



COMMON COUNCIL MEETING AGENDA

September 09, 2025 at 6:30 PM
303 Mansion Street Mauston, WI

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

[a.](#) August 26, 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. **Open Public Hearing** - Regarding Rezoning Property from Planned Business (PB) to Neighborhood Business (NB). The Property is Located at N4896 St Rd 58, Parcel # 29-018-1376.2

[a.](#) Notice, Map, and Ordinance

6. **Close Public Hearing**
7. **Plan Commission Recommendation**
8. **Mauston-Lemonweir Extraterritorial Zoning Committee Recommendation**
9. **First Reading of Ordinance 2025-2078 Amending Mauston-Lemonweir Extraterritorial Zoning Map**

[a.](#) Ordinance 2025-2078

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

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

[a.](#) Hatch Library Summer Recap

11. **Ordinance, Licenses, and Permits Committee Report**

[a.](#) Second Reading and Action of Ordinance 2025-2079 Amending Chapter 36 Traffic and Vehicles Article IV Sec. 36-122(a)(4): No Parking Areas

12. **Personnel and Negotiating Committee Report**

- a. Discussion and Action Regarding the Hiring of Streets Equipment Operator (Candidate Recommendation following Interviews)

13. Finance and Purchasing Committee Report

- [a.](#) Discussion and Action Regarding Vouchers In The Amount of \$1,370,005.57
- [b.](#) Discussion and Action Regarding the Administrative Fees to Continue the Dissolution with the CDBG Housing Program to MSA
- [c.](#) Discussion and Action Regarding the City of Mauston Comprehensive Plan Amendment Professional Services Agreement with Vierbicher
- [d.](#) Discussion and Action Regarding the Approval of the 5-Year Capital Replacement Plan for Years 2026-2030

14. Fire Chief's Report

- [a.](#) August Report

15. City Council Report

16. Mayor's Report

- a. Recognition of Jim Kolba for Service on the Board of Parks (appointed in 2002) and Acknowledgement of Tree Planting in Lions Park (Spring 2026)

17. City Administrator's Report

- [a.](#) 2026 Budget Schedule of Completion
- [b.](#) Discussion and Action Regarding the Purchase Offer from MasterMold

18. 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 Carole Wolff at (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

August 26, 2025 at 6:30 PM

303 Mansion Street Mauston, WI

1. **Call to Order/Roll Call:** The Common Council Meeting was called to order on August 26, 2025, by Mayor Teske at 6:30 p.m. Members present were Jim Allaby, Leanna Hagen, Rick Noe, Kayla Thomas, Barb Hoilien, and Vivian Gabower. Absent was Mary Bender. Also present were City Administrator Daron Haugh, Public Works Director Rob Nelson, Police Chief Mike Zilisch, and Deputy Clerk Carole Wolff.
2. **Pledge of Allegiance:** Mayor Teske led the Pledge of Allegiance
3. **Minutes:** Motion by Noe, seconded by Hagen, to approve the August 12, 2025 minutes. Motion carried by voice vote.
4. **Citizens Address to the Council:** None
5. **Reports from Committees, Boards, and Commissions:** Haugh attended the Ambulance Commission Meeting, where the 2026 budget was presented, reflecting a 1% cost increase for services for the City of Mauston and a 5% overall increase for the MAAA. Hagen reported on GMTA funding support of \$41,600.00 toward the Veterans Park Memorial down payment for the monument.
6. **Municipal Court Report:** Judge Taake reviewed and discussed the second quarter statistics and noted that Courtney Ray is doing an outstanding job as the newly appointed Court Clerk.
7. **Ordinance, Licenses, and Permits Committee Report**
 - a. First Reading of Ordinance 2025-2079 Amending Chapter 36 Traffic and Vehicles Article IV Sec. 36-122(a)(4): No Parking Areas was presented.
8. **Public Works Committee Report**
 - a. Motion by Noe, seconded by Thomas, to approve the purchase of the Bad Boy Maverick lawnmower for the Cemetery for \$6,018.99 from Jay's of Mauston. Motion carried by unanimous roll call vote.
 - b. Motion by Noe, seconded by Thomas, to approve Change Order No 1 for A-1 Excavating for the East Side Utility Extension Project, resulting in a project savings of \$7,204.96. Motion carried by unanimous roll call vote.
 - c. Motion by Noe, seconded by Thomas, to approve Pay App #2 to A-1 Excavating, LLC for \$52,502.00. Motion carried by unanimous roll call vote.

- d. Director of Public Works Rob Nelson reported that the recent PFAS (Polyfluoroalkyl Substances) testing for the City of Mauston came back with satisfactory results, showing no concerns at this time. He also noted that the Jones Park fence is installed.

9. Finance and Purchasing Committee Report

- a. Motion by Hoilien, seconded by Gabower, to approve the vouchers in the amount of \$2,047,020.09. Motion carried by unanimous roll call vote.

10. Police Chief's Report: The Council reviewed the Police Chief's July 2025 report.

11. City Council Report: Alderperson Thomas noted that August 26 marks Women's Equality Day, commemorating the 1920 ratification of the 19th Amendment, granting women the right to vote in the United States. She emphasized that the contributions and leadership of women are especially meaningful in Mauston, where the City Council is now composed of mostly women, reflecting progress and positive impact of women in local government.

12. Mayor's Report: Mayor Teske commented on the recent City of Mauston Employee & Family Picnic, noting that the event was highly successful. He highlighted the improvement in employee morale and camaraderie, attributing it to City Administrator Daron Haugh's strong connection with staff and efforts to foster a positive workplace culture.

- a. Motion by Noe, seconded by Hagen, to appoint Vivian Gabower to the Finance and Purchasing Committee. Motion carried by voice vote.

13. City Administrator's Report

- a. 2026 Health Insurance Rates was presented noting that further analysis is underway to determine the actual financial impact on the city's budget and on employees. It was highlighted that the state imposes limits on the amount an employer can contribute to health insurance plans. Haugh is working to assess these changes and their implications for the city's health insurance offerings.
- b. Motion by Noe, seconded by Thomas, authorizing City Administrator Haugh to purchase the vacant land on Water Street from Alliant Energy for \$5,500.00. Haugh noted that title transfer and minor legal fees will be additional. Motion carried by unanimous roll call vote.

14. Closed Session: Motion made by Noe, seconded by Thomas, to go into closed session, pursuant to Wisconsin Statute 19.85(1)(e). Motion carried by unanimous roll call vote at 7:01 p.m.

- a. Mastermold Development

15. Reconvene in Open Session: Motion by Noe, seconded by Allaby, to reconvene in open session. Motion carried at 7:19 p.m.

- 16. Discussion and Action as a Result of Closed Session Matters:** Motion by Noe, seconded by Gabower, to have City Administrator Haugh proceed as discussed in closed session.
- 17. Adjourn:** Motion by Hoilien, seconded by Thomas, to adjourn. Motion carried by voice vote. Meeting adjourned at 7:20 p.m.

Chair

Date

NOTICE OF PUBLIC HEARING
MAUSTON-LEMONWEIR EXTRATERRITORIAL COMMITTEE
September 4, 2025

Notice is hereby given that the following public hearing will be conducted before the Mauston-Lemonweir Extraterritorial Committee on Thursday, September 4, 2025. The meeting will be held beginning at 6:45 pm in the Council Chambers at Mauston City Hall, 303 Mansion St, Mauston. The following public hearing will be held soon thereafter:

Public Hearing to consider the request submitted by Tiffany Klump to rezone property from Planned Business (PB) to Neighborhood Business (NB). The property is located at N4896 St Rd 58, tax parcel number 29-018-1376.2.

Following this public hearing, the Mauston-Lemonweir Extraterritorial Committee may act on this request.

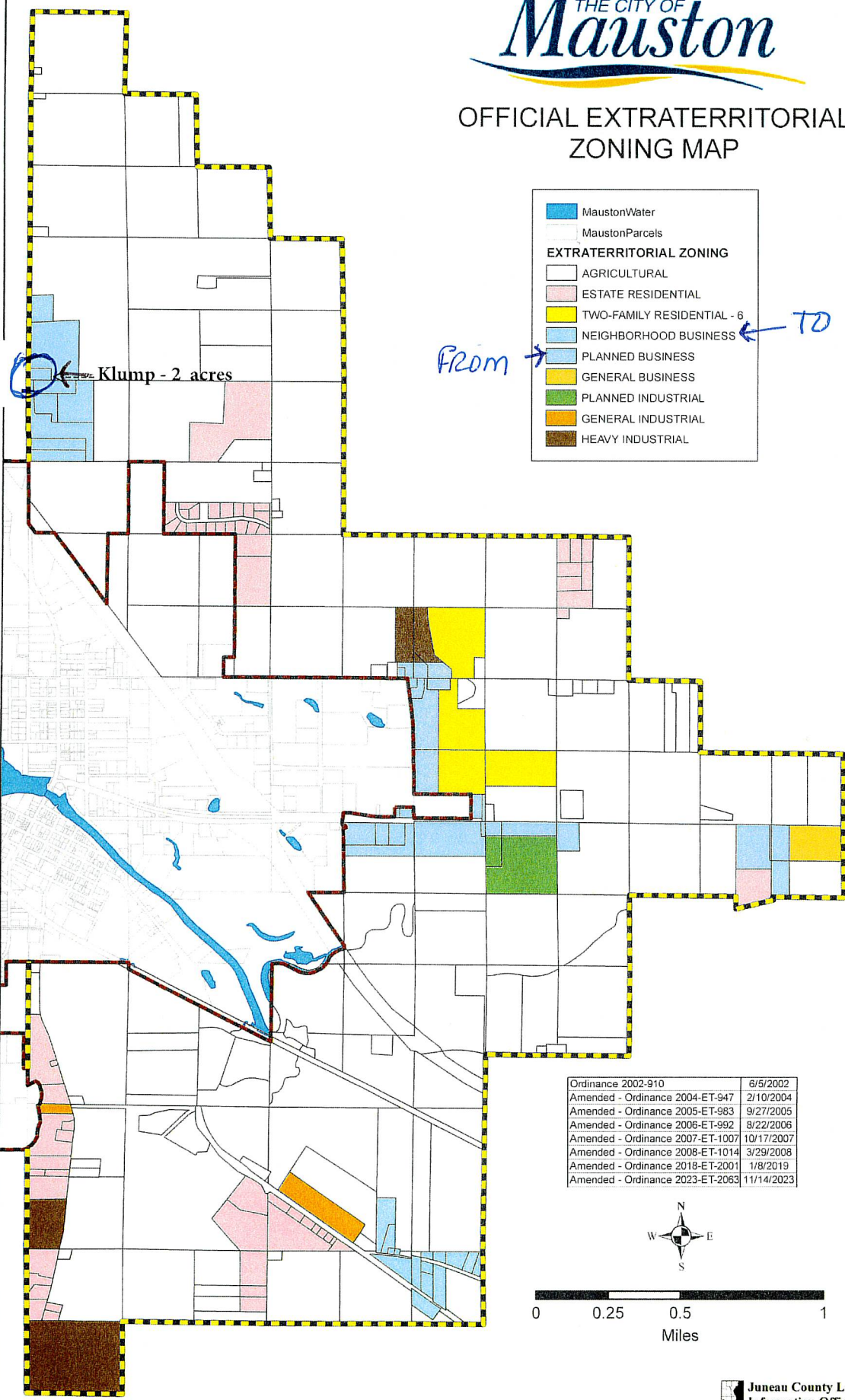
The application, map, and supporting documents are on file, and can be reviewed, in the administrative offices of Mauston City Hall. The public is invited to attend and to offer any input on the above referenced matter.

Dated this 14th day of August, 2025
Val Nelson
Zoning Administrator

Publish Juneau County Star Times
Aug. 21 & Aug. 28, 2025



OFFICIAL EXTRATERRITORIAL ZONING MAP

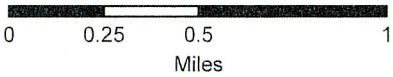


MaustonWater
MaustonParcels

EXTRATERRITORIAL ZONING

- AGRICULTURAL
- ESTATE RESIDENTIAL
- TWO-FAMILY RESIDENTIAL - 6
- NEIGHBORHOOD BUSINESS
- PLANNED BUSINESS
- GENERAL BUSINESS
- PLANNED INDUSTRIAL
- GENERAL INDUSTRIAL
- HEAVY INDUSTRIAL

Ordinance 2002-910	6/5/2002
Amended - Ordinance 2004-ET-947	2/10/2004
Amended - Ordinance 2005-ET-983	9/27/2005
Amended - Ordinance 2006-ET-992	8/22/2006
Amended - Ordinance 2007-ET-1007	10/17/2007
Amended - Ordinance 2008-ET-1014	3/29/2008
Amended - Ordinance 2018-ET-2001	1/8/2019
Amended - Ordinance 2023-ET-2063	11/14/2023



Ordinance No. 2025-2078

**ORDINANCE AMENDING MAUSTON-LEMONWEIR
EXTRATERRITORIAL ZONING MAP
(KLUMP PROPERTY)**

WHEREAS, the Mauston-Lemonweir Extraterritorial Zoning Committee has considered a request by Tiffany Klump to rezone part of their property for mixed use - residential and commercial; and

WHEREAS, the Mauston-Lemonweir Extraterritorial Zoning Committee and the Mauston Plan Commission have recommended that the zoning be changed; and

WHEREAS, a Public Hearing has been duly and properly conducted on this matter, and all persons wishing to be heard have been heard;

NOW, THEREFORE, on motion duly made and seconded, the Common Council of the City of Mauston and the Town Board of the Township of Lemonweir do hereby ordain that the Mauston-Lemonweir Extraterritorial Zoning Map shall be amended as follows:

1. The real estate described below shall be changed from the Planned Business (PB) District to the Neighborhood Business (NB) District, to wit:

A part of the Fractional Southwest Quarter (FRSW1/4) of Section 31, Township 16 North, Range 4 East, in the Town of Lemonweir, Juneau County, Wisconsin, to-wit: Beginning at the SW corner of said Section 31; thence along the West line of the said Frac. SW ¼ bearing North, 210 feet; thence along a line North 89°52’30” East, 415.00 feet; thence bearing South, 210.00 feet to a point in the South line of the Frac. SW ¼; thence along the South line thereof bearing South 89°52’30” West, 415.00 feet to the point of beginning.

The tax parcel number is 290181376.2.

2. The Zoning Administrator is hereby authorized and directed to make the appropriate changes on the official Zoning Maps to reflect the amendment authorized herein.

Adopted by the City of Mauston this _____ day of _____, 2025.	Adopted by the Town of Lemonweir this _____ day of _____, 2025
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CITY OF MAUSTON	TOWN OF LEMONWEIR
Approved: _____ Darryl D. D. Teske, Mayor	Approved: _____ John Burch, Board Pres.
Attest: _____ Daron Haugh, City Admin.	Attest: _____ Carin Leach, Town Admin.

- Dates of Publication of Notice of Public Hearing before ETZ Committee:
08/21/2025 and 08/28/2025
- Dates of Publication of Notice of Public Hearing before City Council:
08/21/2025 and 08/28/2025
- Date of Public Hearing before ETZ Committee: 09/04/2025
- Date of Public Hearing before City Council: 09/09/2025
- Date of ETZ Committee Recommendation:
- Date of Plan Commission Recommendation:
- Dates of City Council Readings of Ordinance: and
- Date of City Council Adoption:
- City Council Votes: ayes nays abstentions
- Date of Public Hearing by Town Board (not required):
- Date of Adoption by Town Board:
- Town Board Votes: ayes nays abstentions
- Date of Joint Publication:

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- Date of Public Hearing before City Council: 09/09/2025
- Date of ETZ Committee Recommendation: _____
- Date of Plan Commission Recommendation: _____
- Dates of City Council Readings of Ordinance: _____ and _____
- Date of City Council Adoption: _____
- City Council Votes: _____ ayes _____ nays _____ abstentions
- Date of Public Hearing by Town Board (not required): _____
- Date of Adoption by Town Board: _____
- Town Board Votes: _____ ayes _____ nays _____ abstentions
- Date of Joint Publication: _____



HATCH PUBLIC LIBRARY Summer 2025 Recap

Section 10, Item a.

COLOR OUR WORLD™

Storytime

843 participants during June, July, & August
at Outdoor Storytime & Stroller Storytime

Family Programs

1,506 visitors at **26** family programs:
142 guests at the Glow Party
114 attendees at Mess Fest
80 artists with **187** pieces of artwork at the Art Show
52 young movers enrolled in **3** days of Dance Camp
41 kid vendors hosted **22** booths at Kids Makers Market

Music in the Park

1,219 listeners at **12** concerts including the
UW Marching Band & Whiskey Farm

Summer Reading Program

1,080 early literacy activities completed by **49** kids ages 0-4
144 reading logs filled out by kids in grades 4K-6
112 summer school students participated in **30** days of fun
486 colorful book covers submitted by teens & adults
95 pages entered by kids ages 0-12 in the coloring contest
Countless stories read & memories made!



Sec. 36-122. No parking areas.

- (a) *Schools.* There shall be no parking on the following-described streets between the hours of 7:30 a.m. and 4:30 p.m. on days when school is in session:
- (1) Grayside Avenue, north side, between the west side of Madden Street and 880 feet west of the west side of Buttner Street.
 - (2) Grayside Avenue, south side, between the west side of Madden Street, extended and 1,200 feet west thereof.
 - (3) Reserved.
 - (4) ~~Mansion Street, both sides, between Hickory Street and Union Street.~~
- (b) *Snow season.*
- (1) For purposes of this subsection, the term "residential street" shall be all streets except the following, which shall be deemed to be the business area:
 - a. Division Street, between State Street and the railroad tracks;
 - b. Reserved;
 - c. Reserved;
 - d. Hickory Street, between Mansion Street and the railroad tracks;
 - e. LaCrosse Street, between Division Street and Union Street;
 - f. Reserved;
 - g. Mansion Street, between Union Street and Hickory Street;
 - h. Oak Street, between State Street and Division Street;
 - i. Pine Street, between Mansion Street and the railroad tracks;
 - j. Prairie Street, between Hickory Street and Union Street;
 - k. State Street, between Hanover Street and Union Street;
 - l. Gateway Avenue between North Union Street and the east city limits;
 - m. Union Street, between Mansion Street and the railroad tracks.
 - (2) During the period of December 1 of each calendar year to April 1 of the following calendar year, all vehicles parked, between 2:00 a.m. and 7:00 a.m., on those city streets where parking is allowed shall park on the odd-numbered side of the street on the odd-numbered days and on the even-numbered side of the street on the even-numbered days.
 - (3) No person shall be in violation of this subsection (b) if, prior to the receipt of a citation, he telephones the police department and states that he cannot comply with this subsection (b) because his vehicle is disabled and provides the location of the vehicle; provided the disabled vehicle is moved within 18 hours after the receipt of such notification by the police department.
 - (4) The forfeiture for violation of this subsection (b) shall be as established by the city fee schedule in addition to any costs associated with the prosecution thereof which are required or authorized by state statute or administrative regulation.
 - (5) Each night that a vehicle is parked contrary to this subsection (b) shall constitute a separate violation of this subsection (b).

(c) *Snow emergencies.*

- (1) Whenever the mayor determines, in his sole discretion, on the basis of falling snow, sleet or freezing rain, or on the basis of a weather forecast of snow, sleet or freezing rain, that vehicle traffic in the city is or will be unusually hazardous or dangerous or that parking on certain city streets is or will be unusually hazardous, dangerous or congestive, and therefore such traffic or parking should be stopped, limited, rerouted or otherwise controlled, the mayor may declare a snow emergency and may order that traffic or parking be stopped, limited, rerouted or otherwise controlled.
- (2) When the mayor declares a snow emergency, the mayor shall notify, or authorize notification to, a radio station with a normal operating range covering the city, a newspaper published in the city, and shall post the notice on the city's primary social media account. Each announcement shall describe the action taken by the mayor, including the time it will become effective, and shall specify the streets or areas affected. A parking prohibition declared by the mayor under this section shall not go into effect until at least two hours after the radio station and newspaper have been notified and it has been posted to social media. The mayor shall make or cause to be made a record of each time and date when any declaration is announced to the public under this section.
- (3) No person shall operate, park, stop or leave standing a vehicle on any street contrary to the terms and conditions of a snow emergency declaration and order of the mayor.
- (4) In addition to, or in lieu of the foregoing, the director of public works may temporarily close any city street, alley or parking lot, by the installation of signs or barricades, for the purpose of removing snow, sleet or ice.

(d) *Late night business district.* No person shall park or leave standing any vehicle in any alley, city-owned parking lot, or street located in the business area, as defined in subsection (b)(1) of this section, between 2:30 a.m. and 7:00 a.m. except the foregoing shall not apply on January 1, nor where the city has posted signs permitting parking contrary to these general prohibitions.(e) *Truck parking regulations.* No person shall park any of the following vehicles, trailers or other items, as defined by Wis. Stats. § 340.01:

- (1) Commercial motor vehicle;
- (2) Double bottom;
- (3) Motorbus;
- (4) Road machinery;
- (5) Road tractor;
- (6) School bus;
- (7) Semitrailer;
- (8) Tow truck;
- (9) Tractor-semitrailer combination;
- (10) Truck tractor;

on any street in any residential zoning district as defined by chapter 114, except that the prohibition stated herein shall not apply to any vehicle, trailer or other prohibited item which is temporarily parked solely for the purpose of loading or unloading freight to and from an adjoining premises, or solely for the purpose of performing work on, or rendering a service to, an adjoining premises.

(f) *Sidewalks.* There shall be no parking on any sidewalk, nor in any driveway or alley so as to block any sidewalk.

(g) *Other designated areas.* In addition to the foregoing prohibitions, there shall be no parking at any time wherever indicated by one of the following:

- (1) Traffic signs placed or erected at or reasonably near the area in which there is to be no parking; or
- (2) Yellow paint on the curb or road edge at or next to the area in which there is to be no parking.

(Code 1991, § 14.33; Ord. No. 2019-2017, 3-12-2019; Ord. No. 2021-2046, 10-26-2021; Ord. No. 2022-2050, 3-22-2022; Ord. No. 2025-2073, 1-28-2025; Ord. No. 2025-2075, 4-8-2025; Ord. No. 2025-2076, 4-22-2025)

September 9, 2025

ACH Payments & Checks #41440 - #41498

08/23/25 – 09/05/25

Total Vouchers = \$1,273,335.56

ERF Vouchers = \$25,800.00

Plus

Payroll = \$70,870.01

Total to Approve \$1,370,005.57



9/04/2025

8:39 AM

Reprint Check Register - Quick Report - ALL

Page: 1

ACCT

Equipment Replacement Checking

Accounting Checks

Posted From: 8/23/2025

From Account:

Thru: 9/05/2025

Thru Account:

Check Nbr	Check Date	Payee	Amount
2300	8/27/2025	Flyway Fence Co. Parks - Tennis Courts Fence	3,900.00
2301	8/27/2025	Sand Country Services City Hall - Bank Erosion Repair	21,900.00
Grand Total			25,800.00



9/04/2025

8:39 AM

Reprint Check Register - Quick Report - ALL

Page: 2

ACCT

Equipment Replacement Checking

Accounting Checks

Posted From: 8/23/2025

From Account:

Thru: 9/05/2025

Thru Account:

Amount

Total Expenditure from Fund # 405 - Equipment Replacement Fund

25,800.00

Total Expenditure from all Funds

25,800.00



9/04/2025

8:40 AM

Budget Comparison - Detail

Page: 1
ACCT

Fund: 100 - General Fund

Account Number		2025	2025	2025	Budget Status	% of Budget
		September	Actual 09/05/2025	Budget		
100-00-41110-000-000	General Property Taxes	0.00	2,571,825.95	2,571,788.00	37.95	100.00
100-00-41140-000-000	Mobile Home Park Permits/Taxes	0.00	18,129.42	27,500.00	-9,370.58	65.93
100-00-41150-000-000	Manage Forest Land Tax	0.00	0.00	0.00	0.00	0.00
100-00-41210-000-000	Room Tax	0.00	29,970.23	72,250.00	-42,279.77	41.48
100-00-41220-000-000	GMTA 70% Room Tax	0.00	69,930.59	160,000.00	-90,069.41	43.71
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	0.00	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	74.66	0.00	74.66	0.00
100-00-41900-000-000	Other Tax Collections	0.00	0.00	0.00	0.00	0.00
Taxes		0.00	2,691,030.85	2,955,753.00	-264,722.15	91.04
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	191,245.82	1,240,319.00	-1,049,073.18	15.42
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	58,380.94	58,381.00	-0.06	100.00
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	319,109.61	425,851.00	-106,741.39	74.93
100-00-43531-000-000	State Aid Connecting Streets	0.00	68,579.79	91,440.00	-22,860.21	75.00
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	9,487.95	9,488.00	-0.05	100.00
100-00-43549-000-000	DNR Recycling	0.00	13,339.78	13,348.00	-8.22	99.94
100-00-43600-000-000	Other State Payments	0.00	1.75	0.00	1.75	0.00
100-00-43610-000-000	Payment for Municipal Services	0.00	161,532.25	95,000.00	66,532.25	170.03
100-00-43660-000-000	Environmental Impact Rev (ATC)	0.00	23,851.00	1,458.00	22,393.00	1,635.87
Intergovernmental Revenues		0.00	845,528.89	1,985,038.00	-1,139,509.11	42.60
100-00-44110-000-000	Liquor License/Malt Bevs Fee	0.00	6,014.00	9,000.00	-2,986.00	66.82
100-00-44121-000-000	Cable TV Licenses	0.00	8,657.42	20,388.00	-11,730.58	42.46
100-00-44121-000-100	VSP Fee Subsidy	0.00	4,308.00	4,308.00	0.00	100.00
100-00-44130-000-000	Operator, Cig & Amuse Device	0.00	8,172.00	6,000.00	2,172.00	136.20
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	0.00	300.00	1,000.00	-700.00	30.00
100-00-44400-000-000	Bldg & Zoning Permit	0.00	92,296.30	50,000.00	42,296.30	184.59
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	400.00	400.00	0.00	100.00
Licenses & Permits		0.00	120,147.72	91,196.00	28,951.72	131.75
100-00-45115-000-000	Muni Court Fees (City)	0.00	16,347.27	30,000.00	-13,652.73	54.49
100-00-45116-000-000	Muni Court Fines (City)	0.00	40,946.92	60,000.00	-19,053.08	68.24



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100-00-45120-000-000	County Court Fines/Forfeitures	0.00	1,278.92	3,500.00	-2,221.08	36.54
100-00-45130-000-000	Parking Violations	0.00	6,319.97	20,000.00	-13,680.03	31.60
100-00-45140-000-000	Police Undercover Local Rev	0.00	165.00	0.00	165.00	0.00
100-00-45141-000-000	Police Fed Equity Share Rev	0.00	0.00	0.00	0.00	0.00
Fines & Forfeitures		0.00	65,058.08	113,500.00	-48,441.92	57.32
100-00-46100-000-000	Misc. General Revenues	0.00	5,378.00	0.00	5,378.00	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	420.50	750.00	-329.50	56.07
100-00-46220-000-000	Township Rural Fire Reimbursmt	0.00	227,258.32	219,503.00	7,755.32	103.53
100-00-46220-001-000	Township Rural Fire 2% Dues	0.00	16,362.20	13,500.00	2,862.20	121.20
100-00-46223-000-000	Emergency Response Fee Revenue	0.00	28,235.00	62,250.00	-34,015.00	45.36
100-00-46230-000-000	Ambulance Assessment fee	10.80	188,188.87	291,330.00	-103,141.13	64.60
100-00-46322-000-000	Assessments:C&G/Sidewalk	0.00	28,534.40	35,736.00	-7,201.60	79.85
100-00-46323-000-100	Service Charge (Mowing)	0.00	4,520.00	5,000.00	-480.00	90.40
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	115.00	2,631.00	3,500.00	-869.00	75.17
100-00-46420-000-000	Garbage Collection Revenue	0.00	146,957.64	243,351.00	-96,393.36	60.39
100-00-46423-000-000	Large Item Pick up Rev	0.00	210.54	0.00	210.54	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	280.00	1,000.00	-720.00	28.00
Public Charges for Services		125.80	648,976.47	876,920.00	-227,943.53	74.01
100-00-48100-000-000	Interest Temporary Investment	0.00	56,867.11	17,500.00	39,367.11	324.95
100-00-48100-100-000	UBS FD Interest Income	0.00	7,601.61	0.00	7,601.61	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	900.95	1,500.00	-599.05	60.06
100-00-48121-000-000	Interest from Due From TSA	0.00	0.21	0.00	0.21	0.00
100-00-48130-000-000	Interest on K9 account	0.00	10,694.32	500.00	10,194.32	2,138.86
100-00-48130-000-001	FD Donation CD Revenue	0.00	4,491.15	0.00	4,491.15	0.00
100-00-48130-000-002	FD Raffle CD Revenue	0.00	377.17	0.00	377.17	0.00
100-00-48150-000-000	Interest Parkland Dedication	0.00	853.57	500.00	353.57	170.71
100-00-48210-000-000	Rent of City Property	0.00	1,355.40	5,000.00	-3,644.60	27.11
100-00-48220-000-000	Rent of Fairgrounds/Parks	-75.00	3,400.00	3,500.00	-100.00	97.14
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	1,836.00	0.00	1,836.00	0.00
100-00-48410-000-000	Insurance/Damage Recoveries	0.00	12,912.92	0.00	12,912.92	0.00
100-00-48500-000-000	Donations	0.00	73,367.54	15,000.00	58,367.54	489.12
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	4,329.00	0.00	4,329.00	0.00
100-00-48700-000-000	Miscellaneous Revenue	0.00	16,016.53	10,000.00	6,016.53	160.17
100-00-48710-000-000	School Liaison Contribution/Rv	0.00	58,802.38	58,802.00	0.38	100.00
100-00-48711-000-000	GMTA Misc Revenue	0.00	0.00	0.00	0.00	0.00



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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		-75.00	253,855.86	113,802.00	140,053.86	223.07
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	55,562.49	0.00	55,562.49	0.00
100-00-49240-000-000	Transfer from CDBG	0.00	0.00	0.00	0.00	0.00
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
Other Financing Sources		0.00	55,562.49	0.00	55,562.49	0.00
Total Revenues		50.80	4,680,160.36	6,136,209.00	-1,456,048.64	76.27



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Account Number		2025	2025	2025	Budget Status	% of Budget
		September	Actual 09/05/2025	Budget		
100-00-51110-110-000	Salary/Wages	830.79	9,828.60	21,600.00	11,771.40	45.50
100-00-51110-130-000	FICA/Medicare	63.55	1,356.38	2,055.00	698.62	66.00
100-00-51110-160-000	Employee Recog	0.00	750.74	1,000.00	249.26	75.07
100-00-51110-211-000	Audit	0.00	17,672.00	22,123.00	4,451.00	79.88
100-00-51110-212-000	Assessing	0.00	6,744.59	15,000.00	8,255.41	44.96
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	3,904.27	2,500.00	-1,404.27	156.17
100-00-51110-313-000	Elections	7.47	5,807.84	6,250.00	442.16	92.93
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	127.11	1,000.00	872.89	12.71
100-00-51110-591-000	Bad Debt & Write offs	0.00	154.06	0.00	-154.06	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	1,301.69	750.00	-551.69	173.56
100-00-51250-110-000	Judge & Clerk Wage	2,385.48	35,372.84	52,317.00	16,944.16	67.61
100-00-51250-130-000	FICA/Medicare	172.26	2,658.42	4,002.00	1,343.58	66.43
100-00-51250-131-000	Health Insurance	0.00	15,506.20	20,933.00	5,426.80	74.08
100-00-51250-132-000	FSA Contribution	0.00	0.00	800.00	800.00	0.00
100-00-51250-133-000	Dental Insurance	0.00	563.53	1,075.00	511.47	52.42
100-00-51250-134-000	Vision Insurance	0.00	179.72	276.00	96.28	65.12
100-00-51250-135-000	Retirement	136.39	2,027.08	2,872.00	844.92	70.58
100-00-51250-210-000	Legal & Administration	0.00	337.50	500.00	162.50	67.50
100-00-51250-224-000	Telephone/Fax	0.00	176.88	300.00	123.12	58.96
100-00-51250-290-000	Jail Services	0.00	0.00	250.00	250.00	0.00
100-00-51250-310-000	Office Supplies	23.49	1,888.06	2,850.00	961.94	66.25
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	1,488.00	1,850.00	362.00	80.43
100-00-51250-353-000	Info Tech	0.00	7,845.84	7,850.00	4.16	99.95
100-00-51250-390-000	Miscellaneous	0.00	50.00	100.00	50.00	50.00
100-00-51400-110-000	Salary/Wages	6,430.72	104,230.54	153,470.00	49,239.46	67.92
100-00-51400-130-000	FICA/Medicare	482.64	7,788.14	11,740.00	3,951.86	66.34
100-00-51400-131-000	Health Insurance	31.25	15,167.61	37,784.00	22,616.39	40.14
100-00-51400-132-000	FSA Contribution	0.00	1,371.67	1,475.00	103.33	92.99
100-00-51400-133-000	Dental Insurance	0.00	1,009.61	1,913.00	903.39	52.78
100-00-51400-134-000	Vision Insurance	0.00	222.84	521.00	298.16	42.77
100-00-51400-135-000	Retirement	392.80	6,940.65	10,666.00	3,725.35	65.07
100-00-51400-210-000	Professional Service	0.00	785.00	1,500.00	715.00	52.33
100-00-51400-211-000	Background Checks	0.00	1,561.00	1,650.00	89.00	94.61
100-00-51400-213-000	Legal	472.00	2,389.00	6,750.00	4,361.00	35.39
100-00-51400-216-000	Hire & Recruitment	0.00	1,056.77	1,250.00	193.23	84.54
100-00-51400-221-000	Electricity	0.00	4,640.16	8,750.00	4,109.84	53.03
100-00-51400-222-000	Gas/Heat	0.00	1,758.96	3,250.00	1,491.04	54.12
100-00-51400-223-000	Water/Sewer	280.14	2,224.22	3,750.00	1,525.78	59.31
100-00-51400-224-000	Telephone/Fax	0.00	2,096.74	3,250.00	1,153.26	64.52
100-00-51400-240-000	Building Maintenance	0.00	3,496.81	5,500.00	2,003.19	63.58
100-00-51400-290-000	Contractual Services	84.95	36,411.38	12,500.00	-23,911.38	291.29
100-00-51400-310-000	Office Supplies	96.19	4,077.85	3,750.00	-327.85	108.74



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100-00-51400-311-000	Postage/Shipping	0.00	1,214.39	2,000.00	785.61	60.72
100-00-51400-313-000	Custodial Supplies	0.00	751.52	3,500.00	2,748.48	21.47
100-00-51400-313-100	Supplies for COVID-19	0.00	0.00	0.00	0.00	0.00
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	284.74	2,411.87	3,750.00	1,338.13	64.32
100-00-51400-330-000	Educ/Trng/Travel	0.00	3,265.18	4,000.00	734.82	81.63
100-00-51400-350-000	Equip Maint (Non-Office)	0.00	28.29	500.00	471.71	5.66
100-00-51400-352-000	Office Equip Maint	395.22	1,455.81	3,450.00	1,994.19	42.20
100-00-51400-353-000	Info Tech	0.00	7,682.30	12,500.00	4,817.70	61.46
100-00-51400-390-000	Miscellaneous	0.00	2,233.63	125.00	-2,108.63	1,786.90
100-00-51400-510-000	Ins (Non-Labor)	0.00	26,878.34	38,750.00	11,871.66	69.36
100-00-51400-520-000	FSA Total Admin Fees	0.00	890.00	2,500.00	1,610.00	35.60
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	130.68	0.00	-130.68	0.00
Administration		12,570.08	359,912.31	512,397.00	152,484.69	70.24
100-00-52100-110-000	Salary/Wages	38,208.14	648,756.95	1,007,149.00	358,392.05	64.42
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	1,213.65	54,877.34	64,062.00	9,184.66	85.66
100-00-52100-121-000	Crossing Guard Wages	0.00	1,716.00	10,500.00	8,784.00	16.34
100-00-52100-130-000	FICA/Medicare	2,901.42	55,298.39	82,848.00	27,549.61	66.75
100-00-52100-131-000	Health Insurance	268.75	124,429.22	175,965.00	51,535.78	70.71
100-00-52100-132-000	FSA Contribution	0.00	10,363.19	7,150.00	-3,213.19	144.94
100-00-52100-133-000	Dental Insurance	0.00	8,009.83	11,401.00	3,391.17	70.26
100-00-52100-134-000	Vision Insurance	0.00	1,676.10	2,681.00	1,004.90	62.52
100-00-52100-135-000	Retirement	5,589.13	103,712.02	153,374.00	49,661.98	67.62
100-00-52100-191-000	Protective Cloth/Gear	0.00	8,784.27	11,750.00	2,965.73	74.76
100-00-52100-213-000	Legal	1,127.25	5,673.76	18,000.00	12,326.24	31.52
100-00-52100-216-000	Hire & Recruitment	0.00	644.75	500.00	-144.75	128.95
100-00-52100-217-000	Investigations	0.00	4,437.08	15,000.00	10,562.92	29.58
100-00-52100-217-100	K9 Unit Expenses	0.00	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	3,533.03	6,250.00	2,716.97	56.53
100-00-52100-222-000	PD Heating Gas	0.00	1,439.14	4,700.00	3,260.86	30.62
100-00-52100-223-000	Police Water/Sewer	229.20	1,819.82	4,150.00	2,330.18	43.85
100-00-52100-224-000	Telephone/Fax	0.00	6,191.26	9,500.00	3,308.74	65.17
100-00-52100-290-000	Contractual Service	0.00	5,300.12	15,000.00	9,699.88	35.33
100-00-52100-310-000	Office Supplies	73.16	2,312.80	2,250.00	-62.80	102.79
100-00-52100-313-000	Cleaning supplies-PD	0.00	608.57	1,750.00	1,141.43	34.78
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	12,077.04	15,000.00	2,922.96	80.51
100-00-52100-331-000	Motor Fuel	0.00	9,864.22	25,500.00	15,635.78	38.68



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100-00-52100-341-000	Prof Equip/Supplies	0.00	41,968.21	22,000.00	-19,968.21	190.76
100-00-52100-352-000	Office Equip Maint/Service	8.70	338.56	2,750.00	2,411.44	12.31
100-00-52100-353-000	Info Tech	0.00	4,830.03	12,500.00	7,669.97	38.64
100-00-52100-354-000	Equipmnt Maint (Non Office)	0.00	4,390.46	6,000.00	1,609.54	73.17
100-00-52100-361-000	Building Maintenance	0.00	2,187.38	7,250.00	5,062.62	30.17
100-00-52100-390-000	Miscellaneous	0.00	157.52	500.00	342.48	31.50
100-00-52100-510-000	Ins (non-labor)	0.00	29,707.65	45,000.00	15,292.35	66.02
100-00-52100-740-000	Losses/Damages	0.00	5,364.35	0.00	-5,364.35	0.00
100-00-52100-790-000	Donations/Grants Expenditures	0.00	6,230.50	0.00	-6,230.50	0.00
100-00-52200-110-000	Salary/Wages	426.27	15,663.02	16,600.00	936.98	94.36
100-00-52200-120-000	Hourly Wages	0.00	9,003.50	30,873.00	21,869.50	29.16
100-00-52200-120-100	Fire calls wages	0.00	35,011.30	90,000.00	54,988.70	38.90
100-00-52200-130-000	FICA/Medicare	32.42	4,560.20	10,517.00	5,956.80	43.36
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	2,901.30	4,756.00	1,854.70	61.00
100-00-52200-191-000	Protective Clothing/Gear	0.00	9,332.32	2,500.00	-6,832.32	373.29
100-00-52200-213-000	Legal	0.00	0.00	0.00	0.00	0.00
100-00-52200-221-000	Electricity	0.00	3,032.35	3,800.00	767.65	79.80
100-00-52200-222-000	Heating Gas	0.00	2,673.83	7,669.00	4,995.17	34.87
100-00-52200-223-000	Water/Sewer	827.78	6,606.75	8,330.00	1,723.25	79.31
100-00-52200-224-000	Telephone/Fax	0.00	2,681.78	3,750.00	1,068.22	71.51
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	136.07	0.00	-136.07	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	131.98	700.00	568.02	18.85
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	724.33	1,000.00	275.67	72.43
100-00-52200-331-000	Motor Fuel	0.00	5,331.26	5,500.00	168.74	96.93
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	4.02	94.23	0.00	-94.23	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)	0.00	8,226.63	7,605.00	-621.63	108.17
100-00-52200-355-000	Truck Maintenance	0.00	5,410.29	7,000.00	1,589.71	77.29
100-00-52200-357-000	Pager & Radio Repair	0.00	260.00	2,500.00	2,240.00	10.40
100-00-52200-361-000	Building Maintenance	0.00	7,228.63	4,000.00	-3,228.63	180.72
100-00-52200-390-000	Miscellaneous	0.00	5,273.46	4,377.00	-896.46	120.48
100-00-52200-510-000	Ins (non-labor)	0.00	25,959.27	34,100.00	8,140.73	76.13
100-00-52200-740-000	Losses/Damages	0.00	4,116.30	0.00	-4,116.30	0.00
100-00-52200-790-000	Donations/Grants Expenditures	0.00	14,948.56	0.00	-14,948.56	0.00
100-00-52200-811-000	Equipment Purchases	0.00	4,748.65	10,000.00	5,251.35	47.49
100-00-52200-811-001	State Issued 2% Dues	0.00	3,304.00	13,500.00	10,196.00	24.47
100-00-52200-821-000	FD Building Improvement	0.00	260.49	0.00	-260.49	0.00
100-00-52200-900-000	FD Special Funds Expense	0.00	1,607.31	0.00	-1,607.31	0.00
100-00-52300-215-000	Ambulance Contract Assessment	145,665.00	291,330.00	291,330.00	0.00	100.00
100-00-52400-240-000	Weather Siren Maintenance	0.00	1,642.75	1,022.00	-620.75	160.74



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		September	Actual 09/05/2025	Budget		
100-00-52400-740-000	Losses/Damages	0.00	0.00	0.00	0.00	0.00
=====						
Public Safety		196,603.22	1,641,735.37	2,309,841.00	668,105.63	71.08
=====						
100-00-53100-110-000	Wage/Salary	13,554.76	236,865.39	362,940.00	126,074.61	65.26
100-00-53100-130-000	FICA/Medicare	981.49	18,182.94	27,765.00	9,582.06	65.49
100-00-53100-131-000	Health Insurance	68.75	63,750.85	118,745.00	54,994.15	53.69
100-00-53100-132-000	FSA Contribution	0.00	5,294.41	4,990.00	-304.41	106.10
100-00-53100-133-000	Dental Insurance	0.00	3,973.36	6,701.00	2,727.64	59.30
100-00-53100-134-000	Vision Insurance	0.00	1,020.40	1,724.00	703.60	59.19
100-00-53100-135-000	Retirement	942.04	17,377.80	25,224.00	7,846.20	68.89
100-00-53100-191-000	Protective Clthng/Gear	0.00	793.18	1,896.00	1,102.82	41.83
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	318.00	377.00	59.00	84.35
100-00-53100-221-000	Electricity	0.00	4,918.88	7,242.00	2,323.12	67.92
100-00-53100-223-000	Water/Sewer	859.22	6,849.58	9,300.00	2,450.42	73.65
100-00-53100-224-000	Telephone/Fax	0.00	1,222.66	2,014.00	791.34	60.71
100-00-53100-231-000	Signage	0.00	836.87	1,500.00	663.13	55.79
100-00-53100-232-000	Tree/Brush Removal	0.00	46.00	0.00	-46.00	0.00
100-00-53100-240-000	Maintenance/Repair	0.00	6,865.93	75,000.00	68,134.07	9.15
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	419.55	668.00	248.45	62.81
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	159.95	306.00	146.05	52.27
100-00-53100-330-000	Educ/Trng/Travel	0.00	157.37	550.00	392.63	28.61
100-00-53100-331-000	Motor Fuel	0.00	6,017.84	20,000.00	13,982.16	30.09
100-00-53100-340-000	Hand Tls,Matals,Spplys	494.14	5,349.38	10,000.00	4,650.62	53.49
100-00-53100-352-000	Office Equip Maint.	0.00	275.89	304.00	28.11	90.75
100-00-53100-353-000	Info Tech	0.00	3,025.95	2,974.00	-51.95	101.75
100-00-53100-354-000	Equip Maint (Non-Office)	452.93	15,045.06	25,345.00	10,299.94	59.36
100-00-53100-361-000	Building Maintenance	0.00	11,266.29	6,022.00	-5,244.29	187.09
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	18.00	0.00	-18.00	0.00
100-00-53100-510-000	Ins (Non-Labor)	0.00	29,469.22	37,825.00	8,355.78	77.91
100-00-53100-740-000	Losses/Damages	0.00	4,416.04	0.00	-4,416.04	0.00
100-00-53100-790-000	Donations/Grants Expenditures	0.00	496.37	0.00	-496.37	0.00
100-00-53100-821-000	Building Improvement	0.00	324.95	0.00	-324.95	0.00
100-00-53320-215-000	Hired/Contractual	0.00	3,335.00	20,000.00	16,665.00	16.68
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	7.29	1,000.00	992.71	0.73
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	52,848.81	75,000.00	22,151.19	70.47
100-00-53320-372-000	Contingency for Snow	0.00	0.00	0.00	0.00	0.00



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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	3,394.84	6,510.00	3,115.16	52.15
100-00-53330-240-000	Maint/Repair - Signals	0.00	303.33	4,711.00	4,407.67	6.44
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)	0.00	10,320.02	25,000.00	14,679.98	41.28
100-00-53340-390-000	Miscellaneous	0.00	0.00	0.00	0.00	0.00
100-00-53420-221-000	Electricity	0.00	31,135.42	45,600.00	14,464.58	68.28
100-00-53420-240-000	Maint/Repair	0.00	14,982.61	9,693.00	-5,289.61	154.57
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
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	0.00	136,245.48	243,351.00	107,105.52	55.99
100-00-53621-220-000	Large Item Garbage Exp	0.00	26.97	0.00	-26.97	0.00
100-00-53622-220-000	Garage disposal abatements	0.00	883.40	0.00	-883.40	0.00
Public Works		17,353.33	722,268.08	1,224,218.00	501,949.92	59.00
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	6,914.37	106,458.22	143,493.00	37,034.78	74.19
100-00-55200-130-000	FICA/Medicare	514.27	7,714.09	10,977.00	3,262.91	70.28
100-00-55200-131-000	Health Insurance	0.00	12,974.36	24,792.00	11,817.64	52.33
100-00-55200-132-000	FSA Contribution	0.00	705.87	850.00	144.13	83.04
100-00-55200-133-000	Dental Insurance	0.00	1,101.12	1,143.00	41.88	96.34
100-00-55200-134-000	Vision Insurance	0.00	210.16	294.00	83.84	71.48
100-00-55200-135-000	Retirement	266.46	5,615.83	7,228.00	1,612.17	77.70
100-00-55200-191-000	Protective Clthng/Gear	0.00	597.99	1,000.00	402.01	59.80
100-00-55200-221-000	Electricity	0.00	3,481.48	6,000.00	2,518.52	58.02
100-00-55200-223-000	Water/Sewer	7,200.79	17,820.84	24,000.00	6,179.16	74.25
100-00-55200-224-000	Telephone/Fax	0.00	2,033.37	2,000.00	-33.37	101.67
100-00-55200-232-000	Trees & Brush	0.00	3,633.60	10,000.00	6,366.40	36.34
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	2,253.24	1,250.00	-1,003.24	180.26
100-00-55200-340-000	Hand Tools,Material,Supp	0.00	2,763.22	3,479.00	715.78	79.43
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)	0.00	3,499.68	5,218.00	1,718.32	67.07
100-00-55200-361-000	Building Maintenance	-49.00	4,580.49	11,000.00	6,419.51	41.64
100-00-55200-362-000	Grounds Maintenance	3,041.45	9,281.24	13,000.00	3,718.76	71.39
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	2.31	72.46	0.00	-72.46	0.00
100-00-55200-510-000	Ins (Non-Labor)	0.00	10,972.47	12,250.00	1,277.53	89.57
100-00-55200-740-000	Losses/Damages	0.00	1,748.97	0.00	-1,748.97	0.00
100-00-55200-790-000	Donations/Grants Expenditures	2,955.00	115,991.08	0.00	-115,991.08	0.00



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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
100-00-55310-390-000	Celebrations/Entertainment	564.42	28,617.26	25,750.00	-2,867.26	111.13
Culture, Recreation & Educ		21,410.07	343,128.66	328,884.00	-14,244.66	104.33
100-00-56400-110-000	Salary/Wages	607.60	11,393.06	15,798.00	4,404.94	72.12
100-00-56400-130-000	FICA/Medicare	42.46	854.43	1,209.00	354.57	70.67
100-00-56400-131-000	Health Insurance	0.00	3,815.98	6,542.00	2,726.02	58.33
100-00-56400-132-000	FSA Contribution	0.00	131.78	250.00	118.22	52.71
100-00-56400-133-000	Dental Insurance	0.00	224.08	336.00	111.92	66.69
100-00-56400-134-000	Vision Insurance	0.00	57.52	86.00	28.48	66.88
100-00-56400-135-000	Retirement	42.23	840.11	1,098.00	257.89	76.51
100-00-56400-202-000	Building Inspections	0.00	39,246.00	50,000.00	10,754.00	78.49
100-00-56400-213-000	Legal/Recording	0.00	456.21	2,137.00	1,680.79	21.35
100-00-56400-214-000	Map & Planning Services	0.00	2,832.00	5,000.00	2,168.00	56.64
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	133.00	456.00	323.00	29.17
100-00-56400-290-000	Code Enforcement Services	0.00	351.00	0.00	-351.00	0.00
100-00-56400-310-000	Office Supplies	8.86	168.22	304.00	135.78	55.34
100-00-56400-321-000	Publications	0.00	445.40	445.00	-0.40	100.09
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	200.00	2,500.00	2,300.00	8.00
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	95,248.99	0.00	-95,248.99	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	553.91	0.00	-553.91	0.00
100-00-56710-400-100	Tourism Development	0.00	0.00	0.00	0.00	0.00



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100-00-56710-400-200	Digital Marketing	0.00	7,500.00	0.00	-7,500.00	0.00
100-00-56710-400-300	Purchased Media	0.00	2,800.00	0.00	-2,800.00	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	7,271.00	0.00	-7,271.00	0.00
100-00-56710-500-000	Event Support Grants	0.00	42,921.20	0.00	-42,921.20	0.00
Conservation & Development		701.15	218,706.49	254,661.00	35,954.51	85.88
100-00-57100-000-000	Contingency	0.00	8,881.35	25,000.00	16,118.65	35.53
100-00-57331-000-000	Highway & Street Outlay- local	0.00	0.00	0.00	0.00	0.00
Capital Improvement		0.00	8,881.35	25,000.00	16,118.65	35.53
100-00-58100-000-000	Debt Principal Payment	0.00	259,001.30	330,000.00	70,998.70	78.49
100-00-58200-000-000	Debt Interest	0.00	173,097.16	147,291.00	-25,806.16	117.52
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	800.00	800.00	0.00	100.00
Debt		0.00	432,898.46	478,091.00	45,192.54	90.55
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
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	17,075.00	10,000.00	-7,075.00	170.75
100-00-59230-000-200	Transfer to ERF Police	0.00	133,000.00	100,000.00	-33,000.00	133.00
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	133,000.00	98,000.00	-35,000.00	135.71
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	50,000.00	20,000.00	-30,000.00	250.00
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	150,000.00	75,000.00	-75,000.00	200.00
Interfund Transfers		0.00	1,150,693.00	970,618.00	-180,075.00	118.55
Total Expenses		248,637.85	4,910,723.72	6,136,210.00	1,225,486.28	80.03
Net Totals		-248,587.05	-230,563.36	-1.00	230,562.36	



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ACCT

CITY OF MAUSTON POOLED CASH

Accounting Checks

Posted From: 8/23/2025 From Account:

Thru: 9/05/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
FIT	8/21/2025	Federal Tax Withholding	22,460.28
	Manual Check	FED/FICA Payroll Taxes 08.22.25	
FIT	9/04/2025	Federal Tax Withholding	21,968.21
	Manual Check	FED/FICA Payroll Taxes 09.05.25	
WRS	8/25/2025	Wis Retirement Fund (ETF)	32,296.86
	Manual Check	City of Mauston - WRS Contribute EE/ER	
DEBT	8/29/2025	Wells Fargo Corporate Trust Service	304,221.88
	Manual Check	Debt - 2021A GO Bond	
41440	8/27/2025	1000 Bulbs.com	241.11
		Library - Light Bulbs	
41441	8/27/2025	ABT Mailcom	1,299.60
		City of Mauston - Utility mail billing	
41442	8/27/2025	Allstate Peterbilt of Tomah	534.86
		Sewer - Items for maint/repair	
41443	8/27/2025	Amazon Capital Services, Inc	549.24
		City of Mauston - Items for office/use	
41444	8/27/2025	Archie Monument & Stone, Inc	50,000.00
		Parks - Veteran's Memorial down payment	
41445	8/27/2025	Associated Appraisal Consultants, Inc	814.53
		Admin - Monthly pro fees assessments	
41446	8/27/2025	AT&T Mobility	587.92
		Swr/Wtr - SCADA plan	
41447	8/27/2025	AT&T Mobility	1,107.58
		City of Mauston - Monthly Phone Service	
41448	8/27/2025	Baker & Taylor, Inc	252.74
		Library - Adult/Childrens Books	
41449	8/27/2025	BTU Management, Inc	663.88
		Library - Air Handler maint/repairs	
41450	8/27/2025	Cengage Group	49.48
		Library - Adult Books	
41451	8/27/2025	Cintas	104.81
		City of Mauston - Building floor mats	
41452	8/27/2025	Column Software PBC	31.21
		Zoning - Publishing Fees	
41453	8/27/2025	Concept Printing (CPC)	115.00
		Admin/Court - Business Cards	



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CITY OF MAUSTON POOLED CASH

Accounting Checks

Posted From: 8/23/2025 From Account:

Thru: 9/05/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
41454	8/27/2025	Core & Main LP Water - Items for maint/repairs	166.60
41455	8/27/2025	Croell Redi-Mix Streets - Delivery	1,096.50
41456	8/27/2025	Diane Kropiwka Admin - Pro Fees	218.75
41457	8/27/2025	Eagle Promotions & Apparel, LLC Parks/Admin/Court - Sign & Desk Plates	187.02
41458	8/27/2025	Eastman, Jason Streets - Meal reimbursement	19.00
41459	8/27/2025	Ess Brothers and Son's Inc Storm Swr - items for maint/repairs	2,840.00
41460	8/27/2025	Flyway Fence Co. Parks - Pickleball backboard	1,750.00
41461	8/27/2025	General Engineering Zoning - Building inspections	4,854.00
41462	8/27/2025	Gowey Abstract & Title Company, Inc. AHF - Escrow Agreement Sawyer Ridge, LLC	500,000.00
41463	8/27/2025	Gray Electric, LLC Streets - items for maint/repairs	471.60
41464	8/27/2025	Holiday Wholesale Library - cleaning supplies	82.40
41465	8/27/2025	Holiday Wholesale City of Mauston - Cleaning Supplies/food	1,187.46
41466	8/27/2025	LEAGUE OF WISCONSIN MUNICIPALITIES Admin - 2025 Fall Conference	300.00
41467	8/27/2025	MacQueen Equipment FD - Lion Coats x4	8,854.95
41468	8/27/2025	Mauston Professional Police Assoc. Police Union Dues - August 2025	688.00
41469	8/27/2025	McSweeney, John Streets - Meal reimbursement	19.00
41470	8/27/2025	Midwest Tape Library - Childrens Visuals	26.99
41471	8/27/2025	MSA Professional Services Library - FFP Admin 24-26	602.75



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CITY OF MAUSTON POOLED CASH

Accounting Checks

Posted From: 8/23/2025 From Account:
Thru: 9/05/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
41472	8/27/2025	Municipal Parking Services, Inc. PD - Parking Service	165.21
41473	8/27/2025	No Flow In Flow, LLC Sewer - Manhole Insert	290.00
41474	8/27/2025	Playaway Products Library - Childrens audio	303.20
41475	8/27/2025	Reinders, Inc. GMTA - Holiday Lighting	1,785.74
41476	8/27/2025	River Architects Inc. Library - RA#1560 Architectural Services	1,840.00
41477	8/27/2025	Securian Financial Group City of Mauston - Accidental premiums	112.38
41478	8/27/2025	Staples Business Advantage Admin - office supplies	41.46
41479	8/27/2025	State of Wisconsin Dept of Natural Resources Water - 2025 Water Use Fees	125.00
41480	8/27/2025	Vierbicher Associates Inc TID 4 & 5 - Econ Development Plan	1,600.00
41481	8/27/2025	WI SCTF Child Support Withheld - 08.22.25	322.61
41482	8/27/2025	WI SCTF - Child Support fee - 08.22.25	65.00
41483	8/27/2025	Winding Rivers Library System Library - Licenses/keyboard maint	556.58
41484	8/27/2025	Wisconsin Chiefs of Police Association PD - Conference Registration Fee	275.00
41485	8/27/2025	Wisconsin Metal Sales Inc GMTA - Items for holiday decorations	36.00
41486	9/03/2025	Amazon Capital Services, Inc City of Mauston - items for office/use	1,237.85
41487	9/03/2025	Column Software PBC City of Mauston - Publication Fees	284.74
41488	9/03/2025	DL Gasser Construction Inc Streets - 2025 Street Repair/Maint	116,964.00
41489	9/03/2025	Eickhof Columbaria Inc Cemetery - Inscription	533.47



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CITY OF MAUSTON POOLED CASH

Accounting Checks

Posted From: 8/23/2025 From Account:

Thru: 9/05/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
41490	9/03/2025	Fun Play Inflatables Bounce houses for 4th of July event	564.42
41491	9/03/2025	Giles Engineering Associates, Inc. Wtr/Swr - Engineering Services	4,860.00
41492	9/03/2025	Henke Signs Parks - Signs for State Street/May Park	5,910.00
41493	9/03/2025	J & M Collision Center Admin - Vehicle Repairs	84.95
41494	9/03/2025	Mauston Area Ambulance Assn., Inc 2nd half 2025 contract fees	145,665.00
41495	9/03/2025	Rhyme Business Products City of Mauston - Copier lease fees	611.13
41496	9/03/2025	Richards - Bria Law Office City of Mauston - Legal for Month	1,831.25
41497	9/03/2025	WI SCTF Child Support Withheld - 09.05.25	322.61
41498	9/03/2025	Wilke, Jordan Refund for parks reservation	75.00
AFLAC	8/18/2025	Aflac Insurance Aflac Deductions - August 25	427.10
WITAX	8/21/2025	Wis Tax Withholding WI Payroll Taxes 08.22.25	4,018.00
WITAX	9/04/2025	Wis Tax Withholding WI Payroll Taxes 09.05.25	3,916.71
DEFCOMP	8/21/2025	Wells Fargo - Great West Deferred Comp Deferred Comp - Payroll 08.22.2025	2,390.00
DEFCOMP	9/04/2025	Wells Fargo - Great West Deferred Comp Deferred Comp - Payroll 09.05.25	2,440.00
OAKDALE	8/20/2025	Oakdale Electric Cooperative City of Mauston - Electric fees	1,293.00
UTILITIES	9/05/2025	City of Mauston City of Mauston - Monthly Utilities	11,690.69
SIMPLIFILE	8/13/2025	Simplifile E-recording Zoning - 2025-P-11 Pelton Apartments	33.25
Grand Total			1,273,335.56



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CITY OF MAUSTON POOLED CASH

Accounting Checks

Posted From: 8/23/2025

From Account:

Thru: 9/05/2025

Thru Account:

Amount

Total Expenditure from Fund # 100 - General Fund	582,404.85
Total Expenditure from Fund # 109 - Cemetery Fund	533.47
Total Expenditure from Fund # 250 - Library Fund	2,736.35
Total Expenditure from Fund # 340 - TID 4 Fund	800.00
Total Expenditure from Fund # 350 - TID 5 Fund	1,032.00
Total Expenditure from Fund # 360 - Affordable Housing Fund	500,000.00
Total Expenditure from Fund # 400 - Capital Projects Fund	119,406.75
Total Expenditure from Fund # 610 - Water Utility Fund	29,079.83
Total Expenditure from Fund # 620 - Sewer Utility Fund	37,342.31
Total Expenditure from all Funds	1,273,335.56



Professional Services Agreement

MSA Project Number:

This AGREEMENT (Agreement) is made effective _____ by and between

MSA PROFESSIONAL SERVICES, INC (MSA)
Address: 201 Corporate Drive, Beaver Dam, WI 53916
Phone: (920) 392-5137
Representative: Kari Justmann Email: kjustmann@msa-ps.com

CITY OF MAUSTON (OWNER)
Address: 303 Mansion Street, Mauston, WI 53948
Phone: (608) 747-2704
Representative: Daron Haugh Email: dhaugh@mauston.com

Project Name: City of Mauston CDBG Discontinued Housing Program

The scope of the work authorized is: See Attachment A: Scope of Services

The schedule to perform the work is: Approximate Start Date: TBD
Approximate Completion Date: Reviewed annually

The lump sum fee for the work is: \$2,000

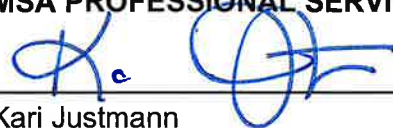
All services shall be performed in accordance with the General Terms and Conditions of MSA, which is attached and made part of this Agreement. Any attachments or exhibits referenced in this Agreement are made part of this Agreement.

Approval: Authorization to proceed is acknowledged by signatures of the parties to this Agreement.

CITY OF MAUSTON

MSA PROFESSIONAL SERVICES, INC.

Daron J. Haugh
City Administrator
Date: _____


Kari Justmann
Housing Team Leader
Date: 9/4/25

**MSA PROFESSIONAL SERVICES, INC. (MSA)
GENERAL TERMS AND CONDITIONS OF SERVICES (PUBLIC)**

1. **Scope and Fee.** The scope of Owner's Project (the "Project"), scope of MSA's services (the "Work"), for those services are defined in Attachment A. The scope and fee constitute a good faith estimate of the tasks and associated fees required to perform the services defined in Attachment A. This agreement upon execution by both parties hereto, can be amended only by written instrument signed by both parties. For those projects involving conceptual or process development service or involve renovation of an existing building or structure, activities often cannot be fully defined during initial planning. As the Project progresses, facts uncovered may reveal a change in direction which may alter the Work. MSA will promptly inform the OWNER in writing of such situations so that changes in this agreement can be made as required.

2. **Owner's Responsibilities.**

(a) Project Scope and Budget

The OWNER shall define the scope and budget of the Project and, when applicable, periodically update the Project budget, including that portion allocated for the cost of the Work. The Project budget shall include contingencies for design, development, and, when required by the scope of the Project, construction of the Project. The OWNER shall not significantly increase or decrease the overall Project scope or schedule, the portion of the budget allocated for the cost of the Work, or contingencies included in the overall budget or a portion of the budget, without the agreement of MSA to a corresponding change in the Project scope, quality, schedule, and compensation of MSA.

(b) Designated Owner Representative

The OWNER shall identify a Designated Representative who shall be authorized to act on behalf of the OWNER with respect to the Project. OWNER's Designated Representative shall render related decisions in a timely manner so as to avoid unreasonable delay in the orderly and sequential progress of MSA's services. MSA shall not be liable for any error or omission made by OWNER, OWNER's Designated Representative, or OWNER's consultant.

(c) Tests, Inspections, and Reports

When required by the scope of the Project, the OWNER shall furnish tests, inspections, and reports required by law or the Contract Documents, such as planning studies; preliminary designs; structural, mechanical, or chemical tests; tests for air, water, or soil pollution; and tests for hazardous materials.

(d) Additional Consultants

MSA's consultants shall be identified in Attachment A. The OWNER shall furnish the services of other consultants other than those designated in Attachment A, including such legal, financial, accounting, and insurance counseling services as may be required for the Project.

(e) OWNER Provided Services and Information

MSA shall be entitled to rely on the accuracy and completeness of services and information furnished by the OWNER, Designated OWNER Representative, or Consultant. MSA shall use reasonable efforts to provide prompt written notice to the OWNER if MSA becomes aware of any errors, omissions, or inconsistencies in such services or information.

3. **Billing.** MSA will bill the OWNER monthly with net payment due upon receipt. Balances due past thirty (30) days shall be subject to an interest charge at a rate of 18% per year from said thirtieth day. In addition, MSA may, after giving seven days written notice, suspend service under any agreement until the OWNER has paid in full all amounts due for services rendered and expenses incurred, including the interest charge on past due invoices.

4. **Costs and Schedules.** Costs (including MSA's fees and reimbursable expenses) and schedule commitments shall be subject to change for delays caused by the OWNER's failure to provide specified facilities or information or for delays caused by unpredictable occurrences including, without limitation, fires, floods, riots, strikes, unavailability of labor or materials, delays or defaults, by suppliers of materials or services, process shutdowns, pandemics, acts of God or the public enemy, or acts of regulations of any governmental agency. Temporary delays of services caused by any of the above which result in additional costs beyond those outlined may require renegotiation of this agreement.

5. **Location of Utilities.** Owner shall supply MSA with the location of all pre-existent utilities and MSA has the right to reasonably rely on all Owner supplied information.

6. **Professional Representative.** MSA intends to serve as the OWNER's professional representative for those services as defined in this agreement, and to provide advice and consultation to the OWNER as a professional. Any opinions of probable project costs, reviews and observations, and other recommendations made by MSA for the OWNER are rendered on the basis of experience and qualifications and represents the professional judgment of MSA. However, MSA cannot and does not warrant or represent that proposals, bid or actual project or construction costs will not vary from the opinion of probable cost prepared by it.

7. **Standard of Care.** In conducting the services, MSA will apply present professional, engineering and/or scientific judgment, which is known as the "standard of care". The standard of care is defined as that level of skill and care ordinarily exercised by members of the same profession practicing at the same point in time and in the same or similar locality under similar circumstances in performing the Services. The OWNER acknowledges that "current professional standards" shall mean the standard for professional services, measured as of the time those services are rendered, and not according to later standards, if such later standards purport to impose a higher degree of care upon MSA.

MSA does not make any warranty or guarantee, expressed or implied, nor have any agreement or contract for services subject to the provisions of any uniform commercial code. Similarly, MSA will not accept those terms and conditions offered by the OWNER in its purchase order, requisition, or notice of authorization to proceed, except as set forth herein or expressly agreed to in writing. Written acknowledgement of receipt, or the actual performance of services subsequent to receipt of such purchase order, requisition, or notice of authorization to proceed is specifically deemed not to constitute acceptance of any terms or conditions contrary to those set forth herein.

8. **Municipal Advisor.** MSA Professional Services, Inc. is not acting as a 'Municipal Advisor' to the owner pursuant to Section 15B of the Exchange Act. For financial advice related to the corresponding project, the client is encouraged to discuss their finances with internal and/or external advisors and experts before making decisions incurring debt and/or supporting those obligations. MSA desires to serve each client well by providing the best information publicly available and is providing information as part of its engineering responsibilities to inform client options. The information is not intended to provide financial advice or recommendations and is not bound by the formal Municipal Advisor fiduciary duty.

9. **Conduct Expectations.** Owner and MSA understand their respective obligations to provide a safe, respectful work environment for their employees. Both parties agree that harassment on the job (unwelcome verbal, physical or other behavior that is related to sex, race, age, or protected class status) will not be tolerated and will be addressed timely and in compliance with anti-harassment laws.

10. **Electronic Documents and Transmittals.** Owner and MSA agree to transmit and accept project related correspondence, documents, text, data, drawings and the like in digital format in accordance with MSA's Electronic Data Transmittal policy. Each party is responsible for its own cybersecurity, and both parties waive the right to pursue liability against the other for any damages that occur as a direct result of electronic data sharing.

11. **Building Information Modelling (BIM).** For any projects, and not limited to building projects, utilizing BIM, OWNER and MSA shall agree on the appropriate level of modelling required by the project, as well as the degree to which the BIM files may be made available to any party using the Electronic Document Transmittal provisions of section 10 of this Agreement.

12. **Termination.** This Agreement shall commence upon execution and shall remain in effect until terminated by either party, at such party's discretion, on not less than thirty (30) days' advance written notice. The effective date of the termination is the thirtieth day after the non-terminating party's receipt of the notice of termination. If MSA terminates the Agreement, the OWNER may, at its option, extend the terms of this Agreement to the extent necessary for MSA to complete any services that were ordered prior to the effective date of termination. If OWNER terminates this Agreement, OWNER shall pay MSA for all services performed prior to MSA's receipt of the notice of termination and for all work performed and/or expenses incurred by MSA in terminating Services begun after MSA's receipt of the termination notice. Termination hereunder shall operate to discharge only those obligations which are executory by either party on and after the effective date of termination. These General Terms and Conditions shall survive the completion of the services performed hereunder or the Termination of this Agreement for any cause.

This agreement cannot be changed or terminated orally. No waiver of compliance with any provision or condition hereof should be effective unless agreed in writing and duly executed by the parties hereto.

13. Betterment. If, due to MSA's error, any required or necessary item or component of the Project is omitted from the construction documents, MSA's liability shall be limited to the reasonable costs of correction of the construction, less what OWNER'S cost of including the omitted item or component in the original construction would have been had the item or component not been omitted. It is intended by this provision that MSA will not be responsible for any cost or expense that provides betterment, upgrade, or enhancement of the Project.

14. Hazardous Substances. OWNER acknowledges and agrees that MSA has had no role in identifying, generating, treating, storing, or disposing of hazardous substances or materials which may be present at the Project site, and MSA has not benefited from the processes that produced such hazardous substances or materials. Any hazardous substances or materials encountered by or associated with Services provided by MSA on the Project shall at no time be or become the property of MSA. MSA shall not be deemed to possess or control any hazardous substance or material at any time; arrangements for the treatment, storage, transport, or disposal of any hazardous substances or materials, which shall be made by MSA, are made solely and exclusively on OWNER's behalf for OWNER's benefit and at OWNER's direction. Nothing contained within this Agreement shall be construed or interpreted as requiring MSA to assume the status of a generator, storer, treater, or disposal facility as defined in any federal, state, or local statute, regulation, or rule governing treatment, storage, transport, and/or disposal of hazardous substances or materials.

All samples of hazardous substances, materials or contaminants are the property and responsibility of OWNER and shall be returned to OWNER at the end of a project for proper disposal. Alternate arrangements to ship such samples directly to a licensed disposal facility may be made at OWNER's request and expense and subject to this subparagraph.

15. Insurance. MSA will maintain insurance coverage for: Worker's Compensation, General Liability, and Professional Liability. MSA will provide information as to specific limits upon written request. If the OWNER requires coverages or limits in addition to those in effect as of the date of the agreement, premiums for additional insurance shall be paid by the OWNER. The liability of MSA to the OWNER for any indemnity commitments, or for any damages arising in any way out of performance of this contract is limited to such insurance coverages and amount which MSA has in effect.

16. Reuse of Documents. Reuse of any documents and/or services pertaining to this Project by the OWNER or extensions of this Project or on any other project shall be at the OWNER's sole risk. The OWNER agrees to defend, indemnify, and hold harmless MSA for all claims, damages, and expenses including attorneys' fees and costs arising out of such reuse of the documents and/or services by the OWNER or by others acting through the OWNER.

17. Indemnification. To the fullest extent permitted by law, MSA shall indemnify and hold harmless, OWNER, and OWNER's officers, directors, members, partners, consultants, and employees (hereinafter "OWNER") from reasonable claims, costs, losses, and damages arising out of or relating to the PROJECT, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom but only to the extent caused by any negligent act or omission of MSA or MSA's officers, directors, members, partners, employees, or Consultants (hereinafter "MSA"). In no event shall this indemnity agreement apply to claims between the OWNER and MSA. This indemnity agreement applies solely to claims of third parties. Furthermore, in no event shall this indemnity agreement apply to claims that MSA is responsible for attorneys' fees. This agreement does not give rise to any duty on the part of MSA to defend the OWNER on any claim arising under this agreement.

To the fullest extent permitted by law, OWNER shall indemnify and hold harmless, MSA, and MSA's officers, directors, members, partners, consultants, and employees (hereinafter "MSA") from reasonable claims, costs, losses, and damages arising out of or relating to the PROJECT, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom but only to the extent caused by any negligent act or omission of the OWNER or the OWNER's officers, directors, members, partners, employees, or Consultants (hereinafter "OWNER"). In no event shall this indemnity agreement apply to claims between MSA and the OWNER. This indemnity agreement applies solely to claims of third parties. Furthermore, in no event shall this indemnity agreement apply to claims that the OWNER is responsible for attorneys' fees.

This agreement does not give rise to any duty on the part of the OWNER to defend MSA on any claim arising under this agreement.

To the fullest extent permitted by law, MSA's total liability to OWNER and anyone claiming by, through, or under OWNER for any cost, loss or damages caused in part or by the negligence of MSA and in part by the negligence of OWNER or any other negligent entity or individual, shall not exceed the percentage share that MSA's negligence bears to the total negligence of OWNER, MSA, and all other negligent entities and individuals.

18. Accrual of Claims. To the fullest extent permitted by Laws and Regulations, all causes of action arising under this Agreement will be deemed to have accrued, and all statutory periods of limitation will commence, no later than the date of Substantial Completion; or, if MSA's services do not include Construction Phase services, or the Project is not completed, then no later than the date of Owner's last payment to MSA.

19. Dispute Resolution. OWNER and MSA desire to resolve any disputes or areas of disagreement involving the subject matter of this Agreement by a mechanism that facilitates resolution of disputes by negotiation rather than by litigation. OWNER and MSA also acknowledge that issues and problems may arise after execution of this Agreement which were not anticipated or are not resolved by specific provisions in this Agreement. Accordingly, both OWNER and MSA will endeavor to settle all controversies, claims, counterclaims, disputes, and other matters thru mediation with a mutually agreed upon mediator. Demand for mediation shall be filed in writing with the other party to this Agreement. A demand for mediation shall be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for mediation be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations. Neither demand for mediation nor any term of this Dispute Resolution clause shall prevent the filing of a legal action where failing to do so may bar the action because of the applicable statute of limitations. If despite the good faith efforts of OWNER and MSA any controversy, claim, counterclaim, dispute, or other matter is not resolved through negotiation or mediation, OWNER and MSA agree and consent that such matter may be resolved through legal action in the court having jurisdiction as specified in this Agreement.

20. Exclusion of Special, Indirect, Consequential and Liquidated Damages. MSA shall not be liable, in contract or tort or otherwise, for any special, indirect, consequential, or liquidated damages including specifically, but without limitation, loss of profit or revenue, loss of capital, delay damages, loss of goodwill, claim of third parties, or similar damages arising out of or connected in any way to the Project or this contract.

21. Limitation of Liability. Neither MSA, its Consultants (if any), nor their employees shall be jointly, severally, or individually liable to the OWNER in excess of the amount of the insurance proceeds available.

22. Successors and Assigns. The successors, executors, administrators, and legal representatives of Owner and MSA are hereby bound to the other party to this Agreement and to the successors, executors, administrators and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement. Neither party may assign, sublet, or transfer any rights under or interest (including, but without limitation, claims arising out of this Agreement or money that is due or may become due) in this Agreement without the written consent of the other party, which shall not be unreasonable withheld, except to the extent that any assignment, subletting, or transfer is mandated by law.

23. Notices. Any notice required under this Agreement will be in writing, and delivered: in person (by commercial courier or otherwise); by registered or certified mail; or by e-mail to the recipient, with the words "Formal Notice" or similar in the e-mail's subject line. All such notices are effective upon the date of receipt.

24. Survival. Subject to applicable Laws and Regulations, all express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

25. Severability. Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations will be deemed stricken, and all remaining provisions will continue to be valid and binding upon Owner and MSA.

26. No Waiver. A party's non-enforcement of any provision will not constitute a waiver of that provision, nor will it affect the enforceability of that provision or of the remainder of this Agreement.

27. State Law. This agreement shall be construed and interpreted in accordance with the laws of the State of Wisconsin.

28. Jurisdiction. OWNER hereby irrevocably submits to the jurisdiction of the state courts of the State of Wisconsin for the purpose of any suit, action or other proceeding arising out of or based upon this Agreement.

OWNER further consents that the venue for any legal proceedings related to this Agreement shall be Sauk County, Wisconsin.

29. **Understanding.** This agreement contains the entire understanding between the parties on the subject matter hereof and no representations. Inducements, promises or agreements not embodied herein (unless agreed in writing duly executed) shall be of any force or effect, and this agreement supersedes any other prior understanding entered into between the parties on the subject matter hereto.

ATTACHMENT A: SCOPE OF SERVICES

MSA will provide the following administrative services:

- Monitor homeowner insurance compliance
- Process subordination requests (for refinancing, home improvements, etc.)
 - Send subordination request to the lender
 - Review the subordination request to ensure they are following the state subordination policy
 - If approved, get the subordination agreement from the lender and have it signed and returned to lender
- Manage loan payoffs
 - Determine appropriate payoff amount
 - Send payoff letter to title company
 - Prepare satisfaction for signature
 - Have satisfaction recorded with the Register of Deeds
 - Return funds to the Department of Administration – to be done by municipality
- Rental payments (if applicable)
 - Return funds to the Department of Administration quarterly or annually – to be done with municipality
- Maintain the loan receivable report
 - Update with each payoff & rental payments
 - Update annually
- Re-record 30-year-old mortgages
 - Prepare Notice of Recorded Mortgage for signature
 - Have document recorded with the Register of Deeds
 - Cost to record the mortgages will be the responsibility of the community
- Create and distribute annual landlord coupon books (if applicable)

MSA will invoice the full lump sum fee in January of each year. The agreement will be reviewed annually to determine if any revisions are necessary.



August 27, 2025

Daron Haugh
City of Mauston
303 Mansion Street
Mauston, WI 53948

Re: Agreement to Provide Comprehensive Plan Update Services

Dear Daron,

Vierbicher Associates, Inc. (Consultant) is pleased to submit this Agreement to provide Comprehensive Plan Update Services to the City of Mauston (Client). All sections included in this Agreement and the General Terms and Conditions form the basis for this Agreement.

I. PROJECT UNDERSTANDING

The Client seeks to update its Comprehensive Plan to reflect the current conditions, concerns, and opportunities for the City. The current Comprehensive Plan was adopted in December 2016, the Zoning Ordinance was updated in 2017, and the City has recently completed a Housing Study. With the changes and pressures that the City is feeling, now is the time to update the Comprehensive Plan. The Consultant proposes an update to the Comprehensive Plan in a format that meets the requirements of Wisconsin State Statutes.

II. SCOPE OF SERVICES

A. General

Consultant shall facilitate a process that will result in an update to the Comprehensive Plan's nine (9) required elements. The process shall involve City residents, City Staff, City Plan Commission, and the Common Council, through a series of meetings and other engagement strategies.

B. Specific Services Provided by Consultant

1. Comprehensive Plan Update:

a. Kick-Off Meeting:

Consultant shall facilitate a meeting with the City Administrator and City Staff to determine objectives, activities, data sources, timeline, responsibilities, deliverables, and to draft the Public Participation Plan.

b. Public Participation Plan:

The Public Participation Plan (PPP) shall be prepared by the Consultant. The PPP shall provide details on ~~the community survey~~ and the one (1) public engagement event that achieves the Client's desired level of public participation. This also meets the requirements for Comprehensive Plans under Wisconsin State Statutes. This document will be reviewed by the City Plan Commission.

c. City Plan Commission Meeting #1:

The Public Participation Plan shall be presented to the **City Plan Commission at Meeting #1** for review and approval, and then for recommendation to the Common Council for approval. Common Council approval will come before initiating public engagement efforts.

d. Common Council Meeting #1:

The Public Participation Plan will be presented to the Common Council for review and approval.

~~e. Community Survey:~~

~~The Consultant shall produce a resident survey, hosted by Vierbicher's community engagement survey platform, to gather information that will be used to guide the planning process and inform the planning recommendations. The survey language will be approved by the City Plan Commission. The Client shall distribute the electronic survey to City residents. Printed hard copies of the survey will be available at City Hall.~~

~~f. City Plan Commission Meeting #2:~~

~~Consultant shall facilitate a second working meeting on the Comprehensive Plan. The City Plan Commission will review and approve the Community Survey.~~

g. Public Engagement Event:

Consultant shall host one (1) in-person public engagement event. This event is to gather residents' feedback on what residents wish to see for the future of the City, and that aligns with the nine (9) elements of the Comprehensive Plan. The event will take place at the Library with a date to be determined. In addition, comprehensive planning displays will be set up at the Library for a timeframe, to be determined, for the public to make comments.

h. Document Revisions:

Consultant shall document the suggestions for improvements to the Plan provided by the City Plan Commission, as well as those from City Staff. Consultant shall revise the document based on staff input and survey responses, updating any necessary data or maps.

~~i. City Plan Commission Meeting #3~~

~~The City Plan Commission will review draft version #1 of the Comprehensive Plan and recommend edits.~~

j. City Plan Commission Meeting #3 / Public Presentation:

Consultant shall give a presentation on the Comprehensive Plan process to the Plan Commission and its attendees. Draft Version #2 of the Comprehensive Plan will be reviewed and recommended to the Common Council for adoption.

k. Public Hearing:

Consultant shall provide a final Comprehensive Plan document to Client for adoption by the Common Council. The City will publish the required notices and host a public hearing on the final Comprehensive Plan document. This hearing will be held prior to the adoption in accordance with Wisconsin State Statutes. Consultant will present the Comprehensive Plan at the public hearing.

I. Common Council Meeting #2 – Final Plan Adoption:

After the public hearing, and if there are no changes, the Common Council may adopt the Comprehensive Plan by ordinance.

C. **Additional Services if Requested by Client**

If requested by Client, Consultant is prepared to provide the following additional services:

1. Additional meetings.
2. Mapping services (additional maps beyond those delineated under "Section V. Deliverables").

NOTE: These services are not part of this Agreement. A separate Agreement or Amendment to this Agreement will be necessary to formally contract for this work.

III. **INFORMATION PROVIDED BY OTHERS**

In order to complete our scope of services, the following information shall be provided by others:

- A. Timely provision of existing planning documents, background data, and other existing reports, and reviews of the draft documents as needed.
- B. Scheduling and publication of public meetings in compliance with applicable Wisconsin State Statutes.
- C. Securing meeting space for public events.
- ~~D. Client shall distribute hard copies of the community survey and scan hard copy survey responses to the Consultant.~~

IV. **SCHEDULE**

A. **This Agreement is based upon the following anticipated schedule:**

Activity	Date
1. Authorization to Proceed	September 2, 2025
2. Kick-Off Meeting.....	September 9, 2025
3. City Plan Commission Meeting #1	October 15, 2025
4. Common Council Meeting #1	October 23, 2026
5. Community Survey Open.....	June 1 to July 1, 2025
6. City Plan Commission Meeting #2	July 15, 2025
7. Public Engagement Event	November 2025
8. Draft Version #1	December 23, 2025
9. City Plan Commission Meeting #3	September 2025
10. Review Draft Version #1 with Staff	January 6, 2026
11. City Plan Commission Meeting #2 / Public Presentation	January 21, 2026
12. Public Notice to Newspaper.....	January 22, 2026
13. Public Hearing	February 24, 2026
14. Common Council Meeting #2 / Plan Adoption.....	February 24, 2026

V. SCHEDULE OF DELIVERABLES

The following deliverables shall be provided to the Client throughout the course of the project:

- A. Public Participation Plan (PDF version)
- ~~B. Community Survey (PDF version)~~
- C. Maps within Draft Version #1 and #2, as well as Final Document
 - 1. Location Context Map
 - 2. Transportation Map (includes roads, airport and rail)
 - 3. Public Lands and Trails Map
 - 4. Community Facilities Map (City Hall, Library, Police/Fire Stations, Schools)
 - 5. Districts Map (School, Fire, EMS, and Law Enforcement)
 - 6. Potential Natural Resources Protection Area Map (includes surface water, floodplain, wetlands, DNR lands, City Parks, topographic contours)
 - 7. Agricultural Soils Map
 - ~~8. Environmental Corridors Map (including wetlands, floodplain and woodlands)~~
 - ~~9. Land Cover Map~~
 - ~~10. Surface Water Map (includes streams, rivers, lakes, watersheds, floodplain)~~
 - 11. Current Land Use Map
 - 12. Current Zoning Map
 - 13. Future Land Use Map
- D. Draft Comprehensive Plan Update – Version #1 (PDF Version)
- E. Draft Comprehensive Plan Update – Version #2 (PDF Version)
- F. Final Comprehensive Plan Update (PDF Version) – two (2) printed hard copies

VI. DESIGNATION OF RESPONSIBLE PARTIES

The designated responsible parties representing the Client and Consultant, respectively, shall have authority to transmit instructions, receive information, and render decisions relative to the project on behalf of each respective party.

Overall coordination and project supervision for Consultant is the responsibility of Matthew G. "Matt" Miller, Project Manager. Matt, along with other personnel, shall provide the services required for the various aspects of the project. Please direct all communications that have a substantive impact on the project to Matt.

The Client designates Daron Haugh as its representative. Consultant shall direct all communications that have a substantive impact on the project to that individual, and that individual's responses shall be binding on the Client.

VII. FEES

A. The fixed fee to provide the scope of services described herein is:

1.	Engagement.....	\$9,000	\$5,000
	a. Community Survey.....	\$4,000	\$4,000
2.	Comprehensive Plan Document Production	\$12,500	\$11,900
3.	Mapping.....		\$3,400
4.	Coordination.....		\$1,700
TOTAL		\$26,600	\$22,000

B. These fees assume that the work will be completed within the time frame set forth herein. If significant delays to the project occur, which are not due to the negligence of the Consultant including, by way of example and not limitation, decisions of the Client, regulatory approvals, deferrals to the next construction season or calendar year, etc., the Consultant reserves the right to negotiate and adjust an appropriate change to the fees.


C. Reimbursable expenses are included in the above stated fees.

VIII. GENERAL TERMS AND CONDITIONS

The General Terms and Conditions dated 4-1-22 and attached hereto are incorporated herein by reference.

We appreciate the opportunity to work with you on this project. If this Agreement is acceptable to you, please sign the Authorization below and return one copy to our Reedsburg office. Should you have any questions or require any additional information, please feel free to contact me.

Sincerely,



Matthew G. "Matt" Miller, AICP, CNU-A
Project Manager

Enclosure: General Terms and Conditions

AUTHORIZATION TO PROCEED

In witness whereof, the parties have made and executed this Agreement as of the day and year written below.

Client

Daron Haugh
City of Mauston
303 Mansion Street
Mauston, WI 53948

Date

Consultant



Andrew R. Kurtz, Planning & Community
Development Manager
Vierbicher Associates, Inc.
201 E. Main Street, Suite 100
Reedsburg, WI 53959

August 27, 2025

Date

© Vierbicher Associates, Inc.

**VIERBICHER ASSOCIATES, INC. (CONSULTANT)
GENERAL TERMS AND CONDITIONS OF SERVICES**

1. Services Not Provided as Part of This Agreement

Environmental studies, resident construction observation services, archaeological investigations, soil borings, geotechnical investigations, flood plain analysis, wetland delineations, public hearing representation, easements, property descriptions or surveys, negotiations for property rights acquisitions, and other detailed studies or investigations, unless specifically identified in this Agreement for Services, are not included as part of this work.

2. Hazardous Environmental Conditions

Unless specifically identified in this Agreement for Services, it is acknowledged by both parties that Consultant's scope of services does not include any services related to the discovery, identification, presence, handling, removal, transportation, or remediation at the site, or the inspection and testing of hazardous materials, such as asbestos, mold, lead paint, PCBs, petroleum, hazardous waste, or radioactive materials. Client acknowledges that Consultant is performing professional services for Client, and Consultant is not and shall not be required to become an "arranger," "operator," "generator" or "transporter" of hazardous substances as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1990 (CERCLA). Client shall defend, indemnify and hold Consultant harmless from and against any CERCLA-based claims.

3. Additional Services

The Scope of Services in this Agreement is intended to cover services normally required for this type of project. However, occasionally events occur beyond the control of the Consultant or the Client that create a need for additional services beyond those required for a standard agreement.

The Consultant and/or Client shall promptly and in a timely manner bring to the attention of the other the potential need to change the Scope of Services set forth above, necessitated by a change in the Scope of Project, Scope of Services, or the Schedule. When a change in the Scope of Services, Schedule, or Fees is agreed to by the Consultant and Client, it shall be initiated by written authorization of both parties.

4. Client's Responsibility

- A. Provide Consultant with all criteria and full information as to Client's requirements for the project, including design objectives and constraints, capacity and performance requirements, flexibility, expandability, and any budgetary limitations; furnish previous plans, studies and other information relevant to the project; furnish copies of all design and construction standards which Client will require to be included in the drawings and specifications; and furnish copies of Client's standard forms, and conditions, including insurance requirements and related documents for Consultant to include in the bidding documents, or otherwise when applicable.
- B. Furnish to Consultant any other information pertinent to the project including reports and data relative to previous designs, or investigations at or adjacent to the site, including hazardous environmental conditions and other data such as reports, investigations, actions or citations.
- C. Consultant shall be entitled to rely, without liability, on the accuracy and completeness of any and all information provided by Client, Client's Consultants and contractors, and information from public records, without the need for independent verification.
- D. Arrange for safe access to and make all provisions for Consultant to enter upon public and private property as required for Consultant to perform services under this Agreement.

- E. Examine all alternate solutions, studies, reports, sketches, drawings, specifications, proposals, and other documents presented by Consultant and render timely decisions pertaining thereto.
- F. For projects involving construction, attend any pre-bid conference, bid opening, pre-construction conferences, construction progress and other job related meetings, and substantial completion and final payment inspections.
- G. For projects involving construction, if more than one prime contract is to be awarded for the work designed or specified by Consultant, designate a person or entity to have authority and responsibility for coordinating the activities among the various prime contractors, and define and set forth in writing the duties, responsibilities, and limitations of authority of such individual or entity and the relation thereof to the duties, responsibilities, and authority of Consultant.
- H. For projects involving construction, retain a qualified contractor, licensed in the jurisdiction of the Project to implement the construction of the Project. In the construction contract, Client shall require Contractor to: (1) obtain Commercial General Liability Insurance and auto liability insurance and name Client, Consultant, and Consultant's employees and subconsultants as additional insureds of those policies; and (2) indemnify and hold harmless Client, Consultant, and Consultant's employees and subconsultants from and against any and all claims, damages, losses, and expenses ("Claims"), including but not limited to reasonable attorneys' fees and economic or consequential damages, arising in whole or in part out of any act or omission of the Contractor, any subcontractor, or anyone directly or indirectly employed by any of them.
- I. If Client designates a Construction Manager or Contractor or an individual or entity other than, or in addition to, Consultant to represent Client at the site, the Client shall define and set forth in writing the duties, responsibilities, and limitations of authority of such other party and the relation thereof to the duties, responsibilities, and authority of Consultant as defined in this Agreement.
- J. Provide information relative to all concealed conditions, subsurface conditions, soil conditions, as-built information, and other site boundary conditions. Consultant shall be entitled to rely upon the accuracy and completeness of such information. If Client does not provide such information, Consultant shall assume that no conditions exist that will negatively affect the Scope of Services or Project and Client will be responsible for extra costs and/or damages resulting from the same.

5. Additional General Considerations (for projects involving construction)

- A. Consultant shall not at any time have any responsibility to supervise, direct, or have control over any contractor's work, nor shall Consultant have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, for safety precautions and programs incident to a contractor's work progress, nor for any failure of any contractor to comply with laws and regulations applicable to contractor's work.
- B. Consultant neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform its work in accordance with the contract between Owner and such contractor.
- C. Consultant shall not be responsible for the acts or omissions of any contractor, subcontractor or supplier, or of any contractor's agents or employees or any other persons (except Consultant's own employees) at the project site or otherwise furnishing or performing any of construction work; or for any decision made on interpretations or clarifications of the

construction contract given by Owner without consultation and advice of Consultant.

6. Fees

- A. The fees set forth in this Agreement are based on the assumption that the work will be completed within the time frame set forth herein. If significant delays to the project occur, which are not due to the negligence of the Consultant, e.g. decisions of the Client, regulatory approvals, deferrals to the next construction season or calendar year, etc., the Consultant reserves the right to negotiate and adjust an appropriate change to the fees.
- B. Consultant may submit invoices monthly for work completed to date. Fixed fees will be submitted on the basis of percent of the Scope of Services completed. Estimated fees will be submitted on the basis of time and expense incurred in accordance with Consultant's fee schedule in effect at the time the costs are incurred.
- C. Invoices are due upon receipt. For invoices not paid after 30 days, interest will accrue at the rate of 1 ½% per month. Payments will be credited first to interest and then to principal. In the event any portion of the account remains unpaid after 90 days after the billing, Consultant may initiate collection action and the Client shall be responsible for all costs of collection, including reasonable attorneys' fees. As a matter of business practice, Consultant would intend to file lien rights against the property if payment is not received before lien rights would expire. Consultant shall have the right to suspend its services without any liability arising out of or related to such suspension in the event invoices are not paid within 30 days of receipt.
- D. When estimates of fees or expenses are quoted, they are simply that, estimates. Actual costs invoiced may be higher or lower due to actual fees or expenses incurred. When fees or expenses are anticipated to be higher or lower than estimated, Consultant shall make every effort to inform Client in a timely manner, even prior to incurring the costs, if possible.
- E. Consultant will bill additional services, if requested, in accordance with the fee schedule in effect at the time the work is performed or as otherwise negotiated.

7. Sales Tax for Landscape Design Services

State and local sales tax will be applied to projects for Landscape Design Services, where applicable. The sales tax will be reflected on regular Client invoices. Should sales tax be imposed, they shall be in addition to Consultant's agreed upon compensation.

Those services subject to the sales tax will be identified in the Agreement and on invoices sent to the Client.

Applicable sales tax will not be applied to projects for Landscape Design Services if the Client provides a Tax Exempt Certificate.

8. Dispute Resolution

In the event a dispute shall develop between the Client and the Consultant arising out of or related to this Agreement, the Client and Consultant agree to use the following process to resolve the dispute:

- A. The Client and Consultant agree to first negotiate all disputes between them in good faith for a period of at least 30 days from notice first being served in writing to the Client or Consultant of the dispute.
- B. If the Client and Consultant are unable to resolve the dispute by negotiation as described above, the Client and Consultant agree to submit the dispute to non-binding mediation. Such mediation shall be conducted in accordance with Construction Industry Dispute Resolution procedures of the American Arbitration Association.

- C. If the Client and Consultant are unable to resolve the dispute by negotiation or by mediation, they are free to utilize whatever other legal remedies are available to settle the dispute subject to the "Controlling Laws" section of these General Terms and Conditions located below.

9. Insurance

A. Consultant

Consultant maintains general liability and property insurance; vehicle liability; and workers' compensation coverage meeting state and federal mandates. Consultant also carries professional liability insurance. Certificates of Insurance will be provided upon written request.

B. Client

The Client shall procure and maintain, at its expense, general liability, property insurance and, if appropriate, workers' compensation and builders risk insurance. Client waives all claims against the Consultant arising out of losses or damages to the extent such losses or damages are covered by the foregoing insurance policies maintained by the Client.

C. Contractor

For projects involving construction, Contractor shall procure, as directed by the Client and/or as provided in the specifications or general conditions of the contract for construction, Certificates of Insurance for the type and amounts as directed by the Client, and shall require the Contractor to name the Client and Consultant as an additional insured under the Contractor's general and auto liability policies as defined in 4.H. above.

10. Limitations of Liability/Indemnity

A. Definitions:

- 1) Contract Administration. Contract Administration includes services related to construction as outlined in the Agreement. These services may include Construction Staking, Construction Observation, and/or Administration of the Construction Contract between the Owner and Contractor.
- 2) Construction Documents. Documents (plans, and/or specifications) conveying a design intent, used by a qualified, capable Contractor for construction of a project.

B. Limitation of Liability

In recognition of the relative risks, rewards and benefits of different types of projects to both the Client and Consultant, the risks have been allocated such that the Client agrees to the following depending upon the services outlined in the Agreement.

- 1) For Agreements that include Contract Administration or the development of construction documents with Contract Administration:

The Consultant, Consultant's subconsultants (if any), and their agents or employees shall not be jointly, severally, or individually liable to Client for any and all injuries, damages, claims, losses or expenses arising out of this Agreement from any cause or causes in excess of the available limits of Consultant's professional liability insurance policy. Such causes include, but are not limited to, Consultant's negligence, errors, omissions, strict liability, or breach of Agreement.
- 2) For Agreements that include the development of construction documents but do not include Contract Administration services as outlined in the Agreement:

The Consultant, Consultant's subconsultants (if any), and their agents or employees shall not be jointly, severally, or individually liable to Client for any and all injuries, damages, claims, losses or expenses arising out of this Agreement from any cause or causes in excess of five times the fee received by the Consultant, not including reimbursable subconsultant fees and expenses, or the available limits of Consultant's professional liability insurance policy, whichever is less. Such causes include, but are not limited to, Consultant's negligence, errors, omissions, strict liability or breach of Agreement.

- 3) For Agreements that do not include the development of construction documents or Contract Administration services as outlined in the Agreement:

The Consultant, Consultant's subconsultants (if any), and their agents or employees shall not be jointly, severally, or individually liable to Client for any and all injuries, damages, claims, losses or expenses arising out of this Agreement from any cause or causes in excess of two times the fee received by the Consultant, not including reimbursable subconsultant fees and expenses, or the available limits of Consultant's professional liability insurance policy, whichever is less. Such causes include, but are not limited to, Consultant's negligence, errors, omissions, strict liability or breach of Agreement.

- C. Client and Consultant each agree to indemnify and hold the other harmless, and their respective officers and employees from and against liability for losses, damages and expenses, including reasonable attorneys' fees recoverable under applicable law, to the extent they are caused by the indemnifying party's negligent acts, errors or omissions. In the event claims, losses, damages or expenses are caused by the joint or concurrent negligence of Client and Consultant, they shall be borne by each party in proportion to its negligence (whether sole, concurrent, or contributory). Neither Client nor Consultant shall have a duty to provide the other an up-front defense of any claim.
- D. Nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Client or Consultant to any contractor, subcontractor, supplier, other individual or entity, or to any surety for or employee or any of them.

All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Client and Consultant and not for the benefit of any other party.

11. Betterment

If any item or component of the Project is required due to the omission from the construction documents, Consultant's liability shall be limited to the reasonable costs of correction of the construction, less the cost to Client if the omitted component had been initially included in the contract documents. All costs of errors, omissions, or other changes that result in betterment to the Project shall be borne by Client and shall not be a basis of claim against Consultant. It is intended by this provision that Consultant will not be responsible for any cost or expense that provides betterment, upgrade, added value, or enhancement of the Project.

12. Use of Documents

All documents prepared or furnished by Consultant pursuant to this Agreement are instruments of Consultant's professional service, and Consultant shall retain all ownership and property interest therein, including all copyrights. Consultant grants Client a license to use instruments of Consultant's professional service for the purpose of planning, constructing, occupying or maintaining the project or as otherwise intended. Reuse or modification of any such documents by Client, without Consultant's written permission and professional involvement in the applicable reuse or modification, shall be at Client's sole risk, and Client agrees to waive all claims against and defend, indemnify and hold Consultant harmless from

all claims, damages and expenses, including attorneys' fees, arising out of such reuse by Client or by others acting through Client.

13. Survey Stakes for Construction (for projects involving construction)

Stakes placed by Consultant for use by the Contractor shall only be used for the specific purpose indicated. Any use of stakes by the Client for purposes other than indicated and/or communicated by the Consultant, without Consultant's written permission, shall be at Client's sole risk, and Client agrees to indemnify and hold Consultant harmless for all claims, damages and expense, including attorneys' fees, arising out of such unauthorized use by Client or others acting through Client.

14. Use of Electronic Media

Copies of documents that may be relied upon by Client are limited to the printed copies (also known as hard copies) that are signed or sealed by Consultant except for electronic copies of documents available for printing by contractors during bidding and/or construction from QuestCDN.com or as specified in this Agreement for Services or as specifically indicated in writing by Consultant. Files in electronic formats, or other types of information furnished by Consultant to Client such as text, data or graphics, are only for convenience of Client. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic formats, Consultant makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems or computer hardware differing from those in use by Consultant at the beginning of the project.

15. Opinions of Cost

When included in Consultant's scope of services, opinions or estimates of probable construction cost are prepared on the basis of Consultant's experience and qualifications and represent Consultant's judgment as a professional generally familiar with the industry. However, since Consultant has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, Consultant cannot and does not warrant or guarantee that proposals, bids, or the actual construction cost will not vary from Consultant's opinions or estimates of probable construction cost.

16. Approvals

Client acknowledges that the approval process necessary to estimate or maintain a project timeline is both unpredictable and outside the Consultant's control. Consultant does not guarantee reviews or approvals by any governing authority or outside agency, nor the ability to achieve or maintain any project timeline.

17. Certifications

Consultant shall not be required to sign any documents, no matter by whom requested, that would result in Consultant's having to certify, quantify, or warrant the existence of conditions that Consultant cannot ascertain or otherwise represent information or knowledge inconsistent with Consultant's scope of services for the Project.

18. Third Parties

Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Client or Consultant. Consultant's services hereunder are being performed solely for the benefit of the Client, and no other entity shall have any claims against Consultant because of this Agreement or Consultant's performance of services hereunder.

19. No Express or Implied Warranty

Consultant makes no representation nor does consultant extend any warranty of any kind, either express or implied, to client with respect to this agreement or the project and hereby disclaims all implied warranties of merchantability, fitness for a particular purpose, or noninfringement of the intellectual property rights of third parties with respect to any and all of the foregoing.

20. Damages Waiver

In no event shall consultant be liable to client, or anyone, for any consequential, incidental, indirect, special, punitive, or exemplary damages including, without limitation, loss of use, lost income, lost profits, loss of reputation, unrealized savings, diminution in property value, cost of replacement, business or goodwill, suffered or incurred by such other party in connection with the this agreement or the project, arising out of any and all claims including, but not limited to, tort, strict liability, statutory, breach of contract, and breach of express and implied warranty claims (should it be determined that such warranty claims survive the disclaimers set forth in this agreement).

21. Standard of Care

The Standard of Care for all professional services performed or furnished by Consultant under this Agreement shall be the skill and care used by members of Consultant's profession practicing under similar circumstances or similar scope of services at the same time and in the same locality.

22. Termination

The obligation to provide further services under this Agreement may be terminated:

A. For Cause

- 1) By either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, through no fault of the terminating party. The failing party shall have the right, within 30 days, to correct or remedy the cited failures.
- 2) By Consultant
 - a) Upon seven days written notice if Consultant believes that he is being requested by Client to furnish or perform services contrary to Consultant's responsibilities as a licensed professional. Consultant shall have no liability to Client on account of such termination.
 - b) Upon seven days written notice if the Consultant's services for the project are delayed or suspended for more than 90 days for reasons beyond Consultant's control.
 - c) Upon seven days written notice if the Client has failed to pay for previous services rendered and/or if his account is more than 60 days past due.

B. To Discontinue Project

By Client effective upon the receipt of notice by Consultant.

C. Reimbursement for Services

Consultant shall be reimbursed for all services and expenses rightfully incurred prior to termination.

23. Force Majeure/Project Schedule

Neither party shall be deemed in default of this Agreement to the extent that any delay or failure in the performance of its obligations results from any cause beyond its reasonable control and without its negligence. . In the event Consultant is hindered, delayed, or prevented from performing its obligations under this Agreement as a

result of any cause beyond its reasonable control, including but not limited to delays due to power or data system outages, acts of nature, public health emergencies including but not limited to infectious disease outbreaks and pandemics, governmental orders or directives, failure of any governmental or other regulatory authority to act in a timely manner, failure of the Client to furnish timely information or approve or review Consultant's services or design documents, or delays caused by faulty performance by Client's contractors or consultants, the time for completion of Consultant's services shall be extended by the period of resulting delay and compensation equitably adjusted. Client agrees that Consultant shall not be responsible for damages, nor shall the Consultant be deemed in default of this Agreement due to such delays.

24. Successors, Assigns and Beneficiaries

- A. Client and Consultant each is hereby bound and the partners, successors, executors, administrators and legal representatives of Client and Consultant are hereby bound to the other party by this Agreement and to the partners, successors, executors, administrators and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements and obligations of this Agreement.
- B. Neither Client nor Consultant may assign, sublet, or transfer any rights under or interest (including, but without limitation, moneys that are due or may become due) in this Agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty of responsibility under this Agreement.

25. Municipal Financial Advisor Services

The Consultant is not registered with the Securities and Exchange Commission as a municipal advisor. Consultant does not perform municipal advisory services (as covered under the Dodd-Frank Wall Street Reform and Consumer Protection Act, signed into law on July 21, 2010, as it relates to financial products and services). In the event Client desires such services, it is the Client's responsibility to retain an independent registered advisor for that purpose.

26. Controlling Laws

This Agreement is to be governed by the laws of the state in which the project is located and in force at the time of completion of deliverables.

27. Entire Agreement

These General Terms and Conditions and the accompanying Agreement constitute the full and complete Agreement between Client and Consultant and supersedes all prior understandings and agreements between the parties and may be changed, amended, added to, superseded, or waived only if Client and Consultant specifically agree in writing to such amendment of the Agreement. There are no promises, agreements, conditions, undertakings, warranties, or representations, oral or written, express or implied, between the parties other than as set forth in these General Terms and Conditions and accompanying Agreement. In the event of any inconsistency between these General Terms and Conditions, the proposal, Agreement, purchase order, requisition, notice to proceed, or like document, these General Term and Conditions shall govern.

28. Authority

The person signing the accompanying agreement acknowledges that if the person is signing in a capacity other than individually, the execution and delivery of this document has been duly authorized and the member, owner, officer, partner or other representative who is executing this document have the full power, authority and right to do so, and that such execution is sufficient and legally binding on the entity on whose behalf this document is signed, to enable the document to be enforceable in accord with its terms.

2026 City of Mauston Capital Plan				
Department	Item	Amount	Salvage Value	Net Total
COM	City Hall Generator	80,000.00	(5,000.00)	75,000.00
COM	Office 365	40,000.00	-	40,000.00
Court	Desktop	1,200.00	-	1,200.00
Court	Laptop	1,200.00		1,200.00
Park	Mower	25,000.00	(4,000.00)	21,000.00
Park	New Signs 6x	15,000.00		15,000.00
Police	Desktop - 107	1,200.00	-	1,200.00
Police	Desktop - 108	1,200.00	-	1,200.00
Police	Desktop - 106	1,200.00		1,200.00
Police	Desktop - PD Assist	1,200.00		1,200.00
Police	Squad	70,000.00	(7,500.00)	62,500.00
Police	Laser	6,000.00	-	6,000.00
Police	UTV	30,000.00	-	30,000.00
Police	Tazers	11,250.00	-	11,250.00
Sewer	Desktop	1,100.00	-	1,100.00
Sewer	Bypass Pump	80,000.00	-	80,000.00
Water	Pickup Truck	60,000.00	(5,000.00)	55,000.00

2027 City of Mauston Capital Plan				
Department	Item	Amount	Salvage Value	Net Total
Admin	Laptop - Deputy Treasurer	1,200.00	-	1,200.00
Cemetery	Mower	10,000.00	(1,000.00)	9,000.00
Fire	Desktop - Fire Inspector	1,200.00		1,200.00
Fire	Laptop - Fire Chief	1,200.00		1,200.00
Park	Mower	25,000.00	(4,000.00)	21,000.00
Police	Desktop - Chief	1,200.00		1,200.00
Police	Desktop - PD Clerk	1,200.00		1,200.00
Police	Squad	70,000.00	(7,500.00)	62,500.00
Police	Toughbooks - 6	24,000.00		24,000.00
Police	Portable Radios	136,500.00	-	136,500.00
Police	Squad Radios	35,000.00	-	35,000.00
Police	Desktop - 105	1,200.00		1,200.00
Sewer	Laptop - Utility Super	1,200.00	-	1,200.00
Sewer	Pickup	65,000.00	(10,000.00)	55,000.00
Sewer	Lenovo Think Center	1,200.00		1,200.00
Streets	Desktop - Superintendent	1,200.00		1,200.00
Streets	Bucket Truck	50,000.00	(10,000.00)	40,000.00
Streets	Walk Behind Saw	20,000.00		20,000.00
Water	Desktop - Utility Super	1,200.00		1,200.00
Zoning	Desktop - Zoning Admin	1,200.00	-	1,200.00

2028 City of Mauston Capital Plan				
Department	Item	Amount	Salvage Value	Net Total
Admin	Desktop - City Admin	1,200.00	-	1,200.00
Admin	Desktop - Utility Clerk	1,600.00	-	1,600.00
Admin	Laptop - Deputy Treasurer	1,200.00		1,200.00
Police	Squad	70,000.00	(7,500.00)	62,500.00
Police	Watchguard - Body & Squad Cams	100,000.00		100,000.00
Police	Shields	40,000.00		40,000.00
Police	Armor Plates	5,000.00		5,000.00
Streets	Desktop (1x)	1,100.00		1,100.00
Streets	Dump Truck	200,000.00	(75,000.00)	125,000.00
Water	Cargo Truck	50,000.00	(10,000.00)	40,000.00
Water	Desktop - Water Dept	1,200.00		1,200.00
				-
				-
				-

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

Section 14, Item a.

Report For August 2025

Date	Call Number	Description	Address
8/1/2025	2500091	Crash Injury	STH 58 & Meredith
8/1/2025	2500092	Crash Injury	STH 82 & CTH HH
8/3/2025	2500093	Crash Injury	MM66
8/5/2025	2500094	Stove fire	W5410 CTH G #46
8/10/2025	2500095	Crash Injury	N3331 CTH G
8/15/2025	2500096	Fire	1055 E State St.
8/15/2025	2500097	Duplicate Call	1055 E State St.
8/16/2025	2500098	Power line fire	STH 58 & 43rd
8/16/2025	2500099	Medical	N4310 26th Ave.
8/16/2025	2500100	Electric pole fire	W6163 Horkan Rd.
8/22/2025	2500101	False alarm	Hwy 12/16 CTH N
8/27/2025	2500102	Crash Injury	23 Ponderosa Dr.
8/27/2025	2500103	False alarm	W4395 STH 82

Chief
Brent Lenorud

THE MAUSTON FIRE DEPARTMENT

MEMBERS OF JUNEAU COUNTY FIREFIGHTER'S ASSOCIATION

MAUSTON, WISCONSIN 53948

August 2025

In August the Fire Department had 13 calls. There were 2 calls in the city, 9 calls in the rural area and 2 false alarm calls.

The city had 56 man hours.

The Rural had 212 man hours.

Two drills resulted in 86 man hours.

Demo Derby resulted in 87.5 man hours.

National Night Out/Jaws training demonstration 22.5 man hours.

The total man hours for August was 464 man hours.

Brent D. Lenorud

Chief

MAUSTON FIRE DEPT. MONTHLY CALL LOG																						
MONTH: August 2025																						
NAME			Total Hours	YTD Calls	#	8-1-2025 Lemenweir	8-1-2025 Marion	8-3-2025 Lisbon	8-5-2025 Lemenweir	8-10-2025 Lindina	8-15-2025 Mauston	8-16-2025 Marion	8-16-2025 Lisbon	8-22-2025 Lemonweir	8-22-2025 Mauston	8-27-2025 Lemonweir	7-5-2025 Jaws Training	8-11-2025 Drill	8-15-2025 Demos	8-16-2025 Demos	8-25-2025 Drill	
Jim	Allaby	Captain	26	87		2	2	2	2	2	2	2	2	2	2	2		2			2	
Derek	Brown		6	25				2							2			2				
Nate	Brown		4	27						2					2							
Paul	Brown		2	37																	2	
Chris	Carioscia		10	61		2	2				2				2						2	
Bob	Curran		26	95		2	2	2		2		2	2	2	2	2		2			2	
Corbin	Czyscon								2		2	2	2			2					2	
Brandon	Goyette		35	83		2	2	2		2	2	2	2	2			2.5	2	5	7.5	2	
Shaun	Goyette		29	47			2			2	2	2				2	2.5	2	5	7.5	2	
Kim	Hale		26	103		2	2	2		2	2	2	2	2	2	2		2			2	
Richard	Hale		28.5	80					2	2	2	2	2	2		2		2	5	7.5	2	
Dylan	Huettl		8	35					2		2				2						2	
Treaton	Jefferies		29	68				2	2		2		2			2	2.5	2	5	7.5	2	
Kaitlyn	Kreuger		8	26			2								2			2			2	
Jamie	Koentopp		4	2	0													2			2	
Logan	Ladwig		2	4														2				
Todd	Lehr		2	6																	2	
Brent	Lenorud	Ass't Chief	14.5	54		2	2		2						2		2.5	2			2	
Mike	Lutz	Captain	16	55		2	2	2				2	2		2			2			2	
Mike	Minard		14.5	66			2				2	2		2			2.5	2			2	
Aaron	Nelson		28.5	81			2	2	2		2	2	2		2	2			5	7.5		
Blake	Nelson		16.5	5								2	2						5	7.5		
Rob	Nelson	Lt.	8.5	60		2											2.5	2			2	
Derek	Pesik		20.5	74		2	2	2	2					2	2	2	2.5	2			2	
Andy	Potter		4	30			2														2	
Glenn	Priest		4	38		2												2				
Bob	Resch	Lt.	26.5	75		2	2	2	2	2	2	2	2	2	2	2	2.5	2			2	
Brock	Seifert		14	93		2	2	2	2			2			2			2			2	
Kevin	Stillson	Lt.	37	100		2	2	2	2	2	2	2	2	2	2		2.5	2	5	7.5		
Peter	Treml		0	3																		
Mark	Webster		0	0																		
Jacob	Weiland		2	9														2				
Month Man hours	464		426			26	32	24	24	18	28	28	24	16	28	20	22.5	42	35	52.5	44	0
Month Pay	\$6,496.00					\$364.00	\$448.00	\$336.00	\$336.00	\$252.00	\$392.00	\$392.00	\$336.00	\$224.00	\$392.00	\$280.00	\$315.00	\$588.00	\$490.00	\$735.00	\$616.00	\$0.00

Section 14, Item a.

MEMO

To: Mayor and City Council
From: Daron J Haugh, City Administrator
Subject: 2026 Budget Adoption Calendar
Date: September 09, 2025



For the calendar year 2026 budget, I have placed dates below for a projected schedule of completion.

August 4 thru September 26—Meetings with Department Heads, Committees, Boards & Commissions, Mayor and Finance Committee for input on draft budget (staff level)

September 05—update equipment replacement contributions worksheet (staff level)

September 09—adopt 2026-2030 Five-Year Capital Plan (City Council action)

September 26—all annual performance evaluations to be completed (staff level, except for City Admin eval)

October 1 thru October 6—Final development of draft budget (staff level)

October 14—adjust wage steps for CPI, certify step increase benchmarks for 2025 (City Council action)

October 14—First full draft of budget distributed (after City Council meeting, pending action above) for elected official review (staff level)

October 15—Special City Council budget workshop

October 21—Proposed Budget and Public Hearing notice sent to JCST (staff level)

October 28—Proposed Budget and Public Hearing Notice published in JCST

November 11—Regular City Council meeting with Public Hearing and Budget Adoption (City Council action)

WB-13 VACANT LAND OFFER TO PURCHASE

1 **LICENSEE DRAFTING THIS OFFER ON** August 20, 2025 **[DATE] IS (AGENT OF BUYER)**
2 **(AGENT OF SELLER/LISTING FIRM) (AGENT OF BUYER AND SELLER)** **[STRIKE THOSE NOT APPLICABLE]**
3 The Buyer, Mastermold Real Estate LLC
4 offers to purchase the Property known as Approx 18 acres/parcel 292511476.04
5 west of #292511256 as highlighted in addendum A
6 [e.g., Street Address, Parcel Number(s), legal description, or insert additional description, if any, at lines 655-660, or attach
7 as an addendum per line 682] in the City of Mauston, County
8 of Juneau Wisconsin, on the following terms:
9 **[PURCHASE PRICE]** The purchase price is _____ Dollars (\$ 5000.00 per acre).
10 **[INCLUDED IN PURCHASE PRICE]** Included in purchase price is the Property, all Fixtures on the Property as of the date
11 stated on line 1 of this Offer (unless excluded at lines 17-18), and the following additional items: _____
12
13 **NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are included**
14 **or not included. Annual crops are not part of the purchase price unless otherwise agreed.**
15 **[NOT INCLUDED IN PURCHASE PRICE]** Not included in purchase price is Seller's personal property (unless included at
16 lines 12-13) and the following: _____
17
18 **CAUTION: Identify Fixtures that are on the Property (see lines 21-25) to be excluded by Seller or that are rented**
19 **and will continue to be owned by the lessor.**
20 "Fixture" is defined as an item of property which is physically attached to or so closely associated with land so as to be
21 treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage
22 to the premises, items specifically adapted to the premises and items customarily treated as fixtures, including, but not
23 limited to, all: perennial crops, garden bulbs; plants; shrubs and trees; fences; storage buildings on permanent foundations
24 and docks/piers on permanent foundations.
25 **CAUTION: Exclude any Fixtures to be retained by Seller or that are rented on lines 17-18 or at lines 655-660 or in**
26 **an addendum per line 682.**
27 **[BINDING ACCEPTANCE]** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer
28 on or before September 30, 2025
29 Seller may keep the Property on the market and accept secondary offers after binding acceptance of this Offer.
30 **CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.**
31 **[ACCEPTANCE]** Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical
32 copies of the Offer.
33 **CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term**
34 **Deadlines running from acceptance provide adequate time for both binding acceptance and performance.**
35 **[CLOSING]** This transaction is to be closed on December 31, 2025
36
37 at the place selected by Seller, unless otherwise agreed by the Parties in writing. If the date for closing falls on a Saturday,
38 Sunday, or a federal or a state holiday, the closing date shall be the next Business Day.
39 **CAUTION: To reduce the risk of wire transfer fraud, any wiring instructions received should be independently**
40 **verified by phone or in person with the title company, financial institution, or entity directing the transfer. The real**
41 **estate licensees in this transaction are not responsible for the transmission or forwarding of any wiring or money**
42 **transfer instructions.**
43 **[EARNEST MONEY]**
44 **[EARNEST MONEY]** of \$ _____ accompanies this Offer.
45 If Offer was drafted by a licensee, receipt of the earnest money accompanying this Offer is acknowledged.
46 **[EARNEST MONEY]** of \$ _____ will be mailed, or commercially, electronically
47 or personally delivered within _____ days ("5" if left blank) after acceptance.
48 All earnest money shall be delivered to and held by (listing Firm) (drafting Firm) (other identified as _____)
49 _____) **[STRIKE THOSE NOT APPLICABLE]**
50 (listing Firm if none chosen; if no listing Firm, then drafting Firm; if no Firm then Seller).
51 **CAUTION: If a Firm does not hold earnest money, an escrow agreement should be drafted by the Parties or an**
52 **attorney as lines 56-76 do not apply. If someone other than Buyer pays earnest money, consider a special**
53 **disbursement agreement.**
54 **THE BALANCE OF PURCHASE PRICE** will be paid in cash or equivalent at closing unless otherwise agreed in writing.
55

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

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

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

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

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

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

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

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

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

116 soil, or other potentially hazardous or toxic substances on the Property; manufacture of methamphetamine
117 hazardous or toxic substances on the Property; or high voltage electric (100 KV or greater) or steel natural
118 lines located on but not directly serving the Property.

119 g. Defects caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic
120 substances on neighboring properties.

121 h. The Property is served by a joint well; Defects related to a joint well serving the Property; or Defects in a well on the
122 Property or in a well that serves the Property, including unsafe well water due to contaminants such as coliform, nitrates, or
123 atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see § NR 812.26, Wis. Adm. Code) but
124 that are not closed or abandoned according to applicable regulations.

125 i. Defects in any septic system or other private sanitary disposal system on the Property; or any out-of-service septic
system serving the Property not closed or abandoned according to applicable regulations.

127 j. Underground or aboveground fuel storage tanks presently or previously on the Property for storage of flammable or
128 combustible liquids including, but not limited to, gasoline or heating oil; or Defects in the underground or aboveground fuel
129 storage tanks on or previously located on the Property. Defects in underground or aboveground fuel storage tanks may
130 include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking;
131 corrosion; or failure to meet operating standards. (The owner, by law, may have to register the tanks with the Department
132 of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use
133 or not. Department regulations may require closure or removal of unused tanks.)

134 k. Existing or abandoned manure storage facilities located on the property.

135 l. Notice of property tax increases, other than normal annual increases, or pending Property tax reassessment;
136 remodeling that may increase the Property's assessed value; pending special assessments; or Property is within a special
137 purpose district, such as a drainage district, that has authority to impose assessments on the Property.

138 m. Proposed, planned, or commenced public improvements or public construction projects that may result in special
139 assessments or that may otherwise materially affect the Property or the present use of the Property; or any land division
140 involving the Property without required state or local permits.

141 n. The Property is part of or subject to a subdivision homeowners' association; or the Property is not a condominium unit
142 and there are common areas associated with the Property that are co-owned with others.

143 o. Any zoning code violations with respect to the Property; the Property or any portion thereof is located in a floodplain,
144 wetland or shoreland zoning area under local, state or federal regulations; or the Property is subject to a mitigation plan
145 required by Wisconsin Department of Natural Resources (DNR) rules related to county shoreland zoning ordinances, that
146 obligates the Property owner to establish or maintain certain measures related to shoreland conditions, enforceable by the
147 county.

148 p. Nonconforming uses of the Property (a nonconforming use is a use of land that existed lawfully before the current zoning
149 ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance); conservation
150 easements (a conservation easement is a legal agreement in which a property owner conveys some of the rights associated
151 with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization
152 to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or
153 education, or for similar purposes); restrictive covenants or deed restrictions on the Property; or, other than public rights-of-
154 way, nonowners having rights to use part of the Property, including, but not limited to, private rights-of-way and easements
155 other than recorded utility easements.

156 q. All or part of the Property has been assessed as agricultural land; has been assessed a use-value assessment
157 conversion charge; or payment of a use-value assessment conversion charge has been deferred.

158 r. All or part of the Property is subject to, enrolled in, or in violation of a farmland preservation agreement, Forest Crop
159 Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program.

160 s. A dam is totally or partially located on the Property; or an ownership interest in a dam not located on the Property will
161 be transferred with the Property because the dam is owned collectively by a homeowners' association, lake district, or
162 similar group of which the Property owner is a member.

163 t. No legal access to the Property; or boundary or lot line disputes, encroachments or encumbrances (including a joint
164 driveway) affecting the Property. Encroachments often involve some type of physical object belonging to one person but
165 partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages,
166 driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of
167 the Property or to the use of the Property such as a joint driveway, liens, and licenses.

168 u. Government agency, court order, or federal, state, or local regulations requiring repair, alteration or correction of an
169 existing condition.

170 v. A pier attached to the Property not in compliance with state or local pier regulations; a written agreement affecting
171 riparian rights related to the Property; or the bed of the abutting navigable waterway is owned by a hydroelectric operator.

172 w. Material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide.

173 x. Significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property.

174 y. Significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or
175 shrubs; or substantial injuries or disease in livestock on the Property or neighboring property.

176 z. Animal, reptile, or other insect infestations; drainage easement or grading problems; excessive sliding; or any other
177 Defect or material condition.

178 aa. Archeological artifacts, mineral rights, orchards, or endangered species, or one or more burial sites on
179 bb. Owner is a foreign person as defined in the Foreign Investment in Real Property Tax Act in 26 IRC § 1.1059-1.
180 cc. Other Defects affecting the Property such as any agreements that bind subsequent owners of the property, such as a
181 lease agreement or an extension of credit from an electric cooperative.

182 **GOVERNMENT PROGRAMS:** Seller shall deliver to Buyer, within _____ days ("15" if left blank) after acceptance
183 of this Offer, a list of all federal, state, county, and local conservation, farmland, environmental, or other land use programs,
184 agreements, restrictions, or conservation easements, which apply to any part of the Property (e.g., farmland preservation
185 agreements, farmland preservation or exclusive agricultural zoning, use value assessments, Forest Crop, Managed Forest,
186 Conservation Reserve Program, wetland mitigation, shoreland zoning mitigation plan or comparable programs), along with
187 disclosure of any penalties, fees, withdrawal charges, or payback obligations pending, or currently deferred, if any. This
188 contingency will be deemed satisfied unless Buyer delivers to Seller, within 7 days after the deadline for delivery, a notice
189 terminating this Offer based upon the use restrictions, program requirements, and/or amount of any penalty, fee, charge, or
190 payback obligation.

191 **CAUTION: If Buyer does not terminate this Offer, Buyer is hereby agreeing that Buyer will continue in such**
192 **programs, as may apply, and Buyer agrees to reimburse Seller should Buyer fail to continue any such program**
193 **such that Seller incurs any costs, penalties, damages, or fees that are imposed because the program is not**
194 **continued after sale. The Parties agree this provision survives closing.**

195 **MANAGED FOREST LAND:** If all, or part, of the Property is managed forest land under the Managed Forest Law (MFL)
196 program, this designation will continue after closing. Buyer is advised as follows: The MFL is a landowner incentive
197 program that encourages sustainable forestry on private woodlands by reducing and deferring property taxes. Orders
198 designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the
199 MFL program changes, the new owner must sign and file a report of the change of ownership on a form provided by the
200 Department of Natural Resources and pay a fee. By filing this form, the new owner agrees to the associated MFL
201 management plan and the MFL program rules. The DNR Division of Forestry monitors forest management plan
202 compliance. Changes a landowner makes to property that is subject to an order designating it as managed forest land,
203 or to its use, may jeopardize benefits under the program or may cause the property to be withdrawn from the program
204 and may result in the assessment of penalties. For more information call the local DNR forester or visit
205 <https://dnr.wisconsin.gov/topic/forestry>.

206 **USE VALUE ASSESSMENTS:** The use value assessment system values agricultural land based on the income that
207 would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural
208 land to a non-agricultural use (e.g., residential or commercial development), that person may owe a conversion charge.
209 To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's
210 Equalization Bureau or visit <http://www.revenue.wi.gov/>.

211 **FARMLAND PRESERVATION:** The early termination of a farmland preservation agreement or removal of land from such
212 an agreement can trigger payment of a conversion fee equal to 3 times the per acre value of the land. Contact the
213 Wisconsin Department of Agriculture, Trade and Consumer Protection Division of Agricultural Resource Management or
214 visit <http://www.datcp.state.wi.us/> for more information.

215 **CONSERVATION RESERVE PROGRAM (CRP):** The CRP encourages farmers, through contracts with the U.S.
216 Department of Agriculture, to stop growing crops on highly erodible or environmentally sensitive land and instead to plant
217 a protective cover of grass or trees. CRP contracts run for 10 to 15 years, and owners receive an annual rent as well as
218 certain incentive payments and cost share assistance for establishing long-term, resource-conserving ground cover.
219 Removing lands from the CRP in breach of a contract can be quite costly. For more information call the state Farm Service
220 Agency office or visit <http://www.fsa.usda.gov/>.

221 **SHORELAND ZONING ORDINANCES:** All counties must adopt uniform shoreland zoning ordinances in compliance with
222 Wis. Admin. Code Chapter NR 115. County shoreland zoning ordinances apply to all unincorporated land within 1,000
223 feet of a navigable lake, pond or flowage or within 300 feet of a navigable river or stream and establish minimum standards
224 for building setbacks and height limits, cutting trees and shrubs, lot sizes, water runoff, impervious surface standards (that
225 may be exceeded if a mitigation plan is adopted and recorded) and repairs to nonconforming structures. Buyers must
226 conform to any existing mitigation plans. For more information call the county zoning office or visit <https://dnr.wi.gov/>.
227 Buyer is advised to check with the applicable city, town or village for additional shoreland zoning or shoreland-wetland
228 zoning restrictions, if any.

229 **FENCES:** Wis. Stat. § 90.03 requires the owners of adjoining properties to keep and maintain legal fences in equal shares
230 where one or both of the properties is used and occupied for farming or grazing purposes.

231 **CAUTION: Consider an agreement addressing responsibility for fences if Property or adjoining land is used and**
232 **occupied for farming or grazing purposes.**

233 **PROPERTY DEVELOPMENT WARNING:** If Buyer contemplates developing Property for a use other than the current use,
234 there are a variety of issues that should be addressed to ensure the development or new use is feasible. Buyer is solely
235 responsible to verify the current zoning allows for the proposed use of the Property at lines 251-255. Municipal and zoning
236 ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or uses
237 and therefore should be reviewed. Building permits, zoning or zoning variances, Architectural Control Committee approvals,
238 estimates for utility hook-up expenses, special assessments, changes for installation of roads or utilities, environmental
239 audits, subsoil tests, or other development related fees may need to be obtained or verified in order to determine the
240 feasibility of development of, or a particular use for, a property. Optional contingencies that allow Buyer to investigate certain
241 of these issues can be found at lines 244-304 and Buyer may add contingencies as needed in addenda (see line 682).

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

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

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

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

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

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

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

266 **ALL THAT APPLY** ☐ conventional in-ground; ☐ mound; ☐ at grade; ☐ in-ground pressure distribution; ☐ holding
267 tank; ☐ other: _____

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

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

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

277 ☐ electricity _____; ☐ gas _____; ☐ sewer _____;

278 ☐ water _____; ☐ telephone _____; ☐ cable _____;

279 ☐ other _____

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

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

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

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

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

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

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

Section 17, Item b.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(1) signed by Buyer; or

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

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

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

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

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

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

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

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

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

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

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

(2) _____ [Specify documentation Buyer agrees to deliver to Seller].

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

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

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

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

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

425 report and the notice objecting to the appraised value. Seller and Buyer agree to promptly execute an amended purchase price by either party after delivery of Seller's notice, solely to reflect the adjusted purchase price.
427 This Offer shall be null and void if Buyer makes timely delivery of the notice objecting to appraised value and the written appraisal report and:

- 429 (1) Seller does not have the right to cure; or
430 (2) Seller has the right to cure but:
431 (a) Seller delivers written notice that Seller will not adjust the purchase price; or
432 (b) Seller does not timely deliver the written notice adjusting the purchase price to the value shown on the appraisal report.

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

435 ☐ **CLOSING OF BUYER'S PROPERTY CONTINGENCY:** This Offer is contingent upon the closing of the sale of Buyer's property located at _____
437 no later than _____ (the Deadline). If closing does not occur by the Deadline, this Offer shall become null and void unless Buyer delivers to Seller, on or before the Deadline, reasonable written verification from a financial institution or third party in control of Buyer's funds that Buyer has, at the time of verification, sufficient funds to close or proof of bridge loan financing, along with a written notice waiving this contingency. Delivery of verification or proof of bridge loan shall not extend the closing date for this Offer.

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

- 445 (1) Written waiver of the Closing of Buyer's Property Contingency if line 435 is marked;
446 (2) Written waiver of _____ (name other contingencies, if any); and

- 448 (3) Any of the following checked below:
449 ☐ Proof of bridge loan financing.
450 ☐ Proof of ability to close from a financial institution or third party in control of Buyer's funds which shall provide Seller with reasonable written verification that Buyer has, at the time of verification, sufficient funds to close.

452 Other: _____

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

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

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

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

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

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

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

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

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

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

478 _____

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

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

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

TITLE EVIDENCE

489 ■ **CONVEYANCE OF TITLE:** Upon payment of the purchase price, Seller shall convey the Property by warranty deed
490 (trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as
491 provided herein), free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements
492 entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use
493 restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Vacant Land
494 Disclosure Report and in this Offer, general taxes levied in the year of closing and _____

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

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

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

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

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

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

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

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

534 **LEASED PROPERTY** If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights
535 under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the
536 (written) (oral) **[STRIKE ONE]** lease(s), if any, are _____

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

DEFINITIONS

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

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

545 registered mail or make regular deliveries on that day.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

655 **ADDITIONAL PROVISIONS/CONTINGENCIES** 1. See Addendum B

656 _____
657 _____
658 _____
659 _____
660 _____

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

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664 (1) Personal: giving the document or written notice personally to the Party, or the Party's recipient for delivery, if any: _____

666 Name of Seller's recipient for delivery, if any: _____

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

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

669 Seller: (_____) Buyer: (_____) _____

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

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

675 Address for Seller: _____

676 Address for Buyer: _____

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

678 Email Address for Seller: _____

679 Email Address for Buyer: _____

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

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

683 This Offer was drafted by [Licensee and Firm] Jill Hendricks Vision Realty & Development LLC

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

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

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

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

696 (x) Robert A. De Bruin _____
697 Buyer's Signature ▲ Print Name Here ▶ Mastermold Real Estate LLC

8-20-09
Date ▲

698 (x) _____
699 Buyer's Signature ▲ Print Name Here ▶

Date ▲

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

704 (x) _____
705 Seller's Signature ▲ Print Name Here ▶ City of Mauston, Juneau County

Date ▲

706 (x) _____
707 Seller's Signature ▲ Print Name Here ▶

Date ▲

708 This Offer was presented to Seller by [Licensee and Firm] _____

709 _____ on _____ at _____ a.m./p.m.

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

Tax Parcel Map *Addendum A.*



7/2/2025, 11:42:58 AM

Streams

Sections

Minor Civil Divisions

Lot Lines

Survey Lines

Subdivisions

Parcels

City & Village Address Points

ROW

Local Roads

1:4,973

0 0.03 0.06 0.1 0.2

0 0.05 0.1 0.2

0.12 mi

Juneau County, WI

Juneau Co., Wisconsin

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ADDENDUM B
OFFER TO PURCHASE

1. Seller and Buyer agree to Buyer covering any and all costs associated with the sale of the property from the Seller, including closing costs, CSM and attorney fees.
2. Approximately 18 acres of parcel 292511476.04 as highlighted in Addendum A.
3. The exact acres of the parcel in Addendum A will be determined by survey at Buyer's cost.
4. The purchase price will be \$5,000 per acre.
5. Buyer would commit to spending \$1 million on property additions or improvements to the Master Mold LLC facility in the next seven years. This would include internal improvements to the current buildings such as structural improvements and other building improvements or additions to the current facility ("Real Estate Capital Expenditures"). The amount of Real Estate Capital Expenditures will be based on the amount of improvements reported by Master Mold LLC on the Mauston Form MR, Wisconsin Manufacturing Real Estate report for tax account #237-1026734534-009 on Schedule B-Summary of All Real Estate Changes.
6. The Buyer shall accumulate its Real Estate Capital Expenditures during the seven-year period. If the Company does not incur a minimum of \$500,000 of capital expenditures, then the Company will pay an additional purchase price of \$5,000 per acre ("Contingent Purchase Price") on the seventh anniversary of the original closing date of this transaction. For each \$100,000 between \$500,00 and \$1,000,000 of Real Estate Capital Expenditures, the purchase price of the 18 acres would decrease \$1,000 per acre as an additional Contingent Purchase Price. For example, if the Buyer incurred Real Estate Capital Expenditures of \$750,000 during the seven years, the additional Contingent Purchase Price for the land would be an additional \$2,500 per acre.