0.00	0.00	0.00	0.00
100-00-51250-330-000	Educ/Trng/Travel	0.00	205.00	1,850.00	1,645.00	11.08
100-00-51250-353-000	Info Tech	0.00	7,746.55	7,850.00	103.45	98.68
100-00-51250-390-000	Miscellaneous	0.00	0.00	100.00	100.00	0.00
100-00-51400-110-000	Salary/Wages	6,007.36	17,899.34	153,470.00	135,570.66	11.66
100-00-51400-130-000	FICA/Medicare	445.70	1,327.96	11,740.00	10,412.04	11.31
100-00-51400-131-000	Health Insurance	31.25	3,001.50	37,784.00	34,782.50	7.94
100-00-51400-132-000	FSA Contribution	0.00	0.00	1,475.00	1,475.00	0.00
100-00-51400-133-000	Dental Insurance	136.98	273.96	1,913.00	1,639.04	14.32
100-00-51400-134-000	Vision Insurance	36.48	72.96	521.00	448.04	14.00
100-00-51400-135-000	Retirement	417.50	1,243.96	10,666.00	9,422.04	11.66
100-00-51400-210-000	Professional Service	0.00	0.00	1,500.00	1,500.00	0.00
100-00-51400-211-000	Background Checks	35.00	35.00	1,650.00	1,615.00	2.12
100-00-51400-213-000	Legal	0.00	0.00	6,750.00	6,750.00	0.00
100-00-51400-216-000	Hire & Recruitment	0.00	0.00	1,250.00	1,250.00	0.00
100-00-51400-221-000	Electricity	0.00	0.00	8,750.00	8,750.00	0.00
100-00-51400-222-000	Gas/Heat	0.00	0.00	3,250.00	3,250.00	0.00
100-00-51400-223-000	Water/Sewer	0.00	0.00	3,750.00	3,750.00	0.00
100-00-51400-224-000	Telephone/Fax	0.00	199.13	3,250.00	3,050.87	6.13
100-00-51400-240-000	Building Maintenance	919.98	919.98	5,500.00	4,580.02	16.73
100-00-51400-290-000	Contractual Services	0.00	4,715.63	12,500.00	7,784.37	37.73
100-00-51400-310-000	Office Supplies	0.00	216.55	3,750.00	3,533.45	5.77
100-00-51400-311-000	Postage/Shipping	0.00	125.00	2,000.00	1,875.00	6.25
100-00-51400-313-000	Custodial Supplies	0.00	24.98	3,500.00	3,475.02	0.71
100-00-51400-313-100	Supplies for COVID-19	0.00	0.00	0.00	0.00	0.00

Fund: 100 - General Fund

		2025				
Account Number		2025 February	Actual 02/07/2025	2025 Budget	Budget Status	% of Budget
100-00-51400-320-000	Memberships/Dues	0.00	0.00	3,500.00	3,500.00	0.00
100-00-51400-321-000	Publications	120.88	229.84	3,750.00	3,520.16	6.13
100-00-51400-330-000	Educ/Trng/Travel	0.00	0.00	4,000.00	4,000.00	0.00
100-00-51400-350-000	Equip Maint (Non-Office)	0.00	0.00	500.00	500.00	0.00
100-00-51400-352-000	Office Equip Maint	0.00	0.00	3,450.00	3,450.00	0.00
100-00-51400-353-000	Info Tech	0.00	3,452.44	12,500.00	9,047.56	27.62
100-00-51400-390-000	Miscellaneous	0.00	21.72	125.00	103.28	17.38
100-00-51400-510-000	Ins (Non-Labor)	0.00	15,787.24	38,750.00	22,962.76	40.74
100-00-51400-520-000	FSA Total Admin Fees	0.00	0.00	2,500.00	2,500.00	0.00
100-00-51400-740-000	Losses/Damages	0.00	0.00	0.00	0.00	0.00
100-00-51400-790-000	Donations/Grants Expenditures	0.00	0.00	0.00	0.00	0.00
100-00-51400-821-000	Building Improvement	0.00	0.00	0.00	0.00	0.00
Administration		12,449.55	68,496.20	512,397.00	443,900.80	13.37
100-00-52100-110-000	Salary/Wages	35,805.00	81,639.85	1,007,149.00	925,509.15	8.11
100-00-52100-111-000	Clerical OT Wages	0.00	0.00	1,270.00	1,270.00	0.00
100-00-52100-112-000	Officer PT Wages	0.00	0.00	0.00	0.00	0.00
100-00-52100-116-000	Officer OT Wages	1,887.90	11,974.82	64,062.00	52,087.18	18.69
100-00-52100-121-000	Crossing Guard Wages	156.00	381.00	10,500.00	10,119.00	3.63
100-00-52100-130-000	FICA/Medicare	2,784.84	10,098.28	82,848.00	72,749.72	12.19
100-00-52100-131-000	Health Insurance	268.75	17,439.37	175,965.00	158,525.63	9.91
100-00-52100-132-000	FSA Contribution	0.00	0.00	7,150.00	7,150.00	0.00
100-00-52100-133-000	Dental Insurance	983.81	1,967.62	11,401.00	9,433.38	17.26
100-00-52100-134-000	Vision Insurance	205.65	411.30	2,681.00	2,269.70	15.34
100-00-52100-135-000	Retirement	5,314.84	17,816.55	153,374.00	135,557.45	11.62
100-00-52100-191-000	Protective Cloth/Gear	0.00	6,642.50	11,750.00	5,107.50	56.53
100-00-52100-213-000	Legal	0.00	0.00	18,000.00	18,000.00	0.00
100-00-52100-216-000	Hire & Recruitment	0.00	0.00	500.00	500.00	0.00
100-00-52100-217-000	Investigations	0.00	150.00	15,000.00	14,850.00	1.00
100-00-52100-217-100	K9 Unit Expenses	950.00	950.00	2,000.00	1,050.00	47.50
100-00-52100-217-200	Undercover Local Expenses	0.00	82.50	0.00	-82.50	0.00
100-00-52100-217-300	Fed Equity Share Expenses	0.00	0.00	0.00	0.00	0.00
100-00-52100-217-900	K9 Unit Special Acct Expenses	0.00	0.00	0.00	0.00	0.00
100-00-52100-221-000	PD Electricity	0.00	0.00	6,250.00	6,250.00	0.00
100-00-52100-222-000	PD Heating Gas	0.00	0.00	4,700.00	4,700.00	0.00
100-00-52100-223-000	Police Water/Sewer	0.00	0.00	4,150.00	4,150.00	0.00
100-00-52100-224-000	Telephone/Fax	0.00	304.69	9,500.00	9,195.31	3.21
100-00-52100-290-000	Contractual Service	0.00	4,550.61	15,000.00	10,449.39	30.34
100-00-52100-310-000	Office Supplies	245.40	245.40	2,250.00	2,004.60	10.91
100-00-52100-313-000	Cleaning supplies-PD	0.00	0.00	1,750.00	1,750.00	0.00
100-00-52100-313-100	Supplies for COVID-19	0.00	0.00	0.00	0.00	0.00
100-00-52100-320-000	Membership/Dues	0.00	350.00	500.00	150.00	70.00
100-00-52100-321-000	Publications	0.00	0.00	0.00	0.00	0.00
100-00-52100-330-000	Educ/Trng/Travel	0.00	395.00	15,000.00	14,605.00	2.63
100-00-52100-331-000	Motor Fuel	0.00	0.00	25,500.00	25,500.00	0.00
100-00-52100-341-000	Prof Equipt/Supplies	613.89	2,338.72	22,000.00	19,661.28	10.63
100-00-52100-352-000	Office Equip Maint/Service	0.00	0.00	2,750.00	2,750.00	0.00
100-00-52100-353-000	Info Tech	0.00	2,931.90	12,500.00	9,568.10	23.46
100-00-52100-354-000	Equipmnt Maint (Non Office)	0.00	584.00	6,000.00	5,416.00	9.73
100-00-52100-361-000	Building Maintenance	919.98	919.98	7,250.00	6,330.02	12.69
100-00-52100-390-000	Miscellaneous	0.00	0.00	500.00	500.00	0.00
100-00-52100-510-000	Ins (non-labor)	0.00	11,202.60	45,000.00	33,797.40	24.89

Fund: 100 - General Fund

Account Number		2025	2025	2025	Budget	% of
		February	Actual 02/07/2025	Budget	Status	Budget
100-00-52100-740-000	Losses/Damages	4,985.35	4,985.35	0.00	-4,985.35	0.00
100-00-52100-790-000	Donations/Grants Expenditures	0.00	0.00	0.00	0.00	0.00
100-00-52200-110-000	Salary/Wages	426.27	987.72	16,600.00	15,612.28	5.95
100-00-52200-120-000	Hourly Wages	0.00	885.50	30,873.00	29,987.50	2.87
100-00-52200-120-100	Fire calls wages	0.00	0.00	90,000.00	90,000.00	0.00
100-00-52200-130-000	FICA/Medicare	32.42	161.98	10,517.00	10,355.02	1.54
100-00-52200-131-000	Health Insurance	0.00	0.00	1,365.00	1,365.00	0.00
100-00-52200-132-000	FSA Contribution	0.00	0.00	150.00	150.00	0.00
100-00-52200-133-000	Dental Insurance	0.00	0.00	194.00	194.00	0.00
100-00-52200-134-000	Vision Insurance	0.00	0.00	53.00	53.00	0.00
100-00-52200-135-000	Retirement	28.33	84.99	4,756.00	4,671.01	1.79
100-00-52200-191-000	Protective Clothing/Gear	0.00	983.00	2,500.00	1,517.00	39.32
100-00-52200-213-000	Legal	0.00	0.00	0.00	0.00	0.00
100-00-52200-221-000	Electricity	0.00	0.00	3,800.00	3,800.00	0.00
100-00-52200-222-000	Heating Gas	0.00	0.00	7,669.00	7,669.00	0.00
100-00-52200-223-000	Water/Sewer	0.00	0.00	8,330.00	8,330.00	0.00
100-00-52200-224-000	Telephone/Fax	0.00	140.87	3,750.00	3,609.13	3.76
100-00-52200-241-000	Extinguisher Maint/Repair	0.00	0.00	150.00	150.00	0.00
100-00-52200-290-000	Outside Contractual services	0.00	0.00	0.00	0.00	0.00
100-00-52200-292-000	Hydrant Rental	0.00	0.00	0.00	0.00	0.00
100-00-52200-310-000	Office Supplies	0.00	105.98	700.00	594.02	15.14
100-00-52200-313-100	Supplies for COVID-19	0.00	0.00	0.00	0.00	0.00
100-00-52200-321-000	Publications	0.00	0.00	0.00	0.00	0.00
100-00-52200-330-000	Educ/Trng/Travel	0.00	0.00	1,000.00	1,000.00	0.00
100-00-52200-331-000	Motor Fuel	0.00	0.00	5,500.00	5,500.00	0.00
100-00-52200-331-001	Motor Fuel for TRFA	0.00	0.00	0.00	0.00	0.00
100-00-52200-352-000	Office Equip Maint/Service	0.00	0.00	0.00	0.00	0.00
100-00-52200-353-000	Info Tech	0.00	1,452.75	2,250.00	797.25	64.57
100-00-52200-354-000	Equipmnt Maint (Non-Office)	285.03	285.03	7,605.00	7,319.97	3.75
100-00-52200-355-000	Truck Maintenance	0.00	909.28	7,000.00	6,090.72	12.99
100-00-52200-357-000	Pager & Radio Repair	0.00	0.00	2,500.00	2,500.00	0.00
100-00-52200-361-000	Building Maintenance	789.00	789.00	4,000.00	3,211.00	19.73
100-00-52200-390-000	Miscellaneous	176.00	1,031.11	4,377.00	3,345.89	23.56
100-00-52200-510-000	Ins (non-labor)	0.00	14,447.98	34,100.00	19,652.02	42.37
100-00-52200-740-000	Losses/Damages	0.00	0.00	0.00	0.00	0.00
100-00-52200-790-000	Donations/Grants Expenditures	0.00	0.00	0.00	0.00	0.00
100-00-52200-811-000	Equipment Purchases	0.00	0.00	10,000.00	10,000.00	0.00
100-00-52200-811-001	State Issued 2% Dues	0.00	0.00	13,500.00	13,500.00	0.00
100-00-52200-821-000	FD Building Improvement	0.00	0.00	0.00	0.00	0.00
100-00-52200-900-000	FD Special Funds Expense	0.00	0.00	0.00	0.00	0.00
100-00-52300-215-000	Ambulance Contract Assessment	0.00	145,665.00	291,330.00	145,665.00	50.00
100-00-52400-240-000	Weather Siren Maintenance	0.00	0.00	1,022.00	1,022.00	0.00
100-00-52400-740-000	Losses/Damages	0.00	0.00	0.00	0.00	0.00
Public Safety		56,858.46	346,292.23	2,309,841.00	1,963,548.77	14.99
100-00-53100-110-000	Wage/Salary	13,558.31	32,301.06	362,940.00	330,638.94	8.90
100-00-53100-130-000	FICA/Medicare	981.77	3,297.34	27,765.00	24,467.66	11.88
100-00-53100-131-000	Health Insurance	68.75	9,146.55	118,745.00	109,598.45	7.70
100-00-53100-132-000	FSA Contribution	0.00	0.00	4,990.00	4,990.00	0.00
100-00-53100-133-000	Dental Insurance	496.67	993.34	6,701.00	5,707.66	14.82
100-00-53100-134-000	Vision Insurance	127.55	255.10	1,724.00	1,468.90	14.80
100-00-53100-135-000	Retirement	942.28	3,147.81	25,224.00	22,076.19	12.48

Fund: 100 - General Fund

Account Number		2025 February	2025 Actual 02/07/2025	2025 Budget	Budget Status	% of Budget
100-00-53100-191-000	Protective Clthng/Gear	29.85	177.54	1,896.00	1,718.46	9.36
100-00-53100-213-000	Legal	0.00	0.00	0.00	0.00	0.00
100-00-53100-215-000	Hired Services	0.00	0.00	0.00	0.00	0.00
100-00-53100-218-000	Drug Testing	0.00	0.00	377.00	377.00	0.00
100-00-53100-221-000	Electricity	0.00	0.00	7,242.00	7,242.00	0.00
100-00-53100-223-000	Water/Sewer	0.00	0.00	9,300.00	9,300.00	0.00
100-00-53100-224-000	Telephone/Fax	0.00	100.73	2,014.00	1,913.27	5.00
100-00-53100-231-000	Signage	0.00	0.00	1,500.00	1,500.00	0.00
100-00-53100-232-000	Tree/Brush Removal	0.00	0.00	0.00	0.00	0.00
100-00-53100-240-000	Maintenance/Repair	0.00	0.00	75,000.00	75,000.00	0.00
100-00-53100-290-000	Contractual Service	0.00	193.80	5,500.00	5,306.20	3.52
100-00-53100-290-100	Contractual Serv - Mow	0.00	0.00	0.00	0.00	0.00
100-00-53100-290-102	Contractual Serv -Shovel	0.00	0.00	0.00	0.00	0.00
100-00-53100-291-000	Equipment Rental	0.00	0.00	500.00	500.00	0.00
100-00-53100-294-000	State/Other Fees	0.00	0.00	0.00	0.00	0.00
100-00-53100-310-000	Office Supplies	0.00	0.00	668.00	668.00	0.00
100-00-53100-313-100	Supplies for COVID-19	0.00	0.00	0.00	0.00	0.00
100-00-53100-320-000	Memberships/Dues	0.00	0.00	300.00	300.00	0.00
100-00-53100-321-000	Publications	0.00	0.00	306.00	306.00	0.00
100-00-53100-330-000	Educ/Trng/Travel	0.00	0.00	550.00	550.00	0.00
100-00-53100-331-000	Motor Fuel	0.00	0.00	20,000.00	20,000.00	0.00
100-00-53100-340-000	Hand Tls,Matals,Spplys	299.94	896.50	10,000.00	9,103.50	8.97
100-00-53100-352-000	Office Equip Maint.	70.00	70.00	304.00	234.00	23.03
100-00-53100-353-000	Info Tech	0.00	1,826.61	2,974.00	1,147.39	61.42
100-00-53100-354-000	Equip Maint (Non-Office)	41.88	740.47	25,345.00	24,604.53	2.92
100-00-53100-361-000	Building Maintenance	1,406.15	2,402.62	6,022.00	3,619.38	39.90
100-00-53100-362-000	Grounds Maintenance	0.00	0.00	1,000.00	1,000.00	0.00
100-00-53100-390-000	Miscellaneous	0.00	0.00	0.00	0.00	0.00
100-00-53100-510-000	Ins (Non-Labor)	0.00	21,214.19	37,825.00	16,610.81	56.09
100-00-53100-740-000	Losses/Damages	0.00	0.00	0.00	0.00	0.00
100-00-53100-790-000	Donations/Grants Expenditures	0.00	0.00	0.00	0.00	0.00
100-00-53100-821-000	Building Improvement	0.00	0.00	0.00	0.00	0.00
100-00-53320-215-000	Hired/Contractual	0.00	0.00	20,000.00	20,000.00	0.00
100-00-53320-291-000	Equipment Rental	0.00	0.00	0.00	0.00	0.00
100-00-53320-340-000	Hand Tool,Mater./Supplies	0.00	0.00	1,000.00	1,000.00	0.00
100-00-53320-354-000	Equip Maint (Non-Office)	0.00	430.00	10,000.00	9,570.00	4.30
100-00-53320-371-000	Salt/Sand	0.00	12,002.67	75,000.00	62,997.33	16.00
100-00-53320-372-000	Contingency for Snow	0.00	0.00	0.00	0.00	0.00
100-00-53320-390-000	Miscellaneous	0.00	0.00	0.00	0.00	0.00
100-00-53330-221-000	Electricity - Signals	0.00	0.00	6,510.00	6,510.00	0.00
100-00-53330-240-000	Maint/Repair - Signals	0.00	0.00	4,711.00	4,711.00	0.00
100-00-53330-390-000	Miscellaneous - Signals	0.00	0.00	0.00	0.00	0.00
100-00-53340-354-000	Equip Maint (Non-Office)	772.00	772.00	25,000.00	24,228.00	3.09
100-00-53340-390-000	Miscellaneous	0.00	0.00	0.00	0.00	0.00
100-00-53420-221-000	Electricity	0.00	0.00	45,600.00	45,600.00	0.00
100-00-53420-240-000	Maint/Repair	0.00	240.00	9,693.00	9,453.00	2.48
100-00-53420-354-000	Equip Maint (Non-Office)	0.00	0.00	0.00	0.00	0.00
100-00-53420-373-000	Lights Installation	0.00	0.00	0.00	0.00	0.00
100-00-53420-390-000	Miscellaneous	0.00	0.00	0.00	0.00	0.00
100-00-53500-291-000	Non-City Equipment Rental	0.00	0.00	0.00	0.00	0.00
100-00-53500-390-000	Non-City Miscellaneous	0.00	0.00	0.00	0.00	0.00
100-00-53510-720-000	Contribution to Airport	0.00	23,282.00	23,282.00	0.00	100.00

Fund: 100 - General Fund

Account Number		2025 February	2025 Actual 02/07/2025	2025 Budget	Budget Status	% of Budget
100-00-53540-000-000	Boat Launch Site Maint	0.00	121.00	3,359.00	3,238.00	3.60
100-00-53620-220-000	Refuse Collection Contract	19,463.64	19,463.64	243,351.00	223,887.36	8.00
100-00-53621-220-000	Large Item Garbage Exp	0.00	0.00	0.00	0.00	0.00
100-00-53622-220-000	Garage disposal abatements	53.40	53.40	0.00	-53.40	0.00
Public Works		38,312.19	133,128.37	1,224,218.00	1,091,089.63	10.87
100-00-54910-720-000	Contribution to Cemetery	0.00	32,500.00	32,500.00	0.00	100.00
Health & Human Services		0.00	32,500.00	32,500.00	0.00	100.00
100-00-55200-110-000	Salary/Wages	3,958.84	9,692.51	143,493.00	133,800.49	6.75
100-00-55200-130-000	FICA/Medicare	288.16	886.60	10,977.00	10,090.40	8.08
100-00-55200-131-000	Health Insurance	0.00	1,853.48	24,792.00	22,938.52	7.48
100-00-55200-132-000	FSA Contribution	0.00	0.00	850.00	850.00	0.00
100-00-55200-133-000	Dental Insurance	137.64	275.28	1,143.00	867.72	24.08
100-00-55200-134-000	Vision Insurance	26.27	52.54	294.00	241.46	17.87
100-00-55200-135-000	Retirement	266.46	819.60	7,228.00	6,408.40	11.34
100-00-55200-191-000	Protective Clthng/Gear	0.00	0.00	1,000.00	1,000.00	0.00
100-00-55200-221-000	Electricity	0.00	0.00	6,000.00	6,000.00	0.00
100-00-55200-223-000	Water/Sewer	0.00	0.00	24,000.00	24,000.00	0.00
100-00-55200-224-000	Telephone/Fax	0.00	145.20	2,000.00	1,854.80	7.26
100-00-55200-232-000	Trees & Brush	0.00	0.00	10,000.00	10,000.00	0.00
100-00-55200-313-100	Supplies for COVID-19	0.00	0.00	0.00	0.00	0.00
100-00-55200-330-000	Educ/Trng/Travel	0.00	0.00	1,250.00	1,250.00	0.00
100-00-55200-340-000	Hand Tools,Material,Supp	0.00	14.99	3,479.00	3,464.01	0.43
100-00-55200-353-000	IT Service Fees	0.00	740.25	0.00	-740.25	0.00
100-00-55200-354-000	Equip Maint (Non-Office)	37.54	37.54	5,218.00	5,180.46	0.72
100-00-55200-361-000	Building Maintenance	189.98	189.98	11,000.00	10,810.02	1.73
100-00-55200-362-000	Grounds Maintenance	0.00	0.00	13,000.00	13,000.00	0.00
100-00-55200-363-000	Tree Tribute Program Expense	0.00	0.00	160.00	160.00	0.00
100-00-55200-364-000	Parks Fund Raising Expenses	0.00	0.00	0.00	0.00	0.00
100-00-55200-390-000	Miscellaneous	0.00	0.00	0.00	0.00	0.00
100-00-55200-510-000	Ins (Non-Labor)	0.00	7,147.41	12,250.00	5,102.59	58.35
100-00-55200-740-000	Losses/Damages	0.00	0.00	0.00	0.00	0.00
100-00-55200-790-000	Donations/Grants Expenditures	0.00	0.00	0.00	0.00	0.00
100-00-55200-820-000	Expenditure of Parkland Ded.	0.00	0.00	0.00	0.00	0.00
100-00-55200-821-000	Building Improvement	0.00	0.00	0.00	0.00	0.00
100-00-55300-110-000	Salary/Wages	0.00	0.00	0.00	0.00	0.00
100-00-55300-130-000	FICA/Medicare	0.00	0.00	0.00	0.00	0.00
100-00-55300-135-000	Retirement	0.00	0.00	0.00	0.00	0.00
100-00-55300-220-000	Transportation	0.00	0.00	0.00	0.00	0.00
100-00-55300-224-000	Telephone/Fax	0.00	0.00	0.00	0.00	0.00
100-00-55300-310-000	Office Supplies	0.00	0.00	0.00	0.00	0.00
100-00-55300-313-100	Supplies for COVID-19	0.00	0.00	0.00	0.00	0.00
100-00-55300-330-000	Educ/Trng/Travel	0.00	0.00	0.00	0.00	0.00
100-00-55300-390-000	Miscellaneous	0.00	261.37	25,000.00	24,738.63	1.05
100-00-55300-395-000	Arts/Crafts	0.00	0.00	0.00	0.00	0.00
100-00-55300-396-000	Softball/Baseball	0.00	0.00	0.00	0.00	0.00
100-00-55300-397-000	Rec Tennis	0.00	0.00	0.00	0.00	0.00
100-00-55300-398-000	Golf	0.00	0.00	0.00	0.00	0.00
100-00-55300-399-000	Special Events	0.00	0.00	0.00	0.00	0.00
100-00-55300-814-000	Baseball Equip/Uniform	0.00	0.00	0.00	0.00	0.00

Fund: 100 - General Fund

Account Number		2025 February	2025 Actual 02/07/2025	2025 Budget	Budget Status	% of Budget
100-00-55310-390-000	Celebrations/Entertainment	0.00	0.00	25,750.00	25,750.00	0.00
Culture, Recreation & Educ						
		4,904.89	22,116.75	328,884.00	306,767.25	6.72
100-00-56400-110-000	Salary/Wages	607.60	1,641.06	15,798.00	14,156.94	10.39
100-00-56400-130-000	FICA/Medicare	42.51	166.11	1,209.00	1,042.89	13.74
100-00-56400-131-000	Health Insurance	0.00	545.14	6,542.00	5,996.86	8.33
100-00-56400-132-000	FSA Contribution	0.00	0.00	250.00	250.00	0.00
100-00-56400-133-000	Dental Insurance	28.01	56.02	336.00	279.98	16.67
100-00-56400-134-000	Vision Insurance	7.19	14.38	86.00	71.62	16.72
100-00-56400-135-000	Retirement	42.23	162.32	1,098.00	935.68	14.78
100-00-56400-202-000	Building Inspections	0.00	0.00	50,000.00	50,000.00	0.00
100-00-56400-213-000	Legal/Recording	0.00	60.00	2,137.00	2,077.00	2.81
100-00-56400-214-000	Map & Planning Services	0.00	32.00	5,000.00	4,968.00	0.64
100-00-56400-220-000	Rental Inspection	0.00	0.00	0.00	0.00	0.00
100-00-56400-224-000	Telephone/Fax	0.00	0.00	456.00	456.00	0.00
100-00-56400-290-000	Code Enforcement Services	0.00	0.00	0.00	0.00	0.00
100-00-56400-310-000	Office Supplies	0.00	0.00	304.00	304.00	0.00
100-00-56400-321-000	Publications	45.33	89.50	445.00	355.50	20.11
100-00-56400-330-000	Educ/Trng/Travel	0.00	0.00	250.00	250.00	0.00
100-00-56400-353-000	InfoTech	0.00	0.00	250.00	250.00	0.00
100-00-56400-390-000	Miscellaneous	0.00	0.00	0.00	0.00	0.00
100-00-56700-210-000	Economic Devel Prof Services	0.00	0.00	2,500.00	2,500.00	0.00
100-00-56700-390-000	Econ Dev Misc	0.00	0.00	0.00	0.00	0.00
100-00-56710-000-000	Tourism	0.00	0.00	168,000.00	168,000.00	0.00
100-00-56710-210-000	Professional Service	0.00	44,341.75	0.00	-44,341.75	0.00
100-00-56710-240-000	Building/Equip Maintenance	0.00	0.00	0.00	0.00	0.00
100-00-56710-310-000	Office Supplies	0.00	837.60	0.00	-837.60	0.00
100-00-56710-311-000	Postage Expense	0.00	0.00	0.00	0.00	0.00
100-00-56710-330-000	Travel/Educ./Training	0.00	425.00	0.00	-425.00	0.00
100-00-56710-400-000	Marketing Misc.	0.00	0.00	0.00	0.00	0.00
100-00-56710-400-100	Tourism Development	0.00	0.00	0.00	0.00	0.00
100-00-56710-400-200	Digital Marketing	0.00	0.00	0.00	0.00	0.00
100-00-56710-400-300	Purchased Media	0.00	0.00	0.00	0.00	0.00
100-00-56710-400-400	TV	0.00	0.00	0.00	0.00	0.00
100-00-56710-400-500	Print Media	0.00	0.00	0.00	0.00	0.00
100-00-56710-500-000	Event Support Grants	0.00	2,092.99	0.00	-2,092.99	0.00
Conservation & Development						
		772.87	50,463.87	254,661.00	204,197.13	19.82
100-00-57100-000-000	Contingency	0.00	0.00	25,000.00	25,000.00	0.00
100-00-57331-000-000	Highway & Street Outlay- local	0.00	0.00	0.00	0.00	0.00
Capital Improvement						
		0.00	0.00	25,000.00	25,000.00	0.00
100-00-58100-000-000	Debt Principal Payment	0.00	0.00	330,000.00	330,000.00	0.00
100-00-58200-000-000	Debt Interest	0.00	0.00	147,291.00	147,291.00	0.00
100-00-58200-690-000	Debt Issuance Cost	0.00	0.00	0.00	0.00	0.00
100-00-58230-691-000	Other Debt Expenses	0.00	400.00	800.00	400.00	50.00
Debt						
		0.00	400.00	478,091.00	477,691.00	0.08
100-00-59201-000-000	Contribution to Library	0.00	392,800.00	392,800.00	0.00	100.00
100-00-59202-000-000	Contribution to Taxi	0.00	40,000.00	40,000.00	0.00	100.00

Fund: 100 - General Fund

Account Number		2025	2025	2025	Budget Status	% of Budget
		February	Actual 02/07/2025	Budget		
100-00-59210-000-000	TRANSFER TO GENERAL	0.00	0.00	0.00	0.00	0.00
100-00-59230-000-000	Transfer to Equip Replace	0.00	0.00	0.00	0.00	0.00
100-00-59230-000-100	Transfer to ERF Admin	0.00	10,000.00	10,000.00	0.00	100.00
100-00-59230-000-200	Transfer to ERF Police	0.00	100,000.00	100,000.00	0.00	100.00
100-00-59230-000-300	Transfer to ERF Fire	0.00	209,818.00	209,818.00	0.00	100.00
100-00-59230-000-400	Transfer to ERF Streets	0.00	98,000.00	98,000.00	0.00	100.00
100-00-59230-000-500	Transfer to ERF Parks	0.00	25,000.00	25,000.00	0.00	100.00
100-00-59230-000-600	Transfer to ERF Build Maint	0.00	20,000.00	20,000.00	0.00	100.00
100-00-59230-000-700	Transfer to ERF From PD CD	0.00	0.00	0.00	0.00	0.00
100-00-59240-000-000	Transfer to Capital Projects	0.00	75,000.00	75,000.00	0.00	100.00
Interfund Transfers		0.00	970,618.00	970,618.00	0.00	100.00
Total Expenses		113,297.96	1,624,015.42	6,136,210.00	4,512,194.58	26.47
Net Totals		49,957.55	-350,159.00	-1.00	350,158.00	

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ACCT

CITY OF MAUSTON POOLED CASH

Accounting Checks

Posted From: 1/25/2025 From Account:
 Thru: 2/07/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
FIT	2/06/2025	Federal Tax Withholding	20,617.02
	Manual Check	FED/FICA Payroll Taxes 02.07.25	
40500	1/29/2025	Amazon Capital Services, Inc	125.88
		City of Mauston - items for office/use	
40501	1/29/2025	Asbel, Andrew or Kristine	4,747.93
		Tax overpayment refund	
40502	1/29/2025	Central Door Solutions LLC	675.86
		PW - garage opener maint/repairs	
40503	1/29/2025	Cintas	104.81
		City of Mauston - Building floor mats	
40504	1/29/2025	Column Software PBC	44.17
		City of Mauston - Publication fees	
40505	1/29/2025	Compass Minerals America	12,002.67
		Streets - Salt/sand for roads	
40506	1/29/2025	Conway Shield	204.25
		FD - Gold buttons	
40507	1/29/2025	DWD-UI	562.25
		Parks/Library - UI for month	
40508	1/29/2025	Guardian's of Lake Decorah (GOLD)	2,092.99
		GMTA - Reimburse ads 25 ice fish tourney	
40509	1/29/2025	Heartland Title, Ltd.	540,390.00
		Capital - Powers Ave Land	
40510	1/29/2025	Holiday Wholesale	62.00
		City of Mauston - cleaning supplies	
40511	1/29/2025	JComp Technologies Inc	309.99
		City of Mauston - IT pro fees	
40512	1/29/2025	Johnson Block & Company Inc	605.00
		Wtr - 2024 Audit	
40513	1/29/2025	Kimball Midwest	199.60
		Streets - parts	
40514	1/29/2025	Mauston New Lisbon Union Airport	23,282.00
		Annual contribution to airport	
40515	1/29/2025	Mauston Plumbing Inc	44.58
		Streets - items for maint/repairs	
40516	1/29/2025	MSA Professional Services	24,118.68
		Capital - WWTF upgrade CRS	
40517	1/29/2025	Olympic Builders	89,446.48
		Capital - Pay App 9 WWTP	

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ACCT

CITY OF MAUSTON POOLED CASH

Accounting Checks

Posted From: 1/25/2025 From Account:
 Thru: 2/07/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
40518	1/29/2025	Staples Business Advantage Admin - office supplies	27.73
40519	1/29/2025	Wilke, Sarah Ann Admin - Feb 25 graphic design fees	250.00
40520	1/29/2025	Zierk, Clay Tax overpayment refund	1,159.18
40521	2/05/2025	Amazon Capital Services, Inc City of Mauston - items for office/use	1,228.27
40522	2/05/2025	Associated Appraisal Consultants, Inc Admin - Monthly pro fees assessments	922.86
40523	2/05/2025	Central Door Solutions LLC PW - garage door maint/repairs	1,406.15
40524	2/05/2025	Column Software PBC City of Mauston -Publication Fees	183.76
40525	2/05/2025	Conway Shield FD - Patches	176.00
40526	2/05/2025	Delta Dental of Wisconsin City of Mauston - Dental Premiums	2,970.97
40527	2/05/2025	Digger's Hotline, Inc PW - Annual Prepayment 2025	2,705.50
40528	2/05/2025	Dinges Fire Company FD - 5 gal PPE laundry detergent	285.03
40529	2/05/2025	E O Johnson Co, Inc Streets - monthly service agreement fees	70.00
40530	2/05/2025	Holiday Wholesale Library - cleaning supplies	82.10
40531	2/05/2025	J & M Collision Center PD - K9 squad body damage repairs	4,985.35
40532	2/05/2025	Juneau County Highway Department City of Mauston -Local funds 50-50 share	2,000.00
40533	2/05/2025	Lenorud Services, Inc City of Mauston - Residential pick-up	19,517.04
40534	2/05/2025	LN Worksite Billing Department City of Mauston - Monthly Payroll Deduct	2,195.44
40535	2/05/2025	Performance Heating & Cooling Solutions City of Mauston - Maint & Repairs	2,628.96
40536	2/05/2025	River Architects Inc. Library - RA#1560 Architectural Services	33,906.25

2/06/2025

3:17 PM

Reprint Check Register - Quick Report - ALL

Page: 3

ACCT

CITY OF MAUSTON POOLED CASH

Accounting Checks

Posted From: 1/25/2025 From Account:
 Thru: 2/07/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
40537	2/05/2025	Rodriguez, Luis 2024 Property Tax Refund	43.00
40538	2/05/2025	Rudig-Jensen Ford, Inc Streets - Parts for repair/maint	41.88
40539	2/05/2025	Slama Equipment Parks - items for maint/repairs	37.54
40540	2/05/2025	Staples Business Advantage PD - office supplies	10.80
40541	2/05/2025	Steinig Tal K-9 Police Academy LLC PD - Annual maint training K9	950.00
40542	2/05/2025	VSP Vision Service Plan City of Mauston - Vision Ins Expense	652.65
40543	2/05/2025	WI SCTF Child Support Withheld - 02.07.25	322.61
40544	2/05/2025	Wisconsin Building Supply City of Mauston - Monthly Statement	139.99
40545	2/05/2025	Wisconsin Department of Justice City of Mauston - Background Checks	35.00
40546	2/05/2025	Zarnoth Brush Works, Inc Streets - gutter broom	772.00
WITAX	1/21/2025	Wis Tax Withholding Admin - fee from Jan 2024	21.72
	Manual Check		
WITAX	2/06/2025	Wis Tax Withholding WI Payroll Taxes 02.07.25	3,704.15
	Manual Check		
PITNEY	1/21/2025	Pitney Bowes - Reserve Account City of Mauston - Postage prepaid fees	500.00
	Manual Check		
DEFCOMP	2/06/2025	Wells Fargo - Great West Deferred Comp Deferred Comp - Payroll 02.07.25	1,990.00
	Manual Check		
Grand Total			805,558.09

CITY OF MAUSTON POOLED CASH

Accounting Checks

Posted From:1/25/2025From Account:

Thru:2/07/2025Thru Account:

	Amount
Total Expenditure from Fund # 100 - General Fund	112,927.12
Total Expenditure from Fund # 109 - Cemetery Fund	28.93
Total Expenditure from Fund # 250 - Library Fund	592.53
Total Expenditure from Fund # 400 - Capital Projects Fund	33,906.25
Total Expenditure from Fund # 610 - Water Utility Fund	2,403.70
Total Expenditure from Fund # 620 - Sewer Utility Fund	655,699.56
Total Expenditure from all Funds	805,558.09



MEMO

Section 7, Item b.

To: Finance Committee – Mayor Teske
From: Daron J Haugh – City Administrator
Subject: Partial Cat Walk & Façade Removal
Date: 2025-02/11

A section of the catwalk behind the City Hall building is gradually detaching and leaning toward the river, accompanied by a façade column also pulling away. Both issues present a significant safety hazard. Consequently, the exit door has remained closed for about two years, and the catwalk's condition has deteriorated further. Therefore, I am seeking approval from the Finance Committee to proceed with the partial removal of the affected section. We will also explore options to reconstruct this part in the future, allowing the exit door to function as originally intended.

Proposal

Section 7, Item b.

Brandon Ruland Concrete & Masonry

W5373 Emerson Rd. Mauston, WI 53948

[608-462-3036](tel:608-462-3036)

bruland85@outlook.com

Job Location:



Proposal Submitted To:

City of Mauston

2.9.2025

Attention: Daron Haugh

Address:

303 Mansion St. Mauston, WI 53948

Phone: 608-847-5023

c-608-387-1563

dhaugh@mauston.com

We hereby submit specifications and estimates for:

sidewalk and brick removal

Tear down and haul away brick column, will do minor tuck pointing/brick relaying near the roof line if needed to help seal things up.

Cut the sidewalk back to the second poured wall that's supporting the sidewalk, remove 16' of sidewalk and haul away. Remove the first supporting poured wall so it is below the surface.

Total \$9,200

We will handle all of the concrete removal and masonry needs. We are not liable for any wood/metal/rubber construction that may be needed to seal up the roof once brick are removed

Total:

Payments to made as follows:

Acceptance of Proposal: The above prices and specifications are satisfactory and are hereby accepted. You are authorized to do the work as specifies. Payments will be made as outlined above.

Signature: _____

Date of Acceptance: _____

Signature: _____

Date of Acceptance: _____

THE MAUSTON FIRE DEPARTMENT

MEMBERS OF JUNEAU COUNTY FIREFIGHTER'S ASSOCIATION

MAUSTON, WISCONSIN 53948

January 2025

In January the Fire Department responded to 13 calls and had 3 false/test

calls. There were 11 calls in the city, 2 calls in the rural area.

The city had 299 man hours.

The Rural had 44 man hours.

Three drills resulted in 108 man hours.

The total man hours for January are 451 man hours.

Brent D. Lenorud

Chief

**MAUSTON FIRE DEPARTMENT
MEMBERS OF JUNEAU COUNTY FIREFIGHTER'S ASSOCIATION
MAUSTON, WI 53948**

Section 8, Item a.

Report For January 2025

Date	Call Number	Description	Address
1/1/2025	250001	Lift Asst.	Grove St.
1/1/2025	250002	Chimney Fire	W4740 51st St.
1/6/2025	250003	Test	Juneau Co.
1/7/2025	250004	Fire Alarm	800 N. Union St.
1/10/2025	250005	False Alarm	401 Mansion St.
1/10/2025	250006	Crash Injury	Gateway Ave/I90/94
1/13/2025	250007	Garbage truck fire	1042 E. State St.
1/16/2025	250008	Crash Injury	423 West Ave
1/16/2025	250009	False Alarm	500 Grote St.
1/21/2025	250010	Alarm	120 Hickory St.
1/22/2025	250011	Alarm	300 Commercial St.
1/22/2025	250012	CO Alarm	219 Grayside Ave.
1/23/2025	250013	Stucture fire	202 Williams St. Apt 1/2
1/23/2025	250014	Semi Fire	MM69
1/23/2025	250015	Car fire	800 S. Hickory St.
1/26/2025	250016	Field/brush fire	N3754 Bleskestad Rd.

Chief
Brent Lenorud

RESOLUTION 2025-04

“Resolution Authorizing Conveyance of Certain Real Estate Owned by the City of Mauston”

WHEREAS, the Common Council of the City of Mauston, by its Mayor, entered into an Offer to sell vacant land adjacent to the backside of Mastermold, located on Ensich Street, in the City of Mauston, Juneau County, Wisconsin, to Mastermold LLC for one dollar (\$1.00).

WHEREAS, the Common Council considered the sale at its meeting on October 22, 2024, and confirmed the sale;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor is authorized to sign the deed conveying said real estate and any and all other necessary documents to close said transaction.

Introduced and adopted on the _____ day of February, 2025.

Darryl DD Teske

Introduced:

Passed:

Vote: Ayes _____

Nos _____

Attest:

Daron J. Haugh
City Clerk

Mauston Community Festival Foods Fireworks

City of Mauston

Date of Event – TBD Dates for 2025 & 2026

Festival Foods will Provide:

- \$12,500 cash sponsorship towards fireworks - *Festival Foods to pay City of Mauston*

Festival Foods will Receive:

- Naming rights of fireworks - "Festival Foods Fireworks"
- All publicity for the show will state "Festival Foods Fireworks Show" including all social media and print materials

Signature Festival Foods:



MEMO

Section 11, Item c.

To: Common Council – Mayor Teske
From: Daron J Haugh – City Administrator
Subject: 4th of July Event
Date: 2025-02/11

The success of last year's July 4th celebration showed us just how much our community values these gatherings. For 2025, we have an exciting opportunity to take things to the next level by adding Carnival rides to our festivities. After extensive discussions with vendors and local sponsors, we've secured a potential booking – but we need to move quickly to lock it in.

I'm requesting \$17,800 from our celebrations budget to reserve the Carnival. While this represents an upfront investment, we plan to offset the cost through two channels: sponsorships that I'm actively pursuing and day passes that we'll offer at the event. Given the draw of Carnival rides, we expect a significant increase in attendance, making this a worthwhile addition to our celebration.

APPRAISAL REPORT



PARE
Consultants

Appraisal of:

0.43 acres off Water Street
Mauston, Wisconsin 53948
City of Mauston
Juneau County, WI

Owned by:

Wisconsin Power & Light Co

Prepared for:

City of Mauston

Prepared by:

Jeremy Sorbel, Certified General Appraiser
Ross Hasheider, Certified General Appraiser
Brandon O'Leary, Associate Appraiser

Precision Appraisal & Real Estate Consultants, LLC © 2025

www.pareconsultants.com pareconsultants@gmail.com

PO Box 667 Reedsburg, WI 53959

608-768-2665

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February 7, 2025

Property Location: 0.43 ac off Water Street
Mauston, Wisconsin 53948
City of Mauston
Juneau County, Wisconsin

City of Mauston
Daron J. Haugh
Mauston, WI 53948

Dear Intended Users,

Thank you for the opportunity to write this appraisal. The attached report contains a summary of the general and specific data used to form my conclusions of value. This appraisal determines an opinion of Market Value as of a current date. The Sales Comparison Approach was used to determine the value of this property. The Cost and Income Approaches were not developed for the reasons herein.

This appraisal is not based on any extraordinary assumptions or hypothetical conditions. This appraisal report has been prepared in compliance with USPAP (Uniform Standards of Professional Appraisal Practice) as well with FIRREA (Financial Institutions Reform and Recovery Act of 1989), and FDIC Interagency Appraisal and Evaluation Guidelines, rev. 12/2010.

As a result of my findings, it is my opinion that the property rights described herein warrant the following Market Value, as of January 13, 2025:

\$5,500
Five Thousand Five Hundred Dollars

We sincerely appreciate your business. Please do not hesitate to reach out if you have any questions.

Sincerely,



Jeremy Sorbel
WI Certified General Appraiser No. 2703, Expires 12/14/2025
Precision Appraisal & Real Estate Consultants, LLC

General Assignment Information

Prepared For (Client):	City of Mauston Daron J. Haugh Mauston, WI 53948 dhaugh@mauston.com 608-747-2704
Prepared By:	Jeremy Sorbel, CGA Precision Appraisal & Real Estate Consultants, LLC 146 Railroad St, Ste 200 Reedsburg, WI 53959 (608)768-2665
Subject Property Address:	0.43 acres off of Water Street, Mauston, Wisconsin 53948
Property Use:	Abandoned Power Station / Vacant Land
Occupancy:	Vacant/None
Municipality:	City of Mauston
County, State:	Juneau County, Wisconsin
Property Owner Name(s):	Wisconsin Power & Light Co
Parcel Number(s):	292511200
Subject Legal Description:	See attached tax bill...
2024 Real Estate Tax Total (all parcels):	\$0
Report Date (printed):	February 7, 2025
Effective Date of Value:	January 13, 2025
Final Opinion of Value:	\$5,500

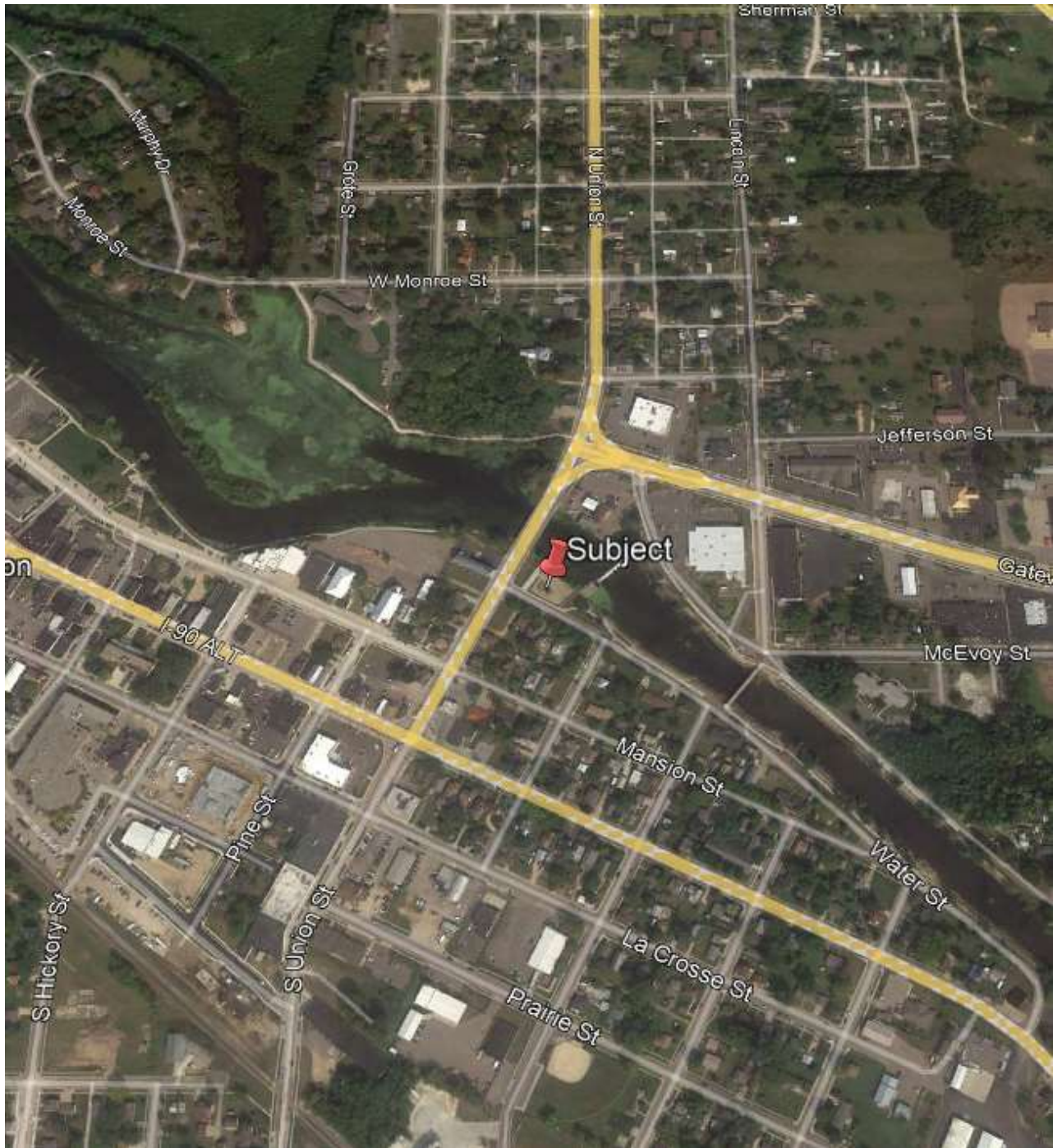
Scope of Work

Client Name:	City of Mauston
Purpose of Appraisal:	The purpose of this assignment is to determine the market value of the property as of the effective date.
Intended Use:	This report is intended to be used as an aid to the client for decision making purposes.

Intended User(s):	The intended user of this appraisal report is the above-mentioned client only.
Hypotheticals:	This appraisal is not prepared under any hypothetical conditions or scenarios that are known to be false.
Extraordinary Assumptions:	This appraisal is not made under any extraordinary assumptions.
Rights Appraised:	Fee Simple
Standard(s) Followed:	This appraisal adheres to Standards 1 and 2 of the 2024 version of USPAP (Uniform Standards of Professional Appraisal Practice) to the extent possible, unless superseded by a higher standard. This appraisal complies with FIRREA (Financial Institutions Reform and Recovery Act of 1989), and FDIC Interagency Appraisal and Evaluation Guidelines, rev. 12/2010.
General Requirements:	To develop a reliable opinion of value that is summarized in a printed or PDF report which discusses the evidence used to draw its conclusion.
Approaches to Use:	This appraisal shall address all applicable approaches to value which are required to produce reliable results. The elimination or non-use of any approaches are to be explained.
Special Instructions:	None
Research & Verification Requirements:	The market is to be researched for trends related to supply and demand factors. The competitiveness and marketability of the subject property must be addressed within the content of the market analysis. Pertinent information relative to all value-influencing attributes of the subject and comparable sales must be addressed to a reasonable extent. The appraiser signing this document must perform a visual inspection of the subject property, and the appraiser must perform a visual inspection of the comparable sales used in this appraisal by way of personal visit, third party services, Geographic Information Systems, other appraisers, or through employees of PARE Consultants. Comparable sales used in this appraisal must be verified with a party involved with the transaction or verified with the county or state records office.
Scope of Inspection:	The subject property was personally inspected for this appraisal. The inspection included a site visit, note-taking and photography documentation. All areas that were readily observable without special equipment were viewed. It is important to note that the appraisal inspection differs significantly from a "building inspection", and the appraiser is not a licensed building inspector. The physical onsite appraisal

	inspection was completed by Jeremy Sorbel. Brandon O'Leary provided professional assistance with the collection of data, analysis and writing of this appraisal report.
Sale/Option/Listing/Offer History of Subject Property	
Comments: (analyze all sales within the last three year period, to the appraiser's knowledge, any interest transfers, partial interests, current options, listings, offers or purchase agreements)	
Rental/Use History:	None known
3 Year Sale History:	None known
Listing History:	None known
Current Agreement:	None known
Market Analysis – Physical, Legal & Locational Attributes	
Location of Subject:	The subject is situated in the City of Mauston which is located in Juneau County, Wisconsin. Employment, education, entertainment, shopping, etc. are within Mauston as well as Adams, Lyndon Station, and Elroy. The property is located northeast of the intersection of N Union Street and Water Street. The subject is 15.48 miles southwest of Adams, 9.67 miles west-northwest of Lyndon Station and 9.99 miles east-northeast of Elroy.
Median Household Income:	\$53,407 - City of Mauston
Traffic Count:	According to Wisconsin DOT, traffic counts on State Highway 58 along the western boundary of the subject property are 15,500 cars per day.
Boundaries:	The neighborhood is bound by Sherman Street to the north, Interstate 90 to the east, Vine Street to the south and Division Street to the west.
Area Land Use:	Land use in the area is predominantly a mixture of commercial and single-family residential. Commercial and industrial properties are located to the east of the subject on the north side of the Lemonweir River as well as to the west and southwest of the property. To the south and southeast, single-family residential dominates land use.

Neighborhood Aerial



Zoning CODE(s):	SR-4
Zoning Description:	The Single Family Residential-4 (SR-4) district is intended to permit development which has a moderate density, community character. Density and intensity standards for this district are designed to ensure that the single-family residential-4 (SR-4) district shall serve as a designation which preserves and protects the residential

	community character of its area. Residential development with a maximum gross density (MGD) of four dwelling units per gross acre is available within this district.
Min Lot Size:	8,000 SF
Other Comment:	None
Subject Compliance:	Legal / conforming
Other Districts:	None known
Land Use Easements:	None known
Utility Easements:	Typical local utilities lines along edge
Other Restrictions:	None known

Market Analysis – Market Delineation

Competitive Space:	Vacant Land-City/Village
Region/Market Area:	Juneau County, Wisconsin
Available Data:	Data and general activity in smaller markets such as rural Wisconsin is limited. It is therefore often required to search for comparisons in an expanded geographic region to include all similar communities, that can be reasonably compared, where market data is available.

Market Analysis – Supply & Demand

Search Criteria:	Current listings and sales within the 12 months prior to the effective date for vacant land within a city or village in the counties of Juneau, Monroe and Adams having less than 5 acres.		
No. Current Listings:	33	Median Price/Acre:	\$57,692
No. of Sales:	38	Median Price/Acre:	\$32,332
Marketing Time:	Average of 380 days on the market.		
Supply Changes:	The market is balanced at this time with 10 months of inventory. There is a slight oversupply, however this is typical for vacant land in the market.		
Competition:	Out of all the data researched, the selection of competing sales and listings was narrowed to a set of three sales which range in price from \$10,490 to \$32,000, and from \$0.25 to \$1.38 per square foot.		

5 Year Market Trends for Vacant Land < 5 Acres in Juneau, Adams & Monroe Cos.

LAND MARKET TREND REPORT



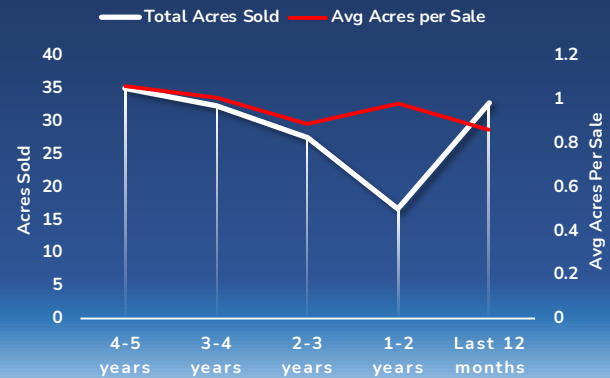
Time Period		Data Source:	\$/ac/yr adjustment:
Start Date	1/31/2020	WIREX MLS	\$3,100
End Date	1/3/2025		
Time Period (years)	4.9		

Supply & Demand	No. Properties	Med. Price	Med. Price/Ac	Criteria Summary	
No. Current Listings	33	\$28,900	\$57,692	Status	SLD, ALL ACTIVE
Sales in last 12 mo.	38	\$24,200	\$32,332	Total Acres	<= 5
Sales in last 12-24 mo.	17	\$19,900	\$26,490	Closing Date	01/13/2020 - 01/13/2025
Sales in last 24-36 mo.	30	\$17,500	\$29,372	County	Juneau, Adams, Monroe
Sales in last 36-48 mo.	32	\$16,500	\$28,036	C/T/V	City, Village
Sales in last 48-60 mo.	33	\$23,500	\$47,059		
Absorption & Inventory		Avg % Change	-5.9%		
Sales per month in last year	3				
Months of Land Inventory	10				

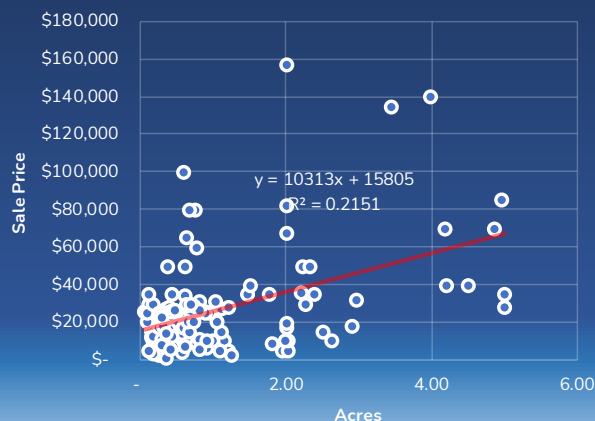
DEMAND TRENDS



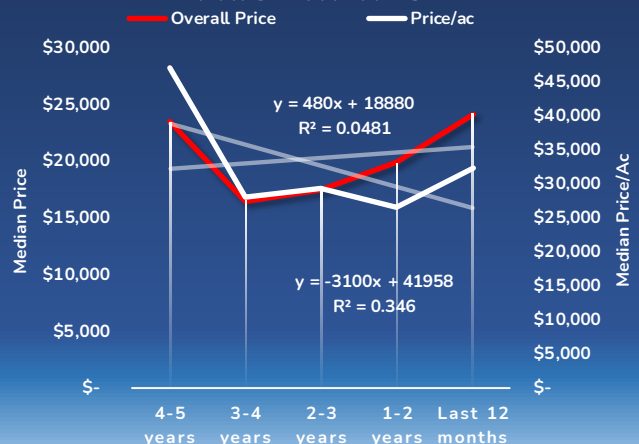
ABSORPTION AND AVG SIZE



ADDED VALUE PER ACRE



PRICE TRENDS



Marketability of Subject

Comments: The conditions of the local market provide opportunity for investment because there are many local financial institutions willing to lend money at historically normal interest rates to creditworthy individuals who desire to purchase this type of real estate. The demand for this type of property exists in the marketplace which is evident by the land use in the area and by the transactions that have occurred in the market and within similar nearby markets. The subject property is considered to have limited marketability. The subject does have water frontage on the Lemonweir River, however it's located next to a busy main road through Mauston. Due to setbacks and floodplain issues, building is very limited.

Marketability Rating	Select One
Very Marketable (prime location, prime condition, lots of demand in market, etc.)	
Marketable (average location, no adverse factors, balanced market, etc.)	X
Limited Marketability (adverse condition or location, oversupplied market, etc.)	X

Reasonable Exposure Time

Comments:	Based on the evidence found within the comparable sales used in this appraisal, and general review of market statistics, Reasonable Exposure estimated at 6-12 months.
------------------	--

Land Description

Site Size (acres)	0.43	Site Size (square feet)	18,730.80
Cover	Open	Shape of Site	Irregular
Elec / Gas / Data	Yes/Yes/Yes	Driveway/Parking Stalls	None
Water Supply	City Water Available	Septic/Sewer	City Sewer Available
Ecological Landscape	Central Sand Plains	Watershed	Brewer Cr-Lemonweir River
Land Type Association	Lemonweir Flood Plain and Terraces	Major Basin	Mississippi River
Bedrock Geology	Cambrian Dolostone	Dominant Trees	Minimal
Access	Normal, 1 Side	Visibility	Visible from Road
Water Feature	River frontage	Other Feature(s)	44% Floodplain

Comments: The site contains 0.43 acres of land gently sloping to the northeast with gradients ranging between 0 and 22 percent. The major soil type, Hoop sandy loam with zero to three percent slopes, comprises

the entirety of the total area. Less than 1% of the subject is currently developed with perimeter fencing. There is minimal tree canopy located on the property. It contains approximately 0.19 acres of base floodplain and does not contain any USGS classified wetlands. The subject property has roughly +/- 181 feet of Lemonweir River frontage along the north boundary.

Subject Aerial



Easements	Typical Utility	Encroachments	None
Floodplain	0.19 acres	Other Hazard(s)	None

Highest & Best Use	
<i>Definition:</i> The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible and that results in the highest value.	
Legally Allowable?	The zoning allows for a multitude of permitted and conditional uses that conform to the stated purpose of the district. Main uses consist of single family residential and two-family homes.
Physically Possible?	The site has is 46% located in the floodplain, which limits the feasibility of improvements. In addition, there is a 40' setback from the road for primary improvements. This severely limits the development of the subject property. See addenda for general layout of site with front and rear setbacks.
Financially Feasible?	Based on what uses are commonplace in the immediate marketplace, feasible uses include limited residential and recreational use.
Maximally Productive?	As if vacant, the maximally productive use of the land would be for general residential and/or recreational use. The current improvements are minimal and consist of a perimeter fence. The highest and best use is as recreational, undeveloped land i.e. greenspace.
Valuation – Sales Comparison Approach	
Search Parameters <p>Land was searched within the City of Mauston for vacant land sales less than 5 acres within the last year. This resulted in 11 land sales and 9 active listings. This comparable data set provided sufficient comparables to produce a credible opinion of value for the subject lot.</p>	
Dataset <p>Prior to adjustments, the prices range from \$0.12/SF to \$1.38/SF. All comparables were settled within the last four months and time adjustments were not warranted. Financing for all the comparables was typical with cash being utilized. All comparables were indicated to be arm’s length transactions.</p>	
Explanation of Adjustments <p>Factors that affect the price are considered for adjustment to ensure that the indicated value reflects a fair market price as of the effective date. Additionally, adjustments are also applied for value-influencing features such as location, slope/shape, development potential, wetlands/floodplain, utilities, size, zoning and access. Two types of adjustments are applied, quantitative and qualitative. Quantitative adjustments are based on known dollar amounts or percentages, but are only applied when the amount of the adjustment is quantifiable with market evidence. Qualitative adjustments are applied when the market doesn’t provide enough data to</p>	

extract a precise amount, but the market does provide solid indicators that lead to the conclusion of certain features being more or less desirable.

Adjustment Explanation

Comp 1 is a comparable in close proximity to the subject property. This comparable also has river frontage as well as similar wetlands and is partially located in the flood plain. Zoning, slope/shape, utilities and access are similar to the subject’s and no adjustments were warranted. The comparable did have more feasible building area with approximately .46 acres of wooded land in the area of the site that was suitable for building. This was adjusted downward for (-). A large adjustment (+ + +) was made for size as the comparable is considerably larger than the subject’s site. It is typical for municipal lots to decrease in cost per sf or ac as site size increases. This comparable was chosen due to its close proximity to subject property as well as having river frontage, wetlands and being located in the floodplain. Net adjustments are (+ +).

Comp 2 is a typical residential lot located on the northeast side of Mauston. This comparable was is similar in size compared to the subject, however does not have river frontage. A (+ +) adjustment was made for this. Development potential is superior to the subjects as the comparable is a cleared lot in an already mature, developed neighborhood. An adjustment of (- -) was made for this. Other superior attributes include no wetlands/floodplain and superior access with the lot being a corner lot. Line adjustments of (- -) and (-) were made for these items. The net adjustments for comp 2 are (- - -). This comparable was used as it is representative of a recent, typical residential lot within the City of Mauston.

Comp 3 is also located in close proximity to the subject and is located by the same river, however it does not have direct river frontage. A (+) was made for this. The remainder of the comparables attributes are similar to the subject’s including development potential. This comparable was indicated to have restricted developable land area similar to the subject. An adjustment (+ +) for size similar to comp 1 was made for this comparable. This resulted in net adjustments of (+ + +).

Summary of Adjustments


Characteristic	Land Comp 1	Land Comp 2	Land Comp 3
Net Adjustment	++	---	+++


Reconciliation / Conclusion of Value


After adjustments were made, the prices indicate a value slightly higher than comp 1, higher than comp 3 and significantly less than comp 2. The subject is most similar to comps 1 & 3, therefore more weight was placed on these comparables. The concluded price per sf is \$0.30. This results in an opinion of value of \$5,619 rounded to \$5,500

Value Indicator - Sales Comparison Approach	\$5,500
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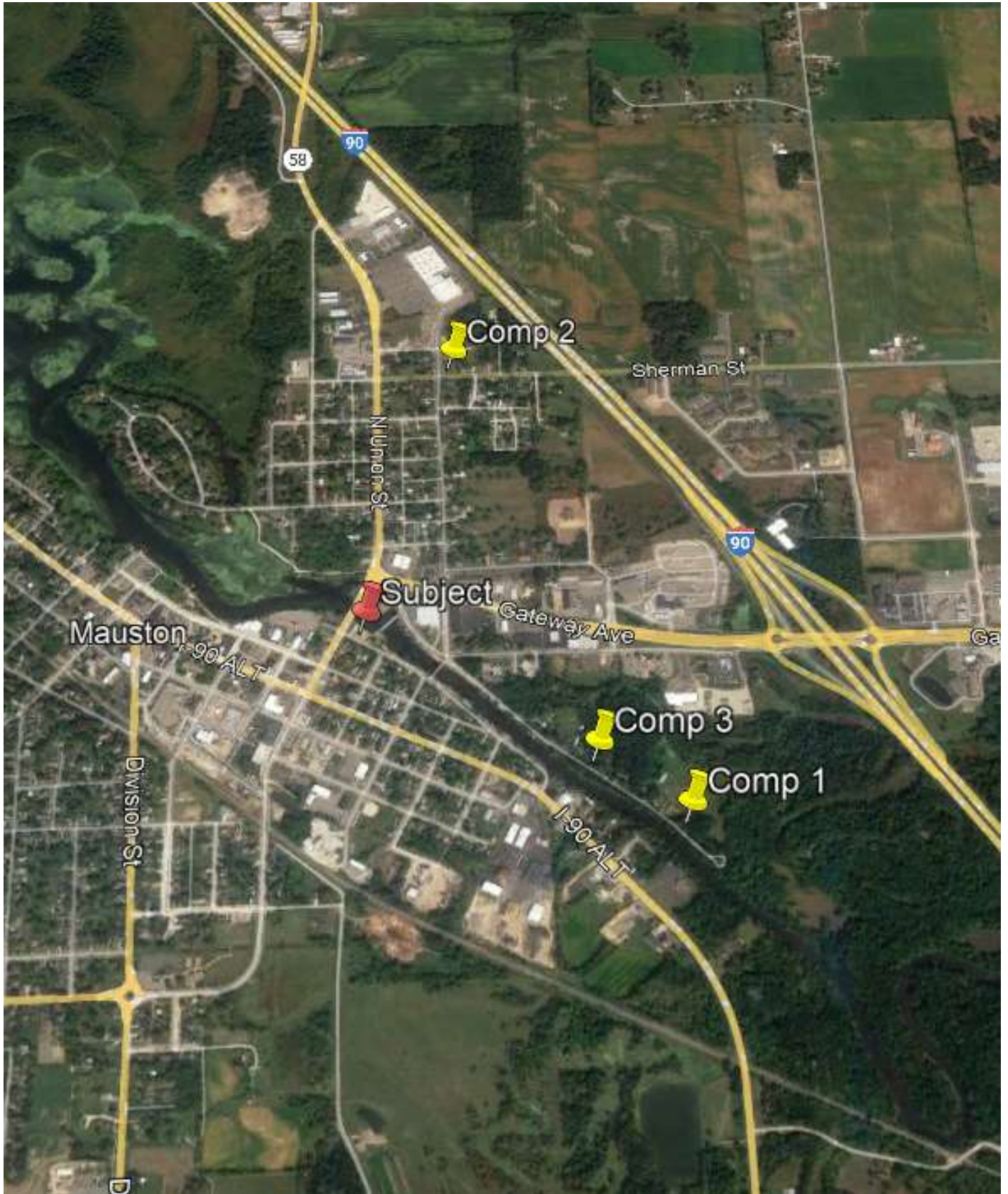
Adjustment Grids / Comp Photos

Characteristic	Subject	Land Comp 1	
Location	Water St	2.96 Acres Roosevelt St	
	Mauston, WI 53948	Mauston, WI 53948	
	C. Mauston, Juneau County	C. Mauston, Juneau County	
Sale Price	-----	\$32,000	
Estimated Value of Improvements		\$0	
Land Price		\$32,000	
Sale Date (month/year)		Jan-25	
Source	Inspection, Assessor	MLS#1986979 / First Weber Inc	
Grantor		Blackhawk Investments LLC	
Grantee		Lori Hadac	
Doc. No.		Doc. 764927	
Site Area (acres)	0.43	2.96	
Site Area (square feet)	18731	128,938	
Land Price / Acre		\$10,811	
Lane Price / Square Foot		\$0.25	
PRICE ADJUSTMENTS		ITEM	ADJ
Property Rights Conveyed	Fee Simple	Fee Simple	1.00
Market Conditions		Jan-25	1.00
Condition of Sale / DOM		Arms Length / 35 DOM	1.00
Financing Terms		Cash	1.00
ADJUSTMENT FACTOR		TOTAL FACTOR	1.00
Adjusted Price / Acre		\$0.25	
VALUE ADJUSTMENTS		ITEM	ADJ
Primary Location Factor	Residential District	Residential District	
Secondary Location Factor	River Frontage	River Frontage	
Slope/Shape	Level/Typical	Level/Typical	
Development Potential	Minimal	Average	-
Wetlands / Floodplain	Yes / Yes	Yes / Yes	
Utilities Available or Onsite Improvements	W/S,NG,Electric,Internet	W/S,NG,Electric,Internet	
Size Factor		Larger, Adj Up	+++
Zoning	Residential	Residential	
Access	Average, 1 Side	Average, 1 Side	
Net Adjustment		Comments: This comp is the sale of a residential lot located across from the subject with river frontage.	++
Final Adjusted Price / SF			\$0.25
Aerial Parcel Map			

Characteristic	Subject	Land Comp 2	
Location	Water St	.30 Acres Lincoln St	
	Mauston, WI 53948	Mauston, WI 53948	
	C. Mauston, Juneau County	C. Mauston, Juneau County	
Sale Price	-----	\$18,000	
Estimated Value of Improvements		\$0	
Land Price		\$18,000	
Sale Date (month/year)		Sep-24	
Source	Inspection, Assessor	MLS#1988327 / Castle Rock Realty LLC	
Grantor		Mkb Mauston II LLC	
Grantee		David Swiergosz	
Doc. No.		Doc. 763154	
Site Area (acres)	0.43	0.30	
Site Area (square feet)	18731	13,068	
Land Price / Acre		\$60,000	
Lane Price / Square Foot		\$1.38	
PRICE ADJUSTMENTS		ITEM	ADJ
Property Rights Conveyed	Fee Simple	Fee Simple	1.00
Market Conditions		Sep-24	1.00
Condition of Sale / DOM		Arms Length / 0 DOM	1.00
Financing Terms		Cash	1.00
ADJUSTMENT FACTOR		TOTAL FACTOR	1.00
Adjusted Price / Acre		\$1.38	
VALUE ADJUSTMENTS		ITEM	ADJ
Primary Location Factor	Residential District	Residential District	
Secondary Location Factor	River Frontage	None	+ +
Slope/Shape	Level/Typical	Level/Typical	
Development Potential	Minimal	Good	- -
Wetlands / Floodplain	Yes / Yes	No / No	- -
Utilities Available or Onsite Improvements	W/S,NG,Electric,Internet	W/S,NG,Electric,Internet	
Size Factor		Similar, No Adj	
Zoning	Residential	Residential	
Access	Average, 1 Side	Good, 2 Sides	-
Net Adjustment		Comments: This comp is the sale of vacant land in the City of Mauston, in a typical residential area with superior access.	- - -
Final Adjusted Price / SF			\$1.38
Aerial Parcel Map			

Characteristic	Subject	Land Comp 3	
Location	Water St Mauston, WI 53948 C. Mauston, Juneau County	1.98 Acres Roosevelt St Mauston, WI 53948 C. Mauston, Juneau County	
Sale Price	-----	\$10,490	
Estimated Value of Improvements		\$0	
Land Price		\$10,490	
Sale Date (month/year)		Nov-24	
Source	Inspection, Assessor	MLS#1973495 / Castle Rock Realty LLC	
Grantor		Timothy & Kathleen Curran Trust	
Grantee		Lori Hadac	
Doc. No.		Doc. 764451	
Site Area (acres)	0.43	1.98	
Site Area (square feet)	18731	86,249	
Land Price / Acre		\$5,298	
Lane Price / Square Foot		\$0.12	
PRICE ADJUSTMENTS		ITEM	ADJ
Property Rights Conveyed	Fee Simple	Fee Simple	1.00
Market Conditions		Nov-24	1.02
Condition of Sale / DOM		Arms Length / 228	1.00
Financing Terms		Cash	1.00
ADJUSTMENT FACTOR		TOTAL FACTOR	1.02
Adjusted Price / Acre			\$0.12
VALUE ADJUSTMENTS		ITEM	ADJ
Primary Location Factor	Residential District	Residential District	
Secondary Location Factor	River Frontage	River Proximity	+
Slope/Shape	Level/Typical	Level/Atypical	
Development Potential	Minimal	Minimal	
Wetlands / Floodplain	Yes / Yes	Yes / Yes	
Utilities Available or Onsite Improvements	W/S,NG,Electric,Internet	W/S,NG,Electric,Internet	
Size Factor		Similar, No Adj	++
Zoning	Residential	Residential	
Access	Average, 1 Side	Average, 1 Side	
Net Adjustment		Comments: This comp is across from the subject as well, however does not have river frontage.	+++
Final Adjusted Price / SF			\$0.12
Aerial Parcel Map			

Comparable Location Map



Valuation – Cost Approach			
The cost approach was not developed as the subject site is currently vacant.			
Valuation – Income Approach			
The income approach was not developed as the subject’s site is currently vacant and not an income producing property.			
Valuation – Reconciliation			
The most reliable method is the Sales Comparison Approach when the market offers enough data to confidently draw a conclusion of value. In this case, the strength of the comparisons is adequate. The value is concluded as follows: <div>18,731 sf x \$0.30/SF = \$5,619 rounded to \$5,500</div>			
Final Opinion of Value			
Report Date (printed)	Date of Inspection	Effective Date of Value	Market Value
2/7/2025	1/13/2025	1/13/2025	\$5,500
Certification			
<p>I certify that, to the best of my knowledge and belief:</p> <ol style="list-style-type: none">1. The statements of fact contained in this report are true and correct.2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.7. This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.			

8. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the edition of the Uniform Standards of Professional Appraisal Practice current and FIRREA as of the date of the appraisal.
9. I have made a personal inspection of the property that is the subject of this report.
10. Brandon O'Leary provided significant professional assistance to the person signing this report.
11. The property's price or value has not been discussed with the owner or owner's representative.
12. In the three years preceding the acceptance of this assignment, I have not appraised the subject property nor have I rendered any professional services related to the subject property.
13. I certify that, prior to accepting this assignment and entering into this agreement to perform this assignment, I have properly identified the problem to be addressed and have the knowledge and experience to complete this assignment competently, and I have taken all steps necessary or appropriate to complete the assignment competently.

Appraiser Name:	Signature:	Certification No.	Expiration of License
Jeremy Sorbel		Wisconsin Certified General Appraiser No. 2703	12/14/2025
Ross Hasheider		Wisconsin Certified General Appraiser No. 2702	12/14/2025

General Assumptions and Limiting Conditions

This appraisal report has been made with the following general assumptions:

1. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
2. The property is appraised as though free and clear of any or all liens and encumbrances unless otherwise stated in this report.
3. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
4. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
5. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable.
6. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
7. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in this appraisal report.

8. It is assumed that all required licenses, certificates of occupancy consents, or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

9. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

10. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

This appraisal report has been made with the following general limiting conditions:

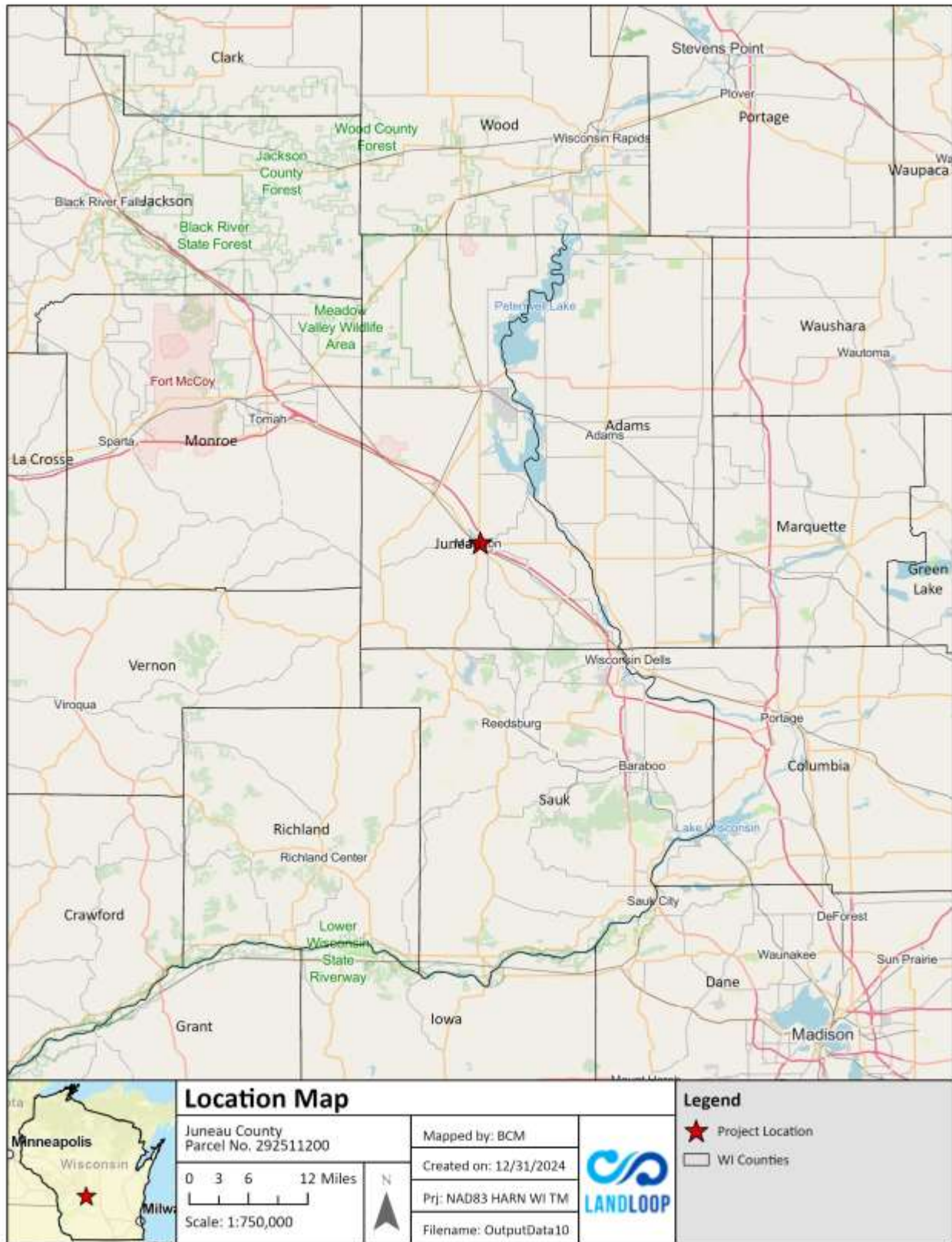
1. Any allocation or the total value estimate in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with the right of publication.
3. The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
5. The global outbreak of a "novel coronavirus" known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal.

Definition of Value

“Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

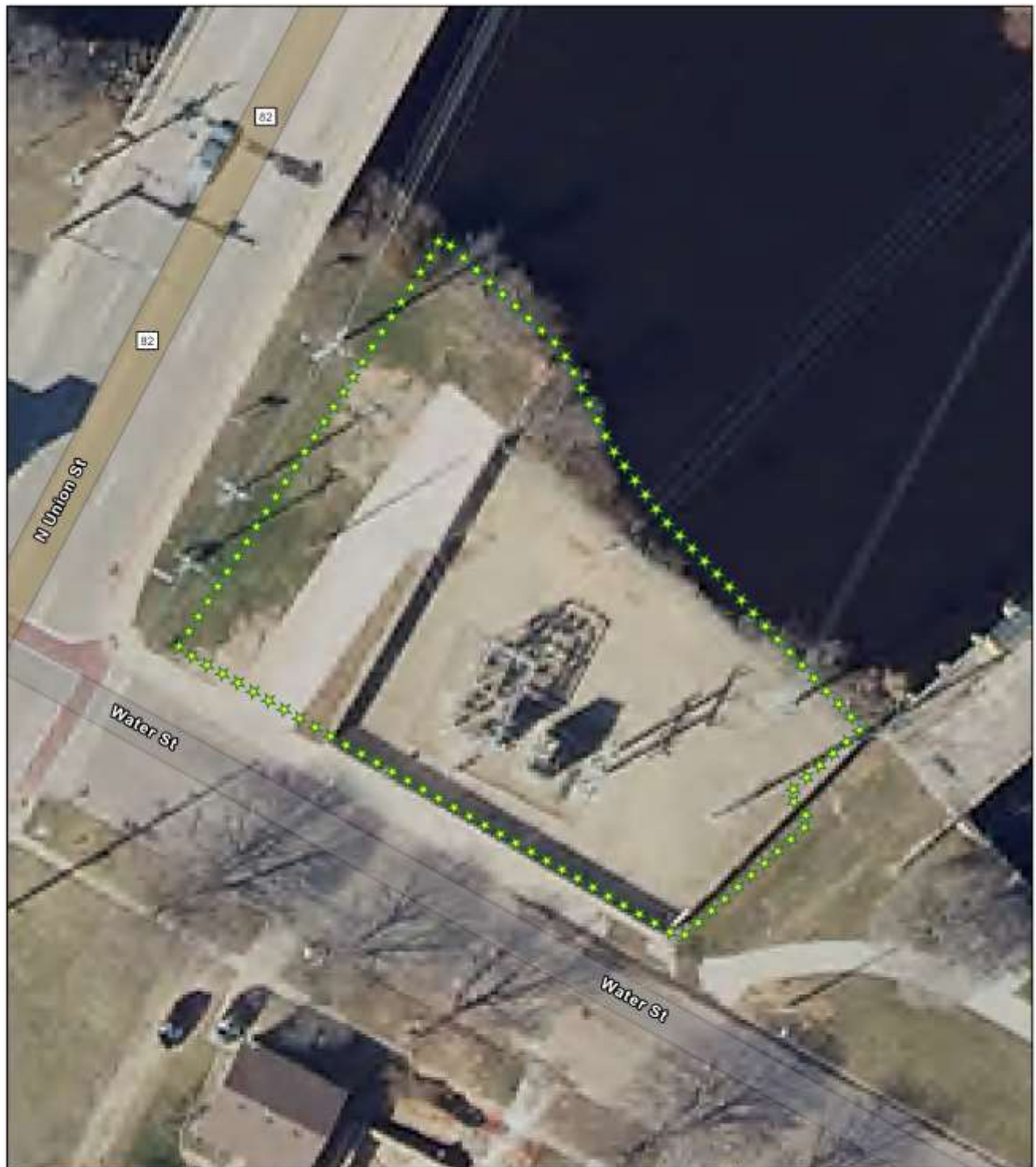
- 1) Buyer and seller are typically motivated;
- 2) Both parties are well informed or well advised, and acting in what they consider to be their own best interests;
- 3) A reasonable time is allowed for exposure to the open market;
- 4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5) The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.” – Source: 12 CFR 34.42(g).

Subject Property Maps





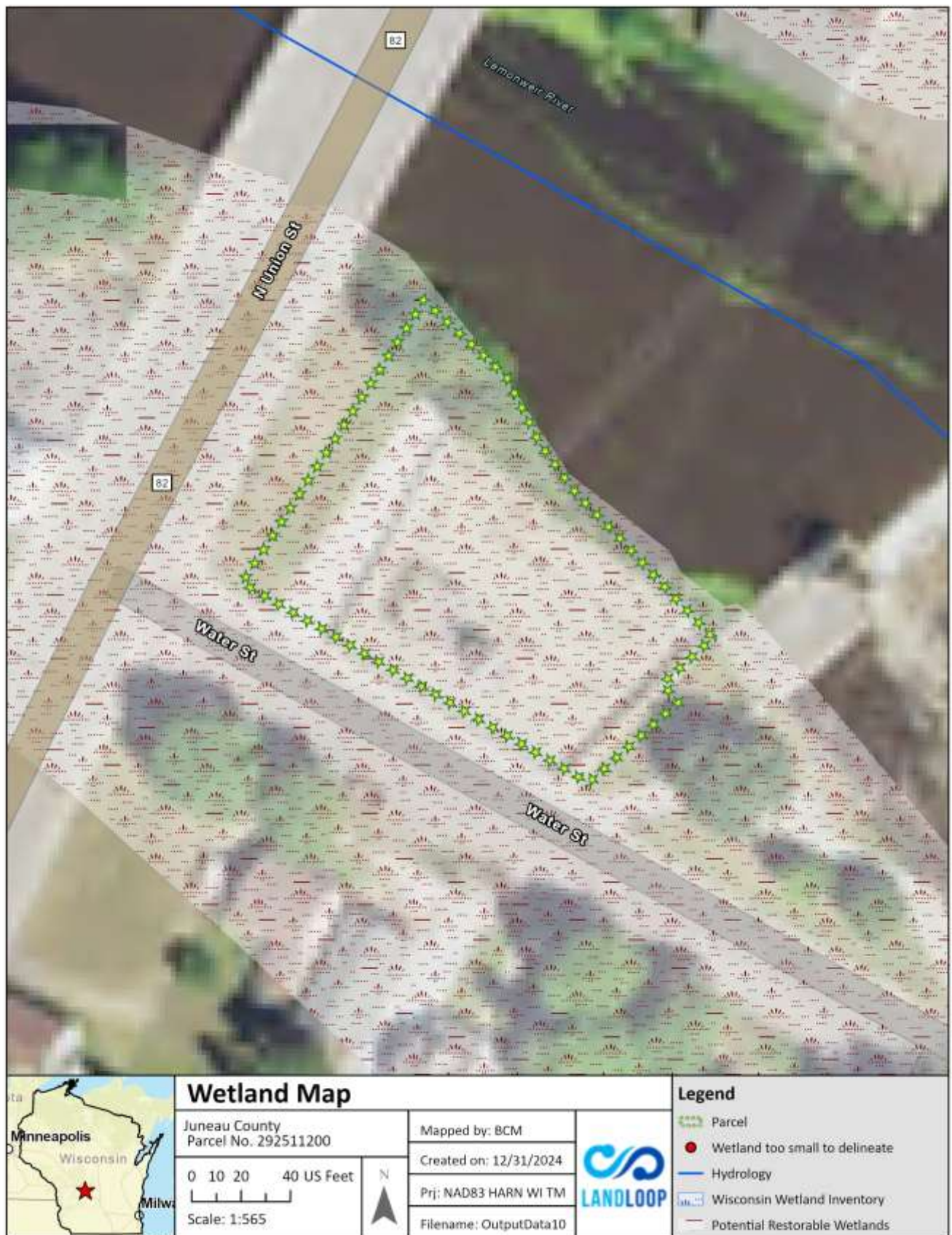


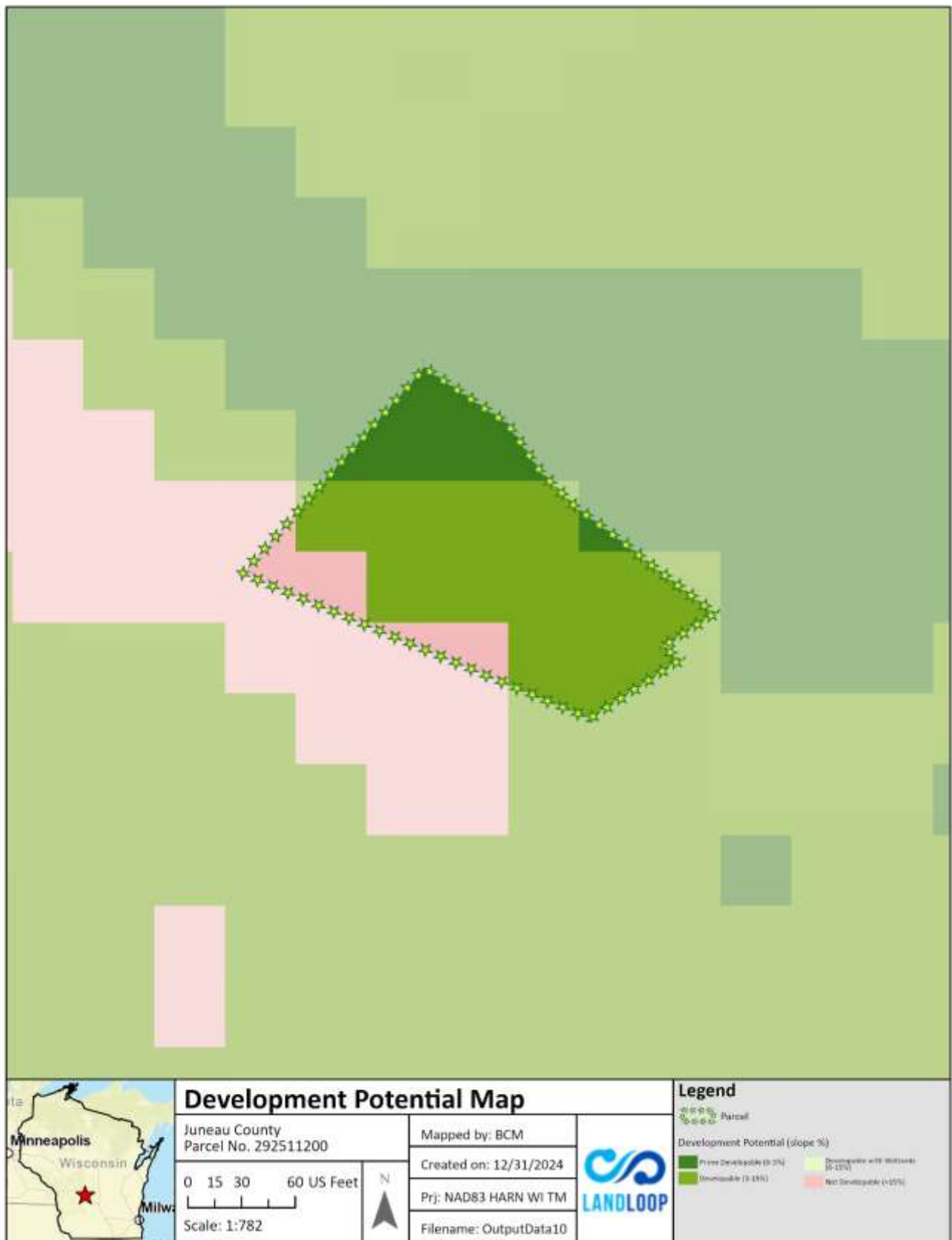


	<h3>WROC Aerial Imagery Map</h3>			Legend Parcel
	Juneau County Parcel No. 292511200 0 5 10 20 US Feet Scale: 1:424	Mapped by: BCM Created on: 12/31/2024 Prj: NAD83 HARN WI TM Filename: OutputData10		





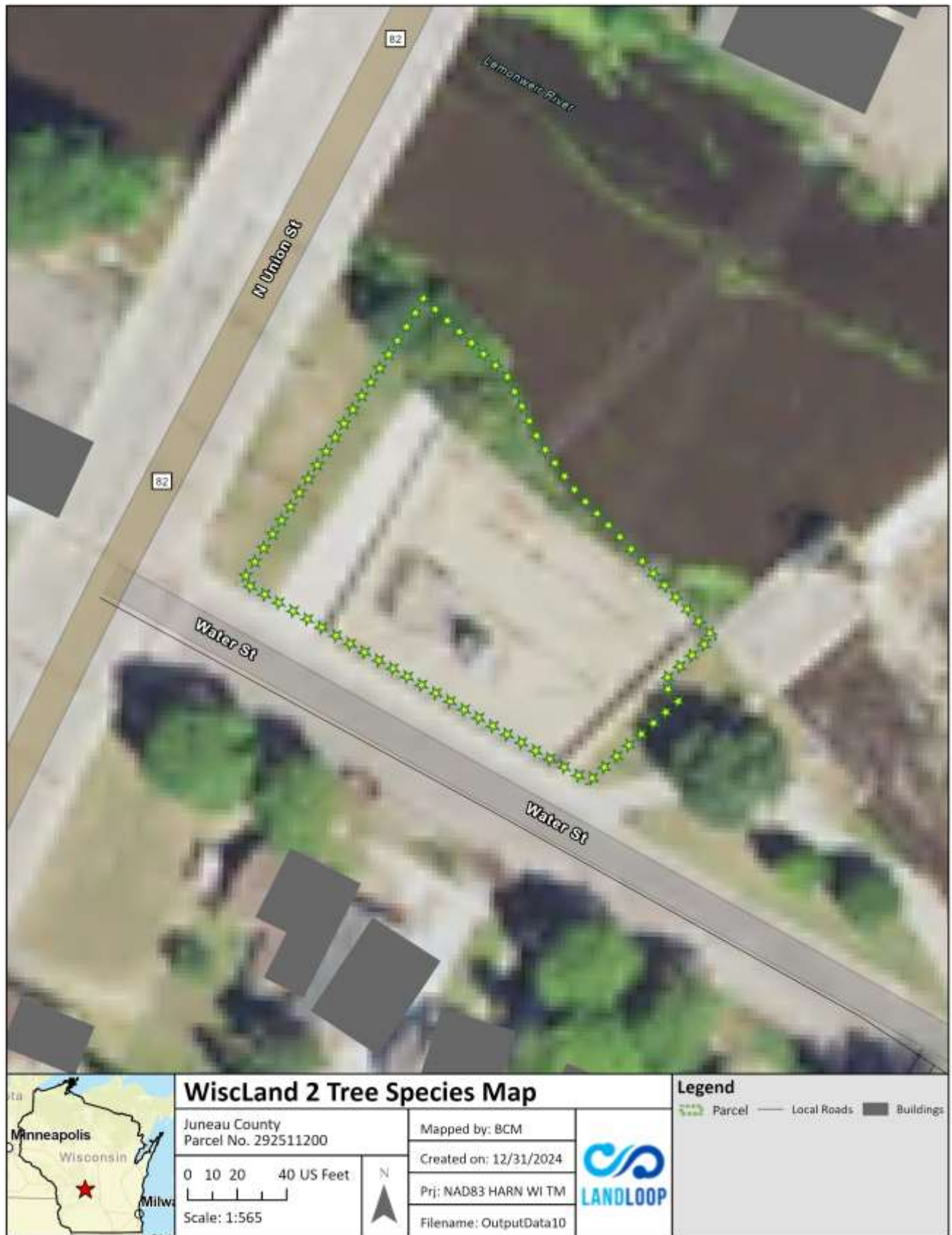














General Front and Rear Setbacks and Floodplain



Minneapolis
Wisconsin
Milwaukee

Flood Hazard Map

Juneau County
Parcel No. 292511200

0 10 20 40 US Feet

Scale: 1:565

N

Mapped by: BCM

Created on: 12/31/2024

Prj: NAD83 HARN WI TM

Filename: OutputData10

Legend

- Parcel
- FEMA Flood Hazard**
 - Area of Minimal Flood Hazard
 - Area of 1% Chance of Flood Hazard
 - Base Floodplain

Subject Property Pictures

Subject View looking North



Subject View looking East



Subject View looking Southeast



Subject View looking Southwest



Subject View looking West



Subject View looking North



Street Scene looking Southwest along Water Street



Street Scene looking Northeast along Water Street



Subject Tax Bill(s) & Legal Description(s)

2024 Real Estate Tax Summary

02/05/2025 12:53 PM

Page 1 Of 1

Parcel #: 292511200
Alt. Parcel #: 292511200

251 - CITY OF MAUSTON
JUNEAU COUNTY, WISCONSIN

Tax Address:
WISCONSIN POWER & LIGHT CO
4902 N BILTMORE LN
MADISON WI 53718-2148

Owner(s): O = Current Owner, C = Current Co-Owner
O - WISCONSIN POWER & LIGHT CO

Districts: SC = School, SP = Special
Type Dist # Description
SC 3360 SCH D OF MAUSTON
SP 0004-3 TIF#4 C OF MAUSTON
SP 0200 WWTC

Property Address(es): * = Primary

Abbreviated Description: **Acres:** 0.000
(See recorded documents for a complete legal description.)
ORIGINAL PLAT PT. OF MILLPOND BLK 1 EX.
327/133 (EXEMPT BY STATUTE)

Parcel History:
Date Doc # Vol/Page Type
124/137

Plat: * = Primary
* N/A-NOT AVAILABLE

Tract: (S-T-R 40% 160% GL)
07-15N-04E **Block/Condo Bldg:**

Tax Bill #:		Net Mill Rate	0.024684012	Installments	
Land Value	0	Gross Tax	0.00	End Date	Total
Improve Value	0	School Credit	0.00	1 01/31/2025	0.00
Total Value	0	Total	0.00	2 07/31/2025	0.00
Ratio	0.7953	First Dollar Credit	0.00		
Fair Mkt Value	0	Lottery Credit 0 Claims	0.00		
		Net Tax	0.00		

	Amt Due	Amt Paid	Balance
Net Tax	0.00	0.00	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest		0.00	0.00
Spec. Tax Interest		0.00	0.00
Prop. Tax Penalty		0.00	0.00
Spec. Tax Penalty		0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	0.00	0.00	0.00

Payment History: (Posted Payments)

Date Receipt # Type Amount

Key: Payment Type: A-Adjustment, B-Write Off Bankrupt, D-Write Off Deeded, Q-Quit Claim, R-Redemption, T-Tax

Appraiser Resume		
Jeremy Sorbel, Vice President Certified General Appraiser jsorbel.pare@gmail.com www.pareconsultants.com		PARE Consultants 146 Railroad St Reedsburg, Wisconsin 53959 608-768-2665
Licenses & Memberships Wisconsin Certified General Appraiser no. 2703-10 Certified Unmanned Aerial Vehicle Pilot no. 4232974 Member of the American Society of Farm Managers & Rural Appraisers		
Professional Summary <i>I am a knowledgeable Real Estate Appraiser well rounded in performing a variety of appraisals from vacant land to residential to commercial properties. No job is too big or too small. The majority of my workload is commercial appraisals specializing in hospitality properties, storage units, apartments, restaurants, rural estates, farms, general office and retails buildings. Working close to the Wisconsin Dells tourism market we see a wide variety of assignments including waterparks, short term rentals and unique attractions. Our specialty is vacant land and commercial assignments; however, the residential jobs balance out the workload nicely. With our own in-house GIS specialist and computer programmer, PARE Consultants can create its own tools to analyze markets, find comparables, generate maps and anything else we can dream of. With my personal professional touch and smalltown personality, I strive to treat all assignments big or small with equal importance. I pride myself in being easy to talk to and cherish the relationships I build with clients.</i>		
Collegiate Education		
University of Minnesota – Twin Cities, Minneapolis Campus		2004
Graduated with Magna Cum Laude Honors		2009
Bachelor of Environmental Design – Emphasis in Urban Planning		2009
Minor in Architecture		2009
Minor in Sustainability Studies		2009
Appraisal Education		
2018-2019 USPAP Course		2019
Statistics, Modeling & Finance		2019
Residential Market Analysis & Highest & Best Use		2019
Basic Appraisal Principles		2020
Basic Appraisal Procedures		2020
Residential Report Writing & Case Studies		2021
Residential Appraiser Site Valuation & Cost Approach		2021
General Appraiser Market Analysis Highest & Best Use		2021
General Appraiser Income Approach		2022
General Report Writing & Case Studies		2022
Commercial Appraisal Review		2022

Expert Witness for Commercial Appraisers	2022
General Appraiser Sales Comparison Approach	2022
General Appraiser Site Valuation & Cost Approach	2022
Appraisal Subject Matter Electives	2022
Advanced Residential Applications & Case Studies	2022
Residential Sales Comparison & Income Approaches	2022

Work Experience

PARE Consultants


Reedsburg, WI

Vice President

January 2019 – Present

- Manage the office, e-mail accounts, associate appraisers, and customer relations.
- Build more business with new clients and strengthen relationships with existing clients.
- Research bids and return them to customers within 24 hours.
- Facilitate inspections to ensure route efficiency and cost effectiveness.
- Complete inspections with attention to detail understanding the variety of questions to ask.
- Perform appraisals in line with federal requirements and USPAP guidelines.
- Maintain current understanding of lender requirements and documentation guidelines.
- Keep up on market trends to achieve a better understanding of community values.
- Set up orders comprehensively to ensure necessary information is retrieved for a successful appraisal.
- Manage lead times and facilitate orders to associate appraisers.
- Ongoing development of new tools, maps, and products to create better reports for our clients.
- Train new staff and work closely with them to foster competence in their appraisal skills.
- Review all associate appraisers reports before delivering to clients as an additional quality control.
- Deliver appraisal reports to clients within specified timeframes or rush orders when required.
- Complete appraisals competently on a plethora of property types supporting a multitude of transactions.



Appraiser Resume		
Ross Hasheider, CGA PARE Consultants 146 Railroad Street, Suite 200 Reedsburg, WI 53959 www.pareconsultants.com		
License Wisconsin Certified General Appraiser no. 2702		
Education University of Wisconsin – Whitewater Bachelor of Business Administration - Double Major Finance and Human Resource Management Graduation Date: May 2018		
Recent Appraisal Courses Completed		
General Appraiser Site Valuation and Cost Approach		2022
General Appraiser Sales Comparison Approach		2022
General Appraiser Income Approach		2022
General Report Writing & Case Studies		2022
Commercial Appraisal Review – Subject Matter Elective		2023
Expert Witness for Commercial Appraisers – Subject Matter Electives		2023
Employment History		
Pare Consultants, Reedsburg, WI	Appraiser	2020-Present
Field's at the Wilderness, Wisconsin Dells, WI	Server / Manager	2015-Present
Summit Credit Union, Portage, WI	Senior Universal Banker	2018-2020
Great Wolf Lodge, Wisconsin Dells, WI	Human Resources Assistant	2017-2018
MBE, CPA, Baraboo, WI	Intern	2013-2014
<p>Ross Hasheider started working as a residential appraiser in 2020 before transitioning to commercial properties in 2022. In 2024, Mr. Hasheider received his Certified General Appraiser license after completing his education and experience requirements. Mr. Hasheider has experience working on a multitude of different property types including office, retail, multi-family residences, vacant land, self-storage units, and warehouses.</p>		

NO. 2702 - 10

THE STATE OF WISCONSIN

Hereby certifies that
ROSS L HASHEIDER

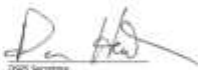
was granted a certificate to practice as a

**CERTIFIED GENERAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY
 RELATED TRANSACTIONS IS AQB COMPLIANT**

*in the State of Wisconsin in accordance with Wisconsin Law
 on the 29th day of January in the year 2024.*

The authority granted herein must be renewed each biennium by the granting authority.

*In witness thereof, the State of Wisconsin
 Department of Safety and Professional Services
 has caused this certificate to be issued under
 its official seal.*


 DHS Secretary


 Tony Evers, Governor

This certificate was printed on the 3th day of March in the year 2024



NO. 2702 - 10

EXPIRES: 12/14/2025

**The State of Wisconsin
 Department of Safety and Professional Services**

Hereby certifies that
ROSS L HASHEIDER

was granted a certificate to practice as a

**CERTIFIED GENERAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY
 RELATED TRANSACTIONS IS AQB COMPLIANT**

*in the State of Wisconsin in accordance with Wisconsin Law
 on the 29th day of January in the year 2024.*

The authority granted herein must be renewed each biennium by the granting authority.

*In witness thereof, the State of Wisconsin
 Department of Safety and Professional Services
 has caused this certificate to be issued under
 its official seal.*




 DHS Secretary

This certificate was printed on the 3th day of March in the year 2024

APPRAISAL REPORT



PARE
Consultants

Appraisal of:

Corner of Veterans St and Attewell St (1.25 acres)
Mauston, Wisconsin 53948
City of Mauston
Juneau County, Wisconsin

Owned by:

City of Mauston

Prepared for:

City of Mauston

Prepared by:

Jeremy Sorbel, Certified General Appraiser
Ross Hasheider, Certified General Appraiser
Brandon O'Leary, Associate Appraiser

Precision Appraisal & Real Estate Consultants, LLC © 2025

www.pareconsultants.com pareconsultants@gmail.com

PO Box 667 Reedsburg, WI 53959

608-768-2665

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February 7, 2025

Property Location: 1.25 ac off Veterans/Attewell St
Mauston, Wisconsin 53948
City of Mauston
Juneau County, Wisconsin

City of Mauston
Daron J. Haugh
Mauston, WI 53948

Dear Intended Users,

Thank you for the opportunity to write this appraisal. The attached report contains a summary of the general and specific data used to form my conclusions of value. This appraisal determines an opinion of Market Value as of a current date. The Sales Comparison Approach was used to determine the value of this property. The Cost and Income Approaches were not developed for the reasons herein.

This appraisal is not based on any extraordinary assumptions or hypothetical conditions. This appraisal report has been prepared in compliance with USPAP (Uniform Standards of Professional Appraisal Practice) as well with FIRREA (Financial Institutions Reform and Recovery Act of 1989), and FDIC Interagency Appraisal and Evaluation Guidelines, rev. 12/2010.

As a result of my findings, it is my opinion that the property rights described herein warrant the following Market Value, as of January 13, 2025:

\$33,000
Thirty Three Thousand Dollars

We sincerely appreciate your business. Please do not hesitate to reach out if you have any questions.

Sincerely,



Jeremy Sorbel
WI Certified General Appraiser No. 2703, Expires 12/14/2025
Precision Appraisal & Real Estate Consultants, LLC

General Assignment Information

Prepared For (Client):	City of Mauston Daron J. Haugh Mauston, WI 53948 dhaugh@mauston.com 608-747-2704
Prepared By:	Jeremy Sorbel, CGA Precision Appraisal & Real Estate Consultants, LLC 146 Railroad St, Ste 200 Reedsburg, WI 53959 (608)768-2665
Subject Property Address:	1.25 acres at the Corner of Veterans St & Attewell St, Mauston, Wisconsin 53948
Property Use:	Vacant Land
Occupancy:	Vacant/None
Municipality:	City of Mauston
County, State:	Juneau County, Wisconsin
Property Owner Name(s):	City of Mauston
Parcel Number(s):	292511264.08
Subject Legal Description:	See attached tax bill...
2024 Real Estate Tax Total (all parcels):	\$0
Report Date (printed):	February 7, 2025
Effective Date of Value:	January 13, 2025
Final Opinion of Value:	\$33,000

Scope of Work

Client Name:	City of Mauston
Purpose of Appraisal:	The purpose of this assignment is to determine the market value of the property as of the effective date.
Intended Use:	This report is intended to be used as an aid to the client for decision making purposes.

Intended User(s):	The intended user of this appraisal report is the above-mentioned client only.
Hypotheticals:	This appraisal is not prepared under any hypothetical conditions or scenarios that are known to be false.
Extraordinary Assumptions:	This appraisal is not made under any extraordinary assumptions.
Rights Appraised:	Fee Simple
Standard(s) Followed:	This appraisal adheres to Standards 1 and 2 of the 2024 version of USPAP (Uniform Standards of Professional Appraisal Practice) to the extent possible, unless superseded by a higher standard. This appraisal complies with FIRREA (Financial Institutions Reform and Recovery Act of 1989), and FDIC Interagency Appraisal and Evaluation Guidelines, rev. 12/2010.
General Requirements:	To develop a reliable opinion of value that is summarized in a printed or PDF report which discusses the evidence used to draw its conclusion.
Approaches to Use:	This appraisal shall address all applicable approaches to value which are required to produce reliable results. The elimination or non-use of any approaches are to be explained.
Special Instructions:	None
Research & Verification Requirements:	The market is to be researched for trends related to supply and demand factors. The competitiveness and marketability of the subject property must be addressed within the content of the market analysis. Pertinent information relative to all value-influencing attributes of the subject and comparable sales must be addressed to a reasonable extent. The appraiser signing this document must perform a visual inspection of the subject property, and the appraiser must perform a visual inspection of the comparable sales used in this appraisal by way of personal visit, third party services, Geographic Information Systems, other appraisers, or through employees of PARE Consultants. Comparable sales used in this appraisal must be verified with a party involved with the transaction or verified with the county or state records office.
Scope of Inspection:	The subject property was personally inspected for this appraisal. The inspection included a site visit, note-taking and photography documentation. All areas that were readily observable without special equipment were viewed. It is important to note that the appraisal inspection differs significantly from a “building inspection”, and the appraiser is not a licensed building inspector. The physical onsite appraisal

inspection was completed by Jeremy Sorbel. Brandon O'Leary provided professional assistance with the collection of data, analysis and writing of this appraisal report.

Sale/Option/Listing/Offer History of Subject Property

Comments: (analyze all sales within the last three year period, to the appraiser's knowledge, any interest transfers, partial interests, current options, listings, offers or purchase agreements)

Rental/Use History: None known

3 Year Sale History: None known

Listing History: None known

Current Agreement: None known

Market Analysis – Physical, Legal & Locational Attributes

Location of Subject: The subject is situated in the City of Mauston which is located in Juneau County, Wisconsin. Employment, education, entertainment, shopping, etc. are within Mauston as well as Necedah, Lyndon Station, and Elroy. The property is located southwest of the Attewell Street and Veterans Street intersection. The subject is 13.4 miles south of Necedah, 10.78 miles west-northwest of Lyndon Station and 9.15 miles east-northeast of Elroy.

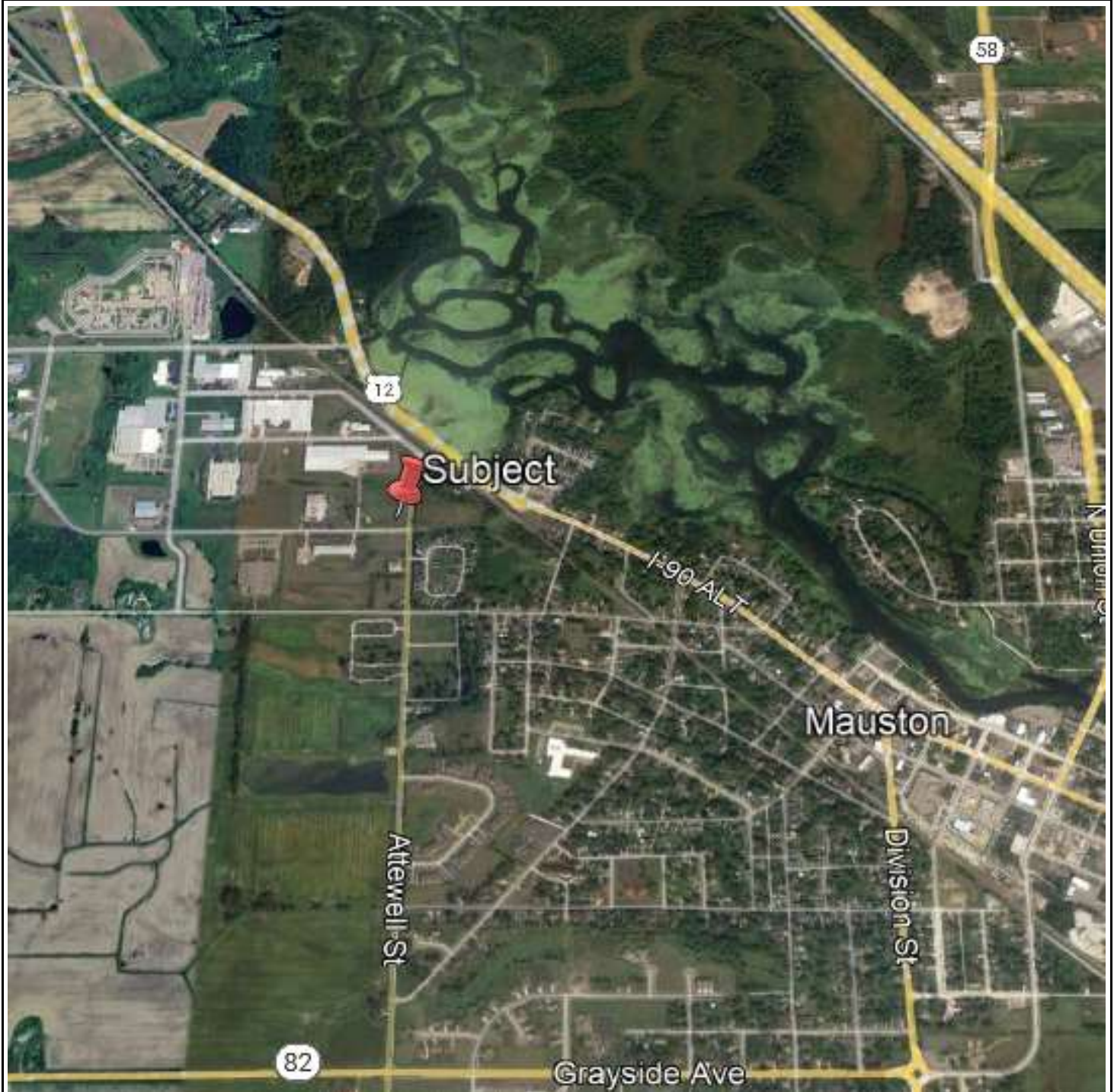
Median Household Income: \$53,407 - City of Mauston

Traffic Count: According to Wisconsin DOT, traffic counts 0.31 miles east of the subject property on US Hwy 12 are 5,800 cars per day.

Boundaries: The neighborhood is bound by US Highway 12 and North Road to the north, Division Street to the east, Grayside Avenue to the south and Brokup Road to the west.

Area Land Use: Land use in the area is predominantly commercial/industrial to the north, agricultural intermixed with recreational land with single-family residential to the southwest and single-family residential to the east and southeast. Decorah Lake and the Lemonweir River to the north of the subject offer ample aquatic recreational opportunities.

Neighborhood Aerial



Zoning CODE(s):	GI
Zoning Description:	The General Industrial – GI is intended to permit both large and small scale industrial and office development at an intensity which is consistent with existing transition and suburban community character.

Min Lot Size:	9,000 SF		
Other Comment:	None		
Subject Compliance:	Legal / conforming		
Other Districts:	None known		
Land Use Easements:	None known		
Utility Easements:	Typical local utilities lines along edge		
Other Restrictions:	None known		
Market Analysis – Market Delineation			
Competitive Space:	Vacant Land-City/Village		
Region/Market Area:	Juneau County, Wisconsin		
Available Data:	Data and general activity in smaller markets such as rural Wisconsin is limited. It is therefore often required to search for comparisons in an expanded geographic region to include all similar communities, that can be reasonably compared, where market data is available.		
Market Analysis – Supply & Demand			
Search Criteria:	Current listings and sales within the 12 months prior to the effective date for vacant land within a city or village in the counties of Juneau, Monroe and Adams having less than 5 acres.		
No. Current Listings:	33	Median Price:	\$57,692
No. of Sales:	38	Median Price:	\$32,332
Marketing Time:	Average of 380 days on the market.		
Supply Changes:	The market is balanced at this time with 10 months of inventory. There is a slight oversupply, however this is typical for vacant land in the market.		
Competition:	Out of all the data researched, the selection of competing sales and listings was narrowed to a set of three sales which range in price from \$25,000 to \$220,000, and from \$0.51 to \$2.21 per square foot.		

5 Year Market Trends for Vacant Land < 5 Acres in Juneau, Adams & Monroe Cos.

LAND MARKET TREND REPORT



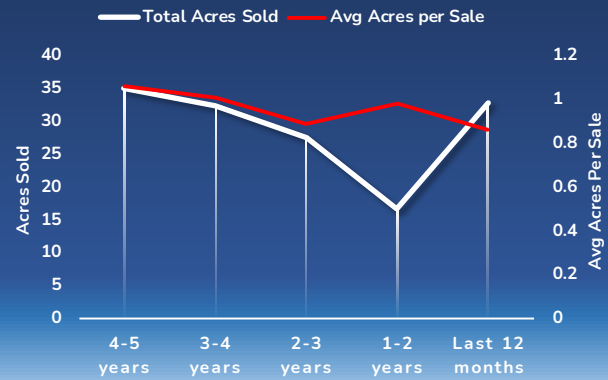
Time Period		Data Source:	\$/ac/yr adjustment:
Start Date	1/31/2020	WIREX MLS	\$3,100
End Date	1/3/2025		
Time Period (years)	4.9		

Supply & Demand	No. Properties	Med. Price	Med. Price/Ac	Criteria Summary	
No. Current Listings	33	\$28,900	\$57,692	Status	SLD, ALL ACTIVE
Sales in last 12 mo.	38	\$24,200	\$32,332	Total Acres	<= 5
Sales in last 12-24 mo.	17	\$19,900	\$26,490	Closing Date	01/13/2020 - 01/13/2025
Sales in last 24-36 mo.	30	\$17,500	\$29,372	County	Juneau, Adams, Monroe
Sales in last 36-48 mo.	32	\$16,500	\$28,036	C/T/V	City, Village
Sales in last 48-60 mo.	33	\$23,500	\$47,059		
Absorption & Inventory		Avg % Change	-5.9%		
Sales per month in last year	3				
Months of Land Inventory	10				

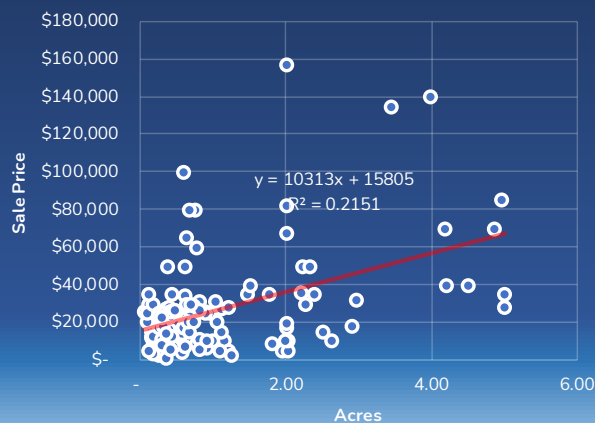
DEMAND TRENDS



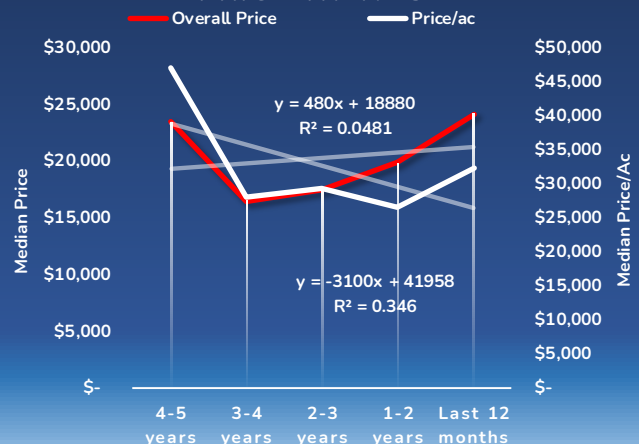
ABSORPTION AND AVG SIZE



ADDED VALUE PER ACRE



PRICE TRENDS



Marketability of Subject

Comments: The conditions of the local market provide opportunity for investment because there are many local financial institutions willing to lend money at historically normal interest rates to creditworthy individuals who desire to purchase this type of real estate. The demand for this type of property exists in the marketplace which is evident by the land use in the area and by the transactions that have occurred in the market and within similar nearby markets. The subject property is considered marketable, with an average appeal for location and a slight oversupply of vacant land of this size.

Marketability Rating	Select One
Very Marketable (prime location, prime condition, lots of demand in market, etc.)	
Marketable (average location, no adverse factors, balanced market, etc.)	X
Limited Marketability (adverse condition or location, oversupplied market, etc.)	

Reasonable Exposure Time

Comments:	Based on the evidence found within the comparable sales used in this appraisal, and general review of market statistics, Reasonable Exposure estimated at 6-12 months.
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Land Description

Site Size (acres)	1.25	Site Size (square feet)	54,450.00
Cover	Open	Shape of Site	Rectangular
Elec / Gas / Data	Yes/Yes/Yes	Driveway/Parking Stalls	None
Water Supply	City Water Available	Septic/Sewer	City Sewer Available
Ecological Landscape	Central Sand Plains	Watershed	Brewer Creek-Lemonweir River
Land Type Association	Lemonweir Floodplain and Terraces	Major Basin	Mississippi River
Bedrock Geology	Cambrian Dolostone	Dominant Trees	Minimal
Access	Good, 2 Sides	Visibility	Visible from Road
Water Feature	None	Other Feature(s)	None

Comments: The site contains 1.25 acres of level land generally sloping to the north. The major soil type, Neenah silt loam with zero to three percent slopes, comprises the entirety of the total area and is currently undeveloped. There is minimal tree canopy on the subject, is not located within a floodplain but contains approximately 1.20 acres of potential restorable wetlands.

Subject Aerial



Easements	Typical Utility	Encroachments	None
Floodplain	None	Other Hazard(s)	None

Highest & Best Use	
<i>Definition:</i> The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible and that results in the highest value.	
Legally Allowable?	The zoning allows for a multitude of permitted and conditional uses that conform to the stated purpose of the district. Light industrial is permitted, however heavy industrial is not. Other permitted and conditional uses include group care centers, indoor/outdoor institutions, communication towers, professional services, storage/wholesaling and trucking facility
Physically Possible?	The site has no known physical limitations besides its size and shape. Suitability for construction is demonstrated by the presence of the existing improvements as well as the surrounding building structures. The subject is remediable wetlands as is the surrounding improved parcels which demonstrate that this is not physical limitation from improving the subject property.
Financially Feasible?	Based on what uses are commonplace in the immediate marketplace, feasible uses include light general industrial.
Maximally Productive?	As if vacant, the maximally productive use of the land would be for general industrial use. The current interim use as vacant industrial land until the demand from industrial development in the area increases.
Valuation – Sales Comparison Approach	
Search Parameters <p>The City of Mauston was searched for non-residential land sales including industrial, business and commercial zoned properties. A sufficient data set was found within Mauston and comparables outside of the subject’s market segmentation were not needed to support the opinion of value of the subject property.</p>	
Dataset <p>Three comparables were found. Prior to adjustments, the prices range from \$0.57 to \$2.21 psf. Time adjustments based on overall land data indicated \$3,100/acre or \$0.07/sf however this was for all land types. It was observed that non-residential land values did not increase at this rate. Therefore time was adjusted at an estimated \$0.04 per sf/year. Comp 1 received a time adjustment as it was sold in 2023. Comps 2 & 3 were settled roughly within the last 2 months. Financing for all the comparables was typical with cash being utilized. All comparables were indicated to be arm’s length transactions.</p>	
Explanation of Adjustments <p>Factors that affect the price are considered for adjustment to ensure that the indicated value reflects a fair market price as of the effective date. Additionally, adjustments are also applied for value-influencing features</p>	

such as location, slope/shape, development potential, utilities, size, zoning and access. Two types of adjustments are applied, quantitative and qualitative. Quantitative adjustments are based on known dollar amounts or percentages, but are only applied when the amount of the adjustment is quantifiable with market evidence. Qualitative adjustments are applied when the market doesn't provide enough data to extract a precise amount, but the market does provide solid indicators that lead to the conclusion of certain features being more or less desirable.

Adjustment Explanation

Comp 1 is a located in an industrial area on the eastern side of Mauston. This comparable was similar to the subject in terms of all characteristics with the exception of size. As sites get larger, the price per sf or ac tends to decrease. For this reason, an adjustment of (+) was made. This comparable is a good indicate of value with net adjustments of (+).

Comp 2 is a planned business zoned comparable located along the I90/94 corridor in Mauston. The site is indicated to be improved with a sales/service equipment implement which is also legally allowable on the subject property. An adjustment was made (- -) for its location along the I90/94 corridor which has superior visibility compared to the subject's location. An adjustment (+) was also made for being larger than the subject. The access was somewhat limited compared to the subject's access. This sale only had one access point while the subject has two. The was adjusted accordingly (+). The net adjustments for this comparable are (-).

Comp 3 is a smaller lot located in the downtown central business district. The area is superior in terms of land values and development potential due to the limited downtown land available. Adjustments of (- -) and (-) were made for these factors. The comparable is also smaller than the subject and an adjustment of (- -) was made for this. Based on market observations, it appears the rate of value increases at a greater rate the smaller the parcel is. Therefore a double adjustment was made for size on this comparable. Access is similar to the subject with street frontage along State Street as well as access via a public alleyway. Net adjustments are (- - - -). This comparable required a large number of adjustments and is not the best indicator of value.

Summary of Adjustments


Characteristic	Land Comp 1	Land Comp 2	Land Comp 3
Net Adjustment	+	-	- - - -


Reconciliation / Conclusion of Value


The adjusted comparable suggest a value slightly higher than \$0.57 psf, lower than \$0.70 and significantly lower than \$2.21. The best comparables with the least adjusting are comps 1 & 2. The value is concluded at \$0.60 psf. This results in a rounded concluded value of \$33,000.

Value Indicator - Sales Comparison Approach	\$33,000
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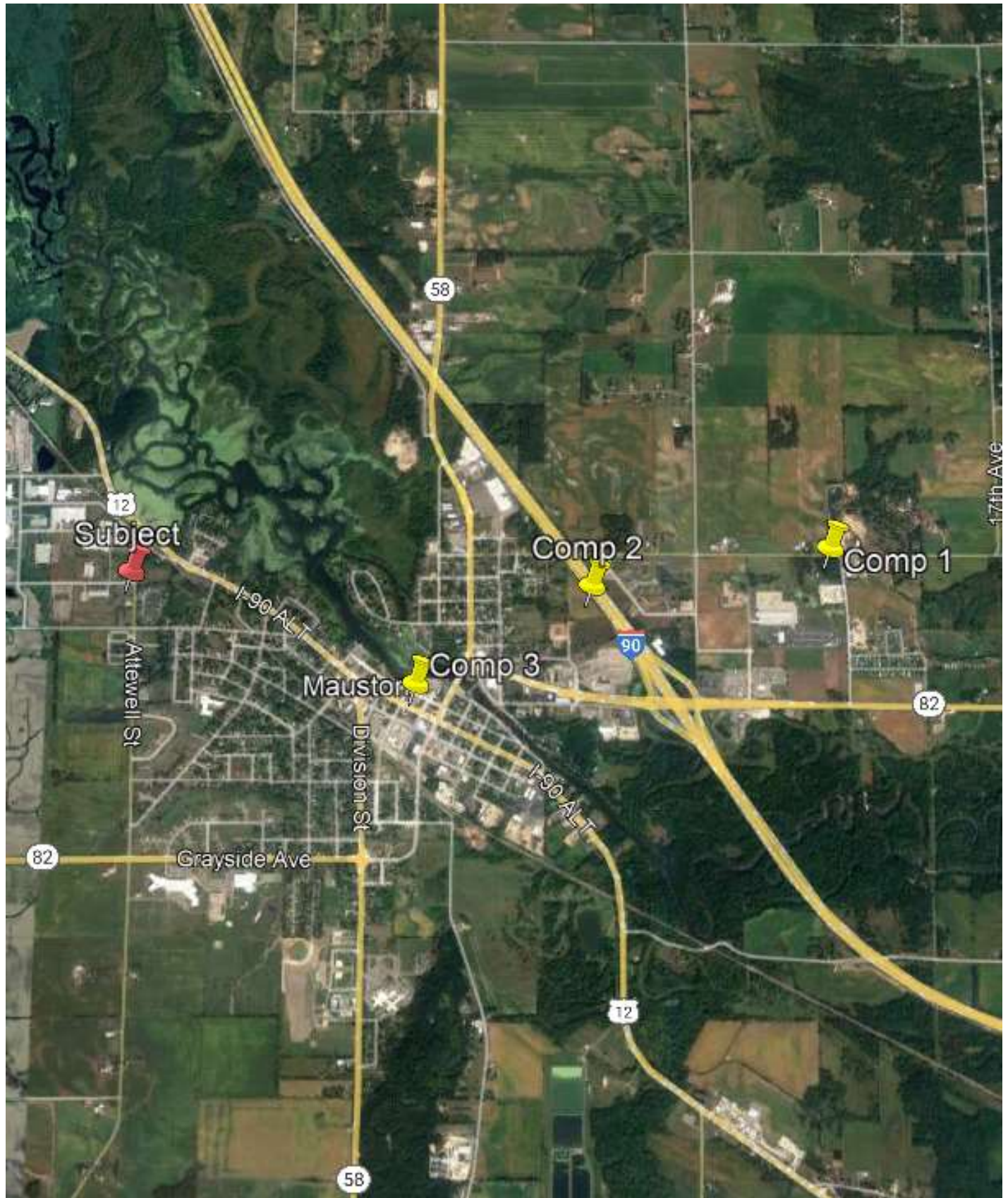
Adjustment Grids / Comp Photos

Characteristic	Subject	Land Comp 1	
Location	Veterans/Attw ell St	1200 Sherman St	
	Mauston, WI 53948	Mauston, WI 53948	
	C. Mauston, Juneau County	C. Mauston, Juneau County	
Sale Price	-----	\$150,000	
Estimated Value of Improvements		\$0	
Land Price		\$150,000	
Sale Date (month/year)		Mar-23	
Source	Inspection, Assessor	MLS#1949455 / Castle Rock Realty LLC	
Grantor		Rudolp Pow ers	
Grantee		Croell Inc	
Doc. No.		Doc. 756010	
Site Area (acres)	1.25	6.80	
Site Area (square feet)	54494	296,208	
Land Price / Acre		\$22,059	
Lane Price / Square Foot		\$0.51	
PRICE ADJUSTMENTS		ITEM	ADJ
Property Rights Conveyed	Fee Simple	Fee Simple	1.00
Market Conditions		Mar-23	1.12
Condition of Sale / DOM		Arms Length / 32 DOM	1.00
Financing Terms		Cash	1.00
ADJUSTMENT FACTOR		TOTAL FACTOR	1.12
Adjusted Price / Acre		\$0.57	
VALUE ADJUSTMENTS		ITEM	ADJ
Primary Location Factor	Mauston	Mauston	
Secondary Location Factor	Industrial Park	Industrial Park	
Slope/Shape	Level/Typical	Level/Typical	
Development Potential	Good	Good	
Utilities Available or Onsite Improvements	W/S,NG,Electric,Internet	W/S,NG,Electric,Internet	
Size Factor		Larger, Adj Up	+
Zoning	Industrial	Industrial	
Access	Good, 2 Sides	Good, 2 Sides	
Net Adjustment		Comments: This comp is the sale of a larger industrial lot on the eastside of Mauston. It is in a developed industrial area.	+
Final Adjusted Price / SF			\$0.57
Aerial Parcel Map			

Characteristic	Subject	Land Comp 2	
Location	Veterans/Attwell St Mauston, WI 53948 C. Mauston, Juneau County	7.16 Highway 90/94 Mauston, WI 53948 C. Mauston, Juneau County	
Sale Price	-----	\$220,000	
Estimated Value of Improvements		\$0	
Land Price		\$220,000	
Sale Date (month/year)		Jan-25	
Source	Inspection, Assessor	MLS#1990263 / ReMax Preferred	
Grantor		Mauston Developments LLC	
Grantee		Slama Farms LLC	
Doc. No.		Doc. 765208	
Site Area (acres)	1.25	7.17	
Site Area (square feet)	54494	312,238	
Land Price / Acre		\$30,692	
Lane Price / Square Foot		\$0.70	
PRICE ADJUSTMENTS		ITEM	ADJ
Property Rights Conveyed	Fee Simple	Fee Simple	1.00
Market Conditions		Jan-25	1.00
Condition of Sale / DOM		Arms Length / 36 DOM	1.00
Financing Terms		Cash	1.00
ADJUSTMENT FACTOR		TOTAL FACTOR	1.00
Adjusted Price / Acre			\$0.70
VALUE ADJUSTMENTS		ITEM	ADJ
Primary Location Factor	Mauston	Mauston	
Secondary Location Factor	Industrial Park	I90/94 Corridor, High Visibility	- -
Slope/Shape	Level/Typical	Level/Typical	
Development Potential	Good	Good	
Utilities Available or Onsite Improvements	W/S,NG,Electric,Internet	W/S,NG,Electric,Internet	
Size Factor		Larger, Adj Up	+
Zoning	Industrial	Planned Business	
Access	Good, 2 Sides	Average, 1 Side	+
Net Adjustment		Comments: This comp is a vacant land sale located along the I90/94 corridor.	-
Final Adjusted Price / SF			\$0.70
Aerial Parcel Map			

Characteristic	Subject	Land Comp 3	
Location	Veterans/Attwell St	315 E State St	
	Mauston, WI 53948	Mauston, WI 53948	
	C. Mauston, Juneau County	C. Mauston, Juneau County	
Sale Price	-----	\$25,000	
Estimated Value of Improvements		\$0	
Land Price		\$25,000	
Sale Date (month/year)		Nov-24	
Source	Inspection, Assessor	MLS#1989416 / ReMax RealPros	
Grantor		Allen & Linda Capaul	
Grantee		JLSF Properties LLC	
Doc. No.		Doc. 764359	
Site Area (acres)	1.25	0.26	
Site Area (square feet)	54494	11,326	
Land Price / Acre		\$96,154	
Lane Price / Square Foot		\$2.21	
PRICE ADJUSTMENTS		ITEM	ADJ
Property Rights Conveyed	Fee Simple	Fee Simple	1.00
Market Conditions		Nov-24	1.00
Condition of Sale / DOM		Arms Length / 4	1.00
Financing Terms		Cash	1.00
ADJUSTMENT FACTOR		TOTAL FACTOR	1.00
Adjusted Price / Acre		\$2.21	
VALUE ADJUSTMENTS		ITEM	ADJ
Primary Location Factor	Mauston	Mauston	
Secondary Location Factor	Industrial Park	Central Downtown District	- -
Slope/Shape	Level/Typical	Level/Atypical	
Development Potential	Good	Excellent	-
Utilities Available or Onsite Improvements	W/S,NG,Electric,Internet	W/S,NG,Electric,Internet	
Size Factor		Smaller, Adj Down	- -
Zoning	Industrial	Central Business	
Access	Good, 2 Sides	Good, 2 Sides w/Alley	
Net Adjustment		Comments: This sale is a smaller lot located in downtown Mauston along the main road through Mauston.	-----
Final Adjusted Price / SF			\$2.21
Aerial Parcel Map			

Comparable Location Map



Valuation – Cost Approach			
The Cost Approach was not developed as the subject site is vacant land.			
Valuation – Income Approach			
The Income Approach was not developed as the subject property is a vacant lot. There is insufficient market data to develop an Income Approach.			
Valuation – Reconciliation			
The most reliable method is the Sales Comparison Approach when the market offers enough data to confidently draw a conclusion of value. In this case, the strength of the comparisons is adequate. The value is concluded as follows: <div>54,450 sf x \$0.60/SF = \$32,670 rounded to \$33,000</div>			
Final Opinion of Value			
Report Date (printed)	Date of Inspection	Effective Date of Value	Market Value
2/7/2025	1/13/0225	1/13/2025	\$33,000
Certification			
<p>I certify that, to the best of my knowledge and belief:</p> <ol style="list-style-type: none">1. The statements of fact contained in this report are true and correct.2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.7. This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.			

8. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the edition of the Uniform Standards of Professional Appraisal Practice current and FIRREA as of the date of the appraisal.
9. I have made a personal inspection of the property that is the subject of this report.
10. Brandon O'Leary provided significant professional assistance to the person signing this report.
11. The property's price or value has not been discussed with the owner or owner's representative.
12. In the three years preceding the acceptance of this assignment, I have not appraised the subject property nor have I rendered any professional services related to the subject property.
13. I certify that, prior to accepting this assignment and entering into this agreement to perform this assignment, I have properly identified the problem to be addressed and have the knowledge and experience to complete this assignment competently, and I have taken all steps necessary or appropriate to complete the assignment competently.

Appraiser Name:	Signature:	Certification No.	Expiration of License
Jeremy Sorbel		Wisconsin Certified General Appraiser No. 2703	12/14/2025
Ross Hasheider		Wisconsin Certified General Appraiser No. 2702	12/14/2025

General Assumptions and Limiting Conditions

This appraisal report has been made with the following general assumptions:

1. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
2. The property is appraised as though free and clear of any or all liens and encumbrances unless otherwise stated in this report.
3. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
4. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
5. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable.
6. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
7. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in this appraisal report.

8. It is assumed that all required licenses, certificates of occupancy consents, or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
9. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.
10. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

This appraisal report has been made with the following general limiting conditions:

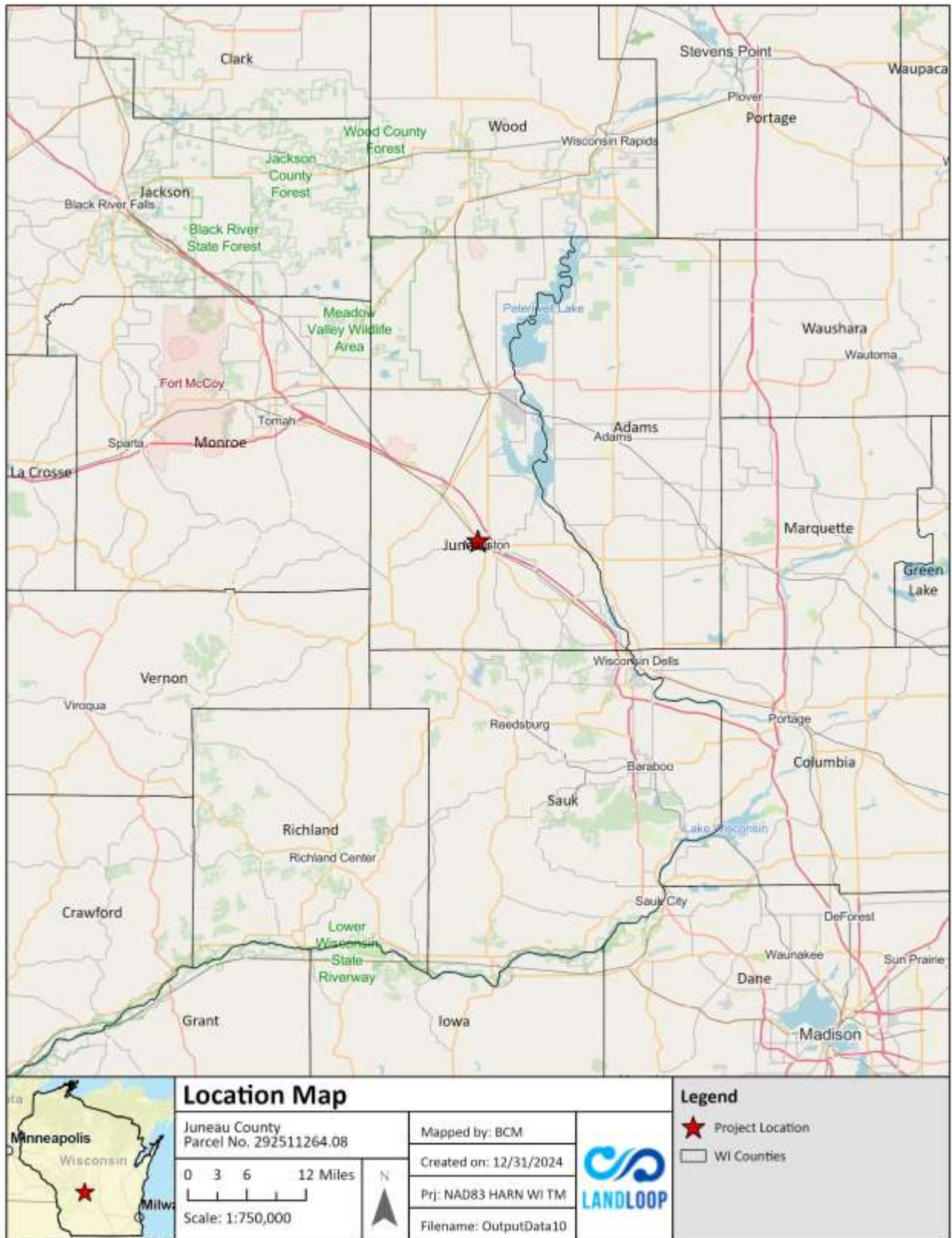
1. Any allocation or the total value estimate in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with the right of publication.
3. The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
5. The global outbreak of a "novel coronavirus" known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal.

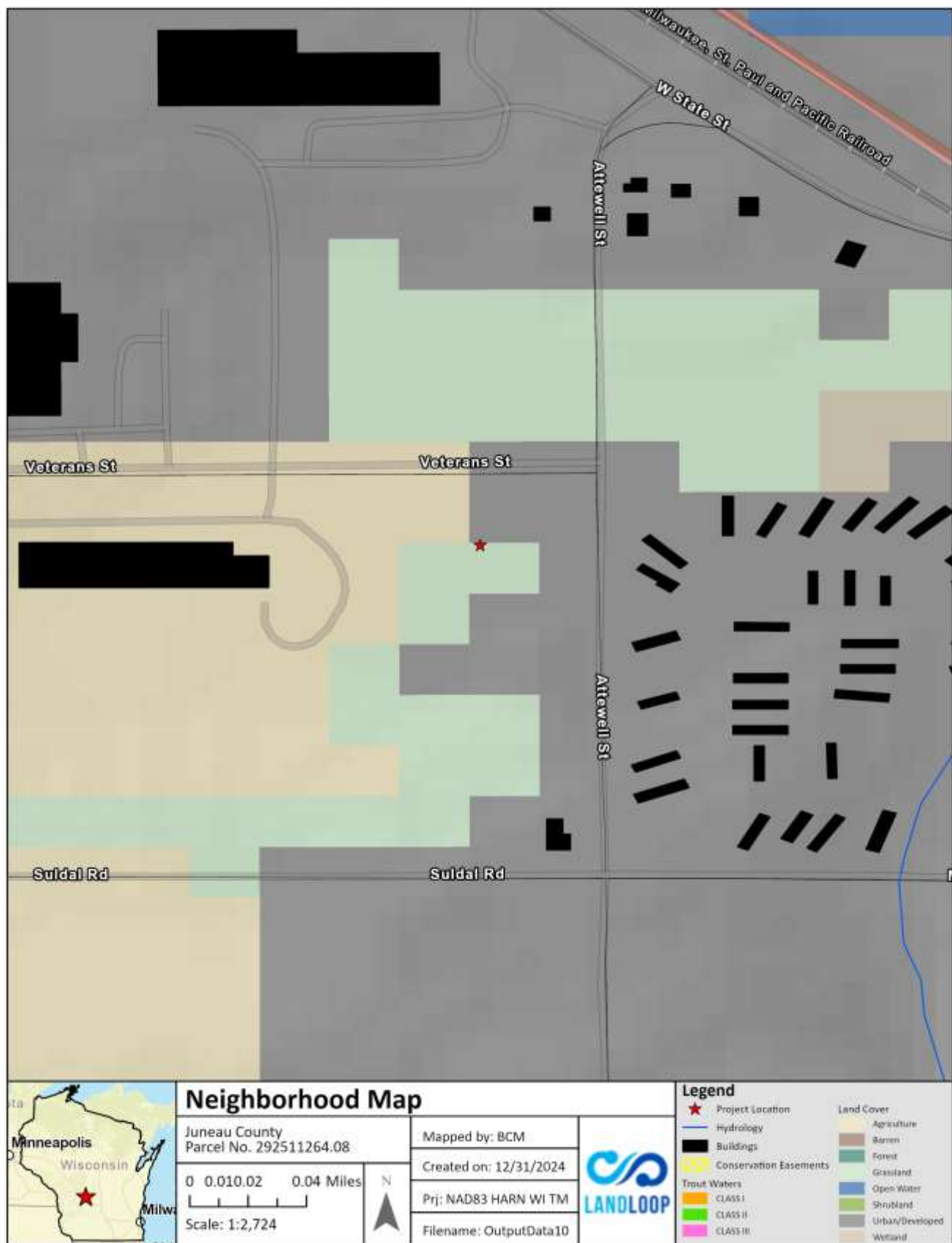
Definition of Value

“Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

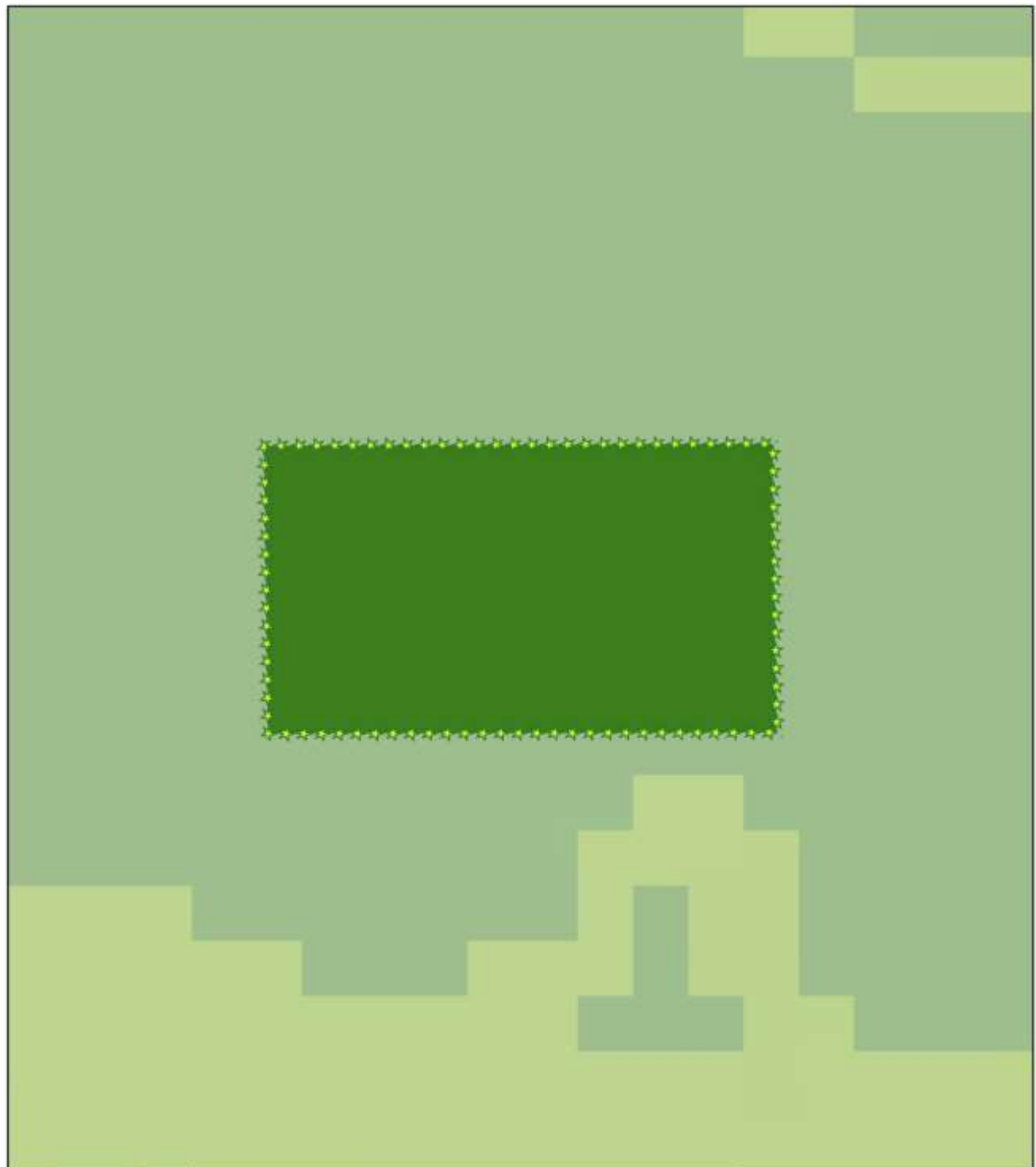
- 1) Buyer and seller are typically motivated;
- 2) Both parties are well informed or well advised, and acting in what they consider to be their own best interests;
- 3) A reasonable time is allowed for exposure to the open market;
- 4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5) The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.” – Source: 12 CFR 34.42(g).

Subject Property Maps







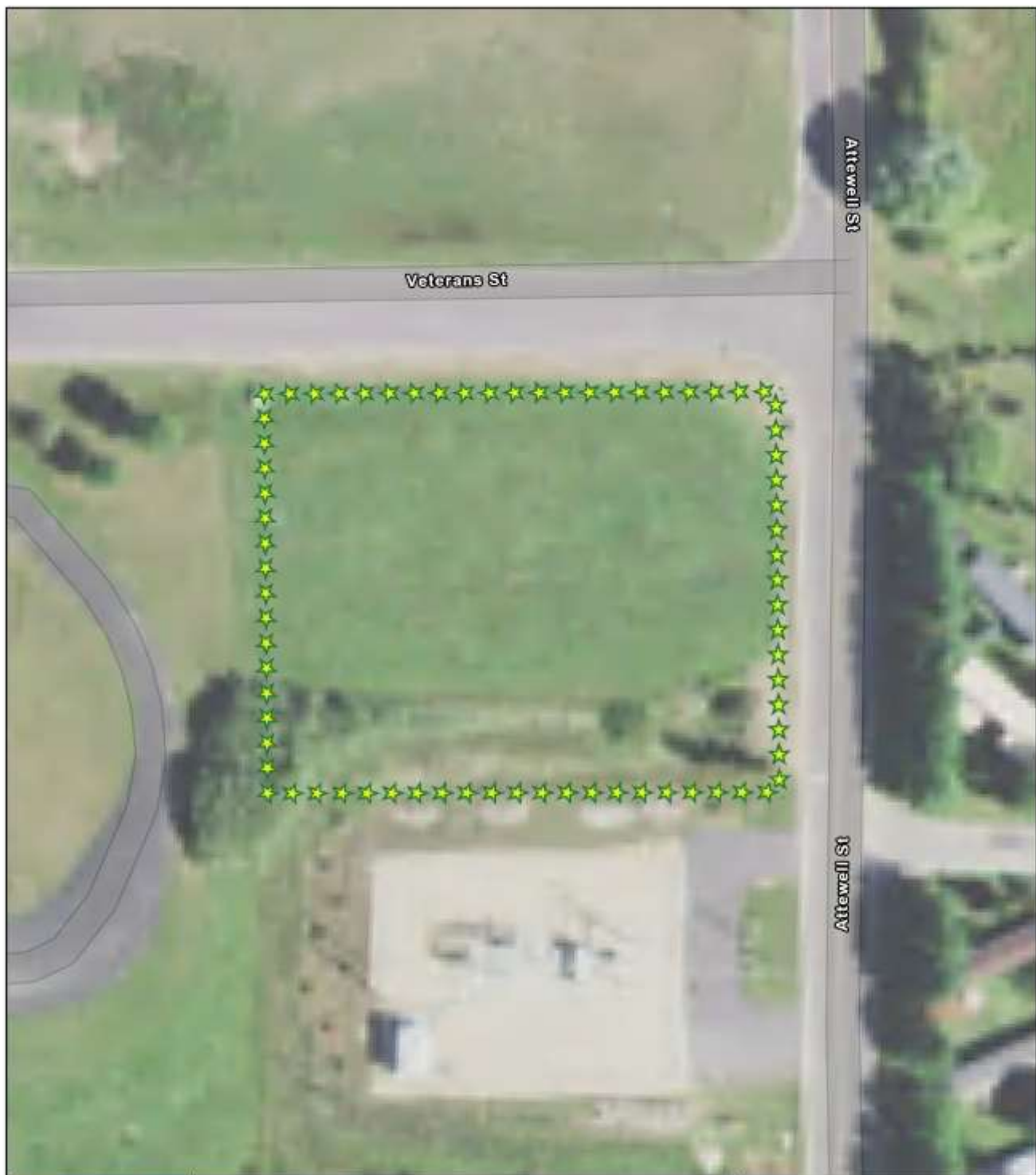


	Development Potential Map Juneau County Parcel No. 292511264.08			Legend Parcel
				Development Potential (slope %) Prime Developable (0-3%) Developable (3-10%) Developable with Wetlands (0-10%) Not Developable (>10%)
	0 21 42 84 US Feet Scale: 1:1,090	Mapped by: BCM Created on: 12/31/2024 Prj: NAD83 HARN WI TM Filename: OutputData10		



<p>Minneapolis Wisconsin Milwaukee</p>	<h3>WROC Aerial Imagery Map</h3> <p>Juneau County Parcel No. 292511264.08</p>			<h3>Legend</h3> <p> Parcel</p>
	<p>0 10 20 40 US Feet</p> <p>Scale: 1:590</p>	<p>Mapped by: BCM</p> <p>Created on: 12/31/2024</p> <p>Prj: NAD83 HARN WI TM</p> <p>Filename: OutputData10</p>		





Flood Hazard Map

Juneau County
Parcel No. 292511264.08

0 15 30 60 US Feet
Scale: 1:787



Mapped by: BCM
Created on: 12/31/2024
Prj: NAD83 HARN WI TM
Filename: OutputData10



Legend

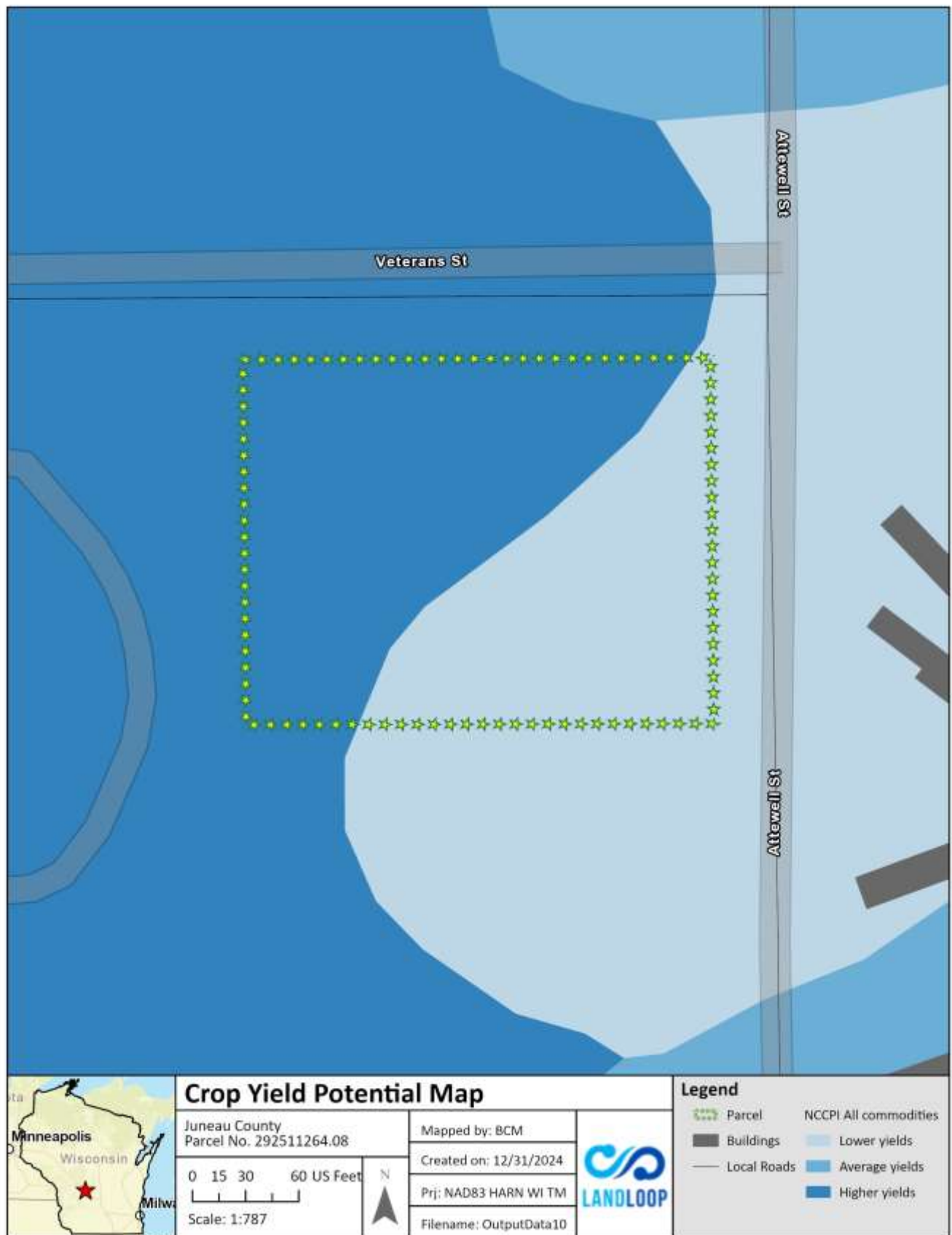
- Parcel
- FEMA Flood Hazard
 - Area of Minimal Flood Hazard
 - Area of 1% Chance of Flood Hazard
 - Base Floodplain



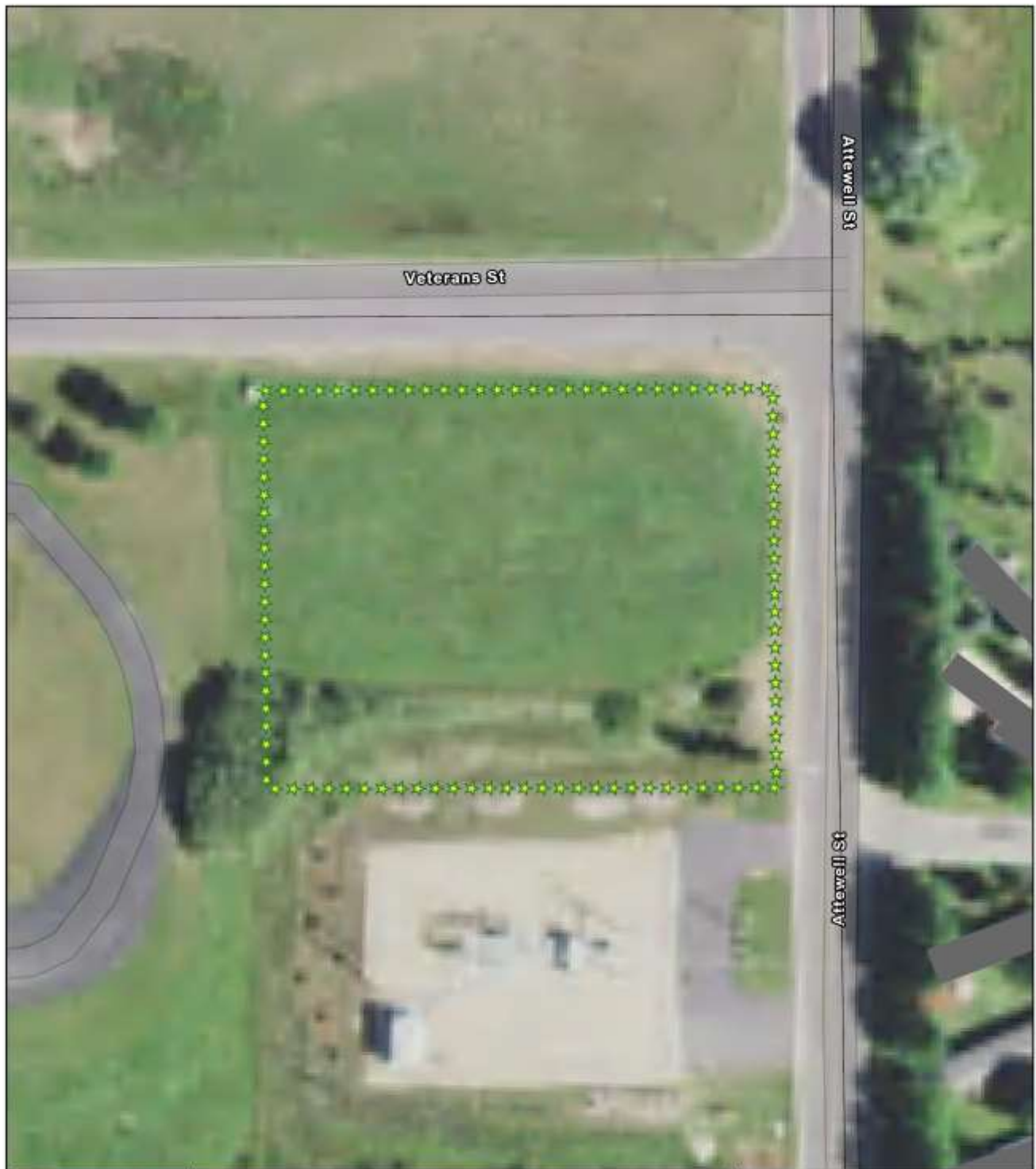
	<h3>Wetland Map</h3>		
	Juneau County Parcel No. 292511264.08		
	0 15 30 60 US Feet Scale: 1:787	Mapped by: BCM Created on: 12/31/2024 Prj: NAD83 HARN WI TM Filename: OutputData10	
	<h3>Legend</h3> <ul style="list-style-type: none"> Parcel Wetland too small to delineate Hydrology Wisconsin Wetland Inventory Potential Restorable Wetlands 		











Wisconsin 2 Tree Species Map

Juneau County
Parcel No. 292511264.08

0 15 30 60 US Feet
Scale: 1:787



Mapped by: BCM
Created on: 12/31/2024
Prj: NAD83 HARN WI TM
Filename: OutputData10



Legend

Parcel Local Roads Buildings



Subject Property Pictures

Subject View looking North



Subject View looking West



Subject View looking South



Subject View looking East



Street Scene looking South along Attewell Street



Street Scene looking North along Attewell Street



Street Scene looking West along Veterans Street



Street Scene looking East along Veterans Street



Subject Tax Bill(s) & Legal Description(s)

2024 Real Estate Tax Summary

02/07/2025 02:08 PM

Page 1 Of 1

Parcel #: 292511264.08 251 - CITY OF MAUSTON
 Alt. Parcel #: 292511264.08 JUNEAU COUNTY, WISCONSIN

Tax Address:
 CITY OF MAUSTON
 303 MANSION ST
 MAUSTON WI 53948

Owner(s): O = Current Owner, C = Current Co-Owner
 O - MAUSTON, CITY OF

Districts: SC = School, SP = Special

Type	Dist #	Description
SC	3360	SCH D OF MAUSTON
SP	0200	WWTC

Property Address(es): * = Primary

Abbreviated Description: Acres: 1.250
 (See recorded documents for a complete legal description.)
 FIRST ADDITION TO WEST INDUSTRIAL PARK
 SUBDIVISION LOT 22

Parcel History:

Date	Doc #	Vol/Page	Type
01/18/2000	362596	541/205	SAT
11/07/1991	309394	009/067	PLT
10/07/1991	308959	373/487	PR
10/07/1991	308958	373/486	PR
10/07/1991	308957	373/485	PR
06/25/1968	218865	180/033	JUDG

Plat: * = Primary **Tract:** (S-T-R 40% 160% GL) **Block/Condo Bldg:**
 * N/A-NOT AVAILABLE

Tax Bill #:	Net Mill Rate	0.024684012	Installments	
	Gross Tax	0.00		
	School Credit	0.00		
	Total	0.00	1	01/31/2025
	First Dollar Credit	0.00	2	07/31/2025
	Lottery Credit	0.00		
	Net Tax	0.00		
Land Value	0			
Improve Value	0			
Total Value	0			
Ratio	0.7953			
Fair Mkt Value	0			

	Amt Due	Amt Paid	Balance
Net Tax	0.00	0.00	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest	0.00	0.00	0.00
Spec. Tax Interest	0.00	0.00	0.00
Prop. Tax Penalty	0.00	0.00	0.00
Spec. Tax Penalty	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	0.00	0.00	0.00

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount
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Key: Payment Type: A-Adjustment, B-Write Off Bankrupt, D-Write Off Deeded, Q-Quit Claim, R-Redemption, T-Tax

Appraiser Resume		
Jeremy Sorbel, Vice President Certified General Appraiser jsorbel.pare@gmail.com www.pareconsultants.com		PARE Consultants 146 Railroad St Reedsburg, Wisconsin 53959 608-768-2665
Licenses & Memberships Wisconsin Certified General Appraiser no. 2703-10 Certified Unmanned Aerial Vehicle Pilot no. 4232974 Member of the American Society of Farm Managers & Rural Appraisers		
Professional Summary <i>I am a knowledgeable Real Estate Appraiser well rounded in performing a variety of appraisals from vacant land to residential to commercial properties. No job is too big or too small. The majority of my workload is commercial appraisals specializing in hospitality properties, storage units, apartments, restaurants, rural estates, farms, general office and retails buildings. Working close to the Wisconsin Dells tourism market we see a wide variety of assignments including waterparks, short term rentals and unique attractions. Our specialty is vacant land and commercial assignments; however, the residential jobs balance out the workload nicely. With our own in-house GIS specialist and computer programmer, PARE Consultants can create its own tools to analyze markets, find comparables, generate maps and anything else we can dream of. With my personal professional touch and smalltown personality, I strive to treat all assignments big or small with equal importance. I pride myself in being easy to talk to and cherish the relationships I build with clients.</i>		
Collegiate Education		
University of Minnesota – Twin Cities, Minneapolis Campus		2004
Graduated with Magna Cum Laude Honors		2009
Bachelor of Environmental Design – Emphasis in Urban Planning		2009
Minor in Architecture		2009
Minor in Sustainability Studies		2009
Appraisal Education		
2018-2019 USPAP Course		2019
Statistics, Modeling & Finance		2019
Residential Market Analysis & Highest & Best Use		2019
Basic Appraisal Principles		2020
Basic Appraisal Procedures		2020
Residential Report Writing & Case Studies		2021
Residential Appraiser Site Valuation & Cost Approach		2021
General Appraiser Market Analysis Highest & Best Use		2021
General Appraiser Income Approach		2022
General Report Writing & Case Studies		2022
Commercial Appraisal Review		2022

Expert Witness for Commercial Appraisers	2022
General Appraiser Sales Comparison Approach	2022
General Appraiser Site Valuation & Cost Approach	2022
Appraisal Subject Matter Electives	2022
Advanced Residential Applications & Case Studies	2022
Residential Sales Comparison & Income Approaches	2022

Work Experience

PARE Consultants


Reedsburg, WI

Vice President

January 2019 – Present

- Manage the office, e-mail accounts, associate appraisers, and customer relations.
- Build more business with new clients and strengthen relationships with existing clients.
- Research bids and return them to customers within 24 hours.
- Facilitate inspections to ensure route efficiency and cost effectiveness.
- Complete inspections with attention to detail understanding the variety of questions to ask.
- Perform appraisals in line with federal requirements and USPAP guidelines.
- Maintain current understanding of lender requirements and documentation guidelines.
- Keep up on market trends to achieve a better understanding of community values.
- Set up orders comprehensively to ensure necessary information is retrieved for a successful appraisal.
- Manage lead times and facilitate orders to associate appraisers.
- Ongoing development of new tools, maps, and products to create better reports for our clients.
- Train new staff and work closely with them to foster competence in their appraisal skills.
- Review all associate appraisers reports before delivering to clients as an additional quality control.
- Deliver appraisal reports to clients within specified timeframes or rush orders when required.
- Complete appraisals competently on a plethora of property types supporting a multitude of transactions.



Appraiser Resume		
Ross Hasheider, CGA PARE Consultants 146 Railroad Street, Suite 200 Reedsburg, WI 53959 www.pareconsultants.com		
License Wisconsin Certified General Appraiser no. 2702		
Education University of Wisconsin – Whitewater Bachelor of Business Administration - Double Major Finance and Human Resource Management Graduation Date: May 2018		
Recent Appraisal Courses Completed		
General Appraiser Site Valuation and Cost Approach		2022
General Appraiser Sales Comparison Approach		2022
General Appraiser Income Approach		2022
General Report Writing & Case Studies		2022
Commercial Appraisal Review – Subject Matter Elective		2023
Expert Witness for Commercial Appraisers – Subject Matter Electives		2023
Employment History		
Pare Consultants, Reedsburg, WI	Appraiser	2020-Present
Field's at the Wilderness, Wisconsin Dells, WI	Server / Manager	2015-Present
Summit Credit Union, Portage, WI	Senior Universal Banker	2018-2020
Great Wolf Lodge, Wisconsin Dells, WI	Human Resources Assistant	2017-2018
MBE, CPA, Baraboo, WI	Intern	2013-2014
<p>Ross Hasheider started working as a residential appraiser in 2020 before transitioning to commercial properties in 2022. In 2024, Mr. Hasheider received his Certified General Appraiser license after completing his education and experience requirements. Mr. Hasheider has experience working on a multitude of different property types including office, retail, multi-family residences, vacant land, self-storage units, and warehouses.</p>		

NO. 2702 - 10

THE STATE OF WISCONSIN

Hereby certifies that
ROSS L HASHEIDER

was granted a certificate to practice as a

**CERTIFIED GENERAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY
 RELATED TRANSACTIONS IS AQB COMPLIANT**

*in the State of Wisconsin in accordance with Wisconsin Law
 on the 29th day of January in the year 2024.*

The authority granted herein must be renewed each biennium by the granting authority.

*In witness thereof, the State of Wisconsin
 Department of Safety and Professional Services
 has caused this certificate to be issued under
 its official seal.*


 DPH Secretary


 Tony Evers, Governor

This certificate was printed on the 3th day of March in the year 2024



NO. 2702 - 10

EXPIRES: 12/16/2025

**The State of Wisconsin
 Department of Safety and Professional Services**

Hereby certifies that
ROSS L HASHEIDER

was granted a certificate to practice as a

**CERTIFIED GENERAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY
 RELATED TRANSACTIONS IS AQB COMPLIANT**

*in the State of Wisconsin in accordance with Wisconsin Law
 on the 29th day of January in the year 2024.*

The authority granted herein must be renewed each biennium by the granting authority.

*In witness thereof, the State of Wisconsin
 Department of Safety and Professional Services
 has caused this certificate to be issued under
 its official seal.*




 DPH Secretary

This certificate was printed on the 3th day of March in the year 2024

CITY OF MAUSTON
RESOLUTION 2025-05
Authorizing Sale of Real Estate to CMK Properties

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Mauston, Juneau County, Wisconsin does hereby authorize the sale of the real estate at the Corner of Powers Ave and State Road 82 (lot 2, CSM 3329, Doc. #632398) to CMK Properties, LLC, a Tennessee limited liability company, 3.93 acres for \$192,000 and formally authorizes Mayor Darryl DD Teske and City Administrator Daron Haugh to execute any documents necessary to complete the transaction.

Introduced and adopted on the _____ day of February 2025

APPROVED:

ATTEST:

Darryl D.D. Teske, Mayor

Daron Haugh, City Administrator

Votes: Ayes___ Nays___ Absent___ Abstention___