EIGHTH REGULAR COMMON COUNCIL MEETING AGENDA

July 21, 2025 at 6:00 PM

City Hall, 3rd Floor - Council Chambers, 828 Center Avenue, Sheboygan, WI

Notice of the 8th Regular Meeting of the 2025-2026 Common Council.

This meeting may be viewed LIVE on:
Charter Spectrum Channel 990, AT&T U-Verse Channel 99 and: www.wscssheboygan.com/vod.

Persons with disabilities who need accommodations to attend the meeting should contact Meredith DeBruin at the City Clerk's Office, 828 Center Avenue, (920) 459-3361. Members of the public who wish to participate in public forum remotely shall provide notice to the City Clerk at (920) 459-3361 by 12:00 p.m. on meeting day to be called upon during the meeting. All Alderpersons may attend the meeting remotely.

To view the meeting:
Microsoft Teams
Meeting ID: 220 446 046 216 9
Passcode: ra2Vn6ZM

OPENING OF MEETING

1. **Call to order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Approval of Minutes**
   Seventh Regular Council Meeting held on July 7, 2025

5. **Resignations**
   Dennis Wield from the Marina, Parks, and Forestry Committee
   Allie Karrels from the Historic Preservation Commission
   Dave Hanneman from the Business Improvement District

6. **Mayoral Appointments**
   Alder Susie Boorse to be considered for appointment to the Historic Preservation Board (Alder Rep)
   Tou Bee Lee to be considered for appointment to the Parks, Forestry, and Marina Commission

7. **Public Forum**
   Limit of five people having five minutes each with comments limited to items on this agenda.

8. **Mayor's Announcements**
   Upcoming Community Events, Proclamations, Employee Recognitions

HEARINGS

9. Hearing No. 6-25-26 pursuant to notice published, this hearing is for the purpose of allowing interested parties to be heard relative to a proposed General Development Plan (PUD zoning) by Abacus Architects to construct site additions for outdoor learning experiences at Visit Sheboygan located at Parcel No. 59281110034, Sheboygan, WI.

CONSENT

10. Report 2-25-26 by City Attorney Department submitting the quarterly claims report.

Voted 5-0 by Finance and Personnel Committee to file

11. Report 3-25-26 by Comptroller Evan Grossen Pursuant to Sheboygan Municipal Code § 2-912(b), which requires the comptroller to file with the common council, not less than monthly, a list of the claims approved, showing the date paid, the name of the claimant, the purpose and the amount, the attached list of paid vouchers for May 2025 is being provided.

Voted 5-0 by Finance and Personnel Committee to file

12. Report 4-25-26 by City Attorney Department submitting the City Attorney's Office Monthly Report for July 2025.

Voted 5-0 by Finance and Personnel Committee to file

13. Report 1-25-26 by City Clerk submitting various license applications.

Voted 4-0 by Licensing, Hearings, and Public Safety Committee to grant the licenses

14. R. O. No. 8-25-26 by City Clerk submitting a Notice of Claim from Society Insurance for alleged injuries to their insured Therese Weaver.

Voted 5-0 by Finance and Personnel Committee to file the R.O. and transfer the submitted claim information to the Attorney's office quarterly report.

15. R. C. No. 267-24-25 by Finance and Personnel Committee to whom was referred R. C. No. 254-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 40-23-24 by City Clerk submitting a notice of claim from Gregory R. Robinson for alleged injuries from a fall.

Voted 5-0 by Finance and Personnel Committee to file the R.O. and transfer the submitted claim information to the Attorney's office quarterly report.

16. R. C. No. 268-24-25 by Finance and Personnel Committee to whom was referred R. C. No. 251-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 9-23-24 by City Clerk submitting a Notice of Injury from Jacobs Injury Law, S.C. regarding alleged injuries to their client, Robert Autman.

Voted 5-0 by Finance and Personnel Committee to file the R.O. and transfer the submitted claim information to the Attorney's office quarterly report.

17. R. C. No. 269-24-25 by Finance and Personnel Committee to whom was referred R. C. No. 261-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 103-23-24 by City Clerk submitting a Notice of Injury from Attorney Jordan P. Blad representing Douglas C. Diedrichs.

Voted 5-0 by Finance and Personnel Committee to file the R.O. and transfer the submitted claim information to the Attorney's office quarterly report.

18. R. C. No. 270-24-25 by Finance and Personnel Committee to whom was referred R. C. No. 263-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 127-23-24 by City Clerk submitting a claim from Irma Reyes and Jorge Martinez for alleged injuries due to an accident.

Voted 5-0 by Finance and Personnel Committee to file the R.O. and transfer the submitted claim information to the Attorney's office quarterly report.

19. R. C. No 272-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 30-24-25 by City Clerk submitting a Notice of Injury by Attorney Jordan P. Blad for Phillip Link for alleged injuries that occurred on the Taylor Drive Multi-use Pathway.

Voted 5-0 by Finance and Personnel Committee to file the R.O. and transfer the submitted claim information to the Attorney's office quarterly report.

20. R. C. No. 274-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 65-24-25 by City Clerk submitting a Notice of Claim from C. Norris Law Group in regards to alleged personal injuries and civil rights violations of Tommie Dixon.

Voted 5-0 by Finance and Personnel Committee to file the R.O. and transfer the submitted claim information to the Attorney's office quarterly report.

21. R. C. No. 275-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 54-24-25 by City Clerk submitting a notice of claim from Nora Gerber for alleged injuries resulting from a fall on the boardwalk.

Voted 5-0 by Finance and Personnel Committee to file the R.O. and transfer the submitted claim information to the Attorney's office quarterly report.

22. R. C. No. 280-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 107-24-25 by City Clerk submitting a Notice of Circumstances in the matter of Nathan Jackson, by his attorneys, Sperling Law offices LLC.

Voted 5-0 by Finance and Personnel Committee to file the R.O. and transfer the submitted claim information to the Attorney's office quarterly report.

23. R. C. No. 273-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 42-24-25 by City Clerk submitting a Summons and Complaint in the matter of Shirley Winkleman vs. Sheboygan Police Department.

Voted 5-0 by Finance and Personnel Committee to file

24. R. C. No. 279-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 97-24-25 by City Clerk submitting a Summons and Complaint in the matter of Planet Home Lending, LLC. vs. Breanna Crump et al.

Voted 5-0 by Finance and Personnel Committee to file

25. Res. No. 51-25-26 by Alderpersons Dekker, Rust, and Mitchell authorizing the filing of an application with the United States of America Department of Transportation and authorizing the executing of the contract pertaining to grants for calendar year 2026, under former Section 9 (USC 5307) of the Federal Transit Act of 1964, as amended.

Voted 6-0 by Transit Commission to adopt

26. Res. No. 56-25-26 by Alderpersons Dekker and Rust authorizing the appropriate City officials to execute a First Amendment to Option and Land Lease relating to the operation of a wireless communications tower and related structures at the Wastewater Treatment Facility property located at 3333 Lakeshore Drive, Sheboygan, Wisconsin.

Voted 4-0 by Public Works Committee to adopt

27. Res. No. 63-25-26 by Alderpersons Dekker and Rust authorizing the appropriate City officials to enter into an Agreement with MSA Professional Services, Inc. for the completion of the Sheboygan Safe Streets and Roads for All ("SS4A") Action Plan.

Voted 4-0 by Public Works Committee to adopt

28. Res. No. 62-25-26 by Alderpersons Rust and La Fave authorizing the appropriate City officials to execute an agreement with the Town of Sheboygan for the temporary use of their 2021 Polaris UTV and trailer to support the MidWest Powerboat P1 race event.

Voted 4-0 by Licensing, Hearings, and Public Safety Committee to adopt

29. Res. No. 55-25-26 by Alderpersons Mitchell and Perrella authorizing retaining outside legal counsel to represent the City in the matter of the Estate of Gertrude M. Florian.

Voted 5-0 by Finance and Personnel Committee to adopt

30. Res. No. 54-25-26 by Alderpersons Mitchell and Perrella authorizing entering into a non-binding Letter of Intent with KBC Advisors – Services, LLC regarding property located at the intersection of Stahl Road and South Taylor Drive.

Voted 5-0 by Finance and Personnel Committee to adopt

RESOLUTIONS

31. Res. No. 67-25-26 by Alderpersons Dekker and Perrella confirming the appointment of Quarles & Brady LLP as bond and disclosure counsel regarding the issuance of general obligation promissory notes, series 2025A and 2025B. SUSPEND THE RULES AND ADOPT THE RESOLUTION

32. Res. No. 70-25-26 by Alderperson Dekker authorizing the City of Sheboygan Parking Utility to sell parcel nos. 59281106220 and 59281106225 to Above & Beyond Corporation. ADOPT RESOLUTION

33. Res. No. 68-25-26 by Alderperson Close approving the General Development Plan and Specific Implementation Plan submitted by Abacus Architects, Inc. for construction of site additions for outdoor learning experiences at Visit Sheboygan located at parcel 59281110034 within a Planned Unit Development (PUD) zone. ADOPT RESOLUTION

34. Res. No. 58-25-26 by Alderpersons Mitchell and Perrella authorizing entering into a First Amendment to Tax Incremental District Development Agreement with Luedke Apartments, LLC f/k/a Jakum Hall Apartments, LLC regarding the development of the property located at 2601 North 15th Street.

Voted 5-0 by Finance and Personnel Committee to adopt

35. Res. No. 69-25-26 by Alderperson Close approving the amended Specific Implementation Plan submitted by Jake Buswell for construction of the Luedke Apartments on parcel nos. 59281718350 and 59281712930 within a Planned Unit Development (PUD) zone. ADOPT RESOLUTION

36. Res. No. 53-25-26 by Alderpersons Mitchell and Perrella authorizing the purchase of approximately 78.06 acres of land in the Town of Wilson, identified as Parcel Numbers 59030458910 and 59030458900, from Clare A. Gartman.

Voted 5-0 by Finance and Personnel Committee to adopt

37. Res. No. 57-25-26 by Alderpersons Mitchell and Perrella authorizing entering into a Tax Incremental District Development Agreement with Waterside Hospitality LLC for the development of the property located at North 8th Street and Ontario Avenue.

Voted 5-0 by Finance and Personnel Committee to adopt

38. Res. No. 59-25-26 by Alderpersons Mitchell and Perrella authorizing the City Attorney Department to engage the services of special outside legal counsel to represent the Licensing, Hearings, and Public Safety Committee and Common Council with regard to an upcoming quasi-judicial hearing.

Voted 5-0 by Finance and Personnel Committee to adopt

39. Direct Referral Res. No. 26-25-26 by Alderpersons Mitchell and Perrella authorizing entering into a Tax Incremental District Development Agreement with North Sixth Seventh, LLC for the development of the former Aurora Sheboygan Memorial Medical Center site located at 2629 North 7th Street.

Voted 4-1 by Finance and Personnel Committee to adopt

40. Res. No. 65-25-26 by Alderpersons Mitchell and Perrella authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed $2,305,000 Taxable General Obligation Promissory Notes, Series 2025B.

Voted 5-0 by Finance and Personnel Committee to adopt

41. Res. No. 64-25-26 by Alderpersons Mitchell and Perrella authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed $13,375,000 General Obligation Promissory Notes, Series 2025A.

Voted 5-0 by Finance and Personnel Committee to adopt

42. Res. No. 60-25-26 by Alderpersons Dekker and Rust authorizing and directing the Chief of Police to temporarily close certain streets, to prohibit parking, and to close boat ramps within the Harbor Centre Marina in support of the 2025 Midwest Powerboat P1 Race Event August 7-10, 2025.

Voted 4-0 by Public Works Committee to adopt

43. Res. No. 61-25-26 by Alderpersons Dekker and Rust authorizing the appropriate City officials to enter into a State/Municipal Agreement with the State of Wisconsin Department of Transportation for the Carbon Reduction Program project, New Jersey Avenue Trail (South Taylor Drive to Riverpark Road).

Voted 4-0 by Public Works Committee to amend the Resolution to reflect $1,086,199.20 as the maximum Federal and State contribution to the project

44. Res. No. 66-25-26 by Alderperson Close approving the final plat of the Northern Lights Subdivision located on North Avenue between North 6th Street and North 7th Street.

Voted 6-0 by City Plan Commission to adopt

GENERAL ORDINANCES

45. Gen. Ord. No. 10-25-26 by Alderpersons Mitchell and Perrella creating section 2-3 of the Sheboygan Municipal Code so as to establish a Nondiscrimination Ordinance.

Voted 5-0 by Finance and Personnel Committee to adopt

OTHER MATTERS AUTHORIZED BY LAW

TENTATIVE DATE OF NEXT REGULAR MEETING

46. Next Regular Meeting Date: August 4, 2025

ADJOURN MEETING

47. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

City Hall • Mead Public Library
Sheboygan County Administration Building • City's website

CITY OF SHEBOYGAN

SEVENTH REGULAR COMMON COUNCIL MEETING MINUTES

Monday, July 07, 2025

OPENING OF MEETING

1. **Roll Call**
   Alderpersons present: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

2. **Pledge of Allegiance**

3. **Approval of Minutes**
   Sixth Regular Council Meeting held on June 16, 2025.

   MOTION TO APPROVE MINUTES
   Motion made by Dekker, Seconded by Perrella.
   Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

4. **Confirmation of Mayoral Appointments**
   Kay Hill to the Board of Housing Authority (Resident Member)

   MOTION TO CONFIRM
   Motion made by Dekker, Seconded by Perrella.
   Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

5. **Public Forum**
   Limit of five people having five minutes each with comments limited to items on this agenda.
   Suzanne Grace, Jason Bemis, Nick Sabel, Fay Uraynar, and Sandi Fessler all spoke.

6. **Mayor's Announcements**
   Upcoming Community Events, Proclamations, Employee Recognitions

CONSENT

7. **Motion to Receive and File all R.O.'s, Receive all R.C.'s and Adopt all Resolutions and Ordinances**

   Motion made by Dekker, Seconded by Perrella.
   Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

8. R. C. No. 67-25-26 by Public Works Committee to whom was referred Direct Referral Res. No. 46-25-26 by Alderpersons Dekker and Rust authorizing the Director of Public Works and Engineering to enter into a Memorandum of Understanding with the Sheboygan Area School District for Recreation Department activities and events being held at City parks; recommends adopting the Resolution.

MOTION TO RECEIVE THE R.C. AND ADOPT THE RESOLUTION
Motion made by Dekker, Seconded by Perrella.
Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

9. R. C. No. 66-25-26 by Public Works Committee to whom was referred Direct Referral Res. No. 42-25-26 by Alderpersons Dekker and Rust authorizing the appropriate City officials to enter into contract with C3 Storage, LLC, for the leasing of City property for a marine vessel winter storage operation; recommends adopting the Resolution.

MOTION TO RECEIVE THE R.C. AND ADOPT THE RESOLUTION
Motion made by Dekker, Seconded by Perrella.
Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

10. R. C. No. 68-25-26 by Public Works Committee to whom was referred Direct Referral Res. No. 45-25-26 by Alderpersons Dekker and Rust releasing from Parcel No. 59281007701 five (5) Driveway Restoration Agreements; recommends adopting the Resolution.

MOTION TO RECEIVE THE R.C. AND ADOPT THE RESOLUTION
Motion made by Dekker, Seconded by Perrella.
Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

11. R. C. No. 70-25-26 by Licensing, Hearings, and Public Safety Committee to whom was referred Direct Referral R. O. No. 31-25-26 by City Clerk submitting various license applications; recommends granting all the applications with caveat that License #3022 obtain a special event permit.

MOTION TO RECEIVE THE R.C. AND GRANT THE LICENSES CONTINGENT TO REQUIREMENTS BEING MET
Motion made by Dekker, Seconded by Perrella.
Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

12. R. C. No. 74-25-26 by Finance and Personnel Committee to whom was referred Direct Referral Res. No. 49-25-26 by Alderpersons Mitchell and Perrella authorizing an amendment to the 2025 budget to reallocate unused 2023 CDBG administration expense program funds to eligible park lighting projects; recommends adopting the Resolution.

MOTION TO RECEIVE THE R.C. AND ADOPT THE RESOLUTION
Motion made by Dekker, Seconded by Perrella.
Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

13. R. C. No. 73-25-26 by Finance and Personnel Committee to whom was referred Direct Referral Res. No. 47-25-26 by Alderpersons Mitchell and Perrella authorizing an amendment to the 2025 budget for the transfer of the remaining cash balance from the TID 1E Funds to the Affordable Housing Fund; recommends adopting the Resolution.

MOTION TO RECEIVE THE R.C. AND ADOPT THE RESOLUTION
Motion made by Dekker, Seconded by Perrella.
Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

14. R. C. No. 71-25-26 by Finance and Personnel Committee to whom was referred Direct Referral Res. No. 43-25-26 by Alderpersons Mitchell and Perrella authorizing retaining outside legal counsel to represent the City in a quiet title action regarding Parcel No. 59281202350, and authorizing payment for said services; recommends adopting the Resolution.

    MOTION TO RECEIVE THE R.C. AND ADOPT THE RESOLUTION
    Motion made by Dekker, Seconded by Perrella.
    Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

REPORT OF OFFICERS

15. R. O. No. 33-25-26 by City Plan Commission to whom was referred Direct Referral Res. No. 50-25-26 by Alderperson Close approving the 2025-2029 Consolidated Plan and One-Year Action Plan for Housing and Community Development utilizing Community Development Block Grant ("CDBG") funds, through the United States Department of Housing and Urban Development ("HUD"); recommends adopting the Resolution.

    MOTION TO FILE THE R.O. AND ADOPT THE RESOLUTION
    Motion made by Close, Seconded by Rust.
    Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

RESOLUTIONS

16. Res. No. 52-25-26 by Alderpersons Rust and La Fave authorizing the appropriate City officials to complete and sign Part G of Wisconsin Department of Revenue Form AB-105 submitted by Three Sheeps Brewing Company, LLC.

    MOTION TO SUSPEND THE RULES AND ADOPT THE RESOLUTION
    Motion made by Rust, Seconded by La Fave.
    Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

17. Res. No. 51-25-26 by Alderpersons Dekker, Rust, and Mitchell authorizing the filing of an application with the United States of America Department of Transportation and authorizing the executing of the contract pertaining to grants for calendar year 2026, under former Section 9 (USC 5307) of the Federal Transit Act of 1964, as amended. REFER TO TRANSIT COMMISSION

REPORT OF COMMITTEES

18. R. C. No. 232-24-25 by Public Works Committee to whom was referred Res. No. 156-24-25 by Alderpersons Dekker and Ramey approving an Evergreen Park Trail Assessment and Trail Improvement Concept Plan; recommends to amend The Resolution to read, "Now, Therefore be it Resolved: That the common council approves the Evergreen Park trail improvement concept

plan for improvements to be made within the boundaries of Evergreen Park."

MOTION TO RECEIVE THE R.C. AND FILE THE RESOLUTION
Motion made by Dekker, Seconded by Perrella.
Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

19. R. C. No. 69-25-26 by Public Works Committee to whom was referred Direct Referral Res. No. 44-25-26 by Alderpersons Dekker and Rust approving the June 2025 Evergreen Park Trail Improvement Proposal; recommends adopting the Resolution.

    MOTION TO RECEIVE THE R.C. AND ADOPT THE RESOLUTION
    Motion made by Dekker, Seconded by Perrella.
    Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

20. R. C. No. 75-25-26 by Finance and Personnel Committee to whom was referred Direct Referral Charter Ord. No. 2-25-26 by Alderpersons Dekker and Mitchell amending the charter of the City of Sheboygan related to the manner of selection and tenure of the City Attorney; recommends adopting the Charter Ordinance.

    MOTION TO RECEIVE THE R.C. AND ADOPT THE CHARTER ORDINANCE
    Motion made by Dekker, Seconded by Perrella.
    Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

21. R. C. No. 76-25-26 by Finance and Personnel Committee to whom was referred Direct Referral Gen. Ord. No. 9-25-26 by Alderpersons Mitchell and Perrella amending Section 2-469 of the Sheboygan Municipal Code so as to facilitate clear guidelines to payroll regarding the municipal judge salary; recommends adopting the Ordinance.

    MOTION TO RECEIVE THE R.C. AND ADOPT THE ORDINANCE
    Motion made by Mitchell, Seconded by Perrella.
    Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

22. R. C. No. 72-25-26 by Finance and Personnel Committee to whom was referred Direct Referral Res. No. 48-25-26 by Alderpersons Mitchell and Perrella authorizing an amendment to the 2025 budget for the purchase of 834 North Water Street from Blue Moon Studio, Inc; recommends adopting the Resolution.

    MOTION TO RECEIVE THE R.C. AND ADOPT THE RESOLUTION
    Motion made by Dekker, Seconded by Perrella.
    Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Rust – 9.
    Voting Nay: Perrella – 1.

OTHER MATTERS AUTHORIZED BY LAW – None.

ADJOURN MEETING

23. Motion to Adjourn

MOTION TO ADJOURN AT 6:55 PM
Motion made by Dekker, Seconded by Perrella.
Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

July 16th 2025

TO THE MEMBERS OF THE COMMON COUNCIL:

I hereby submit the following appointments for your confirmation:

- Alder Susie Boorse to be considered for appointment to the Historic Preservation Board (Alder Rep)
- Tou Bee Lee to be considered for appointment to the Parks, Forestry, and Marina Commission

Ryan Sorenson
Mayor
City of Sheboygan

Office of the Mayor

CITY HALL
828 CENTER AVE.
SHEBOYGAN, WI 53081

920-459-3317
www.sheboyganwi.gov

CITY OF SHEBOYGAN
HEARING 6-25-26

JULY 21, 2025.

Pursuant to notice published, this hearing is for the purpose of allowing interested parties to be heard relative to a proposed General Development Plan (PUD zoning) by Abacus Architects to construct site additions for outdoor learning experiences at Visit Sheboygan located at Parcel No. 59281110034, Sheboygan, WI.

All interested parties will now be heard.

Publish – July 3 and 11th
(Classified)

NOTICE OF PUBLIC HEARING RELATIVE TO GENERAL DEVELOPMENT PLAN (PUD ZONING)

Notice is hereby given that a public hearing will be held at 6:00 P.M., July 21, 2025, in the Council Chambers of City Hall, 828 Center Avenue, to give persons an opportunity to be heard relative to a proposed General Development Plan (PUD zoning) by Abacus Architects to construct site additions for outdoor learning experiences at Visit Sheboygan located at Parcel No. 59281110034, Sheboygan, WI.

MEREDITH DEBRUIN
City Clerk

LocaliQ
Wisconsin
GANNETT

Order Confirmation

Not an Invoice

Account Number:	1012694
Customer Name:	Sheb, City Of,Legal Acct
Customer Address:	Sheb, City Of,Legal Acct 828 Center AVE # 110 Accounts Payable Sheboygan WI 53081-4442
Contact Name:	ACCT SHEB, CITY OF,LEGAL
Contact Phone:	
Contact Email:	
PO Number:	

Date:	06/25/2025
Order Number:	11439342
Prepayment Amount:	$ 0.00

Column Count:	1.0000
Line Count:	18.0000
Height in Inches:	1.5000

Print

Product	#Insertions	Start - End	Category
SHE Sheboygan Press	2	07/03/2025 - 07/11/2025	Govt Public Notices
SHE sheboyganpress.com	2	07/03/2025 - 07/11/2025	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	$26.74
Tax Amount	$0.00
Service Fee 3.99%	$1.07
Cash/Check/ACH Discount	-$1.07
Payment Amount by Cash/Check/ACH	$26.74
Payment Amount by Credit Card	$27.81

Order Confirmation Amount	**$26.74**

NOTICE OF PUBLIC HEARING RELATIVE TO GENERAL DEVELOPMENT PLAN (PUD ZONING)

Notice is hereby given that a public hearing will be held at 6:00 P.M., July 21, 2025, in the Council Chambers of City Hall, 828 Center Avenue, to give persons an opportunity to be heard relative to a proposed General Development Plan (PUD zoning) by Abacus Architects to construct site additions for outdoor learning experiences at Visit Sheboygan located at Parcel No. 59281110034, Sheboygan, WI.

MEREDITH DEBRUIN
City Clerk

Run: July 3 & 11, 2025 WNAXLP

CITY OF SHEBOYGAN
REPORT 2-25-26

BY CITY ATTORNEY DEPARTMENT

July 14, 2025

Since March 31, 2025, the City has received two (2) new claims forms and one (1) notice of claim. The City has resolved one (1) existing claim. Eleven (11) claims remain pending.

Claim	Claimant	Date of Incident	Date Filed	Status
2-23	Robert Autman	5/5/2023	5/17/2023	Pending
7-23	Gregory Robinson	8/19/2023	9/5/2023	Pending
18-23	Douglas Diedrichs	9/21/2023	1/16/2024	Pending
23-23	Irma Reyes and Jorge Martinez	2/11/2024	3/14/2024	Pending
5-24	Phillip Link	3/13/2024	7/8/2024	Pending
11-24	Nora Gerber	8/20/2024	9/9/2024	Pending
12-24	Tommie Dixon	9/8/2024	9/26/2024	Pending
16-24	Nathan Jackson	12/6/2024	1/29/2025	Pending
1-25	Therese Weaver	3/12/2025	4/29/2025	Resolved
2-25	Cynthia Cuellar	2/15/2025	6/12/2025	Pending
3-25	Dorothy Marsho	4/19/2024	6/16/2025	Pending
4-25	Lacie Lynn Martin	6/9/2025	6/25/2025	Pending

Claim #2-23

Date Filed: May 17, 2023

Claimant Name: Jacobs Injury Law, S.C. for client Robert Autman

Summary of Claim: Claimant was being transported by the Sheboygan Sheriff Department from the Milwaukee County Community Reintegration Center when the driver intended to reverse, but the vehicle was in drive gear, striking a barrier in a parking lot.

Requested Claim Amount: N/A

Notice of Claim Submitted: Yes

Date Reviewed: May 26, 2023

Decision on Claim: Pending further information.

Basis for Denial/Approval: N/A

Amount paid, if applicable: N/A

Claim #7-23

Date Filed: September 5, 2023

Claimant Name: Gregory Robinson

Summary of Claim: Claimant tripped on the sidewalk.

Requested Claim Amount: N/A

Notice of Claim Submitted: Yes

Date Reviewed: October 6, 2023

Decision on Claim: Pending further information.

Basis for Denial/Approval: N/A

Amount paid, if applicable: N/A

Claim #18-23

Date Filed: January 16, 2024

Claimant Name: Alpert & Fellows LLC for client Douglas Diedrichs

Summary of Claim: Claimant lost control of a motorcycle due to spilled diesel fuel from a Shoreline Metro bus with a missing gas cap.

Requested Claim Amount: N/A

Notice of Claim Submitted: Yes

Date Reviewed: January 16, 2024

Decision on Claim: Pending further information.

Basis for Denial/Approval: N/A

Amount paid, if applicable: N/A

Claim #23-23

Date Filed: March 14, 2024

Claimant Name: Andriusis Law Firm LLC for clients Irma Reyes and Jorge Martinez

Summary of Claim: Claimants were riding in an ambulance when the ambulance was involved in an accident.

Requested Claim Amount: N/A

Notice of Claim Submitted: Yes

Date Reviewed: March 15, 2024

Decision on Claim: Pending further information.

Basis for Denial/Approval: N/A

Amount paid, if applicable: N/A

Claim #5-24

Date Filed: July 9, 2024

Claimant Name: Alpert & Fellows LLC for client Phillip Link

Summary of Claim: Claimant was on a bicycle and hit a snow plow indicator.

Requested Claim Amount: N/A

Notice of Claim Submitted: Yes

Date Reviewed: July 17, 2024

Decision on Claim: Pending further information.

Basis for Denial/Approval: N/A

Amount paid, if applicable: N/A

Claim #11-24

Date Filed: September 9, 2024 – updated September 19, 2024

Claimant Name: Nora Gerber

Summary of Claim: Claimant fell on boardwalk near Blue Harbor due to missing board.

Requested Claim Amount: $25,000.00

Notice of Claim Submitted: Yes

Date Reviewed: September 27, 2025 and June 30, 2025

Decision on Claim: Deny

Basis for Denial/Approval: Generally, cities are afforded immunity from liability from recreational activities conducted on city property according to Wisconsin Statutes section 895.52(2), subject to certain exceptions not applicable here. The City did not know of the missing boardwalk plank before the claim was filed.

Amount paid, if applicable: N/A

Claim #12-24

Date Filed: September 26, 2024

Claimant Name: C. Norris Law Group for client Tommie Dixon

Summary of Claim: Personal injuries and civil rights violations suffered during an officer involved incident.

Requested Claim Amount: N/A

Notice of Claim Submitted: Yes

Date Reviewed: October 8, 2024

Decision on Claim: Pending further information.

Basis for Denial/Approval: N/A

Amount paid, if applicable: N/A

Claim #16-24

Date Filed: January 29, 2025

Claimant Name: Sperling Law Offices, LLC for client Nathan Jackson

Summary of Claim: Claimant was on a bike and struck by a Shoreline Metro bus.

Requested Claim Amount: N/A

Notice of Claim Submitted: Yes

Date Reviewed: February 19, 2025

Decision on Claim: Pending further information.

Basis for Denial/Approval: N/A

Amount paid, if applicable: N/A

Claim #1-25

Date Filed: April 29, 2025

Claimant Name: Society Insurance for insured Therese Weaver

Summary of Claim: Claimant, Therese Weaver, was walking on the sidewalk of New York Avenue by the Mead Public Library parking lot, when she stepped into a hole, causing her to trip and fall.

Requested Claim Amount: $1,949.43

Notice of Claim Submitted: No

Date Reviewed: May 5, 2025

Decision on Claim: Deny

Basis for Denial/Approval: Generally, municipalities do not have a duty to protect citizens against hazards the municipality has no knowledge of. The City immediately repaired the issue as soon as it was made aware.

Amount paid, if applicable: N/A

Claim #2-25

Date Filed: June 12, 2025

Claimant Name: Artisan and Truckers Casualty Company for insured Cynthia Cuellar

Summary of Claim: Claimant's vehicle was hit by a snow plow on February 15, 2025.

Requested Claim Amount: $1,904.75

Notice of Claim Submitted: No

Date Reviewed: Currently in review.

Decision on Claim: N/A

Basis for Denial/Approval: N/A

Amount paid, if applicable: N/A

Claim #3-25

Date Filed: June 16, 2025

Claimant Name: Habush, Habush, & Rottier S.C. for client Dorothy Marsho

Summary of Claim: Claimant states wheelchair was not properly secure in Metro Connection van.

Requested Claim Amount: N/A

Notice of Claim Submitted: Yes

Date Reviewed: June 17, 2025

Decision on Claim: Pending further information.

Basis for Denial/Approval: N/A

Amount paid, if applicable: N/A

Claim #4-25

Date Filed: June 25, 2025

Claimant Name: Lacie Lynn Martin

Summary of Claim: Claimant tripped on sidewalk.

Requested Claim Amount: $12,000.00

Notice of Claim Submitted: No

Date Reviewed: Currently in review

Decision on Claim: N/A

Basis for Denial/Approval: N/A

Amount paid, if applicable: N/A

CITY OF SHEBOYGAN
REPORT 3-25-26

BY COMPTROLLER EVAN GROSSEN.

JULY 14, 2025

Pursuant to Sheboygan Municipal Code § 2-912(b), which requires the comptroller to file with the common council, not less than monthly, a list of the claims approved, showing the date paid, the name of the claimant, the purpose and the amount, the attached list of paid vouchers for May 2025 is being provided.

Fund	**Total Checks Issued**
General (101)	$1,463,550.85
International Committee (201)	$400.00
Public Safety Special Revenue (220)	$20,574.88
MEG Unit (221)	$678.79
Tourism (250)	$260,771.27
Uptown Social (253)	$10,449.38
Library (255)	$66,100.51
Community Development Block Grant (260)	$63,212.56
Redevelopment Authority (264)	$715.00
General Obligation Debt (301)	$231,366.25
Capital Improvements (400)	$646,131.54
Tax Increment District 16 (416)	$4,226.25
Tax Increment District 17 (417)	$48,882.50
Tax Increment District 18 (418)	$70,343.75
Tax Increment District 19 (419)	$7,711.25
Tax Increment District 20 (420)	$5,050.00
Tax Increment District 21 (421)	$923,012.30
Tax Increment District 23 (423)	$120,348.53
Wastewater (630)	$668,577.27
Recycling (632)	$179,505.60
Marina (634)	$68,687.27
Parking (650)	$1,164.22
Transit (651)	$174,013.14
Health Insurance (710)	$59,969.17
Workers Compensation (712)	$4,125.00
Information Technology (713)	$18,173.42
Motor Vehicle (730)	$41,769.40
Cash Management Fund (999)	$47,569.84
Total	**$5,207,079.94**

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
101	GENERAL FUND	5648	FASTENAL COMPANY	WISHE354714	4/28/2025	STOCKROOM - IC WB FLO PINK 17OZ	179.31	05142025	5988	101 161000	INVENTORY
101	GENERAL FUND	5648	FASTENAL COMPANY	WISHE354538	4/17/2025	SHANE STOCKROOM 1 3/4CRMP WIRE CUP, LG FLEXGRD GLV	1,145.75	05142025	5988	101 161000	INVENTORY
101	GENERAL FUND	7439	FACTORY MOTOR PARTS	228-026063	5/1/2025	ACCT# SB2410 - FLEXZILLA PRO EXT CORD 12	119.98	05142025	367779	101 161000	INVENTORY
101	GENERAL FUND	7439	FACTORY MOTOR PARTS	228-026064	5/1/2025	ACCT# SB2410 - 10PK RUBBER STRAP EPDM 21	22.49	05142025	367779	101 161000	INVENTORY
101	GENERAL FUND	7439	FACTORY MOTOR PARTS	50-6058150	4/30/2025	ACCT# SB2410 - HYDRAULIC HOSE - HP 100FT	640.00	05142025	367779	101 161000	INVENTORY
101	GENERAL FUND	7439	FACTORY MOTOR PARTS	1-10709177	5/2/2025	STOCKROOM MIRROR 8 STAINLESS STEEL	48.06	05142025	367779	101 161000	INVENTORY
101	GENERAL FUND	7695	NAPA AUTO PARTS	479843	5/1/2025	STOCKROOM - T-30 CLAMPBAND KIT	219.33	05142025	367812	101 161000	INVENTORY
101	GENERAL FUND	7695	NAPA AUTO PARTS	479781	4/30/2025	STOCKROOM - FIL HYDRAULIC FILTER	74.50	05142025	367812	101 161000	INVENTORY
101	GENERAL FUND	9100	DAKOTA SUPPLY	S104364131.001-CR	1/6/2025	CR FOR DBL PYMT OF INV #S104364131.001-CUST #48920	(37.36)	05142025	367770	101 161000	INVENTORY
101	GENERAL FUND	9100	DAKOTA SUPPLY	S104600560.001	4/7/2025	DPW STOCKROOM HEX NUT LOK-BOLT SLEEVE ANCHOR	21.56	05142025	367770	101 161000	INVENTORY
101	GENERAL FUND	16722	PROFESSIONAL SUPPLY	1108581	5/2/2025	CUST# SHEBC150 - BLEACH 6% AROCEP, 6 GAL CASE	412.86	05142025	6014	101 161000	INVENTORY
101	GENERAL FUND	19450	SHERWIN-WILLIAMS CO.	0438-6	5/2/2025	ACCT# 3125-4215-2 - 2 INCH CS N/P 2" ANGLE SASH	210.50	05142025	367849	101 161000	INVENTORY
101	GENERAL FUND	4404	CHARTER COMMUNICATIO	170696901042125	4/21/2025	MAY BILLING-ACCT #170696901	550.00	05142025	367761	101 211000	ACCOUNTS PAYABLE
101	GENERAL FUND	18927	SHEBOYGAN COUNTY CLE	C25-07052	4/29/2025	MARGARITA CORONADO	150.00	05142025	367845	101 211000	ACCOUNTS PAYABLE
101	GENERAL FUND	1258	KWIK TRIP INC.	G781CTJN1H	5/1/2025	RESTITUTION-SAMUEL RICHARD SIXEL	3.15	05142025	367798	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	1258	KWIK TRIP INC.	G781CL4FCM	5/1/2025	RESTITUTION-BENJAMIN AVILA III	33.13	05142025	367798	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	3625	TARGET	GJ811713B7	5/1/2025	RESTITUTION-SOPHIA GRACE ORTH	214.09	05142025	367855	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	5624	MEIJER STORES	G780FLM8PZ	5/1/2025	RESTITUTION-SCOTT ROBERT LEMKE	126.42	05142025	367805	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	5624	MEIJER STORES	G780FLM8Q0	5/1/2025	RESTITUTION-SCOTT ROBERT LEMKE	131.20	05142025	367805	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	6912	BADGER STATE LOFTS	G780FMV9W1	5/1/2025	RESTITUTION-HALEIGH C. SCHELK	198.95	05142025	367818	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	6912	MATTHEW A. RIVERS	G780D7W1BF	5/1/2025	RESTITUTION-LEVI SCOTT RAMEYTURIACE	25.00	05142025	367827	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	6912	HMONG CULTURE SERVIC	G780H6RP3M-APR2025	5/1/2025	RESTITUTION-KOLIN K. FISCHER	500.00	05142025	367824	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	6912	ANTHONY DAVID HOUSEY	G781CL4FCG	5/1/2025	RESTITUTION-HELENA R WILDMAN	187.00	05142025	367817	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	6912	PAXTON FEDELL	G780FJ55ZL-APR2025	5/1/2025	RESTITUTION-SAMANTHA A. GARTZKE	169.00	05142025	367828	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	6912	BEAU BUCK OLIVARES	G780FKD7DJ	5/1/2025	RESTITUTION-CASSANDRA JEAN BENIRSCHKE	40.00	05142025	367819	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	6912	LILIAN MARIE BERRYST	G781CX0Q6X-APR2025	5/1/2025	RESTITUTION-RYLIE GROGAN	150.00	05142025	367825	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	19032	SHEBOYGAN COUNTY TRE	APRIL_2025	5/1/2025	APRIL MUNICIPAL COURT PAYMENT	5,960.54	05142025	367848	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	21770	VILLAGE OF KOHLER	APRIL_2025	5/1/2025	APRIL MUNICIPAL COURT PAYMENT	3,186.79	05142025	6029	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	21850	WAL-MART COMMUNITY	G781CPTJPG	5/1/2025	RESTITUTION-AMILCAR JOSUE DELGADILLOJARQUIN	13.04	05142025	367868	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	21850	WAL-MART COMMUNITY	G781CPTJPF	5/1/2025	RESTITUTION-BRENDA R. HUETEVALLE	13.40	05142025	367868	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	22476	STATE OF WISCONSIN	APRIL_2025	5/1/2025	APRIL MUNICIPAL COURT PAYMENT	20,542.02	05142025	367854	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	6777	VISA	05062025-PCARD	4/30/2025	APRIL PCARD PURCHASES	61,128.97	051625DD	367884	101 211000	ACCOUNTS PAYABLE
101	GENERAL FUND	2134	INTERNAL REVENUE SER	05122025-PR TAX	5/12/2025	BI-WEEKLY PR TAXES	242,089.04	051625DD	367893	101 215110	SOCIAL SECURITY DEDUCTIONS
101	GENERAL FUND	7007	WI DEPT OF REV	05122025-PR TAX	5/12/2025	BI-WEEKLY PR TAX	47,352.98	051625DD	367892	101 215115	STATE WITHHOLDING PAYABLE
101	GENERAL FUND	5648	FASTENAL COMPANY	WISHE354923	5/6/2025	SHANE DPW STOCKROOM PADLOCK KEYS X12	186.96	05282025	6051	101 161000	INVENTORY
101	GENERAL FUND	5648	FASTENAL COMPANY	WISHE355145	5/16/2025	CUST# WISHE0157 - HCS1/4-20X1 Z 5	264.62	05282025	6051	101 161000	INVENTORY
101	GENERAL FUND	6149	FISCHER'S FLEET SERV	71156P	5/15/2025	STOCK - 24X36 MUD FLAPS	85.65	05282025	367936	101 161000	INVENTORY
101	GENERAL FUND	7140	QUALITY STATE OIL	935043	5/7/2025	DPW STOCKROOM MOBIL DELVAC XTREME GRS 2 PK	103.02	05282025	6079	101 161000	INVENTORY
101	GENERAL FUND	7140	QUALITY STATE OIL	936424	5/14/2025	ACCT# 66290232 - PURUS ELC H.D. COLLANT 50/50	161.72	05282025	6079	101 161000	INVENTORY
101	GENERAL FUND	7439	FACTORY MOTOR PARTS	50-6073927	5/7/2025	STOCKROOM STT STAMP RED LICENSE WI 5/7/25	14.44	05282025	367933	101 161000	INVENTORY
101	GENERAL FUND	7439	FACTORY MOTOR PARTS	228-026301	5/7/2025	STOCKROOM COUPLINGS/ADAPTERS, AIR FILTER PANEL	131.07	05282025	367933	101 161000	INVENTORY
101	GENERAL FUND	7439	FACTORY MOTOR PARTS	228-026303	5/7/2025	STOCKROOM DOT3 BRAKE FLUID 32OZ, BASIC HALOGEN CAR	18.72	05282025	367933	101 161000	INVENTORY
101	GENERAL FUND	7439	FACTORY MOTOR PARTS	50-6079087	5/9/2025	DPW STOCKROOM ATC HOLDER W/COV-30A X4	17.56	05282025	367933	101 161000	INVENTORY
101	GENERAL FUND	7439	FACTORY MOTOR PARTS	228-026428	5/9/2025	DPW STOCKROOM COOLANT FILTER X1	17.98	05282025	367933	101 161000	INVENTORY
101	GENERAL FUND	7439	FACTORY MOTOR PARTS	228-026426	5/9/2025	DPW STOCKROOM CARTRIDGE HYD FILTER X4	150.32	05282025	367933	101 161000	INVENTORY
101	GENERAL FUND	7439	FACTORY MOTOR PARTS	376-067585	5/7/2025	DPW STOCKROOM WD40 12OZ SMART STRAW X5	60.15	05282025	367933	101 161000	INVENTORY
101	GENERAL FUND	7439	FACTORY MOTOR PARTS	228-026793	5/19/2025	ACCT# SB2410 - 2 WAY CONNECTOR	30.50	05282025	367933	101 161000	INVENTORY
101	GENERAL FUND	7695	NAPA AUTO PARTS	480412	5/8/2025	DPW MVD STOCKROOM CUT-OFF WHEEL	131.60	05282025	367962	101 161000	INVENTORY
101	GENERAL FUND	7695	NAPA AUTO PARTS	480335	5/7/2025	DPW MVD STOCKROOM AIR FILTERS, FILTERS, HYDRAULIC	510.71	05282025	367962	101 161000	INVENTORY
101	GENERAL FUND	7695	NAPA AUTO PARTS	480360	5/7/2025	DPW MVD STOCKROOM GL BLAC, HYDRAULIC FILTER, COUPL	493.67	05282025	367962	101 161000	INVENTORY
101	GENERAL FUND	7695	NAPA AUTO PARTS	480880	5/14/2025	STOCKROOM - PX RS BLACK GASKET MA	446.82	05282025	367962	101 161000	INVENTORY

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
101	GENERAL FUND	9100	DAKOTA SUPPLY	S104696776.001	5/13/2025	CUST# 49037 - MORSE 11467 1330 21/64" JL DRL HSS	27.20	05282025	367929	101 161000	INVENTORY
101	GENERAL FUND	16722	PROFESSIONAL SUPPLY	1109369	5/19/2025	STOCKROOM - 7 PF MIL NITRILE GLOVES LARGE	312.36	05282025	6078	101 161000	INVENTORY
101	GENERAL FUND	18927	SHEBOYGAN COUNTY CLE	C25-07827	5/8/2025	RYAN MOSES SMITH	250.00	05282025	367978	101 211000	ACCOUNTS PAYABLE
101	GENERAL FUND	18927	SHEBOYGAN COUNTY CLE	C25-07529	5/8/2025	TOMMY JAMES EDWARDS	250.00	05282025	367978	101 211000	ACCOUNTS PAYABLE
101	GENERAL FUND	18927	SHEBOYGAN COUNTY CLE	C25-07628	5/8/2025	ANGEL COSME SANTIAGO	150.00	05282025	367978	101 211000	ACCOUNTS PAYABLE
101	GENERAL FUND	18927	SHEBOYGAN COUNTY CLE	C25-07649	5/8/2025	JEFFREY KLUNK	150.00	05282025	367978	101 211000	ACCOUNTS PAYABLE
101	GENERAL FUND	18927	SHEBOYGAN COUNTY CLE	C25-07838	5/9/2025	GABRIEL PICCIOLO	500.00	05282025	367978	101 211000	ACCOUNTS PAYABLE
101	GENERAL FUND	18927	SHEBOYGAN COUNTY CLE	C25-08138	5/13/2025	DONAVEN JORDAN LOVETT	150.00	05282025	367978	101 211000	ACCOUNTS PAYABLE
101	GENERAL FUND	18927	SHEBOYGAN COUNTY CLE	C25-08542	5/19/2025	DAVID PERRY	150.00	05282025	367978	101 211000	ACCOUNTS PAYABLE
101	GENERAL FUND	18927	SHEBOYGAN COUNTY CLE	C25-08551	5/20/2025	AIJADA WILLIAMS	150.00	05282025	367978	101 211000	ACCOUNTS PAYABLE
101	GENERAL FUND	19030	SHEBOYGAN COUNTY SHE	C25-07978	5/13/2025	RANDECE WILSON	450.00	05282025	367979	101 211000	ACCOUNTS PAYABLE
101	GENERAL FUND	13575	MINNESOTA LIFE INSUR	002832-JUNE2025-COS	5/12/2025	JUNE PREMIUM-UNIT #007002, POLICY #002832L-COS	10,118.99	05282025	367961	101 215302	LIFE INSURANCE DEDUCTION
101	GENERAL FUND	13575	MINNESOTA LIFE INSUR	002832-JUNE 2025-MPL	5/12/2025	JUNE PREMIUM-UNIT #007019, POLICY #002832L-MPL	639.32	05282025	367961	101 215302	LIFE INSURANCE DEDUCTION
101	GENERAL FUND	1746	FESTIVAL FOODS	05192025	5/19/2025	REFUND BEVERAGE OPERATOR RENEWALS	114.00	05282025	367935	101 441100	LIQUOR & OPERATOR LICENSES
101	GENERAL FUND	2134	INTERNAL REVENUE SER	05272025-PR TAX	5/27/2025	BI-WEEKLY PR TAXES	238,248.48	053125DD	368261	101 215110	SOCIAL SECURITY DEDUCTIONS
101	GENERAL FUND	7007	WI DEPT OF REV	05312025-PRTAX	5/27/2025	BI-WEEKLY PR TAXES	46,556.89	053125DD	368260	101 215115	STATE WITHHOLDING PAYABLE
101	GENERAL FUND	6998	WI EMP TRUST	0054302	5/8/2025	WRS CONTRIBUTIONS-APRIL 2025	423,339.57	053125DD	368264	101 215200	WI RETIREMENT DEDUCTIONS
101	GENERAL FUND	7007	WI DEPT OF REV	05222025	5/1/2025	APRIL SALES TAX PAYMENT	19,136.58	053125DD	368257	101 242130	SALES TAX DUE TO STATE
101	GENERAL FUND	7007	WI DEPT OF REV	05222025	5/1/2025	APRIL SALES TAX PAYMENT	(143.52)	053125DD	368257	101 412220	STATE SALES TAX COMMISSION
101	COUNCIL	3316	CLEAR CONNECTIONS	1301	5/1/2025	INTERPRETING SVCS-APRIL 2025	744.00	05142025	367764	101110 531100	CONTRACTED SERVICES
101	COUNCIL	19032	SHEBOYGAN COUNTY TRE	116287	5/1/2025	BUSINESS CARDS-CUST #60032	37.58	05142025	367847	101110 540100	OFFICE SUPPLIES
101	COUNCIL	19032	SHEBOYGAN COUNTY TRE	116289	5/1/2025	BUSINESS CARDS-CUST #60032	7.60	05142025	367847	101110 540100	OFFICE SUPPLIES
101	COUNCIL	19032	SHEBOYGAN COUNTY TRE	116329	5/1/2025	BUSINESS CARDS-CUST #60032	15.16	05142025	367847	101110 540100	OFFICE SUPPLIES
101	COUNCIL	19032	SHEBOYGAN COUNTY TRE	116703	5/1/2025	BUSINESS CARDS-CUST #60032	28.27	05142025	367847	101110 540100	OFFICE SUPPLIES
101	COUNCIL	11899	LANGUAGE LINE SERVIC	11587315	4/30/2025	APRIL SERVICES-ACCT #9022000527	410.40	05282025	367955	101110 531100	CONTRACTED SERVICES
101	MUNICIPAL COURT	22640	WI SUPREME COURT	680-0000001541	3/1/2025	2025 CONTINUING JUDICIAL EDUCATION	800.00	05142025	367875	101120 536125	EMPLOYEE DEVELOPMENT
101	MUNICIPAL COURT	19032	SHEBOYGAN COUNTY TRE	137612	4/25/2025	MUNI COURT ENVELOPES	323.96	05142025	367847	101120 540100	OFFICE SUPPLIES
101	MUNICIPAL COURT	19032	SHEBOYGAN COUNTY TRE	110945	5/1/2025	MUNI COURT ENVELOPES-CUST #60032	130.20	05142025	367847	101120 540100	OFFICE SUPPLIES
101	MUNICIPAL COURT	19032	SHEBOYGAN COUNTY TRE	111721	5/1/2025	MUNI COURT ENVELOPES-CUST #60032	375.60	05142025	367847	101120 540100	OFFICE SUPPLIES
101	MUNICIPAL COURT	7036	JAMES LEASING	21485	4/22/2025	ACCT #CO35 APR/MAY BILLING & MAR/APR OVERAGES	240.63	05142025	367795	101120 563110	OFFICE EQUIPMENT MAINTENANCE
101	CITY ATTORNEY	158	AT&T MOBILITY	X04152025	4/7/2025	APRIL BILLING-ACCT #287322521453	126.12	05142025	367748	101130 555120	PHONES
101	CITY ATTORNEY	7036	JAMES LEASING	21670	4/30/2025	ACCT #CO35 APR/MAY BILLING & MAR/APR OVERAGES	231.73	05142025	367795	101130 563110	OFFICE EQUIPMENT MAINTENANCE
101	CITY ATTORNEY	7036	JAMES LEASING	21548	4/25/2025	ACCT #CO35 APR/MAY BILLING PERIOD	12.31	05142025	367795	101130 563110	OFFICE EQUIPMENT MAINTENANCE
101	CITY ATTORNEY	12133	LEXIS-NEXIS	3095724958	4/30/2025	ACCT.422P53Z5L-APRIL 2025 RESEARCH	363.00	05282025	367957	101130 531100	CONTRACTED SERVICES
101	CITY ATTORNEY	6912	DR. TED DISTEFANO	2010150559	5/14/2025	WITNESS FEE - CITY V. ANNIE JENKINS	5.80	05282025	367966	101130 531205	WITNESS FEES
101	CITY ATTORNEY	6912	MICHELLE PERRONNE	2010150561	5/14/2025	WITNESS FEE - CITY V. ANNIE JENKINS	5.80	05282025	367970	101130 531205	WITNESS FEES
101	CITY ATTORNEY	22148	THOMSON REUTERS - W	851938543	5/1/2025	ACCT 1000616687. LIBRARY PLAN CHARGES-MAY 2025	490.98	05282025	6087	101130 546105	BOOKS - REFERENCE
101	MAYOR	158	AT&T MOBILITY	X04152025	4/7/2025	APRIL BILLING-ACCT #287322521453	84.08	05142025	367748	101140 555120	PHONES
101	MAYOR	7036	JAMES LEASING	21487	4/22/2025	ACCT #CO35-015 APR/MAY BILLING & MAR/APR OVERAGES	133.47	05142025	367795	101140 563110	OFFICE EQUIPMENT MAINTENANCE
101	MAYOR	7711	GOVERNMENT SOCIAL	2025-210018883	5/7/2025	GSMCON2025 IN PERSON TICKET - V. VALDEZ	978.00	05282025	367943	101140 536125	EMPLOYEE DEVELOPMENT
101	MAYOR	7036	JAMES LEASING	20687	2/25/2025	ACCT #CO35-015 FEB/MAR BILLING & JAN/FEB OVERAGE	119.23	05282025	367949	101140 563110	OFFICE EQUIPMENT MAINTENANCE
101	CITY ADMINISTRATOR	19032	SHEBOYGAN COUNTY TRE	111663	5/1/2025	BUSINESS CARDS-CUST #60032	30.31	05142025	367847	101141 540100	OFFICE SUPPLIES
101	CITY ADMINISTRATOR	158	AT&T MOBILITY	X04152025	4/7/2025	APRIL BILLING-ACCT #287322521453	84.08	05142025	367748	101141 555120	PHONES
101	CITY ADMINISTRATOR	7036	JAMES LEASING	21487	4/22/2025	ACCT #CO35-015 APR/MAY BILLING & MAR/APR OVERAGES	133.46	05142025	367795	101141 563110	OFFICE EQUIPMENT MAINTENANCE
101	CITY ADMINISTRATOR	7036	JAMES LEASING	20687	2/25/2025	ACCT #CO35-015 FEB/MAR BILLING & JAN/FEB OVERAGE	119.22	05282025	367949	101141 563110	OFFICE EQUIPMENT MAINTENANCE
101	CITY CLERK	22445	WI DEPT OF JUSTICE	202504	5/1/2025	APRIL BACKGROUND CHECKS-ACCT #G2024	784.00	05142025	367874	101142 531100	CONTRACTED SERVICES
101	CITY CLERK	19032	SHEBOYGAN COUNTY TRE	110522	5/1/2025	ENVELOPES-CITY CLERK-CUST #60032	168.99	05142025	367847	101142 540100	OFFICE SUPPLIES
101	CITY CLERK	19032	SHEBOYGAN COUNTY TRE	114830	5/1/2025	ENVELO[PES-CITY CLERK-CUST #60032	81.58	05142025	367847	101142 540100	OFFICE SUPPLIES
101	CITY CLERK	7036	JAMES LEASING	21729	5/6/2025	ACCT #CO35-008 APR/MAY BILLING & MAR/APR OVERAGES	267.53	05282025	367949	101142 540100	OFFICE SUPPLIES
101	ELECTIONS	19032	SHEBOYGAN COUNTY TRE	131668	5/1/2025	CUST #60032 CHANGE OF POLLING ADDRESS POSTCARDS	129.65	05142025	367847	101143 540100	OFFICE SUPPLIES
101	ELECTIONS	19032	SHEBOYGAN COUNTY TRE	114647	5/1/2025	CHANGE OF ADDRESS VOTER CARDS-CUST #60032	187.00	05142025	367847	101143 540100	OFFICE SUPPLIES
101	ELECTIONS	19032	SHEBOYGAN COUNTY TRE	114679	5/1/2025	ABSENTEE ENVELOPES-CUST #60032	555.18	05142025	367847	101143 540100	OFFICE SUPPLIES
101	HUMAN RESOURCES	17980	ST. NICHOLAS HOSPITA	27563	4/30/2025	APRIL DRUG SCREENS	266.00	05142025	367853	101144 531100	CONTRACTED SERVICES

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
101	HUMAN RESOURCES	17980	ST. NICHOLAS HOSPITA	27595	4/30/2025	APRIL DRUG SCREENS	557.00	05142025	367853	101144 531100	CONTRACTED SERVICES
101	HUMAN RESOURCES	1972	BUELOW VETTER	5-244.00006	5/5/2025	ACCT #244.00006 GOVERNANCE INVESTIGATION STATEMENT	177.00	05142025	367758	101144 531200	LEGAL SERVICES
101	HUMAN RESOURCES	21823	VON BRIESEN & ROPER	490570	4/16/2025	MATTER NUMBER:004236-00043	8,691.00	05142025	367867	101144 531200	LEGAL SERVICES
101	HUMAN RESOURCES	19032	SHEBOYGAN COUNTY TRE	111663	5/1/2025	BUSINESS CARDS-CUST #60032	30.31	05142025	367847	101144 540100	OFFICE SUPPLIES
101	HUMAN RESOURCES	158	AT&T MOBILITY	X04152025	4/7/2025	APRIL BILLING-ACCT #287322521453	84.08	05142025	367748	101144 555120	PHONES
101	HUMAN RESOURCES	6912	LIVE MORE HEALTH COA	04212025	4/21/2025	GROUP WELNESS ACTIVITY	250.00	05142025	367826	101144 580900	WELLNESS INITIATIVE
101	HUMAN RESOURCES	7699	ATTOLLES LAW SC	4041	5/9/2025	PROFESSIONAL SERVICE RENDERED THROUGH APR 30, 2025	14,477.10	05282025	367914	101144 531200	LEGAL SERVICES
101	HUMAN RESOURCES	21823	VON BRIESEN & ROPER	493618	5/19/2025	MATTER NUMBER: 004236-00006 LABOR AND PERSONNEL	4,854.50	05282025	368001	101144 531200	LEGAL SERVICES
101	HUMAN RESOURCES	700	MRA-THE MANAGEMENT	00484498	5/12/2025	CLASS REGISTRATION-HR DEPT	1,155.00	05282025	6071	101144 536125	EMPLOYEE DEVELOPMENT
101	HUMAN RESOURCES	7710	FROEDTERT WORKFORCE	00020564-00	3/31/2025	ACCT #001947 SUSPICION TRAINING - 3/11/25	578.00	05282025	367939	101144 536140	CITY-WIDE EMPLOYEE DEVELOPMENT
101	HUMAN RESOURCES	21100	TORKE COFFEE COMPANY	0547377	5/7/2025	CUST #2224 COFFEE - 3RD FLOOR BREAKROOM	420.26	05282025	367988	101144 546160	EMPLOYEE ENGAGEMENT
101	HUMAN RESOURCES	7036	JAMES LEASING	21786	5/12/2025	ACCT #CO35-010 MAY/JUNE BILLING & APR/MAY OVERAGES	272.67	05282025	367949	101144 563110	OFFICE EQUIPMENT MAINTENANCE
101	FINANCE	7143	BAKER TILLY US LLP	BT3169098	4/30/2025	PROGRESS BILLING #3, YE 2024 AUDIT-CLIENT #7696	15,225.00	05142025	5973	101150 531100	CONTRACTED SERVICES
101	FINANCE	19032	SHEBOYGAN COUNTY TRE	126728	5/1/2025	CUST #60032 WINDOW ENVELOPES FOR CITY FINANCE	144.61	05142025	367847	101150 540100	OFFICE SUPPLIES
101	FINANCE	19032	SHEBOYGAN COUNTY TRE	93965	5/1/2025	CUST #60032 PRT CLR HANDOUTS 240	50.40	05142025	367847	101150 589999	MISCELLANEOUS EXPENSES
101	FINANCE	19032	SHEBOYGAN COUNTY TRE	102966	5/1/2025	CUST #60032 CITY OF SHEBOYGAN LETTERHEADS	420.00	05142025	367847	101150 589999	MISCELLANEOUS EXPENSES
101	FINANCE	19032	SHEBOYGAN COUNTY TRE	126028	5/1/2025	CUST #60032 WINDOW ENVELOPES	96.41	05142025	367847	101150 589999	MISCELLANEOUS EXPENSES
101	FINANCE	19032	SHEBOYGAN COUNTY TRE	110531	5/1/2025	CUST #60032 COPIES FOR THE CITY OF SHEBOYGAN	4.79	05142025	367847	101150 589999	MISCELLANEOUS EXPENSES
101	FINANCE	19032	SHEBOYGAN COUNTY TRE	137729	5/9/2025	CUST #60032 PURCHASING AGENT SERVICES-APRIL 2025	6,039.51	05282025	367981	101150 531100	CONTRACTED SERVICES
101	FINANCE	3194	VERIZON WIRELESS	6112425979	5/1/2025	APRIL BILLING-ACCT #686694676-00001	40.09	05282025	367998	101150 555120	PHONES
101	FINANCE	7036	JAMES LEASING	21785	5/12/2025	ACCT #CO35-009 MAY/JUNE BILLING & APR/MAY OVERAGES	243.09	05282025	367949	101150 563110	OFFICE EQUIPMENT MAINTENANCE
101	FINANCE	2134	INTERNAL REVENUE SER	05192025-LATE FEE	4/28/2025	PR TAX LATE FILING FEE	11,913.37	053125DD	368135	101150 531110	FINANCIAL SERVICES FEES
101	ASSESSING	19032	SHEBOYGAN COUNTY TRE	125224	5/1/2025	CUST #60032 #10 WINDOW ENVELOPES FOR CITY ASSESORS	289.23	05142025	367847	101155 540100	OFFICE SUPPLIES
101	ASSESSING	19032	SHEBOYGAN COUNTY TRE	126371	5/1/2025	CUST #60032 WINDOW ENVELOPES FOR CITY ASSESSOR	241.02	05142025	367847	101155 540100	OFFICE SUPPLIES
101	ASSESSING	19032	SHEBOYGAN COUNTY TRE	128690	5/1/2025	CUST #60032 WINDOW ENVELOPES FOR CITY ASSESSOR	1,446.16	05142025	367847	101155 540100	OFFICE SUPPLIES
101	ASSESSING	19032	SHEBOYGAN COUNTY TRE	128973	5/1/2025	CUST #60032 WINDOW ENVELOPES FOR CITY ASSESSOR	289.23	05142025	367847	101155 540100	OFFICE SUPPLIES
101	ASSESSING	19032	SHEBOYGAN COUNTY TRE	130390	5/1/2025	CUST #60032 #10 WINDOW ENVELOPES FOR CITY ASSESSOR	293.71	05142025	367847	101155 540100	OFFICE SUPPLIES
101	ASSESSING	19032	SHEBOYGAN COUNTY TRE	132090	5/1/2025	CUST #60032 #10 WINDOW ENVELOPES FOR CITY ASSESSOR	293.70	05142025	367847	101155 540100	OFFICE SUPPLIES
101	ASSESSING	19032	SHEBOYGAN COUNTY TRE	115423	5/1/2025	ENVELOPES-ASSESSORS OFFICE-CUST #60032	218.54	05142025	367847	101155 540100	OFFICE SUPPLIES
101	ASSESSING	19032	SHEBOYGAN COUNTY TRE	116879	5/1/2025	ENVELOPES-CITY ASSESSORS-CUST #60032	307.72	05142025	367847	101155 540100	OFFICE SUPPLIES
101	ASSESSING	7585	CATALIS TAX & CAMA	INV308350239	5/1/2025	MAY ASSESSMENT SERVICES	39,833.34	05282025	6040	101155 531100	CONTRACTED SERVICES
101	ASSESSING	2665	COMPLETE OFFICE OF	921360	5/13/2025	OFFICE SUPPLIES-ASSESSORS OFFICE	7.00	05282025	6044	101155 540100	OFFICE SUPPLIES
101	ASSESSING	2665	COMPLETE OFFICE OF	920855	5/13/2025	OFFICE SUPPLIES-ASSESSORS OFFICE	31.17	05282025	6044	101155 540100	OFFICE SUPPLIES
101	ASSESSING	7036	JAMES LEASING	21861	5/14/2025	MAY LEASE BILLING-ACCT #CO35	178.75	05282025	367949	101155 563110	OFFICE EQUIPMENT MAINTENANCE
101	CITY BUILDINGS	6917	UNIFIRST CORPORATION	1481037420	4/15/2025	CUST #1673840 MOPS & MATS - CITY HALL	40.09	05142025	367862	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	6917	UNIFIRST CORPORATION	1481038270	4/29/2025	CUST #1673840 MATS & MPS - CITY HALL	47.01	05142025	367862	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	7157	SMITHEREEN PEST	3689465	4/25/2025	LOCATION #155046 REGULARLY SCHEDULED PC SERVICE	85.00	05142025	6020	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	455	ALDAG/HONOLD MECH	7277	4/25/2025	JOB #66881 INSTALL COFFEE MAKER LINES-DPW	917.00	05142025	5965	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	2375	CINTAS FIRST AID	5267520006	4/30/2025	CUST #15666645 SUPPLIES - CITY HALL	31.37	05142025	367762	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	5648	FASTENAL COMPANY	WISHE354713	4/28/2025	CUST #WISHE0157 HIT PIN	18.98	05142025	5988	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	455	ALDAG/HONOLD MECH	SD3850	5/5/2025	JOB #S005671 LABOR & FILING FEE TEST RP VALVE	144.00	05142025	5965	101160 550112	BUILDING MAINT&REPAIR - POLICE
101	CITY BUILDINGS	9100	DAKOTA SUPPLY	S104436288.002	5/5/2025	CUST #49037 ANCHOR SHACKLE, BITS	181.13	05142025	367770	101160 550113	BUILDING MAINT&REPAIR - FIRE
101	CITY BUILDINGS	6739	AMAZON CAPITAL SERVI	1KCN-TCWM-CXGY	4/15/2025	ACCT #A2JXVCVZU4S49M BUILDING MAINT - MPL	102.91	05142025	5967	101160 550114	BUILDING MAINT&REPAIR -LIBRARY
101	CITY BUILDINGS	9100	DAKOTA SUPPLY	S104671872.001	5/2/2025	CUST #49037 GRINDER PADDLE & BATTERY PACK	378.00	05142025	367770	101160 560255	TOOLS & SMALL EQUIPMENT
101	CITY BUILDINGS	7568	PROSHRED	1739402	4/29/2025	APRIL SHREDDING SERVICE CUST #47-0000018815	126.00	05142025	367836	101160 564130	JANITORIAL SUPPLIES/SERVICE
101	CITY BUILDINGS	16722	PROFESSIONAL SUPPLY	1108401	4/29/2025	CUST #MEADP100 SUPPLIES-MPL	246.25	05142025	6014	101160 564130	JANITORIAL SUPPLIES/SERVICE
101	CITY BUILDINGS	16722	PROFESSIONAL SUPPLY	1108395	4/29/2025	CUST #SHEBM110 CLEANER/DEGREASER	78.23	05142025	6014	101160 564130	JANITORIAL SUPPLIES/SERVICE

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
101	CITY BUILDINGS	16722	PROFESSIONAL SUPPLY	1108393	4/29/2025	CUST #SHEBO350 CLENAER - SPD	290.70	05142025	6014	101160 564130	JANITORIAL SUPPLIES/SERVICE
101	CITY BUILDINGS	2375	CINTAS FIRST AID	4229583814	5/6/2025	CUST #21385630 SUPPLIES-UPTOWN SOCIAL	143.60	05282025	367925	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	2375	CINTAS FIRST AID	5270594404	5/16/2025	CUST #21385630 SUPPLIES - UPTOWN SOCIAL	68.60	05282025	367924	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	2375	CINTAS FIRST AID	5270594406	5/16/2025	CUST #11266400 SUPPLIES - PUBLIC WORKS	63.16	05282025	367924	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	6917	UNIFIRST CORPORATION	1481038646	5/6/2025	CUST #1673791 SUPPLIES - PUBLIC WORKS	59.80	05282025	367991	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	6917	UNIFIRST CORPORATION	1481038659	5/6/2025	CUST # 1673840 SUPPLIES - CITY HALL	42.40	05282025	367991	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	6917	UNIFIRST CORPORATION	1481039075	5/13/2025	CUST #1673791 SUPPLIES - PUBLIC WORKS	45.16	05282025	367991	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	6917	UNIFIRST CORPORATION	1481039100	5/13/2025	CUST #1673840 MOPS & MATS - CITY HALL	42.40	05282025	367991	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	7157	SMITHEREEN PEST	3717505	5/12/2025	LOC #155048 REGULARLY SCHEDULED PC SERVICE	45.00	05282025	6080	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	7157	SMITHEREEN PEST	3717502	5/9/2025	LOC #155046 REGULARLY SCHEDULED PC SERVICE	85.00	05282025	6080	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	10181	J.F. AHERN COMPANYH	733493	5/13/2025	AGREEMENT 56128 - SPRINKLER INSPECTION - 1817 N 8	328.00	05282025	6059	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	10181	J.F. AHERN COMPANYH	733482	5/13/2025	AGREEMENT 11710 - SPRINKLER INSPECTION - SMB	285.00	05282025	6059	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	10181	J.F. AHERN COMPANYH	733492	5/13/2025	AGREEMENT 51958 - SPRINKLER INSPECTION - SPD	196.00	05282025	6059	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	222	BLOCK IRON & SUPPLY	799210	5/15/2025	PROVIDE AND INSTALL LOCKS AND KEYS AT MSB	5,110.00	05282025	367918	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	455	ALDAG/HONOLD MECH	7278	4/25/2025	JOB #66881 INSTALL COFFEE MAKER LINES AT CITY HALL	917.00	05282025	6036	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	455	ALDAG/HONOLD MECH	7279	4/25/2025	JOB #66881 - INSTALL COFFEE MAKER LINE -CITY HALL	917.00	05282025	6036	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	7499	LANDMARK LANDSCAPE	16794	4/30/2025	2025 TOTAL PROPERTY CARE FOR CITY HALL AT 828 CENT	474.51	05282025	6064	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	9100	DAKOTA SUPPLY	S104604019.001	4/8/2025	CUST #49037 SHOP SUPPLIES	26.74	05282025	367929	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	9100	DAKOTA SUPPLY	S104684106.001	5/7/2025	CUST #49037 DRAIN CLEANER	49.23	05282025	367929	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	9100	DAKOTA SUPPLY	S104554100.001	4/8/2025	CUST #49037 BALL END L-WRENCH	17.44	05282025	367929	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	16715	PROFESSIONAL DOOR	123103	5/10/2025	SERVICE #302 - MECHANIC SHOP - NEW JERSEY	98.80	05282025	6077	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	16715	PROFESSIONAL DOOR	123102	5/10/2025	SERVICE #302 NEW JERSEY - NE ENTRANCE DOOR	105.60	05282025	6077	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	16715	PROFESSIONAL DOOR	123101	5/10/2025	SERVICE #302 - NEW JERSEY - SALT SHED	365.90	05282025	6077	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	2691	D&H SALES & SERVICE	06946	5/6/2025	MAINT- FIRE DEPT	14.75	05282025	6046	101160 550113	BUILDING MAINT&REPAIR - FIRE
101	CITY BUILDINGS	6739	AMAZON CAPITAL SERVI	16HP-HWQG-DDVC	4/22/2025	ACCT #A2JXVCVZU4S49M BUILDING MAINT - MPL	124.60	05282025	6038	101160 550114	BUILDING MAINT&REPAIR -LIBRARY
101	CITY BUILDINGS	6739	AMAZON CAPITAL SERVI	1PM7-TV3V-R9NL	5/8/2025	ACCT #A2JXVCVZU4S49M BUILDING MAINT - LIBRARY	46.74	05282025	6038	101160 550114	BUILDING MAINT&REPAIR -LIBRARY
101	CITY BUILDINGS	6739	AMAZON CAPITAL SERVI	1DKD-14R9-4FFG	4/24/2025	ACCT #A2JXVCVZU4S49M BUILDING MAINT - LIBRARY	46.03	05282025	6038	101160 550114	BUILDING MAINT&REPAIR -LIBRARY
101	CITY BUILDINGS	6739	AMAZON CAPITAL SERVI	1MP6-KQ1W-4HR7	5/6/2025	ACCT #A2JXVCVZU4S49M BUILDING MAINT-LIBRARY	26.67	05282025	6038	101160 550114	BUILDING MAINT&REPAIR -LIBRARY
101	CITY BUILDINGS	6739	AMAZON CAPITAL SERVI	1NNG-R77Y-3NPN	4/24/2025	ACCT #A2JXVCVZU4S49M BLDG MAINT - LIBRARY	59.77	05282025	6038	101160 550114	BUILDING MAINT&REPAIR -LIBRARY
101	CITY BUILDINGS	6739	AMAZON CAPITAL SERVI	1FQH-L3LP-3KK9	5/13/2025	ACCT #A2JXVCVZU4S49M BUILDING MAINT-MPL	72.50	05282025	6038	101160 550114	BUILDING MAINT&REPAIR -LIBRARY
101	CITY BUILDINGS	20551	SUPERIOR CHEMICAL CO	416336	5/15/2025	CUST #3996800 BLACK LINER - MEAD PUBLIC LIBRARY	215.88	05282025	6085	101160 550114	BUILDING MAINT&REPAIR -LIBRARY
101	CITY BUILDINGS	3194	VERIZON WIRELESS	6112425979	5/1/2025	APRIL BILLING-ACCT #686694676-00001	160.04	05282025	367998	101160 555120	PHONES
101	CITY BUILDINGS	16722	PROFESSIONAL SUPPLY	1109227	5/13/2025	CUST #SHEBO350 SUPPLIES - SPD	323.52	05282025	6078	101160 564130	JANITORIAL SUPPLIES/SERVICE
101	CITY BUILDINGS	16722	PROFESSIONAL SUPPLY	1109465	5/19/2025	CUST #SHEBC140 SUPPLIES - CITY HALL	728.54	05282025	6078	101160 564130	JANITORIAL SUPPLIES/SERVICE
101	CITY BUILDINGS	20551	SUPERIOR CHEMICAL CO	415866	5/8/2025	CUST #43803 DERMA FOAM II DISPENSER	2,240.00	05282025	6085	101160 564130	JANITORIAL SUPPLIES/SERVICE
101	CITY BUILDINGS	20551	SUPERIOR CHEMICAL CO	415870	5/8/2025	CUST #44393 BATH TISSUE - CITY HALL	155.52	05282025	6084	101160 564130	JANITORIAL SUPPLIES/SERVICE
101	CITY BUILDINGS	19325	SHEBOYGAN WATER UTIL	05012025	4/30/2025	APRIL WATER UTILITY BILLING	1,965.99	053125DD	368249	101160 555100	UTILITIES
101	CITY BUILDINGS	22625	ALLIANT ENERGY	04292025-CITY BLDGS	4/29/2025	APRIL BILLING-ACCT #8887540000	7,262.38	053125DD	368250	101160 555100	UTILITIES
101	CITY BUILDINGS	22625	ALLIANT ENERGY	04282025-SENIOR CNTR	4/28/2025	APRIL BILLING-ACCT #0632950000	688.79	053125DD	368252	101160 555100	UTILITIES
101	CITY BUILDINGS	22650	WISCONSIN PUBLIC SER	5459583838	4/30/2025	APRIL BILLING-ACCT #0403257315-00031	4,431.80	053125DD	368258	101160 555100	UTILITIES
101	POLICE DEPARTMENT	6917	UNIFIRST CORPORATION	1481036179	3/25/2025	CUST #1685079 SUPPLIES - SPD	40.14	05142025	367862	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	6917	UNIFIRST CORPORATION	1481036606	4/1/2025	CUST #1685079 SUPPLIES - SPD	40.14	05142025	367862	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	6917	UNIFIRST CORPORATION	1481037037	4/8/2025	CUST #1685079 SUPPLIES - SPD	41.33	05142025	367862	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	6917	UNIFIRST CORPORATION	1481038279	4/29/2025	CUST #1685079 SUPPLIES - SPD	40.14	05142025	367862	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	6917	UNIFIRST CORPORATION	1481037817	4/22/2025	CUST #1685079 SUPPLIES - SPD	40.14	05142025	367862	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	6917	UNIFIRST CORPORATION	1481037434	4/15/2025	CUST #1685079 SUPPLIES - SPD	40.14	05142025	367862	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	1114	CRAIG D. CHILDS, PHD	4198	5/2/2025	SPD CHIEF ZEMPEL REFERRED EMPLOYEE	200.00	05142025	367768	101210 531560	MEDICAL SERVICES
101	POLICE DEPARTMENT	17980	ST. NICHOLAS HOSPITA	27636	4/30/2025	SPD DRUG TESTING NOAH HAUSLER INVOICE 27636	287.10	05142025	367853	101210 531560	MEDICAL SERVICES

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
101	POLICE DEPARTMENT	17980	ST. NICHOLAS HOSPITA	2010150348	5/3/2025	ACCT 58416000 SPD APRIL BLOOD DRAWS	186.00	05142025	367852	101210 531564	LABORATORY FEES
101	POLICE DEPARTMENT	7709	WHOOSTER INC	10002011001	4/29/2025	SPD 2025 SUBSCRIPTION WHOOSTER	5,500.00	05142025	367873	101210 533106	SOFTWARE MAINT & SUBSCRIPTIONS
101	POLICE DEPARTMENT	17233	RECORD MANAGEMENT	7442	5/1/2025	SPD SIMPLE RMSOFTWARE 2025 LICENSES	610.00	05142025	367840	101210 533106	SOFTWARE MAINT & SUBSCRIPTIONS
101	POLICE DEPARTMENT	6570	FOX VALLEY TECHNICAL	2010150324	5/2/2025	SPD0683 CLASSES MCKAY X 1 WILSON X 2	493.00	05142025	367787	101210 536125	EMPLOYEE DEVELOPMENT
101	POLICE DEPARTMENT	13877	MOTOROLA SOLUTIONS	1187145987	4/28/2025	SPD KOENIG SAA CERTIFICATION CLASS	1,100.00	05142025	6010	101210 536125	EMPLOYEE DEVELOPMENT
101	POLICE DEPARTMENT	22023	WAUKESHA COUNTY TECH	S0859978	4/28/2025	ACCT 00004332 SPD OPEN RECORDS CLASS X 6	1,500.00	05142025	367871	101210 536125	EMPLOYEE DEVELOPMENT
101	POLICE DEPARTMENT	2665	COMPLETE OFFICE OF	914208	4/30/2025	CUSTOMER 9916 SPD COMPOSITION BOOKS	12.62	05142025	5978	101210 540100	OFFICE SUPPLIES
101	POLICE DEPARTMENT	2665	COMPLETE OFFICE OF	913475	4/30/2025	CUSTOMER 9916 SPD OFFICE SUPPLIES	134.62	05142025	5978	101210 540100	OFFICE SUPPLIES
101	POLICE DEPARTMENT	2665	COMPLETE OFFICE OF	915076	5/1/2025	CUSTOMER 9916 SPD ADDITIONAL ORDER OF MEMO BOOKS	12.62	05142025	5978	101210 540100	OFFICE SUPPLIES
101	POLICE DEPARTMENT	426	NAT'L LAW ENFORCEMEN	01152061	4/25/2025	CUSTOMER 207117 SPD EVIDENCE TAGS	93.40	05142025	367814	101210 540210	OPERATING SUPPLIES
101	POLICE DEPARTMENT	7515	THE POLICE	117028	3/20/2025	SPD PROX AND ID CARDS FOR 17	606.90	05142025	367857	101210 540210	OPERATING SUPPLIES
101	POLICE DEPARTMENT	20350	STREICHER'S INC	i1756376	4/11/2025	CUSTOMER 11502 SPD GOLD STARS COLLAR INSIGNIA X 20	116.00	05142025	6022	101210 540210	OPERATING SUPPLIES
101	POLICE DEPARTMENT	1258	KWIK TRIP INC.	3670034	5/2/2025	ACCT 00259406 SPD APRIL FUEL COSTS	9,664.54	05142025	6003	101210 540230	GASOLINE
101	POLICE DEPARTMENT	4404	CHARTER COMMUNICATIO	170696901042125	4/21/2025	MAY BILLING-ACCT #170696901	154.10	05142025	367761	101210 555100	UTILITIES
101	POLICE DEPARTMENT	158	AT&T MOBILITY	287327786054x05022 25	4/24/2025	ACCT 287327786054 SPD WIRELESS	2,375.10	05142025	367748	101210 555120	PHONES
101	POLICE DEPARTMENT	862	AT&T	920Z83000104-APR25	4/25/2025	APRIL BILLING-ACCT #920 Z83-0001 217 0	38.05	05142025	367745	101210 555120	PHONES
101	POLICE DEPARTMENT	862	AT&T	920Z83010004-APR25	4/25/2025	APRIL BILLING-ACCT #920 Z83-0100 046 3	450.95	05142025	367745	101210 555120	PHONES
101	POLICE DEPARTMENT	397	BAYCOM, INC.	EQUIPINV_055313	4/30/2025	CUSTOMER 4350 SPD	709.00	05142025	5976	101210 562110	VEHICLE MAINT & REPAIRS
101	POLICE DEPARTMENT	6923	MIKE BURKART FORD	185024223	4/29/2025	SPD SQUAD BATTERY X 2	355.46	05142025	6009	101210 562110	VEHICLE MAINT & REPAIRS
101	POLICE DEPARTMENT	7036	JAMES LEASING	21609	4/28/2025	ACCT C031 SPD CID COPIER LEASE	181.64	05142025	367795	101210 563110	OFFICE EQUIPMENT MAINTENANCE
101	POLICE DEPARTMENT	7036	JAMES LEASING	21484	4/22/2025	ACCT CO31 SPD MAIN WORK ROOM COPIER LEASE	253.75	05142025	367795	101210 563110	OFFICE EQUIPMENT MAINTENANCE
101	POLICE DEPARTMENT	6925	VAN HORN AUTO	185023690	3/24/2025	FRONT AXLE-SPD	124.09	05152025	6034	101210 562110	VEHICLE MAINT & REPAIRS
101	POLICE DEPARTMENT	6925	VAN HORN AUTO	185024223	4/29/2025	BATTERY PURCHASE-SPD	355.46	05152025	6034	101210 562110	VEHICLE MAINT & REPAIRS
101	POLICE DEPARTMENT	22473	WI DEPT OF TRANSPORT	05012025-TVRP	5/1/2025	TVRP FEES-SPD	9.00	051625DD	367881	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	22473	WI DEPT OF TRANSPORT	05022025-TVRP	5/1/2025	TVRP FEES-SPD	3.00	051625DD	367882	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	22473	WI DEPT OF TRANSPORT	05052025-TVRP	5/5/2025	TVRP FEES-SPD	9.00	051625DD	367883	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	22473	WI DEPT OF TRANSPORT	05152025-TVRP FEES	5/15/2025	TVRP FEES-SPD	6.00	051625DD	367891	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	22625	ALLIANT ENERGY	04242025-SPD	4/24/2025	APRIL BILLING-ACCT #0338010000	4,084.53	051625DD	367906	101210 555100	UTILITIES
101	POLICE DEPARTMENT	6917	UNIFIRST CORPORATION	1481039113	5/13/2025	CUST #1685079 MATS & WIPERS -SPD	40.14	05282025	367991	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	3827	CUSTOM CRAFT TROPHY	50322	5/13/2025	SPD RETIREMENT AWARD JASCHOB	140.00	05282025	367928	101210 531800	PROGRAM SERVICES
101	POLICE DEPARTMENT	19000	SHEBOYGAN COUNTY TRE	137727	5/9/2025	ACCT 1071 SPD KIDS RODEO SHEETS	98.82	05282025	367980	101210 531800	PROGRAM SERVICES
101	POLICE DEPARTMENT	7436	DICTATIONPRODUCTS	11114	5/8/2025	SPD 2025 PHILIPS ENTERPRISE LICENSES	1,758.00	05282025	6047	101210 533106	SOFTWARE MAINT & SUBSCRIPTIONS
101	POLICE DEPARTMENT	6570	FOX VALLEY TECHNICAL	2010150778	2/20/2025	GLASHEEN,TEUNISSEN,PARKER ,BUCHNER,NACHTWEY,LUDWI G	772.50	05282025	367938	101210 536125	EMPLOYEE DEVELOPMENT
101	POLICE DEPARTMENT	2665	COMPLETE OFFICE OF	919310	5/9/2025	CUSTOMER 9916 SPD MARKERS BATTERIES ETC.	157.42	05282025	6043	101210 540100	OFFICE SUPPLIES
101	POLICE DEPARTMENT	19000	SHEBOYGAN COUNTY TRE	137719	5/8/2025	ACCT 1071 SPD NUISANCE PROPERTY PRINTING	38.54	05282025	367980	101210 540100	OFFICE SUPPLIES
101	POLICE DEPARTMENT	19000	SHEBOYGAN COUNTY TRE	137812	5/14/2025	ACCT 1071 SPD REGULAR ENVELOPES PRINTING	89.22	05282025	367980	101210 540100	OFFICE SUPPLIES
101	POLICE DEPARTMENT	19000	SHEBOYGAN COUNTY TRE	137843	5/15/2025	ACCT 1071 SPD BUSINESS CARDS BLODGETT STELTER	21.62	05282025	367980	101210 540100	OFFICE SUPPLIES
101	POLICE DEPARTMENT	9950	INTOXIMETERS, INC.	786961	5/8/2025	CUSTOMER COOOWISHE1 SPD INTOX SUPPLIES	890.00	05282025	367947	101210 540210	OPERATING SUPPLIES
101	POLICE DEPARTMENT	20350	STREICHER'S INC	I1761750	5/13/2025	SPD COLLAR INSIGNIA GOLD STARS	72.00	05282025	6083	101210 540210	OPERATING SUPPLIES
101	POLICE DEPARTMENT	7140	QUALITY STATE OIL	6967390	5/8/2025	ACCT 66290232 SPD DIESEL GENERATOR	421.21	05282025	6079	101210 540245	OILS & LUBRICANTS
101	POLICE DEPARTMENT	101	AT&T CORP	7874103010	5/7/2025	APRIL CHARGES-ACCT #831-001-2812 649	573.39	05282025	367911	101210 555120	PHONES
101	POLICE DEPARTMENT	101	AT&T CORP	7133912011	5/7/2025	APRIL BILLING-ACCT #831-001-2812 652	325.27	05282025	367911	101210 555120	PHONES
101	POLICE DEPARTMENT	101	AT&T CORP	000023427901	5/4/2025	APRIL BILLING-ACCT	11.51	05282025	367912	101210 555120	PHONES
101	POLICE DEPARTMENT	158	AT&T MOBILITY	287309317415X05152 5	5/7/2025	ACCT 287309317415 SPD WIRELESS	769.78	05282025	367913	101210 555120	PHONES
101	POLICE DEPARTMENT	6925	VAN HORN AUTO	185024428	5/12/2025	2ND INVOICE SPD BATTERIES	355.46	05282025	6089	101210 562110	VEHICLE MAINT & REPAIRS
101	POLICE DEPARTMENT	7036	JAMES LEASING	21757	5/7/2025	ACCT CO 31 SPD FRONT DESK COPIER LEASE	149.73	05282025	367949	101210 563110	OFFICE EQUIPMENT MAINTENANCE
101	POLICE DEPARTMENT	3295	SIGN SHOP OF SHEB	20250846	5/8/2025	VINYL GRAPHICS PACKAGES FOR PD VEHICLES	525.00	05282025	367983	101210 580210	INSURANCE DEDUCTIBLE & CLAIMS
101	POLICE DEPARTMENT	6923	MIKE BURKART FORD	401302	5/1/2025	COLLISION REPAIRS TO SHEBOYGAN PD SQUAD # 9 2022 F	12,210.13	05282025	6069	101210 580210	INSURANCE DEDUCTIBLE & CLAIMS
101	POLICE DEPARTMENT	6923	MIKE BURKART FORD	403614	5/6/2025	INSURANCE REPAIRS TO 2025 SQUAD CAR	4,051.80	05282025	6069	101210 580210	INSURANCE DEDUCTIBLE & CLAIMS
101	POLICE DEPARTMENT	22473	WI DEPT OF TRANSPORT	05192025-TVRP	5/19/2025	TVRP FEES-SPD	6.00	053125DD	368136	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	22473	WI DEPT OF TRANSPORT	05192025-TVRP2	5/19/2025	TVRP FEES-SPD	3.00	053125DD	368137	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	22473	WI DEPT OF TRANSPORT	05232025-TVRP	5/23/2025	TVRP FEES-SPD	3.00	053125DD	368259	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	22473	WI DEPT OF TRANSPORT	05292025-TVRP	5/29/2025	TVRP FEES-SPD	21.00	053125DD	368263	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	19325	SHEBOYGAN WATER UTIL	05012025	4/30/2025	APRIL WATER UTILITY BILLING	477.34	053125DD	368249	101210 555100	UTILITIES
101	POLICE DEPARTMENT	22650	WISCONSIN PUBLIC SER	5459583838	4/30/2025	APRIL BILLING-ACCT #0403257315-00031	2,402.93	053125DD	368258	101210 555100	UTILITIES

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
101	FIRE & EMERGENCY MED SERVICES	1665	ERGOMETRICS & APPLIE	147208	4/30/2025	ACCT #290728 SPRING CANDIDATE TESTING	372.59	05142025	367778	101220 531100	CONTRACTED SERVICES
101	FIRE & EMERGENCY MED SERVICES	13337	MILWAUKEE AREA TECHN	1882	4/21/2025	SFD PARAMEDIC CLASS - ROLLER & VORPAGEL	6,771.30	05142025	367808	101220 536125	EMPLOYEE DEVELOPMENT
101	FIRE & EMERGENCY MED SERVICES	13337	MILWAUKEE AREA TECHN	1883	4/21/2025	SFD FI CLASS - NOSTER & PERMAN	316.10	05142025	367808	101220 536125	EMPLOYEE DEVELOPMENT
101	FIRE & EMERGENCY MED SERVICES	13337	MILWAUKEE AREA TECHN	1893	4/22/2025	SFD PARAMEDIC CLASS - ANNELIN	5,667.00	05142025	367808	101220 536125	EMPLOYEE DEVELOPMENT
101	FIRE & EMERGENCY MED SERVICES	2665	COMPLETE OFFICE OF	912765	4/29/2025	CUST #9916 SFD LEGAL PADS & BINDER CLIPS	14.60	05142025	5978	101220 540100	OFFICE SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	1293	AURORA EMPLOYEE ASST	136-CI0000356	4/25/2025	CUST #3361 MEDICATIONS	478.53	05142025	367750	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	2213	BOUND TREE MEDICAL	70364225	2/27/2025	ACCT #212408 SFD CREDIT ON ACCOUNT	(46.35)	05142025	367755	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	2743	AIRGAS, USA, LLC	9160351403	4/21/2025	CUST #3214033 OXYGEN	73.39	05142025	367742	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	2743	AIRGAS, USA, LLC	5515863561	4/30/2025	CUST #3214033 CYLINDER RENTAL	526.00	05142025	367742	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	7402	LIFE-ASSIST INC	1593665	4/28/2025	CUST #53081FD MEDICAL SUPPLIES	55.14	05142025	367803	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	7402	LIFE-ASSIST INC	1594070	4/29/2025	CUST #53081FD MEDICAL SUPPLIES	55.14	05142025	367803	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	1258	KWIK TRIP INC.	260156APRIL25	5/2/2025	ACCT #260156 APRIL FD FUEL PURCH	5,576.49	05142025	6003	101220 540230	GASOLINE
101	FIRE & EMERGENCY MED SERVICES	6917	UNIFIRST CORPORATION	1481038280	4/29/2025	CUST #1780868 SHOP RAGS	52.32	05142025	367862	101220 540245	OILS & LUBRICANTS
101	FIRE & EMERGENCY MED SERVICES	7382	BLIFFERT LUMBER	2504-697744	4/24/2025	SFD STRUCTURAL COLLAPSE SUPPLIES	140.48	05142025	367754	101220 540500	FIRE FIGHTING SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	2691	D&H SALES & SERVICE	06803	4/30/2025	SFD FUEL PUMP	23.92	05142025	5981	101220 560255	TOOLS & SMALL EQUIPMENT
101	FIRE & EMERGENCY MED SERVICES	2455	NORTH STAR EMERGENCY	4265	5/1/2025	SFD PUMP MAINTENANCE - ALL PUMPS	2,605.66	05142025	367816	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	3497	RED POWER DIESEL	5700	4/24/2025	SFD RED & AMBER LIGHTS FOR 1873	105.51	05142025	367841	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	6149	FISCHER'S FLEET SERV	71262P	4/29/2025	SFD RADIATOR HOSE - 1873	52.42	05142025	367785	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	7439	FACTORY MOTOR PARTS	228-022714	2/14/2025	ACCT #SB5927 AIR FILTER - 1884	26.39	05142025	367779	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	7695	NAPA AUTO PARTS	479538	4/28/2025	ACCT #78229 ANTIFREEZE FOR AMBULANCES	20.78	05142025	367812	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	7695	NAPA AUTO PARTS	479609	4/29/2025	ACCT #78229 ANTIFREEZE FOR FIRE TRUCKS	86.94	05142025	367812	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	20716	TRUCK COUNTRY OF WIS	X20402962501	4/10/2025	CUST #54003 SFD SENSOR - 1867	225.91	05142025	367860	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	20716	TRUCK COUNTRY OF WIS	X20402996201	5/8/2025	CUST #54003 SFD RETURN SENSOR	(225.91)	05142025	367860	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	22625	ALLIANT ENERGY	04242025-FD	4/24/2025	APRIL BILLING-ACCT #4909100000	3,399.18	051625DD	367899	101220 555100	UTILITIES
101	FIRE & EMERGENCY MED SERVICES	7446	CREDIT SERVICE	171488	4/30/2025	MARCH 2025 SFD COLLECTIONS	11.45	05282025	367926	101220 531100	CONTRACTED SERVICES
101	FIRE & EMERGENCY MED SERVICES	3295	SIGN SHOP OF SHEB	20250860	5/8/2025	SFD PARADE SIGNS	96.00	05282025	367983	101220 540100	OFFICE SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	7365	PETTY CASH	05152025-FD	5/15/2025	PETTY CASH REPLENISH-FD	26.56	05282025	367972	101220 540100	OFFICE SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	2213	BOUND TREE MEDICAL	85764934	5/8/2025	ACCT #212408 SFD MEDICAL SUPPLIES	2,197.61	05282025	367919	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	2213	BOUND TREE MEDICAL	85768328	5/12/2025	ACCT #212408 SFD MEDICAL SUPPLIES	102.00	05282025	367919	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	2213	BOUND TREE MEDICAL	85774700	5/16/2025	ACCT #212408 SFD MEDICAL SUPPLIES	2,256.62	05282025	367919	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	2213	BOUND TREE MEDICAL	85774701	5/16/2025	ACCT #212408 SFD MEDICAL SUPPLIES	614.51	05282025	367919	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	2743	AIRGAS, USA, LLC	9160809421	5/5/2025	CUST #3214033 OXYGEN	73.39	05282025	367910	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	2743	AIRGAS, USA, LLC	9161024428	5/12/2025	CUST #3214033 OXYGEN	142.89	05282025	367910	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	7402	LIFE-ASSIST INC	1597974	5/8/2025	CUST #53081FD MEDICAL SUPPLIES	236.68	05282025	367958	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	7402	LIFE-ASSIST INC	1600951	5/19/2025	CUST #53081FD MEDICAL SUPPLIES	683.68	05282025	367958	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	4761	DUO-SAFETY LADDER	496467-000	5/6/2025	SFD 24 FT LADDER PARTS - 1861	68.00	05282025	367930	101220 540500	FIRE FIGHTING SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	5940	MACQUEEN EQUIPMENT	P48693	5/13/2025	ACCT #SHEBO009 SFD HURST TOOL REPAIR	185.00	05282025	6067	101220 540500	FIRE FIGHTING SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	158	AT&T MOBILITY	287311712518X051525	5/7/2025	ACCT #287311712518 SFD MAY BILLING	959.35	05282025	367913	101220 555120	PHONES
101	FIRE & EMERGENCY MED SERVICES	157	AUTOZONE, INC.	01974086473	5/7/2025	CUST #412577 SFD FUSES	9.49	05282025	367915	101220 560255	TOOLS & SMALL EQUIPMENT
101	FIRE & EMERGENCY MED SERVICES	157	AUTOZONE, INC.	01974092578	5/16/2025	CUST #412577 SFD BULBS	25.62	05282025	367915	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	157	AUTOZONE, INC.	01974093548	5/18/2025	CUST #412577 SFD MOTOR OIL - 1855	16.62	05282025	367915	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	157	AUTOZONE, INC.	01974093827	5/18/2025	CUST #412577 SFD MARKER LIGHT - 1852	6.10	05282025	367915	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	3497	RED POWER DIESEL	5781	5/19/2025	SFD ANODE RODES - 1864	586.34	05282025	367975	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	7695	NAPA AUTO PARTS	480441	5/8/2025	ACCT #78337 OIL & FILTER - 1882	44.60	05282025	367962	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	20716	TRUCK COUNTRY OF WIS	X20402999001	5/13/2025	CUST #54003 WATER PUMP - 1873	316.73	05282025	367989	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	20716	TRUCK COUNTRY OF WIS	X20403002201	5/15/2025	CUST #54003 WATER PUMP RETURN	(132.00)	05282025	367989	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	20716	TRUCK COUNTRY OF WIS	X20403003301	5/16/2025	CUST #54003 MARKER LIGHT - 1855	12.82	05282025	367989	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	7011	JAMES IMAGING SYSTEM	21770	5/12/2025	ACCT #CO35-014 SFD LEASE PAYMENT	132.40	05282025	367948	101220 563110	OFFICE EQUIPMENT MAINTENANCE
101	FIRE & EMERGENCY MED SERVICES	6571	FRANK'S RADIO SERVIC	127425	5/9/2025	SFD PARTS FOR NEW AMBULANCE RADIO	82.66	05282025	6053	101220 563310	COMMUNICATION EQUIPMENT MAINT
101	FIRE & EMERGENCY MED SERVICES	6998	WI EMP TRUST	0054302	5/8/2025	WRS CONTRIBUTIONS-APRIL 2025	670.71	053125DD	368264	101220 520320	WI RETIREMENT FUND
101	FIRE & EMERGENCY MED SERVICES	19325	SHEBOYGAN WATER UTIL	05012025	4/30/2025	APRIL WATER UTILITY BILLING	510.29	053125DD	368249	101220 555100	UTILITIES
101	FIRE & EMERGENCY MED SERVICES	22650	WISCONSIN PUBLIC SER	5459583838	4/30/2025	APRIL BILLING-ACCT #0403257315-00031	1,353.25	053125DD	368258	101220 555100	UTILITIES
101	BUILDING INSPECTIONS	1258	KWIK TRIP INC.	00260159-APRIL2025	5/2/2025	ACCT#00260159 APRIL FUEL PURCHASES-BLDG INSPECTION	180.86	05142025	6003	101240 537100	VEHICLE & PARKING EXPENSES

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
101	BUILDING INSPECTIONS	158	AT&T MOBILITY	X04152025	4/7/2025	APRIL BILLING-ACCT #287322521453	170.00	05142025	367748	101240 555120	PHONES
101	BUILDING INSPECTIONS	7036	JAMES LEASING	21631	4/30/2025	ACCT #CO35-001 APR/MAY BILLING & MAR/APR OVERAGES	295.57	05142025	367795	101240 563110	OFFICE EQUIPMENT MAINTENANCE
101	BUILDING INSPECTIONS	7187	WEX BANK	104868190	5/23/2025	MAY FUEL PURCHASES	220.90	05282025	368003	101240 537100	VEHICLE & PARKING EXPENSES
101	BUILDING INSPECTIONS	3194	VERIZON WIRELESS	6113148117	5/10/2025	APR/MAY BILLING-ACCT #342076825-00001	76.02	05282025	367998	101240 555120	PHONES
101	CIVIL DEFENSE	22625	ALLIANT ENERGY	04242025-CIVIL DEF	4/24/2025	APRIL BILLING-ACCT #4891900000	26.47	051625DD	367900	101290 555100	UTILITIES
101	CIVIL DEFENSE	5000	EMERGENCY COMMUN	4484	5/8/2025	ANNUAL TORNADO SIREN MAINTENANCE	3,000.00	05282025	367932	101290 531100	CONTRACTED SERVICES
101	CIVIL DEFENSE	5000	EMERGENCY COMMUN	4484	5/8/2025	ANNUAL TORNADO SIREN MAINTENANCE	2,939.00	05282025	367932	101290 560255	TOOLS & SMALL EQUIPMENT
101	PUBLIC WORKS ADMIN	17980	ST. NICHOLAS HOSPITA	27645	4/30/2025	DRUG SCREEN	38.00	05142025	367853	101310 536125	EMPLOYEE DEVELOPMENT
101	PUBLIC WORKS ADMIN	19032	SHEBOYGAN COUNTY TRE	123358	5/1/2025	CUST #60032 REG. ENV. FOR CITY PUBLIC WORKS	43.78	05142025	367847	101310 540100	OFFICE SUPPLIES
101	PUBLIC WORKS ADMIN	4404	CHARTER COMMUNICATIO	170696901042125	4/21/2025	MAY BILLING-ACCT #170696901	185.33	05142025	367761	101310 555100	UTILITIES
101	PUBLIC WORKS ADMIN	158	AT&T MOBILITY	X04152025	4/7/2025	APRIL BILLING-ACCT #287322521453	127.96	05142025	367748	101310 555120	PHONES
101	PUBLIC WORKS ADMIN	1710	WELLS FARGO FINANCIA	5034219546	5/2/2025	MAY COPIER LEASE-CUST #1000011397	448.85	05142025	6031	101310 563110	OFFICE EQUIPMENT MAINTENANCE
101	PUBLIC WORKS ADMIN	3653	COTTINGHAM & BUTLER	405798	5/8/2025	ACCT #CITYOFS-08 CLASSIFICATION REVIEW	300.00	05282025	6045	101310 531100	CONTRACTED SERVICES
101	PUBLIC WORKS ADMIN	5527	JT ENGINEERING, INC	250046.2	5/6/2025	PROJECT OVERSIGHT AND ADMINISTRATION OF THE SHEBOY	1,816.25	05282025	6061	101310 531100	CONTRACTED SERVICES
101	PUBLIC WORKS ADMIN	19032	SHEBOYGAN COUNTY TRE	137680	5/7/2025	CUST# 60032 DPW ENVELOPES	44.61	05282025	367981	101310 540100	OFFICE SUPPLIES
101	PUBLIC WORKS ADMIN	3194	VERIZON WIRELESS	6113148306	5/10/2025	APR/MAY BILLING-ACCT #342085513-00001	112.03	05282025	367998	101310 555120	PHONES
101	PUBLIC WORKS ADMIN	3194	VERIZON WIRELESS	6112425979	5/1/2025	APRIL BILLING-ACCT #686694676-00001	1,438.37	05282025	367998	101310 555120	PHONES
101	STREETS MAINTENANCE	6947	GFL ENVIRONMENTAL	XH0000000921	3/31/2025	MARCH 2025 GARBAGE & RECYCLING TIPPING FEES	4,369.68	05142025	367788	101331 533110	STREET SWEEPING DISPOSAL
101	STREETS MAINTENANCE	5648	FASTENAL COMPANY	WISHE354847	5/1/2025	CUST# WISHE0157 WASHER	175.55	05142025	5988	101331 553105	TRAFFIC MAINTENANCE & REPAIR
101	STREETS MAINTENANCE	5819	MIDLAND PLASTICS,	1586819	4/29/2025	CUST# 15638 - .118 WHITE HAIRCELL ABS SHEET	355.17	05142025	367807	101331 553105	TRAFFIC MAINTENANCE & REPAIR
101	STREETS MAINTENANCE	9100	DAKOTA SUPPLY	S104671764.001	5/2/2025	CUST #49037 LED LAMP & FOAM BRITE G	113.38	05142025	367770	101331 553110	BRIDGES MAINTENANCE
101	STREETS MAINTENANCE	158	AT&T MOBILITY	X04152025	4/7/2025	APRIL BILLING-ACCT #287322521453	31.99	05142025	367748	101331 555120	PHONES
101	STREETS MAINTENANCE	22625	ALLIANT ENERGY	04242025-STREETLIGHT	4/24/2025	APRIL BILLING-ACCT #2916081582	1,247.55	051625DD	367901	101331 555100	UTILITIES
101	STREETS MAINTENANCE	22625	ALLIANT ENERGY	04242025-TRAFFCNTRL3	4/24/2025	APRIL BILLING-ACCT #0035400000	3,289.76	051625DD	367907	101331 555100	UTILITIES
101	STREETS MAINTENANCE	6947	GFL ENVIRONMENTAL	XH0000000942	4/30/2025	DPW SANITATION APRIL 2025 MONTHLY TIPPING FEES	7,155.59	05282025	367941	101331 533110	STREET SWEEPING DISPOSAL
101	STREETS MAINTENANCE	21189	3M COMPANY	9433748880	5/9/2025	LOT OF VARIOUS VINYL SIGN FILMS AS DETAILED IN QUO	523.96	05282025	367908	101331 553105	TRAFFIC MAINTENANCE & REPAIR
101	STREETS MAINTENANCE	21250	TAPCO	I801496	5/9/2025	127491 SWITCHES FOR RADIO SITES INDUSTRIAL 3-PO	4,620.00	05282025	6086	101331 553105	TRAFFIC MAINTENANCE & REPAIR
101	STREETS MAINTENANCE	7140	QUALITY STATE OIL	930373	4/14/2025	ACCT# 66290232 - OIL ANALYSIS AMP32RPP ADV IND KIT	63.00	05282025	6079	101331 553110	BRIDGES MAINTENANCE
101	STREETS MAINTENANCE	14851	NEW PIG CORPORATION	24599317-00	3/10/2025	CUST# 3018009 - PIG OIL-ONLY ABSORBENT MAT ROLL	362.31	05282025	6072	101331 560255	TOOLS & SMALL EQUIPMENT
101	STREETS MAINTENANCE	1433	GUELIG WASTE REMOVAL	72073A	5/8/2025	DEMOLITION AND DISPOSAL OF HOME AND TWO CAR GARAGE	4,928.00	05282025	367945	101331 621100	LAND
101	STREETS MAINTENANCE	19325	SHEBOYGAN WATER UTIL	05012025	4/30/2025	APRIL WATER UTILITY BILLING	104.40	053125DD	368249	101331 555100	UTILITIES
101	STREET LIGHTING	22625	ALLIANT ENERGY	04242025-STREETLIGHT	4/24/2025	APRIL BILLING-ACCT #2916081582	4,871.20	051625DD	367901	101342 555100	UTILITIES
101	STREET LIGHTING	22625	ALLIANT ENERGY	04242025-PARKS1	4/24/2025	APRIL BILLING-ACCT #1304920000	3.60	051625DD	367903	101342 555100	UTILITIES
101	STREET LIGHTING	9100	DAKOTA SUPPLY	S104704033.001	5/14/2025	CUST# 49037 - KLEIN 328091 9-IN-1 PASS THROUGH NUT	41.94	05282025	367929	101342 560255	TOOLS & SMALL EQUIPMENT
101	STREET LIGHTING	21778	VIKING ELECTRIC SUPP	S008795614.001	1/14/2025	RETURN IN-LINE SPLICE	(131.25)	05282025	367999	101342 560255	TOOLS & SMALL EQUIPMENT
101	STREET LIGHTING	22625	ALLIANT ENERGY	04252025-STREET LT	4/25/2025	MAY BILLING-ACCT #7435500000	17,894.50	053125DD	368134	101342 555100	UTILITIES
101	STREET LIGHTING	22625	ALLIANT ENERGY	04282025-STREETLT4	4/28/2025	APRIL BILLING-ACCT #0192630000	3,186.83	053125DD	368253	101342 555100	UTILITIES
101	STORM SEWER	6226	WISCONSIN LAKE & PON	INV-25-10258	4/10/2025	ENGINEERING POND MANAGEMENT	1,024.50	05142025	367877	101344 531100	CONTRACTED SERVICES
101	STORM SEWER	7914	GREAT LAKES TV SEAL	23369	4/30/2025	TELEVISE STORM SEWER ON SOUTH 18TH STREET IN SHEBO	1,292.27	05142025	5995	101344 531100	CONTRACTED SERVICES
101	STORM SEWER	9100	DAKOTA SUPPLY	S104568634.001	4/8/2025	CUST# 49037 PVC	238.72	05142025	367770	101344 540290	CONSTRUCTION MATERIALS
101	STORM SEWER	22625	ALLIANT ENERGY	04242025-LIFTSTATION	4/24/2025	APRIL BILLING-ACCT #6703559747	259.99	051625DD	367897	101344 555100	UTILITIES
101	STORM SEWER	14750	NEENAH FOUNDRY CO	183920	5/19/2025	CUST# S01053 - SOLID PLATEN LD	177.00	05282025	367965	101344 540290	CONSTRUCTION MATERIALS
101	STORM SEWER	22650	WISCONSIN PUBLIC SER	5459583838	4/30/2025	APRIL BILLING-ACCT #0403257315-00031	19.00	053125DD	368258	101344 555100	UTILITIES
101	CEMETERY	22625	ALLIANT ENERGY	04242025-PARKS2	4/24/2025	APRIL BILLING-ACCT #1766730000	67.08	051625DD	367902	101491 555100	UTILITIES
101	CEMETERY	7441	NEAT-N-CLEAN	4648	5/7/2025	CEMETERY - WILDWOOD CEMETERY	124.00	05282025	367964	101491 531100	CONTRACTED SERVICES
101	CEMETERY	3194	VERIZON WIRELESS	6112425979	5/1/2025	APRIL BILLING-ACCT #686694676-00001	40.01	05282025	367998	101491 555120	PHONES
101	CEMETERY	19325	SHEBOYGAN WATER UTIL	05012025	4/30/2025	APRIL WATER UTILITY BILLING	176.80	053125DD	368249	101491 555100	UTILITIES
101	CEMETERY	22650	WISCONSIN PUBLIC SER	5459583838	4/30/2025	APRIL BILLING-ACCT #0403257315-00031	52.29	053125DD	368258	101491 555140	GAS - UTILITY
101	PARKS	6947	GFL ENVIRONMENTAL	XH0000000921	3/31/2025	MARCH 2025 GARBAGE & RECYCLING TIPPING FEES	712.60	05142025	367788	101520 533125	TRANSFER STATION TIPPING

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101	PARKS	4404	CHARTER COMMUNICATIO	170696901042125	4/21/2025	MAY BILLING-ACCT #170696901	139.98	05142025	367761	101520 555100	UTILITIES
101	PARKS	22625	ALLIANT ENERGY	04242025-STREETLIGHT	4/24/2025	APRIL BILLING-ACCT #2916081582	18.24	051625DD	367901	101520 555100	UTILITIES
101	PARKS	22625	ALLIANT ENERGY	04242025-PARKS2	4/24/2025	APRIL BILLING-ACCT #1766730000	1,298.52	051625DD	367902	101520 555100	UTILITIES
101	PARKS	22625	ALLIANT ENERGY	04242025-PARKS1	4/24/2025	APRIL BILLING-ACCT #1304920000	3,706.85	051625DD	367903	101520 555100	UTILITIES
101	PARKS	22625	ALLIANT ENERGY	04242025PARKS2	4/24/2025	APRIL BILLING-ACCT #8540810000	344.00	051625DD	367895	101520 555111	UTILITIES - MAYWOOD
101	PARKS	22625	ALLIANT ENERGY	04242025-PARKS2	4/24/2025	APRIL BILLING-ACCT #1766730000	66.61	051625DD	367902	101520 555111	UTILITIES - MAYWOOD
101	PARKS	7441	NEAT-N-CLEAN	4611	4/30/2025	PARKS - SOUT PIER TURN & VOLLRATH	248.00	05282025	367964	101520 531100	CONTRACTED SERVICES
101	PARKS	7441	NEAT-N-CLEAN	4654	5/7/2025	PARK - STANDARD PORTABLE TOILET ROOSEVELT, COLE, M	1,176.00	05282025	367964	101520 531100	CONTRACTED SERVICES
101	PARKS	7441	NEAT-N-CLEAN	4631	5/2/2025	PARKS - QUARRY & MAYWOOD	297.60	05282025	367964	101520 531100	CONTRACTED SERVICES
101	PARKS	6947	GFL ENVIRONMENTAL	XH0000000942	4/30/2025	DPW SANITATION APRIL 2025 MONTHLY TIPPING FEES	748.16	05282025	367941	101520 533125	TRANSFER STATION TIPPING
101	PARKS	2375	CINTAS FIRST AID	5264582007	4/15/2025	CUST# 11266400 - SERVICE ACKNOWLEDGEMENT	104.47	05282025	367924	101520 540210	OPERATING SUPPLIES
101	PARKS	2416	CAAN FLORAL & GREEN	95530278	5/13/2025	PARKS - 32 CT FLAT - FLOWERING ANNUALS	159.12	05282025	367922	101520 540210	OPERATING SUPPLIES
101	PARKS	2416	CAAN FLORAL & GREEN	95531807	5/16/2025	PARKS - 32CT FLAT - FLOWERING ANNUALS	87.96	05282025	367922	101520 540210	OPERATING SUPPLIES
101	PARKS	5830	FERGUSON ENTERPRISES	0021183	4/30/2025	CUST# 435973 - DLX KNEELING MAT	45.64	05282025	367934	101520 540210	OPERATING SUPPLIES
101	PARKS	19000	SHEBOYGAN COUNTY TRE	137757	4/30/2025	CUST# 60032 - RECRUSHED BLACKTOP	78.70	05282025	367980	101520 540210	OPERATING SUPPLIES
101	PARKS	2142	BATTERIES PLUS LLC	P82294026	5/5/2025	PARKS - SLA 12-5F 12V 5AH LEAH	25.40	05282025	6039	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	3790	KAAT'S WATER CONDITI	27285TO	4/30/2025	ACCT# 1157923 - MAYWOOD	79.50	05282025	6062	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	6135	FIRST SUPPLY LLC	3737919-00	4/15/2025	CUST# 90104095 - 1 COP TUBE CAP	14.88	05282025	6052	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	6135	FIRST SUPPLY LLC	3738887-00	4/17/2025	CUST# 90104095 - RP72773 COMM CLASSIC METERING VLV	6.20	05282025	6052	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	6135	FIRST SUPPLY LLC	3738887-02	4/23/2025	CUST# 90104095 - RP72773 COMM CLASSIC METERING VLV	198.45	05282025	6052	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	6135	FIRST SUPPLY LLC	3750472-00	5/14/2025	CUST# 90104095 - 3001-150 11/2 CI/PLXCOP PROFLEX C	32.04	05282025	6052	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	6135	FIRST SUPPLY LLC	3750449-00	5/14/2025	CUST# 90104095 - 1056 125 11/4 CI X PVC CPLG FERNC	10.24	05282025	6052	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	6135	FIRST SUPPLY LLC	3749661-00	5/13/2025	CUST# 90104095 - 3308853 H541ASD 1 CTRL STOP REPAI	88.80	05282025	6052	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	6135	FIRST SUPPLY LLC	3738887-01	5/12/2025	CUST# 90104095 - RP72773 COMM CLASSIC METERING VLV	198.45	05282025	6052	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	6135	FIRST SUPPLY LLC	3749173-00	5/12/2025	CUST# 90104095 - 11/4 BLK MAL SQ HD CORED PLUG	3.47	05282025	6052	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	6135	FIRST SUPPLY LLC	3741626-00	5/9/2025	CUST# 90104095 - 2460-20 M12 ROTARY TOOL ONLY	99.00	05282025	6052	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	6135	FIRST SUPPLY LLC	3748479-00	5/9/2025	CUST# 90104095 - 34H-CH NIDEL VB ADD-ON F NON-FREE	107.03	05282025	6052	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	9100	DAKOTA SUPPLY	S104593796.001	4/14/2025	CUST# 49037 - WATST UT-305-1 SNSR CEIL ULTRASONIC	234.38	05282025	367929	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	9100	DAKOTA SUPPLY	S104704150.001	5/14/2025	CUST# 49037 - RAB WFRL6R139FA120WB WAFER 6"	78.92	05282025	367929	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	9100	DAKOTA SUPPLY	S104700040.001	5/13/2025	CUST# 49037 - 1/2XCLOSE GALV IMP STL NIP	183.51	05282025	367929	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	16715	PROFESSIONAL DOOR	122911	4/19/2025	PROPOSAL #1-3179 2025-0015 LOCATION 605 WILDWOOD	3,061.00	05282025	6077	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	19450	SHERWIN-WILLIAMS CO.	8546-5	4/25/2025	ACCT# 3125-4215-2 - WDSCAPES SC ULTRAD	214.75	05282025	367982	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	19450	SHERWIN-WILLIAMS CO.	8780-0	5/1/2025	ACCT# 3125-4215-2 - WDSCAPES SC ULTRAD	214.75	05282025	367982	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	1413	JSM SECURE INC	78474	4/24/2025	PARKS - SCHEDULED SERVICE - MAYWOOD PARK	125.00	05282025	6060	101520 550111	BUILDING M & R - MAYWOOD
101	PARKS	3194	VERIZON WIRELESS	6112425979	5/1/2025	APRIL BILLING-ACCT #686694676-00001	120.03	05282025	367998	101520 555120	PHONES
101	PARKS	16722	PROFESSIONAL SUPPLY	1108085	4/22/2025	CUST# SHEBC160 - DYE/FRAGRANCE FREE FOAM LOTION	839.95	05282025	6078	101520 564130	JANITORIAL SUPPLIES/SERVICE
101	PARKS	16722	PROFESSIONAL SUPPLY	1108887	5/7/2025	ACCT#SHEBC160 - OURFRESH REFILL CUCUMBER MELON	128.38	05282025	6078	101520 564130	JANITORIAL SUPPLIES/SERVICE
101	PARKS	19325	SHEBOYGAN WATER UTIL	05012025	4/30/2025	APRIL WATER UTILITY BILLING	3,010.81	053125DD	368249	101520 555100	UTILITIES
101	PARKS	22650	WISCONSIN PUBLIC SER	5459583838	4/30/2025	APRIL BILLING-ACCT #0403257315-00031	816.16	053125DD	368258	101520 555100	UTILITIES
101	PARKS	22650	WISCONSIN PUBLIC SER	5459583838	4/30/2025	APRIL BILLING-ACCT #0403257315-00031	465.46	053125DD	368258	101520 555111	UTILITIES - MAYWOOD
101	CABLE TV	4404	CHARTER COMMUNICATIO	170696901042125	4/21/2025	MAY BILLING-ACCT #170696901	102.54	05142025	367761	101537 555100	UTILITIES
101	CABLE TV	158	AT&T MOBILITY	X04152025	4/7/2025	APRIL BILLING-ACCT #287322521453	34.99	05142025	367748	101537 555120	PHONES
101	CABLE TV	3194	VERIZON WIRELESS	6112425979	5/1/2025	APRIL BILLING-ACCT #686694676-00001	80.02	05282025	367998	101537 555120	PHONES
101	CITY DEVELOPMENT	3482	NAT'L COMMUNITY DEV	FY26-463DUES	4/25/2025	MEMBERSHIP DUES 7/1/25-6/30/26-CITY OF SHEBOYGAN	550.00	05142025	367813	101690 536125	EMPLOYEE DEVELOPMENT
101	CITY DEVELOPMENT	4995	GT GRAPHICS OF SHEB	48311	5/5/2025	BUSINESS CARDS-TAYLOR ZEINERT	59.95	05142025	5996	101690 540100	OFFICE SUPPLIES
101	CITY DEVELOPMENT	158	AT&T MOBILITY	X04152025	4/7/2025	APRIL BILLING-ACCT #287322521453	42.04	05142025	367748	101690 555120	PHONES
101	CITY DEVELOPMENT	7036	JAMES LEASING	21616	4/30/2025	ACCT #CO35-001 APRIL/MAY BILLING	140.18	05142025	367795	101690 563110	OFFICE EQUIPMENT MAINTENANCE
101	CITY DEVELOPMENT	7036	JAMES LEASING	21486	4/22/2025	ACCT #CO35-006 APR/MAY BILLING & MAR/APR OVERAGES	320.42	05142025	367795	101690 563110	OFFICE EQUIPMENT MAINTENANCE

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
101	CITY DEVELOPMENT	6769	VALBRIDGE	WI01-25-0242	5/13/2025	APPRAISAL REPORT 5/13/25 - ST. CLAIR AVE	2,400.00	05282025	367996	101690 531100	CONTRACTED SERVICES
101	FORESTRY	4352	TREESTUFF.COM	INV-1084443	5/2/2025	TIM BULL KASK VISOR MAY 2025	277.96	05142025	367859	101695 540210	OPERATING SUPPLIES
101	FORESTRY	14851	NEW PIG CORPORATION	24599317-00	3/10/2025	CUST# 3018009 - PIG OIL-ONLY ABSORBENT MAT ROLL	241.62	05282025	6072	101695 540210	OPERATING SUPPLIES
101	CLEARING ACCOUNTS	862	AT&T	920Z83000104-APR25	4/25/2025	APRIL BILLING-ACCT #920 Z83-0001 217 0	7.25	05142025	367745	101999 589901	HOUSING AUTHORITY CLEARING
101	CLEARING ACCOUNTS	862	AT&T	920Z83010004-APR25	4/25/2025	APRIL BILLING-ACCT #920 Z83-0100 046 3	85.90	05142025	367745	101999 589901	HOUSING AUTHORITY CLEARING
101	CLEARING ACCOUNTS	101	AT&T CORP	000023427901	5/4/2025	APRIL BILLING-ACCT #SHEBCITY0001	2.19	05282025	367912	101999 589901	HOUSING AUTHORITY CLEARING
201	INTERNATIONAL COMMITTEE	4636	KAUTZER, RYAN	05282025-DEP	5/28/2025	DEPOSIT FOR ESSLINGEN FEST	400.00	05282025	367951	201140 540200	PROGRAM SUPPLIES
220	STATE FORFEITED FUNDS	2665	COMPLETE OFFICE OF	226722	4/30/2025	CLIENT 20133 EBI FURNTURE FOR CHIEF'S OFFICE	3,632.99	05142025	5979	220212 540200	PROGRAM SUPPLIES
220	STATE FORFEITED FUNDS	20350	STREICHER'S INC	I1760397	5/5/2025	INDIVIDUAL FIRST AID KITS FOR OFFICERS	2,427.60	05282025	6083	220212 540200	PROGRAM SUPPLIES
220	EMS FUNDING ASSISTANCE PROG	397	BAYCOM, INC.	EQUIPINV_055291	4/30/2025	CUST #40828 TOUGH BOOK W/ MOUNT	4,931.00	05142025	5976	220221 560255	TOOLS & SMALL EQUIPMENT
220	EMS FUNDING ASSISTANCE PROG	959	FERNO WASHINGTON INC	953918	4/28/2025	CUST #55300510 SFD MOUNT FOR SUCTION UNIT	544.80	05142025	367782	220221 560255	TOOLS & SMALL EQUIPMENT
220	EMS FUNDING ASSISTANCE PROG	1938	STRYKER MEDICAL	9208829164	3/25/2025	CUST #20036941 LIFEPAK DOCKING STATIONS	6,144.00	05142025	6023	220221 560255	TOOLS & SMALL EQUIPMENT
220	EMS FUNDING ASSISTANCE PROG	2213	BOUND TREE MEDICAL	85746066	4/23/2025	ACCT #212408 SFD MEDICAL SUPPLIES	2,761.33	05142025	367755	220221 560255	TOOLS & SMALL EQUIPMENT
220	EMS FUNDING ASSISTANCE PROG	2213	BOUND TREE MEDICAL	85748904	4/25/2025	ACCT #212408 SFD QUICK CONNECT OXYGEN CHECK VALVES	133.16	05142025	367755	220221 560255	TOOLS & SMALL EQUIPMENT
221	MEG UNIT EXPENSE	4404	CHARTER COMMUNICATIO	170696901042125	4/21/2025	MAY BILLING-ACCT #170696901	129.99	05142025	367761	221210 555100	UTILITIES
221	MEG UNIT EXPENSE	275	LAKESHORE AUTO GLASS	69143	5/2/2025	MEG UNIT INVOICE WINDSHIELD	548.80	05142025	367800	221210 562110	VEHICLE MAINT & REPAIRS
250	TOURISM FUND EXP	4278	SHEBOYGAN AREA ROOM	05292025-Q1	5/29/2025	2025 Q1 ROOM TAX COLLECTIONS	260,771.27	05302025	6094	250531 531105	TOURISM CONTRACT
253	UPTOWN SOCIAL	2768	SHEBOYGAN VISUAL ART	05012025	5/1/2025	UPTOWN SOCIAL - TWO ART PIECES	547.82	05142025	6019	253 211000	ACCOUNTS PAYABLE
253	UPTOWN SOCIAL	4455	DISCOVERY COACH	28575	5/13/2025	FINAL PAYMENT- JUNE TRIP TO FIRESIDE-UPTOWN SOCIAL	850.00	05142025	367773	253 211000	ACCOUNTS PAYABLE
253	UPTOWN SOCIAL	6912	ELAINE PLUMMER	REF-PLUMMER	5/5/2025	REFUND - MICHIGAN TRIP	75.00	05142025	367823	253 211000	ACCOUNTS PAYABLE
253	UPTOWN SOCIAL	6912	SUSAN MOSER	REF-MOSER	5/12/2025	REFUND - HOLLAND/TULIP TRIP	286.00	05142025	367830	253 211000	ACCOUNTS PAYABLE
253	UPTOWN SOCIAL	6912	DAVE & HEATHER TEMPA	REF-TEMPAS	5/13/2025	REFUND-VERMONT TRIP $75.00 DEPOSIT PER PERSON	150.00	05142025	367822	253 211000	ACCOUNTS PAYABLE
253	UPTOWN SOCIAL	7530	DIAMOND TOURS INC	2190818	5/13/2025	TOUR #2190818 - MOUNT RUSHMORE TRIP -UPTOWN SOCIAL	3,750.00	05202025	367880	253 211000	ACCOUNTS PAYABLE
253	UPTOWN SOCIAL	4995	GT GRAPHICS OF SHEB	48099	4/16/2025	MAY UPTOWN SOCIAL NEWSLETTER	1,368.00	05142025	5996	253530 531400	ADVERTISING & MARKETING
253	UPTOWN SOCIAL	11827	LAKESIDE BOTTLING CO	1398571	4/3/2025	ACCT # 05890 CAFE SUPPLIES-UPTOWN SOCIAL	189.75	05142025	367801	253530 540225	CAFE SUPPLIES
253	UPTOWN SOCIAL	11827	LAKESIDE BOTTLING CO	1401715	5/6/2025	ACCT #05890 CAFE SUPPLIES - UPTOWN SOCIAL	74.00	05282025	367953	253530 540225	CAFE SUPPLIES
253	UPTOWN SOCIAL	21100	TORKE COFFEE COMPANY	0546849	5/7/2025	CUST #1918 CAFE SUPPLIES	227.22	05282025	367988	253530 540225	CAFE SUPPLIES
253	UPTOWN SOCIAL	6400	C.A. FLIPSE & SONS	25579	5/14/2025	SUPPLIES - UPTOWN SOCIAL	80.43	05282025	367921	253530 563110	OFFICE EQUIPMENT MAINTENANCE
253	UPTOWN SOCIAL	7036	JAMES LEASING	21862	5/14/2025	ACCT #CO35-011 MAY/JUNE BILLING	175.85	05282025	367949	253530 563110	OFFICE EQUIPMENT MAINTENANCE
253	UPTOWN SOCIAL	22625	ALLIANT ENERGY	04282025-SENIOR CNTR	4/28/2025	APRIL BILLING-ACCT #0632950000	2,165.05	053125DD	368252	253530 555100	UTILITIES
253	UPTOWN SOCIAL	22650	WISCONSIN PUBLIC SER	5459583838	4/30/2025	APRIL BILLING-ACCT #0403257315-00031	510.26	053125DD	368258	253530 555100	UTILITIES
255	LIBRARY	6912	CASSY CONTO	9001151380	4/28/2025	PATRON REFUND FOR NATHAN CONTO	20.99	05142025	367821	255 451915	PATRON FEES
255	LIBRARY	6912	ROGER A HINTZ	9008618553	5/2/2024	PATRON REFUND	14.98	05142025	367829	255 451915	PATRON FEES
255	LIBRARY	6912	BRITTANY MAY MIKKELS	9001161669	5/10/2025	PATRON REFUND	14.44	05142025	367820	255 451915	PATRON FEES
255	LIBRARY	6912	MARGARET MARY VAN DE	9008619904	5/12/2025	PATRON REFUND	24.98	05282025	367969	255 451915	PATRON FEES
255	LIBRARY	6912	LINDA L GOSEWEHR	9007544769	5/14/2025	PATRON REFUND	39.99	05282025	367968	255 451915	PATRON FEES
255	LIBRARY	6912	ELLEN KLUSMEIER	9001204966	5/16/2025	PATRON REFUND FOR HENRY KLUSMEIER	38.36	05282025	367967	255 451915	PATRON FEES
255	LIBRARY EXPENSES	1710	WELLS FARGO FINANCIA	5034219546	5/2/2025	MAY COPIER LEASE-CUST #1000011397	826.47	05142025	6031	255511 531100	CONTRACTED SERVICES
255	LIBRARY EXPENSES	7036	JAMES LEASING	21538	4/22/2025	ACCT #MP00 APR/MAY BILLING PERIOD MAR/APR OVERAGES	1,330.91	05142025	367795	255511 531100	CONTRACTED SERVICES
255	LIBRARY EXPENSES	7036	JAMES LEASING	2400	5/5/2025	CREDIT MEMO - REMOVE LATE FEE FROM INVOICE #21538	(208.95)	05142025	367795	255511 531100	CONTRACTED SERVICES
255	LIBRARY EXPENSES	3192	FIFTHCOLOR	25-0230	4/30/2025	SUMMER READING PROGRAM BROCHURES	1,896.36	05142025	5990	255511 531400	ADVERTISING & MARKETING
255	LIBRARY EXPENSES	2695	METTER-JENSEN, L	JUNE/JULY/AUG 2025	3/21/2025	JUNE/JULY/AUG 2025 NON-FICTION BOOK DISCUSSION	150.00	05142025	367806	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	11CQ-99R6-3WKK	4/30/2025	ACCT #A2JXVCVZU4S49M PROGRAM EXPENSE	99.86	05142025	5967	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1RKT-D37Q-6GDL	5/2/2025	ACCT #A2JXVCVZU4S49M PROGRAM EXPENSE	101.48	05142025	5967	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1HFP-6NCK-671Y	5/2/2025	ACCT #A2JXVCVZU4S49M PROGRAM EXPENSE	39.10	05142025	5967	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	19L3-146H-TWLC	5/5/2025	ACCT #A2JXVCVZU4S49M PROGRAM EXPENSE	84.71	05142025	5967	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1D3G-DJLJ-3L9M	4/29/2025	ACCT #A2JXVCVZU4S49M PROGRAM EXPENSE	16.37	05142025	5967	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1WF7-TNK4-3DHQ	4/29/2025	ACCT #A2JXVCVZU4S49M PROGRAM EXPENSE	56.99	05142025	5967	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1V9T-MG3V-CPKC	4/22/2025	ACCT #A2JXVCVZU4S49M PROGRAM EXPENSE	48.98	05142025	5967	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1FXK-FGP7-43TW	4/30/2025	ACCT #A2JXVCVZU4S49M PROGRAM EXPENSE	98.29	05142025	5967	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1KGP-RVCG-36C6	4/29/2025	ACCT #A2JXVCVZU4S49M PROGRAM EXPENSE	14.89	05142025	5967	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1VWQ-MP9X-3G11	4/29/2025	ACCT #A2JXVCVZU4S49M PROGRAM EXPENSE	25.96	05142025	5967	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1GTV-PQFV-YVD9	4/28/2025	ACCT #A2JXVCVZU4S49M OFFICE SUPPLIES	142.12	05142025	5967	255511 540100	OFFICE SUPPLIES

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
255	LIBRARY EXPENSES	3366	BRODART CO	656507	4/22/2025	CUST #480039 ACID-FREE FILE - FOUNDATION WISH LIST	191.33	05142025	367756	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	4572	DOLL, JON W.	TAI CHI JUNE/JULY 25	3/13/2025	OUTDOOR TAI CHI - JUNE/JULY 2025	700.00	05142025	367774	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	4995	GT GRAPHICS OF SHEB	48321	5/5/2025	6 3/4 DONATION ENVELOPE - MEAD PUBLIC LIBRARY	242.90	05142025	5996	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	6107	TIETZ'S PIGGLY WIGGL	0538	5/7/2025	STORE CHARGE #3020 MPL - MONARCH DIRECTORS MTG	54.43	05142025	367858	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1Y37-1XM1-VHMF	5/5/2025	ACCT #A2JXVCVZU4S49M FOUNDATION WISHLIST	81.80	05142025	5967	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	7462	PILATES ANCHORED LLC	JUNE/JULY 2025	3/28/2025	ASAHI NORDIC MOVEMENT CLASS - 4 CLASSES	300.00	05142025	367832	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	231	MIDWEST TAPE	507074676	4/24/2025	CUST #2000015656 MATERIAL PURCHASE	549.29	05142025	6008	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	231	MIDWEST TAPE	507068442	4/22/2025	CUST #2000021962 MATERIAL PURCHASE	22.49	05142025	6008	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	231	MIDWEST TAPE	507074983	4/24/2025	CUST #2000016317 MONARCH GRANT/PROJECT FUND	91.08	05142025	6008	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	231	MIDWEST TAPE	507084729	4/30/2025	CUST #2000015656- MATERIAL PURCHASE	479.82	05142025	6008	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	231	MIDWEST TAPE	507108618	4/30/2025	CUST #2000016317 MONARCH GRANT/PROJECT	62.48	05142025	6008	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	87789010	4/24/2025	CUST #20W8082 MAT. PURCH. $106.26 MONARCH GRANT	990.70	05142025	5998	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	87815620	4/25/2025	CUST #20W8082 MAT. PURCH. $163.07 MONARCH GRANT	449.42	05142025	5998	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	87810520	4/25/2025	CUST #20W8082 MAT. PURCH $28.77 MONARCH GRANT	1,318.32	05142025	5998	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	87861938	4/29/2025	CUST #20W8082 MAT. PURCH $14.56 MONARCH GRANT/PROJ	845.21	05142025	5998	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	87890090	4/30/2025	CUST #20X7192 MONARCH GRANT/PROJECT	686.24	05142025	5998	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	87890089	4/30/2025	CUST #20W8082 MAT. PURCH - MONARCH GRANT $135.81	490.65	05142025	5998	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	87890088	4/30/2025	CUST #20W8082 MAT. PURCH MONARCH GRANT $714.85	1,047.70	05142025	5998	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	87912493	5/1/2025	CUST #20W8082 MAT. PURCH MONARCH GRANT $63.43	297.79	05142025	5998	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1WND-XVF9-Y7F7	4/28/2025	ACCT #A2JXVCVZU4S49M MATERIAL PURCHASE	309.99	05142025	5967	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1J4W-DTP1-VJ6F	5/5/2025	ACCT #A2JXVCVZU4S49M COLL. SUPPLIES	35.96	05142025	5967	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1TJ6-MGD9-MWNH	5/4/2025	ACCT #A2JXVCVZU4S49M MATERIAL PURCHASE	49.99	05142025	5967	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1RDL-7FWD-T93J	4/27/2025	ACCT #A2JXVCVZU4S49M MATERIAL PURCHASE	158.98	05142025	5967	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1J4M-KCRJ-43KC	4/29/2025	ACCT #A2JXVCVZU4S49M MATERIAL PURCHASE	29.99	05142025	5967	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	7556	BERTELSMANN PUBLISH	498560	5/1/2025	SALES ORDER #460442 MATERIAL PURCHASE	1,075.82	05142025	367753	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	7556	BERTELSMANN PUBLISH	498783	5/2/2025	SALES ORDER #460441 MATERIAL PURCHASE	258.96	05142025	367753	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	7697	COX SUBSCRIPTIONS	3147403	4/8/2025	ACCT #2033144 SHEBOYGAN PRESS 6/1/25-5/31/26	719.00	05142025	367767	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	900141	SALEM PRESS PRODUCT	980775	4/28/2025	CUST #1011364 STANDING ORDER - WEISS RATINGS GUIDE	260.05	05142025	6018	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	231	MIDWEST TAPE	507113977	5/1/2025	CUST #2000014274 - MATERIAL PURCHASE	603.78	05142025	6008	255511 548003	OTHER CONTENT
255	LIBRARY EXPENSES	101	AT&T CORP	3078411019	4/25/2025	ACCT #831-001-4630 820 APR BILLING MPL BROADBAND	90.02	05142025	367747	255511 555120	PHONES
255	LIBRARY EXPENSES	900009	AT&T	920Z83020004APR25	4/25/2025	ACCT#920 Z83-0200 109 8 TELEPHONE EXPENSE	154.54	05142025	367746	255511 555120	PHONES
255	LIBRARY EXPENSES	3200	CDWG	AD9JN9K	5/1/2025	CUST #3162682 ORDER #1CH3G2H CARD & PANEL	193.28	05142025	367760	255511 560255	TOOLS & SMALL EQUIPMENT
255	LIBRARY EXPENSES	3200	CDWG	AD5485F	4/7/2025	CUST #3162682 ORDER #1CGYMVR - HARD DRIVE	900.99	05142025	367760	255511 652200	IT EQUIPMENT
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	19FL-VGWW-4F71	4/17/2025	ACCT #A2JXVCVZU4S49M IT EXPENSE	582.12	05142025	5967	255511 652200	IT EQUIPMENT
255	LIBRARY EXPENSES	17005	QUASIUS CONSTRUCTION	10904	4/24/2025	INTERIOR LIBRARY IMPROVEMENTS ASSOCIATED WITH THE	15,000.00	05142025	367838	255511 659200	EQUIPMENT REPLACEMENT
255	LIBRARY EXPENSES	4404	CHARTER COMMUNICATIO	121113701050125	5/1/2025	ACCT #121113701 MAY 2025 INTERNET EXPENSE MPL	159.98	05282025	367923	255511 531100	CONTRACTED SERVICES
255	LIBRARY EXPENSES	15450	OTIS ELEVATOR CO	F10000246761	5/5/2025	SVC CONTRACT: 16343 CM05518 - CUST #761911	375.00	05282025	367971	255511 531100	CONTRACTED SERVICES
255	LIBRARY EXPENSES	4995	GT GRAPHICS OF SHEB	48520	5/19/2025	POSTERS - MEAD PUBLIC LIBRARY	166.55	05282025	6054	255511 531400	ADVERTISING & MARKETING
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	17YR-W1VW-QQLJ	5/8/2025	ACCT #A2JXVCVZU4S49M PROGRAM EXPENSE	17.52	05282025	6038	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1VRM-V4PM-TWJW	5/16/2025	ACCT #A2JXVCVZU4S49M PROGRAM EXPENSE	51.27	05282025	6038	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1NXP-K7XD-KG9N	5/15/2025	ACCT #A2JXVCVZU4S49M PROGRAM EXPENSE	100.20	05282025	6038	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1KW3-7DW1-7HC1	5/12/2025	ACCT #A2JXVCVZU4S49M PROGRAM EXPENSE	28.69	05282025	6038	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	16VT-H6LJ-3Y3Q	4/30/2025	ACCT #A2JXVCVZU4S49M PROGRAM EXPENSE	16.55	05282025	6038	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1QNJ-TQWC-N9WW	5/19/2025	ACCT #A2JXVCVZU4S49M PROGRAM EXPENSE	47.88	05282025	6038	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	16DM-LRYR-LPRT	5/19/2025	ACCT #A2JXVCVZU4S49M PROGRAM EXPENSE	7.53	05282025	6038	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1VQ7-17G4-FDJP	5/22/2025	CREDIT MEMO FOR INVOICE #1NN4-4MVF-KMKL	(5.59)	05282025	6038	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1PXL-T7XN-M7L6	5/22/2025	CREDIT MEMO FOR INVOICE #1NN4-4MVF-KMKL	(5.59)	05282025	6038	255511 531800	PROGRAM SERVICES

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	17N1-FQHM-M1NC	5/19/2025	ACCT #A2JXVCVZU4S49M PROGRAM EXPENSE	20.97	05282025	6038	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1TVG-F496-QHDG	5/22/2025	ACCT #A2JXVCVZU4S49M PROGRAM EXPENSE	99.96	05282025	6038	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	7077	ORANGEBOY	5408	5/12/2025	INCIDENT REPORTING SUBSCRIPTION 5/2/25-5/2/26	2,100.00	05282025	6074	255511 533106	SOFTWARE MAINT & SUBSCRIPTIONS
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1MXL-KY4D-9MMF	5/12/2025	ACCT #A2JXVCVZU4S49M EMPLOYEE DEVELOPMENT	1,518.35	05282025	6038	255511 536125	EMPLOYEE DEVELOPMENT
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	11L4-LHDT-QC34	5/19/2025	ACCT #A2JXVCVZU4S49M EMPLOYEE DEVELOPMENT	244.99	05282025	6038	255511 536125	EMPLOYEE DEVELOPMENT
255	LIBRARY EXPENSES	21518	UNITED WAY OF SHEB	MPLEMPOWERED25	5/13/2025	EMPOWERED EVENT FOOD 1/2 TOTAL COST	260.47	05282025	367992	255511 536125	EMPLOYEE DEVELOPMENT
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1QVL-4Y7R-3LPV	5/13/2025	ACCT #A2JXVCVZU4S49M OFFICE SUPPLIES	64.17	05282025	6038	255511 540100	OFFICE SUPPLIES
255	LIBRARY EXPENSES	20201	STEEN MACEK PAPER CO	922166	5/12/2025	CUST #56390 ORDER #864799 - OFFICE SUPPLIES	308.59	05282025	367986	255511 540100	OFFICE SUPPLIES
255	LIBRARY EXPENSES	4810	MIND, SOUL AND SELF	JUNE/JULY/AUG 2025	5/2/2025	GARDENING 101, RAIN GARDENS, PLANT CLINIC	900.00	05282025	6070	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1TDL-X9W7-QFJF	5/8/2025	ACCT #A2JXVCVZU4S49M DISASTER RECOVERY KITS	90.26	05282025	6038	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	13CM-XY1V-G6RT	5/7/2025	ACCT #A2JXVCVZU4S49M DONATONS	1,753.02	05282025	6038	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	17JH-G4X4-C9FF	5/13/2025	ACCT #A2JXVCVZU4S49MCREDIT MEMO FOR 179P-KXKM-6FLJ	(22.19)	05282025	6038	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1N17-X66K-7TGM	5/12/2025	ACCT #A2JXVCVZU4S49M PROGRAMS FOR YOUTH	86.04	05282025	6038	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	19DM-YT6X-67DQ	4/30/2025	ACCT #A2JXVCVZU4S49M MEAD COMIC CON	62.88	05282025	6038	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1XP6-TD1G-1FG9	4/28/2025	ACCT #A2JXVCVZU4S49M MEAD COMIC CON	303.80	05282025	6038	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	7667	GAYLORD BROS INC	2909020	5/6/2025	ACCT #1098192 FOUNDATION WISH LIST	591.73	05282025	367940	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	7667	GAYLORD BROS INC	2909648	5/12/2025	ACCT #1098123 ORDER #27511949 FOUNDATION WISH LIST	205.40	05282025	367940	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	231	MIDWEST TAPE	507142624	5/8/2025	CUST #2000015656 MATERIAL PURCHASE	604.22	05282025	6068	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	231	MIDWEST TAPE	507142626	5/8/2025	CUST #2000015656 MATERIAL PURCHASE	69.16	05282025	6068	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	231	MIDWEST TAPE	507175893	5/15/2025	CUST #2000015656 MATERIAL PURCHASE	1,164.71	05282025	6068	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	231	MIDWEST TAPE	507175895	5/15/2025	CUST #2000016317 MONARCH GRANT/PROJECT	124.96	05282025	6068	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	2716	BAKER & TAYLOR, LLC	2039070647	5/9/2025	MATERIAL PURCHASE - ACCT #216584 L552182 2 B00000	55.61	05282025	367917	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	3366	BRODART CO	657286	5/5/2025	CUST # 480039 COLL. SUPPLIES - SALES ORDER #Y38668	165.72	05282025	367920	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	4557	ELM USA, INC.	76415	5/17/2025	COLL. SUPPLIES - MEAD PUBLIC LIBRARY	474.95	05282025	367931	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88017300	5/7/2025	CUST #20W8082 MAT PURCH & MONARCH GRANT $29.43	240.36	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88038353	5/8/2025	CUST #20W8082 MAT. PURCH/MONARCH GRANT $74.78	484.96	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88046239	5/8/2025	CUST #20W8082 MAT. PURCH/MONARCH GRANT $68.26	421.35	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88038354	5/8/2025	CUST #20X7192 MONARCH GRANT/PROJECT	128.53	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88087965	5/12/2025	CUST #20W8082 MAT. PURCH & MONARCH GRANT $51.14	841.74	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88122885	5/13/2025	CUST #20X7192 MONARCH GRANT/PROJECT FUND	131.32	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88139595	5/14/2025	CST #20W8082 MAT. PURCH & MONARCH GRANT $34.65	278.04	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88139594	5/14/2025	CUST #20W1532 MATERIAL PURCHASE	60.64	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88216121	5/19/2025	CUST #20W8082 MATERIAL PURCHASE	203.87	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88183225	5/16/2025	CUST #20W8082 MATERIAL PURCH. MONARCH GRANT $32.45	2,904.88	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88183226	5/16/2025	CUST #20X7192 MONARCH GRANT/PROJECT	81.18	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88167583	5/15/2025	CUST #20W8082 MATERIAL PURCH/MONARCH GRANT $11.97	797.58	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88160505	5/15/2025	CUST #20W8082 MATERIAL PURCH./MONARCH GRANT $49.13	284.67	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	11GW-3DQX-H6PD	5/7/2025	ACCT #A2JXVCVZU4S49M COLL. SUPPLIES	16.99	05282025	6038	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1D1V-T117-LFFY	5/11/2025	ACCT #A2JXVCVZU4S49M MATERIAL PURCHASE	39.99	05282025	6038	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1646-T17C-3JXY	4/29/2025	ACCT #A2JXVCVZU4S49M MATERIAL PURCHASE	33.48	05282025	6038	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1KYM-TWCX-LWNR	5/19/2025	ACCT #A2JXVCVZU4S49M MATERIAL PURCHASE	25.79	05282025	6038	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	16DM-LRYR-ML9Y	5/19/2025	ACCT #A2JXVCVZU4S49M MATERIAL PURCHASE	138.00	05282025	6038	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	231	MIDWEST TAPE	507131066	5/6/2025	CUST #2000014274 OTHER CONTENT	66.49	05282025	6068	255511 548003	OTHER CONTENT
255	LIBRARY EXPENSES	231	MIDWEST TAPE	507189580	5/17/2025	CUST #2000014274 OTHER CONTENT	335.31	05282025	6068	255511 548003	OTHER CONTENT
255	LIBRARY EXPENSES	11899	LANGUAGE LINE SERVIC	11605269	4/30/2025	ACCT #9020531055 REF SERVICE	35.00	05282025	367955	255511 548003	OTHER CONTENT
255	LIBRARY EXPENSES	4193	UNIVERSITY OF MINN.	2170001652	5/6/2025	CUST #5059519 ORDER #58229 BAYSCAN-MPL	1,561.00	05282025	367994	255511 652200	IT EQUIPMENT
255	LIBRARY EXPENSES	19325	SHEBOYGAN WATER UTIL	05012025	4/30/2025	APRIL WATER UTILITY BILLING	757.78	053125DD	368249	255511 555100	UTILITIES
255	LIBRARY EXPENSES	22625	ALLIANT ENERGY	04282025-MPL	4/28/2025	APRIL BILLING-ACCT #5498700000	6,252.90	053125DD	368251	255511 555100	UTILITIES

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
255	LIBRARY EXPENSES	22650	WISCONSIN PUBLIC SER	5459583838	4/30/2025	APRIL BILLING-ACCT #0403257315-00031	3,568.50	053125DD	368258	255511 555100	UTILITIES
260	COMM DEVELOP BLOCK GRANT	7527	REDEVELOPMENT RESOUR	1146	5/1/2025	IDIS #868 APRIL CDBG ADMIN CONSULTING SERVICES	5,160.00	05142025	367842	260660 531500	ADMINISTRATION SERVICES
260	COMM DEVELOP BLOCK GRANT	3194	VERIZON WIRELESS	6113148117	5/10/2025	APR/MAY BILLING-ACCT #342076825-00001	38.01	05282025	367998	260660 531500	ADMINISTRATION SERVICES
260	COMM DEVELOP BLOCK GRANT	4215	WOODLAND TITLE SERV	23-10019	10/9/2023	IDIS #868 - LETTER REPORT FILE NO: 23-10019	100.00	05282025	368008	260660 531500	ADMINISTRATION SERVICES
260	COMM DEVELOP BLOCK GRANT	4215	WOODLAND TITLE SERV	23-10021	10/9/2023	IDIS #868-LETTER REPORT FILE NO: 23-10021	100.00	05282025	368008	260660 531500	ADMINISTRATION SERVICES
260	COMM DEVELOP BLOCK GRANT	4215	WOODLAND TITLE SERV	23-10020	10/9/2023	IDIS #868-LETTER REPORT FILE NO: 23-10020	100.00	05282025	368008	260660 531500	ADMINISTRATION SERVICES
260	COMM DEVELOP BLOCK GRANT	4215	WOODLAND TITLE SERV	23-10018	10/9/2023	IDIS #868 LETTER REPORT FILE NO: 23-10018	100.00	05282025	368008	260660 531500	ADMINISTRATION SERVICES
260	COMM DEVELOP BLOCK GRANT	4215	WOODLAND TITLE SERV	23-10017	10/9/2023	IDIS #868 LETTER REPORT FILE NO: 23-10017	100.00	05282025	368008	260660 531500	ADMINISTRATION SERVICES
260	COMM DEVELOP BLOCK GRANT	939	SPECTRUM LIGHTING	8916476418	3/27/2025	IDIS 884 LIGHTING UPGRADES FOR VOLLRATH BOWL	42,713.55	05282025	367985	260660 641700	PARK/REC IMPROVEMENTS
260	COMM DEVELOP BLOCK GRANT	5834	LEE RECREATION, LLC	16960-25	5/6/2025	IDIS 884 EVERGREEN PARK PLAYGROUND EQUIPMENT	14,801.00	05282025	367956	260660 641700	PARK/REC IMPROVEMENTS
264	REDEVELOPMENT AUTHORITY	10268	JERRY'S LAWN & GROUN	05052025-SRA	5/5/2025	SHEB REDEVELOPMENT AUTH-NARCH BILLINGS	715.00	05142025	367796	264660 564200	LANDSCAPING SERVICES
301	GO DEBT SERVICE EXPENSE	1111	BOND TRUST SERVICES	60792	5/30/2025	2018 GO REFUNDING BONDS	71,800.00	053125DD	368265	301700 721000	DEBT INTEREST
301	GO DEBT SERVICE EXPENSE	1111	BOND TRUST SERVICES	60790	5/30/2025	2018 GO PROMISSORY NOTES	41,250.00	053125DD	368266	301700 721000	DEBT INTEREST
301	GO DEBT SERVICE EXPENSE	1111	BOND TRUST SERVICES	60786	5/30/2025	2019A GO CORPORATE PURPOSE BONDS	65,175.00	053125DD	368268	301700 721000	DEBT INTEREST
301	GO DEBT SERVICE EXPENSE	1111	BOND TRUST SERVICES	60782	5/30/2025	2020A GO PROMISSORY NOTES	24,031.25	053125DD	368270	301700 721000	DEBT INTEREST
301	GO DEBT SERVICE EXPENSE	1111	BOND TRUST SERVICES	60780	5/30/2025	2021A GO OBLIGATION PROMISSORY NOTES	29,110.00	053125DD	368271	301700 721000	DEBT INTEREST
400	CAPITAL PROJECTS GENERAL	7659	THE CONCORD CONSULTI	2024C877/01	4/30/2025	PROJECT KICKOFF MEETING AND ONBOARDING	13,050.00	05142025	367856	400100 531100	CONTRACTED SERVICES
400	CAPITAL PROJECTS PUBLIC SAFETY	7612	WENDEL ARCHITECTURE	634001-2	5/2/2025	DESIGN AND ARCHITECTURAL SERVICES ASSOCIATE WITH T	1,550.00	05142025	367872	400200 631100	BUILDINGS
400	CAPITAL PROJECTS PUBLIC SAFETY	2366	POMASL FIRE EQUIP	99911	4/16/2025	2024203 DEMERS MXP170 STOCK AMBULANCE	294,823.50	05142025	367833	400200 651100	VEHICLES
400	CAPITAL PROJECTS PUBLIC SAFETY	2213	BOUND TREE MEDICAL	85771890	5/14/2025	CUST ACCT #212408 CIP 2025 AMBO SUPPLIES	6,720.79	05282025	367919	400200 651100	VEHICLES
400	CAPITAL PROJECTS PUBLIC SAFETY	2213	BOUND TREE MEDICAL	85770176	5/13/2025	ACCT# 212408 CIP 2025 AMBULANCE SUPPLIES	48.79	05282025	367919	400200 651100	VEHICLES
400	CAPITAL PROJECTS PUBLIC SAFETY	2213	BOUND TREE MEDICAL	85770175	5/13/2025	ACCT# 212408 - 2025 CIP AMBO SUPPLIES	649.30	05282025	367919	400200 651100	VEHICLES
400	CAPITAL PROJECTS PUBLIC SAFETY	6571	FRANK'S RADIO SERVIC	127426	5/9/2025	CIP AMBO 2022 - RADIO HEAD	1,400.00	05282025	6053	400200 651100	VEHICLES
400	CAPITAL PROJECTS PUBLIC SAFETY	7365	PETTY CASH	05162025-FD	5/16/2025	PETTY CASH REPLENISH-FD	35.94	05282025	367972	400200 651100	VEHICLES
400	CAPITAL PROJECTS PUBLIC SAFETY	7402	LIFE-ASSIST INC	1598983	5/12/2025	CUST# 53081 FD - CIP 2025 AMBO SUPPLIES	1,117.58	05282025	367958	400200 651100	VEHICLES
400	CAPITAL PROJECTS PUBLIC WORKS	1405	AYRES ASSOCIATES, IN	222240	4/24/2025	ENGINEERING NEW JERSEY BRIDGE REHABILITATION	7,345.00	05142025	367752	400300 641200	STREET IMPROVEMENTS
400	CAPITAL PROJECTS PUBLIC WORKS	1405	AYRES ASSOCIATES, IN	222059	4/15/2025	ENGINEERING PIGEON RIVER STREAM STABILIZATION	2,983.09	05142025	367752	400300 641200	STREET IMPROVEMENTS
400	CAPITAL PROJECTS PUBLIC WORKS	5667	KASCHAK ROOFING	2025-004-05	5/15/2025	2024103 REPLACEMENT OF THE ROOF AT MSB	304,110.00	05282025	367950	400300 631200	BUILDING IMPROVEMENTS
400	CAPITAL PROJECTS PUBLIC WORKS	1405	AYRES ASSOCIATES, IN	222702	5/19/2025	ENGINEERING PIGEON RIVER STREAM STABILIZATION	3,239.35	05282025	367916	400300 641200	STREET IMPROVEMENTS
400	CAPITAL PROJECTS PUBLIC WORKS	5527	JT ENGINEERING, INC	230003-16-FINAL	5/13/2025	TAYLOR/WILGUS INTER IMPRV, RES# 132-22-23, 2/27/23	1,738.20	05282025	6061	400300 641200	STREET IMPROVEMENTS
400	CAPITAL PROJECTS PUBLIC WORKS	5527	JT ENGINEERING, INC	240127-1	3/12/2025	S BUSINESS/WASHINGTON SIGNAL IMPROVEMENT ENGINEER	7,320.00	05282025	6061	400300 641200	STREET IMPROVEMENTS
416	TID 16 FUND	1111	BOND TRUST SERVICES	60790	5/30/2025	2018 GO PROMISSORY NOTES	2,925.00	053125DD	368266	416660 721000	DEBT INTEREST
416	TID 16 FUND	1111	BOND TRUST SERVICES	60782	5/30/2025	2020A GO PROMISSORY NOTES	1,301.25	053125DD	368270	416660 721000	DEBT INTEREST
417	TID 17 FUND	1111	BOND TRUST SERVICES	60784	5/30/2025	2019B GO COMMUNITY DEVELOPMENT BONDS	44,775.00	053125DD	368269	417660 721000	DEBT INTEREST
417	TID 17 FUND	1111	BOND TRUST SERVICES	60782	5/30/2025	2020A GO PROMISSORY NOTES	2,845.00	053125DD	368270	417660 721000	DEBT INTEREST
417	TID 17 FUND	1111	BOND TRUST SERVICES	60780	5/30/2025	2021A GO OBLIGATION PROMISSORY NOTES	1,262.50	053125DD	368271	417660 721000	DEBT INTEREST
418	TID 18 FUND	1111	BOND TRUST SERVICES	60788	5/30/2025	2018A TAXABLE GO REFUNDING BONDS	64,193.75	053125DD	368267	418660 721000	DEBT INTEREST
418	TID 18 FUND	1111	BOND TRUST SERVICES	60784	5/30/2025	2019B GO COMMUNITY DEVELOPMENT BONDS	6,150.00	053125DD	368269	418660 721000	DEBT INTEREST
419	TID 19 FUND	1111	BOND TRUST SERVICES	60784	5/30/2025	2019B GO COMMUNITY DEVELOPMENT BONDS	3,525.00	053125DD	368269	419660 721000	DEBT INTEREST
419	TID 19 FUND	1111	BOND TRUST SERVICES	60782	5/30/2025	2020A GO PROMISSORY NOTES	4,186.25	053125DD	368270	419660 721000	DEBT INTEREST
420	TID 20 FUND	1111	BOND TRUST SERVICES	60780	5/30/2025	2021A GO OBLIGATION PROMISSORY NOTES	5,050.00	053125DD	368271	420660 721000	DEBT INTEREST
421	TID 21 FUND	22625	ALLIANT ENERGY	042925-WELLS & HOTEL	4/29/2025	APR BILL-ACCT #1903731434 - 930 N 8TH & 636 WI AVE	563.61	05142025	367743	421660 621100	LAND
421	TID 21 FUND	22650	WISCONSIN PUBLIC SER	5460565715	5/1/2025	ACCT #0403257315-00088 930 N 8TH ST HOTEL - MAY	32.55	05142025	367879	421660 621100	LAND
421	TID 21 FUND	3217	CENTURY FENCE CO.	255404801	5/5/2025	CUST REF #20250133 TEMPORARY FENCE TID #21	5,450.00	05142025	5977	421660 641200	STREET IMPROVEMENTS
421	TID 21 FUND	13265	MILLER ENGINEERS & S	16011	4/30/2025	EXPENSES RELATED TO COMPACTION TESTING OF THE BASE	3,035.00	05282025	367960	421660 621100	LAND
421	TID 21 FUND	7620	HDR ENGINEERING	1200717419	5/7/2025	PEDESTRIAN BRIDGE ENGINEERING & CONSULTING	28,842.25	05282025	6055	421660 641100	IMPROVEMENTS OTHER THAN BUILDI
421	TID 21 FUND	7665	KNIGHT BARRY TITLE	2321839	5/21/2025	PURCHASE OF CHAMBERLIN PROPERTY 1128 S 11TH ST	885,088.89	053125DD	368256	421660 621100	LAND
423	TID 23 FUND	4673	FOTH INFRASTRUCTURE	96759	5/13/2025	GARTMAN PROPERTY TIF DRST. INFRA. DESIGN/PLATTING	120,348.53	05282025	367937	423660 531100	CONTRACTED SERVICES
630	WASTEWATER - PW DISTRIBUTION	17091	RAILROAD MANAGEMENT	526069	4/23/2025	CUST# 21222 - PL-LICENSE FEES, PRESET	975.04	05142025	367839	630310 531100	CONTRACTED SERVICES
630	WASTEWATER - PW DISTRIBUTION	17091	RAILROAD MANAGEMENT	526068	4/23/2025	CUST# 21222 - PL-LICENSE FEES, PRESETN	975.04	05142025	367839	630310 531100	CONTRACTED SERVICES

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
630	WASTEWATER - PW DISTRIBUTION	17091	RAILROAD MANAGEMENT	526067	4/23/2025	CUST# 21222 - PL -LICENSE FEE, PRESET	975.04	05142025	367839	630310 531100	CONTRACTED SERVICES
630	WASTEWATER - PW DISTRIBUTION	4617	EXCEL UNDERGROUND	12744	4/30/2025	2025 UNDERGROUND LOCATING SERVICES	6,025.00	05142025	5987	630310 531317	LOCATE SERVICES
630	WASTEWATER - PW DISTRIBUTION	5940	MACQUEEN EQUIPMENT	W08228	4/28/2025	ACCT# SHEBO003 - VACTOR IMPACE PD	2,026.71	05142025	6006	630310 540210	OPERATING SUPPLIES
630	WASTEWATER - PW DISTRIBUTION	19032	SHEBOYGAN COUNTY TRE	137783	5/12/2025	CUST #60032 APRIL LOCATE SERVICES	1,045.03	05282025	367981	630310 531317	LOCATE SERVICES
630	WASTEWATER - PW DISTRIBUTION	2443	VANDERVART CONCRETE	211749	5/7/2025	CUST# 074500 MORTAR/SAND/PALLET DEPOSIT	668.71	05282025	367997	630310 553115	INFRASTRUCTURE MAINT & REPAIR
630	WASTEWATER - PW DISTRIBUTION	2443	VANDERVART CONCRETE	S5294	5/7/2025	CUST# 074500 - CREDIT - PALLET DEPOSIT	(28.00)	05282025	367997	630310 553115	INFRASTRUCTURE MAINT & REPAIR
630	WASTEWATER - PW DISTRIBUTION	2375	CINTAS FIRST AID	5270594407	5/16/2025	CUST# 11266400 - SERVICE ACKNOWLEDGEMENT	132.45	05282025	367924	630310 560256	SAFETY EQUIPMENT
630	WASTEWATER	7118	BADGER LABORATORIES	25-007697	4/28/2025	SAMPLE DATE: 4/1/25 - WWTP	191.00	05142025	5972	630361 531100	CONTRACTED SERVICES
630	WASTEWATER	7118	BADGER LABORATORIES	25-007901	4/28/2025	2025 PRE-TREATMENT SERVICES	758.00	05142025	5972	630361 531136	INDUSTRIAL WASTE TESTING
630	WASTEWATER	7118	BADGER LABORATORIES	25-007793	4/22/2025	2025 PRE-TREATMENT SERVICES	758.00	05142025	5972	630361 531136	INDUSTRIAL WASTE TESTING
630	WASTEWATER	7118	BADGER LABORATORIES	25-007790	4/28/2025	2025 PRE-TREATMENT SERVICES	210.00	05142025	5972	630361 531136	INDUSTRIAL WASTE TESTING
630	WASTEWATER	4598	DONOHUE & ASSOCIATES	13775-28L	5/1/2025	WASTEWATER AMEND. 1/TASK ORD. 20 NEUROS BLOWERS	3,204.39	05142025	367775	630361 531150	CONSULTING SERVICES
630	WASTEWATER	7137	HARTER'S LAKESIDE	1230506	4/30/2025	APRIL DUMPSTER RENTAL CUST #02-35793 7	688.20	05142025	367791	630361 533125	TRANSFER STATION TIPPING
630	WASTEWATER	22007	WASTE MANAGEMENT	0035442-2289-0	5/1/2025	WWTP TIP FEE 4/16-4/30/25 CUST ID #25-22279-33009	533.36	05142025	367870	630361 533125	TRANSFER STATION TIPPING
630	WASTEWATER	2142	BATTERIES PLUS LLC	P82140624	4/17/2025	BATTERIES PLUS AA-CUST ID 9204593469	23.90	05142025	5974	630361 540100	OFFICE SUPPLIES
630	WASTEWATER	1470	MILWAUKEE RUBBER	0123934-IN	5/5/2025	RUBBER PRODUCTS 6 IN FLEX HOSE	716.78	05142025	367809	630361 540210	OPERATING SUPPLIES
630	WASTEWATER	6917	UNIFIRST CORPORATION	1481038250	4/29/2025	CUST #1673835 RAGS & MATS - WWTP	82.95	05142025	367862	630361 540210	OPERATING SUPPLIES
630	WASTEWATER	14044	NORTH CENTRAL LABORA	519251	4/29/2025	2025 LABORATORY SUPPLIES AND EQUIPMENT	124.01	05142025	6011	630361 540228	LABORATORY SUPPLIES
630	WASTEWATER	14044	NORTH CENTRAL LABORA	519319	4/30/2025	2025 LABORATORY SUPPLIES AND EQUIPMENT	164.48	05142025	6011	630361 540228	LABORATORY SUPPLIES
630	WASTEWATER	1258	KWIK TRIP INC.	00260158-APRIL2025	5/2/2025	APRIL FUEL PURCHASES-ACCT #260158 WWTP	179.31	05142025	6003	630361 540230	GASOLINE
630	WASTEWATER	1149	AQUACHEM OF AMERICA	10067AQ	4/24/2025	2025 BLANKET PO FOR SCREW PRESS FILTRATE COAGULANT	3,375.00	05142025	5970	630361 540410	WASTEWATER CHEMICALS
630	WASTEWATER	1149	AQUACHEM OF AMERICA	10051AQ	4/24/2025	2025 AQUACHEM # 1175 POLYMER	46,644.00	05142025	5970	630361 540410	WASTEWATER CHEMICALS
630	WASTEWATER	6330	UNIVAR SOLUTIONS USA	52947214	4/17/2025	2025 ESTIMATED 411,523 LBS OF FERRIC CHLORIDE	11,352.96	05142025	367864	630361 540410	WASTEWATER CHEMICALS
630	WASTEWATER	6330	UNIVAR SOLUTIONS USA	52965104	4/24/2025	2025 ESTIMATED 411,523 LBS OF FERRIC CHLORIDE	11,343.24	05142025	367864	630361 540410	WASTEWATER CHEMICALS
630	WASTEWATER	2142	BATTERIES PLUS LLC	P82190326	5/1/2025	CUST ID #9204593469 1.5V AAA & AA BATTERIES-WWTP	38.40	05142025	5974	630361 550110	BUILDING MAINT & REPAIR
630	WASTEWATER	5830	FERGUSON ENTERPRISES	0032485	5/2/2025	CUST #435973 GASKET AND FITTINGS - WWTP	100.44	05142025	367781	630361 550110	BUILDING MAINT & REPAIR
630	WASTEWATER	7661	GA INDUSTRIES	439058860	4/23/2025	CUST #8136856 CHECK VALVE SHAFT	495.39	05142025	5992	630361 550110	BUILDING MAINT & REPAIR
630	WASTEWATER	12420	MC MASTER-CARR	44834682	4/29/2025	D7 CLEANING FITTINGS	429.33	05142025	6007	630361 550110	BUILDING MAINT & REPAIR
630	WASTEWATER	15000	FERRELLGAS LP	2042353659	4/1/2025	ACCT #7232673 EXCH 33LB 4 EACH	152.61	05142025	367783	630361 550110	BUILDING MAINT & REPAIR
630	WASTEWATER	4404	CHARTER COMMUNICATIO	170696901042125	4/21/2025	MAY BILLING-ACCT #170696901	1,063.94	05142025	367761	630361 555100	UTILITIES
630	WASTEWATER	158	AT&T MOBILITY	X04152025	4/7/2025	APRIL BILLING-ACCT #287322521453	31.99	05142025	367748	630361 555120	PHONES
630	WASTEWATER	862	AT&T	920Z83000104-APR25	4/25/2025	APRIL BILLING-ACCT #920 Z83-0001 217 0	31.71	05142025	367745	630361 555120	PHONES
630	WASTEWATER	862	AT&T	920Z83010004-APR25	4/25/2025	APRIL BILLING-ACCT #920 Z83-0100 046 3	375.79	05142025	367745	630361 555120	PHONES
630	WASTEWATER	21778	VIKING ELECTRIC SUPP	S009125192.001	5/2/2025	ACCT #V9626 PISTA RPR FITTINGS	242.68	05142025	367866	630361 564120	ELECTRICAL MAINT & REPAIR
630	WASTEWATER	21778	VIKING ELECTRIC SUPP	S009140257.001	5/8/2025	ACCT #V9626 DIGESTER FUSE MATERIALS	335.21	05142025	367866	630361 564120	ELECTRICAL MAINT & REPAIR
630	WASTEWATER	3765	CRANE ENGINEERING SA	484178-00	4/30/2025	FEW PUMP OPTION # 3 GOULDS 3196 MTI CENRIFUGAL	24,545.11	05142025	5980	630361 641100	IMPROVEMENTS OTHER THAN BUILDI
630	WASTEWATER	10181	J.F. AHERN COMPANYH	7662-006	5/5/2025	BID# 2483-24 WWTP AERATION BLOWERS	39,510.00	05142025	5999	630361 659200	EQUIPMENT REPLACEMENT
630	WASTEWATER	22625	ALLIANT ENERGY	04242025-WWTP1	4/24/2025	APRIL BILLING-ACCT #1056150000	52,793.27	051625DD	367904	630361 555100	UTILITIES
630	WASTEWATER	22625	ALLIANT ENERGY	04242025-WWTP2	4/24/2025	APRIL BILLING-ACCT #0355300000	20.46	051625DD	367905	630361 555100	UTILITIES
630	WASTEWATER	22625	ALLIANT ENERGY	04242025-WWTP2	4/24/2025	APRIL BILLING-ACCT #0355300000	11,636.77	051625DD	367905	630361 555101	ELECTRIC
630	WASTEWATER	22007	WASTE MANAGEMENT	0035492-2289-5	5/16/2025	WWTP TIP FEE 5/1-05/15/25 CUST ID #25-22279-33009	479.88	05282025	368002	630361 533125	TRANSFER STATION TIPPING
630	WASTEWATER	924	SUPERIOR CRANE CORP.	140186	5/8/2025	ANNUAL OSHA CRANE AND HOIST INSPECTION FOR APPROXI	1,425.00	05282025	367987	630361 536120	LICENSES & PERMITS
630	WASTEWATER	22450	WI DEPT OF NATURAL R	460006360-2025-1	5/12/2025	FACILITY ID 460006360 ENVIRONMENTAL FEES	32,213.85	05282025	368004	630361 536120	LICENSES & PERMITS
630	WASTEWATER	2743	AIRGAS, USA, LLC	9160726817	5/1/2025	CUST #2020764 NITRILE GLOVES	448.15	05282025	367910	630361 540210	OPERATING SUPPLIES
630	WASTEWATER	5557	IDEXX DISTRIBUTION,	3175305281	5/8/2025	ACCT #356236 COMPARATOR, QUANTI-TRAY & COLILERT	707.42	05282025	367946	630361 540228	LABORATORY SUPPLIES
630	WASTEWATER	14044	NORTH CENTRAL LABORA	519721	5/9/2025	2025 LABORATORY SUPPLIES AND EQUIPMENT	1,080.22	05282025	6073	630361 540228	LABORATORY SUPPLIES
630	WASTEWATER	14044	NORTH CENTRAL LABORA	519802	5/13/2025	2025 LABORATORY SUPPLIES AND EQUIPMENT	190.93	05282025	6073	630361 540228	LABORATORY SUPPLIES
630	WASTEWATER	6330	UNIVAR SOLUTIONS USA	52997517	5/7/2025	2025 ESTIMATED 411,523 LBS OF FERRIC CHLORIDE	11,445.30	05282025	367993	630361 540410	WASTEWATER CHEMICALS
630	WASTEWATER	1084	S.I. METALS SHEB	35779	5/12/2025	ORDER #35977 EXPANDED METAL	95.00	05282025	367976	630361 550110	BUILDING MAINT & REPAIR

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
630	WASTEWATER	9100	DAKOTA SUPPLY	S104585701.001	5/7/2025	CUST #49119 A92 BELT	33.92	05282025	367929	630361 550110	BUILDING MAINT & REPAIR
630	WASTEWATER	21622	VACUUM, PUMP & COMPR	131104-00	4/24/2025	LABOR AND MATERIALS TO REBUILD ALMIG AIR COMPRESSO	12,054.13	05282025	367995	630361 550110	BUILDING MAINT & REPAIR
630	WASTEWATER	101	AT&T CORP	000023427901	5/4/2025	APRIL BILLING-ACCT #SHEBCITY0001	9.59	05282025	367912	630361 555120	PHONES
630	WASTEWATER	21827	VORPAHL FIRE & SAFET	215401918	5/16/2025	CUST #14962 GAS MONITOR SENSOR	472.75	05282025	6090	630361 560256	SAFETY EQUIPMENT
630	WASTEWATER	7036	JAMES LEASING	21787	5/12/2025	ACCT #CO37 - MAY/JUNE BILLING & APRIL/MAY OVERAGES	290.38	05282025	367949	630361 563110	OFFICE EQUIPMENT MAINTENANCE
630	WASTEWATER	399	A.C. ENGINEERING CO	342650515	5/15/2025	WASTEWATER ARC FLASH	8,300.00	05282025	6035	630361 564120	ELECTRICAL MAINT & REPAIR
630	WASTEWATER	21778	VIKING ELECTRIC SUPP	S009173211.001	5/19/2025	ACCT #V9626 ADMIN BLDG LIGHTING	149.58	05282025	367999	630361 564120	ELECTRICAL MAINT & REPAIR
630	WASTEWATER	4358	STRAND ASSOCIATES,	0224715	5/13/2025	WASTEWATER UV DISINFECTION & HYDRAULIC PROFILE	6,200.00	05282025	6082	630361 641100	IMPROVEMENTS OTHER THAN BUILDI
630	WASTEWATER	4673	FOTH INFRASTRUCTURE	96343	4/18/2025	SOUTHSIDE INTERCEPTOR SEWER DESIGN	55,974.20	05282025	367937	630361 641100	IMPROVEMENTS OTHER THAN BUILDI
630	WASTEWATER	4673	FOTH INFRASTRUCTURE	96969	5/16/2025	SOUTHSIDE INTERCEPTOR SEWER DESIGN	52,576.63	05282025	367937	630361 641100	IMPROVEMENTS OTHER THAN BUILDI
630	WASTEWATER	4673	FOTH INFRASTRUCTURE	95481	3/10/2025	SOUTHSIDE INTERCEPTOR SEWER DESIGN	88,264.23	05282025	367937	630361 641100	IMPROVEMENTS OTHER THAN BUILDI
630	WASTEWATER	4673	FOTH INFRASTRUCTURE	94998	2/12/2025	SOUTHSIDE INTERCEPTOR SEWER DESIGN	62,548.41	05282025	367937	630361 641100	IMPROVEMENTS OTHER THAN BUILDI
630	WASTEWATER	10181	J.F. AHERN COMPANYH	7662-007	5/7/2025	BID# 2483-24 WWTP AERATION BLOWERS	33,886.00	05282025	6058	630361 659200	EQUIPMENT REPLACEMENT
630	WASTEWATER	19325	SHEBOYGAN WATER UTIL	3299/3300	4/24/2025	MARCH SEWER & GARBAGE BILLING	62,991.12	053125DD	368139	630361 531510	BILLING SERVICES
630	WASTEWATER	19325	SHEBOYGAN WATER UTIL	05012025	4/30/2025	APRIL WATER UTILITY BILLING	1,314.95	053125DD	368249	630361 555100	UTILITIES
630	WASTEWATER	22650	WISCONSIN PUBLIC SER	5459583838	4/30/2025	APRIL BILLING-ACCT #0403257315-00031	10,252.98	053125DD	368258	630361 555100	UTILITIES
630	WASTEWATER	22650	WISCONSIN PUBLIC SER	5459583838	4/30/2025	APRIL BILLING-ACCT #0403257315-00031	224.95	053125DD	368258	630361 555140	GAS - UTILITY
632	SANITATION	6947	GFL ENVIRONMENTAL	XH0000000921	3/31/2025	MARCH 2025 GARBAGE & RECYCLING TIPPING FEES	56,048.51	05142025	367788	632362 533125	TRANSFER STATION TIPPING
632	SANITATION	6947	GFL ENVIRONMENTAL	XH0000000942	4/30/2025	DPW SANITATION APRIL 2025 MONTHLY TIPPING FEES	59,502.66	05282025	367941	632362 533125	TRANSFER STATION TIPPING
632	SANITATION	19325	SHEBOYGAN WATER UTIL	3299/3300	4/24/2025	MARCH SEWER & GARBAGE BILLING	4,936.18	053125DD	368139	632362 531100	CONTRACTED SERVICES
632	RECYCLING FUND	6947	GFL ENVIRONMENTAL	XH0000000921	3/31/2025	MARCH 2025 GARBAGE & RECYCLING TIPPING FEES	25,409.20	05142025	367788	632363 533125	TRANSFER STATION TIPPING
632	RECYCLING FUND	6947	GFL ENVIRONMENTAL	XH0000000942	4/30/2025	DPW SANITATION APRIL 2025 MONTHLY TIPPING FEES	28,672.88	05282025	367941	632363 533125	TRANSFER STATION TIPPING
632	RECYCLING FUND	19325	SHEBOYGAN WATER UTIL	3299/3300	4/24/2025	MARCH SEWER & GARBAGE BILLING	4,936.17	053125DD	368139	632363 531100	CONTRACTED SERVICES
634	MARINA/BOAT FACILTIES	7157	SMITHEREEN PEST	3717999	5/1/2025	LOC #175680 REGULARLY SCHEDULED PC SERVICE-MARINA	65.00	05142025	6020	634354 531100	CONTRACTED SERVICES
634	MARINA/BOAT FACILTIES	750265	FLOTATION DOCKING	5390	4/28/2025	CUST # SHEBOYGAN C - LABOR & EQUP 4/5-4/8 - MARINA	26,891.04	05142025	367786	634354 531100	CONTRACTED SERVICES
634	MARINA/BOAT FACILTIES	750265	FLOTATION DOCKING	5392	4/28/2025	CUST ID #SHEBOYGAN C - 4/1/-4/5 - MARINA	33,027.75	05142025	367786	634354 531100	CONTRACTED SERVICES
634	MARINA/BOAT FACILTIES	4995	GT GRAPHICS OF SHEB	48242	4/29/2025	2ND SURFACE BOAT LAUNCH DECALS-NUMBERED - MARINA	195.00	05142025	5996	634354 540210	OPERATING SUPPLIES
634	MARINA/BOAT FACILTIES	9100	DAKOTA SUPPLY	S104669224.001	5/1/2025	CUST #49037 THRIF OTT100-MARINA	25.17	05142025	367770	634354 550110	BUILDING MAINT & REPAIR
634	MARINA/BOAT FACILTIES	750308	GOLDSTEIN-SCHWARTZ	427393-001	4/21/2025	SS HOSE & SS BRAID - CUST #H1610 MARINA	1,061.37	05142025	5994	634354 554240	MAINTENANCE & DOCK REPAIR
634	MARINA/BOAT FACILTIES	750840	WALLANDER SUPPLY	33045	4/15/2025	HOOK UPS - MARINA	855.00	05142025	367869	634354 554240	MAINTENANCE & DOCK REPAIR
634	MARINA/BOAT FACILTIES	158	AT&T MOBILITY	X04152025	4/7/2025	APRIL BILLING-ACCT #287322521453	42.04	05142025	367748	634354 555120	PHONES
634	MARINA/BOAT FACILTIES	862	AT&T	920Z83000104-APR25	4/25/2025	APRIL BILLING-ACCT #920 Z83-0001 217 0	4.53	05142025	367745	634354 555120	PHONES
634	MARINA/BOAT FACILTIES	862	AT&T	920Z83010004-APR25	4/25/2025	APRIL BILLING-ACCT #920 Z83-0100 046 3	53.68	05142025	367745	634354 555120	PHONES
634	MARINA/BOAT FACILTIES	22625	ALLIANT ENERGY	04242025-MARINA	4/24/2025	APRIL BILLING-ACCT #7897220000	1,468.13	051625DD	367896	634354 555100	UTILITIES
634	MARINA/BOAT FACILTIES	22625	ALLIANT ENERGY	04242025-BOAT RAMPS	4/24/2025	APRIL BILLING-ACCT #6484600000	1,660.10	051625DD	367898	634354 555100	UTILITIES
634	MARINA/BOAT FACILTIES	10181	J.F. AHERN COMPANYH	733494	5/13/2025	AGREEMENT 60461 - SPRINKLER INSPECTION-MARINA	745.00	05282025	6059	634354 531100	CONTRACTED SERVICES
634	MARINA/BOAT FACILTIES	22007	WASTE MANAGEMENT	0156021-4172-1	5/2/2025	APRIL BILLING-CUST ID #8-23012-32375	115.87	05282025	368002	634354 531100	CONTRACTED SERVICES
634	MARINA/BOAT FACILTIES	624	WISCONSIN COMMERCIAL	2025SHEBOYGAN	5/6/2025	CITY OF SHEBOYGAN - ASSOCIATION DUES FOR 2025	250.00	05282025	368005	634354 536125	EMPLOYEE DEVELOPMENT
634	MARINA/BOAT FACILTIES	7208	WALT'S	155330	5/12/2025	CUST #3696 LABOR/TRAVEL/MILEAGE & VR SENSOR	1,115.00	05282025	6091	634354 550110	BUILDING MAINT & REPAIR
634	MARINA/BOAT FACILTIES	9100	DAKOTA SUPPLY	S104710844.001	5/16/2025	CUST #49037 GE LED LAMP LUMEN DOUBLE	181.72	05282025	367929	634354 550110	BUILDING MAINT & REPAIR
634	MARINA/BOAT FACILTIES	4404	CHARTER COMMUNICATIO	170695601050125	5/1/2025	ACCT:170695601 MAY 2025 INTERNET SERVICES	833.00	05282025	367923	634354 555100	UTILITIES
634	MARINA/BOAT FACILTIES	22650	WISCONSIN PUBLIC SER	5459192210	4/30/2025	APRIL BILLING-ACCT #0404878980-00002	96.50	05282025	368007	634354 555100	UTILITIES
634	MARINA/BOAT FACILTIES	101	AT&T CORP	000023427901	5/4/2025	APRIL BILLING-ACCT #SHEBCITY0001	1.37	05282025	367912	634354 555120	PHONES
650	PARKING UTILITY ADMIN	7499	LANDMARK LANDSCAPE	16776	4/30/2025	606 NORTH 9TH STREET SPRING FERTILIZATION	97.14	05142025	6004	650345 531100	CONTRACTED SERVICES
650	PARKING UTILITY ADMIN	7695	NAPA AUTO PARTS	479260	4/24/2025	CUST NO: 78225	4.45	05142025	367812	650345 540210	OPERATING SUPPLIES
650	PARKING UTILITY ADMIN	1258	KWIK TRIP INC.	DATED: 4.30.25P	5/5/2025	ACCT NO: 00260155	48.21	05142025	6003	650345 540230	GASOLINE
650	PARKING UTILITY ADMIN	22625	ALLIANT ENERGY	04242025-TRANSIT	4/24/2025	APRIL BILLING-ACCT #8783930000	37.31	051625DD	367894	650345 555101	ELECTRIC
650	PARKING UTILITY ADMIN	3295	SIGN SHOP OF SHEB	20250747	5/12/2025	CUST ID: SHORELINE METRO	109.50	05282025	367983	650345 540210	OPERATING SUPPLIES
650	PARKING UTILITY ADMIN	21502	ULINE, INC.	36-3684738	5/16/2025	CUST NO: 25870021	546.26	05282025	6088	650345 540210	OPERATING SUPPLIES

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
650	PARKING UTILITY ADMIN	7695	NAPA AUTO PARTS	480734	5/12/2025	CUST NO: 78225	36.32	05282025	367962	650345 562110	VEHICLE MAINT & REPAIRS
650	PARKING UTILITY ADMIN	7695	NAPA AUTO PARTS	481378	5/20/2025	CUST NO: 78225	(29.57)	05282025	367962	650345 562110	VEHICLE MAINT & REPAIRS
650	PARKING ASSESSMENT DISTRICT 1	22625	ALLIANT ENERGY	04242025-TRANSIT	4/24/2025	APRIL BILLING-ACCT #8783930000	224.82	051625DD	367894	6503451 555101	ELECTRIC
650	PAD RIVERFRONT	22625	ALLIANT ENERGY	04242025-TRANSIT	4/24/2025	APRIL BILLING-ACCT #8783930000	60.68	051625DD	367894	6503452 555101	ELECTRIC
650	PAD SOUTH PIER	22625	ALLIANT ENERGY	04242025-TRANSIT	4/24/2025	APRIL BILLING-ACCT #8783930000	29.10	051625DD	367894	6503454 555101	ELECTRIC
651	TRANSIT SYSTEM FUND	1685	BAY-LAKE REGIONAL PL	7439	5/1/2025	CONTRACT NO: 2500808	1,972.83	05142025	5975	651352 531100	CONTRACTED SERVICES
651	TRANSIT SYSTEM FUND	2375	CINTAS FIRST AID	4228741733	4/28/2025	CUST NO: 18489016	456.95	05142025	367763	651352 531100	CONTRACTED SERVICES
651	TRANSIT SYSTEM FUND	2375	CINTAS FIRST AID	4229399555	5/5/2025	CUST NO: 18489016	615.87	05142025	367763	651352 531100	CONTRACTED SERVICES
651	TRANSIT SYSTEM FUND	7157	SMITHEREEN PEST	3718063	5/1/2025	CUST NO: 182887	45.00	05142025	6020	651352 531100	CONTRACTED SERVICES
651	TRANSIT SYSTEM FUND	13266	WHBL, WHBZ, WBFM, WX	705875-1	4/30/2025	ADVERTISER: SHORELINE METRO	272.00	05142025	6032	651352 531400	ADVERTISING & MARKETING
651	TRANSIT SYSTEM FUND	13266	WHBL, WHBZ, WBFM, WX	705872-1	4/30/2025	ADVERTISER: SHORELINE METRO	272.00	05142025	6032	651352 531400	ADVERTISING & MARKETING
651	TRANSIT SYSTEM FUND	13266	WHBL, WHBZ, WBFM, WX	705877-1	4/30/2025	ADVERTISER: SHORELINE METRO	272.00	05142025	6032	651352 531400	ADVERTISING & MARKETING
651	TRANSIT SYSTEM FUND	18900	AURORA HEALTH CARE	653495	4/20/2025	ACCT NO: 600011555	297.00	05142025	367751	651352 531560	MEDICAL SERVICES
651	TRANSIT SYSTEM FUND	2665	COMPLETE OFFICE OF	912760	4/29/2025	CUST NO: 9916	70.98	05142025	5979	651352 540100	OFFICE SUPPLIES
651	TRANSIT SYSTEM FUND	2665	COMPLETE OFFICE OF	913491	4/30/2025	CUST NO: 9916	15.32	05142025	5979	651352 540100	OFFICE SUPPLIES
651	TRANSIT SYSTEM FUND	7912	GREAT LAKES BLUEPRIN	5396	4/30/2025	CUST ID: SHORELINE METRO	219.00	05142025	367790	651352 540210	OPERATING SUPPLIES
651	TRANSIT SYSTEM FUND	1258	KWIK TRIP INC.	DATED: 4.30.25T	5/5/2025	ACCT NO: 00260160	4,827.02	05142025	6003	651352 540230	GASOLINE
651	TRANSIT SYSTEM FUND	1010	ENERGY SOLUTION	175937	3/18/2025	ACCT NO: 9960280	15,686.81	05142025	5983	651352 540235	DIESEL FUEL
651	TRANSIT SYSTEM FUND	1391	CO-ENERGY ALLIANCE	65740	4/24/2025	CUST NO: 143294	27.00	05142025	367765	651352 540235	DIESEL FUEL
651	TRANSIT SYSTEM FUND	7140	QUALITY STATE OIL	1128952	4/14/2025	ACCT NO: 66290232	15,882.33	05142025	6015	651352 540235	DIESEL FUEL
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	479261	4/24/2025	CUST NO: 78225	49.90	05142025	367812	651352 540245	OILS & LUBRICANTS
651	TRANSIT SYSTEM FUND	2142	BATTERIES PLUS LLC	P82160661	4/30/2025	CUST ID: 9204593469	15.95	05142025	5974	651352 550110	BUILDING MAINT & REPAIR
651	TRANSIT SYSTEM FUND	9100	DAKOTA SUPPLY	S104671821.001	5/2/2025	CUST NO: 49037	134.82	05142025	367770	651352 550110	BUILDING MAINT & REPAIR
651	TRANSIT SYSTEM FUND	3790	KAAT'S WATER CONDITI	1074748	4/30/2025	ACCT NO: 138513	166.95	05142025	6001	651352 555105	WATER
651	TRANSIT SYSTEM FUND	862	AT&T	920Z83000104-APR25	4/25/2025	APRIL BILLING-ACCT #920 Z83-0001 217 0	1.81	05142025	367745	651352 555120	PHONES
651	TRANSIT SYSTEM FUND	862	AT&T	920Z83010004-APR25	4/25/2025	APRIL BILLING-ACCT #920 Z83-0100 046 3	21.47	05142025	367745	651352 555120	PHONES
651	TRANSIT SYSTEM FUND	3166	UNITED STATES CELLUL	0722828487	4/10/2025	ACCT NO: 852786356	659.36	05142025	367863	651352 555120	PHONES
651	TRANSIT SYSTEM FUND	4573	SNAP-ON INDUSTRIAL	ARV-63071024	1/8/2025	CUST ID: SHORELINE METRO	83.12	05142025	367851	651352 560255	TOOLS & SMALL EQUIPMENT
651	TRANSIT SYSTEM FUND	5156	KRIETE TRUCK CENTER	X108051470:02	4/22/2025	CUST NO: 15647	275.52	05142025	367797	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	5156	KRIETE TRUCK CENTER	X108051739:01	4/30/2025	CUST NO: 15647	7.26	05142025	367797	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	5156	KRIETE TRUCK CENTER	X108051877:02	5/5/2025	CUST NO: 15647	156.30	05142025	367797	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	5156	KRIETE TRUCK CENTER	X108051877:01	5/5/2025	CUST NO: 15647	190.62	05142025	367797	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7108	CUMMINS INC	F6-250491799	4/22/2025	CUST NO: 36500	21,974.15	05142025	367769	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7334	GILLIG LLC	41287481	3/21/2025	CUST NO: 72320701	525.90	05142025	367789	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7334	GILLIG LLC	41300474	4/24/2025	CUST NO: 72320701	689.70	05142025	367789	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7334	GILLIG LLC	41301147	4/24/2025	CUST NO: 72320701	235.17	05142025	367789	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7334	GILLIG LLC	41304433	5/5/2025	CUST NO: 72320701	476.03	05142025	367789	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	479111	4/22/2025	CUST NO: 78225	(7.30)	05142025	367812	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	479318	4/24/2025	CUST NO: 479318	19.45	05142025	367812	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	479923	5/1/2025	CUST NO: 78225	32.38	05142025	367812	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	21821	ERIC VON SCHLEDORN	2211326	5/1/2025	ACCT NO: 203741	121.42	05142025	5985	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	21821	ERIC VON SCHLEDORN	2211329	5/2/2025	ACCT NO: 203741	96.24	05142025	5986	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	2286	ECOLANE USA, INC.	CINV-084030	5/5/2025	CUST NO: C00116	19,384.80	05142025	367776	651352 563110	OFFICE EQUIPMENT MAINTENANCE
651	TRANSIT SYSTEM FUND	3583	ATCO INTERNATIONAL	I0643583	4/23/2025	CUST ID: 500269	146.00	05142025	367749	651352 564130	JANITORIAL SUPPLIES/SERVICE
651	TRANSIT SYSTEM FUND	3583	ATCO INTERNATIONAL	I0643755	4/28/2025	CUST ID: 500269	265.65	05142025	367749	651352 564130	JANITORIAL SUPPLIES/SERVICE
651	TRANSIT SYSTEM FUND	22625	ALLIANT ENERGY	04242025-TRANSIT	4/24/2025	APRIL BILLING-ACCT #8783930000	1,689.76	051625DD	367894	651352 555101	ELECTRIC
651	TRANSIT SYSTEM FUND	2375	CINTAS FIRST AID	4230229626	5/12/2025	CUST NO: 18489016	456.95	05282025	367925	651352 531100	CONTRACTED SERVICES
651	TRANSIT SYSTEM FUND	2375	CINTAS FIRST AID	4230951456	5/19/2025	CUST NO: 18489016	582.60	05282025	367925	651352 531100	CONTRACTED SERVICES
651	TRANSIT SYSTEM FUND	2375	CINTAS FIRST AID	5270594413	5/16/2025	CUST NO: 18489016	87.81	05282025	367925	651352 531100	CONTRACTED SERVICES
651	TRANSIT SYSTEM FUND	4195	WISCONSIN NEWSPRESS	147886	4/30/2025	ADVERTISER NO: 2723	725.40	05282025	368006	651352 531400	ADVERTISING & MARKETING
651	TRANSIT SYSTEM FUND	7710	FROEDTERT WORKFORCE	00020564-00	3/31/2025	ACCT #001947 SUSPICION TRAINING - 3/11/25	578.00	05282025	367939	651352 536125	EMPLOYEE DEVELOPMENT
651	TRANSIT SYSTEM FUND	2665	COMPLETE OFFICE OF	920857	5/13/2025	CUST NO: 9916	35.72	05282025	6044	651352 540100	OFFICE SUPPLIES
651	TRANSIT SYSTEM FUND	1413	JSM SECURE INC	78526	5/8/2025	CUST ID: SHORELINE METRO	60.76	05282025	6060	651352 540210	OPERATING SUPPLIES
651	TRANSIT SYSTEM FUND	2471	WEBER OIL COMPANY	115527	5/13/2025	ACCT NO: 4520	16,378.43	05282025	6092	651352 540235	DIESEL FUEL
651	TRANSIT SYSTEM FUND	16213	PLYMOUTH LUBRICANTS	6208075	5/16/2025	CUST ID: 4CITYOFSHE	1,104.97	05282025	6076	651352 540235	DIESEL FUEL
651	TRANSIT SYSTEM FUND	7140	QUALITY STATE OIL	933151	4/28/2025	ACCT NO: 66290232	67.63	05282025	6079	651352 540245	OILS & LUBRICANTS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	480175	5/6/2025	CUST NO: 78225	23.97	05282025	367962	651352 540245	OILS & LUBRICANTS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	480296	5/7/2025	CUST NO: 78225	179.98	05282025	367962	651352 540245	OILS & LUBRICANTS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	481029	5/15/2025	CUST NO: 78225	68.98	05282025	367962	651352 540245	OILS & LUBRICANTS
651	TRANSIT SYSTEM FUND	15202	OSI ENVIRONMENTAL	4026171	4/23/2025	SERVICE DOC NO: KM 26557	540.00	05282025	6075	651352 540245	OILS & LUBRICANTS
651	TRANSIT SYSTEM FUND	9100	DAKOTA SUPPLY	S104684021.001	5/7/2025	CUST NO: 49037	372.22	05282025	367929	651352 550110	BUILDING MAINT & REPAIR
651	TRANSIT SYSTEM FUND	10181	J.F. AHERN COMPANYH	733694	5/14/2025	AGREEMENT: 11728	210.00	05282025	6059	651352 550110	BUILDING MAINT & REPAIR
651	TRANSIT SYSTEM FUND	18120	SCHOEN'S WILDLIFE	DATED: 5.15.25	5/15/2025	CUST ID: SHORELINE METRO	1,095.00	05282025	367977	651352 550110	BUILDING MAINT & REPAIR
651	TRANSIT SYSTEM FUND	101	AT&T CORP	000023427901	5/4/2025	APRIL BILLING-ACCT #SHEBCITY0001	0.55	05282025	367912	651352 555120	PHONES

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
651	TRANSIT SYSTEM FUND	4573	SNAP-ON INDUSTRIAL	64716465	5/16/2025	REF NO: 001475111	57.25	05282025	367984	651352 560255	TOOLS & SMALL EQUIPMENT
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	481007	5/15/2025	CUST NO: 78225	10.49	05282025	367962	651352 560255	TOOLS & SMALL EQUIPMENT
651	TRANSIT SYSTEM FUND	1439	KUNDINGER FLUID POW	520498160	5/7/2025	CUST ID: 101955	22.54	05282025	6063	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	5156	KRIETE TRUCK CENTER	X108051952:01	5/6/2025	CUST NO: 15647	197.81	05282025	367952	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	5156	KRIETE TRUCK CENTER	X108052058:01	5/8/2025	CUST NO: 15647	203.44	05282025	367952	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7108	CUMMINS INC	F4-250584517	5/12/2025	CUST NO: 36500	44,769.44	05282025	367927	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7334	GILLIG LLC	41304953	5/6/2025	CUST NO: 72320701	236.60	05282025	367942	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7334	GILLIG LLC	41305490	5/7/2025	CUST NO: 72320701	7,992.97	05282025	367942	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7334	GILLIG LLC	41304782	5/6/2025	CUST NO: 72320701	1,988.71	05282025	367942	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7334	GILLIG LLC	41307370	5/13/2025	CUST NO: 72320701	235.12	05282025	367942	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7334	GILLIG LLC	41308134	5/14/2025	CUST NO: 72320701	952.06	05282025	367942	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7334	GILLIG LLC	41308133	5/14/2025	CUST NO: 72320701	1,814.00	05282025	367942	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7334	GILLIG LLC	41308132	5/14/2025	CUST NO: 72320701	408.40	05282025	367942	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7334	GILLIG LLC	41307369	5/13/2025	CUST NO: 72320701	179.36	05282025	367942	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7518	GRIFFIN FORD INC	1307837	5/7/2025	CUST NO: CI3283	52.90	05282025	367944	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7518	GRIFFIN FORD INC	1308827	5/15/2025	CUST NO: CI3283	565.02	05282025	367944	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	480224	5/6/2025	CUST NO: 78225	4.50	05282025	367962	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	480405	5/8/2025	CUST NO: 78225	123.72	05282025	367962	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	480489	5/8/2025	CUST NO: 78225	43.40	05282025	367962	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	583484	5/8/2025	CUST NO: 78225	0.50	05282025	367962	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	481142	5/16/2025	CUST NO: 78225	28.80	05282025	367962	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	479689	4/29/2025	CUST NO: 78225	(33.74)	05282025	367962	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	481074	5/15/2025	CUST NO: 78225	71.99	05282025	367962	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	481191	5/19/2025	CUST NO: 78225	89.98	05282025	367962	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	9100	DAKOTA SUPPLY	S104607004.001	4/6/2025	CUST NO: 49095	285.57	05282025	367929	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7011	JAMES IMAGING SYSTEM	21758	5/7/2025	CUST NO: CO35-002	730.24	05282025	367948	651352 563110	OFFICE EQUIPMENT MAINTENANCE
651	TRANSIT SYSTEM FUND	19325	SHEBOYGAN WATER UTIL	05012025	4/30/2025	APRIL WATER UTILITY BILLING	1,052.27	053125DD	368249	651352 555105	WATER
651	TRANSIT SYSTEM FUND	22650	WISCONSIN PUBLIC SER	5459583838	4/30/2025	APRIL BILLING-ACCT #0403257315-00031	1,016.29	053125DD	368258	651352 555140	GAS - UTILITY
710	HEALTH INSURANCE FUND	834	DIVERSIFIED BENEFIT	05062025-FSA	5/6/2025	FSA REIMBURSEMENT	367.40	051625DD	367885	710 215900	FLEXIBLE BENEFIT DEDUCTION
710	HEALTH INSURANCE FUND	834	DIVERSIFIED BENEFIT	05072025-FSA	5/7/2025	FSA REIMBURSEMENT	332.30	051625DD	367886	710 215900	FLEXIBLE BENEFIT DEDUCTION
710	HEALTH INSURANCE FUND	834	DIVERSIFIED BENEFIT	05132025-FSA	5/13/2025	FSA REIMBURSEMENT	93.48	051625DD	367888	710 215900	FLEXIBLE BENEFIT DEDUCTION
710	HEALTH INSURANCE FUND	834	DIVERSIFIED BENEFIT	05142025-FSA	5/14/2025	FSA REIMBURSEMENT	1,098.90	051625DD	367889	710 215900	FLEXIBLE BENEFIT DEDUCTION
710	HEALTH INSURANCE FUND	7153	NATIONAL VISION	4457479	5/17/2025	JUNE VISION PREMIUMS-CUST #3266	2,994.06	05282025	367963	710 211000	ACCOUNTS PAYABLE
710	HEALTH INSURANCE FUND	834	DIVERSIFIED BENEFIT	05212025-FSA	5/21/2025	FSA REIMBURSEMENT	732.00	053125DD	368254	710 215900	FLEXIBLE BENEFIT DEDUCTION
710	HEALTH INSURANCE FUND	19000	SHEBOYGAN COUNTY TRE	137710	5/1/2025	CUST #102188 MAY POL CLINIC RENT	936.67	05142025	367846	710144 531100	CONTRACTED SERVICES
710	HEALTH INSURANCE FUND	834	DIVERSIFIED BENEFIT	441592	5/2/2025	MAY COBRA ADMIN SERVICES	317.25	05142025	5982	710144 531500	ADMINISTRATION SERVICES
710	HEALTH INSURANCE FUND	6984	DELTA DENTAL	923121	5/5/2025	CLAIM PAYMENTS FOR 5/1-5/7/2025	13,518.61	051625DD	367887	710144 537700	CLAIMS
710	HEALTH INSURANCE FUND	6984	DELTA DENTAL	924390	5/12/2025	CLAIM PAYMENTS FOR 5/8-5/14/2025	7,432.60	051625DD	367890	710144 537700	CLAIMS
710	HEALTH INSURANCE FUND	834	DIVERSIFIED BENEFIT	443163	5/16/2025	MAY FSA ADMIN SERVICES	113.75	05282025	6048	710144 531500	ADMINISTRATION SERVICES
710	HEALTH INSURANCE FUND	7381	SOLIDARITUS HEALTH	CoS-PM-0525	5/15/2025	MAY CLINIC BILLING	12,565.80	05282025	6081	710144 537700	CLAIMS
710	HEALTH INSURANCE FUND	7678	VITALITY GROUP	90047267	5/12/2025	ADMIN FEE AND REWARDS	1,821.80	05282025	368000	710144 580900	WELLNESS INITIATIVE
710	HEALTH INSURANCE FUND	6984	DELTA DENTAL	932269	5/27/2025	CLAIM PAYMENTS FOR 5/22-5/28/25 & MAY ADMIN FEES	1,671.57	053125DD	368262	710144 531500	ADMINISTRATION SERVICES
710	HEALTH INSURANCE FUND	6984	DELTA DENTAL	931005	5/19/2025	CLAIM PAYMENTS FOR 5/15-5/21/2025	7,033.06	053125DD	368255	710144 537700	CLAIMS
710	HEALTH INSURANCE FUND	6984	DELTA DENTAL	932269	5/27/2025	CLAIM PAYMENTS FOR 5/22-5/28/25 & MAY ADMIN FEES	8,939.92	053125DD	368262	710144 537700	CLAIMS
712	WORKER'S COMP INSURANCE FUND	3321	CITIES & VILLAGES MU	317	5/14/2025	SELF INSURED TPA FEE	4,125.00	05282025	6042	712144 531500	ADMINISTRATION SERVICES
713	INFORMATION TECHNOLOGY FUND	4404	CHARTER COMMUNICATIO	170696901042125	4/21/2025	MAY BILLING-ACCT #170696901	592.00	05142025	367761	713170 555100	UTILITIES
713	INFORMATION TECHNOLOGY FUND	158	AT&T MOBILITY	X04152025	4/7/2025	APRIL BILLING-ACCT #287322521453	34.99	05142025	367748	713170 555120	PHONES
713	INFORMATION TECHNOLOGY FUND	862	AT&T	920Z83000104-APR25	4/25/2025	APRIL BILLING-ACCT #920 Z83-0001 217 0	7.25	05142025	367745	713170 555120	PHONES
713	INFORMATION TECHNOLOGY FUND	862	AT&T	920Z83010004-APR25	4/25/2025	APRIL BILLING-ACCT #920 Z83-0100 046 3	85.90	05142025	367745	713170 555120	PHONES
713	INFORMATION TECHNOLOGY FUND	21384	TYLER TECHNOLOGIES,	045-517055	4/23/2025	ENTERPRISE PERMITTING/LICENSING W/IMPLEMENTATION	5,600.00	05142025	367861	713170 652250	SOFTWARE
713	INFORMATION TECHNOLOGY FUND	21384	TYLER TECHNOLOGIES,	045-517057	4/23/2025	CUST #2713 REMOTE IMPLEMENTATION	800.00	05142025	367861	713170 652250	SOFTWARE
713	INFORMATION TECHNOLOGY FUND	21384	TYLER TECHNOLOGIES,	045-517056	4/23/2025	PARKS AND RECREATION ONE TIME FEES INCLUDING PROJE	800.00	05142025	367861	713170 652250	SOFTWARE

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
713	INFORMATION TECHNOLOGY FUND	1218	LANEX LLC	39305	4/30/2025	SHORELINE METRO-WORDPRESS UPDATES, MAINT & REVIEW	202.50	05282025	6065	713170 531100	CONTRACTED SERVICES
713	INFORMATION TECHNOLOGY FUND	101	AT&T CORP	7874103010	5/7/2025	APRIL CHARGES-ACCT #831-001-2812 649	441.75	05282025	367911	713170 555120	PHONES
713	INFORMATION TECHNOLOGY FUND	101	AT&T CORP	7133912011	5/7/2025	APRIL BILLING-ACCT #831-001-2812 652	399.13	05282025	367911	713170 555120	PHONES
713	INFORMATION TECHNOLOGY FUND	101	AT&T CORP	000023427901	5/4/2025	APRIL BILLING-ACCT #SHEBCITY0001	2.19	05282025	367912	713170 555120	PHONES
713	INFORMATION TECHNOLOGY FUND	1812	CENTURYLINK	736261151	5/1/2025	APRIL CHARGES-ACCT #84705056	18.93	05282025	6041	713170 555120	PHONES
713	INFORMATION TECHNOLOGY FUND	7011	JAMES IMAGING SYSTEM	1562991	5/6/2025	MAY LEASE & APRIL OVERAGES-ACCT #CO13	788.78	05282025	367948	713170 563110	OFFICE EQUIPMENT MAINTENANCE
713	INFORMATION TECHNOLOGY FUND	21384	TYLER TECHNOLOGIES,	045-517815	4/30/2025	ENTERPRISE PERMITTING/LICENSING W/IMPLEMENTATION	4,400.00	05282025	367990	713170 652250	SOFTWARE
713	INFORMATION TECHNOLOGY FUND	21384	TYLER TECHNOLOGIES,	045-517816	4/30/2025	PARKS AND RECREATION ONE TIME FEES INCLUDING PROJE	1,600.00	05282025	367990	713170 652250	SOFTWARE
713	INFORMATION TECHNOLOGY FUND	21384	TYLER TECHNOLOGIES,	045-519013	5/7/2025	TIME & ATTENDANCE/ADVANCED SCHEDULING	800.00	05282025	367990	713170 652250	SOFTWARE
713	INFORMATION TECHNOLOGY FUND	21384	TYLER TECHNOLOGIES,	045-519012	5/7/2025	INVENTORY REMOTE IMPLEMENTATION	800.00	05282025	367990	713170 652250	SOFTWARE
713	INFORMATION TECHNOLOGY FUND	21384	TYLER TECHNOLOGIES,	045-519682	5/14/2025	PARKS AND RECREATION ONE TIME FEES INCLUDING PROJE	800.00	05282025	367990	713170 652250	SOFTWARE
730	MOTOR VEHICLE FUND	6917	UNIFIRST CORPORATION	9991666510	4/1/2025	CREDIT FOR OVERPAYMENT ON ACCT #1666510	(49.85)	05142025	367862	730399 531100	CONTRACTED SERVICES
730	MOTOR VEHICLE FUND	6917	UNIFIRST CORPORATION	1481036154	3/25/2025	MVD CUST #1666514	118.70	05142025	367862	730399 531100	CONTRACTED SERVICES
730	MOTOR VEHICLE FUND	18000	SAFETY-KLEEN SYSTEMS	97097422	4/17/2025	ACCT# CI23716 - USED OUL SERVICE RECOVERY FEE	110.00	05142025	367844	730399 531100	CONTRACTED SERVICES
730	MOTOR VEHICLE FUND	19032	SHEBOYGAN COUNTY TRE	136682	5/1/2025	CUST #60032 BUSINESS CARDS FOR M. ASCHETZSCHE	32.43	05142025	367847	730399 540100	OFFICE SUPPLIES
730	MOTOR VEHICLE FUND	1010	ENERGY SOLUTION	178988	5/2/2025	DPW MVD ULSD15 #2 CLEAR 5/2/25	16,145.54	05142025	5983	730399 540230	GASOLINE
730	MOTOR VEHICLE FUND	1010	ENERGY SOLUTION	178989	5/2/2025	DPW MVD UNLEADED 10% ETH 87.0 5/2/25	1,193.20	05142025	5983	730399 540230	GASOLINE
730	MOTOR VEHICLE FUND	1258	KWIK TRIP INC.	00260157-APRIL2025	5/2/2025	DPW APRIL FUEL PURCHASES PER MVD	516.47	05142025	6003	730399 540230	GASOLINE
730	MOTOR VEHICLE FUND	15000	FERRELLGAS LP	1130383977	4/18/2025	DPW MVD 33LB CYLINDERS EXCHANGED 4.18.25	113.26	05142025	367783	730399 540230	GASOLINE
730	MOTOR VEHICLE FUND	15000	FERRELLGAS LP	1130182258	3/28/2025	DPW MVD 33LB CYLINDERS EXCHAGED 3/28/25	226.51	05142025	367783	730399 540230	GASOLINE
730	MOTOR VEHICLE FUND	1439	KUNDINGER FLUID POW	520497314	5/2/2025	MIKE THEUNE TRUCK 53 HOSE ASSEMBLY	608.79	05142025	6002	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	2691	D&H SALES & SERVICE	06824	4/20/2025	DPW MVD337 GOV SHAFT SEAL, INTAKE GASKETS, EXHAUST	14.60	05142025	5981	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	5940	MACQUEEN EQUIPMENT	P38364	5/2/2025	DPW MVD126 1" & 3/4 HANDLE & FREIGHT	83.04	05142025	6006	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	6396	QUALITY TRUCK CARE	X103030780:01	5/1/2025	MVD - CAB STEP_SERRATED ALUMINUM ACX	220.00	05142025	6016	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	7257	GIBBSVILLE IMPLEMENT	34866	5/1/2025	ACCT 79060 MVD337 GASKETS & SEAL 5.1.25	29.59	05142025	5993	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	7439	FACTORY MOTOR PARTS	228-026054	5/1/2025	ACCT# SB2410 - DEL 31G950T	498.27	05142025	367779	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	7439	FACTORY MOTOR PARTS	228-026056	5/1/2025	ACCT# SB2410 - LARGE BATTERY CORE	(45.00)	05142025	367779	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	7439	FACTORY MOTOR PARTS	228-026129	5/2/2025	ACCT# SB2410 - BATTERY CCA300 RC32	45.85	05142025	367779	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	7439	FACTORY MOTOR PARTS	228-026130	5/2/2025	ACCT# SB2410 - SMALL BATTERY CORE	(6.00)	05142025	367779	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	7506	ENVIRONMENTAL EQUIP	24952	5/2/2025	MVD596/597 CURTAIN SET (NON-BAH) 600/FHD/500X PUH	649.25	05142025	367777	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	7695	NAPA AUTO PARTS	479777	4/30/2025	MVD - TARP	13.49	05142025	367812	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	7695	NAPA AUTO PARTS	479957	5/2/2025	MVD - MBI REMAN VALVE	20.56	05142025	367812	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	7695	NAPA AUTO PARTS	480066	5/5/2025	DPW MVD680 HL RING	22.49	05142025	367812	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	13732	MONROE TRUCK EQUIP	857092	4/30/2025	CUST# MVD655 - 35T40860 MUNCIE, SOLENOID, VALVE	152.68	05142025	367811	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	16228	POMP'S TIRE SERVICE	70146478	5/1/2025	CUST# 4593313 - ST225/75NR15/10 VANTRA TRLR ST01	133.83	05142025	367834	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	20716	TRUCK COUNTRY OF WIS	X204029878:01	5/1/2025	MVD - 204F/TDA XK3124715QP	867.56	05142025	367860	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	22900	ZARNOTH BRUSH WORKS	0201935-IN	4/24/2025	MVD133 BOBCAT 68X32"POLY(35KBPCV,2KP) WAFER BROOM	564.35	05142025	6033	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	2375	CINTAS FIRST AID	5270594405	5/16/2025	CUST# 11266400 - SERVICE ACKNOWLEDGEMENT	70.09	05282025	367924	730399 531100	CONTRACTED SERVICES
730	MOTOR VEHICLE FUND	6917	UNIFIRST CORPORATION	1481038649	5/6/2025	DPW MVD UNIFORMS 5.6.25	119.27	05282025	367991	730399 531100	CONTRACTED SERVICES
730	MOTOR VEHICLE FUND	6917	UNIFIRST CORPORATION	1481039080	5/13/2025	DPW MVD UNIFORMS BILL, DENNIS, MAX, STEVE, SHANE	119.27	05282025	367991	730399 531100	CONTRACTED SERVICES
730	MOTOR VEHICLE FUND	7187	WEX BANK	104868190	5/23/2025	MAY FUEL PURCHASES	4,158.63	05282025	368003	730399 540230	GASOLINE
730	MOTOR VEHICLE FUND	7503	ENERGITECH SERVICES	175449	5/19/2025	DPW MVD NOZZLE, DSL, 3/4" YELLOW RETAIL	225.50	05282025	6049	730399 540230	GASOLINE
730	MOTOR VEHICLE FUND	16213	PLYMOUTH LUBRICANTS	6207967	5/8/2025	DPW MVD SHANE DEF BULK, FILL TOTE, ENVIRON CHARGE	707.72	05282025	6076	730399 540230	GASOLINE
730	MOTOR VEHICLE FUND	7140	QUALITY STATE OIL	936413	5/9/2025	ACCT# 66290232 - PURUS SB 15W-40 CK4, BULK	2,449.02	05282025	6079	730399 540245	OILS & LUBRICANTS
730	MOTOR VEHICLE FUND	12478	MAC TOOLS	119751	5/7/2025	STEVE MVD - 6" MONSTER SCRAPER 5/7/25	23.00	05282025	367959	730399 560255	TOOLS & SMALL EQUIPMENT
730	MOTOR VEHICLE FUND	81	AERO INDUSTRIES	920597	5/1/2025	MVD - BUMPER, RUBBER EASY COVER HD	624.90	05282025	367909	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	1759	PICKART'S RADIATOR	64902	5/8/2025	DPW MVD57 2009 INTERNATIONAL CUMMINS CLAMP & GASKE	673.28	05282025	367973	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	2691	D&H SALES & SERVICE	07168	5/16/2025	DPW MVD326 STARTER 845761 84013103	216.00	05282025	6046	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	3177	ALPHA HYDRAULICS LLC	21565	5/16/2025	MVD - PARTS & LABOR TO REPAIR TWO CYLINDERS	198.44	05282025	6037	730399 562110	VEHICLE MAINT & REPAIRS

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
730	MOTOR VEHICLE FUND	5149	ENVIROTECH EQUIPMENT	25-0025479	5/9/2025	DPW MVD684 SEAL KIT MANIFOLD - NB	184.86	05282025	6050	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	5149	ENVIROTECH EQUIPMENT	25-0025404	5/15/2025	MVD - SERV ASSY, HPR LNR, OUTER, ASL, .188 AR450	1,982.32	05282025	6050	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	5648	FASTENAL COMPANY	WISHE352968	2/4/2025	CUST# WISHE0157 - 1/2-20X3G8DBLSTD	(3.50)	05282025	6051	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	5648	FASTENAL COMPANY	WISHE355146	5/16/2025	CUST# WISHE0157 - 5/16-18X2.5 TRX FLOR	27.60	05282025	6051	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	5940	MACQUEEN EQUIPMENT	P38409	5/7/2025	DPW MVD NATE - HANDLE FOR HYCO, SHIPPING & HANDLIN	70.25	05282025	6066	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	6149	FISCHER'S FLEET SERV	71435P	5/12/2025	DPW MVD ROCKER SWITCH PICKED UP BY BILL	29.16	05282025	367936	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	7140	QUALITY STATE OIL	935044	5/7/2025	DPW MVD682 MOBILUX EP 023, 35.2LB 3 PAIL	580.14	05282025	6079	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	7695	NAPA AUTO PARTS	480406	5/8/2025	DPW MVD564 ID BAR LAMP	41.69	05282025	367962	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	9050	HORST DISTRIBUTING,	113556-000	5/13/2025	CUST# 6002300 - BLADE 21.00 OFFST LLFT, CW (A)	311.54	05282025	6056	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	11753	LAKESIDE INTERNATION	4096485P	5/7/2025	MVD57 HORN KIT, DUAL PDC 5/7/25	195.27	05282025	367954	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	11753	LAKESIDE INTERNATION	4096497P	5/8/2025	DPW MVD650 PAD, CLUTCH PED	9.44	05282025	367954	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	11753	LAKESIDE INTERNATION	4096507P	5/9/2025	DPW MVD60 LIGHT, CLEARANCE 08C & KIT, TORQUE ROD	481.65	05282025	367954	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	11753	LAKESIDE INTERNATION	4096504P	5/9/2025	DPW MVD57 FUEL SUPPLY TUBE, FLEXIBLE HOSE, AFT INJ	1,146.23	05282025	367954	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	11753	LAKESIDE INTERNATION	4096536P	5/13/2025	DPW MVD60 OUTLET MODULE, MUFFLER BRACE, SHIELD ASS	3,009.28	05282025	367954	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	11753	LAKESIDE INTERNATION	4096562P	5/13/2025	DPW MVD57 LOW COO 12B SENSOR	125.65	05282025	367954	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	11753	LAKESIDE INTERNATION	4096546P	5/13/2025	DPW MVD60 U BOLT, LOCKNUT, & FLAT WASHER	105.16	05282025	367954	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	11753	LAKESIDE INTERNATION	4096569P	5/13/2025	ACCT# 70241 - V BAND 07B	31.18	05282025	367954	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	11753	LAKESIDE INTERNATION	CM4096504P	5/13/2025	ACCT# 70241 - CORE RETURN	(8.31)	05282025	367954	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	11753	LAKESIDE INTERNATION	CM4096530P	5/13/2025	ACCT# 70241 - MINIMIZER FLOOR	(224.90)	05282025	367954	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	11753	LAKESIDE INTERNATION	4096588P	5/14/2025	ACCT# 70241 - BRAKE SHOE	432.78	05282025	367954	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	16228	POMP'S TIRE SERVICE	70146601	5/6/2025	SHANE MVD TRAILER CARLISLE SPORT TRAIL LH 1CKL2424	49.95	05282025	367974	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	16228	POMP'S TIRE SERVICE	70146791	5/13/2025	DPW MVD TIRE 315/80R22.5 B/S M870, TIRE 11R22.5/16	1,212.13	05282025	367974	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	16228	POMP'S TIRE SERVICE	70146950	5/19/2025	CUST# 4593313 - CUSTOMER CASING CREDIT	(505.00)	05282025	367974	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	20716	TRUCK COUNTRY OF WIS	R204017467:02	5/12/2025	CUST# 54003 - ACETOW ACE TOWING	620.10	05282025	367989	730399 562110	VEHICLE MAINT & REPAIRS
999	CASH MANAGEMENT FUND	7203	ENTERPRISE FLEET	FBN5324107	5/3/2025	MONTHLY TRUCK LEASE PYMT	47,569.84	053125DD	368138	999 111007	BANK PASS-THRU

CITY OF SHEBOYGAN
REPORT 4-25-26

BY CITY ATTORNEY DEPARTMENT

JULY 14, 2025.

Submitting the City Attorney's Office Monthly Report for July 2025.

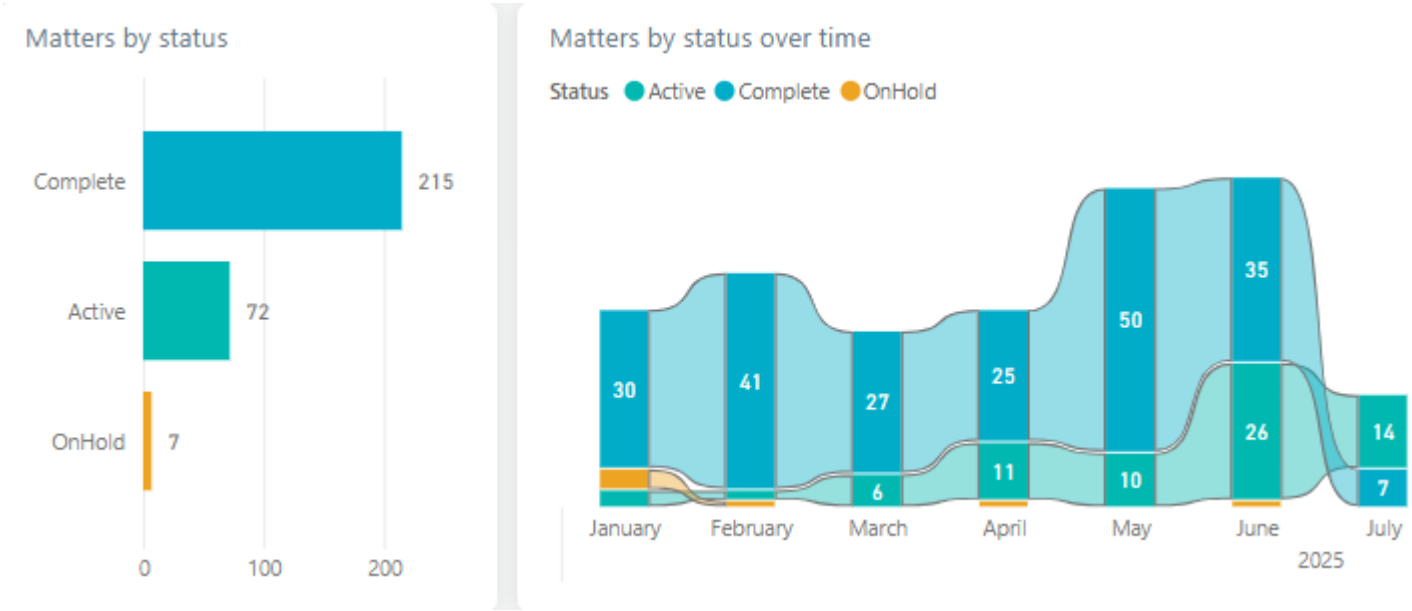
City Attorney's Office Monthly Report

July, 2025

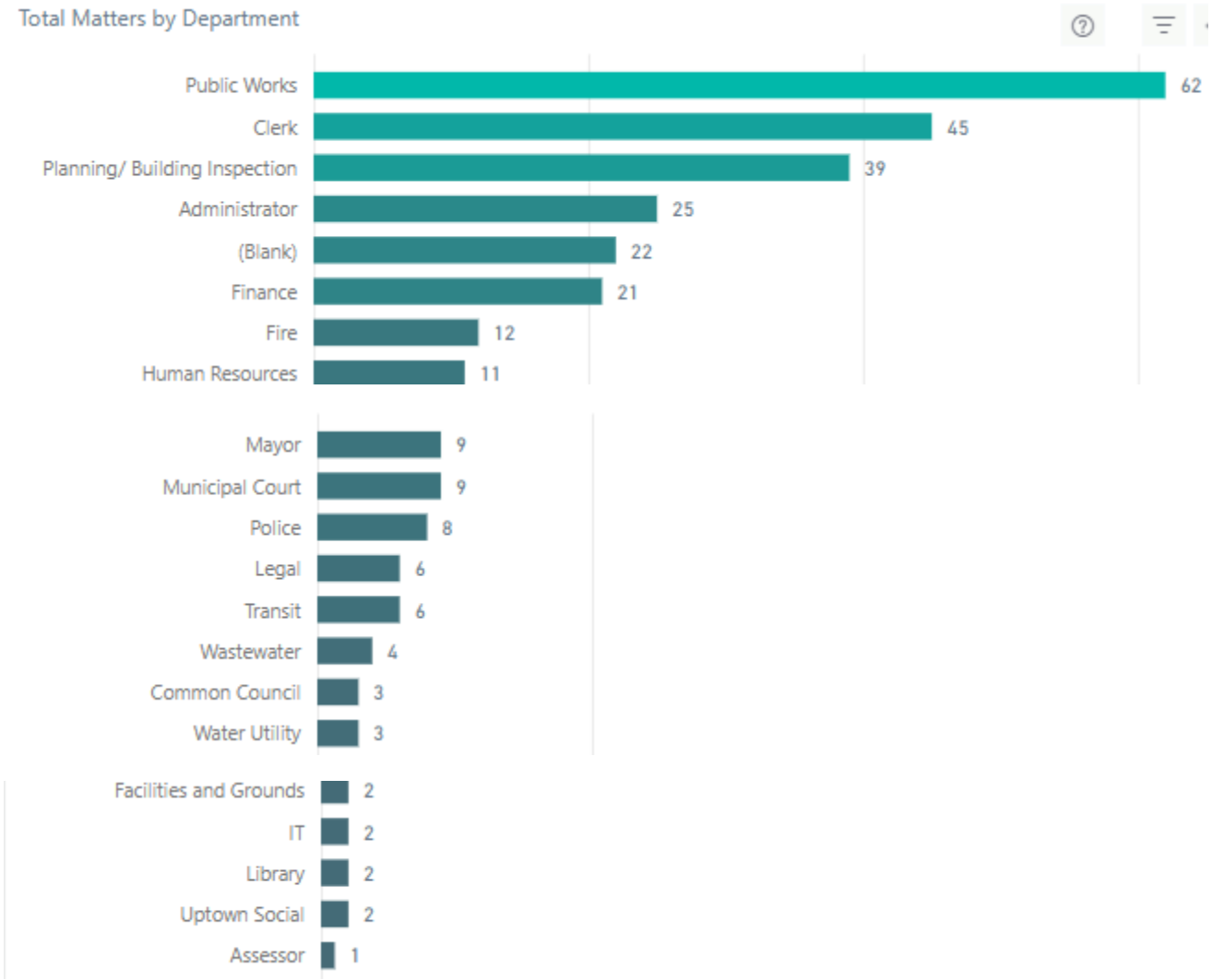
Purpose: The City Attorney's Office ("CAO") provides support to all City departments, elected and appointed officials, and staff on a range of issues pursuant to Wis. Stat. § 62.09(12). In addition to providing legal, strategy, and risk-management advice, the CAO drafts, edits, and reviews legal documents; prepares and reviews Council documents; represents the City in litigation; prosecutes municipal ordinance violations; drafts and reviews ordinances, resolutions, and policies. This report is intended to provide a summary of many of those tasks.

Scope: Much of the CAO's work is managed via LawVu, our document and project management software. We are working to include legal services requests received via email, phone, or in-person within the LawVu management software to improve reporting accuracy. Quick questions, conversational issues, and the like will remain outside the scope of this report. CAO welcomes suggestions for future reporting metrics or modifications.

Matters by Status (YTD)

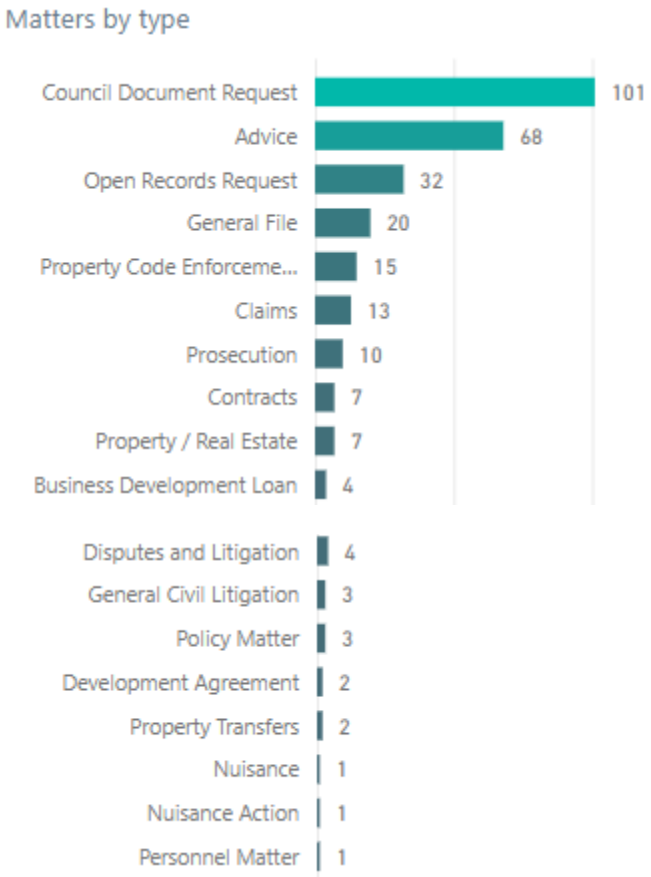


Matters by Department (YTD)



Note: “Blank” refers to matters created by CAO staff that are not easily attributable to a single department.

Matters by Type (YTD)



1/1/24-7/1/24 Matter Summary

214 Total matters	109 Avg matter completion time (days)	0 Pending field updates	0 Litigation	7 Overdue matters	10K Matter activity count	
		0 Restricted matters	14 Urgent matters	0 Unassigned matters	49 Avg activity count per matter	

1/1/25-7/1/25 Matter Summary

294 Total matters	403 Matters previous year	27 Avg matter completion time (days)	89 Avg completion time (prev year)	38 Overdue matters	13K Matter activity count
	-27% Yearly % change		-233% Yearly % change	0 Unassigned matters	43 Avg activity count per matter

Summary: We've seen several differences since midyear 2024. First, the CAO average completion time has reduced from 109 to 27. Historically, matters would remain open from the time of submission until the time when a certified copy was received after Council action. We now close matters once they've been submitted for agenda inclusion and feel that this approach better represents the department's turnaround on projects. We also see a marked increase in the total matter count, which is a result of better documenting the various issues that are brought forward outside of LawVu.

The number of overdue matters has risen. Overdue matters include claims, municipal prosecution of cases transferred to circuit court, records requests, and large projects. Claims and municipal prosecution matters are typically our longest matters because our work is directed by outside factors. Large projects will typically take back seat to Council documents and pressing matters. We continue seeing a high number of records requests, many involving multiple departments and excessive volumes of potentially responsive records that must be located, reviewed for release, and organized. We continue working with outside legal counsel to address time-consuming projects that our reduced staff has minimal capacity for. We have also participated in more meetings than during the first half of 2024, which reduces desk time but provides better value to the City as we're able to contribute to topics and projects much earlier, allowing for better planning and troubleshooting. We appreciate being invited to the table to collaboratively solve problems with our colleagues.

June, 2025 Matter Summary

June was another busy month for the CAO. We are pleased that our report reflects timely matter completion and high output as these benchmarks of customer service have been a department priority.

Litigation Activity Since 6/1/25

- No new lawsuits have been filed since our last report.
- Seven municipal prosecutions in circuit court have been closed through stipulated disposition. Six have been filed since our last report.
- Winkleman v. City of Sheboygan Police Department was dismissed with prejudice based upon the City's Motion to Dismiss.
- Justin Daniels v. City of Sheboygan Police and Fire Commission was an inactive case recently dismissed based upon the City's Proposed Order to Dismiss.
- CVMIC v. Tyrone Austin was closed after a default judgment entered against the Defendant.

Municipal Prosecution Activity Since 6/1/25. 36 pretrial conferences were conducted in June -- 28 of those cases resolved by stipulation. Eight municipal court trials took place, seven of which resulted in a guilty verdict and one resulted in a not guilty verdict.

Licensing Activity. The CAO, Clerks, and PD have completed their review of licenses that expire midyear. In June, approximately 175 beverage operator applications were reviewed. We have identified several tools that will improve productivity and shorten review time and are taking steps to implement those improvements.

General Summary. We have completed our standardization of Standing Committee agendas and minutes and have completed our transition to the new Council cycle of direct referrals. We will next consider documents for other categories of committees, boards, and commissions to identify areas where we may standardize or improve.

CITY OF SHEBOYGAN
REPORT 1-25-26

BY CITY CLERK.

JULY 14, 2025.

Submitting various license applications.

CHANGE OF AGENT

Ian Utech is replacing Julie A. Kath as agent effective immediately for The Northwestern House located at 1909 Union Avenue.

CHANGE OF PREMISE

No.	Name	Address
1420	VFW Memorial Post 9156	552 S. Evans Street – Change of premise August 7, 2025 to include current premise and North area between the garage and main building, East parking lot and South end from building to end of South parking lot.

CIGARETTE/TOBACCO (June 30, 2026) (NEW)

No.	Name	Address
3739	Johnny Vapes LLC	2629 Calumet Drive

NOTE: All licenses are recommended to be granted subject to approvals, inspections, insurance, payment of license fees and meeting State Statute requirements and Sheboygan Municipal Code.

CITY OF SHEBOYGAN
R. O. 8-25-26

BY CITY CLERK.

MAY 5, 2025.

Submitting a Notice of Claim from Society Insurance for alleged injuries to their insured Therese Weaver.

CITY OF SHEBOYGAN
R. C. 267-24-25

BY FINANCE AND PERSONNEL COMMITTEE.

APRIL 14, 2025.

Your Committee to whom was referred R. C. No. 254-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 40-23-24 by City Clerk submitting a notice of claim from Gregory R. Robinson for alleged injuries from a fall; recommends referring to the Finance and Personnel Committee of the 2025-2026 council year.

Committee:

_____ _____

_____ _____

_____ _____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer — Attest

_____ _____

Ryan Sorenson, Mayor, City of Sheboygan — Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
R. C. 254-23-24

BY FINANCE AND PERSONNEL COMMITTEE.

APRIL 15, 2024.

Your Committee to whom was referred R. O. No. 40-23-24 by City Clerk submitting a notice of claim from Gregory R. Robinson for alleged injuries from a fall; recommends referring to the Finance and Personnel Committee of the 2024-2025 council year.

Committee:

_____ _____

_____ _____

_____ _____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer

_____
Ryan Sorenson, Mayor, City of Sheboygan

Attest

_____
Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
R. O. 40-23-24

BY CITY CLERK.

SEPTEMBER 18, 2023.

Submitting a notice of claim from Gregory R. Robinson for alleged injuries from a fall.

CITY OF SHEBOYGAN
R. C. 268-24-25

BY FINANCE AND PERSONNEL COMMITTEE.

APRIL 14, 2025.

Your Committee to whom was referred R. C. No. 251-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 9-23-24 by City Clerk submitting a Notice of Injury from Jacobs Injury Law, S.C. regarding alleged injuries to their client, Robert Autman; recommends referring document to the Finance and Personnel Committee of the 2025-2026 council year.

Committee:

_____ _____

_____ _____

_____ _____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer

Ryan Sorenson, Mayor, City of Sheboygan

Attest

Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
R. C. 251-23-24

BY FINANCE AND PERSONNEL COMMITTEE.

APRIL 15, 2024.

Your Committee to whom was referred R. O. No. 9-23-24 by City Clerk submitting a Notice of Injury from Jacobs Injury Law, S.C. regarding alleged injuries to their client, Robert Autman; recommends referring document to the Finance and Personnel Committee of the 2024-2025 council year.

Committee:

_____ _____

_____ _____

_____ _____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer

_____
Ryan Sorenson, Mayor, City of Sheboygan

Attest

_____
Meredith DeBruin, City Clerk, City of Sheboygan

R. O. No. 9 - 23 - 24. By CITY CLERK. June 5, 2023.

Submitting a Notice of Injury from Jacobs Injury Law, S.C. regarding alleged injuries to their client, Robert Autman.

CITY CLERK

FYI

CITY OF SHEBOYGAN
R. C. 269-24-25

BY FINANCE AND PERSONNEL COMMITTEE.

APRIL 14, 2025.

Your Committee to whom was referred R. C. No. 261-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 103-23-24 by City Clerk submitting a Notice of Injury from Attorney Jordan P. Blad representing Douglas C. Diedrichs; recommends referring to the Finance and Personnel Committee of the 2025-2026 council year.

Committee:

_____ _____

_____ _____

_____ _____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer

Attest

_____
Ryan Sorenson, Mayor, City of Sheboygan

_____
Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
R. C. 261-23-24

BY FINANCE AND PERSONNEL COMMITTEE.

APRIL 15, 2024.

Your Committee to whom was referred R. O. No. 103-23-24 by City Clerk submitting a Notice of Injury from Attorney Jordan P. Blad representing Douglas C. Diedrichs; recommends referring to the Finance and Personnel Committee of the 2024-2025 council year.

Committee:

_____ _____

_____ _____

_____ _____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer

_____
Ryan Sorenson, Mayor, City of Sheboygan

Attest

_____
Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
R. O. 103-23-24

BY CITY CLERK.

FEBRUARY 5, 2024.

Submitting a Notice of Injury from Attorney Jordan P. Blad representing Douglas C. Diedrichs.

CITY OF SHEBOYGAN
R. C. 270-24-25

BY FINANCE AND PERSONNEL COMMITTEE.

APRIL 14, 2025.

Your Committee to whom was referred R. C. No. 263-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 127-23-24 by City Clerk submitting a claim from Irma Reyes and Jorge Martinez for alleged injuries due to an accident; recommends referring to the Finance and Personnel Committee of the 2025-2026 council year.

Committee:

_____ _____

_____ _____

_____ _____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer

Attest

_____
Ryan Sorenson, Mayor, City of Sheboygan

_____
Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
R. C. 263-23-24

BY FINANCE AND PERSONNEL COMMITTEE.

APRIL 15, 2024.

Your Committee to whom was referred R. O. No. 127-23-24 by City Clerk submitting a claim from Irma Reyes and Jorge Martinez for alleged injuries due to an accident; recommends referring to the Finance and Personnel Committee of the 2024-2025 council year.

Committee:

_____ _____

_____ _____

_____ _____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer

_____
Ryan Sorenson, Mayor, City of Sheboygan

Attest

_____
Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
R. O. 127-23-24

BY CITY CLERK.

MARCH 18, 2024.

Submitting a claim from Irma Reyes and Jorge Martinez for alleged injuries due to an accident.

CITY OF SHEBOYGAN
R. C. 272-24-25

BY FINANCE AND PERSONNEL COMMITTEE.

APRIL 14, 2025.

Your Committee to whom was referred R. O. No. 30-24-25 by City Clerk submitting a Notice of Injury by Attorney Jordan P. Blad for Phillip Link for alleged injuries that occurred on the Taylor Drive Multi-use Pathway; recommends referring to the Finance and Personnel Committee of the 2025-2026 council year.

Committee:

_____ _____

_____ _____

_____ _____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer

Ryan Sorenson, Mayor, City of Sheboygan

Attest

Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
R. O. 30-24-25

BY CITY CLERK.

JULY 15, 2024.

Submitting a Notice of Injury submitted by Attorney Jordan P. Blad for Phillip Link for alleged injuries that occurred on the Taylor Drive Multi-use Pathway.

CITY OF SHEBOYGAN
R. C. 274-24-25

BY FINANCE AND PERSONNEL COMMITTEE.

APRIL 14, 2025.

Your Committee to whom was referred R. O. No. 65-24-25 by City Clerk submitting a Notice of Claim from C. Norris Law Group in regards to alleged personal injuries and civil rights violations of Tommie Dixon; recommends referring to the Finance and Personnel Committee of the 2025-2026 council year.

Committee:

_____ _____

_____ _____

_____ _____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer

Ryan Sorenson, Mayor, City of Sheboygan

Attest

Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
R. O. 65-24-25

BY CITY CLERK.

OCTOBER 7, 2024.

Submitting a Notice of Claim from C. Norris Law Group in regards to alleged personal injuries and civil rights violations of Tommie Dixon.

CITY OF SHEBOYGAN
R. C. 275-24-25

BY FINANCE AND PERSONNEL COMMITTEE.

APRIL 14, 2025.

Your Committee to whom was referred R. O. No. 54-24-25 by City Clerk submitting a notice of claim from Nora Gerber for alleged injuries resulting from a fall on the boardwalk; recommends referring to the Finance and Personnel Committee of the 2025-2026 council year.

Committee:

_____ _____

_____ _____

_____ _____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer

Attest

_____
Ryan Sorenson, Mayor, City of Sheboygan

_____
Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
R. O. 54-24-25

BY CITY CLERK.

SEPTEMBER 16, 2024.

Submitting a notice of claim from Nora Gerber for alleged injuries resulting from a fall on the boardwalk.

CITY OF SHEBOYGAN
R. C. 280-24-25

BY FINANCE AND PERSONNEL COMMITTEE.

APRIL 14, 2025.

Your Committee to whom was referred R. O. No. 107-24-25 by City Clerk submitting a Notice of Circumstances in the matter of Nathan Jackson, by his attorneys, Sperling Law offices LLC; recommends referring to the Finance and Personnel Committee of the 2025-2026 council year.

Committee:

_____ _____

_____ _____

_____ _____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer

Attest

_____
Ryan Sorenson, Mayor, City of Sheboygan

_____
Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
R. O. 107-24-25

BY CITY CLERK.

FEBRUARY 3, 2025.

Submitting a Notice of Circumstances in the matter of Nathan Jackson, by his attorneys, Sperling Law offices LLC.

CITY OF SHEBOYGAN
R. C. 273-24-25

BY FINANCE AND PERSONNEL COMMITTEE.

APRIL 14, 2025.

Your Committee to whom was referred R. O. No. 42-24-25 by City Clerk submitting a Summons and Complain in the matter of Shirley Winkleman vs. Sheboygan Police Department; recommends referring to the Finance and Personnel Committee of the 2025-2026 council year.

Committee:

_____ _____

_____ _____

_____ _____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer

Attest

_____
Ryan Sorenson, Mayor, City of Sheboygan

_____
Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
R. O. 42-24-25

BY CITY CLERK.

AUGUST 5, 2024.

Submitting a Summons and Complain in the matter of Shirley Winkleman vs. Sheboygan Police Department.

CITY OF SHEBOYGAN
R. C. 279-24-25

BY FINANCE AND PERSONNEL COMMITTEE.

APRIL 14, 2025.

Your Committee to whom was referred R. O. No. 97-24-25 by City Clerk submitting a Summons and Complaint in the matter of Planet Home Lending, LLC. vs. Breanna Crump et al; recommends referring to the Finance and Personnel Committee of the 2025-2026 council year.

Committee:

_____ _____

_____ _____

_____ _____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL
_____.

Presiding Officer

_____
Ryan Sorenson, Mayor, City of Sheboygan

Attest

_____
Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
R. O. 97-24-25

BY CITY CLERK.

JANUARY 6, 2025.

Submitting a Summons and Complaint in the matter of Planet Home Lending, LLC vs. Breanna Crump et al.

CITY OF SHEBOYGAN
RESOLUTION 51-25-26

BY ALDERPERSONS DEKKER, RUST, AND MITCHELL.

JULY 7, 2025.

A RESOLUTION authorizing the filing of an application with the United States of America Department of Transportation and authorizing the executing of the contract pertaining to grants for calendar year 2026, under former Section 9 (USC 5307) of the Federal Transit Act of 1964, as amended.

WHEREAS, the Secretary of Transportation is authorized to make grants for a mass transportation program of projects; and

WHEREAS, the contract for financial assistance will impose certain obligations upon the applicant, including the provision by it of the local share of the projects costs in the program; and

WHEREAS, it is required by the United States Department of Transportation in accordance with the provisions of Title VI of the Civil Rights Act of 1964 that in connection with the filing of an application for assistance under the Federal Transit Act of 1964, as amended, the applicant gives an assurance that it will comply with Title VI of the Civil Rights Act of 1964 and the United States Department of Transportation requirements thereunder; and

WHEREAS, it is the goal of the applicant that disadvantaged business enterprises be utilized to the fullest extent possible in connection with these projects, and definite procedures shall be established and administered to ensure that disadvantaged businesses shall have the opportunity to participate in construction contracts, supplies, equipment contracts, or consultants and other services.

NOW, THEREFORE, BE IT RESOLVED: That the Director of Parking and Transit is authorized to execute and file an application on behalf of the City of Sheboygan with the United States Department of Transportation to aid in financing of capital and operating assistance projects for calendar year 2026, pursuant to former Section 9 (USC 5307) of the Federal Transit Act of 1964, as amended.

BE IT FURTHER RESOLVED: That the Director of Parking and Transit of the City of Sheboygan is authorized to execute the contract pertaining to the City of Sheboygan's application for 2026 operating and capital assistance grants under former Section 9 (USC 5307) of the Federal Transit Act of 1964, as amended.

BE IT FURTHER RESOLVED: That the Director of Parking and Transit is authorized to execute and file with such applications all assurances or any other documents required by the United States Department of Transportation effectuating the purposes of Title VI of the Civil Rights Act of 1964 and other legally mandated requirements of the United States Department of Transportation.

BE IT FURTHER RESOLVED: That the Director of Parking and Transit is authorized to furnish such additional information as the United States Department of Transportation may require in connection with the application for the program of projects.

BE IT FURTHER RESOLVED: That the Director of Parking and Transit is authorized to execute grant agreements on behalf of the City of Sheboygan with the United States Department of Transportation for aid in the financing of the capital and operating assistance program of projects.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
RESOLUTION 56-25-26

BY ALDERPERSONS DEKKER AND RUST.

JULY 14, 2025.

A RESOLUTION authorizing the appropriate City officials to execute a First Amendment to Option and Land Lease relating to the operation of a wireless communications tower and related structures at the Wastewater Treatment Facility property located at 3333 Lakeshore Drive, Sheboygan, Wisconsin.

WHEREAS, in August 2000 the City entered into an Option and Land Lease with SBA Towers, Inc authorizing the lease of 10,000 square feet of space within the City of Sheboygan Wastewater Treatment Plant property for placement and operation of wireless communication equipment; and

WHEREAS, the aforementioned Option and Land Lease is scheduled to expire September, 2025. SBA Towers, Inc. desires to extend this Agreement for a term of four successive renewal terms of five years each and to pay the City $37,500 annually as rent subject to a 3% annual rent escalation; and

WHEREAS, the Deputy City Attorney, Wastewater Treatment Facility Supervisor, and City Administrator have participated in Amendment negotiations and are comfortable supporting execution of the attached First Amendment To Option and Land Lease.

NOW, THEREFORE, BE IT RESOLVED: That the appropriate City officials are authorized to execute the First Amendment to Option and Land Lease relating to the wireless communications tower and related structures located at 3333 Lakeshore Drive, Sheboygan, Wisconsin.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

Prepared by: Tiffany Gonsalves
After recording return to: Rita Drinkwater
SBA Network Services, LLC
8051 Congress Avenue
Boca Raton, FL 33487
Ph: 800-487-7483 ext. 7872

Parcel ID: 59281321500

FIRST AMENDMENT TO OPTION AND LAND LEASE

THIS FIRST AMENDMENT TO OPTION AND LAND LEASE ("**First Amendment**") is executed this _____ day of _____, 2025 ("**Effective Date**") by and between **CITY OF SHEBOYGAN, a Wisconsin municipal corporation**, having an address at 828 Center Avenue, Sheboygan, Wisconsin 53081 ("**Lessor**") and **SBA STRUCTURES, LLC, a Delaware limited liability company**, having a principal office located at 8051 Congress Avenue, Boca Raton, Florida 33487 ("**Lessee**").

WHEREAS, Lessor and SBA Towers, Inc., a Florida corporation, entered into that certain Option and Land Lease dated August 17, 2000, as evidenced by that certain Memorandum of Land Lease dated August 17, 2000, and recorded September 28, 2000, in Volume 1761, Page 476, Document No. 1580152, of the Register of Deeds of Sheboygan County, Wisconsin ("**Lease**") and ultimately assigned to Lessee, successor by conversion to SBA Structures, Inc., a Florida corporation, pursuant to that certain unrecorded Assignment and Assumption Agreement dated October 31, 2006, for Lessee's use of a portion of the real property ("**Leased Parcel**"), located at 3333 Lake Shore Drive, Sheboygan, Wisconsin 53082 ("**Premises**"), being more particularly described in the attached **Exhibit "A"**; and

WHEREAS, Lessor and Lessee desire and intend to amend and supplement the Lease as provided herein.

NOW, THEREFORE, for good and valuable consideration of One Hundred and No/100 Dollars ($100.00), the receipt and sufficiency of which is hereby, acknowledged, the parties hereto covenant, agree, and bind themselves to the following modifications to the Lease:

1. **Section 3. Term**, of the Lease is hereby amended to include the following:

   In addition to the Term as referenced in the Lease, the Lease is hereby amended to include four (4) additional successive renewal terms of five (5) years (each a "**Renewal Term**"). Each Renewal Term shall be deemed automatically extended unless Lessee notifies Lessor of its intention not to renew the Lease prior to the commencement of the succeeding Renewal Term. The first additional Renewal Term shall commence on September 7, 2025, upon the expiration of the Renewal Term expiring on September 6, 2025.

2. **Section 4. Rent**, of the Lease is hereby amended to include the following:

   On September 7, 2025, Lessor's Rent shall be increased to the total amount of Thirty-Seven Thousand Five Hundred and No/100 Dollars ($37,500.00) per year.

   All escalations currently provided in the Lease shall remain unchanged.

3. **Section 5. Easements, subsection (a) Right of Access**, of the Lease is hereby amended to include as follows:

   (a) Lessee shall have at all times during the initial term the right of access to and from the Leased Parcel and all utility installations servicing the Leased Parcel on a 24 hours per day/7 days per week basis, on foot or by motor vehicle, including trucks, and for the installation and maintenance of utility wires, cables, conduits and pipes over, under and along the right-of-way extending from the nearest accessible public right-of-way. When access to the Leased Parcel is desired outside of business hours, Lessee shall obtain access by requesting same via the designated contact information posted to the access gate, except in the case of an emergency in which case Lessee shall provide notice as reasonably possible. Any utility wire, cable, conduit, pipe, or similar installation occurring within right-of-way shall conform to Sheboygan Municipal Code in all applicable respects and installation shall not be undertaken unless properly permitted. Lessee is solely responsible for obtaining any necessary permit(s) and the cost(s) therefore.

4. **Section 10. Notices**, of the Lease is hereby amended as follows:

   If to Lessee: SBA Structures, LLC
   Attn: Site Administration
   8051 Congress Avenue
   Boca Raton, FL 33487-1307
   Re: WI21282-A / Wilson Avenue

5. **Section 12. Insurance,** of the Lease is hereby amended as follows:

   Lessee, at all times during the term(s) of this Lease, will maintain in full force a comprehensive public liability insurance policy covering all of its operations, activities, liabilities, and obligations on the Leased Parcel and having limits of not less than Two Million Dollars ($2,000,000) which will name Lessor as an additional insured party. On or before the commencement date of the first additional Renewal Term, Lessee will give Lessor a certificate of insurance and additional insured endorsement, evidencing that such insurance is in effect. Lessee shall deliver to Lessor a renewal certificate and endorsement evidencing that such insurance is in effect within ten (10) business days of Lessor's request for such certificate. The insurance policy shall be issued by an insurance company authorized to do business in the State of Wisconsin and shall provide thirty (30) days prior written notice to the Lessee and additional insureds of any cancellation of such policy. Any insurance required to be provided by Lessee may be provided by a blanket insurance policy

covering the Leased Parcel and other properties of Lessee provided that such blanket insurance policy complies with all the other requirements with respect to the type and amount of insurance, and the insurance company is authorized to do business in Wisconsin. All insurance must be primary and non-contributory to any insurance or self-insurance that may be carried by Lessor.

6. **Section 14. Taxes**, of the Lease is hereby amended as follows:

   Lessee will pay any tax assessed on, or any portion of the taxes attributable to the **Structures**. **Lessee** will pay when due all fees and assessments attributable to the **Leased Parcel**.

7.

8. Capitalized terms not defined in this First Amendment will have the meaning ascribed to such terms in the Lease.

9. This First Amendment will be governed by and construed and enforced in accordance with the laws of the state in which the Premises is located without regard to principles of conflicts of law.

10.

11. Except as specifically set forth in this First Amendment, the Lease is otherwise unmodified and remains in full force and effect and is hereby ratified and reaffirmed. In the event of any inconsistencies between the Lease and this First Amendment, the terms of this First Amendment shall take precedence.

12. Lessor acknowledges that the attached **Exhibit "A"** may be preliminary or incomplete and, accordingly, Lessee may replace and substitute such exhibit with an accurate survey and legal descriptions of the Leased Parcel and re-record this First Amendment without obtaining the further approval of Lessor. Following such re-recording, the descriptions of the Leased Parcel described therein shall serve as the descriptions for same for all purposes under the Lease.

13. Lessor represents and warrants to Lessee that Lessor is the sole owner in fee simple title to the Premises and Lessor's interest under the Lease and that consent or approval of no other person is necessary for Lessor to enter, into this First Amendment.

14. This First Amendment may be executed in one or more counterparts and by the different parties hereto in separate counterparts, each of which when executed shall be deemed to be an original but all of which taken together shall constitute one and the same First Amendment.

15. Lessee shall have the right to record this First Amendment.

[The remainder of this page is intentionally left blank. Signatures to follow.]

IN WITNESS WHEREOF, the parties have executed this First Amendment as of the day and year first above written.

LESSOR:

City of Sheboygan, a Wisconsin municipal corporation

By: _____

Print Name: _____

Title: _____

Attest: _____

Print Name: _____

Title: _____

STATE OF WISCONSIN

COUNTY OF _____

The instrument was acknowledged before me on this ____ day of _____, 2025, by _____ and _____, who are the _____ and _____, respectively of City of Sheboygan on behalf of the corporation.

_____
Notary Public_____
My Commission Expires _____

(NOTARY SEAL)

WITNESSES:

LESSEE:

SBA Structures, LLC, a Delaware limited liability company

_____

By: _____
Joshua Koenig, Executive Vice President and General Counsel

Print Name: _____

_____

Print Name: _____

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this _____ day of _____, 2025, by Joshua Koenig, Executive Vice President and General Counsel of SBA Structures, LLC, a Delaware limited liability company, on behalf of said company, who is personally known to me and did not take an oath.

_____
Notary Public _____
My Commission Expires _____

(NOTARY SEAL)

EXHIBIT "A"

Legal description to be incorporated upon receipt of final survey.

CITY OF SHEBOYGAN
RESOLUTION 63-25-26

BY ALDERPERSONS DEKKER AND RUST.

JULY 14, 2025.

A RESOLUTION authorizing the appropriate City officials to enter into an Agreement with MSA Professional Services, Inc. for the completion of the Sheboygan Safe Streets and Roads for All ("SS4A") Action Plan.

WHEREAS, the City of Sheboygan applied for and was awarded a grant under the FHWA Safe Streets for All program; and

WHEREAS, a Request for Qualifications was sent to eight consultants, with four responses received. Staff, including the Mayor, the Department of Public Works, the Police Department, and the Transit Department, reviewed the responses, and determined that MSA Professional Services, Inc. ("MSA") is the most qualified consultant; and

WHEREAS, staff believe that supporting this project is in the City's best interest.

NOW, THEREFORE, BE IT RESOLVED: That the Mayor and City Clerk are hereby authorized and directed to enter into the attached Professional Services Agreement with MSA Professional Services, Inc. for the completion of the Sheboygan SS4A Action Plan.

BE IT FURTHER RESOLVED: That the Finance Director be authorized to complete the following budget amendment to reflect the grant revenue anticipated to offset a significant portion of the project:

<u>INCREASE:</u>	
Capital Fund – Federal Other Grants (Acct. No. 400-433000)	$150,000
Capital Fund – Public Works – Contracted Services (Acct. No. 400300-531100)	$150,000

BE IT FURTHER RESOLVED: That the Finance Director be authorized to complete the following budget amendment pulling forward the 2024 tax levy that was previously budgeted for this project:

INCREASE:	
Capital Fund – Fund Equity Applied (Acct. No. 400-493000)	$ 50,000
Capital Fund – Public Works – Contracted Services (Acct. No. 400300-531100)	$ 50,000

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer

_____
Ryan Sorenson, Mayor, City of Sheboygan

Attest

_____
Meredith DeBruin, City Clerk, City of Sheboygan

Professional Services Agreement

MSA Project Number: R09511024

This AGREEMENT (Agreement) is made effective July 7th, 2025 by and between

MSA PROFESSIONAL SERVICES, INC (**MSA**)
Address: 1702 Pankratz St, Madison, WI 53704
Phone: 515-635-3416
Representative: Sarah Runkel, AICP Email: srunkel@msa-ps.com

CITY OF SHEBOYGAN, WI (OWNER)
Address: 2026 New Jersey Avenue, Sheboygan, WI 53081
Phone: 920-459-3377
Representative: Kevin Jump Email: Kevin.Jump@sheboyganwi.gov

Project Name: Sheboygan Safe Streets and Roads for All (SS4A) Plan

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

The schedule to perform the work is: Approximate Start Date: July 8th, 2025
Approximate Completion Date: November 30, 2026

The lump sum fee for the work is: $250,000

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. Payment for these services will be on a lump sum basis.

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

CITY OF SHEBOYGAN, WI

Name:
Title:
Date:

MSA PROFESSIONAL SERVICES, INC.

John Langhans, PE
Vice President
Date: 6/23/2025

OWNER ATTEST *(optional)*

Name:
Title:
Date:

Stephen Tremlett, AICP
Team Leader
Date: 6/23/2025

CITY OF SHEBOYGAN STANDARD CONTRACT TERMS
GENERAL SERVICE AGREEMENT
(NON-CONSTRUCTION)

1. STANDARD OF CARE. Contracting Party agrees that the performance of services pursuant to the terms and conditions of this Agreement shall be performed in a manner consistent with the degree and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances providing like services. Upon notice to Contracting Party, Contracting Party will, without additional compensation, correct or replace any and all Services not meeting the Standard of Care. Contracting Party agrees to follow all applicable federal, state, and local laws, regulations, and ordinances, and all provisions of this Agreement.

2. FULLY QUALIFIED. Contracting Party represents that all personnel engaged in the performance of the services set forth in this Agreement shall be fully qualified and shall be authorized or permitted under state and local law to perform the services.

3. SCOPE OF WORK. Contracting Party agrees to provide all labor, materials, equipment, transportation, appliances, and services necessary to complete all work identified or reasonably inferred from the Scope of Work document attached and/or incorporated into the Agreement. Contracting Party shall be responsible for obtaining all applicable permits and paying applicable permit fees prior to commencement. The scope of work set forth in this Agreement is based on facts known at the time of Agreement execution. As the project progresses, if facts are discovered that suggest a change of scope is warranted, the parties shall provide a written amendment to the Agreement before such change is recognized.

4. MEANS AND METHODS. Contracting Party shall be solely responsible for all means, methods, techniques, sequences, and procedures, and for coordinating all portions of the Work under this Agreement. Contracting Party must employ, as much as possible, such methods and means in carrying out the work as will minimize disruption to City operations. Unless specifically included as a service to be provided under this Agreement, the City specifically disclaims any authority or responsibility for general job site safety, or the safety of persons or property.

5. APPROPRIATION OF FUNDS. Notwithstanding any other provision of the Agreement and pursuant to Wis. Stat. § 65.06(1), if funds for the continued fulfillment of this Agreement by the City are at any time not forthcoming or are insufficient, through failure of any entity, including the City itself, to appropriate funds or otherwise, then the City shall have the right to terminate this Agreement without penalty. The City agrees that it will make its best effort to obtain sufficient funds for the Agreement to meet its obligations hereunder in full.

6. SCHEDULE OF PAYMENTS. The City shall remit payment to Contractor within not less than thirty (30) days of itemized invoice receipt. Such itemization shall include labor costs, the Contracting Party's direct expenses, including subcontractor costs, the hours worked by Contracting Party's staff and the amount of work completed as a percentage of the work to be performed. The City shall not make payment for any unauthorized work or expenses.

   Partial payment made under this Agreement is not evidence of the proper performance by Contractor either in whole or in part, and no payment made by the City shall be construed to be an acceptance of defective or improper work.

7. TAXES, SOCIAL SECURITY, INSURANCE, AND GOVERNMENT REPORTING. Personal income tax payments, social security contributions, insurance, and all other governmental reporting and contributions required as a consequence of the Contracting Party receiving payment under this Agreement shall be the Contracting Party's sole responsibility. The City is a tax- exempt entity and as such, shall not be required to pay sales tax by execution of a contract.

8. INSURANCE. Contracting Party shall, at its sole expense, obtain and maintain in effect at all times during this Agreement, insurance coverage, as applicable, consistent with that set forth in Exhibit A.

9. INDEMNIFICATION & HOLD HARMLESS. To the extent authorized by law and Wis. Stat. s. 443.20, Contractor hereby agrees to indemnify, defend, and hold harmless the City of Sheboygan, its elected and appointed officials, officers, employees, agents, representatives, and authorized volunteers from and against any and all suits, actions, legal

or administrative proceedings, claims, demands, damages, liabilities, interest, defense costs, attorneys' fees, costs, expenses of whatsoever kind or nature in any manner directly or indirectly caused, occasioned, or contributed to in whole or in part or claimed or alleged to be caused, occasioned, or contributed to in whole or in part, by reason of any act, omission, fault, or negligence, whether active or passive of Contractor or its agents or anyone acting under its direction or control or on its behalf arising out of, or in connection with, or relating to this Agreement. Contractor's aforesaid indemnity and hold harmless agreement shall not be applicable to any liability caused by the willful misconduct of the City of Sheboygan, its elected and appointed officials, officers, employees, agents, representatives, or authorized volunteers. Nothing in this Agreement shall be construed as the City of Sheboygan waiving its statutory limitation and/or immunities as set forth in the applicable Wisconsin Statutes or other applicable law. This indemnity provision shall survive the termination or expiration of this Agreement.

10. TERMINATION FOR CAUSE. If, through any cause, the Contracting Party shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if the Contracting Party shall violate any of the covenants, agreements, or stipulations of this Agreement, the City of Sheboygan shall thereupon have the right to terminate this Agreement by giving written notice to the Contracting Party of such termination and specifying the effective date, at least ten (10) days before the effective date of such termination. In such event, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, reports or other material related to the services performed by the Contracting Party under this Agreement for which compensation has been made or may be agreed to be made shall, at the option of the City, become the property of the City. Notwithstanding the foregoing, the Contracting Party shall not be relieved of liability to the City for damages sustained by the City by virtue of this Agreement by the Contracting Party, and the City may withhold any payments to the Contracting Party for the purpose of setoff until such time as the exact amount of damages due to the City from the Contracting Party is determined.

11. TERMINATION FOR CONVENIENCE. The City may terminate this Agreement at any time and for any reason by giving written notice to the Contracting Party of such termination and specifying the effective date, at least ten (10) days before the effective date of such termination. If this Agreement is terminated by the City pursuant to this provision, Contracting Party will be paid an amount which bears the same ratio to the total compensation as the services actually and satisfactorily performed bear to the total services of the Contracting Party covered by this Agreement, less payments for such services as were previously made. The value of the services rendered and delivered by Contracting Party will be determined by the City.

12. USE OF CITY PROPERTY. Any property belonging to the City being provided for use by the Contracting Party shall be used in a responsible manner and only for the purposes provided in this Agreement. No changes, alterations, or additions shall be made to the property unless otherwise authorized by this Agreement.

13. INDEPENDENT CONTRACTOR. The parties, their employees, agents, volunteers, and representative shall be deemed independent contractors of each other and shall in no way be deemed as a result of this Agreement to be employees of the other. The parties, their employees, agents, volunteers, and representatives are not entitled to any of the benefits that the other provides for its employees. The parties shall not be considered joint agents, joint ventures, or partners.

14. DISPUTE RESOLUTION . The City 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. The City 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 the City 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 the City and MSA any controversy, claim, counterclaim, dispute, or other matter is not resolved through negotiation or mediation, the City and MSA agree and consent that such matter may be resolved through legal action in the court having jurisdiction as specified in this Agreement.

15. SEVERABILITY. The provisions of this Agreement are severable. If any provision or part of this Agreement or application thereof to any person or circumstance shall be held by a court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision or part thereof to other persons or circumstances shall not be affected thereby.

16. ASSIGNMENT, SUBLET, AND TRANSFER. Contracting Party shall not assign, sublet, or transfer its interests or obligations under the provisions of this Agreement without the prior written consent of the City. This Agreement shall be binding on the heirs, successors, and assigns of each party hereto. Contracting Party shall provide not less than forty-five (45) days advance written notice of any intended assignment, sublet or transfer.

17. NO WAIVER. The failure of any party to insist, in any one or more instance, upon performance of any of the terms, covenants, or conditions of this Agreement shall not be construed as a waiver, or relinquishment of the future performance of any such term, covenant, or condition by any other party hereto but the obligation of such other party with respect to such future performance shall continue in full force and effect.

18. GOOD STANDING. Contracting Party affirms that it is a company duly formed and validly existing and in good standing under the laws of the State of Wisconsin and has the power and all necessary licenses, permits and franchises to own its assets and properties and to carry on its business. Contracting Party is duly licensed or qualified to do business and is in good standing in the State of Wisconsin and in all other jurisdictions in which failure to do so would have a material adverse effect on its business or financial condition.

19. CONFLICTS OF INTEREST. Contracting Party covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of its services hereunder. Contracting Party further covenants that in the performance of this Agreement no person having any conflicting interest shall be employed. Any interest on the part of Contracting Party or its employee must be disclosed to the City.

20. ACCESS TO RECORDS & OPEN RECORDS LAWS. Contracting Party, at its sole expense, shall maintain books, records, documents and other evidence pertinent to this Agreement in accordance with accepted applicable professional practices. The City, or any of its duly authorized representatives, shall have access, at no cost to the City, to such books, records, documents, papers or any records, including electronic records, of Contracting Party which are pertinent to this Agreement, for the purpose of making audits, examinations, excerpts and transcriptions. Contracting Party understands that the City is bound by the Wisconsin Public Records Law and, as such, this Agreement is subject to that law. Contractor acknowledges that it is obligated to assist the City in retaining and producing records that are subject to Wisconsin Public Records Law, and that the failure to do so shall constitute a material breach of the contract, and that Contractor must defend and hold the City harmless from liability under that law. Except as otherwise authorized, those records shall be maintained for a period of seven (7) years after receipt of Final Payment under the Agreement.

21. COUNTERPARTS. This Agreement may be executed in one or more counterparts, all of which shall be considered but one and the same agreements and shall become effective when one or more counterparts have been signed by each of the parties and delivered to the other party.

22. SURVIVAL. All express representations, indemnifications and limitations of liability included in this Agreement will survive its completion or termination for any reason.

ATTACHMENT A:
SCOPE OF SERVICES

PROJECT APPROACH

The Sheboygan SS4A Action Plan will be developed using six key elements that encompass all required components of an SS4A Action Plan:

1. Safety Analysis
2. Engagement and Collaboration
3. Policy and Process Changes
4. Strategy and Project Selection
5. Demonstration Activities
6. Final Safety Action Plan

ELEMENT 1: SAFETY ANALYSIS

1.1 Crash Analysis

The project team will utilize WISDOT and FHWA data to review crash incidences by frequency, type, road classification, and location throughout Sheboygan to determine existing conditions and historical trends of crashes.

1.2 Traffic and Pedestrian Counts

MSA will review available traffic data from the City, WisDOT and Bay-Lake Regional Planning Commission. After which, MSA will assess gaps in traffic and pedestrian counts. MSA will collect current data on the usage of pertinent routes using pole-mounted cameras and digital processing (Miovision) of AM/PM peak periods (6 hours total per location)-to get traffic counts by type (car, truck, bike, pedestrian) in each location. We will collect counts at up to four (4) locations at two (2) different times in the project - once during the summer and once during the school year. Additionally, we will collect Average Daily Traffic (ADT) at up to four (4) locations.

1.3 High Injury Network Screening

Toole Design will develop a High Injury Network (HIN) for bicycle, pedestrian, and motor vehicle crashes. HINs are useful for simply and effectively communicating the highest priority streets that need investment to reduce deaths and serious injuries. To build the HINs, Toole Design uses a sliding window analysis to determine which corridors have the highest densities of serious and/or fatal crashes on the network. Toole Design can conduct this task efficiently by using their custom-built Safer Streets Priority Finder tool, developed in 2021 through a USDOT-led program, which automates the sliding windows analysis. In addition, corridors without recent serious or fatal crash history but with similar characteristics to those that do have recent severe crash history will also be identified as secondary corridors for improvement.

1.4 Existing Conditions Report

MSA will compile a summary of existing conditions, including three (3) HIN GIS maps (pedestrian, bicycle, and vehicle) and other analysis maps (up to five additional maps), that will aid in leadership discussions, policy recommendations, and project prioritization. This document will also serve as a draft chapter of the Comprehensive Safety Action Plan (CSAP).

ELEMENT 2: ENGAGEMENT AND COLLABORATION

2.1 Traffic Safety Engagement Plan

The MSA and Toole Design Team will hold a kickoff meeting with City staff to begin the project to develop a strategy to guide engagement with the broad community and a variety of key stakeholders.

The Traffic Safety Engagement Plan will consider, plan, and guide all the engagement tasks and deliverables and how they align and relate to the project's technical tasks. The Traffic Safety Engagement Plan will identify key stakeholders for the project. Feedback received from this process will support developing achievable targets for reducing roadway fatalities and serious injuries.

2.2 Online Engagement

The project team would develop a website to serve as a home for information and documents relating to the project. We also would foresee the need for online engagement via online surveys, where people can provide input on their own schedule from their phone or the comfort of their home. Toole Design will develop an online interactive map such as this "sandbox" style map which is available for testing: https://tooledesign.github.io/webmap_template/. We foresee online engagement and surveys to occur in the early phases of the project when we are identifying safety issues, and the final phases when we have a draft Safety Action Plan or demonstration projects for feedback.

2.3 Stakeholder Listening Sessions

We will hold five (5) stakeholder listening sessions either remote or during a scheduled visit with community members to build an understanding of their needs and the issues they face in multi-modal traveling in the community. Focus will be made to include neighborhood associations, bike enthusiasts, public transit users, youth and elderly groups, disability advocates, local Hispanic and Hmong Associations and other minority associations, and adjacent property owners.

2.4 Public Open Houses

The project team will facilitate up to two (2) open house meetings to gather community needs and issues through creative interactive activities. Project team will support the Communications Director in advertising the process through local media, social media, mailers, and targeted messaging to community organizations and leaders, including schools.

2.5 Pop-Up Booth

The project team will setup a booth up to four (4) occasions/events, inclusive of one (1) occasion during the Safety Days (see Task 2.6). This could be at Farmer's Market, the Levitt Amp Music Series, or a table set up at the Downtown Transit Center.

2.6 Safety Days

The project team will assist the City in developing a multi-day workshop (dubbed "Safety Days"), taking place during the initial phase of the project to build interest and understand the community's shared values and concerns around traffic safety. The project team would have four (4) staff in town for up 2-3 days of concentrated collaboration, which may include:

.

- One (1) in-person presentation/meeting with City Council or other existing city committees to gather feedback on program and policy priorities.
- Booth at the Downtown Transit Center
- Hold one (1) mobility audit event. This will be coordinated with AARP, using their AARP Walk Audit Tool Kit to assess pedestrian and bicyclists safety conditions of specific corridors identified through engagement and the steering committee meetings. Key activities include intercept surveys, walk and bike abouts, or infrastructure evaluations.
- Hold up to three (3) meetings with community organizations directly such as Harbor Center Business District, civic organizations, and non-City government agency staff.
- Facilitate one (1) public open house.

2.7 Project Team Meetings & Management

One (1) team member will meet with City staff in person, while other project team will join virtually for monthly meetings (totaling up to 15 meetings). These meetings will provide project updates, review ongoing work, and coordinate tasks and deliverables.

The project team will also host one (1) kickoff meeting with City staff to confirm the project's scope, schedule, objectives, budget, and key roles for the Sheboygan SS4A Action Plan. This meeting will also affirm the goals and expectations in a Vision Zero Resolution (see Task 3.2). We will discuss background information and establish expectations for the process and products that will help guide project success.

2.8 Steering Committee Meetings

The SS4A program requires planning structure including a guiding committee or task force to oversee CSAP development, implementation, and monitoring. MSA will assist the City in identifying and assembling the CSAP steering committee and host meetings to provide guidance and collect feedback from the committee throughout action plan development. We will facilitate in-person up to six (6) steering committee meetings, as identified in the project schedule and further explained below.

- One (1) in-person kick-off meeting;
- Two (2) meetings clustered together* (one remote and one in-person) to go over Elements 3 and 4, as well as discuss the demonstration activities (Element 5) ;
- Two (2) meetings clustered together* (one remote and one in-person to go over Elements 5 and 6; and,
- One (1) for final document review and potential recommendation to City Council.
-

** The clustering of meetings with one in-person and one remote will allow for maximum attendance to cover materials at four junctions highlighted above.*

ELEMENT 3: POLICY AND PROCESS CHANGES

3.1 Review Plans and Policies

The planning team will review existing plans, ordinances, and policies that impact the existing and planned transportation network in Sheboygan. We will consult with City staff to determine the appropriate list of plans and ordinances to be reviewed, including relevant state plans and policies and potentially those from municipalities within proximity to Sheboygan.

3.2 Resolution Development

MSA will develop a Vision Zero Resolution for the City of Sheboygan based on the City's desired goals and expectations outlined in the project kick-off meeting. This is a requirement of the FHWA for the CSAP to be considered an eligible action plan.

3.3 Develop Revised Policies and Processes

Upon reviewing the existing plans, ordinances, and polices, the planning team will identify changes and additions to transportation policies and processes. These changes will be drafted in coordination with City staff to highlight improved processes, policies, guidelines, and standards to support the transportation network based on best practice, safety analysis, and community outreach.

ELEMENT 4: STRATEGY AND PROJECT SELECTION

4.1 Improvements & Alternatives Summary

The project team will compile a list of potential projects and strategies and alternatives that will address the safety problems described in the Safety Action Plan. The project team will provide magnitude of costs (e.g., $, $$, $$$) and planning-level cost assessments for three (3) prioritization projects, identifying where they fit in the implementation timeline.

4.2 Improvements Feasibility Report

Potential projects, inclusive of three (3) priority projects, will be outlined in a feasibility report that will serve as the basis for the CSAP implementation matrix. This tool will provide a list of recommended mitigation strategies with the priority actions detailed with cost and project implementation recommendations. This will accompany policy recommendations in the CSAP.

ELEMENT 5: DEMONSTRATION ACTIVITES

MSA, working in partnership with Toole Design, will help City staff decide the scope and location of the demonstration project or projects before proceeding with design. The demonstration projects selected will be evaluated in Task 5.1 to determine those that may move forward to design to stay within the $29,240 budget to complete Tasks 5.2 and 5.3.

5.1 Options and Scoping for Demonstration Project Design

Toole Design will work with MSA to prepare an initial memo that presents options for demonstration project design and cost estimates and estimates of quantities and costs for materials, presenting options for demonstration projects, such as:

- Two (2) locations of crosswalk enhancements (at a school location or other site)
    - Treatments could include curb extensions, pedestrian islands, or for a RRFB study - observing a comparative sample site with an existing RRFB and similar characteristics of the demonstration site.
- Two (2) locations of traffic calming (at locations with no more than 2 travel lanes)
    - Treatments could include speed humps or neighborhood traffic circles/mini-roundabouts

Demonstration materials to be provided by the City could include:

- Temporary materials such as barrels, cones, barricades, or temporary curb materials to represent curb line changes including curb extensions, chicanes, and median pedestrian islands.

5.2 Demonstration Project Design

The project team will develop two (2) conceptual layouts / alternatives based on feedback from the City and project stakeholders. Generally, our team will follow the familiar design development process to create engineering plans and drawings that the City, project staff, or even volunteers, if possible, will use to implement. Toole Design can provide signing, marking, and pavement marking plans. A preferred design will be selected with one (1) plan drawings completed in AutoCAD following WisDOT and local standards. All designs will be based on available aerial imagery and shapefiles provided by the City of Sheboygan. Signing and marking plans will show existing pavement marking and signage, and proposed pavement marking, signage, and materials placement. Work for this task includes one (1) desktop review with City staff and one (1) round of revisions based on consolidated comments. The AutoCAD drawing will be supplemented with a list of material quantities. Quantities will be summarized at the project level in Excel.

5.3 Demonstration Project Implementation

The project team will support City staff in preparing for the demonstration project and can be available for follow-up communications as necessary through the demonstration window(s). We expect the City to supply all necessary materials/equipment and orchestrate the install. If the demonstration project lasts longer than one day, the City of Sheboygan or its assigned contractor would be responsible for maintaining the materials and removing the materials, pavement markings, and signage associated with the demonstration project. Larger installations are anticipated to be in place for at least three months and would require the City to take down the installation upon completion of activities.

5.4 Demonstration Project Evaluation

The project team will analyze both community input and the technical traffic analysis of data from before, during, and after the demonstration project to measure how well it performed. The project team will evaluate the demonstration project(s) by completing and summarizing the following activities:

- Crash analysis data of 3-6 months before and after the installation.
- As part of this, AARP will host a Mobility Audit of the demonstration activity sites to evaluate the effectiveness of each project.
- Intercept surveys with quick postcard style surveys, or QR codes pointing users to the online survey.
- Average Vehicle speed
- Counts of vehicles yielding to pedestrians at crosswalks.

ELEMENT 6: FINAL SAFETY ACTION PLAN

6.1 Draft Comprehensive Safety Action Plan

All reports utilized throughout the planning process will be compiled and formatted to complete the draft CSAP. This document will summarize community input and data, describe the planning process, outline goals, recommend policy and process changes, and define procedures for implementation and monitoring of priority projects.

6.2 Draft Review

MSA will host a community open house to present the draft CSAP to the community of Sheboygan and provide residents opportunities to ask questions and provide feedback about the priority projects and policies identified through the planning process.

6.3 Final Comprehensive Safety Action Plan

The draft CSAP will be available for staff, officials, stakeholders, and community members to review and provide feedback. We request staff and official's comments to be synthesized into one round of edits/comments for the project team to consider for updates to the plan. Community input will be utilized for a revision process to format the final CSAP that will be adopted by the City of Sheboygan.

6.4 Final Presentation to Council

The project team will attend a City Council meeting to present the final CSAP to City leadership.

DELIVERABLES

Final Sheboygan SS4A Action Plan

One (1) electronic copy (PDF)

Two (2) physical copies

All data used for analysis, including but not limited to traffic counts, survey results, geodata files, shape files, crash rate data, etc.

ATTACHMENT B: PROJECT COST

Sheboygan, WI SS4A Project Cost Estimate			
Safety Analysis			
1.1	Crash Analysis	$	5,440.00
1.2	Traffic & Pedestrian Counts	$	8,160.00
1.3	High Injury Network Screening	$	6,240.00
1.4	Existing Conditions Report	$	4,200.00
	Element Total	$	24,040.00
Engagement & Collaboration			
2.1	Traffic Safety Engagement Plan	$	2,840.00
2.2	Online Engagement	$	12,180.00
2.3	Stakeholder Sessions	$	4,260.00
2.4	Public Open Houses	$	11,580.00
2.5	Pop-Up Booths	$	9,000.00
2.6	Safety Days	$	31,150.00
2.7	Project Team Meetings	$	16,580.00
2.8	Steering Committee Meetings	$	15,080.00
	Element Total	$	102,670.00
Policy & Process Changes			
3.1	Review Plans and Policies	$	2,800.00
3.2	Resolution Development	$	640.00
3.3	Develop Revised Policies & Processes	$	6,000.00
	Element Total	$	9,440.00
Strategy & Process Selection			
4.1	Improvements & Alternatives Summary	$	3,400.00
4.2	Improvements Feasibility Report	$	6,800.00
	Element Total	$	10,200.00
Demonstration Activities			
5.1	Options and Scoping for Demonstration Project Design (+Traffic Study for Demonstration Project)	$	12,800.00
5.2	Demonstration Project Design	$	29,200.00
5.3	Demonstration Project Implementation	$	2,040.00
5.4	Demonstration Project Evaluation	$	17,000.00
	Element Total	$	61,040.00
Final Safety Action Plan			
6.1	Draft Comprehensive Safety Action Plan	$	24,060.00
6.2	Draft Review	$	2,240.00
6.3	Final Comprehensive Safety Action Plan	$	5,600.00
6.4	Final Presentation to Council	$	1,600.00
	Element Total	$	33,500.00
Project Expenses			
	Expense Total	$	9,110.00
	Project Total	**$**	**250,000.00**

CITY OF SHEBOYGAN
RESOLUTION 62-25-26

BY ALDERPERSONS RUST AND LA FAVE.

JULY 14, 2025.

A RESOLUTION authorizing the appropriate City officials to execute an agreement with the Town of Sheboygan for the temporary use of their 2021 Polaris UTV and trailer to support the MidWest Powerboat P1 race event.

RESOLVED: That the Fire Chief is hereby authorized to sign an agreement with the Town of Sheboygan for the temporary use of their 2012 Polaris UTV and trailer to support the MidWest Powerboat P1 race event, on a form approved by the City Administrator and City Attorney.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
RESOLUTION 55-25-26

BY ALDERPERSONS MITCHELL AND PERRELLA.

JULY 14, 2025.

A RESOLUTION authorizing retaining outside legal counsel to represent the City in the matter of the Estate of Gertrude M. Florian.

WHEREAS, the City is owed money from the Estate of Gertrude Florian relating to unpaid building code enforcement citations; and

WHEREAS, the City desires to seek payment of these expenses and compliance with the ongoing building code enforcement matters; and

WHEREAS, the Estate of Gertrude Florian has not remedied the situation for approximately 12 years; and

WHEREAS, the Deputy City Attorney has located an attorney experienced and able to assist the City with seeking relief in this matter.

NOW, THEREFORE, BE IT RESOLVED: That Attorney David Van de Water is appointed as outside counsel to represent the City in Sheboygan County Circuit Case No. 2025PR0028, *In the Estate of Gertrude M. Florian.*

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
RESOLUTION 54-25-26

BY ALDERPERSONS MITCHELL AND PERRELLA.

JULY 14, 2025.

A RESOLUTION authorizing entering into a non-binding Letter of Intent with KBC Advisors – Services, LLC regarding property located at the intersection of Stahl Road and South Taylor Drive.

RESOLVED: That the Mayor and City Clerk are hereby authorized to execute the Letter of Intent with KBC Advisors – Services, LLC, a copy of which is attached hereto and incorporated herein.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

KBCADVISORS

June 25, 2025

CONFIDENTIAL

City of Sheboygan
Taylor Zeinert
Director of Planning and Development City of Sheboygan\
Re: Approximately 62.35 acres located at the intersection of Stahl Road and South Taylor Drive, in the City of Sheboygan, Wisconsin.

Dear Ms. Zeinert:

This non-binding letter of intent ("**LOI**") states the basic terms and conditions for the negotiation of a mutually acceptable Purchase and Sale Agreement ("**Agreement**") for the property described below.

Seller:	City of Sheboygan
Purchaser:	KBC Advisors – Services, LLC
Property:	Approximately 62.35-acres parcels-59281470998 & 59281470999, located at the intersection of Stahl Road and South Taylor Drive, in the City of Sheboygan, Sheboygan County, Wisconsin as depicted on the attached **Exhibit A**. The Property will include the land, buildings, fixtures, and improvements, service and other contracts affecting the Property which Purchaser elects to assume, personal property owned by Seller located on and exclusively used in connection with the operation of the Property and all intangibles (including names, permits, warranties, licenses, and entitlements related to the Property), and be vacant and free of all lease encumbrances.
Earnest Money:	Within 5 business days following the effective date of the Agreement, Purchaser will deposit $1 (the "**Earnest Money**") with Chicago Title Insurance Company at 701 5th Avenue, Suite 2700, Seattle, Washington 98104 (the "**Title Company**"). The Earnest Money will be interest-bearing, refundable prior to the expiration of the Contingency Period but not thereafter unless Seller defaults (and subject to typical condemnation provisions to be defined in the Agreement) and as otherwise provided in the Agreement, and applicable to the Purchase Price at Closing.
Title Insurance:	Purchaser will, at Purchaser's expense, cause the Title Company to deliver to Purchaser a Commitment for Title Insurance, with copies of all exception documents referenced therein.
Survey:	Purchaser will have prepared a current ALTA survey of the Property, the cost of which shall be borne by Purchaser. Seller will provide Purchaser with a copy of any existing ALTA survey it has.
Due Diligence	Within ten (10) business days after execution of this LOI by Seller, Seller will deliver to Purchaser copies of all documents in Seller's possession pertaining to the

Documents:	occupancy, development, ownership, or operation of the Property, including existing title policies and exceptions, site plans, leases, contracts, surveys, drawings, tax bills, zoning information, operating expense, environmental reports and geotechnical reports.
Contingency Period:	Purchaser will have a 210-day period commencing on the effective date of the Agreement (the "**Contingency Period**") to inspect all aspects of the Property and to determine in Purchaser's sole discretion whether the Property is suitable for Purchaser's intended use. Purchaser may extend the Contingency Period for 1 additional period(s) of 15 days each, by delivering written notice to Seller and depositing with the Title Company an extension fee of $2,000 per extension (the "Extension Fees") prior to the expiration of the Contingency Period then in effect. The Extension Fee(s) will be non-refundable to Purchaser, but applicable to the Purchase Price at Closing. At any time prior to the expiration of the Contingency Period, Purchaser may, in its sole discretion, terminate the Agreement for any reason and receive back the Earnest Money but not any Extension Fees. The Agreement will automatically terminate unless Purchaser delivers written notice to Seller that Purchaser has satisfied or waived the contingency on or prior to expiration of the Contingency Period, in which event the Earnest Money, together with interest thereon, but not any Extension Fees will be refunded to Purchaser. In such event, the Extensions Fees, with interest thereon, will be paid to Seller. However, if the Agreement is terminated due to a Seller default, the Extension Fees will be refunded to Purchaser.
Access and Testing:	During the negotiation of the Agreement, Seller and Purchaser will execute a mutually agreeable access agreement permitting Purchaser and its agents access the Property for purposes of inspecting the Property. The access agreement will include provisions for insurance and indemnity covering the activities of Purchaser and its contractors, agents and employees.
Closing:	The Closing will take place on or before the 30th day following the later of (a) expiration of the Contingency Period (as the same may be extended) or (b) Buyer's receipt of all final, non-appealable governmental approvals, permits, entitlements, and consents necessary for the development of the Property. The Seller will deliver to Purchaser at Closing a Warranty Deed conveying to Purchaser fee simple title to the Property free and clear of all matters affecting title except for the permitted exceptions approved by Purchaser pursuant to the Agreement.
Closing Conditions:	In addition to other customary closing conditions, Purchaser's obligation to Close is conditioned upon Purchaser's receipt of the Approvals.
Costs:	Closing costs will be apportioned between Purchaser and Seller in a manner consistent with market convention, to be described in the Agreement. Each party will pay its own attorneys' fees. Realty transfer taxes will be split equally between Seller and Purchaser.
Assignment:	Purchaser may assign the Agreement to an affiliate of Purchaser or a developer or capital partner under contract to develop the Property on behalf of Purchaser

	without Seller's consent. Purchaser shall be responsible for any transfer taxes due as a result of any assignment.
Brokerage Commission:	Seller will pay to KBC Advisors/Cushman & Wakefield (Boerke) ("Broker") at Closing a single brokerage commission pursuant to a separate agreement to be negotiated between Seller and the Broker within 30 days of the date of this LOI.
Exclusivity:	For a period of 30 days following the date of this LOI and during the term of the Agreement (if executed), Seller will not negotiate, or enter into, any agreement pertaining to the sale, exchange, lease or transfer of all or any portion of the Property to any person or entity other than Purchaser, and will not enter into or extend any service or other agreements relating to the Property that cannot be terminated at Closing.
Confidentiality:	Seller and Purchaser each agree to abide by the separately executed Nondisclosure Agreement.
Authority:	Seller has all requisite power and authority to enter into this LOI and perform its obligations pursuant to the Agreement (if executed). No consent, approval, order or authorization of any third party on the part of Seller is required in connection with this LOI.
Limiting Conditions:	This LOI is intended to support negotiation of a mutually satisfactory Agreement. Except for the party's obligations for Exclusivity and Confidentiality stated above, this LOI is not legally binding upon the parties, and no liability or obligation of any kind is intended to be created in this LOI. The Agreement (or any other agreements between the parties) will not be binding and in effect unless duly executed and delivered by both Purchaser and Seller (in their respective sole discretion). Neither party nor the Brokers will have any liability for any expenses the other party incurs in anticipation of the Agreement or in replying to this LOI. The offer represented by this LOI will expire if not accepted on or before one week after the date of this letter.

If this LOI meets with your approval, please indicate Seller's acceptance of the same by signing below, and return one executed copy to us.

If you have any questions, please feel free to contact me. Thank you for your consideration.

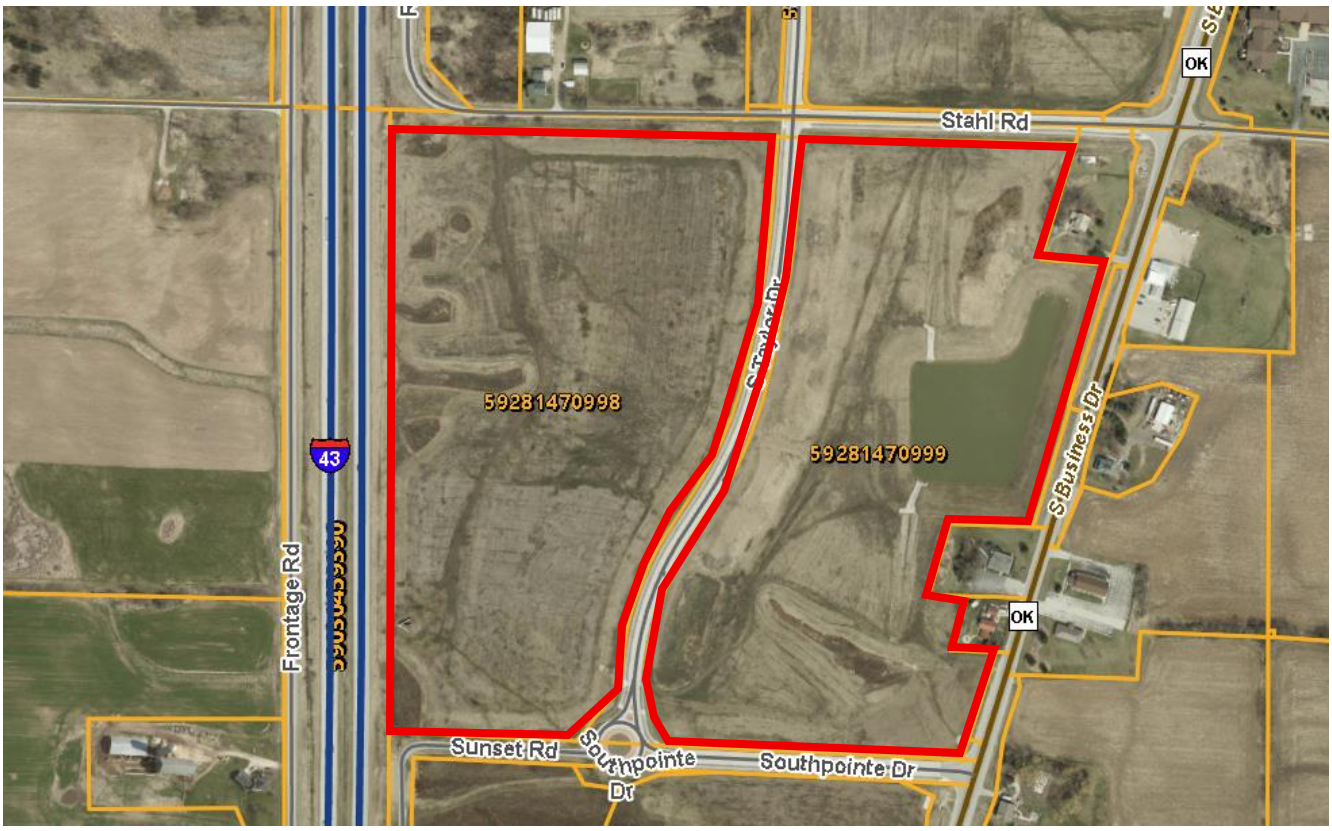
KBC Advisors

AGREED AND ACCEPTED:

Seller: City of Sheboygan

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A


Stahl Rd
59281470998
59281470999
43
Frontage Rd
Sunset Rd
Southpointe Dr
Southpointe Dr
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OK

CITY OF SHEBOYGAN
RESOLUTION 67-25-26

BY ALDERPERSONS DEKKER AND PERRELLA.

JULY 21, 2025.

A RESOLUTION confirming the appointment of Quarles & Brady LLP as bond and disclosure counsel regarding the issuance of general obligation promissory notes, series 2025A and 2025B.

WHEREAS, the Common Council hereby finds and determines that it is necessary, desirable and in the best interest of the City of Sheboygan, Sheboygan County, Wisconsin (the "City") to raise funds for public purposes, including paying the cost of street improvements, improvements to the Municipal Services Building, ADA and other upgrades to City facilities, lighting improvements and various project costs of the City's Tax Incremental Districts 21, 22 and 25, including street and utility improvements and marina design (collectively, the "Project") and paying the cost of the purchase of property in the City's Tax Incremental District 21; and

WHEREAS, Quarles & Brady LLP has historically served the City's bond and disclosure counsel needs and the Common Council hereby finds that retaining their services in this instance is necessary and appropriate.

NOW, THEREFORE, BE IT RESOLVED: That the City Attorney's appointment of Quarles & Brady LLP attorneys Bridgette Keating, Alex Gore, and Thomas Cameron as special, limited engagement counsel is confirmed.

BE IT FURTHER RESOLVED: That the appropriate City official is hereby authorized to enter into the attached engagement letters with Quarles & Brady LLP to serve as bond counsel for the City of Sheboygan regarding the issuance of general obligation promissory notes, series 2025A and 2025 B.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

Quarles

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Suite 2400
Milwaukee, Wisconsin 53202-4428
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Fax 414.271.3552
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Chicago
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Milwaukee
Minneapolis
Naples
Phoenix
St. Louis
San Diego
Tampa
Tucson
Washington, D.C.

July 10, 2025

VIA EMAIL

Meredith DeBruin
City Clerk
City of Sheboygan
828 Center Avenue
Sheboygan, WI 53081

Scope of Engagement Re: Proposed Issuance of $13,375,000 City of Sheboygan (the "City") General Obligation Promissory Notes, Series 2025A (the "Securities")

Dear Meredith:

We are pleased to be working with you again as the City's bond counsel and disclosure counsel. Thank you for your confidence in us.

The purpose of this letter is to set forth the role we propose to serve and responsibilities we propose to assume as bond counsel and disclosure counsel in connection with the issuance of the above-referenced Securities. If you have any questions about this letter or the services we will provide, or if you would like to discuss modifications, please contact me.

Role of Bond Counsel

Our bond counsel engagement is a limited, special counsel engagement. Bond counsel is engaged as a recognized independent expert whose primary responsibility is to render an objective legal opinion with respect to the authorization and issuance of municipal obligations. If you desire additional information about the role of bond counsel, we would be happy to provide you with a copy of a brochure prepared by the National Association of Bond Lawyers.

As bond counsel we will: examine applicable law; prepare authorizing and closing documents; consult with the parties to the transaction, including the City's financial advisor or underwriter or placement agent, prior to the issuance of the Securities; review certified proceedings; and undertake such additional duties as we deem necessary to render the bond counsel opinion described below. As bond counsel, we do not advocate the interests of the City or any other party to the transaction. We assume that the parties to the transaction will retain such counsel as they deem necessary and appropriate to represent their interests in this transaction.

Subject to the completion of proceedings to our satisfaction, we will render our opinion that:

1) the Securities are valid and binding general obligations of the City;

2) all taxable property in the territory of the City is subject to ad valorem taxation without limitation as to rate or amount to pay the Securities; and

3) the interest paid on the Securities will be excludable from gross income for federal income tax purposes (subject to certain limitations which may be expressed in the opinion).

The bond counsel opinion will be executed and delivered by us in written form on the date the Securities are exchanged for their purchase price (the "Closing") and will be based on facts and law existing as of its date. In rendering the bond counsel opinion, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation.

A form of our bond counsel opinion and a form of a Continuing Disclosure Certificate (which we may prepare) may be included in the Official Statement or other disclosure document for the Securities.

Role of Disclosure Counsel

Our disclosure counsel engagement is similarly a limited, special counsel engagement. As disclosure counsel, we will review the disclosure document prepared in connection with the sale of the Securities, namely the Official Statement, Private Placement Memorandum, or similar documents (the "City's Offering Document"). It is the City's responsibility to verify the information contained in the materials provided to us or confirmed for us by the City. We will not undertake an independent investigation to verify the accuracy or completeness of this information, beyond reviewing the materials provided to us or confirmed for us by the City. Nor will we render any opinion or make any representation as to the suitability of the Securities for investment by any investor.

In our capacity as the City's disclosure counsel, we will review the City's Offering Document and undertake due diligence with respect to the material representations therein so that we may provide the negative assurance letter described in the following paragraph. Our due diligence will consist of reviewing materials provided to us or confirmed for us by the City; reviewing the City's responses to questions posed in a due diligence questionnaire; assisting the City in its review of its continuing disclosure compliance in the last five years, if applicable (although the City is ultimately responsible for this review and such compliance); and discussing the City's Offering Document with the City and Ehlers & Associates, Inc., Waukesha, Wisconsin ("Ehlers"). We may also maintain the materials provided to us or confirmed for us by the City in our files, and we expect to share certain of those materials with Ehlers, for its files.

Subject to satisfactory completion of our due diligence, we will provide the City with a negative assurance letter that:

> based on our review of the City's Offering Document, our examination of certain materials provided by the City and its representatives, and our participation in conferences and conversations with the City and its representatives, no information has come to the attention of the attorneys in our firm rendering legal services in connection with the matter that has caused them to believe that the Preliminary Official Statement contained as of its date or the Final Official Statement contained as of its date or contains as of the date hereof any untrue statement of a material fact or omits to state any material fact required to be stated therein or necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading; provided, however, we do not express any belief with respect to any financial and statistical data and forecasts, projections, numbers, estimates, assumptions and expressions of opinion, information about bond insurers, or any information regarding the Depository Trust Company and the book-entry system for the Securities contained or incorporated by reference in the City's Offering Document and its appendices, which we expressly exclude from the scope of this paragraph.

If requested, we may also provide Ehlers with a separate letter allowing it to rely on the above-described negative assurance letter.

Please note that our negative assurance letter is not a guarantee; although we expect our above-described due diligence review to assist the City in identifying, confirming and presenting potentially material information, neither our participation in the financing nor our provision of the above-described negative assurance letter will relieve the City of its obligations under the federal securities laws. As noted above, ultimate responsibility for disclosing to potential purchasers of the Securities all City information material to their investment decision rests with the City.

Limitations on Scope of Engagement; No Financial Advice; Conclusion of Representation

All matters and responsibilities other than those expressly set forth above are outside the scope of our engagement as the City's bond counsel and disclosure counsel. These include, without limitation, any obligation to any underwriter, placement agent or financial advisor involved with the issuance of the Securities, other than providing a reliance letter as described above, if applicable. In particular we wish to note that this engagement does not entail any responsibility for us to review matters or provide advice to any party with respect to such matters as the rules promulgated by the Municipal Securities Rulemaking Board ("MSRB"), "blue sky" securities law matters, or other general securities law matters pertaining to any party's status as a broker-dealer or municipal advisor.

Further, we are neither qualified nor engaged to provide financial advice, and hence we will make no representation whatsoever about the suitability of the Securities for purchase by investors, the desirability of the proposed plan of finance, the feasibility of the project(s) financed or refinanced by the Securities, or any such related matters.

Our responsibilities as bond counsel and disclosure counsel will be concluded with respect to this financing upon the delivery of our bond counsel opinion and negative assurance letter, respectively. Please note that, unless separately engaged, we will not provide any advice to the City on post-closing matters including, without limitation, (i) actions necessary to ensure that interest paid on the Securities will continue to be excluded from gross income for federal income tax purposes, (ii) regulatory surveys or audits of the Securities, or (iii) actions necessary to comply with the continuing disclosure requirements applicable to the Securities.

Diversity of Practice; Consent to Unrelated Engagements

Because of the diversity of practice of our firm, the firm may be asked to represent other clients in matters adverse to the City, for example, in zoning, licensing, land division, real estate, property tax or other matters which are unrelated to our bond counsel and disclosure counsel work. Ethical requirements require that we obtain the City's consent to such representations. We do not represent you in legal matters regularly, although we may be called upon for special representation occasionally, and our bond counsel and disclosure counsel work does not usually provide us information that will be disadvantageous to you in other representations. We do not believe that such representations of others would adversely affect our relationship with you, and we have found that local governments generally are agreeable to the type of unrelated representation described above. Your approval of this letter will serve to confirm that the City consents and agrees to our representation of other present or future clients in matters adverse to the City which are not substantially related to the borrowing and finance area or any other area in which we have agreed to serve it. We agree, however, that your prospective consent to conflicting representation contained in this paragraph shall not apply in any instance where, as a result of our representation of the City, we have obtained proprietary or other confidential information, that, if known to the other client, could be used by that client to your material disadvantage. We will not disclose to the other client(s) any confidential information received during the course of our representation of the City. If you have any questions or would like to discuss this consent further, please call us.

We also want to advise you that from time to time we represent underwriters and purchasers of municipal obligations, as well as other bond market participants. In past transactions or matters that are not related to the issuance of the Securities and our role as bond counsel and disclosure counsel, we may have served as counsel to the financial institution that has or will underwrite, purchase or place the Securities or that is serving as the City's financial advisor. We may also be asked to represent financial institutions and other market participants, including the underwriter, purchaser or placement agent of the Securities or the City's financial advisor, in future transactions or matters that are not related to the issuance of the Securities or our role as bond counsel and disclosure counsel. By engaging our services under the terms of this letter, the City consents to our firm undertaking representations of this type.

Fees

Based upon: (i) our current understanding of the terms, structure, size and schedule of the financing, (ii) the duties we will undertake pursuant to this letter, (iii) the time we anticipate devoting to the financing, and (iv) the responsibilities we assume, we estimate that our fee will be $31,000 for our services as bond counsel, and $17,050 for our services as disclosure counsel. Such fee and expenses may vary: (i) if the principal amount of Securities actually issued differs significantly from the amount stated above, (ii) if material changes in the structure of the financing occur, or (iii) if unusual or unforeseen circumstances arise which require a significant increase in our time, expenses or responsibility. If at any time we believe that circumstances require an adjustment of our original fee estimate, we will consult with you. It is our understanding that our fee will be paid out of proceeds of the Securities at Closing.

If, for any reason, the financing is not consummated or is completed without the rendition of our opinion as bond counsel or the negative assurance letter as disclosure counsel, we will expect to be compensated at our normal hourly rates for time actually spent, plus out-of-pocket expenses. Our fee is usually paid either at the Closing out of proceeds of the Securities or pursuant to a statement rendered shortly thereafter. We customarily do not submit any statement until the Closing unless there is a substantial delay in completing the financing.

Terms of Engagement

Either the City or Quarles & Brady may terminate the engagement at any time for any reason by written notice, subject on our part to applicable rules of professional conduct. If the City terminates our services, the City is responsible for promptly paying us for all fees, charges, and expenses incurred before the date we receive termination. We reserve the right to withdraw from representing the City if, among other things, the City fails to honor the terms of this engagement letter – including the City's failing to pay our bills, the City's failing to cooperate or follow our advice on a material matter, or our becoming aware of any fact or circumstance that would, in our view, render our continuing representation unlawful or unethical.

Unless previously terminated, our representation will terminate when we send to the City (or its representative) our final bill for services rendered. If the City requests, we will promptly return the City's original papers and property to you, consistent with our need to ensure payment of any outstanding bills. We may retain copies of the documents. We will keep our own files, including attorney work product, pertaining to our representation of the City. For various reasons, including the minimization of unnecessary storage expenses, we may destroy or otherwise dispose of documents and materials a reasonable time after termination of the engagement.

City Responsibilities

We will provide legal counsel and assistance to the City in accordance with this letter and will rely upon information and guidance the City and its personnel provide to us. We will keep the City reasonably informed of progress and developments, and respond to the City's inquiries.

To enable us to provide the services set forth in this letter, the City will disclose fully and accurately all facts and keep us apprised of all developments relating to this matter. The officers and agents of the City will review the City's Offering Document, participate in a due diligence conference to review the City's Offering Document and provide a certificate as to the accuracy and completeness of the City's Offering Document stating that it does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein not misleading. The City agrees to pay our bills for services and expenses in accordance with this engagement letter. The City will also cooperate fully with us and be available to attend meetings, conferences, hearings and other proceedings on reasonable notice, and stay fully informed on all developments relating to this matter.

Limited Liability Partnership

Our firm is a limited liability partnership ("LLP"). Because we are an LLP, no partner of the firm has personal liability for any debts or liabilities of the firm except as otherwise required by law, and except that each partner can be personally liable for his or her own malpractice and for the malpractice of persons acting under his or her actual supervision and control. As an LLP we are required by our code of professional conduct to carry at least $10,000,000 of malpractice insurance; currently, we carry coverage with limits substantially in excess of that amount. Please call me if you have any questions about our status as a limited liability partnership.

Conclusion and Request for Signed Copy

If the foregoing terms of this engagement are acceptable to you, please so indicate by returning a copy of this letter dated and signed by an appropriate officer, retaining the original for your files. If we do not hear from you within thirty (30) days, we will assume that these terms are acceptable to you, but we would prefer to receive a signed copy of this letter from you.

If you have any questions, please do not hesitate to contact me at any time. We are looking forward to working with you and the City in this regard.

Very truly yours,

QUARLES & BRADY LLP

Bridgette Keating /AJC

Bridgette Keating

BJK/TDC/ESH
#850357.00079
#850357.00080
cc: Casey Bradley (via email)
Kaitlyn Krueger (via email)
Melissa Clevenger (via email)
Liz Majerus (via email)
Marie Foss (via email)
Philip Cosson (via email)
Kayla Thorpe (via email)
Sue Porter (via email)
Kathy Myers (via email)
Alicia Gerosa (via email)
Thomas Cameron (via email)
Elizabeth Henning (via email)
Alex Gore (via email)
Jess Kaye (via email)
bondsale@ehlers-inc.com

Accepted and Approved:

CITY OF SHEBOYGAN

By: _____

Its: _____
Title

Date: _____

Quarles

411 East Wisconsin Avenue
Suite 2400
Milwaukee, Wisconsin 53202-4428
414.277.5000
Fax 414.271.3552
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Attorneys at Law in
Chicago
Denver
Indianapolis
Madison
Milwaukee
Minneapolis
Naples
Phoenix
St. Louis
San Diego
Tampa
Tucson
Washington, D.C.

July 10, 2025

VIA EMAIL

Meredith DeBruin
City Clerk
City of Sheboygan
828 Center Avenue
Sheboygan, WI 53081

Scope of Engagement Re: Proposed Issuance of $2,305,000 City of Sheboygan (the "City") Taxable General Obligation Promissory Notes, Series 2025B (the "Securities")

Dear Meredith:

We are pleased to be working with you again as the City's bond counsel and disclosure counsel. Thank you for your confidence in us.

The purpose of this letter is to set forth the role we propose to serve and responsibilities we propose to assume as bond counsel and disclosure counsel in connection with the issuance of the above-referenced Securities. If you have any questions about this letter or the services we will provide, or if you would like to discuss modifications, please contact me.

Role of Bond Counsel

Our bond counsel engagement is a limited, special counsel engagement. Bond counsel is engaged as a recognized independent expert whose primary responsibility is to render an objective legal opinion with respect to the authorization and issuance of municipal obligations. If you desire additional information about the role of bond counsel, we would be happy to provide you with a copy of a brochure prepared by the National Association of Bond Lawyers.

As bond counsel we will: examine applicable law; prepare authorizing and closing documents; consult with the parties to the transaction, including the City's financial advisor or underwriter or placement agent, prior to the issuance of the Securities; review certified proceedings; and undertake such additional duties as we deem necessary to render the bond counsel opinion described below. As bond counsel, we do not advocate the interests of the City or any other party to the transaction. We assume that the parties to the transaction will retain such counsel as they deem necessary and appropriate to represent their interests in this transaction.

Subject to the completion of proceedings to our satisfaction, we will render our opinion that:

1) the Securities are valid and binding general obligations of the City;

2) all taxable property in the territory of the City is subject to ad valorem taxation without limitation as to rate or amount to pay the Securities; and

3) the interest paid on the Securities will be excludable from gross income for federal income tax purposes (subject to certain limitations which may be expressed in the opinion).

The bond counsel opinion will be executed and delivered by us in written form on the date the Securities are exchanged for their purchase price (the "Closing") and will be based on facts and law existing as of its date. In rendering the bond counsel opinion, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation.

A form of our bond counsel opinion and a form of a Continuing Disclosure Certificate (which we may prepare) may be included in the Official Statement or other disclosure document for the Securities.

Role of Disclosure Counsel

Our disclosure counsel engagement is similarly a limited, special counsel engagement. As disclosure counsel, we will review the disclosure document prepared in connection with the sale of the Securities, namely the Official Statement, Private Placement Memorandum, or similar documents (the "City's Offering Document"). It is the City's responsibility to verify the information contained in the materials provided to us or confirmed for us by the City. We will not undertake an independent investigation to verify the accuracy or completeness of this information, beyond reviewing the materials provided to us or confirmed for us by the City. Nor will we render any opinion or make any representation as to the suitability of the Securities for investment by any investor.

In our capacity as the City's disclosure counsel, we will review the City's Offering Document and undertake due diligence with respect to the material representations therein so that we may provide the negative assurance letter described in the following paragraph. Our due diligence will consist of reviewing materials provided to us or confirmed for us by the City; reviewing the City's responses to questions posed in a due diligence questionnaire; assisting the City in its review of its continuing disclosure compliance in the last five years, if applicable (although the City is ultimately responsible for this review and such compliance); and discussing the City's Offering Document with the City and Ehlers & Associates, Inc., Waukesha, Wisconsin ("Ehlers"). We may also maintain the materials provided to us or confirmed for us by the City in our files, and we expect to share certain of those materials with Ehlers, for its files.

Subject to satisfactory completion of our due diligence, we will provide the City with a negative assurance letter that:

> based on our review of the City's Offering Document, our examination of certain materials provided by the City and its representatives, and our participation in conferences and conversations with the City and its representatives, no information has come to the attention of the attorneys in our firm rendering legal services in connection with the matter that has caused them to believe that the Preliminary Official Statement contained as of its date or the Final Official Statement contained as of its date or contains as of the date hereof any untrue statement of a material fact or omits to state any material fact required to be stated therein or necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading; provided, however, we do not express any belief with respect to any financial and statistical data and forecasts, projections, numbers, estimates, assumptions and expressions of opinion, information about bond insurers, or any information regarding the Depository Trust Company and the book-entry system for the Securities contained or incorporated by reference in the City's Offering Document and its appendices, which we expressly exclude from the scope of this paragraph.

If requested, we may also provide Ehlers with a separate letter allowing it to rely on the above-described negative assurance letter.

Please note that our negative assurance letter is not a guarantee; although we expect our above-described due diligence review to assist the City in identifying, confirming and presenting potentially material information, neither our participation in the financing nor our provision of the above-described negative assurance letter will relieve the City of its obligations under the federal securities laws. As noted above, ultimate responsibility for disclosing to potential purchasers of the Securities all City information material to their investment decision rests with the City.

Limitations on Scope of Engagement; No Financial Advice; Conclusion of Representation

All matters and responsibilities other than those expressly set forth above are outside the scope of our engagement as the City's bond counsel and disclosure counsel. These include, without limitation, any obligation to any underwriter, placement agent or financial advisor involved with the issuance of the Securities, other than providing a reliance letter as described above, if applicable. In particular we wish to note that this engagement does not entail any responsibility for us to review matters or provide advice to any party with respect to such matters as the rules promulgated by the Municipal Securities Rulemaking Board ("MSRB"), "blue sky" securities law matters, or other general securities law matters pertaining to any party's status as a broker-dealer or municipal advisor.

Further, we are neither qualified nor engaged to provide financial advice, and hence we will make no representation whatsoever about the suitability of the Securities for purchase by investors, the desirability of the proposed plan of finance, the feasibility of the project(s) financed or refinanced by the Securities, or any such related matters.

Our responsibilities as bond counsel and disclosure counsel will be concluded with respect to this financing upon the delivery of our bond counsel opinion and negative assurance letter, respectively. Please note that, unless separately engaged, we will not provide any advice to the City on post-closing matters including, without limitation, (i) actions necessary to ensure that interest paid on the Securities will continue to be excluded from gross income for federal income tax purposes, (ii) regulatory surveys or audits of the Securities, or (iii) actions necessary to comply with the continuing disclosure requirements applicable to the Securities.

Diversity of Practice; Consent to Unrelated Engagements

Because of the diversity of practice of our firm, the firm may be asked to represent other clients in matters adverse to the City, for example, in zoning, licensing, land division, real estate, property tax or other matters which are unrelated to our bond counsel and disclosure counsel work. Ethical requirements require that we obtain the City's consent to such representations. We do not represent you in legal matters regularly, although we may be called upon for special representation occasionally, and our bond counsel and disclosure counsel work does not usually provide us information that will be disadvantageous to you in other representations. We do not believe that such representations of others would adversely affect our relationship with you, and we have found that local governments generally are agreeable to the type of unrelated representation described above. Your approval of this letter will serve to confirm that the City consents and agrees to our representation of other present or future clients in matters adverse to the City which are not substantially related to the borrowing and finance area or any other area in which we have agreed to serve it. We agree, however, that your prospective consent to conflicting representation contained in this paragraph shall not apply in any instance where, as a result of our representation of the City, we have obtained proprietary or other confidential information, that, if known to the other client, could be used by that client to your material disadvantage. We will not disclose to the other client(s) any confidential information received during the course of our representation of the City. If you have any questions or would like to discuss this consent further, please call us.

We also want to advise you that from time to time we represent underwriters and purchasers of municipal obligations, as well as other bond market participants. In past transactions or matters that are not related to the issuance of the Securities and our role as bond counsel and disclosure counsel, we may have served as counsel to the financial institution that has or will underwrite, purchase or place the Securities or that is serving as the City's financial advisor. We may also be asked to represent financial institutions and other market participants, including the underwriter, purchaser or placement agent of the Securities or the City's financial advisor, in future transactions or matters that are not related to the issuance of the Securities or our role as bond counsel and disclosure counsel. By engaging our services under the terms of this letter, the City consents to our firm undertaking representations of this type.

Fees

Based upon: (i) our current understanding of the terms, structure, size and schedule of the financing, (ii) the duties we will undertake pursuant to this letter, (iii) the time we anticipate devoting to the financing, and (iv) the responsibilities we assume, we estimate that our fee will be $18,000 for our services as bond counsel, and $9,900 for our services as disclosure counsel. Such fee and expenses may vary: (i) if the principal amount of Securities actually issued differs significantly from the amount stated above, (ii) if material changes in the structure of the financing occur, or (iii) if unusual or unforeseen circumstances arise which require a significant increase in our time, expenses or responsibility. If at any time we believe that circumstances require an adjustment of our original fee estimate, we will consult with you. It is our understanding that our fee will be paid out of proceeds of the Securities at Closing.

If, for any reason, the financing is not consummated or is completed without the rendition of our opinion as bond counsel or the negative assurance letter as disclosure counsel, we will expect to be compensated at our normal hourly rates for time actually spent, plus out-of-pocket expenses. Our fee is usually paid either at the Closing out of proceeds of the Securities or pursuant to a statement rendered shortly thereafter. We customarily do not submit any statement until the Closing unless there is a substantial delay in completing the financing.

Terms of Engagement

Either the City or Quarles & Brady may terminate the engagement at any time for any reason by written notice, subject on our part to applicable rules of professional conduct. If the City terminates our services, the City is responsible for promptly paying us for all fees, charges, and expenses incurred before the date we receive termination. We reserve the right to withdraw from representing the City if, among other things, the City fails to honor the terms of this engagement letter – including the City's failing to pay our bills, the City's failing to cooperate or follow our advice on a material matter, or our becoming aware of any fact or circumstance that would, in our view, render our continuing representation unlawful or unethical.

Unless previously terminated, our representation will terminate when we send to the City (or its representative) our final bill for services rendered. If the City requests, we will promptly return the City's original papers and property to you, consistent with our need to ensure payment of any outstanding bills. We may retain copies of the documents. We will keep our own files, including attorney work product, pertaining to our representation of the City. For various reasons, including the minimization of unnecessary storage expenses, we may destroy or otherwise dispose of documents and materials a reasonable time after termination of the engagement.

City Responsibilities

We will provide legal counsel and assistance to the City in accordance with this letter and will rely upon information and guidance the City and its personnel provide to us. We will keep the City reasonably informed of progress and developments, and respond to the City's inquiries.

To enable us to provide the services set forth in this letter, the City will disclose fully and accurately all facts and keep us apprised of all developments relating to this matter. The officers and agents of the City will review the City's Offering Document, participate in a due diligence conference to review the City's Offering Document and provide a certificate as to the accuracy and completeness of the City's Offering Document stating that it does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein not misleading. The City agrees to pay our bills for services and expenses in accordance with this engagement letter. The City will also cooperate fully with us and be available to attend meetings, conferences, hearings and other proceedings on reasonable notice, and stay fully informed on all developments relating to this matter.

Limited Liability Partnership

Our firm is a limited liability partnership ("LLP"). Because we are an LLP, no partner of the firm has personal liability for any debts or liabilities of the firm except as otherwise required by law, and except that each partner can be personally liable for his or her own malpractice and for the malpractice of persons acting under his or her actual supervision and control. As an LLP we are required by our code of professional conduct to carry at least $10,000,000 of malpractice insurance; currently, we carry coverage with limits substantially in excess of that amount. Please call me if you have any questions about our status as a limited liability partnership.

Conclusion and Request for Signed Copy

If the foregoing terms of this engagement are acceptable to you, please so indicate by returning a copy of this letter dated and signed by an appropriate officer, retaining the original for your files. If we do not hear from you within thirty (30) days, we will assume that these terms are acceptable to you, but we would prefer to receive a signed copy of this letter from you.

If you have any questions, please do not hesitate to contact me at any time. We are looking forward to working with you and the City in this regard.

Very truly yours,

QUARLES & BRADY LLP

Bridgette Keating /AJC

Bridgette Keating

BJK/TDC/ESH
#850357.00085
#850357.00080
cc: Casey Bradley (via email)
Kaitlyn Krueger (via email)
Melissa Clevenger (via email)
Liz Majerus (via email)
Marie Foss (via email)
Philip Cosson (via email)
Kayla Thorpe (via email)
Sue Porter (via email)
Kathy Myers (via email)
Alicia Gerosa (via email)
Thomas Cameron (via email)
Elizabeth Henning (via email)
Alex Gore (via email)
Jess Kaye (via email)
bondsale@ehlers-inc.com

Accepted and Approved:

CITY OF SHEBOYGAN

By: _____

Its: _____
Title

Date: _____

CITY OF SHEBOYGAN
RESOLUTION 70-25-26

BY ALDERPERSON DEKKER.

JULY 21, 2025.

A RESOLUTION authorizing the City of Sheboygan Parking Utility to sell parcel nos. 59281106220 and 59281106225 to Above & Beyond Corporation.

RESOLVED: That the Commmon Council hereby approves the terms and conditions of the Vacant Land Offer to Purchase between Above & Beyond Corporation and the City of Sheboygan Parking Utility, in form substantially similar to the attached, thereby authorizing the sale of the property.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

Approved by the Wisconsin Real Estate Examining Board
7-1-24 (Optional Use Date) 8-15-24 (Mandatory Use Date)

WB-13 VACANT LAND OFFER TO PURCHASE

LICENSEE DRAFTING THIS OFFER ON July 17, 2025 **[DATE] IS (AGENT OF BUYER) (AGENT OF SELLER/LISTING FIRM) (AGENT OF BUYER AND SELLER)** **STRIKE THOSE NOT APPLICABLE**

The Buyer, Above & Beyond Corporation,
offers to purchase the Property known as Parcel Nos. 59281106220 and 59281106225
[e.g., Street Address, Parcel Number(s), legal description, or insert additional description, if any, at lines 655-660, or attach as an addendum per line 682] in the City of Sheboygan, County of Sheboygan Wisconsin, on the following terms:

PURCHASE PRICE The purchase price is Forty-nine Thousand Nine Hundred Fifty and 00/100 Dollars ($ 49,950.00).

INCLUDED IN PURCHASE PRICE Included in purchase price is the Property, all Fixtures on the Property as of the date stated on line 1 of this Offer (unless excluded at lines 17-18), and the following additional items: None

NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are included or not included. Annual crops are not part of the purchase price unless otherwise agreed.

NOT INCLUDED IN PURCHASE PRICE Not included in purchase price is Seller's personal property (unless included at lines 12-13) and the following:

CAUTION: Identify Fixtures that are on the Property (see lines 21-25) to be excluded by Seller or that are rented and will continue to be owned by the lessor.

"Fixture" is defined as an item of property which is physically attached to or so closely associated with land so as to be treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage to the premises, items specifically adapted to the premises and items customarily treated as fixtures, including, but not limited to, all: perennial crops, garden bulbs; plants; shrubs and trees; fences; storage buildings on permanent foundations and docks/piers on permanent foundations.

CAUTION: Exclude any Fixtures to be retained by Seller or that are rented on lines 17-18 or at lines 655-660 or in an addendum per line 682.

BINDING ACCEPTANCE This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer on or before July 30, 2025.
Seller may keep the Property on the market and accept secondary offers after binding acceptance of this Offer.
CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.

ACCEPTANCE Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical copies of the Offer.

CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term Deadlines running from acceptance provide adequate time for both binding acceptance and performance.

CLOSING This transaction is to be closed on or before August 29, 2025
at the place selected by Seller, unless otherwise agreed by the Parties in writing. If the date for closing falls on a Saturday, Sunday, or a federal or a state holiday, the closing date shall be the next Business Day.

CAUTION: To reduce the risk of wire transfer fraud, any wiring instructions received should be independently verified by phone or in person with the title company, financial institution, or entity directing the transfer. The real estate licensees in this transaction are not responsible for the transmission or forwarding of any wiring or money transfer instructions.

EARNEST MONEY

■ EARNEST MONEY of $ 0 accompanies this Offer.
If the Offer was drafted by a licensee, receipt of the earnest money accompanying this Offer is acknowledged.
~~■ EARNEST MONEY of $ _____ will be mailed, or commercially, electronically~~ or personally delivered within _____ days ("5" if left blank) after acceptance.
All earnest money shall be delivered to and held by (listing Firm) (drafting Firm) (other identified as _____) STRIKE THOSE NOT APPLICABLE (listing Firm if none chosen; if no listing Firm, then drafting Firm, if no Firm then Seller).

CAUTION: If a Firm does not hold earnest money, an escrow agreement should be drafted by the Parties or an attorney as lines 56-76 do not apply. If someone other than Buyer pays earnest money, consider a special disbursement agreement.

~~■ THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise agreed in writing.~~

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

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

TIME IS OF THE ESSENCE "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3) occupancy; (4) date of closing; (5) contingency Deadlines STRIKE AS APPLICABLE and all other dates and Deadlines in this Offer except: _____ _____. If "Time is of the Essence" applies to a date or Deadline, 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 or Deadline, then performance within a reasonable time of the date or Deadline is allowed before a breach occurs.

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

PROPERTY CONDITION REPRESENTATIONS Seller represents to Buyer that as of the date of acceptance Seller has no notice or knowledge of Conditions Affecting the Property or Transaction (lines 101-181) ~~other than those identified in Seller's Vacant Land Disclosure Report dated _____, which was received by Buyer prior to Buyer signing this Offer and that is made a part of this Offer by reference~~ ~~COMPLETE DATE OR STRIKE AS APPLICABLE~~ ~~and~~ _____ _____ _____ INSERT CONDITIONS NOT ALREADY INCLUDED IN THE DISCLOSURE REPORT

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

a. Flooding, standing water, drainage problems, or other water problems on or affecting the Property.

b. Impact fees or another condition or occurrence that would significantly increase development costs or reduce the value of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence.

c. Brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial or cleanup program, the DATCP Agricultural Chemical Cleanup Program, or other similar program.

d. Subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other laws regulating such disposal; high groundwater; adverse soil conditions, such as low load−bearing capacity, earth or soil movement, settling, upheavals, or slides; excessive rocks or rock formations; or other soil problems.

e. Material violation of an environmental rule or other rule or agreement regulating the use of the Property.

f. Defects caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, lead in

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

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

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 Property or in a well that serves the Property, including unsafe well water due to contaminants such as coliform, nitrates, or atrazine, or any out−of−service wells or cisterns that are required to be abandoned (see § NR 812.26, Wis. Adm. Code) but that are not closed or abandoned according to applicable regulations.

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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

aa. Archeological artifacts, mineral rights, orchards, or endangered species, or one or more burial sites on the Property.
bb. Owner is a foreign person as defined in the Foreign Investment in Real Property Tax Act in 26 IRC § 1445(f).
cc. Other Defects affecting the Property such as any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative.

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

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

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

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

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

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

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

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

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

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

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

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

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

_____

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

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

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

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

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

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

_____.

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

☐ electricity_____; ☐ gas _____; ☐ sewer_____;

☐ water_____; ☐ telephone_____; ☐ cable _____;

☐ other_____.

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

☐ **LAND USE APPROVAL/PERMITS:** This Offer is contingent upon (Buyer)(Seller) STRIKE ONE ("Buyer" if neither stricken) obtaining the following, including all costs: a CHECK ALL THAT APPLY ☐ rezoning; ☐ conditional use permit; ☐ variance; ☐ other _____ for the Property for its proposed use described at lines 251-255. Seller agrees to cooperate with Buyer as necessary to satisfy this contingency. Buyer shall deliver, within _____ days of acceptance, written notice to Seller if any item cannot be obtained, in which case this Offer shall be null and void.

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

_____

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

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

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

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

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

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

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

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

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

(2) This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing an inspection of _____ _____ (list any Property component(s) to be separately inspected, e.g., dumpsite, timber quality, invasive species, etc.) that discloses no Defects.

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

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

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

This contingency shall be deemed satisfied unless Buyer, within _____ days ("15" if left blank) after acceptance, delivers 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 Defect(s) identified in those report(s) to which Buyer objects (Notice of Defects).

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

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

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

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

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

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

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

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

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

(2) Seller has the right to cure but:

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

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

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

☐ **FINANCING COMMITMENT CONTINGENCY:** This Offer is contingent upon Buyer being able to obtain a written _____ [loan type or specific lender, if any] first mortgage loan commitment as described below, within _____ days after acceptance of this Offer. The financing selected shall be in an amount of not less than $ _____ for a term of not less than _____ years, amortized over not less than _____ years. Initial monthly payments of principal and interest shall not exceed $ _____. Buyer acknowledges that lender's required monthly payments may also include 1/12th of the estimated net annual real estate taxes, hazard insurance premiums, and private mortgage insurance premiums. The mortgage shall not include a prepayment premium. Buyer agrees ~~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 attached~~ 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~~

~~report and the notice objecting to the appraised value. Seller and Buyer agree to promptly execute an amendment initiated~~ by either party after delivery of Seller's notice, solely to reflect the adjusted purchase price.
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:
(1) Seller does not have the right to cure; or
(2) Seller has the right to cure but:
(a) Seller delivers written notice that Seller will not adjust the purchase price; or
(b) Seller does not timely deliver the written notice adjusting the purchase price to the value shown on the appraisal report.
NOTE: An executed FHA, VA or USDA Amendatory clause may supersede this contingency.
☐ **CLOSING OF BUYER'S PROPERTY CONTINGENCY:** This Offer is contingent upon the closing of the sale of Buyer's property located at _____ 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.
☐ **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:
(1) Written waiver of the Closing of Buyer's Property Contingency if line 435 is marked;
(2) Written waiver of _____ _____ (name other contingencies, if any); and
(3) Any of the following checked below:
☐ Proof of bridge loan financing.
☐ 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.
Other:_____
_____
[insert other requirements, if any (e.g., payment of additional earnest money, etc.)]
☐ **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.
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).~~
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 _____.
CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.
Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.
Real estate taxes shall be prorated at closing based on CHECK BOX FOR APPLICABLE PRORATION FORMULA:
☐ 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.
☐ Current assessment times current mill rate (current means as of the date of closing).
☐ 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).
☐ _____.
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.
☐ 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

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

TITLE EVIDENCE

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

_____

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

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

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

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

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

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

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

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

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

_____

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

DEFINITIONS

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

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

registered mail or make regular deliveries on that day.

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

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

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

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

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

INCLUSION OF OPTIONAL PROVISIONS Terms of this Offer that are preceded by an OPEN BOX (☐) are part of 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.

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

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

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

MAINTENANCE Seller shall maintain the Property and all personal property included in the purchase price until the earlier 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 ordinary wear and tear.

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

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

OCCUPANCY Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in 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 Buyer's occupancy, Property shall be free of all debris, refuse, and personal property except for personal property belonging to current tenants, or sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

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

If Buyer defaults, Seller may:

(1) sue for specific performance and request the earnest money as partial payment of the purchase price; or

(2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual damages.

If Seller defaults, Buyer may:

(1) sue for specific performance; or

(2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

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

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

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

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

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

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

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

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

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

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

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

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

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

ADDITIONAL PROVISIONS/CONTINGENCIES

This Offer is contingent upon final approval by the City of Sheboygan Common Council.

The property is being purchased in "AS IS"/"WHERE IS" condition.

This Offer is contingent upon the Redevelopment Authority of the City of Sheboygan, Wisconsin, finalizing the conveyance of Parcel 59281206225 to the City of Sheboygan Parking Utility prior to this closing.

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

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

Name of Seller's recipient for delivery, if any: Derek Muench, Director of Parking & Transit

Name of Buyer's recipient for delivery, if any: Brian O'Laughlin, Board President

[ ] (2) Fax: fax transmission of the document or written notice to the following number:

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

[ ] (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.

[X] (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.

Address for Seller: 608 South Commerce Street, Sheboygan, WI 53081

Address for Buyer: 902 North 8th Street, Sheboygan, WI 53081

[X] (5) Email: electronically transmitting the document or written notice to the email address.

Email Address for Seller: derek.muench@shorelinemetro.com

Email Address for Buyer: _____

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.

[ ] **ADDENDA:** The attached _____ is/are made part of this Offer.

This Offer was drafted by [Licensee and Firm] Deputy City Attorney Elizabeth Majerus

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.

(x)_____

Buyer's Signature▲ Print Name Here► Date▲

(x) _____

Buyer's Signature▲ Print Name Here► Date▲

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

(x) _____

Seller's Signature▲ Print Name Here► Date▲

(x) _____

Seller's Signature▲ Print Name Here► Date▲

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

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

This Offer is rejected _____ _____ This Offer is countered [See attached counter] _____ _____

Seller Initials▲ Date▲ Seller Initials▲ Date▲

CITY OF SHEBOYGAN
RESOLUTION 68-25-26

BY ALDERPERSON CLOSE.

JULY 21, 2025.

A RESOLUTION approving the General Development Plan and Specific Implementation Plan submitted by Abacus Architects, Inc. for construction of site additions for outdoor learning experiences at Visit Sheboygan located at parcel 59281110034 within a Planned Unit Development (PUD) zone.

WHEREAS, Abacus Architects, Inc. submitted a Planned Unit Development General Development Plan (GDP) for construction of site additions for outdoor learning experiences at Visit Sheboygan located at parcel 59281110034, a copy of which is attached; and

WHEREAS, the packet submitted by Abacus Architects, Inc. included the required application fee and all items required pursuant to Sheboygan Municipal Code § 105-1005(e)(3); and

WHEREAS, the Plan Commission held a public hearing concerning the proposed PUD-GDP designation after publication of a Class II legal notice in accordance with Chapter 985 of the Wisconsin Statutes, listing the time and place, and brief description of the PUD; and

WHEREAS, following the public hearing, the Plan Commission voted to recommend to the Common Council that the GDP be approved as presented; and

WHEREAS, the Common Council has held a public hearing concerning the proposed PUD-GDP designation after publication of a Class II legal notice in accordance with Chapter 985 of the Wisconsin Statutes, listing the time and place, and brief description of the PUD; and

WHEREAS, the Common Council has carefully considered the Plan Commission's recommendations and any comments at the public hearing it held; and

WHEREAS, in addition to the GDP, Abacus Architects, Inc. submitted to the Plan Commission an application for a proposed Specific Implementation Plan (SIP), a copy of which is attached; and

WHEREAS, the SIP application included the required application fee and all items required pursuant to Sheboygan Municipal Code § 105-1005(e)(4); and

WHEREAS, the Plan Commission voted to recommend to the Common Council that the SIP be approved subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
5. All areas used for parking/maneuvering of vehicles shall be paved.
6. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
7. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
8. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
9. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
10. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
11. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
12. Applicant is responsible for working with all private and public utilities in order to adequately service this development.
13. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
14. Owner/Developer is responsible for installation of the entire approved landscape plan. If the owner/developer elects to amend the landscape plan in any fashion, the owner/developer shall resubmit an amended plan to Department of City Planning & Development for approval.
15. Plantings located around the Fire Department Connection must be maintained to make sure that it is accessible at all times.

NOW, THEREFORE, BE IT RESOLVED: That the Common Council hereby approves the GDP submitted by Abacus Architects, Inc. for construction of site additions for outdoor learning experiences at Visit Sheboygan located at parcel 59281110034 within a Planned Unit Development (PUD) zone and directs that the PUD boundaries be shown on the City's zoning map.

BE IT FURTHER RESOLVED: That the Common Council hereby approves the SIP

submitted by Abacus Architects, Inc. for the same property subject to the conditions imposed by the Plan Commission, noting that, pursuant to Code, all portions of an approved SIP not fully developed within five years of final Common Council approval shall expire, and no additional PUD-based development shall be permitted unless the Common Council extends the five-year period by up to five additional years via a majority vote following a public hearing.

BE IT FURTHER RESOLVED: That Common Council approval is made contingent upon the conditions and restrictions contained in Sheboygan Municipal Code § 105-1005(f)(3).

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

City of Sheboygan spirit on the lake	**CITY OF SHEBOYGAN** **APPLICATION FOR PLANNED UNIT DEVELOPMENT**	**Fee:** $250.00 **Review Date:**

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Abacus Architects, Inc	Authorized Representative Joel Van Ess	Title Principal	
Mailing Address 1135A Michigan Avenue	City Sheboygan	State WI	ZIP Code 53081
Email Address jvaness@abacusarch.com	Phone Number (incl. area code) 920-452-4444	Fax Number (incl. area code)	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) Science on A River (SOAR)	Contact Person Leslie Kohler	Title Project Manager	
Mailing Address 826 South 8th Street	City Sheboygan	State WI	ZIP Code 53081
Email Address lKohler@windway.com	Phone Number (incl. area code) 920-629-8986	Fax Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description 826 South 8th Street		Parcel No. 59281110032	
SECTION 4: Proposed Planned Unit Development			
Name of Proposed/Existing Business:	SOAR		
Existing Zoning:	Unit Development		
Present Use of Parcel:	Tourist Information Center		
Proposed Use of Parcel:	Outdoor Education Center		
Present Use of Adjacent Properties:	Boat Launch, Substation		

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Leslie Kohler	Project Manager	920-629-8986
Signature of Applicant		**Date Signed**
		6/24/25

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of $250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

ABACUS ARCHITECTS

Civil Engineering Services

GENERAL DEVELOPMENT PLAN

Site Improvements
Science On a River - SOAR
826 South 8th Street, Sheboygan, WI 53081

June 2025

OWNER CONTACT:
Leslie Kohler – Project Manager
SOAR
826 South 8th Street
Sheboygan, WI 53081
(920) 629-8986
lkohler@windway.com

REGISTERED PROFESSIONAL ENGINEER:
Joel VanEss, P.E.
Abacus Architects, Inc.
1135A Michigan Avenue
Sheboygan, WI 53081
(920)452-4444
jvaness@abacusarch.com

PROJECT DESCRIPTION

Tax Key Numbers: 59281110032

Zoning: Unit Development

A total of about 10,000 sq.ft. of site additions will be added to the outside of the existing building at 826 South 8th Street to bring in children/students for a series of outdoor learning experiences.

Proposed additions will include:

- Asphalt, limestone, concrete and pavers pathways throughout the site.
- A proposed solar tree and solar table.
- A proposed pavilion.
- A proposed greenhouse.
- A proposed bio-filtration pond and rain garden.

The current zoning of the site is Unit Development. No modifications are required for land use, density and intensity, or parking and loading requirements.

Civil plans found in the appendix show the extent of proposed changes for the project, as well as a proposed grading plan, and a proposed stormwater and utility plan.

The original landscape plan for the project can be found in the appendix. A future landscape plan will be updated and sent when received.

APPENDIX TABLE OF CONTENTS

LOCATION MAP

OWNER AND ZONING MAP

CIVIL PLAN SET

LANDSCAPING PLAN

LOCATION MAP

LOCATION MAP

N

SCALE: 1"=100'

June 24, 2025

SOAR

Sheboygan, WI

Proj. No. 2024-147

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06/24/25

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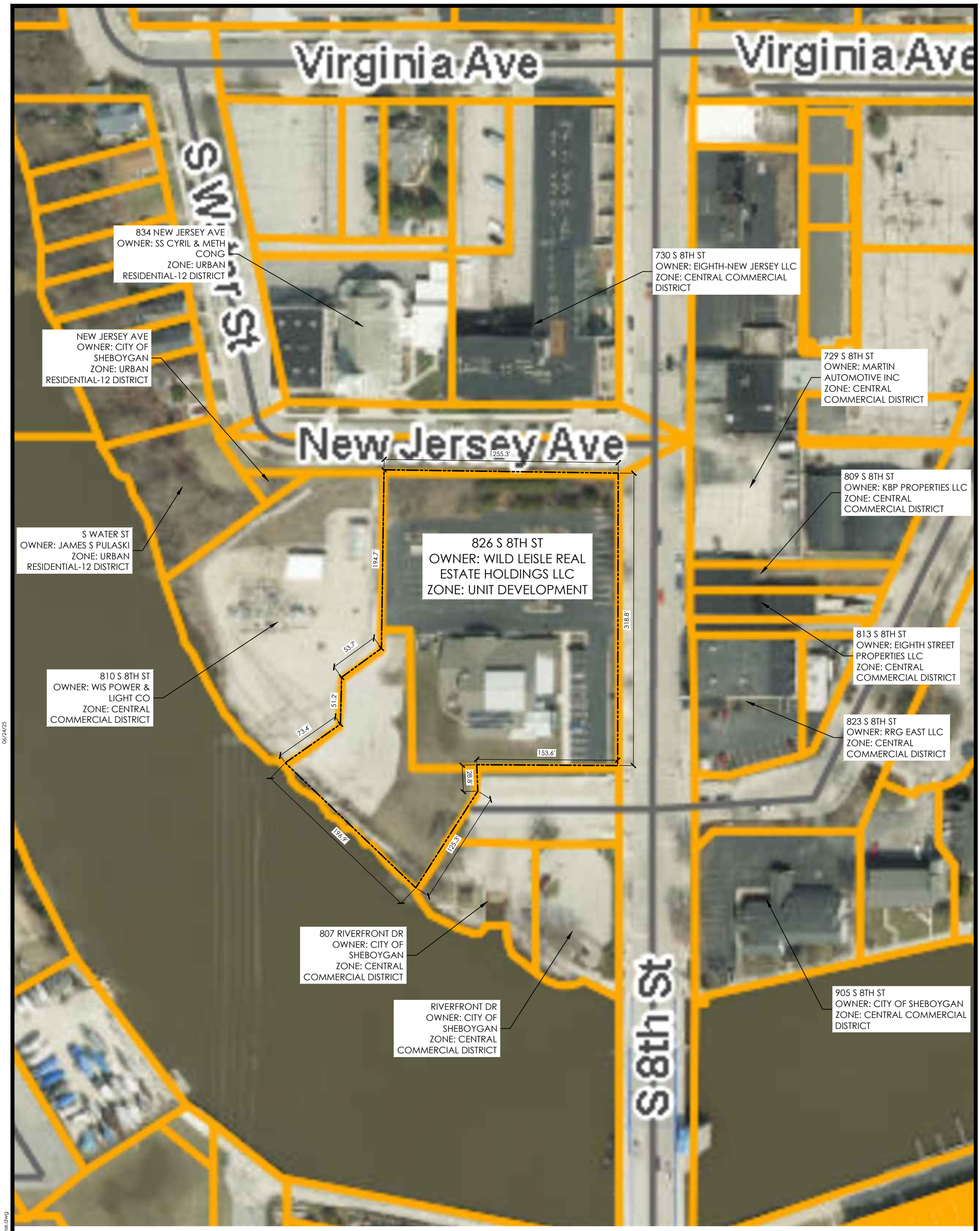
OWNERS AND ZONING MAP



ZONING MAP

N

SCALE: 1"=100'

June 24, 2025

SOAR

Sheboygan, WI

Proj. No. 2024-147

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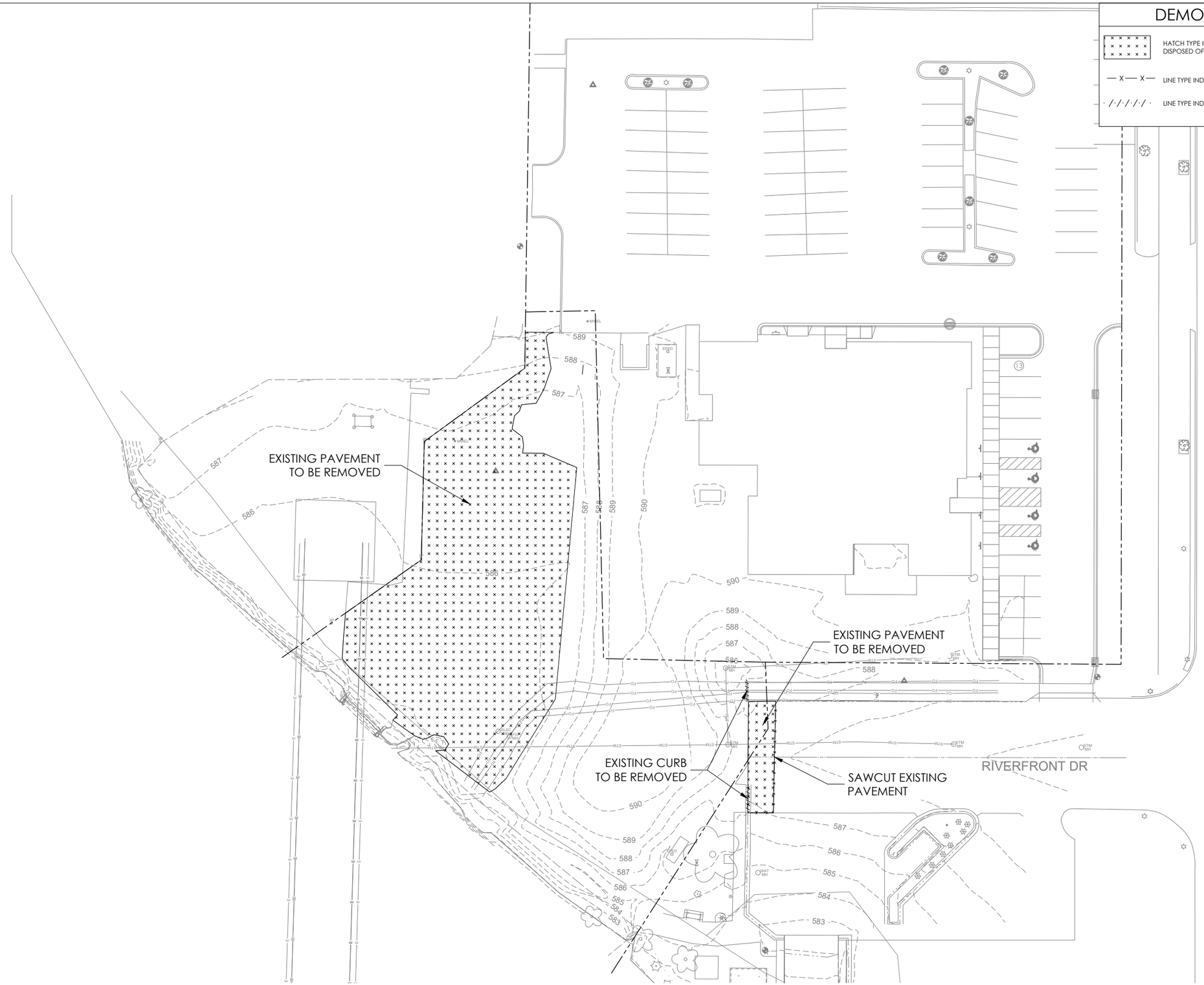
CIVIL PLAN SET

DEMOLITION LEGEND

- HATCH TYPE INDICATES ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE
- LINE TYPE INDICATES FULL-DEPTH SAWCUT TO BE PERFORMED
- LINE TYPE INDICATES CURB AND GUTTER TO BE REMOVED



EXISTING CONDITIONS

SCALE: 1"=20'

N

ABACUS ARCHITECTS

REVISIONS:

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

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June 24, 2025

SITE ADDITIONS

VISIT SHEBOYGAN SOAR

824 SOUTH 8TH STREET, SHEBOYGAN, WI

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53202 (414) 837-6450

DRAWN BY: JMN

CHECKED BY: JRV

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PROJ. NO. 2024-147

June 24, 2025

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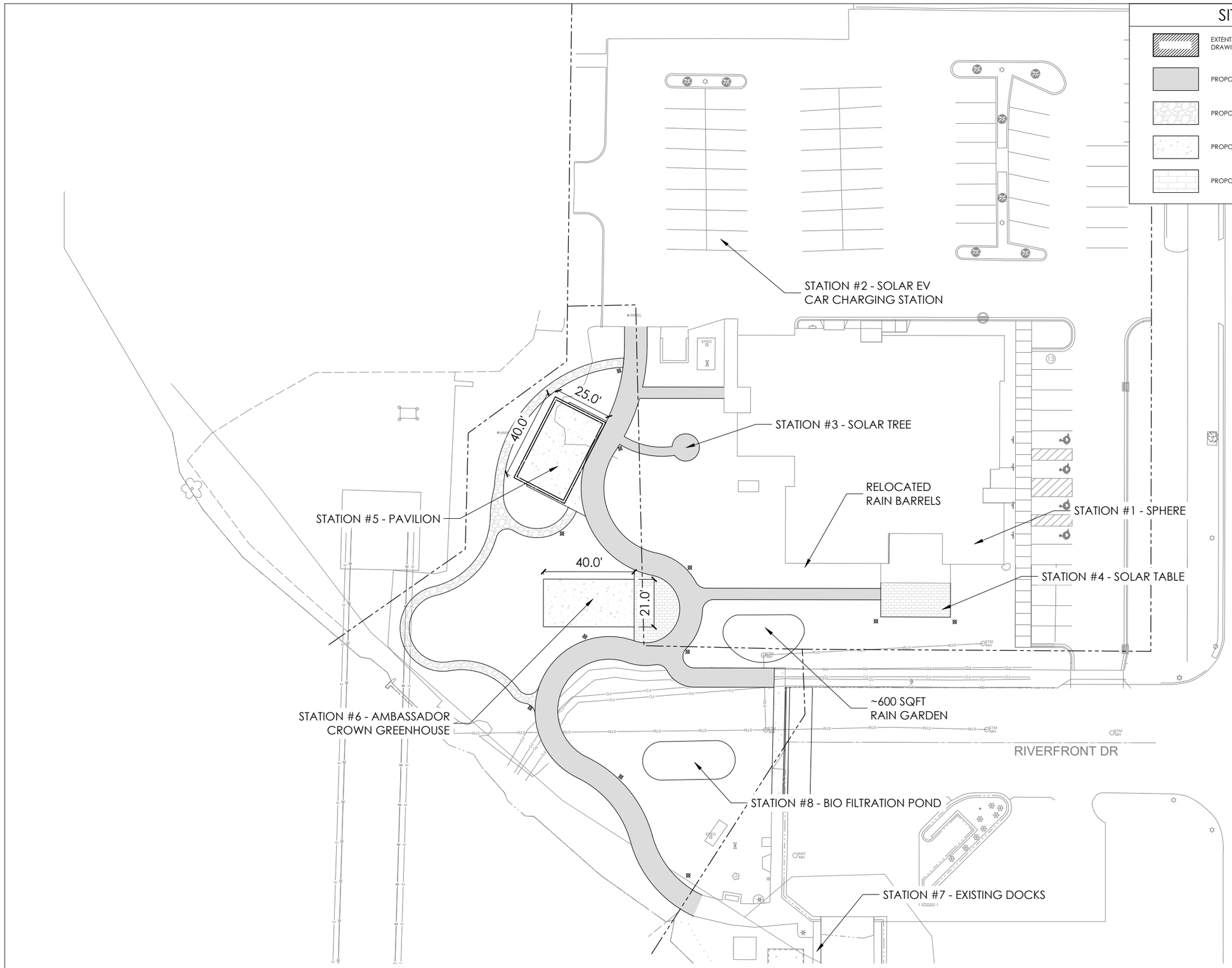
SITE LEGEND

- EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
- PROPOSED PAVEMENT HATCH.
- PROPOSED LIMESTONE PATH HATCH.
- PROPOSED CONCRETE HATCH.
- PROPOSED Pavers HATCH.



SITE PLAN

SCALE: 1"=20'

N

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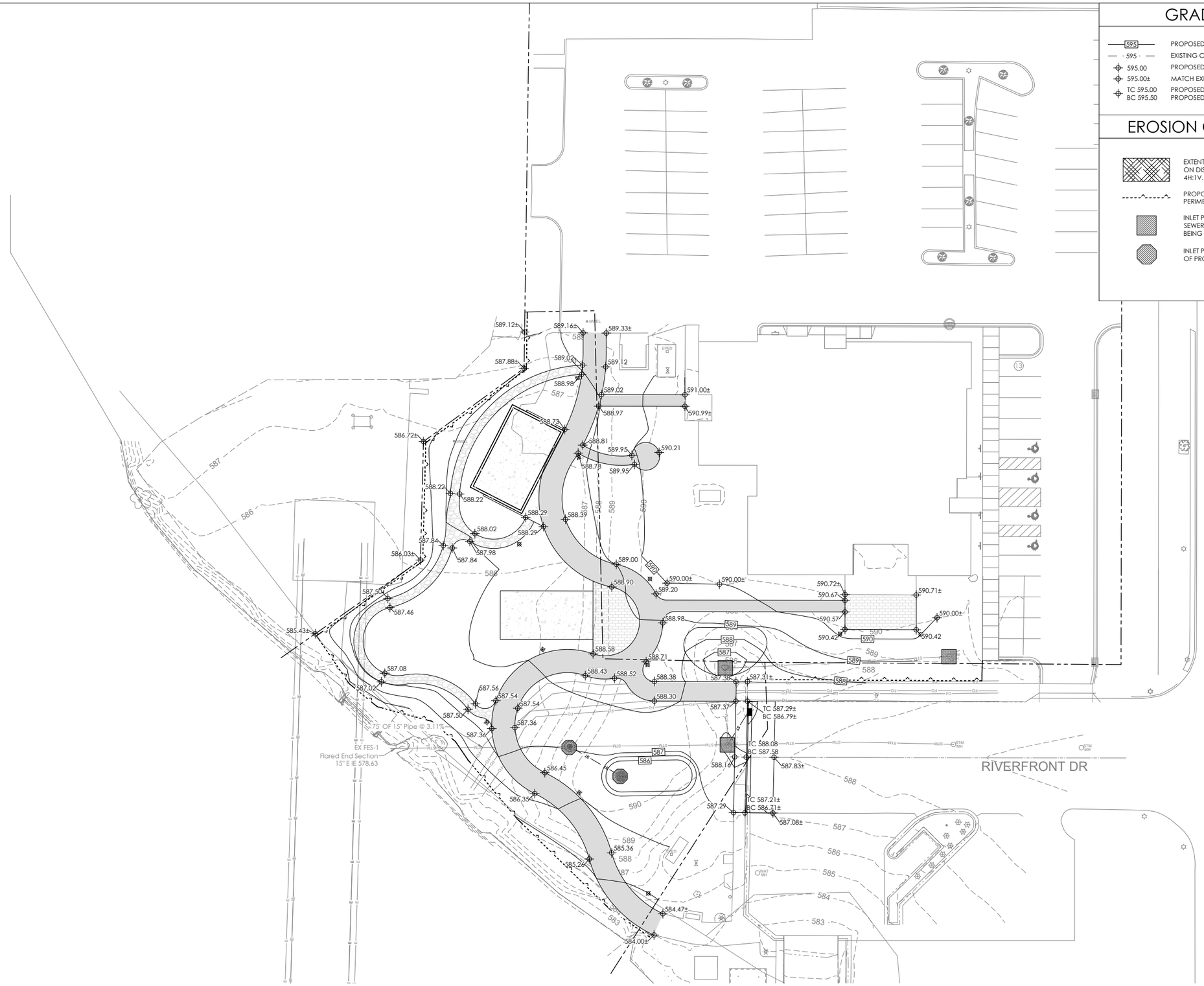
GRADING LEGEND

595	PROPOSED CONTOUR
- 595 -	EXISTING CONTOUR
595.00	PROPOSED SPOT ELEVATION
595.00±	MATCH EXISTING ELEVATION
TC 595.00 BC 595.50	PROPOSED TOP OF CURB ELEVATION PROPOSED BOTTOM OF CURB ELEVATION

EROSION CONTROL LEGEND

- EXTENTS OF EROSION MAT AS SPECIFIED. INSTALL ON DISTURBED AREAS WITH SLOPE GREATER THAN 4H:1V. SEE DETAIL
- PROPOSED SILT FENCING TO BE PLACED AROUND THE PERIMETER OF THE PROPOSED GRADING LIMITS. SEE DETAIL
- INLET PROTECTION TO BE INSTALLED IN EXISTING STORM SEWER INLETS PRIOR TO ANY CONSTRUCTION ACTIVITIES BEING PERFORMED. SEE DETAIL
- INLET PROTECTION TO BE INSTALLED AFTER INSTALLATION OF PROPOSED STORM SEWER INLETS. SEE DETAIL



GRADING AND EROSION CONTROL PLAN

SCALE: 1"=20'

N

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CHECKED BY: JRV

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June 24, 2025

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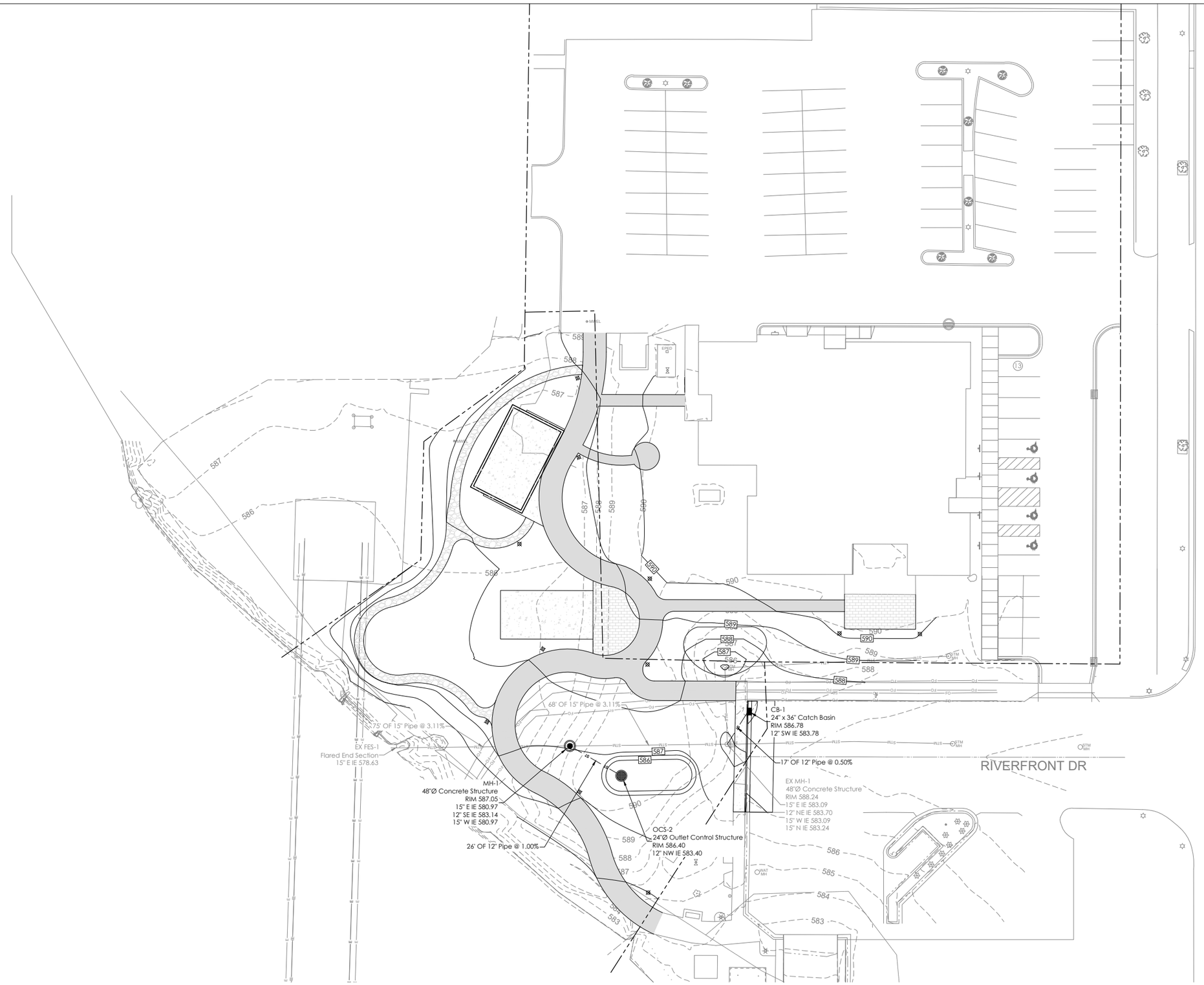

UTILITY PLAN

SCALE: 1"=20'

N

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VISIT SHEBOYGAN SOAR
824 SOUTH 8TH STREET, SHEBOYGAN, WI
SITE ADDITIONS
June 24, 2025

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CHECKED BY: JRV

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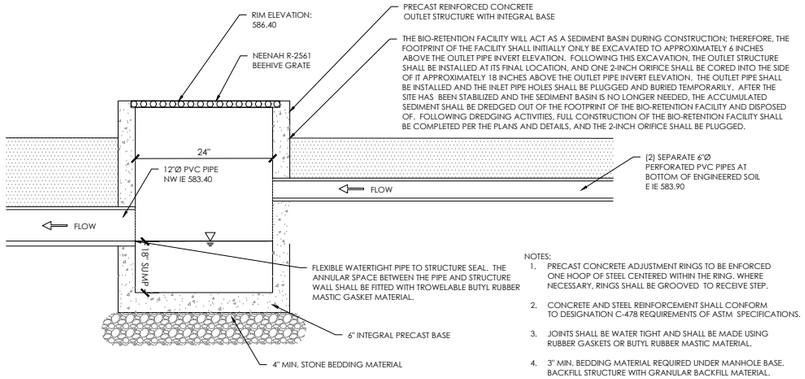
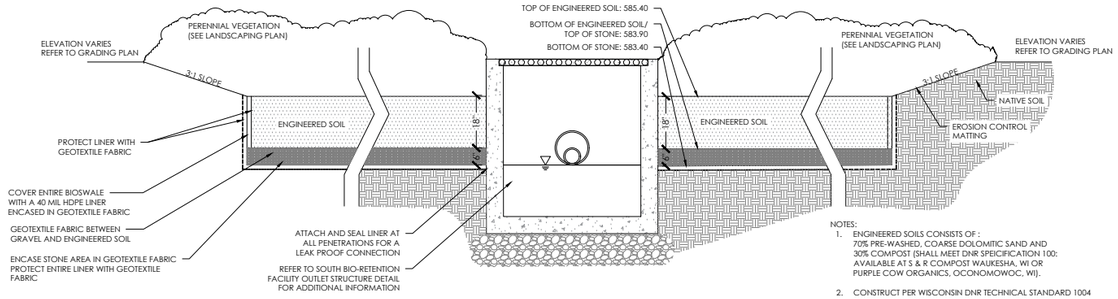
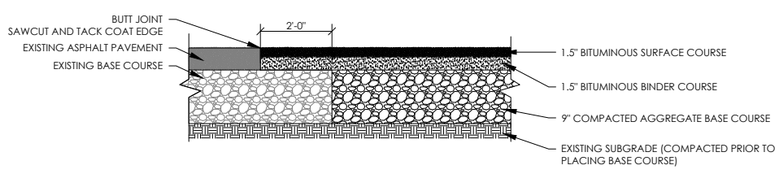


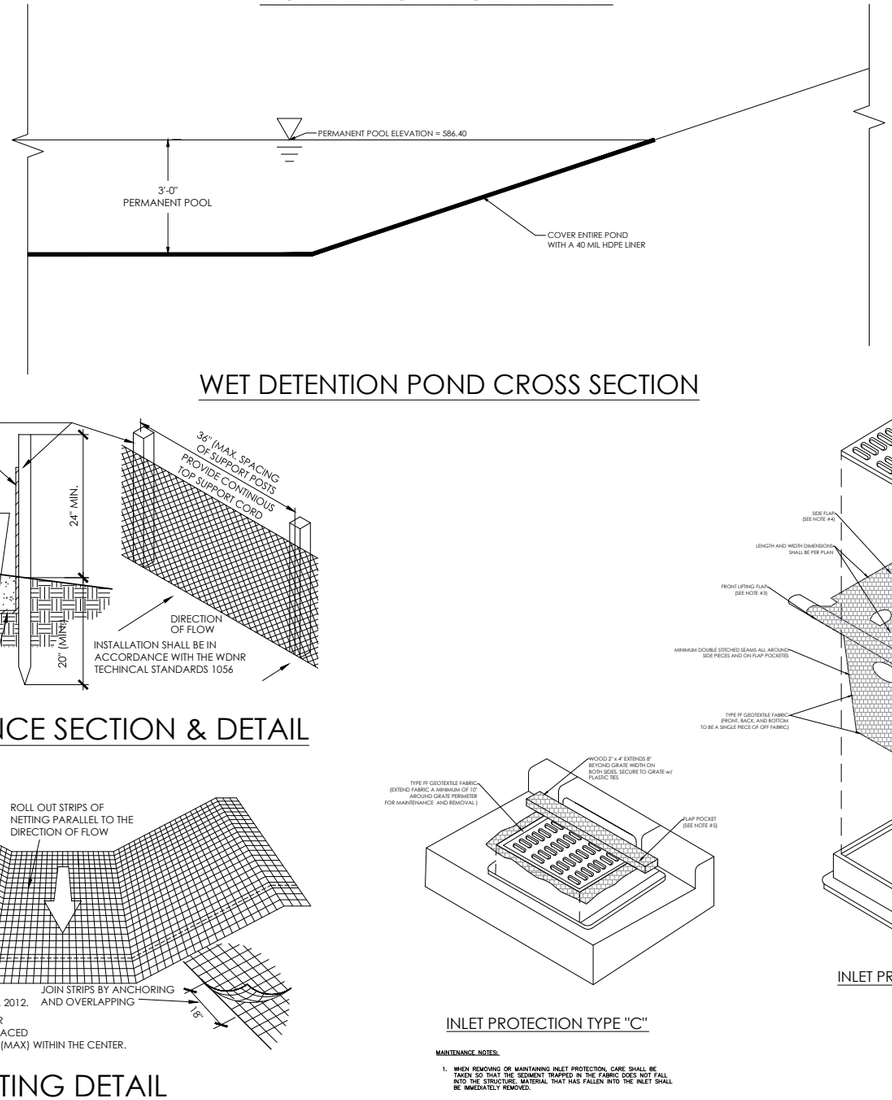
BIO-RETENTION OUTLET STRUCTURE DETAIL



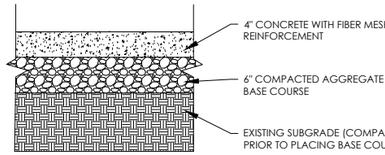
BIO-RETENTION FACILITY DETAIL



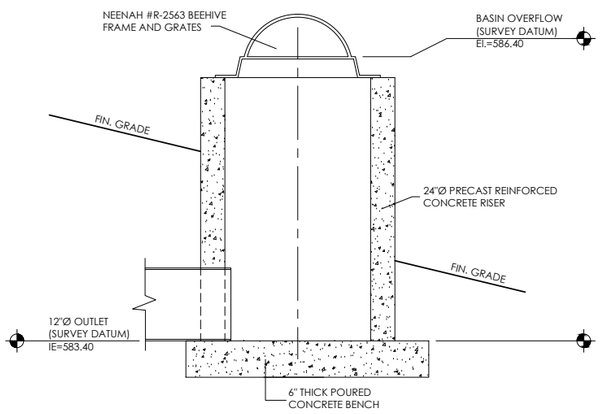
PATH ASPHALT PAVEMENT CROSS SECTION



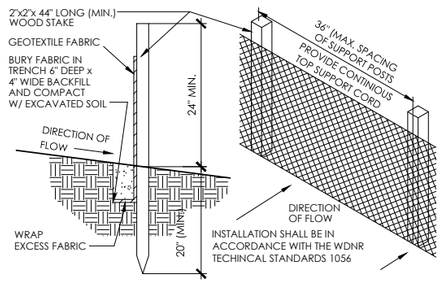
WET DETENTION POND CROSS SECTION



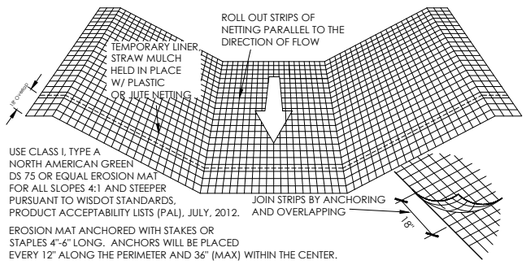
CONCRETE PAVEMENT CROSS SECTION



POND OUTLET SECTION



SILT FENCE SECTION & DETAIL

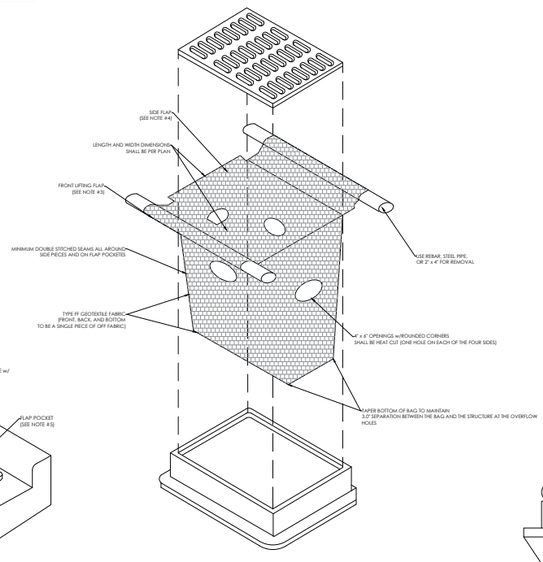


EROSION MATTING DETAIL
(FOR SIDE SLOPES ONLY - NOT FOR CHANNELIZED FLOW)

INLET PROTECTION TYPE "C"

MAINTENANCE NOTES:

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.



INLET PROTECTION TYPE "D"

DETAILS

ABACUS ARCHITECTS

REVISIONS:

NOTICE TO BIDDERS
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June 24, 2025
SITE ADDITIONS
VISIT SHEBOYGAN SOAR
824 SOUTH 8TH STREET, SHEBOYGAN, WI
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53202 (414) 837-6450

DRAWN BY: JMN
CHECKED BY: JRV

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June 24, 2025
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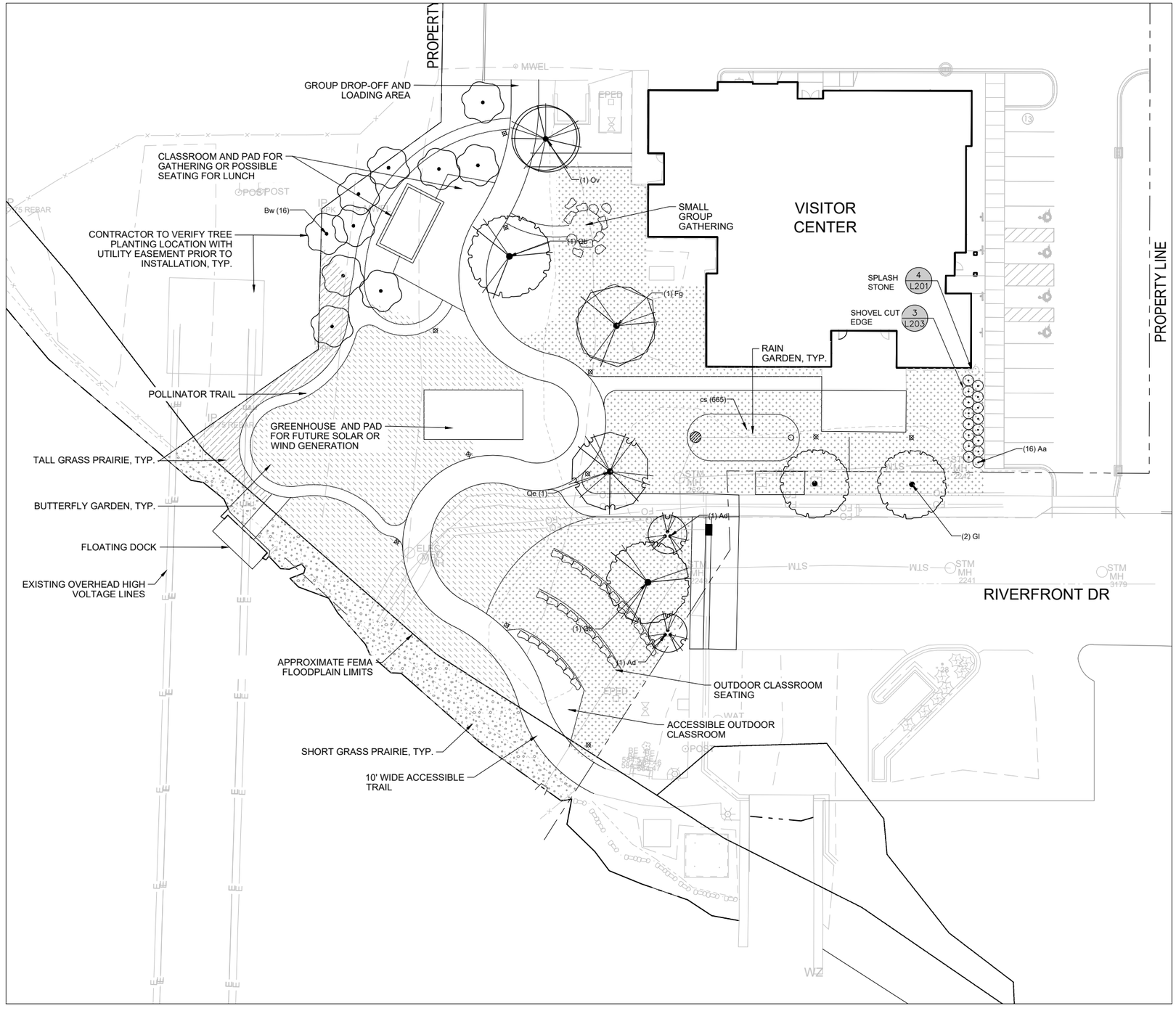
LANDSCAPING PLAN



NORTH

0 20 40

DES BY								
DR BY	PROJ NO 42-1217.00							
CHK BY	DATE AUGUST 2021	NO	DATE	REVISION	NO	DATE	REVISION	

STEAM-FOCUSED EDUCATION CENTER
824 SOUTH 8TH STREET
SHEBOYGAN, WISCONSIN

AYRES
Green Bay, WI 54115
920.498.1200

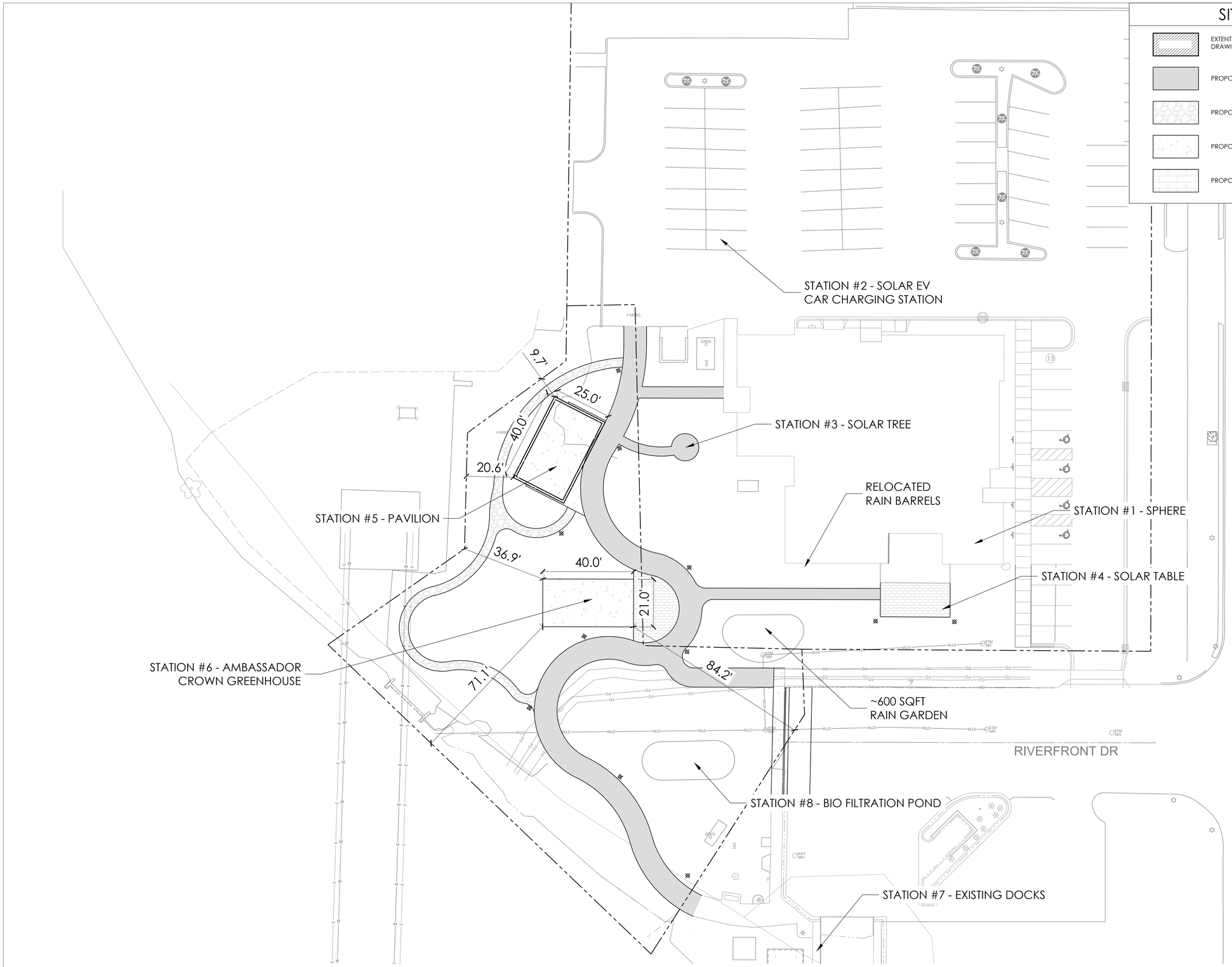
CONCEPT SITE PLAN

SHEET NO.
SITE

AA-Standard.stb
11/21/2023
I:\42\42-1217.00 - Sheboygan STEAM Center\LA\P-LS.dwg, Layout: L-102 (2)

SITE LEGEND

- EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
- PROPOSED PAVEMENT HATCH.
- PROPOSED LIMESTONE PATH HATCH.
- PROPOSED CONCRETE HATCH.
- PROPOSED Pavers HATCH.



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REVISIONS:

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June 30, 2025
SITE ADDITIONS

VISIT SHEBOYGAN SOAR

824 SOUTH 8TH STREET, SHEBOYGAN, WI

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53202 (414) 837-6450

DRAWN BY: JMN

CHECKED BY: JRV

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201

PROJ. NO. 2024-147

SITE PLAN

SCALE: 1"=20'

N

June 27, 2025

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ABACUS ARCHITECTS

Civil Engineering Services

SPECIFIC IMPLEMENTATION PLAN

Site Improvements
Science On a River - SOAR
826 South 8th Street, Sheboygan, WI 53081

June 2025

OWNER CONTACT:
Leslie Kohler – Project Manager
SOAR
826 South 8th Street
Sheboygan, WI 53081
(920) 629-8986
lkohler@windway.com

REGISTERED PROFESSIONAL ENGINEER:
Joel VanEss, P.E.
Abacus Architects, Inc.
1135A Michigan Avenue
Sheboygan, WI 53081
(920)452-4444
jvaness@abacusarch.com

PROJECT DESCRIPTION

Tax Key Numbers: 59281110032

Zoning: Unit Development

A total of about 10,000 sq.ft. of site additions will be added to the outside of the existing building at 826 South 8th Street to bring in children/students for a series of outdoor learning experiences.

Proposed additions will include:

- Asphalt, limestone, concrete and pavers pathways throughout the site.
- A proposed solar tree and solar table.
- A proposed pavilion.
- A proposed greenhouse.
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The current zoning of the site is Unit Development. No modifications are required for land use, density and intensity, or parking and loading requirements.

Civil plans found in the appendix show the extent of proposed changes for the project, as well as a proposed grading plan, and a proposed stormwater and utility plan.

Engineering plans found in the appendix show the proposed solar tree, pavilion, and greenhouse and provide details as to the materials and elevations used for the project.

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ENGINEERING PLAN SETS

LANDSCAPING PLAN

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LOCATION MAP

N

SCALE: 1"=100'

June 24, 2025

SOAR

Sheboygan, WI

Proj. No. 2024-147

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06/24/25

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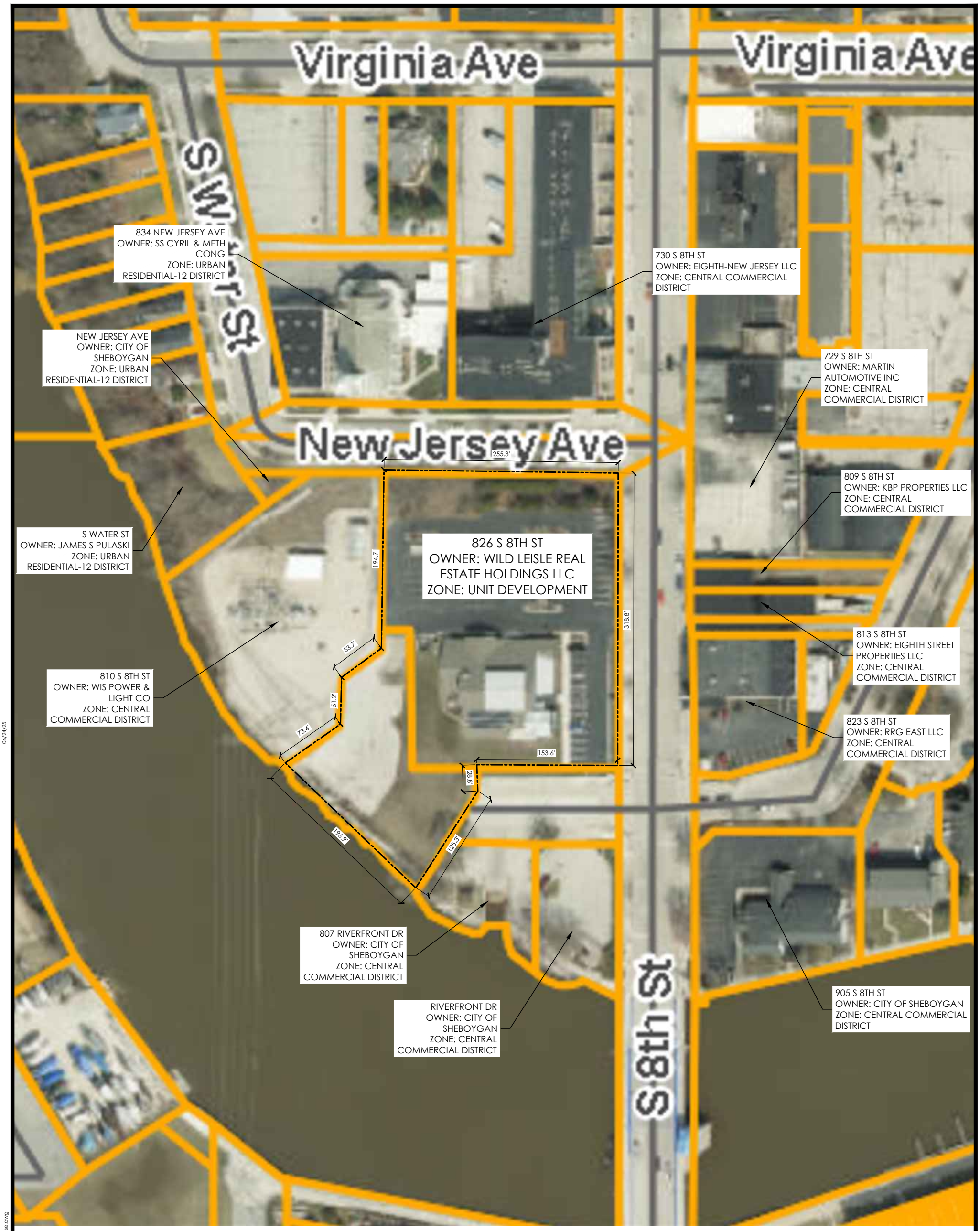
OWNERS AND ZONING MAP



06/24/25

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ZONING MAP

N

SCALE: 1"=100'

June 24, 2025

SOAR

Sheboygan, WI

Proj. No. 2024-147

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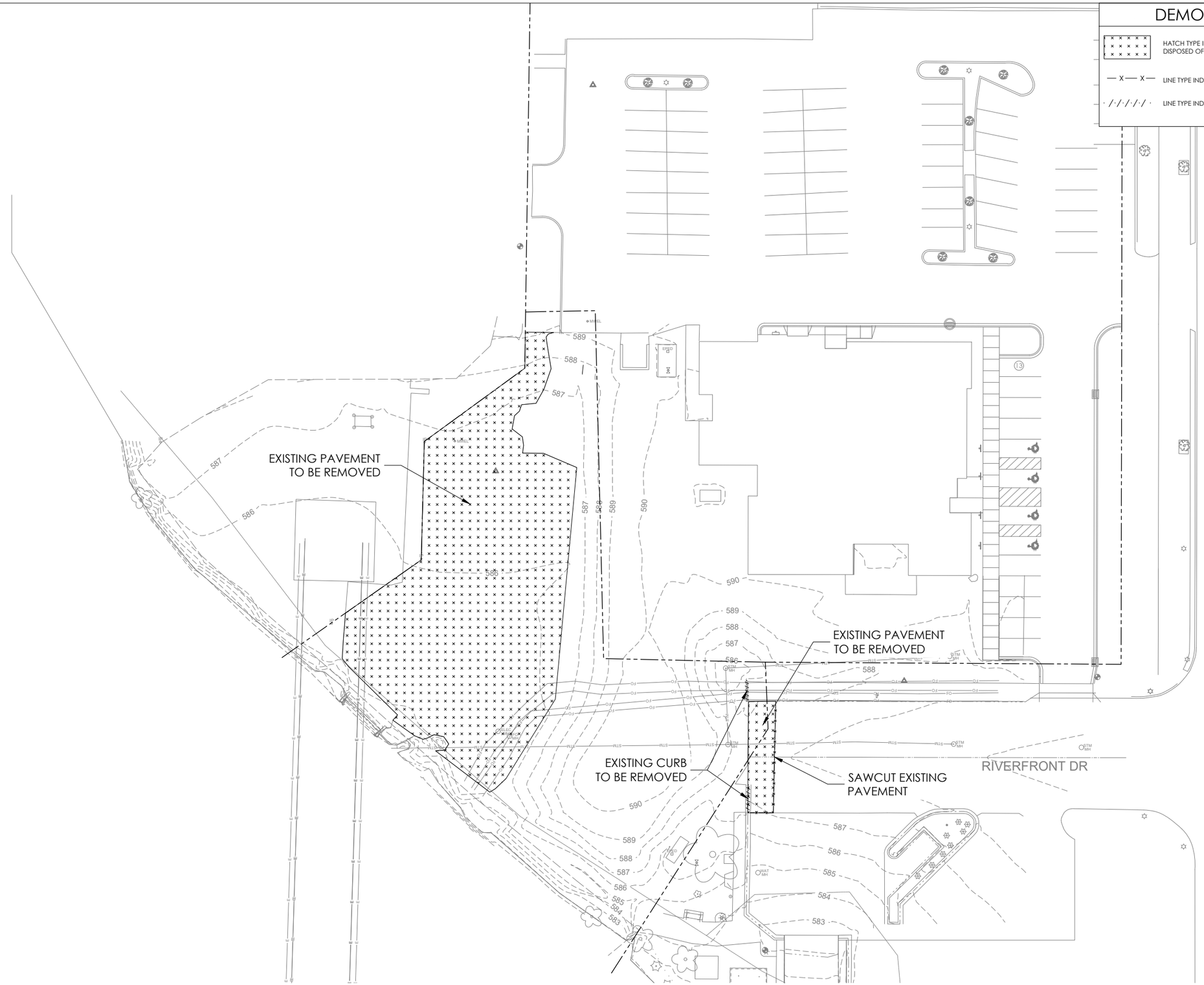
CIVIL PLAN SET

DEMOLITION LEGEND

HATCH TYPE INDICATES ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE

LINE TYPE INDICATES FULL-DEPTH SAWCUT TO BE PERFORMED

LINE TYPE INDICATES CURB AND GUTTER TO BE REMOVED



EXISTING CONDITIONS

SCALE: 1"=20'

N

ABACUS ARCHITECTS

REVISIONS:

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June 24, 2025

SITE ADDITIONS

VISIT SHEBOYGAN SOAR

824 SOUTH 8TH STREET, SHEBOYGAN, WI

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53202 (414) 837-6450

DRAWN BY: JMN

CHECKED BY: JRV

A
200

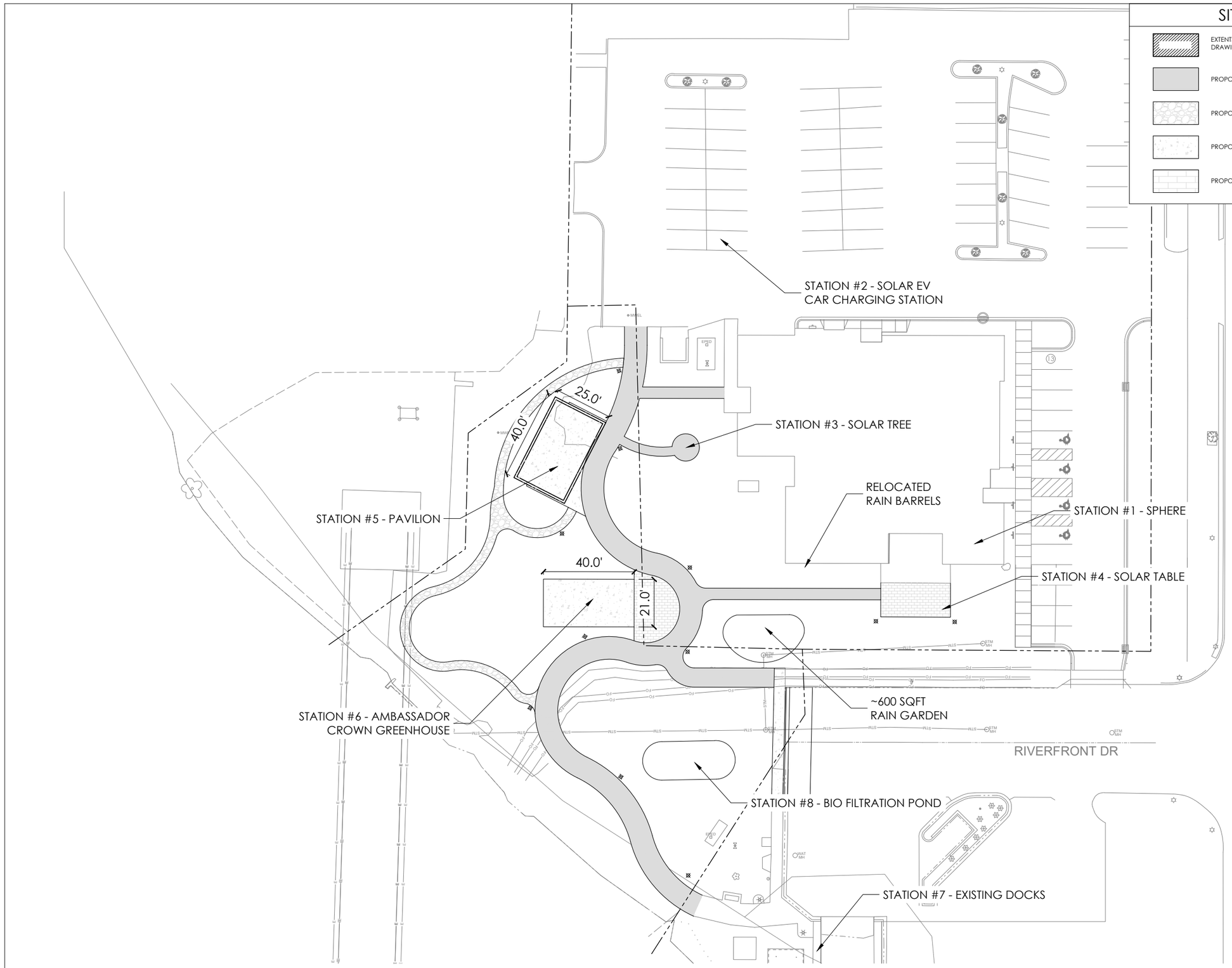
PROJ. NO. 2024-147

June 24, 2025

P:\2024-CONTRACTS\2024-147 Visit Sheboygan SOAR\Phase - 2\Construction Documents\5.3 Site\2024-147 - Base.dwg

SITE LEGEND

- EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
- PROPOSED PAVEMENT HATCH.
- PROPOSED LIMESTONE PATH HATCH.
- PROPOSED CONCRETE HATCH.
- PROPOSED Pavers HATCH.



SITE PLAN

SCALE: 1"=20'

N

ABACUS ARCHITECTS

REVISIONS:

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

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VISIT SHEBOYGAN SOAR
824 SOUTH 8TH STREET, SHEBOYGAN, WI
SITE ADDITIONS
June 24, 2025

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53202 (414) 837-6450

DRAWN BY: JMN

CHECKED BY: JRV

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201

PROJ. NO. 2024-147

June 24, 2025

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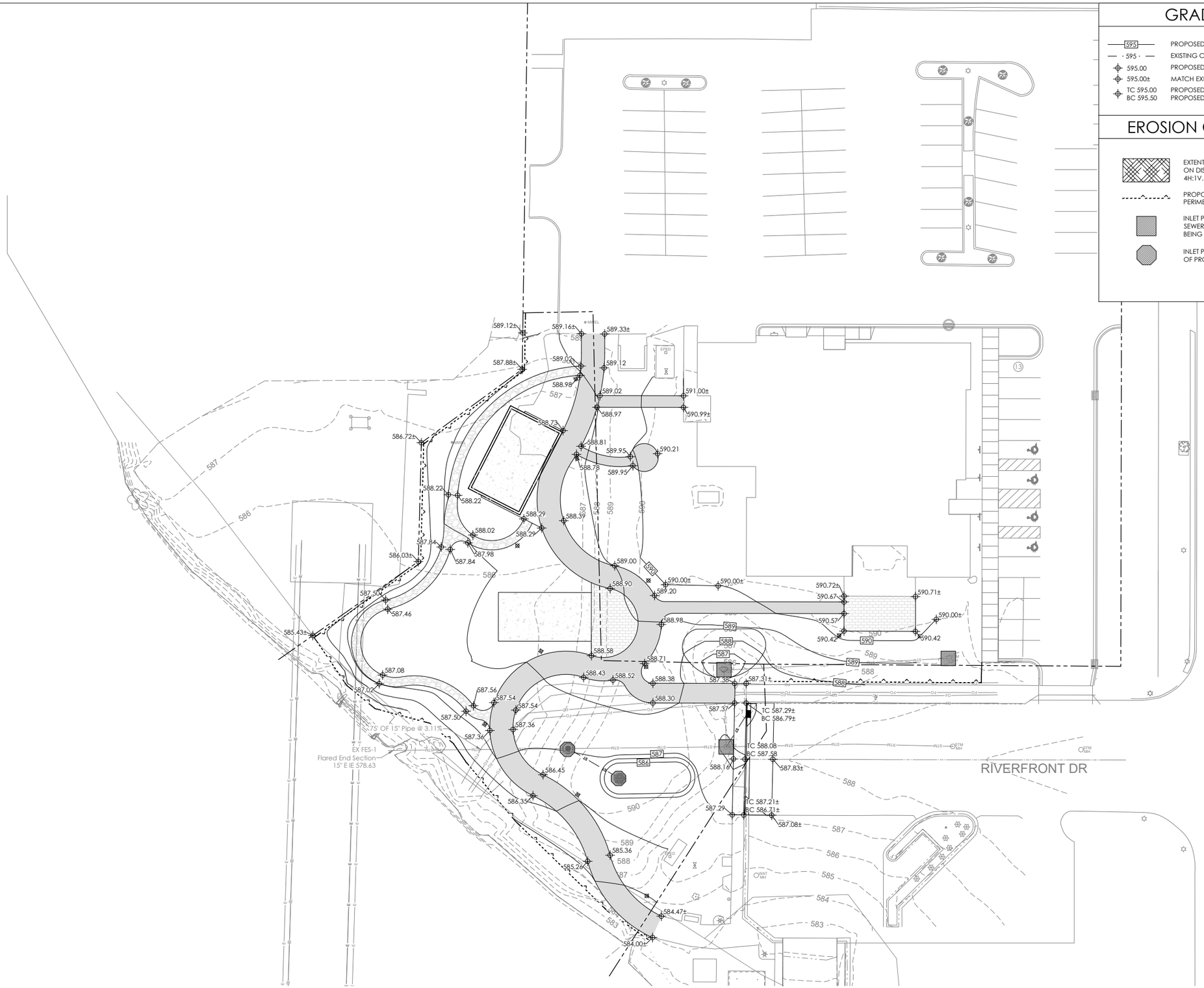
GRADING LEGEND

595	PROPOSED CONTOUR
· 595 ·	EXISTING CONTOUR
595.00	PROPOSED SPOT ELEVATION
595.00±	MATCH EXISTING ELEVATION
TC 595.00 BC 595.50	PROPOSED TOP OF CURB ELEVATION PROPOSED BOTTOM OF CURB ELEVATION

EROSION CONTROL LEGEND

- EXTENTS OF EROSION MAT AS SPECIFIED. INSTALL ON DISTURBED AREAS WITH SLOPE GREATER THAN 4H:1V. SEE DETAIL
- PROPOSED SILT FENCING TO BE PLACED AROUND THE PERIMETER OF THE PROPOSED GRADING LIMITS. SEE DETAIL
- INLET PROTECTION TO BE INSTALLED IN EXISTING STORM SEWER INLETS PRIOR TO ANY CONSTRUCTION ACTIVITIES BEING PERFORMED. SEE DETAIL
- INLET PROTECTION TO BE INSTALLED AFTER INSTALLATION OF PROPOSED STORM SEWER INLETS. SEE DETAIL



GRADING AND EROSION CONTROL PLAN

SCALE: 1"=20'

N

ABACUS ARCHITECTS

REVISIONS:

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June 24, 2025
SITE ADDITIONS
VISIT SHEBOYGAN SOAR
824 SOUTH 8TH STREET, SHEBOYGAN, WI
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53202 (414) 837-6450

DRAWN BY: JMN
CHECKED BY: JRV

A
202

PROJ. NO. 2024-147

June 24, 2025
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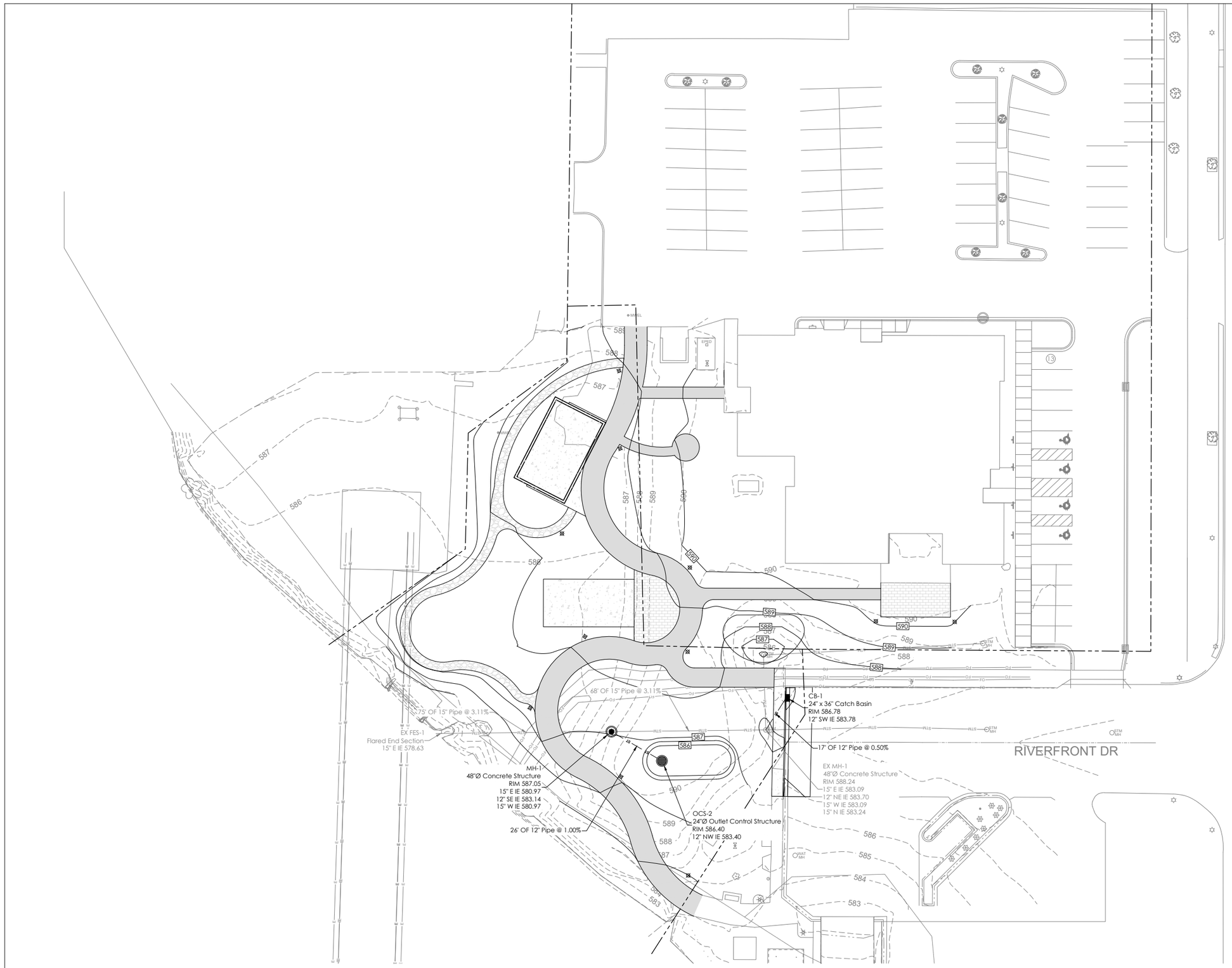

UTILITY PLAN

SCALE: 1"=20'

N

ABACUS ARCHITECTS

REVISIONS:

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824 SOUTH 8TH STREET, SHEBOYGAN, WI
SITE ADDITIONS
June 24, 2025

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53202 (414) 837-6450

DRAWN BY: JMN

CHECKED BY: JRV

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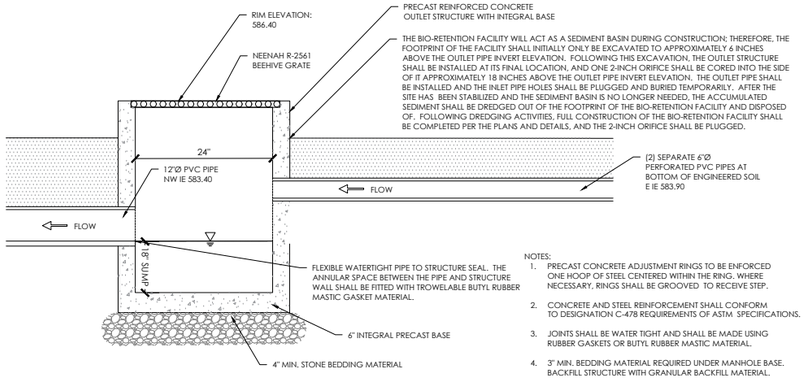
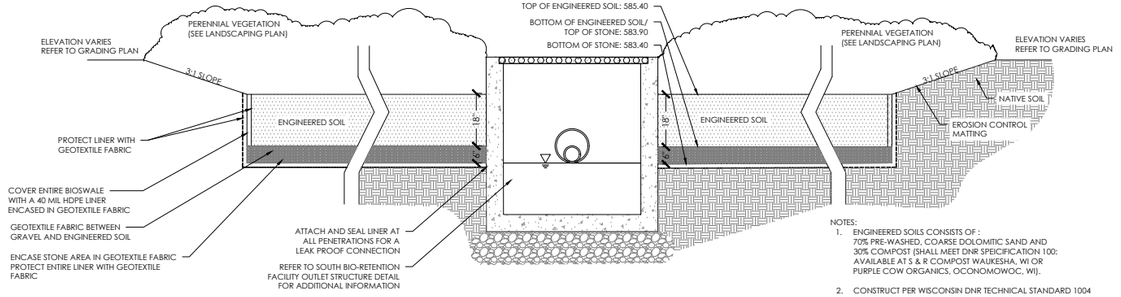
PROJ. NO. 2024-147

June 24, 2025

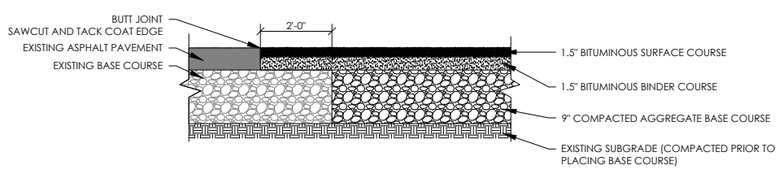
P:\2024-CONTRACTS\2024-147 Visit Sheboygan SOAR\Phase - 2\Construction Documents\S.3 Site\2024-147 - Base.dwg



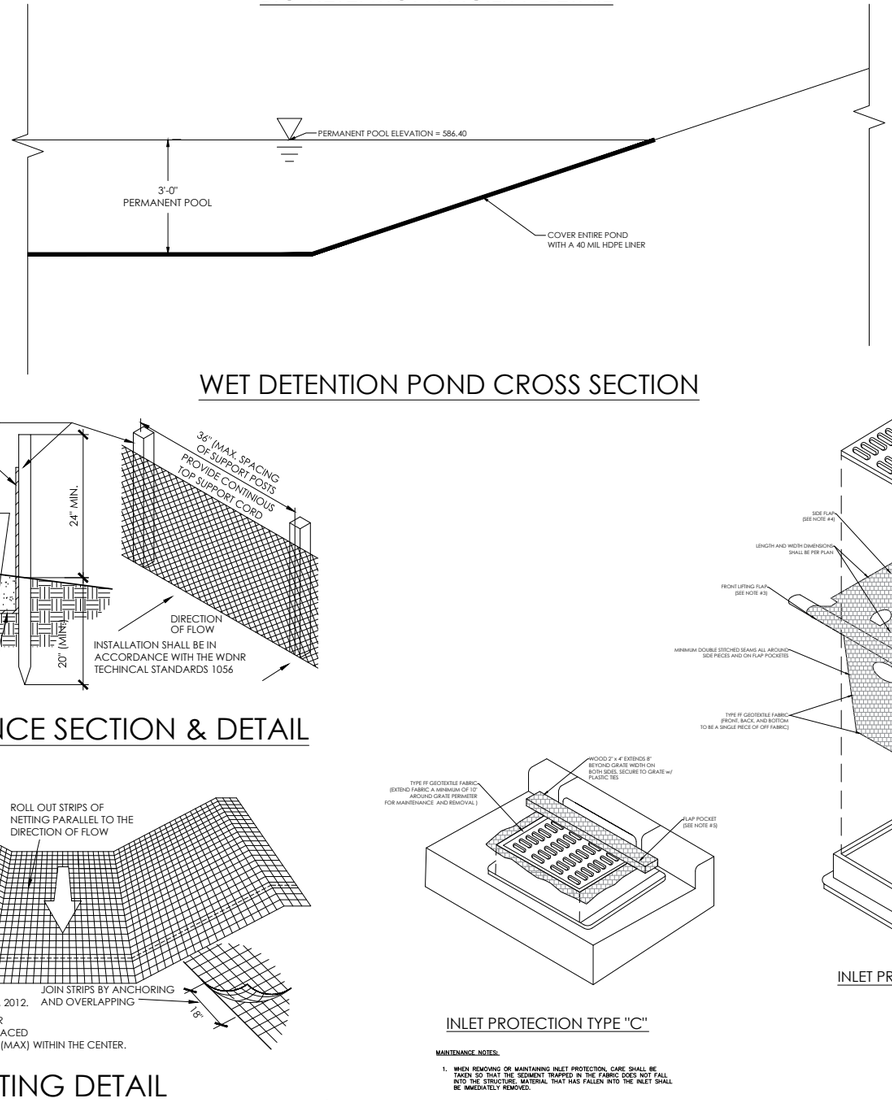
BIO-RETENTION OUTLET STRUCTURE DETAIL



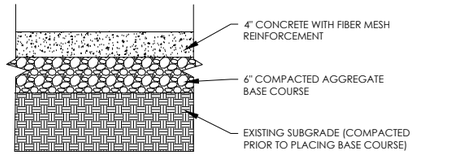
BIO-RETENTION FACILITY DETAIL



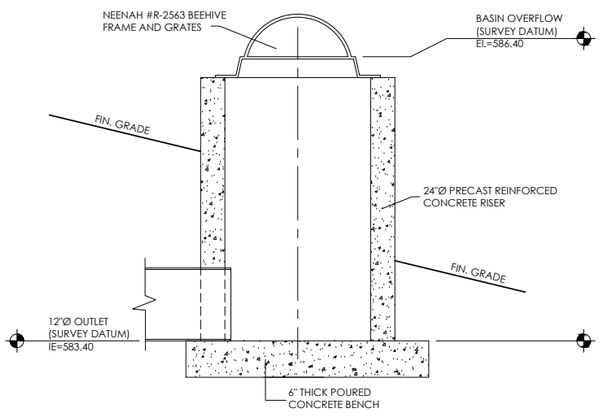
PATH ASPHALT PAVEMENT CROSS SECTION



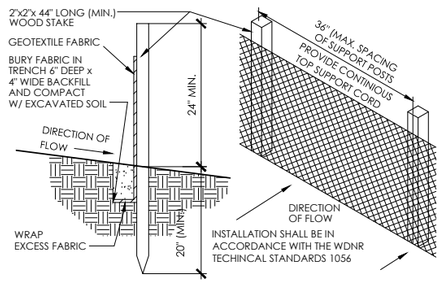
WET DETENTION POND CROSS SECTION



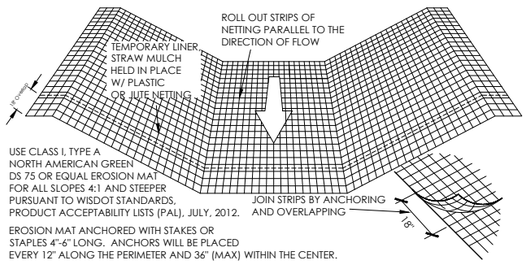
CONCRETE PAVEMENT CROSS SECTION



POND OUTLET SECTION



SILT FENCE SECTION & DETAIL

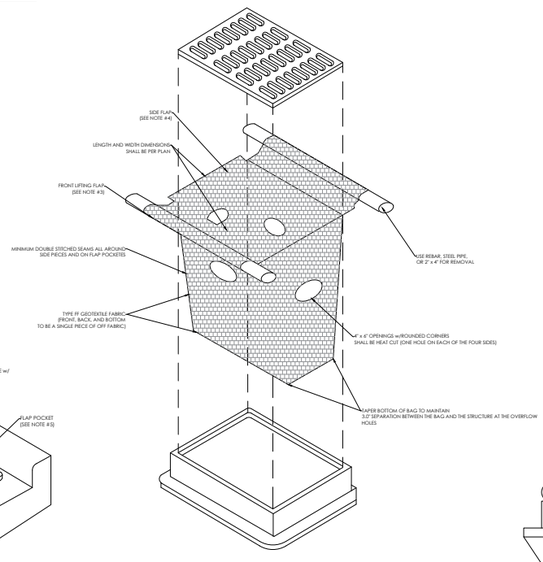


EROSION MATTING DETAIL
(FOR SIDE SLOPES ONLY - NOT FOR CHANNELIZED FLOW)

INLET PROTECTION TYPE "C"

MAINTENANCE NOTES:

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.



INLET PROTECTION TYPE "D"

DETAILS

ABACUS ARCHITECTS

REVISIONS:

NOTICE TO BIDDERS
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June 24, 2025

SITE ADDITIONS

VISIT SHEBOYGAN SOAR

824 SOUTH 8TH STREET, SHEBOYGAN, WI

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DRAWN BY: JMN

CHECKED BY: JRV

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206

PROJ. NO. 2024-147

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ENGINEERING PLAN SETS

SOLAR FORMA DESIGN

Installer Specification Sheet

Solar Forma Design provides artisan structures built to support solar power generation. Our structures are partially assembled before being shipped to the final installation site. This packet contains relevant information for installation service providers to scope installation services.

E-Cacia Solar Tree Reference Installation[1]

[1] Note: Reference Install in standard color. See specification index for specific install color details.

SOLAR FORMA

E-CACIA SOLAR TREE - 120/240V GRID-TIED

1903 Keith Street
Eau Claire 54701

SHEET INDEX					
SHEET NUMBER	SHEET NAME	REVISION DATE	SHEET REVISION NUMBER	REVISION DESCRIPTION	REVISION RESPONSIBILITY
E-1	TITLE SHEET - SHEET INDEX	03/26/2021	0	ISSUE FOR PRODUCTION	CMK
E-2	AC/DC STRINGING LAYOUT	03/26/2021	0	ISSUE FOR PRODUCTION	CMK
E-3	ELECTRICAL DETAILS	03/26/2021	0	ISSUE FOR PRODUCTION	CMK
E-4	ONE-LINE DIAGRAM	03/26/2021	0	ISSUE FOR PRODUCTION	CMK

SOLAR FORMA
E-CACIA SOLAR TREE - 120/240V GRID-TIED
TITLE SHEET - SHEET INDEX

NO	REVISION	BY
0	ISSUE FOR PRODUCTION	CMK
DATE: 3/26/2021		

PROJECT NUMBER
2104300

DRAWN BY: CKIESLER
DESIGNED BY: CKIESLER
APPROVED BY: CKIESLER
DATE: 3/26/2021
SCALE: NONE

SHEET
E-1

GENERAL NOTES:

A. THE INSTALLATION SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT, THE NATIONAL ELECTRICAL CODE, AND ALL APPLICABLE LOCAL CODES.

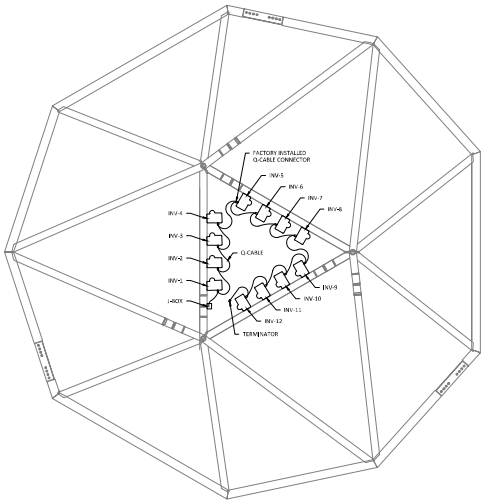
B. ALL WIRING SHALL BE COMPLETED IN A NEAT AND WORKMANLIKE MANNER.

C. MAINTAIN PROPER BEND RADIUS WHILE COMPLETING WIRING.

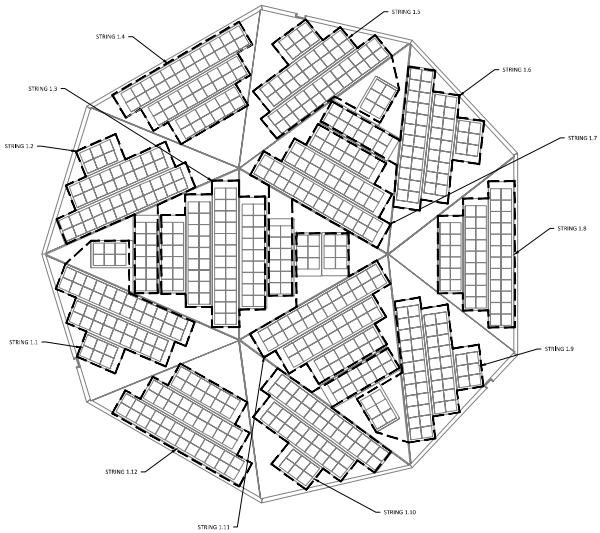
D. MODULES THAT ARE GROUPED TOGETHER IN STRINGS SHALL BE WIRED TOGETHER IN SERIES AND SHALL BE CONNECTED TO A CORRESPONDING MICROINVERTER. REFER TO THE ONE-LINE DIAGRAM ON SHEET E-4 FOR ADDITIONAL INFORMATION.

E. WHERE CONDUCTORS MUST PASS FROM ONE TRIANGLE TO ANOTHER, ROUTE CONDUCTORS THROUGH TUBULAR STEEL VIA THE PROVIDED ELECTRICAL CHASE.

F. BOND THE MICROINVERTER MOUNTING BRACKETS TO THE TREE STRUCTURE USING UL2703 LISTED HARDWARE AND STAR WASHERS.



1 MICROINVERTER AC CIRCUITING AND MOUNTING DETAIL - 120/240V
Scale: 1/2" = 1'-0"



1 MICROINVERTER DC STRINGING DETAIL
Scale: 1/2" = 1'-0"

SOLAR FORMA
E-CACIA SOLAR TREE - 120/240V GRID-TIED

AC/DC STRINGING LAYOUT

NO.	DATE	REVISION	BY
0	3/26/2021	ISSUE FOR PRODUCTION	CMK

PROJECT NUMBER
2104300

DRAWN BY: CKIESLER
DESIGNED BY: CKIESLER
APPROVED BY: CKIESLER
DATE: 3/26/2021
SCALE: 1/2" = 1'-0"

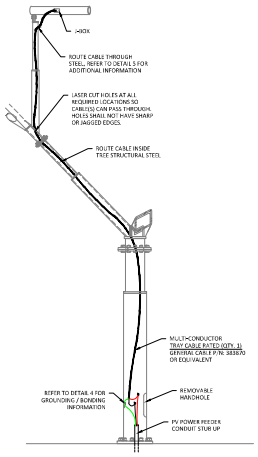
SHEET
E-2

GENERAL NOTES:

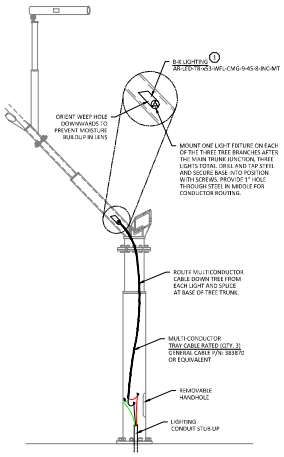
A. PART NUMBERS PROVIDED HAVE BEEN SELECTED TO COMPLY WITH DESIGN REQUIREMENTS. IF ALTERNATE PARTS ARE SELECTED, THEY WILL NEED TO BE EVALUATED TO ENSURE PROPER FUNCTION AND COMPLIANCE.

PLAN NOTES (A)

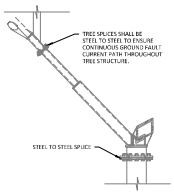
1. FURNISH AND INSTALL REMOTE PHOTOCELL TO CONTROL LIGHTING.



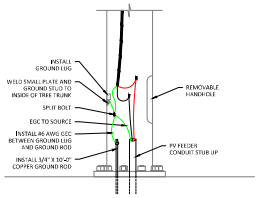
1 PV FEEDER ROUTING DETAIL
Scale: 1/2" = 1'-0"



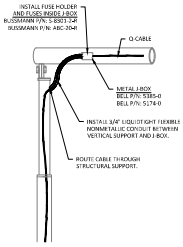
2 LIGHTNG DETAIL - TYPICAL OF THREE LIGHTS
Scale: 1/2" = 1'-0"



3 TREE STRUCTURE SPLICE DETAIL
Scale: 1/2" = 1'-0"



4 TRUNK BONDING / GROUNDING DETAIL
Scale: 1" = 1'-0"



5 CANOPY WIRING - ENLARGED VIEW
Scale: 1" = 1'-0"

SOLAR FORMA
E-CACIA SOLAR TREE - 120/240V GRID-TIED

ELECTRICAL DETAILS

NO	REVISION	DATE	DRWN
0	ISSUE FOR PRODUCTION	3/26/2021	CMK

PROJECT NUMBER
2104300

DRAWN BY: CKIESLER
DESIGNED BY: CKIESLER
APPROVED BY: CKIESLER
DATE: 3/26/2021
SCALE: VARIES

SHEET
E-3

GENERAL NOTES:

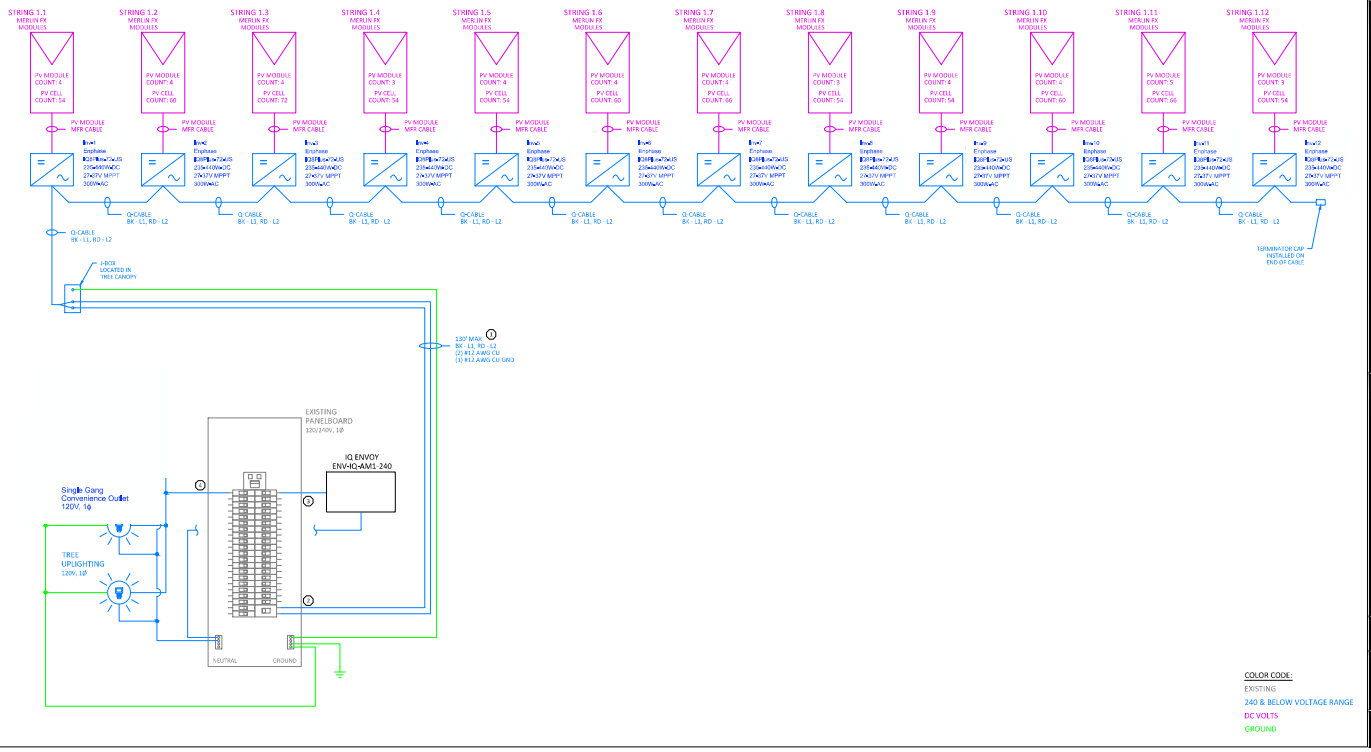
A. THE IQ7+ MICROINVERTER HAS INTEGRATED AN GROUND AND DOUBLE INSULATION, THEREFORE NO GEC OR EGC IS REQUIRED. THE DC CIRCUIT IS ISOLATED AND INSULATED FROM GROUND AND MEETS THE REQUIREMENTS OF NEC 690.35.

B. GROUND PV MODULES IN ACCORDANCE WITH LOCAL REQUIREMENTS.

C. MEASURE THE LINE TO LINE AND LINE TO NEUTRAL VOLTAGE AT ALL SERVICE ENTRANCE CONDUCTORS PRIOR TO INSTALLING ANY SOLAR EQUIPMENT. THE VOLTAGES FOR THE MICROINVERTERS SHOULD BE WITHIN THE FOLLOWING RANGES:
240 VAC: LINE TO LINE: 211 - 264 VAC, LINE TO GROUND: 106 - 132 VAC.
208 VAC: LINE TO LINE: 183 - 229 VAC, LINE TO GROUND: 106 - 132 VAC.

PLAN NOTES (1)

1. FOR CIRCUIT DISTANCES EXCEEDING 130 FEET, UPSIZE CONDUCTORS AND UNDERGROUND CONDUIT FOR VOLTAGE DROP.
2. UTILIZE ONE 2-POLE 20 AMP CIRCUIT BREAKER PER BRANCH CIRCUIT.
3. MAX 20A OVERCURRENT PROTECTION IS REQUIRED FOR ENPHASE ENVOY.
4. ROUTE 20A, 120V CIRCUIT FROM SOURCE TO E-CACIA TREE TRUNK. UTILIZE (2) #12 AWG, (1) #12 AWG GND CONDUCTORS IN 3/4" MIN. CONDUIT. SPLICE CONDUCTORS IN TRUNK HANDHOLE TO SUPPLY POWER TO ALL THREE (3) LIGHTS.



COLOR CODE:
EXISTING
240 & BELOW VOLTAGE RANGE
DC VOLTS
GROUND

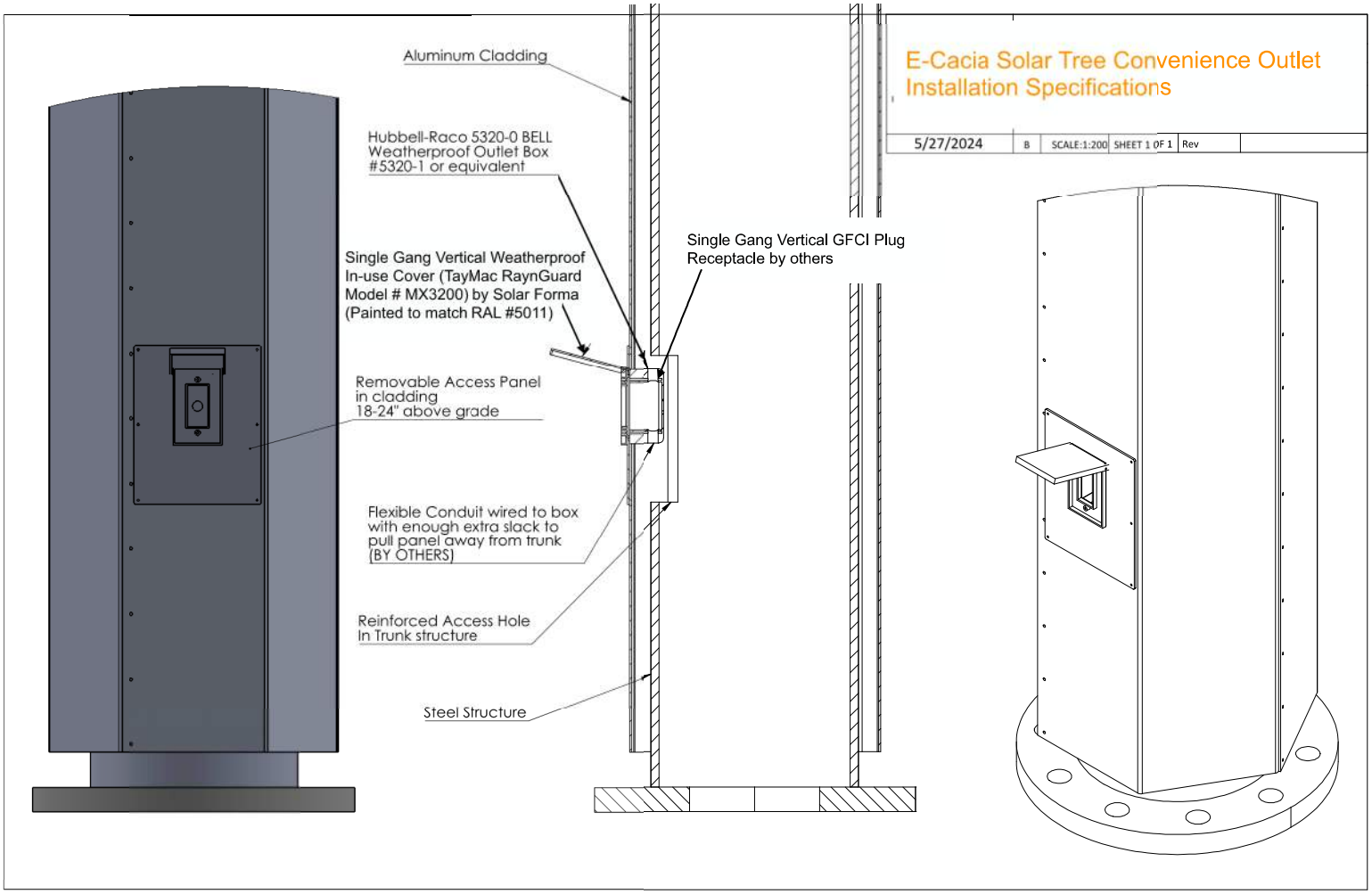
SOLAR FORMA
E-CACIA SOLAR TREE - 120/240V GRID-TIED
ONE-LINE DIAGRAM

DATE	NO	ISSUE	DRAWN
3/26/2021	0	ISSUE FOR PRODUCTION	CAK

PROJECT NUMBER
2104300

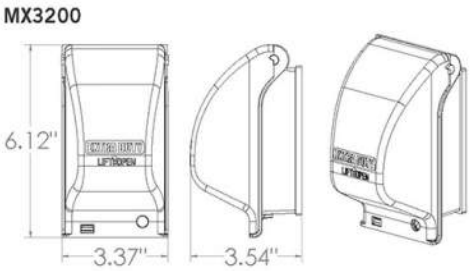
DRAWN BY: CKIESLER
DESIGNED BY: CJIESLER
APPROVED BY: CKIESLER
DATE: 3/26/2021
SCALE: VARIES

SHEET
E-4


Aluminum Cladding
Hubbell-Raco 5320-0 BELL
Weatherproof Outlet Box
#5320-1 or equivalent
Single Gang Vertical Weatherproof
In-use Cover (TayMac RaynGuard
Model # MX3200) by Solar Forma
(Painted to match RAL #5011)
Single Gang Vertical GFCI Plug
Receptacle by others
Removable Access Panel
in cladding
18-24" above grade
Flexible Conduit wired to box
with enough extra slack to
pull panel away from trunk
(BY OTHERS)
Reinforced Access Hole
In Trunk structure
Steel Structure
E-Cacia Solar Tree Convenience Outlet
Installation Specifications
5/27/2024
B
SCALE:1:200
SHEET 1 OF 1
Rev

RaynGuard® 1-Gang Weatherproof In-Use Cover

Catalog #:
MX3200



FEATURE BENEFIT

Extra Deep, provides 3-1/2 inches of depth inside while in use

PRODUCT FEATURES

- Heavy duty die-cast aluminum construction
- Patented QuickFit keyhole mounting system allows installation in under a minute
- Includes attached gasket and mounting hardware
- Pre-configured for GFCI with patented Knockout technology for alternate devices
- Lockable tab (fits up tp 1/8 in. shackable)
- Premium Powder Coat

APPLICATIONS

Designed for use whenever weatherproof protection is required while an outlet is in use

CERTIFICATIONS

NEMA 3R Rated
NEC - Extra Duty Rated

PRODUCT SPECIFICATIONS

UPC Number:	092326104760
Ea Length/Depth (in.):	3.54
Ea Width (in.):	3.37
Ea Height (in.):	6.12
Wt. Ea. (Lbs.):	0.620
Color:	Gray
Gangs:	1
Package Type:	Shrink
Package Contents:	1
Product UPC-A Labeled:	Yes

SHIPPING

I2of5:	40092326104768
Standard Carton Qty:	4
Min Order Qty:	1
Ship Carton Length (in.):	14.61
Ship Carton Width (in.):	3.86
Ship Carton Height (in.):	7.08
Ship Carton Weight (Lbs.):	2.80
Pallet Qty:	720

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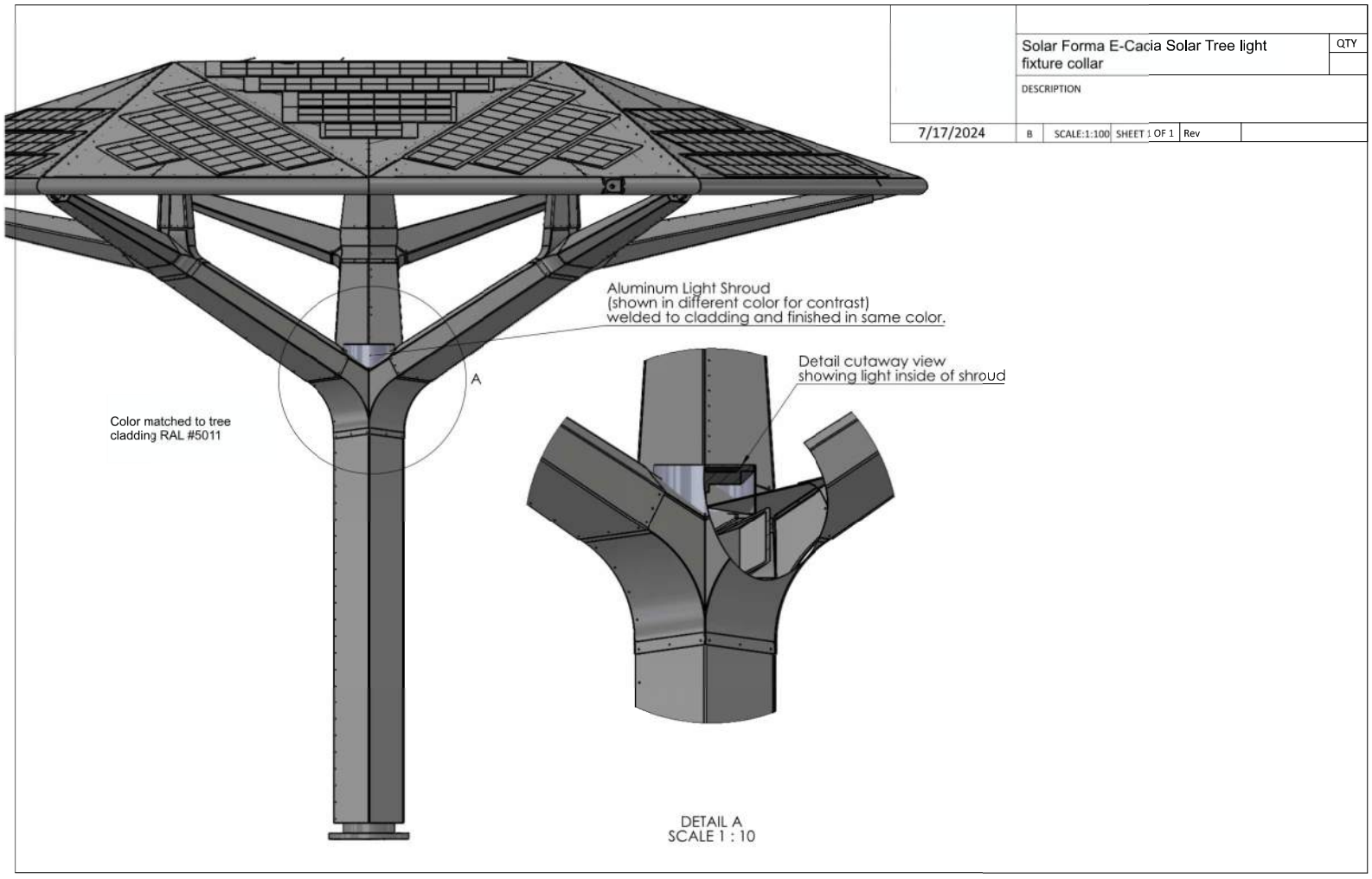

Solar Forma E-Cacia Solar Tree light fixture collar
QTY
DESCRIPTION
7/17/2024
B
SCALE:1:100
SHEET 1 OF 1
Rev
Aluminum Light Shroud
(shown in different color for contrast)
welded to cladding and finished in same color.
Detail cutaway view
showing light inside of shroud
A
Color matched to tree
cladding RAL #5011
DETAIL A
SCALE 1 : 10

C-HB-B-RD Series

Round LED UFO High Bay Light

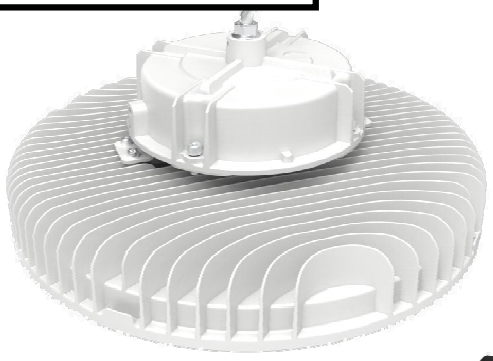
Replaces up to 400W PSMH

C-LITE LED LIGHTING

Solar Forma E-Cacia Solar Tree Light full part number: C-HB-B-RD-20L-40K-UL-BK

THE HIGH BAY MADE FOR YOU

Our cETLus Listed Round LED UFO High Bay Light delivers up to 140 lumens per watt and features an integrated hook for easy mounting. Sold separately, accessories include a plug-and-play motion sensor with a remote to control your settings. It comes with high voltage options for more demanding applications.



Shown with optional motion sensor accessory.

PRODUCT SPECIFICATIONS

OVERVIEW

- Max. Delivered Lumens: 14,000 **(14L)**; 21,000 **(20L)**; 27,000 **(27L)**; 33,600 **(33L)**
- CRI: ≥ 80
- CCT: 3500K, 4000K or 5000K
- Input Power: 100W **(14L)**; 150W **(20L)**; 200W **(27L)**; 240W **(33L)**
- Dimmable: 0-10V to 10% with UL (120-277V) voltage only. UH (347-480V) luminaires may only be dimmed using the motion sensor accessory
- Operating Temperature Range: -4°F to 122°F (-20°C to 50°C)
- Estimated L_{70} Lifetime @ 25°C (77°F): >75,000 hours
- Power Factor: >.9 at full load
- Total Harmonic Distortion: <20% at full load
- Limited Warranty: 5-Year*
- Replaces: 250W PSMH **(14L)**; 320W PSMH **(20L)**; 400W PSMH **(27L, 33L)**

FEATURES	RECOMMENDED USE	INPUT VOLTAGE
• 140 LPW • Wide variety of accessories sold separately — including a plug-and-play motion sensor with a remote to control the settings • High voltage options • IP65 rated • FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions	• Auto Dealerships • Commercial • Gymnasium • Industrial • Manufacturing • Storage Facilities • Warehouses	• UL: Universal (120-277V) • UH: High voltage (347-480V)

CERTIFICATIONS:

CA RESIDENTS WARNING: Cancer and Reproductive Harm – www.p65warnings.ca.gov

Rev. Date: 06/22/2023

For informational purposes only. Content is subject to change. *See creelighting.com/resources/warranties for details

C-HB-B-RD Series

ORDERING INFORMATION

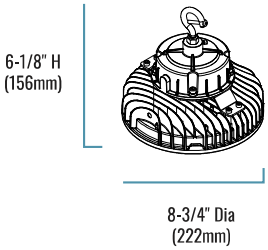
Example SKU: C-HB-B-RD-20L-50K-UL-WH

C-HB	B	RD				
PRODUCT	**SERIES**	**STYLE**	**LUMEN PACKAGE**	**CCT**	**VOLTAGE**	**COLOR**
C-HB High Bay	**B**	**RD** Round	**14L** 14,000 Lumens **20L** 21,000 Lumens **27L** 27,000 Lumens **33L** 33,600 Lumens	**35K** Warm White (3500K*) **40K** Neutral White (4000K) **50K** Cool White (5000K)	**UL** Universal 120-277V **UH** High 347-480V (Available for 20L, 27L and 33L options, only in white housing)	**WH** White **BK** Black

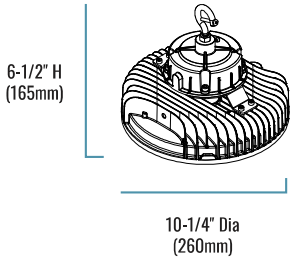
*3500K only available in 14L, 20L & 27L, White housing, 120-277V

Solar Forma E-Cacia Solar Tree Light full part number: C-HB-B-RD-20L-40K-UL-BK

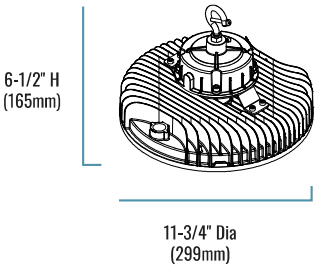
C-HB-B-RD-14L



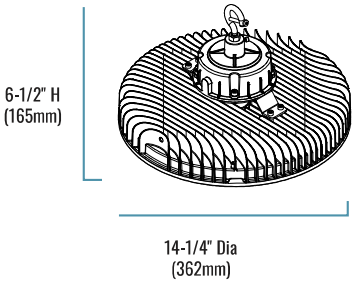
C-HB-B-RD-20L



C-HB-B-RD-27L



C-HB-B-RD-33L



SERIES OVERVIEW

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
(14L) 8-3/4" (222mm) Dia x 6-1/8" (156mm) H **(20L)** 10-1/4" (260mm) Dia x 6-1/2" (165mm) H **(27L)** 11-3/4" (299mm) Dia x 6-1/2" (165mm) H **(33L)** 14-1/4" (362mm) Dia x 6-1/2" (165mm) H	**(14L)** 5.51 lbs. **(20L)** 6.45 lbs. **(27L)** 7.72 lbs. **(33L)** 9.92 lbs.	**(14L)** 15 - 20 feet **(20L)** 15 - 25 feet **(27L)** 20 - 30 feet **(33L)** > 30 feet	1 to 1-1/2 times the mounting height

FIXTURE SPECIFICATIONS

HOUSING	Die-cast aluminum with a durable, black or white powder-coat finish
LENS ASSEMBLY	Clear polycarbonate
MOUNTING	Integrated hook, pendant mounting option available; included 6-foot power cord
ELECTRICAL	**UL models:** 6 ft power cord, 12 in dimming cord **UH models:** 6 ft power cord, no dimming cord (may only be dimmed using the motion sensor accessory)

For informational purposes only. Content is subject to change. *See creelighting.com/resources/warranties for details

C-LITE LED LIGHTING

C-HB-B-RD Series

LUMINAIRE AND ELECTRICAL PERFORMANCE

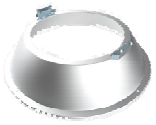
OPERATING TEMPERATURE RANGE	ESTIMATED L_{70} LIFETIME @ 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION
-4°F to 122°F (-20°C to 50°C)	>75,000 hours	>.9 at full load	<20% at full load

SERIES	REPLACES	LUMEN OUTPUT	SYSTEM WATTS	CURRENT DRAW (AMPS)					
				120V	208V	240V	277V	347V	480V
C-HB-B-RD-14L	250W PSMH	14,000	100W	0.83	0.53	0.46	0.4	N/A	N/A
C-HB-B-RD-20L	320W PSMH	21,000	150W	1.39	0.8	0.69	0.6		
C-HB-B-RD-27L	400W PSMH	27,000	200W	1.85	1.07	0.93	0.8		
C-HB-B-RD-33L		33,600	240W	2.22	1.28	1.11	0.96		
C-HB-B-RD-20L-UH	320W PSMH	21,000	150W	N/A	N/A	N/A	N/A	0.48	0.35
C-HB-B-RD-27L-UH	400W PSMH	27,000	200W					0.64	0.46
C-HB-B-RD-33L-UH		33,600	240W					0.77	0.56

WARRANTY AND CERTIFICATIONS

WARRANTY	cETLus LISTED	DLC
5-Year Limited*	Wet Listed	Premium

ACCESSORIES



ALUMINUM REFLECTOR | SMALL

SKU: C-HB-B-ACC-AR-SM

USE: Aluminum reflector for the 100W and 150W C-HB-B-RD Series.

DROP LENS | SMALL

SKU: C-HB-B-ACC-DL-SM

USE: Clear prismatic polycarbonate drop lens for the 100W and 150W C-HB-B-RD Series. Additional reflector is required.

PRISMATIC REFLECTOR | SMALL

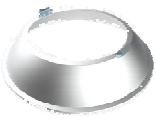
SKU: C-HB-B-ACC-PR-SM

USE: Clear prismatic polycarbonate reflector for the 100W and 150W C-HB-B-RD Series.

CONICAL LENS | SMALL

SKU: C-HB-B-ACC-CL-SM

USE: Clear prismatic polycarbonate conical lens for the 100W and 150W C-HB-B-RD Series. Additional reflector is required.



ALUMINUM REFLECTOR | LARGE

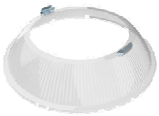
SKU: C-HB-B-ACC-AR-LG

USE: Aluminum reflector for the 200W and 240W C-HB-B-RD Series.

DROP LENS | LARGE

SKU: C-HB-B-ACC-DL-LG

USE: Clear prismatic polycarbonate drop lens for the 200W and 240W C-HB-B-RD Series. Additional reflector is required.



PRISMATIC REFLECTOR | LARGE

SKU: C-HB-B-ACC-PR-LG

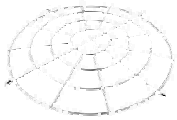
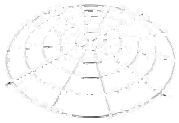
USE: Clear prismatic polycarbonate reflector for the 200W and 240W C-HB-B-RD Series.

CONICAL LENS | LARGE

SKU: C-HB-B-ACC-CL-LG

USE: Clear prismatic polycarbonate conical lens for the 200W and 240W C-HB-B-RD Series. Additional reflector is required.

C-HB-B-RD Series

	**WIRE GUARD | SMALL** SKU: C-HB-B-ACC-WG-SM USE: Wire guard for the 100W & 150W C-HB-B-RD Series. Additional reflector is required.
	**WIRE GUARD | LARGE** SKU: C-HB-B-ACC-WG-LG USE: Wire guard for the 200W & 240W C-HB-B-RD Series. Additional reflector is required.
	MOTION SENSOR SKU: C-HB-B-ACC-MS-UL USE: Plug-and-play microwave motion sensor for C-HB-B-RD Series. Additional remote required for programming sensor settings.
	PENDANT MOUNT | WHITE SKU: C-HB-B-ACC-PM-WH USE: Pendant mount adapter for C-HB-B-RD Series, 3/4" threaded NPT for conduit pendant mounting, white.
	PENDANT MOUNT | BLACK SKU: C-HB-B-ACC-PM-BK USE: Pendant mount adapter for C-HB-B-RD Series, 3/4" threaded NPT for conduit pendant mounting, black.
	MOTION SENSOR REMOTE SKU: C-HB-B-ACC-MS-REMOTE USE: Remote for programming plug-and-play motion sensor. Remote can control multiple fixture sensors. For use with C-HB-B-RD Series.
	DIMMING ACCESSORY | 0-10V DIMMING SKU: C-HB-B-ACC-DIMKIT USE: Dimming accessory kit for 0-10V dimming of the fixture when using a wall switch. Contains 6-foot cord as well as male and female connectors. UH (347-480V) luminaires may only be dimmed using the motion sensor accessory.

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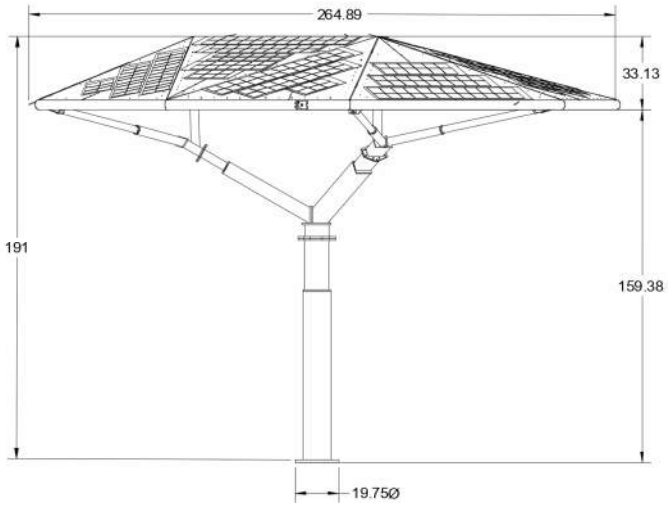
E-Cacia E2 Solar Tree Product Specifications

Power Output	
Nominal Output	3.5kW*
Installed Output**	3500-5000kWH/a
Solar PV	
Thirteen facet canopy with mono-cSI PV-Modules	708 cells
Panel Output Warranty	20 years
Panel Product Warranty	20 years
On-Grid Properties	
Inverter Module	On-grid, single phase microinverter array
Inverter Power Compatibility	120/240V (1ϕ) (480V 3ϕ option)
Inverter Warranty	Up to 25 years
Off-Grid Properties	
Power	3.5 kW
Voc, Vmp, Isc	460.55V, 368.3V, 9.61V
Temp Coeff: Current, Voltage, Power	0.06%, -0.03%, -0.38
Environmental Requirements	
Temperature Range	-40°C to +65°C
Humidity	4% to 100% (condensing)

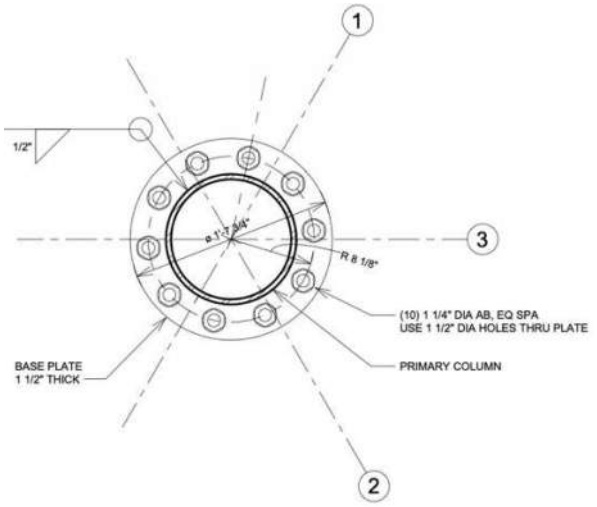
Weight & Dimensions	
Height	17’, 5.18-6.71m
Span (canopy)	22’,6.71m
Ground Impact	Site specific, approx. 30”-50” (76-127cm)
Weight	12,000lbs, 5400kg
Installation	
Minimum 10x 1+1/4” anchor bolts rated for site-specific load requirement	
Anchor bolts require hex heading	
Use leveling nuts, washers, nuts, and lock nuts to level and fasten base plate	
Lighting	
Lumens	20000 max
Power	150W (estimate)
Electrical Connections	
Minimum 4 x AWG 12 connections for PV power out and AC power in. Additional connects for data and power constraints may apply. See installation specifications below.	
Distance	Local standards apply
Conduit	¾” (2cm) minimum

* Under Standard Test Conditions (STC)
** Estimates based on regional variation

Dimensions (inches)

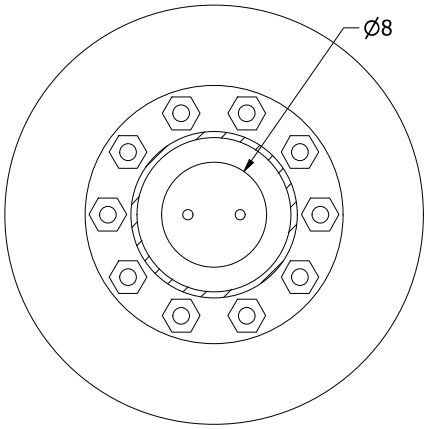


Footing Attachment



NOTES:
1. PROVIDE 1 1/4" DIA HOLES THRU COLUMN AND BASE PLATE (NOT SHOWN) TO ACCOMODATE ELECTRICAL CONDUITS. LOCATE HOLE IN COLUMN APPROXIMATELY 1'-6" ABOVE BASE PLATE. LOCATE HOLE IN BASE PLATE AT CENTER OF PLATE.
2. PROVIDE (2) 1/4"-THICK PLATES FOR ANCHOR BOLT TEMPLATES. ONE PLATE AT BASE OF ANCHOR BOLTS AND SHALL BE CAST-IN TO CONCRETE FOUNDATION. ONE PLATE AT TOP OF ANCHOR BOLTS AND SHALL BE REMOVED PRIOR SETTING OF BASE PLATE.
3. ANCHOR BOLTS SHALL BE HEX HEADED. USE LEVELING NUTS, WASHERS, NUTS, AND LOCK NUTS TO LEVEL AND FASTEN BASE PLATE.

Electrical Conduit Placement*



SECTION B-B

*Additional conduit as needed based on site requirements conforming to the 8”-on center diameter requirements.

ENPHASE

DATA SHEET

IQ8 and IQ8+ Microinverters

Our newest IQ8 Microinverters are the industry's first microgrid-forming, software-defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently. The brain of the semiconductor-based microinverter is our proprietary application-specific integrated circuit (ASIC) which enables the microinverter to operate in grid-tied or off-grid modes. This chip is built in advanced 55nm technology with high speed digital logic and has super-fast response times to changing loads and grid events, alleviating constraints on battery sizing for home energy systems.

Part of the Enphase Energy System, IQ8 Series Microinverters integrate with the Enphase IQ Battery, Enphase IQ Gateway, and the Enphase App monitoring and analysis software.

Enphase 25 year limited warranty

IQ8 Series Microinverters redefine reliability standards with more than one million cumulative hours of power-on testing, enabling an industry-leading limited warranty of up to 25 years.

Connect PV modules quickly and easily to IQ8 Series Microinverters using the included Q-DCC-2 adapter cable with plug-n-play MC4 connectors.

UL CERTIFIED SAFETY

IQ8 Series Microinverters are UL Listed as PV Rapid Shut Down Equipment and conform with various regulations, when installed according to manufacturer's instructions.

Easy to install

- Lightweight and compact with plug-n-play connectors
- Power Line Communication (PLC) between components
- Faster installation with simple two-wire cabling

High productivity and reliability

- Produce power even when the grid is down*
- More than one million cumulative hours of testing
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

Microgrid-forming

- Complies with the latest advanced grid support**
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-S[illegible] requirements

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IQ8SP-DS-0002-01-EN-US-2022-[illegible] -[illegible]

* Only when installed with IQ System Controller 2, meets UL 1741.

** IQ8 and IQ8Plus supports split phase, 240V installations only.

IQ8 and IQ8+ Microinverters

INPUT DATA (DC)		IQ8-60-2-US	IQ8PLUS-72-2-US
Commonly used module pairings[1]	W	235 – 350	235 – 440
Module compatibility		60-cell/120 half-cell	60-cell/120 half-cell, 66-cell/132 half-cell and 72-cell/144 half-cell
MPPT voltage range	V	27 – 37	29 – 45
Operating range	V	25 – 48	25 – 58
Min/max start voltage	V	30 / 48	30 / 58
Max input DC voltage	V	50	60
Max DC current[2] [module Isc]	A	15	
Overvoltage class DC port		II	
DC port backfeed current	mA	0	
PV array configuration		1x1 Ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit	
OUTPUT DATA (AC)		**IQ8-60-2-US**	**IQ8PLUS-72-2-US**
Peak output power	VA	245	300
Max continuous output power	VA	240	290
Nominal (L-L) voltage/range[3]	V	240 / 211 – 264	
Max continuous output current	A	1.0	1.21
Nominal frequency	Hz	60	
Extended frequency range	Hz	50 – 68	
AC short circuit fault current over 3 cycles	Arms	2	
Max units per 20 A (L-L) branch circuit[4]		16	13
Total harmonic distortion		<5%	
Overvoltage class AC port		III	
AC port backfeed current	mA	30	
Power factor setting		1.0	
Grid-tied power factor (adjustable)		0.85 leading – 0.85 lagging	
Peak efficiency	%	97.5	97.6
CEC weighted efficiency	%	97	97
Night-time power consumption	mW	60	
MECHANICAL DATA			
Ambient temperature range		-40°C to +60°C (-40°F to +140°F)	
Relative humidity range		4% to 100% (condensing)	
DC Connector type		MC4	
Dimensions (HxWxD)		212 mm (8.3") x 175 mm (6.9") x 30.2 mm (1.2")	
Weight		1.08 kg (2.38 lbs)	
Cooling		Natural convection – no fans	
Approved for wet locations		Yes	
Pollution degree		PD3	
Enclosure		Class II double-insulated, corrosion resistant polymeric enclosure	
Environ. category / UV exposure rating		NEMA Type 6 / outdoor	
COMPLIANCE			
Certifications		CA Rule 21 (UL 1741-SB), UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2018 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according to manufacturer's instructions.	

(1) No enforced DC/AC ratio. See the compatibility calculator at https://link.enphase.com/module-compatibility
(2) Maximum continuous input DC current is 10.6A (3) Nominal voltage range can be extended beyond nominal if required by the utility. (4) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

SUMMIT SERIES: SRFM24L-B & SRFM24L-W

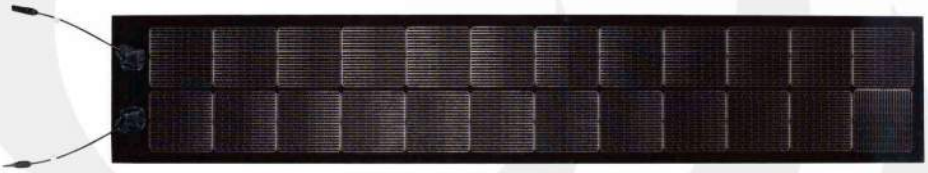
MERLIN® PATENTED DESIGN, MILITARY GRADE, COMPACT HOME POWER SYSTEM, GRID CONNECTED

MERLIN® TECHNOLOGY

Industry leading power output | Enhanced performance under all light conditions | Designed and engineered in USA | Outstanding aesthetics | Redundancy by design | Robust module integrity and performance under extreme conditions | Marine grade design, Materials and approvals | Hurricane Resistant

PRODUCT FEATURES

Modular design allows you to mix and match sizes to maximize roof area | Emergency power anytime | Optimized for maximum performance in scattered light & extreme weather conditions | Compatible with lead acid, AGM, gel, and lithium batteries | Various mounting options, including mechanical, peel & stick, and more



MERLIN® GRID PATENTED TECHNOLOGY:
FLEXIBLE – RUGGED – LIGHTWEIGHT – MONO cSi

- **80% Lighter** than Glass Systems
- **50X More Durable** vs. Bus-Bar Technology
- **20% More Energy** In Real World Conditions
- **2.5X Power Density** vs. Thin Film Technology

POWER USAGE

- Charge Controllers
- Charge Electronics
- Fans & Lights
- Refrigerators & Freezers
- Pumps, Alarms, & Sensors
- TV, Stereos, & Appliances

TECHNICAL SPECS

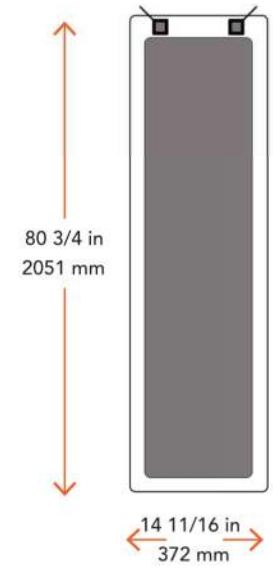
Electrical Characteristics (STC)[1] MERLIN® PV Module Specs	Unit	SRFM24L-B	SRFM24L-W
Part Number		RFP-F024B114L	RFP-F024W117L
Backsheet Color		Black	White
Cell Type		c-Si (PERC G1)	
Number in Series		24	24
Rated Power (Pmax)	W	114	117
Voltage at Pmax (Vmp)	V	13.43	13.49
Current at Pmax (Imp)	A	8.49	8.67
Open-circuit Voltage (Voc)	V	16.25	16.25
Short-circuit Current (Isc)	A	8.97	9.15
Temperature Co-efficient of Isc	%/°C	0.06	
Temperature Co-efficient of Voc	%/°C	-0.3	
Temperature Co-efficient of Pmax	%/°C	-0.39	
Maximum Series Fuse Rating	A	15	
Maximum System Voltage	VDC	1000	
Nominal Operating Cell Temperature (NOCT)2	°C	45 +/- 2	
Operating Temperature	°C	- 40 to + 85	
Termination		Jbox with PV cable and polarized connectors	

1. STC standard test conditions: 1000W/m2 intensity, Air Mass 1.5, 25 C cell temperature. Power tolerance is +/- 5% W at STC. The electrical characteristics are within +/- 10% unless otherwise specified.

2. Mounting on SS metal roof or TPO/EPDM membrane roof.

SRFM24L

Weight 7.3 lb | 3.31 kg



Designed and Engineered in the USA

Read more

MERLIN SOLAR

For further details, contact: MERLIN SOLAR TECHNOLOGIES, INC.
5891 Rue Ferrari, San Jose, CA 95138 | Ph: (408) 321-8258
E-mail: sales@merlinsolar.com | www.merlinsolar.com

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Distributed by:

Solar Forma Design

E-Cacia Tree Under Canopy Panels

Material Specifications:

- Thickness 24mm (1")
- Glue type: Phenolic
- # of Plies 17
- Veneer cut face: Birch 1mm-1.5mm
- Grade: B/BB
- Designation: FK - water resistant plywood (MR)
- Mounting Fasteners: Stainless Steel

Construction/Design:

1. CNC routed

MARINE
PREMIUM WOOD SEALER
protects against
WATER / MOLD / DECAY

Solar Tree canopy soffit material and varnish treatment specifications

Technical Data Sheet

Product Description

SEAL-ONCE® MARINE Premium Wood Sealer protects and stabilizes wood against water damage and decay. It uses proprietary nanotechnology to penetrate, coating the wood fibers at the cellular level. The advanced technology of MARINE allows it to form a superior barrier below the surface, protecting from the inside out.

MARINE allows wood to age naturally without decay, and can be used to preserve old or new wood, extending its natural life. It is non-film forming and will not alter the natural beauty of the wood. It is also completely eco-friendly and can be applied around or over open water, without harming marine life.

MARINE preserves the integrity of the wood by inhibiting warping, cupping, rot, mold, mildew and algae growth. MARINE forms a flexible breathable barrier that allows the wood to expand and contract, and for water vapor to escape.

MARINE goes on milky white and dries clear. It is also available in semi-transparent tints.

Recommended Applications

- Decks
- Docks
- Railings
- Piers
- Retaining walls
- Outdoor furniture

*Not for use below grade or in direct contact with water.

Features

- Eco-friendly
- Non-toxic; will not harm pets, plants, people or marine life
- Ultra-low VOC
- Water based
- Can be applied around or over fresh or salt water
- Flexible, breathable barrier
- Stabilizes & protects wood
- Prevents warping, cupping, wood rot & decay
- Resistant to salt water spray
- Prevents mold, mildew & algae growth
- Soap and water cleanup
- Clear formula can be painted or stained after treatment
- Tinted formula provides additional UV protection

Physical Characteristics

Color	Milky white liquid, dries clear
Flash Point	None
pH	7+
Solvents	Water
lbs/gal	8.5
Specific Gravity	1.019
Viscosity	50 cps
Application Temp.	45°F/7.22°C* - 95°F/35°C
Odor	Nil
VOC Content	25g/L**

*Do not apply when air or surface temperature is below 45°F/7.22°C or may fall below 45°F/7.22°C within 24 hours after application.

**VOC Content determined via EPA Method 24.

Packaging Sizes

1 Gallon Can | 5 Gallon Pail

Freight Class

55

Protection from the inside out
SEAL-ONCE®

MARINE
PREMIUM WOOD SEALER
protects against
WATER / MOLD / DECAY

Application Instructions

Preparation

- All surfaces should be cleaned before sealing for best penetration and performance. Remove all old coatings, dust, debris and loose material. Remove oil, grease, algae, grime, mill glaze and mold and mildew stains with appropriate cleaners. Recommend SEAL-ONCE All Wood Cleaner.
- After cleaning, test absorbency of surface by sprinkling a few drops of water on the surface. If the water does not readily penetrate the surface, stripping will be necessary to remove old coatings prior to applying SEAL-ONCE MARINE Premium Wood Sealer. Retest surface when dry.

Application

- Do not use if air or surface temperature is below 45°F/7.22°C or above 95°F/35°C.
- Do not apply in rain or when rain is expected within 12-24 hours.
- DO NOT THIN. Mix well. Stir contents or shake thoroughly prior to use.
- Test a small area to ensure acceptable appearance and penetration.
- Apply first coat with a synthetic brush; pump-up garden sprayer; air-assisted; and/or airless sprayer. Use 15-17 tip and medium to coarse spray pattern. When spraying, always back brush for best results.
- Second coat can be applied once first coat has penetrated but is still damp. Second coat must be applied within one hour of applying first coat.
- For best results, apply in the shade and out of direct sunlight.
- When applying in direct sunlight and wood surface is hot, spray with a mist of water and apply SEAL-ONCE MARINE immediately on dampened surface.
- Apply to all surfaces. Apply SEAL ENDS ONCE® to wood ends.
- Do not use with other waterproofing products.
- Wood can be painted or stained as soon as it dries in approximately 2-3 hours, if SEAL-ONCE Semi-Transparent Tints are not being used.

Coverage

- Approximate coverage: 250-350 sq. ft./gallon per coat. Actual coverage will vary due to the porosity of the substrate.

Drying Time

- Allow approximately 2-3 hours, depending on temperature and humidity, for surface to dry
- Allow 12-24 hours for full cure, depending on temperature and humidity.
- When recoating, apply once previous coat has penetrated and surface is damp, not wet. Second coat must be applied within one hour of applying the first coat.

Cleanup and Storage

- Clean all application equipment with warm soapy water.
- Store above 32°F/0°C to protect from freezing.
- Shelf life (unopened): 3 years
- Disposal: soap and water cleanup; no special disposal procedure needed.

Precautions

- Protect adjacent areas from overspray and runoff including windows and siding. Immediately remove overspray with soap and water.
- Safety Precautions
  - Avoid breathing in spray. If inhaled, move to fresh air.
  - Avoid contact with eyes. If splashed into eyes, rinse with clean water for 15 minutes.
  - If skin irritation occurs, wash area with soap and water.
  - If accidentally ingested, immediately drink 2 glasses of water and contact a physician. Do not induce vomiting.

Protection from the inside out
SEAL•ONCE®

Manufactured by U•C Coatings, LLC
P.O. Box 1066 | Buffalo, NY 14215 USA
(716) 833-9366 | sales@seal-once.com | www.seal-once.com

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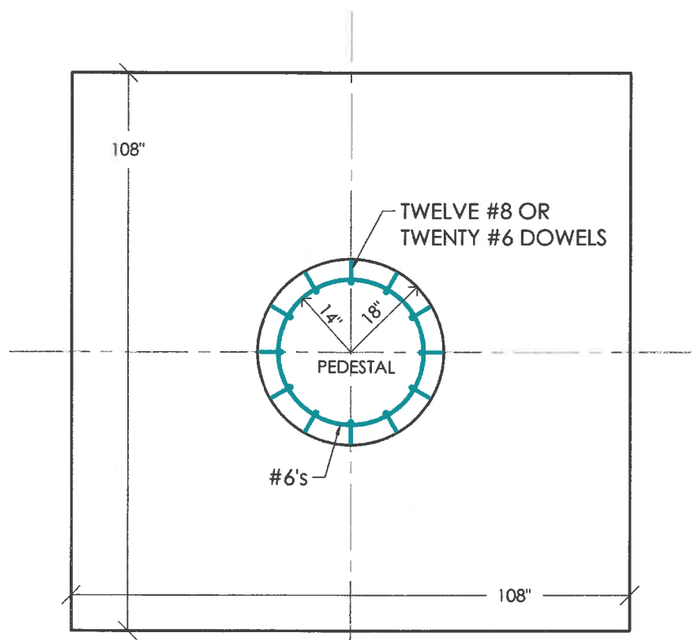
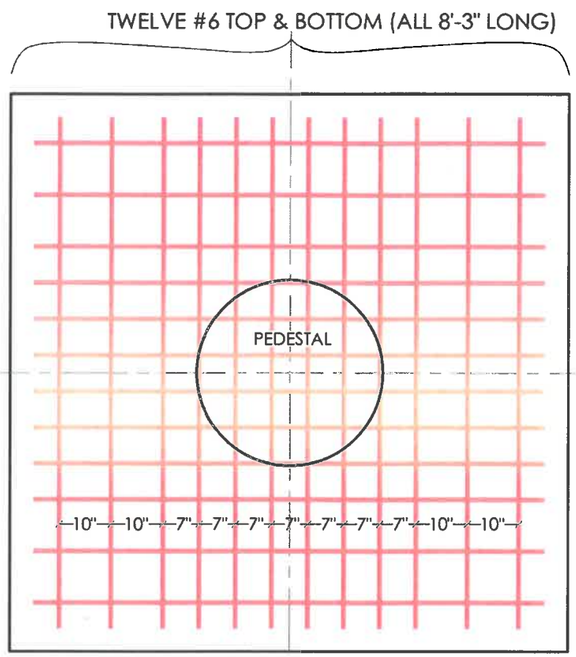
Rev.2.11.2018

PLAN VIEW



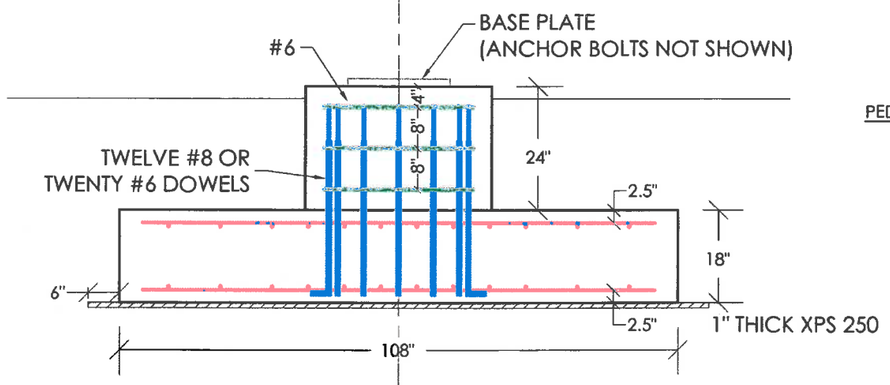
*SEE OTHER PLAN VIEW FOR MAT REINFORCEMENT

HORIZONTAL BARS PLAN VIEW



*SEE OTHER PLAN VIEW FOR PEDESTAL REINFORCEMENT

SIDE VIEW



*REFER TO BESON & HOULE PLANS FOR THE BASE PLATE CONNECTION DESIGN.

PEDESTAL DOWEL SHAPE

NOTES

1. TOPSOIL AND ANY UNSUITABLE SOIL SHALL BE STRIPPED FROM WITHIN THE SOLAR TREE FOUNDATION PEDESTAL FOOTPRINT. THE EXPOSED SUBGRADE SHALL BE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY.
2. ALL REBAR SHALL BE GRADE 60 KSI STEEL THAT IS **EPOXY COATED**.
3. CONCRETE PLACEMENT AND CURING SHALL BE IN ACCORDANCE WITH ACI-304.
4. CAST IN PLACE CONCRETE SHALL USE TYPE I PORTLAND CEMENT TO PROVIDE 28 DAY COMPRESSIVE STRENGTH OF AT LEAST 4,000 PSI. USE ¾" MAXIMUM AGGREGATE SIZE AND AIR ENTRAINMENT FROM 5% TO 7%. AGGREGATES SHALL CONFORM TO REQUIREMENTS OF ASTM C-33.
5. A SET OF FOUR TEST CYLINDERS SHALL BE CAST FOR EVERY 50 CY OF MIX PLACED, WITH NOT LESS THAN ONE SET FOR EACH DATE OF PLACEMENT.
6. THE SOLAR TREE BASE PLATE AND SUPERSTRUCTURE SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS PROVIDED BY BESON AND HOULE.

WISCONSIN
ROGER G. MILLER
E-23756
SHEBOYGAN, WI
PROFESSIONAL ENGINEER
5/14/2025

SOLAR TREE MAT FOUNDATION PLAN

MILLER ENGINEERS & SCIENTISTS
5508 S. 12th Street
Sheboygan, WI 53081-8099
Phone: (920) 458-4164
Fax: (920) 458-0569
www.storiwilmiller.com

SOAR SOLAR TREE
BESON & HOULE
RIVER FRONT DRIVE
CITY OF SHEBOYGAN, WISCONSIN

SCALE	HOR. 1"=2' VER. 1"=2'
DATE	05/14/2025
JOB	20407-D
BY	EBB
CK	RGM
SHEET	1 OF 1

ICON
Shelter Systems Inc

JOB NUMBER: 11117
JOB NAME: SOAR PROJECT
JOB LOCATION: SHEBOYGAN, WI 53081

REVISION: A
A – INITIAL SUBMITTAL REVISION (DTH 5/14/2025)

REV: A
DATE: 5/14/2025

APPROVAL FOR FABRICATION REQUIRED:

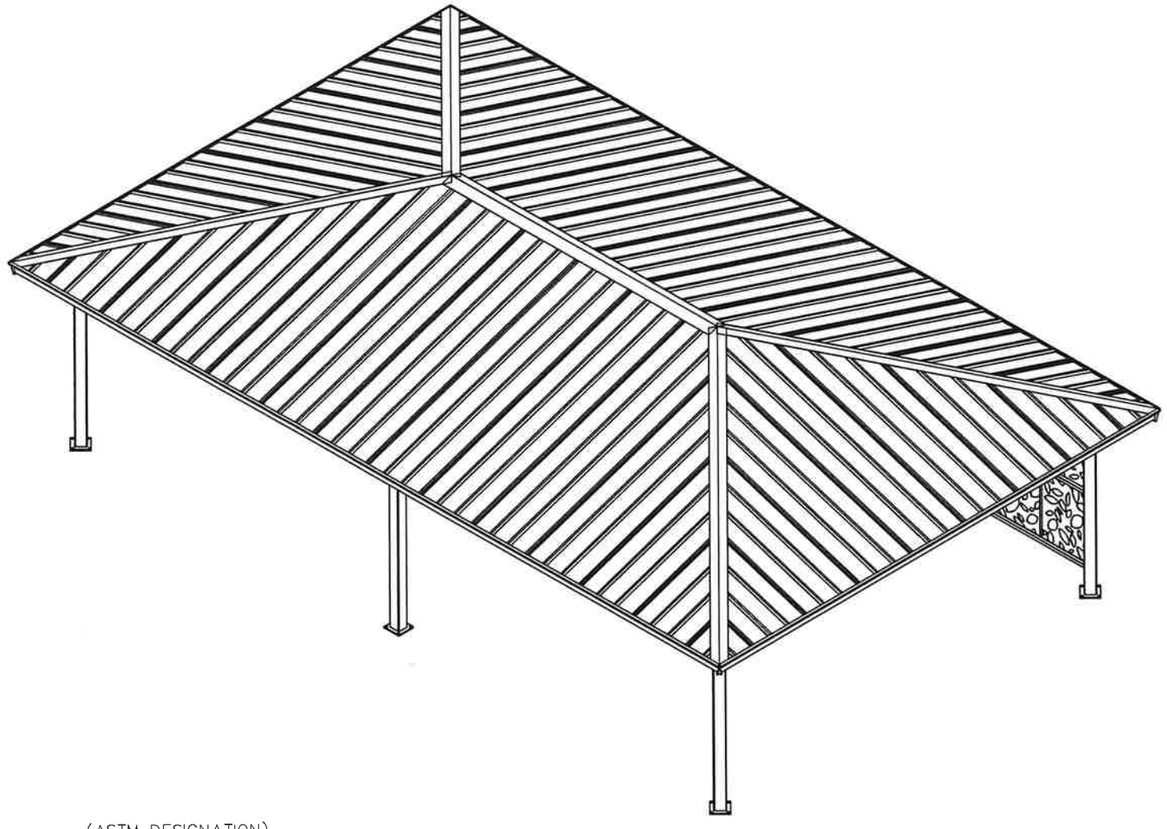
BY SIGNING THIS FABRICATION APPROVAL, I AUTHORIZE ICON SHELTERS TO FABRICATE THE PRODUCT AS REPRESENTED AND DESCRIBED WITHIN THIS SUBMITTAL PACKAGE, WITH NO FURTHER CHANGES OR AMENDMENTS REQUIRED. THIS APPROVED SUBMITTAL DOCUMENT SUPERSEDES ALL OTHER DESIGN DOCUMENTS RELATED TO THIS SHELTER/PRODUCT AND REPRESENTS THE FINAL DESIGN TO BE FABRICATED.

PRINT NAME: _____ DATE:

SIGNATURE: _____

TABLE OF CONTENTS

1.0–1.1 COVER SHEET/ NOTES
2.0 ELEVATION
3.0–3.1 ANCHOR BOLT LAYOUT
4.0–4.1 FRAME LAYOUT
5.0–5.4 FRAME CONNECTIONS
6.0 T&G ROOF LAYOUT
7.0 MR ROOF LAYOUT
R1.0–R1.5 ROOF DETAILS

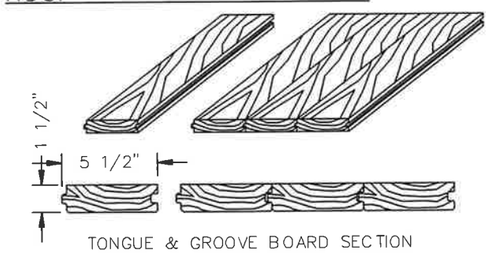


DESIGN LOADS

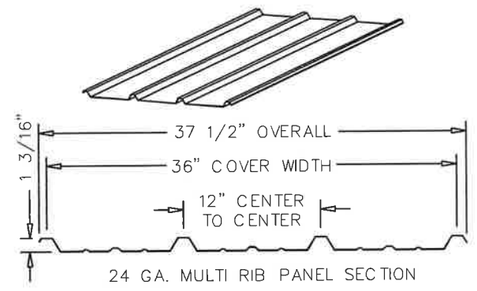
CODE: 2015 INTERNATIONAL BUILDING CODE

TOTAL DEAD: 10.33 P.S.F.
FRAME DEAD: 4.33 P.S.F.
ROOF DEAD: 3.50 P.S.F.
COLLATERAL DEAD: 2.50 P.S.F.
ROOF LIVE LOAD: 20.00 P.S.F.
GROUND SNOW LOAD: 35.00 P.S.F.
ROOF SNOW LOAD: 29.40 P.S.F.
WIND SPEED: 115.00 M.P.H.
EXPOSURE: C
SEISMIC USE GROUP: I
SEISMIC SITE CLASS: D
SEISMIC DESIGN CATEGORY: A
SEISMIC ANALYSIS: SIMPLIFIED

ROOF



TONGUE & GROOVE BOARD SECTION



24 GA. MULTI RIB PANEL SECTION

MATERIALS

	(ASTM DESIGNATION)
TUBE STEEL (HSS HOLLOW STRUCTURAL SECTION)	A-500 GRADE B/C
WIDE FLANGE SECTIONS	A-992
STRUCTURAL STEEL PLATE	A-36, A-572 GRADE 50
ROOF PANELS (STEEL)	A-792
ANCHOR BOLTS	F1554 GRADE 55
CONNECTION BOLTS	F3125 GRADE A325

FABRICATOR APPROVALS
CLARK COUNTY STEEL FABRICATOR NUMBER: 707
CITY OF LOS ANGLES FABRICATOR NUMBER: FB03254

WISCONSIN
THOMAS J COVINGTON
E-100769-6
HOLLAND
MI
PROFESSIONAL ENGINEER

5/20/25

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COVER SHEET

DRAWN BY: DTH
DATE: 5/14/2025
JOB NO.: 11117
REVISION: A
BUILDING TYPE: RH25X40TM-P4
PROJECT NAME: SOAR PROJECT SHEBOYGAN, WI 53081
SHEET 1.0

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NOTES:

ALL WELDING CONFORMS TO THE LATEST EDITION OF AWS D1.1 OR D1.3 AS REQUIRED.
ALL WELDING IS PERFORMED BY AWS CERTIFIED WELDERS. THERE IS NO FIELD WELDING REQUIRED, U.N.O.

FOUNDATIONS HAVE BEEN DESIGNED WITH CLASS 5 SOILS PRESUMPTIVE LOAD-BEARING VALUES IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS. VERTICAL FOUNDATION PRESSURE: 1,500 PSF. LATERAL BEARING PRESSURE: 100 PSF/FT. COHESION 130 PSF. IF SITE-SPECIFIC SOILS DO NOT MEET THE REQUIREMENTS FOR SOIL CLASS 5 , CONTACT A LOCAL GEOTECHNICAL ENGINEER.

DUE TO STANDARDIZED FABRICATION, PARTS SHOWN MAY BE UPGRADED. REFER TO THE SHIPPING BILL OF MATERIALS FOR POSSIBLE SUBSTITUTIONS.

ICON SHELTER SYSTEMS INC. RECOMMENDS THAT THE PRIMARY FRAMING INSTALLER AND THE ROOF INSTALLER HAVE A MINIMUM OF FIVE (5) YEARS OF DOCUMENTED EXPERIENCE INSTALLING THIS TYPE OF PRODUCT.

HIGH STRENGTH BOLTING:
ALL HIGH STRENGTH BOLTS ARE F3125 GRADE A325 BOLTS WITH HEAVY HEX NUTS. THE BOLTS ARE TO BE INSTALLED UTILIZING THE "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS" (8/1/2D14) AS PREPARED BY RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC) FOR THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC). THE BOLTS SHALL BE INSTALLED AS SNUG TIGHTENED WHICH IS DEFINED AS THE TIGHTNESS THAT IS ATTAINED WITH A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH TO BRING THE PLIES INTO FIRM CONTACT, WHICH IS THE CONDITION WHEN THE PLANES OF CONTACT BETWEEN TWO PLIES ARE SOLIDLY SEATED AGAINST EACH OTHER, BUT NOT NECESSARILY IN CONTINUOUS CONTACT WITH UTILIZATION OF THE SNUG TIGHTENING METHOD, NO WASHERS ARE REQUIRED.
ALL CONNECTIONS ARE BEARING TYPE CONNECTIONS UNLESS NOTED OTHERWISE.

BEFORE ERECTING THE FRAME, VERIFY ALL BOLTS AND NUTS ARE CLEAN OF DEBRIS AND BURRS - INCLUDING THE HARDWARE ALREADY FASTENED INSIDE THE MEMBERS. CHASING THREADS ON SOME BOLTS AND NUTS MAY BE REQUIRED. APPLICATION OF THREAD WAX MAY BE USED TO ASSIST IN TIGHTENING (NOT BY ICON).

IT IS THE RESPONSIBILITY OF THE INSTALLER TO INSURE PROPER TIGHTNESS.

PROPER ERECTION OF THE FRAMING MEMBERS REQUIRES THE MAIN COLUMNS TO BE PLUMB & SQUARE. COLUMNS, RAFTER, AND TIE BEAM CONNECTIONS MUST BE TIGHTENED BEFORE INSTALLING THE PURLINS. PURLINS MUST BE PARALLEL TO THE TIE BEAMS AND EAVE BEAMS.

ICON RECOMMENDS TO NOT FULLY TIGHTEN CONNECTION HARDWARE UNTIL THE MAJORITY OR ENTIRETY OF FRAME COMPONENTS ARE ERECTED. PURLINS OR OTHER MEMBERS THAT REQUIRE SCREW FASTENERS SHOULD BE INSTALLED LAST. THIS ALLOWS FOR MOVEMENT OF MEMBERS TO HELP ALIGN THE SHELTER AS INTENDED.

THE TOUCH-UP KIT SHOULD BE UTILIZED FOR ANY EXPOSED STEEL (CHIPS, SCUFFS, OR SCRATCHES) THAT MAY RESULT FROM SHIPPING, HANDLING, OR INSTALLATION OF SHELTER COMPONENTS. ROUTINE TOUCH-UP IS RECOMMENDED.

WHEN DRILLING OPERATIONS ARE REQUIRED, METAL SHAVINGS CAN ACCUMULATE AND MUST BE QUICKLY AND CAREFULLY REMOVED TO PREVENT RUST AND STAINS ON SHELTER COMPONENTS (FRAME AND ROOF). THIS SHOULD BE CHECKED AND PERFORMED AT THE END OE EACH DAY OF INSTALLATION BY SWEEPING, BRUSHING, AND/OR USING COMPRESSED AIR.

THE ENGINEERING AND DETAILING FOR THIS STRUCTURE IS ONLY VALID IF ICON SHELTERS SYSTEMS FABRICATES THE COMPONENTS.

CARE & MAINTENANCE:

ICON REQUIRES THAT THE COATED PRODUCTS LOCATED NEAR A SEASHORE (SALT WATER) ENVIRONMENT BE SYSTEMATICALLY CLEANED, TO REMOVE SALT DEPOSITS PER THE FOLLOWING CLEANING PROGRAM:

A. PERIODIC CLEANING AND INSPECTION OF THE STRUCTURES IS REQUIRED TO REMOVE CONTAMINANTS THAT CAN CAUSE CHEMICAL OR MECHANICAL FILM DEGRADATION IF LEFT EXPOSED FOR LONG PERIODS OF TIME.
B. CLEANING AND INSPECTION MUST COMMENCE IMMEDIATELY AFTER INSTALLATION TO CLEAN ANY SOILS, CONCRETE, OR OTHER CONTAMINANTS THAT HAVE BEEN DEPOSITED DURING THIS TIME. FOR APPLICATION OF WARRANTY, CLEANING MUST BE DOCUMENTED, AND PROPER RECORDS KEPT, OR WARRANTIES ARE CONSIDERED NULL AND VOID.
    I. NON-HAZARDOUS ENVIRONMENTS - CLEAN AND CHECK EVERY 12 MONTHS.
    II. TROPICAL ENVIRONMENTS - CLEAN AN CHECK EVERY 9 MONTHS.
    III. SWIMMING AND LEISURE POOLS - CLEAN AND CHECK EVERY 3 MONTHS.
    IV. MARINE ENVIRONMENTS - CLEAN AND CHECK EVERY 3 MONTHS.
    V. INDUSTRIAL ENVIRONMENTS - CLEAN AND CHECK EVERY 3 MONTHS.
    VI. HAZARDOUS ENVIRONMENTS - CLEAN AND CHECK MONTHLY.
C. DO NOT USE ABRASIVE CLEANERS OR ABRASIVE IMPLEMENTS SUCH AS STEEL WOOL, SANDPAPER, OR WIRE BRUSHES.
D. CLEANING AGENTS SHOULD ALWAYS BE TESTED IN AN AREA THAT IS NOT EASILY SEEN BEFORE USE.
E. STRONG SOLVENTS SHOULD NOT BE USED.
F. ALWAYS RINSE CLEANER WITH PLENTIFUL AMOUNTS OF CLEAN WATER.
G. MILDEW CAN BE REMOVED WITH A SOLUTION OF:
    I. 1/3 CUP DETERGENT.
    II. 2/3 CUP TRISODIUM PHOSPHATE
    III. 1-QUART SODIUM HYPOCHLORITE, 5% SOLUTION (BLEACH)

RECEIVING SHIPMENTS:

PERFORM A FULL INVENTORY OF ALL ITEMS RECEIVED UPON DELIVERY. ANY DEFECTS OR DAMAGE MUST BE ANNOTATED ON THE BILL OF LADING AND REPORTED TO ICON SHELTER SYSTEMS AS SOON AS POSSIBLE.

PLASTIC WRAP ON COMPONENT BUNDLES MUST BE REMOVED WITHIN 5 DAYS OF DELIVERY. FAILURE TO COMPLY MAY DAMAGE COATING AND WILL VOID WARRANTY. EXTRA PRECAUTION SHOULD BE TAKEN TO AVOID DAMAGE TO MEMBER FINISH.

TOUCH-UP KITS SHOULD BE REMOVED FROM SHIPMENT BUNDLES AND STORED INDOORS WITH MINIMAL HEAT FLUCTUATION. OPTIMAL STORAGE TEMPERATURE IS 70 DEG F. PAINT WILL QUICKLY DEGRADE AT TEMPERATURES LOWER THAN 40 DEG F, AND HIGHER THAN 90 DEG F.

IF METAL ROOF PANELS ARE NOT TO BE INSTALLED WITHIN 2 WEEKS, ICON RECOMMENDS KEEPING IN A CLIMATE CONTROLLED STORAGE FACILITY OR A COVERED, LOW HUMIDITY ENVIRONMENT. ROOF MATERIALS CAN QUICKLY DEVELOP STORAGE STAINS FROM EXCESS MOISTURE BETWEEN PANELS/TRIM WHICH CAN BE DIFFICULT, OR IMPOSSIBLE, TO FULLY REMOVE.

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PROFESSIONAL ENGINEER

5/20/25

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800.748.0985
616.396.0944 FX

NOTES

DRAWN BY: DTH
DATE: 5/14/2025
JOB NO.: 11117
REVISION: A
BUILDING TYPE: RH25X40TM-P4
PROJECT NAME: SOAR PROJECT
SHEBOYGAN, WI 53081
SHEET 1.1

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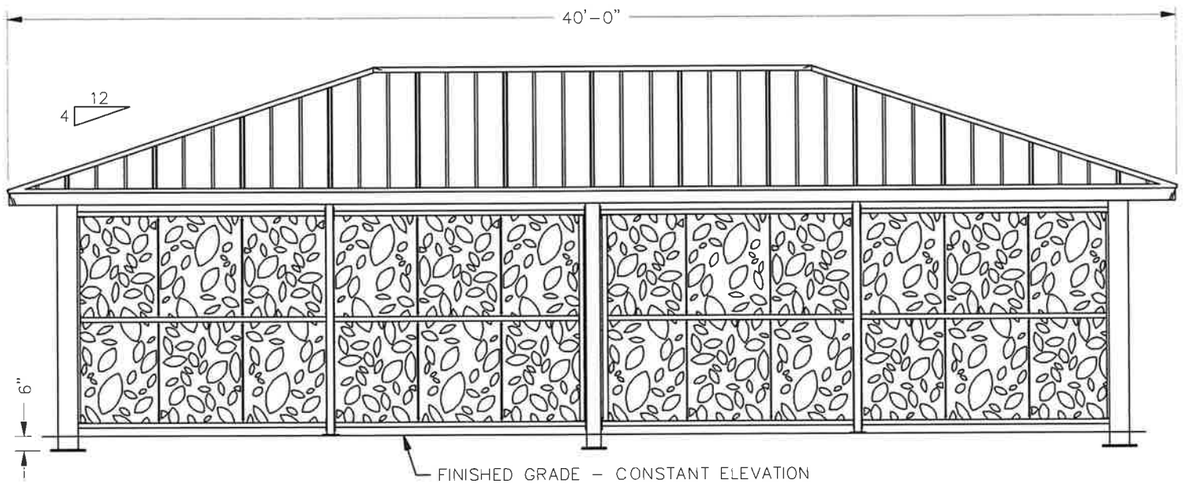
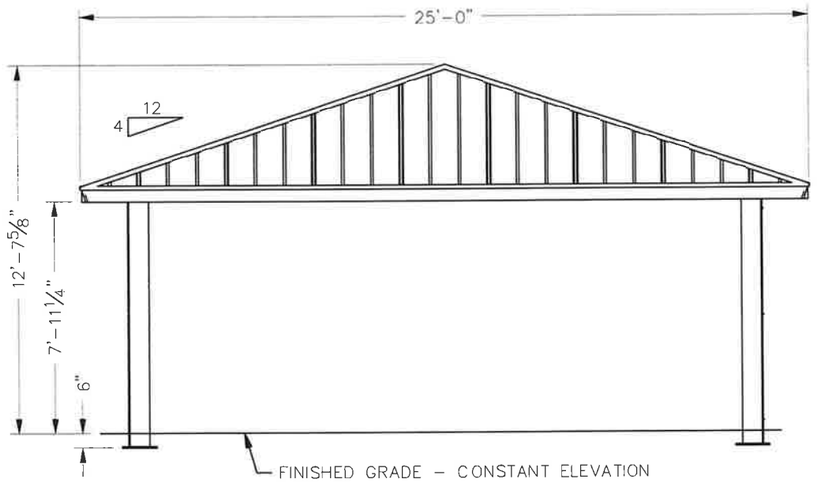
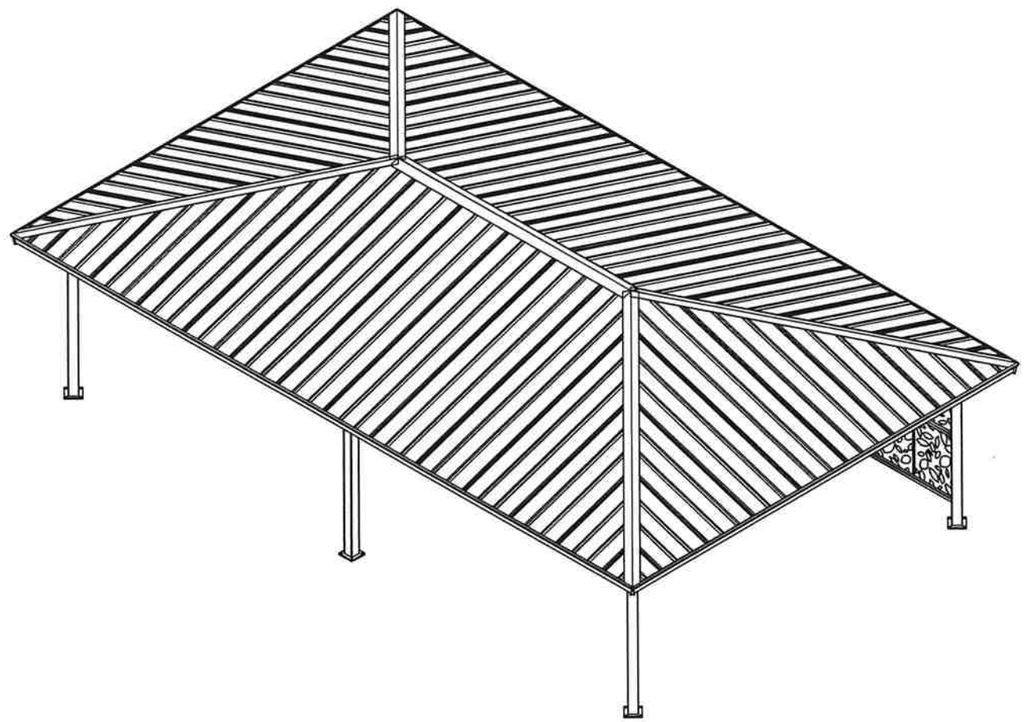


FRONT VIEW



SIDE VIEW



ISOMETRIC VIEW

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ELEVATION

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PROFESSIONAL ENGINEER

5/20/25

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DRAWN BY:	DTH
DATE:	5/14/2025
JOB NO.:	11117
REVISION:	A
BUILDING TYPE:	RH25X40TM-P4
PROJECT NAME:	SOAR PROJECT SHEBOYGAN, WI 53081
SHEET	2.0

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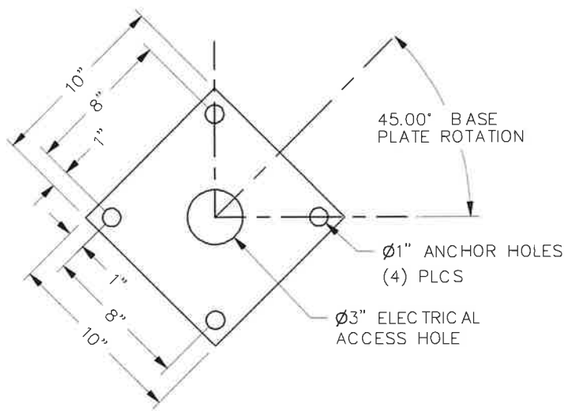
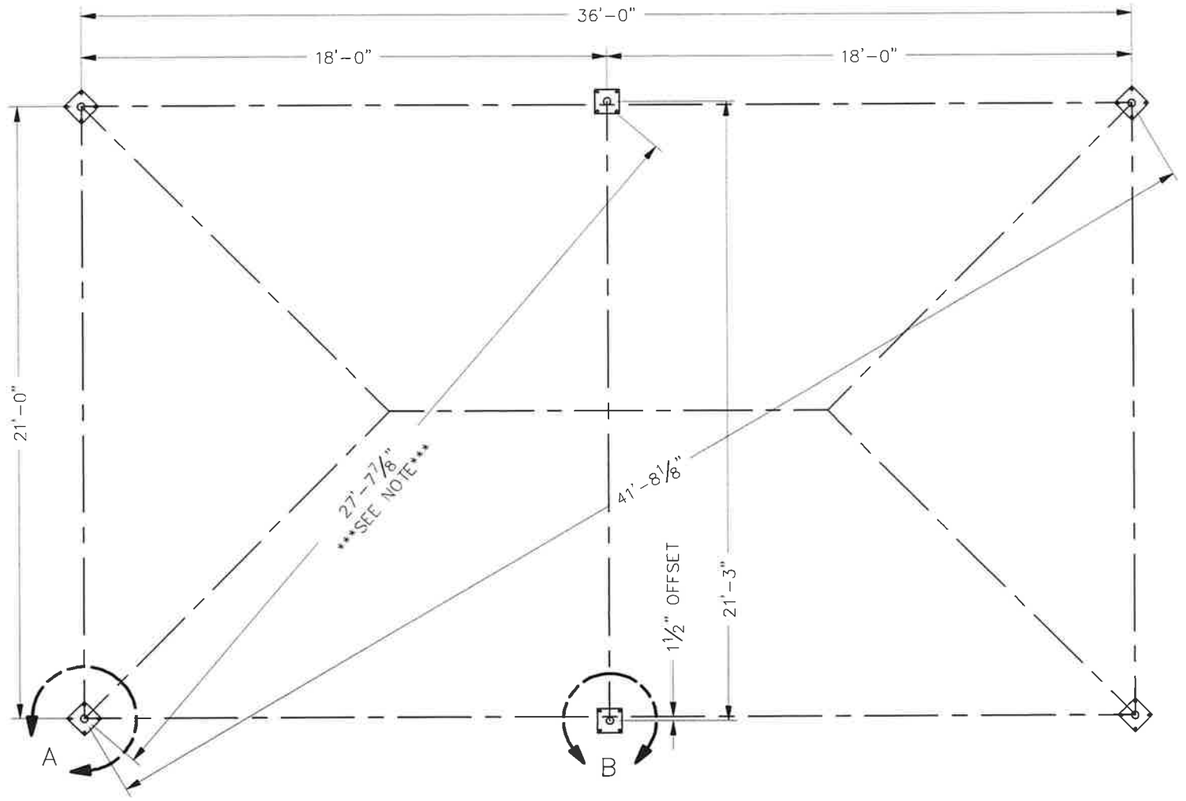
NOTE:
IT IS ESSENTIAL THAT ANCHOR BOLTS ARE PLACED ACCURATELY! MEASUREMENTS SHOULD BE TAKEN BEFORE AND AFTER FOUNDATIONS ARE POURED TO CONFIRM DIMENSIONS ARE MET AND COMPONENTS HAVE NOT SHIFTED. ICON STRONGLY RECOMMENDS UTILIZING ANCHOR BOLT TEMPLATES TO AID IN THIS PROCESS.



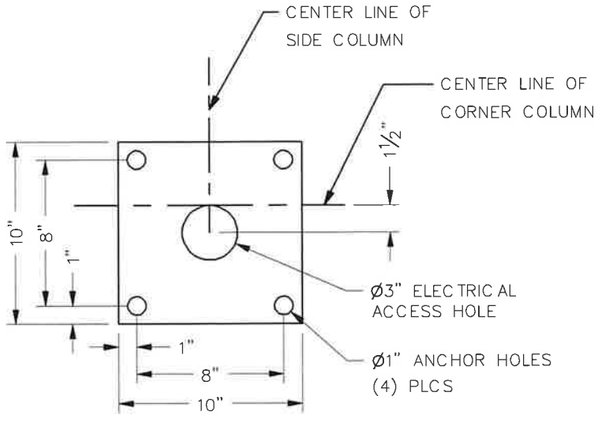
DETAIL A

BASE PLATE MATERIAL
5/8" THICK GR50



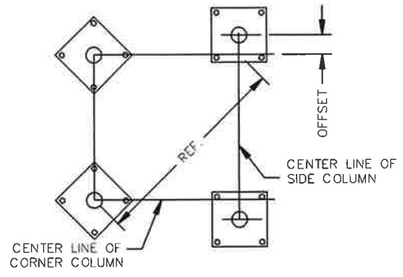
ANCHOR BOLT LAYOUT

FINISHED GRADE ASSUMED AT CONSTANT ELEVATION UNLESS NOTED OTHERWISE



DETAIL B

BASE PLATE MATERIAL
5/8" THICK GR50



NOTE: SQUARENESS REFERENCE DIMENSION SHOWN ON THE ANCHOR BOLT LAYOUT IS MEASURED FROM THE CENTER OF THE CORNER COLUMN TO INTERSECTION OF THE SIDE & CORNER COLUMN CENTER LINES AS SHOWN ABOVE

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ANCHOR BOLT LAYOUT

DRAWN BY:	DTH
DATE:	5/14/2025
JOB NO.:	11117
REVISION:	A
BUILDING TYPE:	RH25X40TM-P4
PROJECT NAME:	SOAR PROJECT SHEBOYGAN, WI 53081
SHEET	3.0

WISCONSIN
THOMAS J COVINGTON
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HOLLAND
MI
PROFESSIONAL ENGINEER

5/20/25

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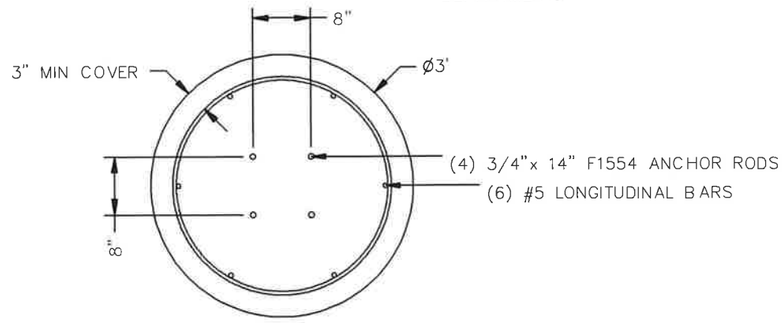
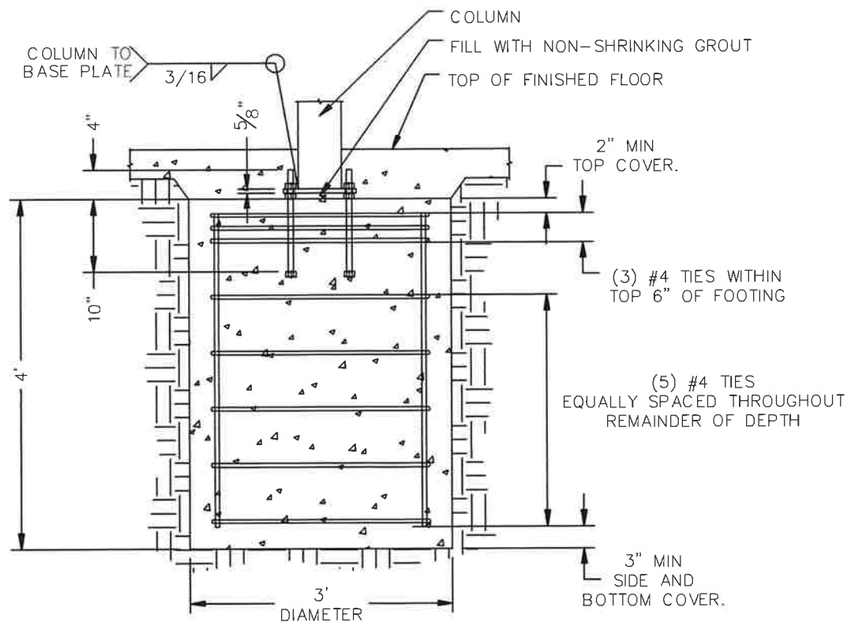
CONCRETE STRENGTH F'c = 2500 PSI
REBAR GRADE Fy = 60 KSI
SLAB IS REQUIRED. IF NO SLAB IS TO BE INSTALLED, CONTACT THE ICON ENGINEERING DEPARTMENT.





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ANCHOR BOLT LAYOUT

DRAWN BY: DTH
DATE: 5/14/2025
JOB NO.: 11117
REVISION: A
BUILDING TYPE: RH25X40TM-P4
PROJECT NAME: SOAR PROJECT
SHEBOYGAN, WI 53081

SHEET 3.1

WISCONSIN
THOMAS J COVINGTON
E-100769-6
HOLLAND MI
PROFESSIONAL ENGINEER
5/20/25

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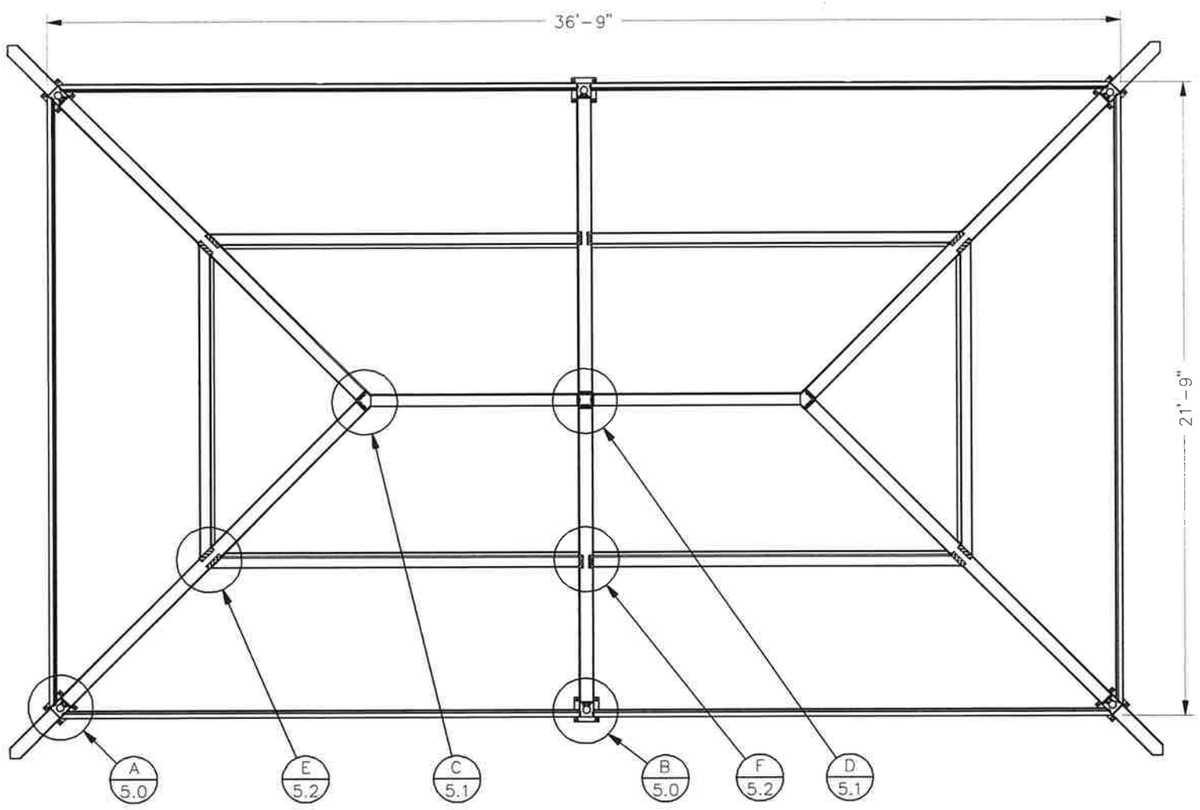

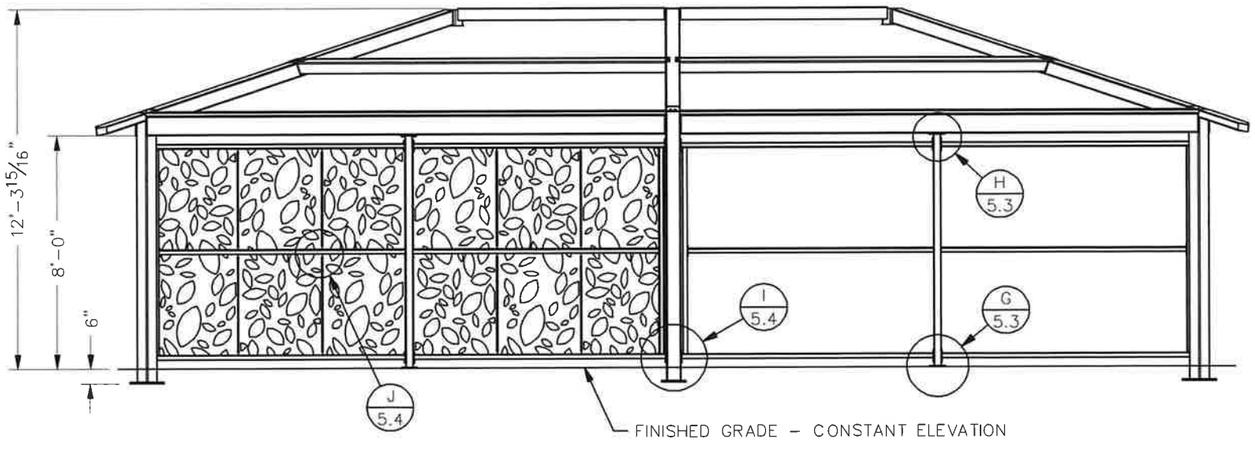

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FRAME LAYOUT

DRAWN BY: DTH

DATE: 5/14/2025

JOB NO.: 11117

REVISION: A

BUILDING TYPE: RH25X40TM-P4

PROJECT NAME: SOAR PROJECT
SHEBOYGAN, WI
53081

SHEET 4.0

WISCONSIN
THOMAS J COVINGTON
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MI
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5/20/25

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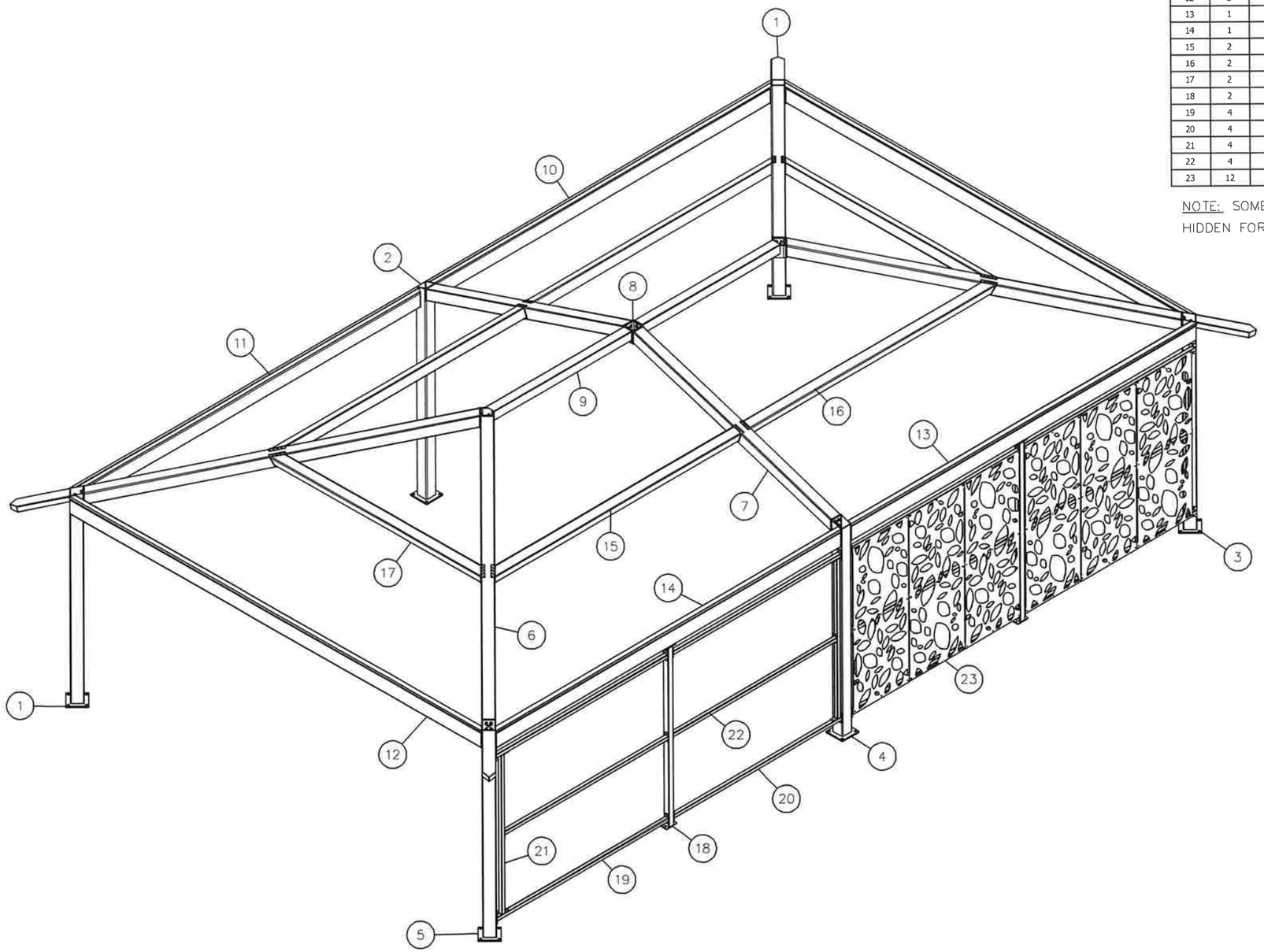
ITEM	QTY	PART NUMBER	DESCRIPTION	MATERIAL	LENGTH	UNIT WEIGHT
1	2		COLUMN 1	HSS6X6X0.1875		152 lbmass
2	1		COLUMN 2	HSS6X6X0.1875		137 lbmass
3	1		COLUMN 3	HSS6X6X0.1875		152 lbmass
4	1		COLUMN 4	HSS6X6X0.1875		137 lbmass
5	1		COLUMN 5	HSS6X6X0.1875		152 lbmass
6	4		RAFTER 1	HSS6X6X0.1875		223 lbmass
7	2		RAFTER 2	HSS6X6X0.1875		163 lbmass
8	1		CONNECTOR	HSS6X6X0.500		19 lbmass
9	2		RIDGE BEAM	HSS5X5X0.125		79 lbmass
10	1		TIE BEAM 1	HSS8X3X0.1875		266 lbmass
11	1		TIE BEAM 2	HSS8X3X0.1875		266 lbmass
12	2		TIE BEAM 3	HSS8X3X0.1875		314 lbmass
13	1		TIE BEAM 4	HSS8X3X0.1875		266 lbmass
14	1		TIE BEAM 5	HSS8X3X0.1875		266 lbmass
15	2		PURLIN 1	HSS5X5X0.1875		150 lbmass
16	2		PURLIN 2	HSS5X5X0.1875		150 lbmass
17	2		PURLIN 3	HSS5X5X0.1875		125 lbmass
18	2		WINDSCREEN SUPPORT 1	HSS3X3X0.125		42 lbmass
19	4		WINDSCREEN SUPPORT 2	HSS2X2X0.125		28 lbmass
20	4		WINDSCREEN SUPPORT 3	HSS2X2X0.125		28 lbmass
21	4		WINDSCREEN SUPPORT 4	HSS2X2X0.125		22 lbmass
22	4		WINDSCREEN SUPPORT 5	HSS2X2X0.125		26 lbmass
23	12		LASER CUT PANEL	11 GA.		72 lbmass

NOTE: SOME LASER CUT PANELS HIDDEN FOR CLARITY



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FRAME LAYOUT

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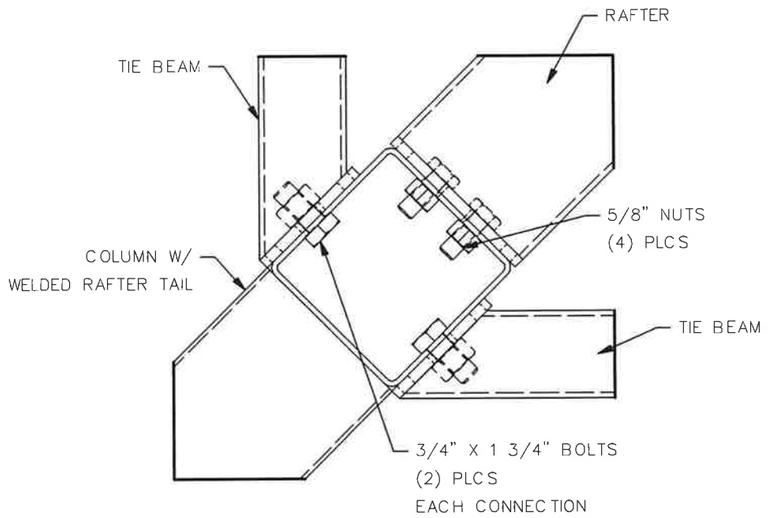
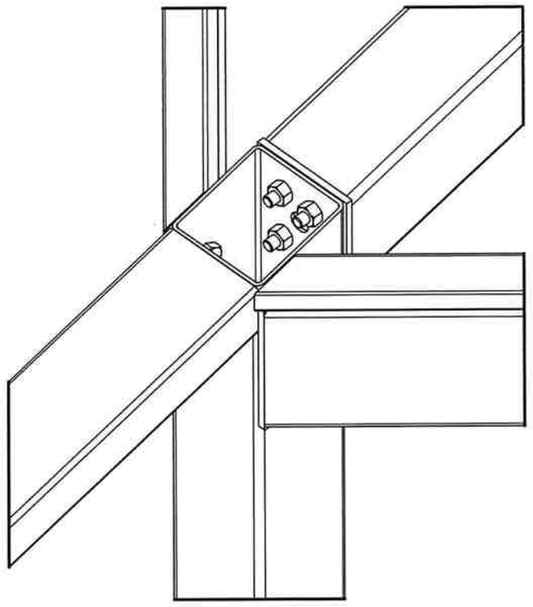
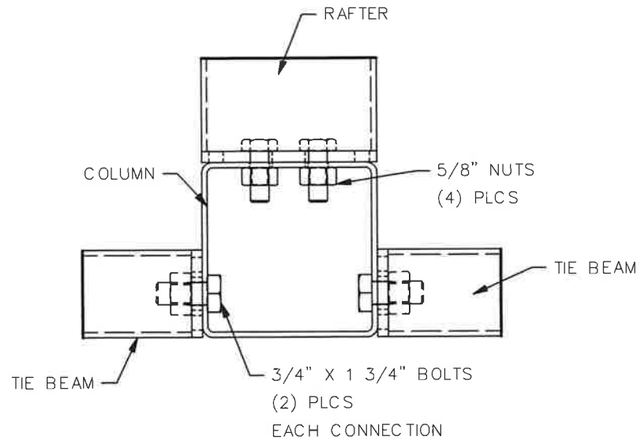
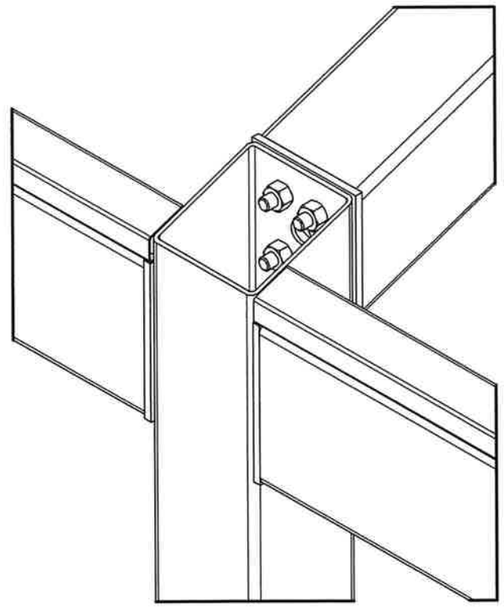




RAFTER AND TIE BEAM CONNECTION
@ COLUMN

DETAIL A





RAFTER AND TIE BEAM CONNECTION
@ COLUMN

DETAIL B

NOTE TO INSTALLERS:
WITH FACTORY POWDERCOATED SHELTERS, PAINT EXPOSED FASTENERS OF COMPRESSION RINGS, ORNAMENTATION, KNIFE PLATES, ETC. WITH PROVIDED TOUCH UP PAINT TO PREVENT RUSTING OF FASTENERS

PAINT EXPOSED FASTENERS

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FRAME CONNECTIONS

DRAWN BY: DTH

DATE: 5/14/2025

JOB NO.: 11117

REVISION: A

BUILDING TYPE: RH25X40TM-P4

PROJECT NAME: SOAR PROJECT
SHEBOYGAN, WI 53081

SHEET 5.0

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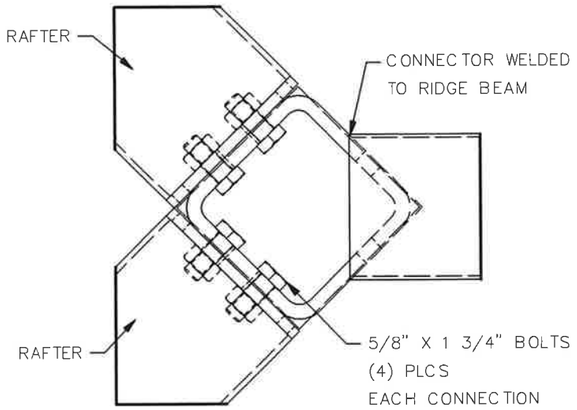
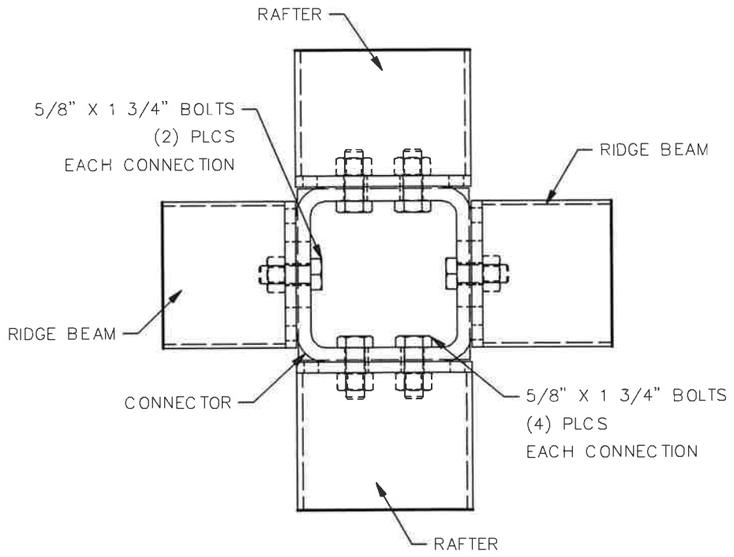
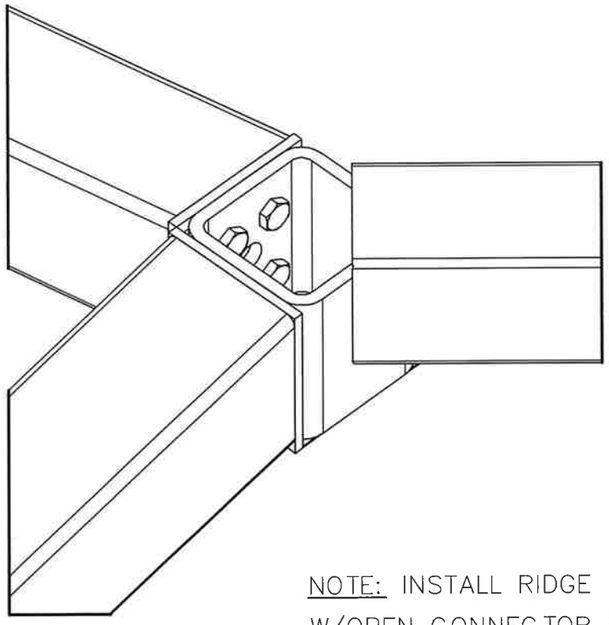


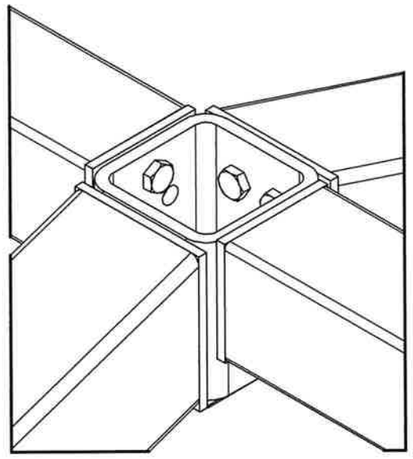




NOTE: INSTALL RIDGE BEAM
W/OPEN CONNECTOR SIDE UP

RAFTER CONNECTION
@ RIDGE BEAM

DETAIL C



NOTE: INSTALL CONNECTOR
W/OPEN SIDE UP

RAFTER AND RIDGE BEAM CONNECTION
@ CONNECTOR

DETAIL D

NOTE TO INSTALLERS:
WITH FACTORY POWDERCOATED SHELTERS, PAINT EXPOSED FASTENERS OF COMPRESSION RINGS, ORNAMENTATION, KNIFE PLATES, ETC. WITH PROVIDED TOUCH UP PAINT TO PREVENT RUSTING OF FASTENERS

PAINT EXPOSED FASTENERS

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THOMAS J COVINGTON
E-100769-6
HOLLAND
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PROFESSIONAL ENGINEER

5/20/25

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FRAME CONNECTIONS

DRAWN BY: DTH
DATE: 5/14/2025
JOB NO.: 11117
REVISION: A
BUILDING TYPE: RH25X40TM-P4
PROJECT NAME: SOAR PROJECT
SHEBOYGAN, WI 53081

SHEET 5.1

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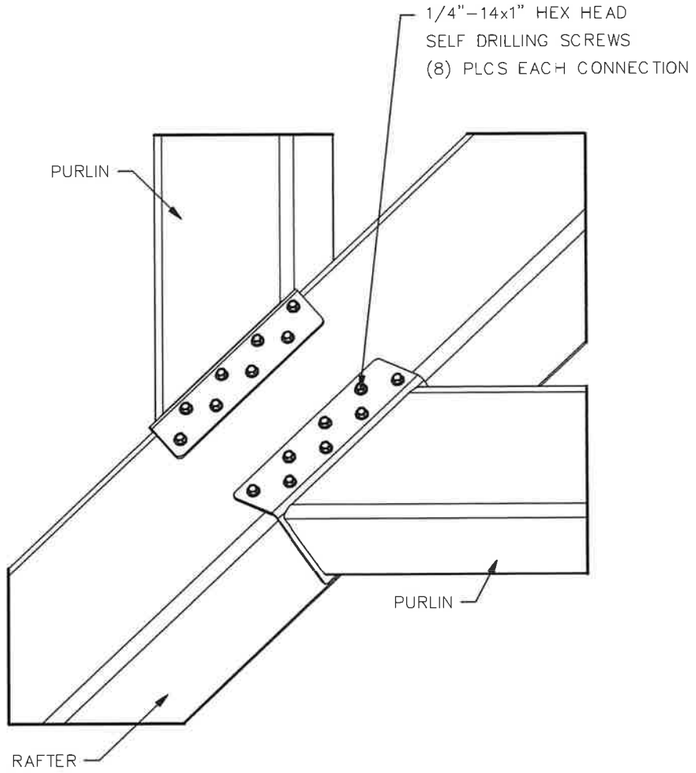
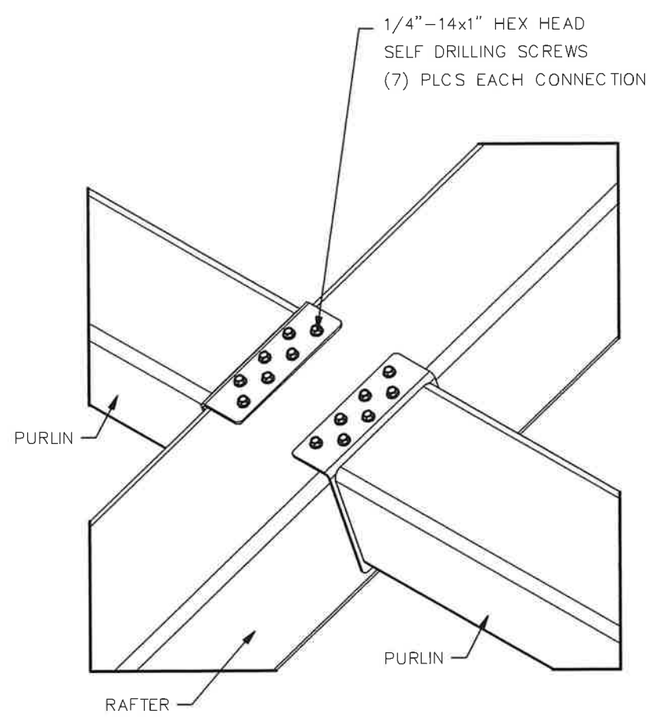


PURLIN CONNECTION
@ RAFTER

DETAIL E



PURLIN CONNECTION
@ RAFTER

DETAIL F

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PAINT EXPOSED FASTENERS

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5/20/25

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FRAME CONNECTIONS

DRAWN BY: DTH

DATE: 5/14/2025

JOB NO.: 11117

REVISION: A

BUILDING TYPE: RH25X40TM-P4

PROJECT NAME: SOAR PROJECT
SHEBOYGAN, WI 53081

SHEET 5.2

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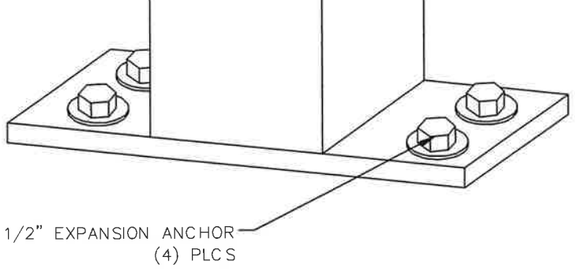
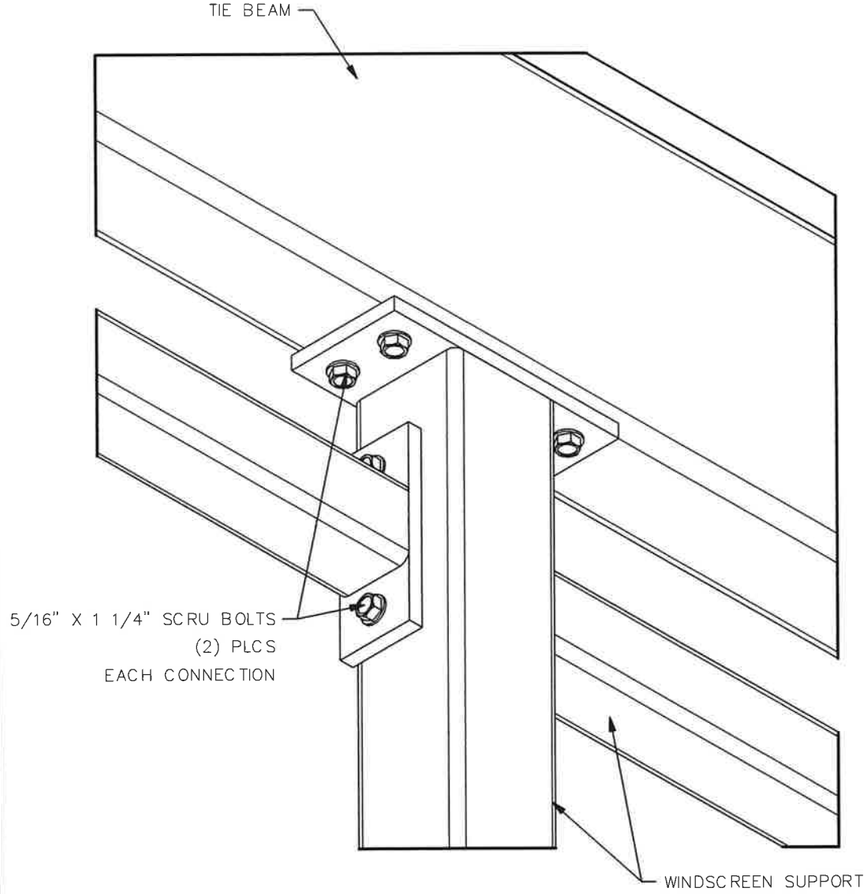


WINDSCREEN SUPPORT CONNECTION
@ GRADE

DETAIL G



WINDSCREEN SUPPORT CONNECTION
@ TIE BEAM

DETAIL H

NOTE TO INSTALLERS:
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PAINT EXPOSED FASTENERS

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FRAME CONNECTIONS

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BUILDING TYPE: RH25X40TM-P4
PROJECT NAME: SOAR PROJECT
SHEBOYGAN, WI 53081

SHEET 5.3

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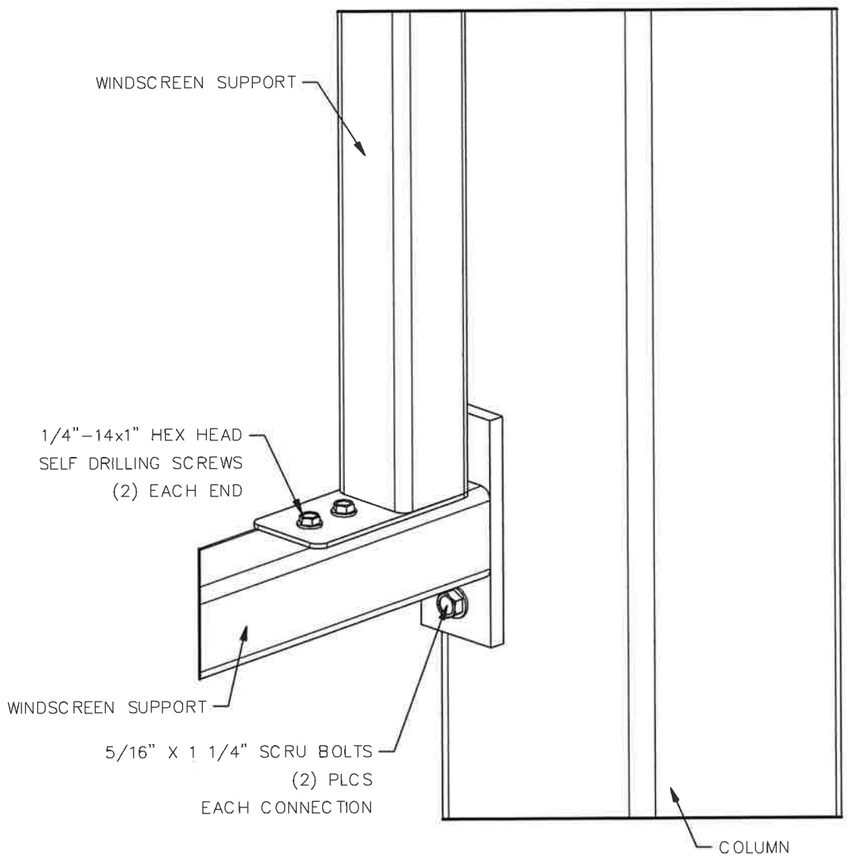
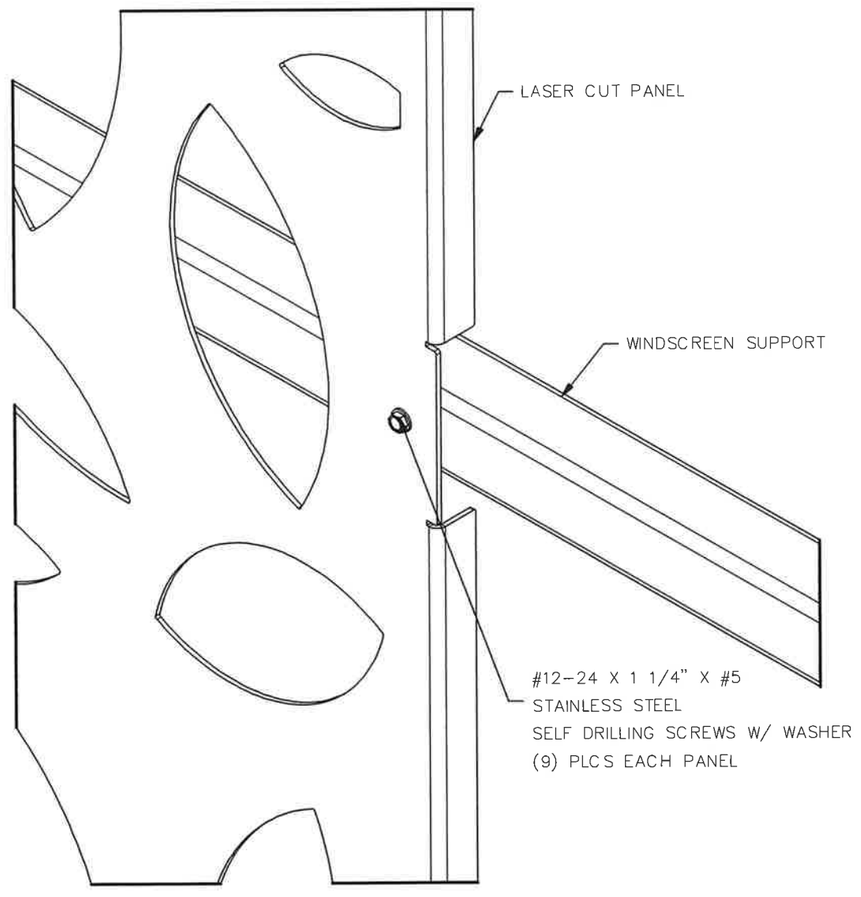


WINDSCREEN SUPPORT CONNECTION
@ COLUMN

DETAIL I



LASER CUT PANEL CONNECTION
@ WINDSCREEN SUPPORT

DETAIL J

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PAINT EXPOSED FASTENERS

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FRAME CONNECTIONS

DRAWN BY:	DTH
DATE:	5/14/2025
JOB NO.:	11117
REVISION:	A
BUILDING TYPE:	RH25X40TM-P4
PROJECT NAME:	SOAR PROJECT SHEBOYGAN, WI 53081
SHEET	5.4

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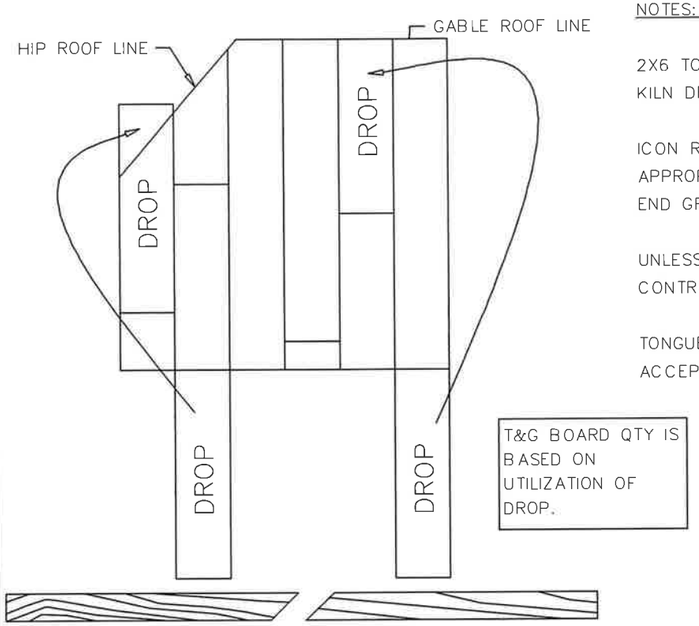
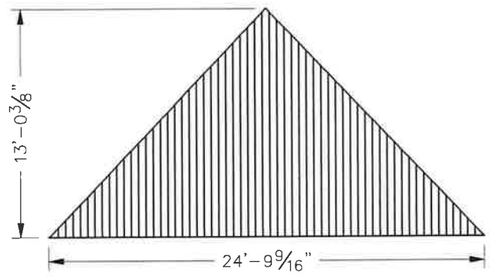


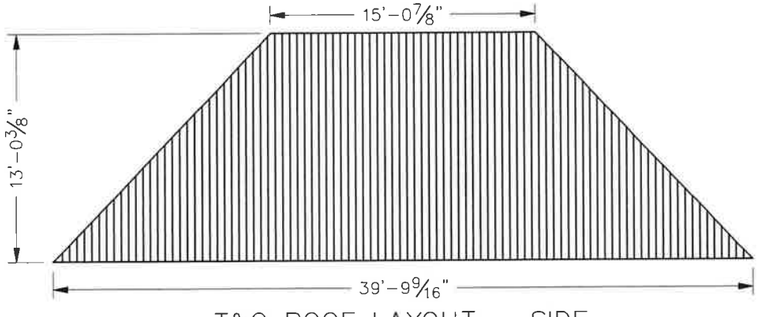
T&G BOARD QTY IS BASED ON UTILIZATION OF DROP.

SPLICING T&G BOARD

MITER ENDS OF T&G AT 45° WHEN SPLICING TWO BOARDS TOGETHER. STAGGER SPLICES ON ADJACENT BOARD AT LEAST 24" APART. SPLICES MAY OR MAY NOT FALL OVER TOP OF A PURLIN.



T&G ROOF LAYOUT – END



T&G ROOF LAYOUT – SIDE

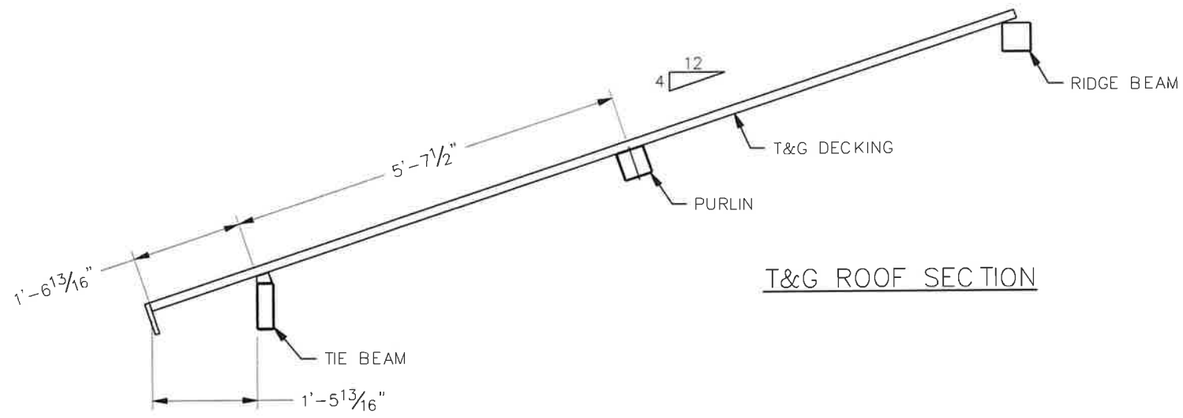
NOTES: T&G ROOF DECK:

2X6 TONGUE AND GROOVE WOOD ROOF DECK, SOUTHERN YELLOW PINE (OR WHITE FIR WHEN STAINED), KILN DRIED, #2 OR BETTER, ONE EDGE V'D, ONE EDGE GROOVED. IF REQ'D, FASCIA SHALL BE PINE.

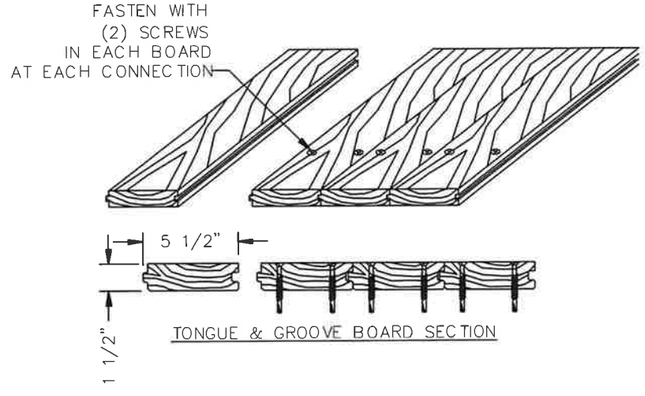
ICON REQUIRES THAT ANY ENDS OF THE T&G ROOF DECK BOARDS BE SEALED WITH AN APPROPRIATE END GRAIN SEALER BEFORE INSTALLING ADDITIONAL TRIM OR ROOFING. END GRAIN SEALER IS NOT SUPPLIED BY ICON.

UNLESS THE T&G IS FACTORY SEALED, ALL T&G SHALL BE SEALED ON-SITE BY THE CONTRACTOR. SEALANT NOT SUPPLIED BY ICON

TONGUE AND GROOVE BOARDS SHOULD OVERHANG ¼" MINIMUM ON ALL OUTSIDE MEMBERS ACCEPTING TRIM TO ENSURE PROPER INSTALLATION OF FASCIA CAP TRIM (IF APPLICABLE).



T&G ROOF SECTION



TONGUE & GROOVE BOARD SECTION

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T&G ROOF LAYOUT

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BUILDING TYPE:	RH25X40TM-P4
PROJECT NAME:	SOAR PROJECT SHEBOYGAN, WI 53081
SHEET	6.0

WISCONSIN
THOMAS J COVINGTON
E-100769-6
HOLLAND
MI
PROFESSIONAL ENGINEER

5/20/25

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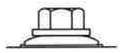
INSTALLED CORRECTLY	INSTALLED TOO TIGHT	INSTALLED TOO LOOSE
		
THE SEALING MATERIAL SLIGHTLY VISIBLE AROUND THE METAL WASHER	THF SEALING MATERIAL IS DEFORMED BEYOND THE EDGE OF THE METAL WASHER	THE SEALING MATERIAL IS NOT VISIBLE AROUND THE EDGE OF THE METAL WASHER

THE DETAILS SHOWN ARE SUGGESTIONS OR GUIDELINES ON HOW TO ERECT THE METAL ROOFING SYSTEM. THF INFORMATION SHOWN IS ACCURATF, BUT IT IS NOT INTENDFD TO COVFR ALL INSTANCES, BUILDING REQUIREMENTS, DESIGNS OR CODES. CHANGES TO THE DETAILS MAY BE REQUIRED DUE TO FIELD CONDITIONS.

THE ERECTOR SHOULD THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL INSTALLATION INSTRUCTION MATERIAL BEFORE STARTING WORK.

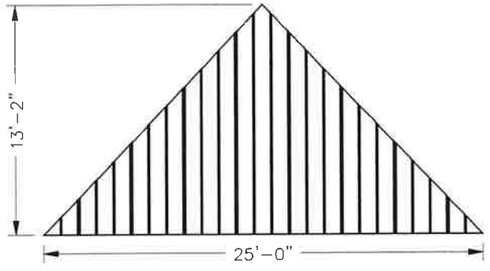
THE PANELS SHOULD BE INSTALLED PLUMB, STRAIGHT, AND ACCURATELY TO THE ADJACENT WORK.

ERECTORS SHALL BE RESPONSIBLE TO ENSURE THAT THE DETAILS MEET PARTICULAR BUILDING REQUIREMENTS AND TO ASSURE ADEQUATE WATER TIGHTNESS.

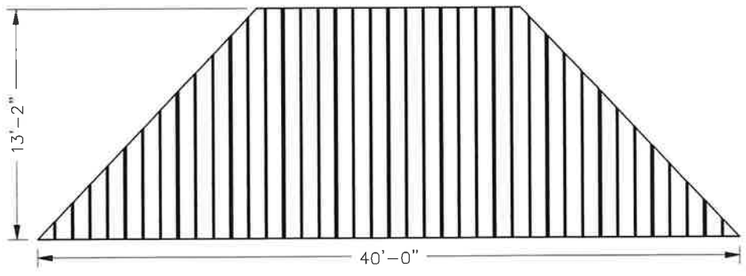
FOR THE BEST APPEARANCE ALL TRIM AND FLASHING SHALL BE INSTALLED TRUE, AND IN PROPER ALIGNMENT, WITH ALL EXPOSED FASTENERS EQUALLY SPACED.

SOME FIELD CUTTING AND/OR FITTING OF PANELS, TRIM AND FLASHING IS TO BE EXPECTED BY THE ERECTOR. MINOR FIELD CORRECTIONS ARE PART OF NORMAL ERECTION WORK.

THE INSTALLATION SHALL BE PERFORMED BY EXPERIENCED METAL CRAFTSMEN AND WORKMANSHIP SHALL MEET THE BEST INDUSTRY STANDARDS.



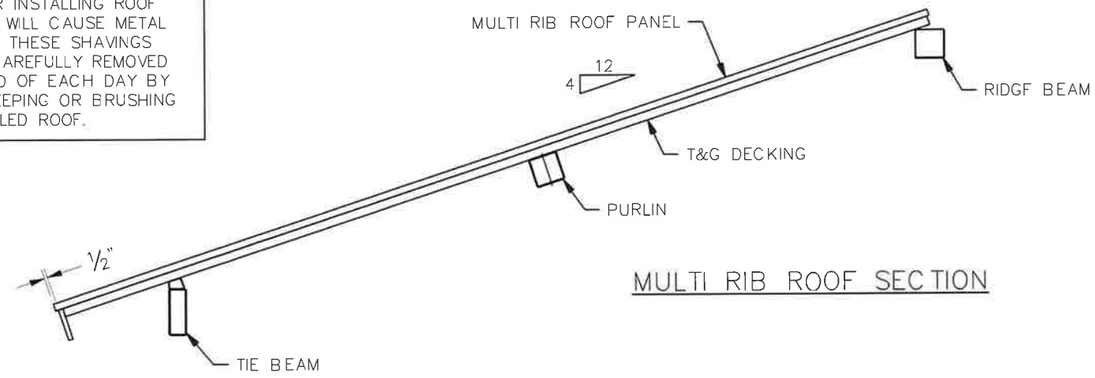
MR ROOF LAYOUT – END



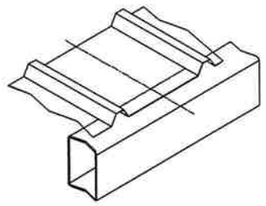
MR ROOF LAYOUT – SIDE

ATTENTION INSTALLERS:
METAL SHAVINGS LEFT ON ROOF WILL QUICKLY RUST AND STAIN THE ROOF FINISH!

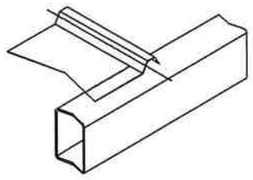
DRILLING OR INSTALLING ROOF FASTENERS WILL CAUSE METAL SHAVINGS. THESE SHAVINGS MUST BE CAREFULLY REMOVED AT THE END OF EACH DAY BY EITHER SWEEPING OR BRUSHING THE INSTALLED ROOF.



MULTI RIB ROOF SECTION



STEPS FOR PROPER PANEL INSTALLATION:
1. MARK THE CENTER OF THE TIE BEAM AND COMPRESSION RING (OR PURLIN ON MULTI TIER BUILDINGS).
2. FIND ONE OF THE LONGEST PANELS.
3. CENTER THAT PANEL ALONG THE CENTER LINE OF THE FRAME. (SEE ROOF LAYOUT FOR THE CORRECT RIB TO CENTER)
4. INSTALL REMAINING PANELS WORKING OUT TOWARDS THE CORNFRS.
5. INSTALL ALL ROOF SECTIONS USING THIS METHOD.



STEPS FOR PROPER PANEL INSTALLATION:
1. MARK THE CENTER OF THE TIE BEAM AND COMPRESSION RING (OR PURLIN ON MULTI TIER BUILDINGS).
2. FIND ONE OF THE LONGEST PANELS.
3. ALIGN THAT PANEL WITH THE CENTER OF THE RIB AT THE THE CENTER LINE OF FRAME. (SEE ROOF LAYOUT FOR THE CORRECT RIB TO CENTER)
4. INSTALL REMAINING PANELS WORKING OUT TOWARDS THE CORNERS.
5. INSTALL ALL ROOF SECTIONS USING THIS METHOD.

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MR ROOF LAYOUT

DRAWN BY:	DTH
DATE:	5/14/2025
JOB NO.:	11117
REVISION:	A
BUILDING TYPE:	RH25X40TM-P4
PROJECT NAME:	SOAR PROJECT SHEBOYGAN, WI 53081
SHEET	7.0

WISCONSIN
THOMAS J COVINGTON
E-100769-6
HOLLAND
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PROFESSIONAL ENGINEER

5/20/25

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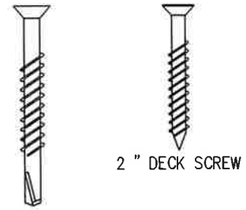
ORDER OF INSTALLATION

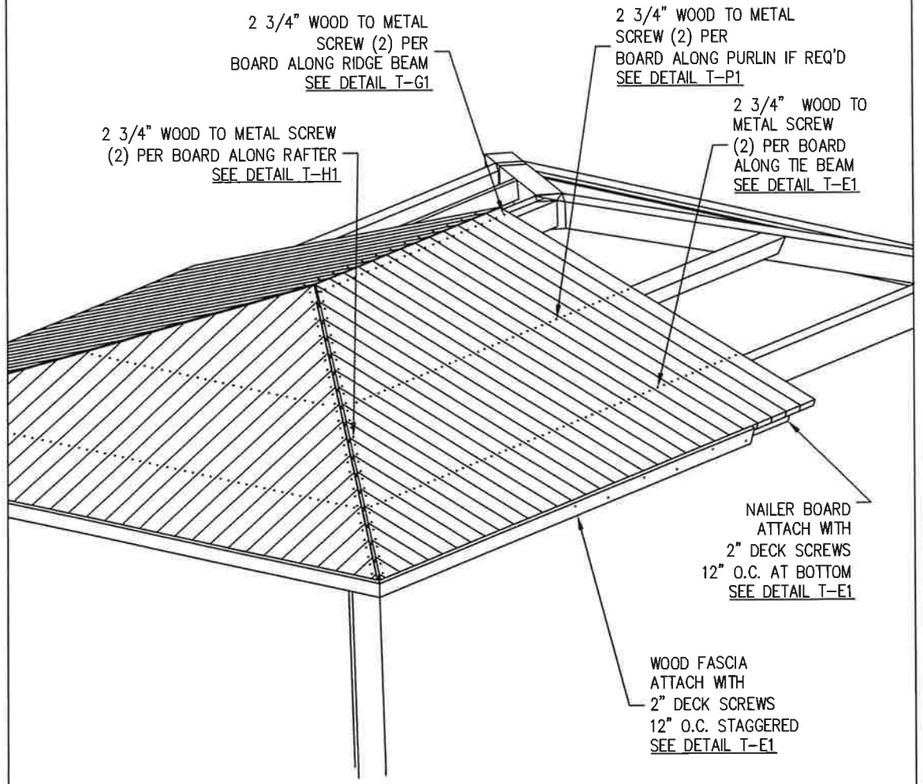
T&G BOARD
SEE DETAILS T-E1, T-H1, T-P1, & T-G1

NAILER – RIP THREE PER T&G BOARD AS SHOWN
SEE DETAIL T-E1

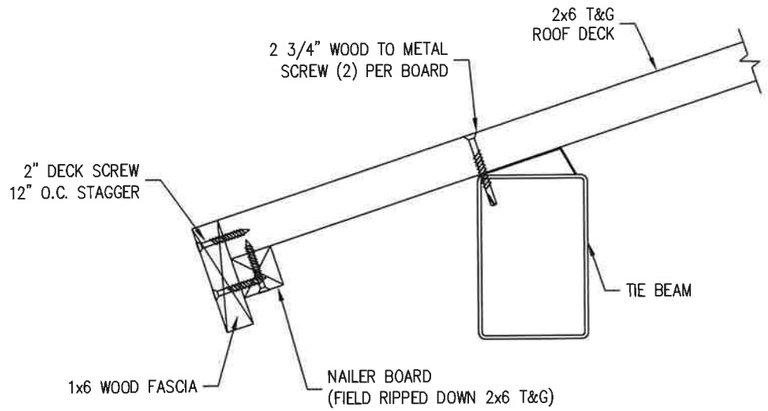
1"x6" WOOD FASCIA
SEE DETAILS T-E1

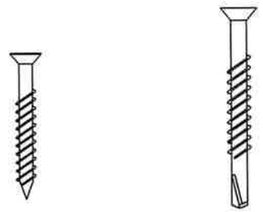
FASTENERS

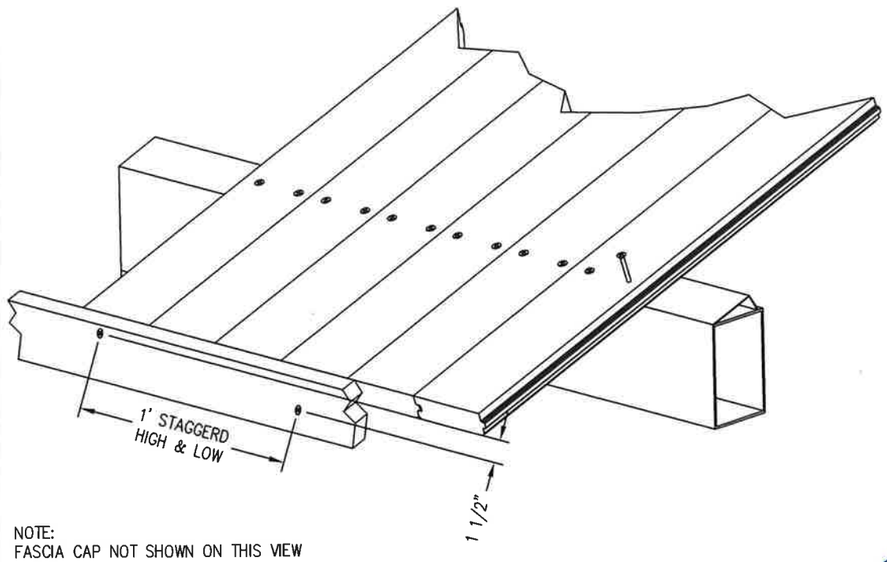




T&G ROOF DECK LAYOUT — ROOF







NOTE:
FASCIA CAP NOT SHOWN ON THIS VIEW

T&G ROOF DECKING @ TIE BEAM — T-E1

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ROOF DETAILS

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PROJECT NAME:	SOAR PROJECT SHEBOYGAN, WI 53081
SHEET	R1.0

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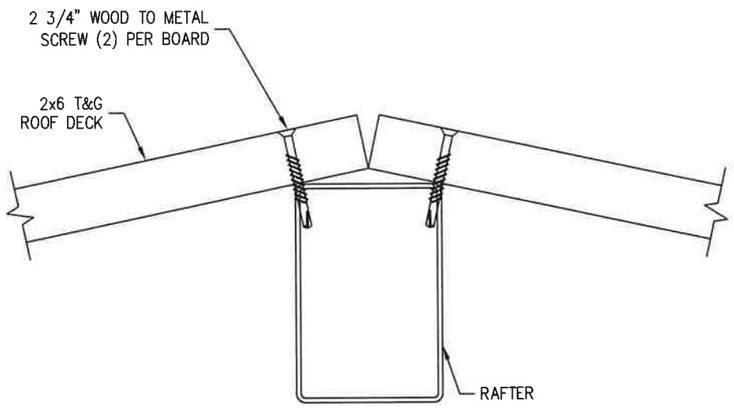
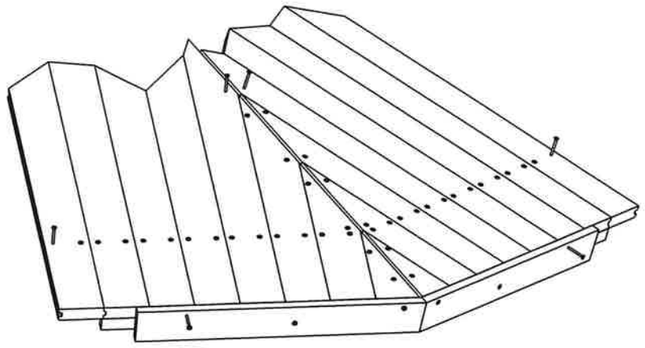
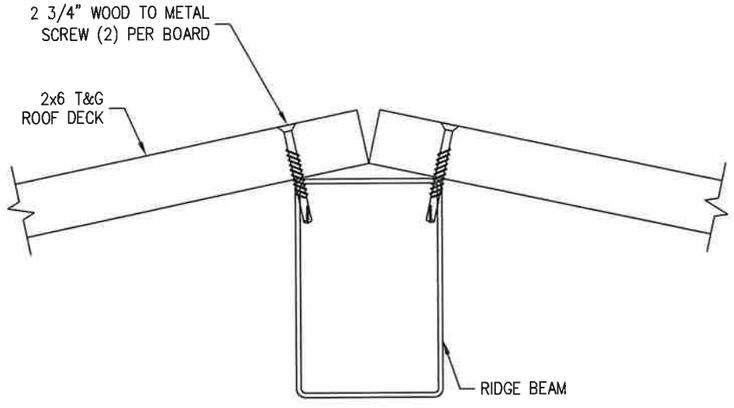


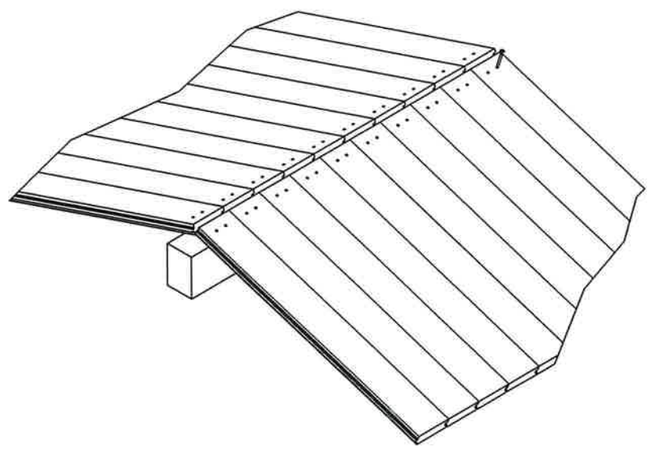
2 3/4" WOOD TO METAL
SCREW



T&G ROOF DECK CONNECTION @ RAFTER T-H1



2 3/4" WOOD TO METAL
SCREW



T&G ROOF DECK CONNECTION @ RIDGE T-G1

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ROOF DETAILS

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PROJECT NAME:	SOAR PROJECT SHEBOYGAN, WI 53081
SHEET	R1.1

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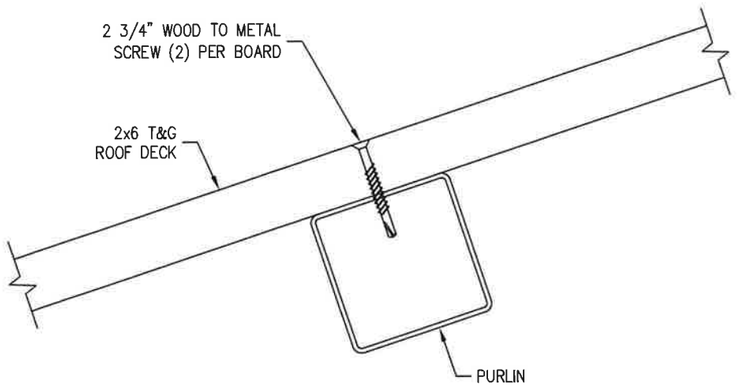
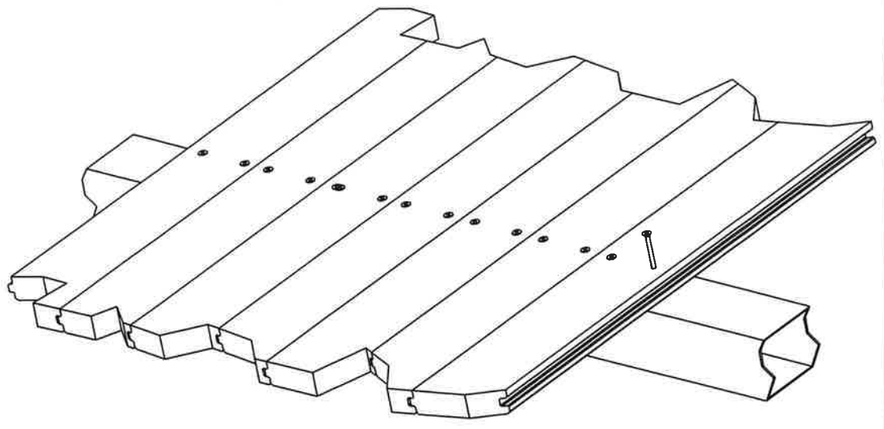


2 3/4" WOOD TO METAL
SCREW



T&G ROOF DECK CONNECTION DETAIL @ PURLIN

T-P1

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ROOF DETAILS

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PROJECT NAME:	SOAR PROJECT SHEBOYGAN, WI 53081
SHEET	R1.2

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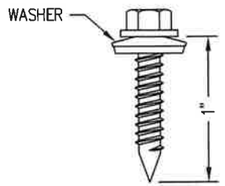
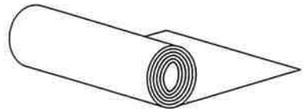
NOTE: STITCH OR LAP SCREWS ARE NOT REQUIRED ALONG THE RIB

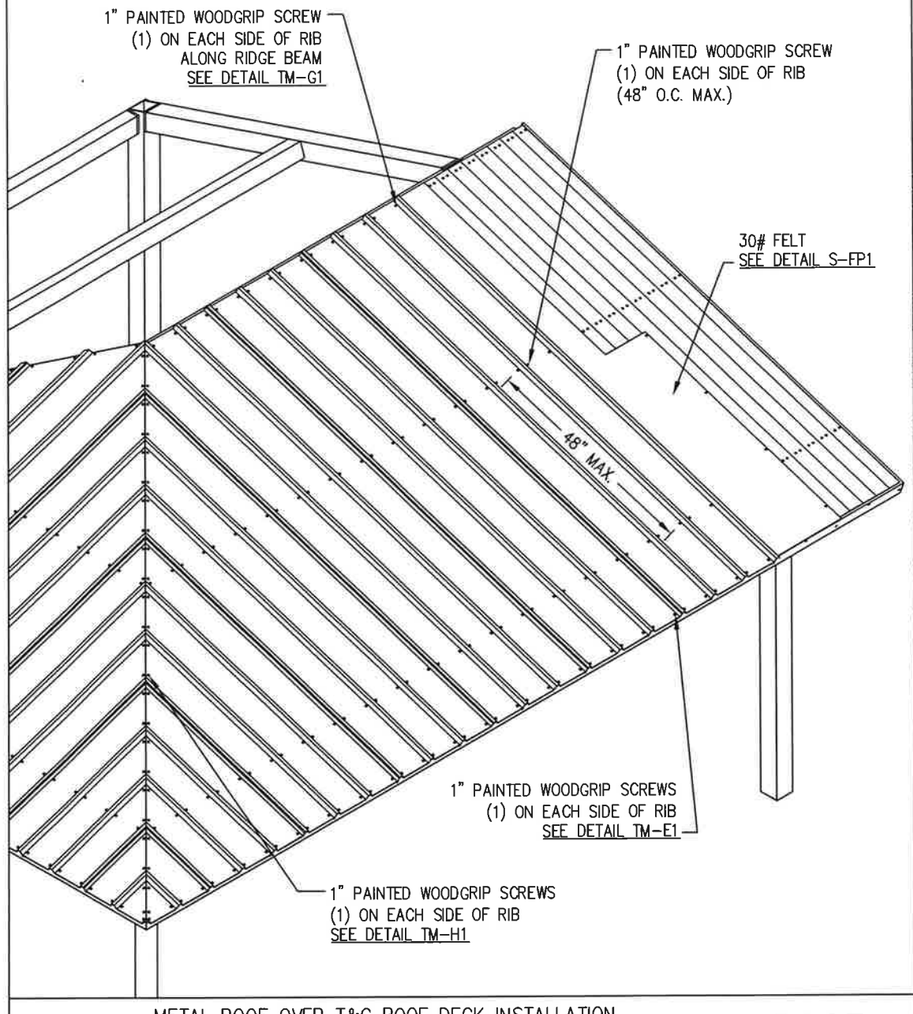
FASTENERS



1" PAINTED WOODGRIP SCREW



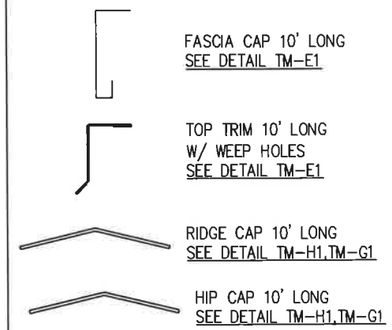
FELT



METAL ROOF OVER T&G ROOF DECK INSTALLATION

ROOF

ORDER OF INSTALLATION



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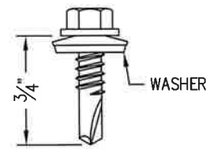
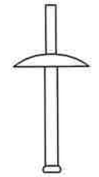
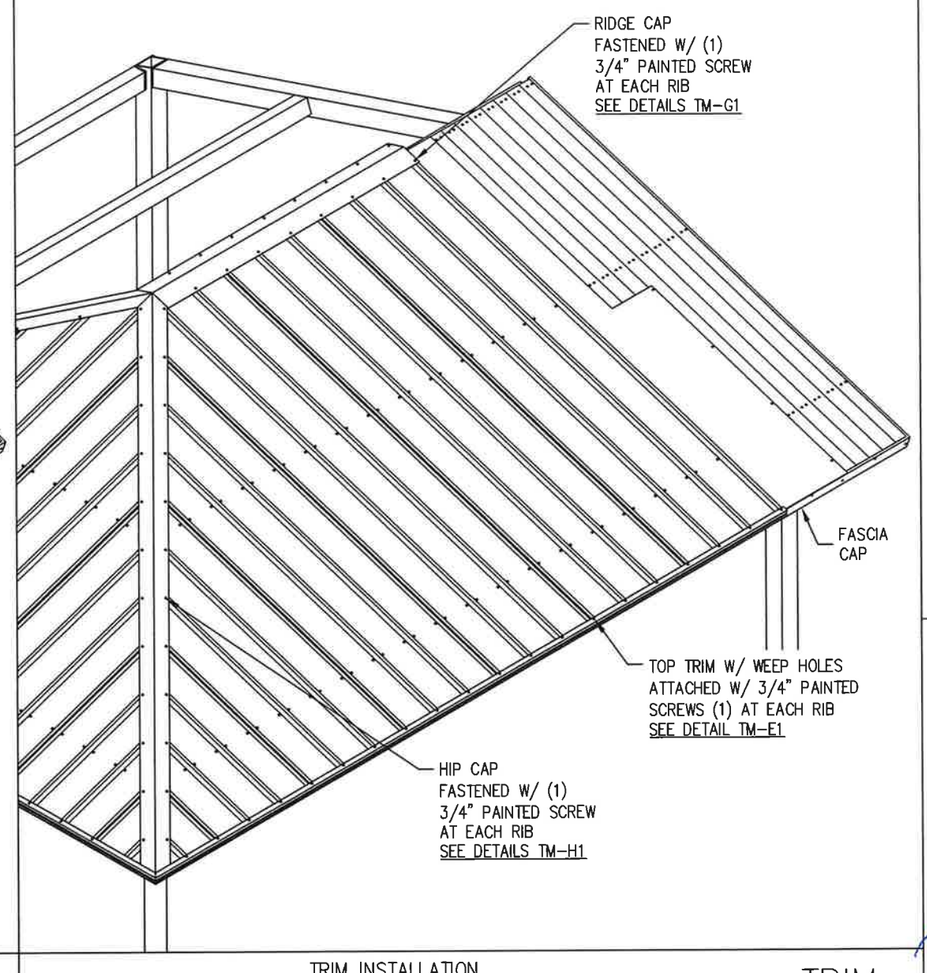


3/4" PAINTED SCREW



PAINTED POP RIVET



TRIM INSTALLATION

TRIM

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ROOF DETAILS

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PROFESSIONAL ENGINEER

5/20/25

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JOB NO.:	11117
REVISION:	A
BUILDING TYPE:	RH25X40TM-P4
PROJECT NAME:	SOAR PROJECT SHEBOYGAN, WI 53081

SHEET R1.3

DWG: - RH25X40TM-P4 - SOAR Sheboygan\Engineeringinfo\Drawings\Submittals\RI~000021.dwg

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INSTALLATION OF FELT PAPER

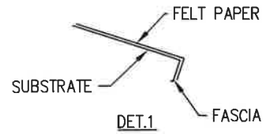
TO START MEASURE EAVE LENGTH AND CUT THE 30# FELT PAPER TO LENGTH + 6"

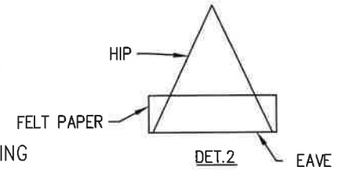
PLACE FELT ON ROOF AND WRAP THE PAPER OVER THE FASCIA SEE DET.1
ALLOW THE FELT TO LAY OVER THE HIP
SEE DET.2

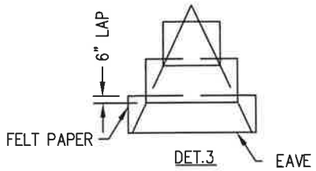
NAIL FELT DOWN WITH ROOFING STAPLES (NOT BY ICON) 24" O.C.

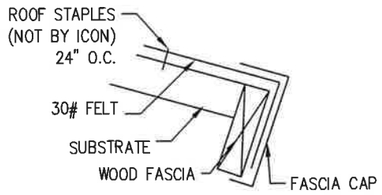
CONTINUE INSTALLING FELT UP THE ROOF SECTION LAPPING THE PREVIOUSLY INSTALLED PIECE 6" SEE DET.3

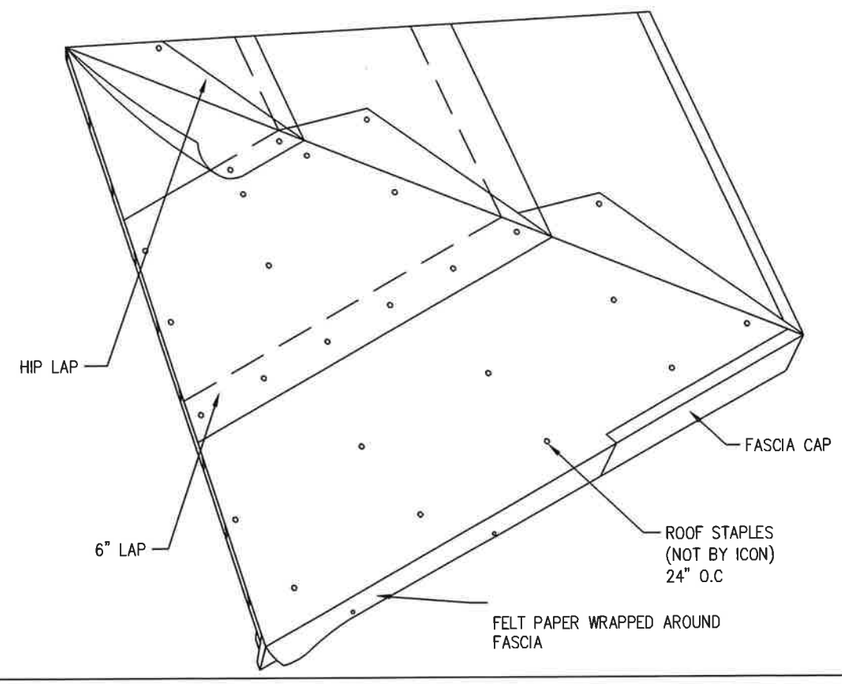
INSTALL THE FASCIA CAP BY SLIDING IT OVER THE WOOD FASCIA (FASTENERS USED TO ATTACH STARTER TRIM WILL SECURE FASCIA CAP)



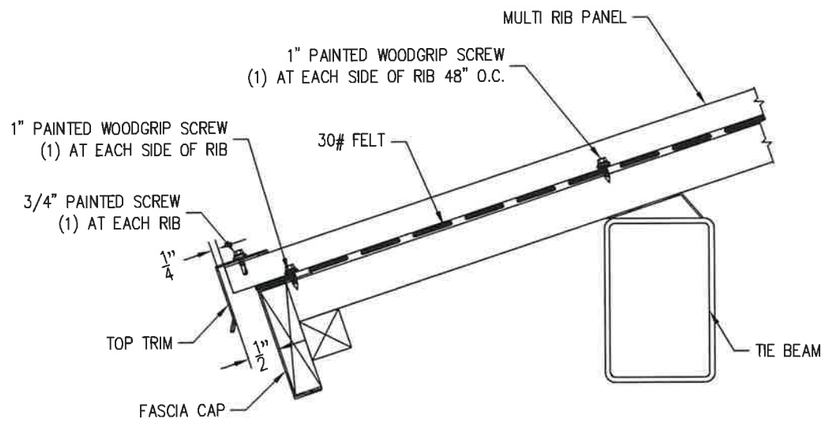


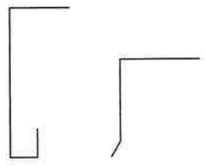


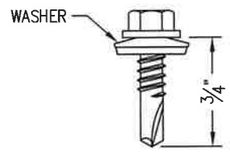


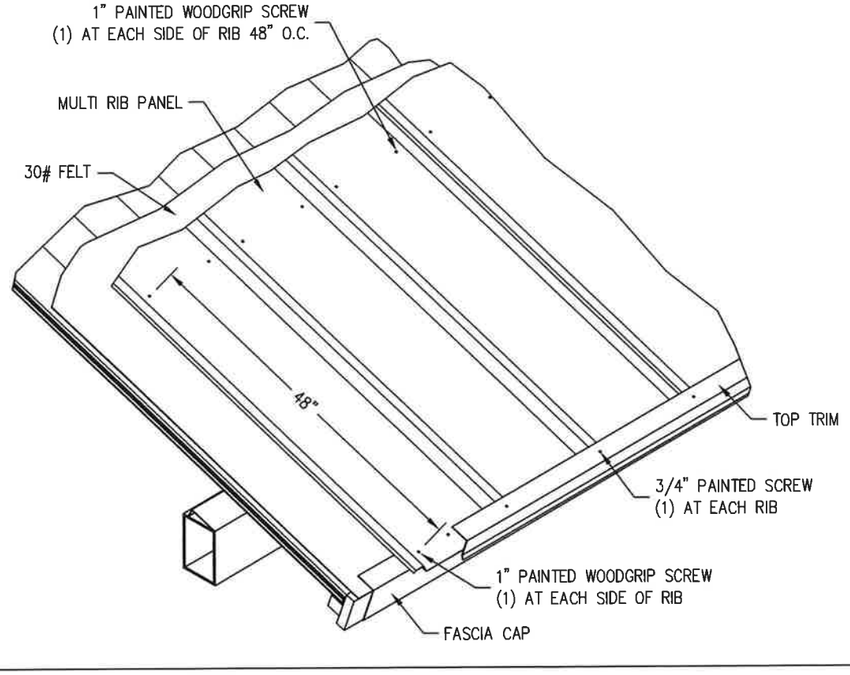


FELT PAPER INSTALLATION — S-FP1









MULTI RIB OVER T&G ROOF DECKING @ TIE BEAM — TM-E1

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ROOF DETAILS

WISCONSIN
THOMAS J COVINGTON
E-100769-6
HOLLAND MI
PROFESSIONAL ENGINEER

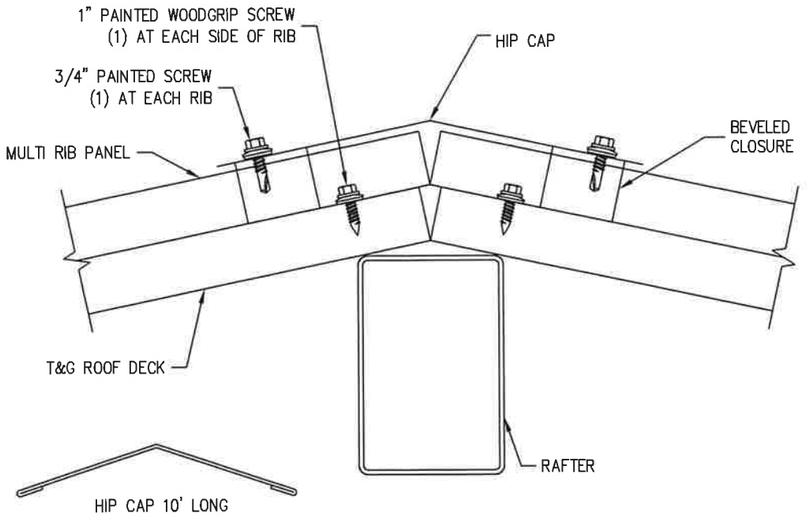
5/20/25

THIS SEAL PERTAINS ONLY TO THE MATERIALS AND INFORMATION SHOWN ON THESE DRAWINGS. THIS SEAL DOES NOT SERVE AS - OR REPRESENT - THE PROJECT ENGINEER OF RECORD AND SHALL NOT BE CONSTRUED AS SUCH.

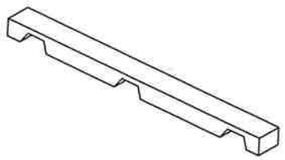
DRAWN BY:	DTH
DATE:	5/14/2025
JOB NO.:	11117
REVISION:	A
BUILDING TYPE:	RH25X40TM-P4
PROJECT NAME:	SOAR PROJECT SHEBOYGAN, WI 53081
SHEET	R1 4

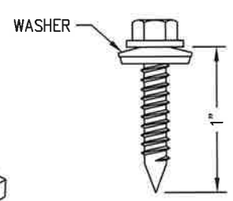
DWG: - RH25X40TM-P4 - SOAR Sheboygan\Engineeringinfo\Drawings\Submittals\RI~000021.dwg

PRINTED ON: 12/28/2017

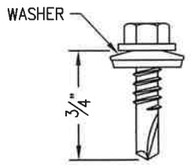


HIP CAP 10' LONG

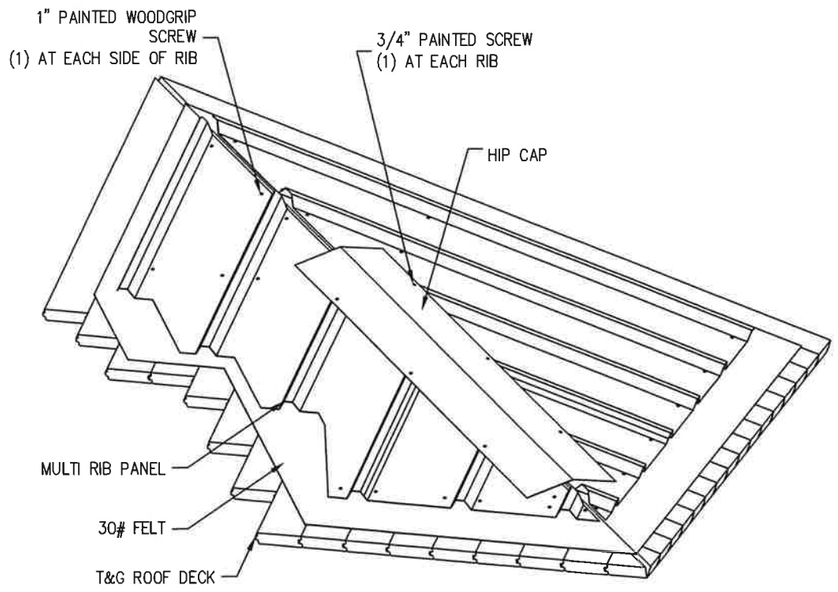

BEVELED CLOSURE



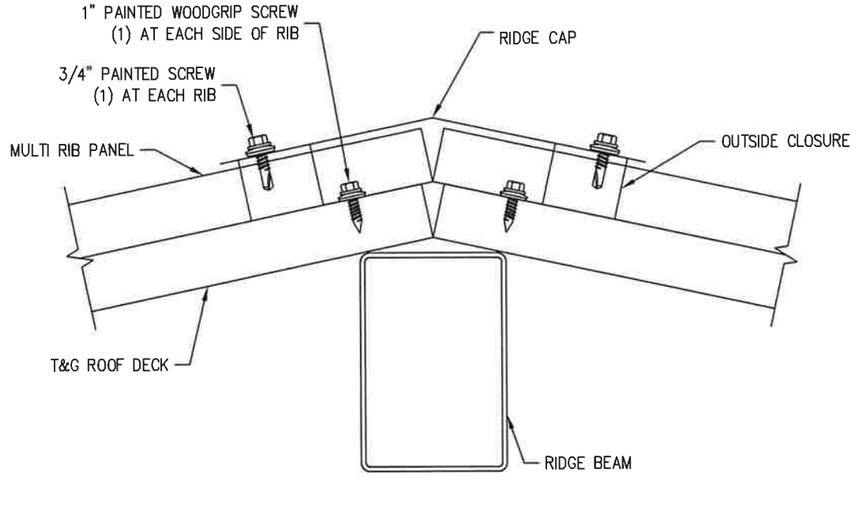
1" PAINTED WOODGRIP SCREW

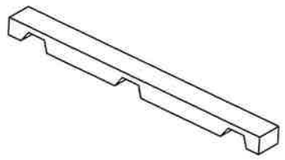


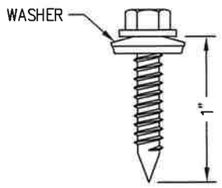
3/4" PAINTED SCREW



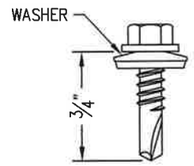
METAL OVER T&G ROOF DECK CONNECTION @ RAFTER — TM–H1



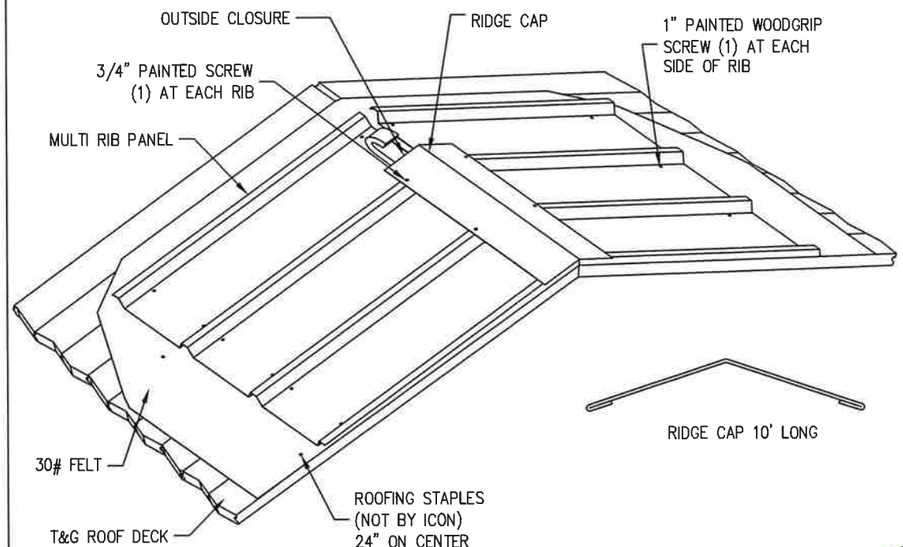

OUTSIDE CLOSURE



1" PAINTED WOODGRIP SCREW



3/4" PAINTED SCREW



RIDGE CAP 10' LONG

METAL OVER T&G ROOF DECK CONNECTION @ RIDGE — TM–G1

ICON
Shelter Systems Inc
DISTINCTIVE STEEL SHELTERS
WWW.ICONSHELTERS.COM
COPYRIGHT 2004, ICON SHELTER SYSTEMS, INC.
1455 LINCOLN AVE.
HOLLAND MI. 49423

616.396.0919
800.748.0985
616.396.0944 FX

ROOF DETAILS

WISCONSIN
THOMAS J COVINGTON
E-100769-6
HOLLAND MI
PROFESSIONAL ENGINEER

5/20/25

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DRAWN BY:	DTH
DATE:	5/14/2025
JOB NO.:	11117
REVISION:	A
BUILDING TYPE:	RH25X40TM–P4
PROJECT NAME:	SOAR PROJECT SHEBOYGAN, WI 53081
SHEET	R1.5

DWG: – RH25X40TM–P4 – SOAR Sheboygan\Engineeringinfo\Drawings\Submittals\RI~000021.dwg

PRINTED ON: 12/28/2017

VISIT SHEBOYGAN STEAM, INC.
JOSEPH SCHMITT
JOSEPH SCHMITT & SON
2104 UNION AVE.
SHEBOYGAN, WI 53081

STRUCTURAL NOTES

GENERAL REQUIREMENTS

NOTES & DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.

ALL MATERIALS AND WORK PERFORMED SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 WISCONSIN COMMERCIAL BUILDING CODE INCLUDING LOCAL ORDINANCES, AMENDMENTS, AND EXCEPTIONS.

ALL MATERIAL SHALL BE FURNISHED AS SHOWN HEREIN UNLESS THE OWNER OR ENGINEER APPROVES EQUAL ALTERNATIVES.

NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF UNITED GREENHOUSE SYSTEMS, INC. AND THE GREENHOUSE DESIGN ENGINEER.

THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING, BUT NOT LIMITED TO BRACING AND SHORING. OBSERVATION VISITS TO THE SITE BY THE ENGINEER AND/OR THE ENGINEER'S REPRESENTATIVE(S) SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES.

DESIGN LOADS

ROOF: GROUND SNOW LOAD (Pg) = 35 PSF
SNOW IMPORTANCE FACTOR (Is) = 1.0
SNOW LOAD EXPOSURE FACTOR (Ce) = 1.0
ROOF THERMAL FACTOR (Ct) = 0.85 (CONTINUOUSLY HEATED GREENHOUSE PER ASCE7)
ROOF SLOPE FACTOR (Cs) = 0.67
SLOPED ROOF/FLAT ROOF SNOW (Ps) = 14.0
LIVE LOAD = 20 PSF (REDUCIBLE PER ASCE7)
DEAD LOAD (TOP CHORD) = 3 PSF
DEAD MISC. LOAD (BOTTOM CHORD) = 5 PSF
MISC. IS UNIFORMLY DISTRIBUTED ON BOTTOM CHORDS

WIND: WIND SPEED = 115 MPH ULTIMATE (89.1 MPH NOMINAL)
WIND EXPOSURE = B
WIND RISK CATEGORY = II
ENCLOSURE CLASSIFICATION = ENCLOSED
INTERNAL PRESSURE COEFFICIENT (GCpi) = ±0.18
COMPONENT & CLADDING DESIGN PRESSURE = (SEE CHART CC)

SEISMIC: SEISMIC RISK CATEGORY = II
SEISMIC SITE CLASS = D
SEISMIC DESIGN CATEGORY = B
SEISMIC IMPORTANCE FACTOR (I) = 1.0
SPECTRA RESPONSE COEFF. Sds = 0.07 Sd1 = 0.063
FORCE RESISTING SYSTEM:
– ORD. MOMENT FRAMES OF STEEL
– STEEL CONC. BRACED FRAMES
DESIGN BASE SHEAR (W x Cs) = W x 0.023 MAX
ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE

CHART CC

COMPONENT & CLADDING DESIGN PRESSURE (PSF)			
	TRIBUTARY AREA SQ. FT.		
BUILDING AREA	10	25	50
INTERIOR ROOF	−21.8	−21.0	−20.4
EDGE ROOF	−37.9	−33.9	−30.9
CORNER ROOF	−56.0	−51.2	−47.6
INTERIOR WALL	−25.8	−24.4	−23.3
EDGE WALL	−31.9	−29.0	−26.9
EDGE ZONE STRIP WIDTH (FT)	3.0		

LOADS ARE TO BE APPLIED IN ACCORDANCE WITH THE REQUIREMENTS OF 2018 WISCONSIN COMMMERCIAL BUILDING CODE.

DESIGN CRITERIA

THE MINIMUM COMPRESSIVE STRENGTH OF CONCRETE (f'c) AT 28 DAYS SHALL BE:
FOUNDATION f'c = 3,000 PSI

STRUCTURAL STEEL (VALUE SHOWN IS MINIMUM)

TYP. STEEL TUBING U.N.O.	Fy=50,000 PSI (ASTM A500, GRADE C) Fu=65,000 PSI
STEEL TUBING (SQ. 4x4)	Fy=60,000 PSI (PER ALLIED TESTS) Fu=75,000 PSI (PER ALLIED TESTS)
4" HAT TOP CHORDS	Fy=50,000 PSI (ASTM A1011, GRADE 50) Fu=65,000 PSI
3" HAT PURLINS/GIRTS	Fy=55,000 PSI (ASTM A1011, GRADE 55) Fu=70,000 PSI
STRUCTURAL PLATE	Fy=50,000 PSI (ASTM A572, GRADE 50)
WELDING ELECTRODES	E70XX (AWS D1.1)
GRADE 5 BOLTS	Fu=120,000 PSI Fy=92,000 PSI

ALL BOLTS ARE TO BE GRADE 5 OR ASTM A325 (SNUG–TIGHT INSTALLATION).

NOTE: BRACING ASSEMBLIES MUST HAVE A SAFE WORKING LOAD OF HALF THE RESPECTIVE CABLE BREAKING STRENGTHS SHOWN BELOW.
3/16" DIAM. BRACING CABLE–7X19 STRAND BREAKING STR. = 4200 LBS
1/4" DIAM. BRACING CABLE–7X19 STRAND BREAKING STR. = 7000 LBS
3/8" DIAM. BRACING CABLE–7X19 STRAND BREAKING STR. = 14400 LBS
(SEE PLANS FOR BRACE CABLE SIZES AND LOCATIONS)

ALL COLD–FORMED MEMBERS ARE TO BE GALVANIZED SHEET WITH MIN. MATERIAL THICKNESSES OF; 18 GA. = .0516, 16 GA. = .0635, 14 GA. = .0785, 12 GA. = .1084

GREENHOUSE ROOF AND WALL CLADDING (PANEL) IS NOT A DESIGNED ELEMENT. ANY MAINTENANCE MUST BE PERFORMED IN A MANNER THAT DOES NOT SUBJECT CLADDING TO THE CONCENTRATED LOAD OF A MAINTENANCE WORKER.

UNITED GREENHOUSE SYSTEMS, INC. IS A COMPONENT METAL BUILDING/GREENHOUSE MANUFACTURER AND SUPPLIER, AND 4TH DIMENSION DESIGN, INC. IS THE STRUCTURAL ENGINEER FOR THE STEEL STRUCTURE, NEITHER OF WHICH ARE TO BE CONSIDERED THE PROJECT DESIGN PROFESSIONAL OF RECORD. THE DESIGN OF ANY MATERIALS NOT DIRECTLY SUPPLIED BY UNITED GREENHOUSE SYSTEMS, INC. IS NOT PROVIDED UNDER THE SCOPE OF THIS CONTRACT.

UNITED GREENHOUSE SYSTEMS AND 4TH DIMENSION DESIGN TAKE NO RESPONSIBILITY FOR THE EVALUATION OF ANY EXISTING OR ADJACENT STRUCTURES WHOSE CONDITION(S) MAY BE AFFECTED IN ANY WAY BY THE PRESENCE OF THE GREENHOUSE.

DESIGN METHOD

BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318–14)

MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN (AISC 360–10)

COLD FORMED STEEL DESIGN MANUAL (AISI S100–12)

STRUCTURAL STEEL

ALL STRUCTURAL STEEL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF ASTM AND SHALL BE FABRICATED AND ERECTED ACCORDING TO AISC/AISI SPECIFICATIONS.

WELDING SHALL CONFORM TO THE LATEST EDITION OF AWS D1.1. ALL WELDING SHALL BE PERFORMED BY APPROVED CERTIFIED WELDERS.

NO HOLES, OTHER THAN THOSE SPECIFICALLY DETAILED, SHALL BE ALLOWED THROUGH STRUCTURAL STEEL MEMBERS.

ERECTION OF STEEL MEMBERS SHALL NOT COMMENCE UNTIL ALL CONCRETE/MASONRY ELEMENTS HAVE ATTAINED AT LEAST 75% OF THEIR INTENDED MINIMUM COMPRESSIVE STRENGTH.

GREENHOUSE

DRAWING SCHEDULE

PAGE NUMBER	DESCRIPTION
S–0.0	COVER SHEET
S–1.0	EAST/WEST END WALL ELEVATIONS
S–2.0	NORTH/SOUTH SIDE WALL ELEVATIONS
S–3.0	PLAN VIEW
S–3.1	FOOTING L/O
S–4.0	2D DETAILS
S–4.1	2D DETAILS
S–5.0	3D DETAILS
S–6.0	VENT ASSEMBLY DETAILS
S–6.1	36' SIDEWALL VENT ASSEMBLY DETAILS
S–6.2	40' ROOF VENT ASSEMBLY DETAILS
S–7.0	FRAMED OPENING DETAILS
S–7.1	DOUBLE SWING DOOR DETAILS
S–8.0	GLAZING DETAILS
S–9.0	HEATER HANGING DETAILS

WISCONSIN
DUANE W McWILLIAMS
E-44362
OCONOMOWOC WI
PROFESSIONAL ENGINEER

02/18/2025

PAGE S–0.0 COVER SHEET

4th DIMENSION DESIGN, INC.
817 Venture Court
Waukesha, WI 53189
PHONE: (262) 896-6000
FAX: (262) 896-6006
www.4DD.com

PROJECT: PROJECT "B" 2024

CUSTOMER: VISIT SHEBOYGAN STEAM, INC.
JOSEPH SCHMITT
JOSEPH SCHMITT & SON
2104 UNION AVE.
SHEBOYGAN, WI 53081

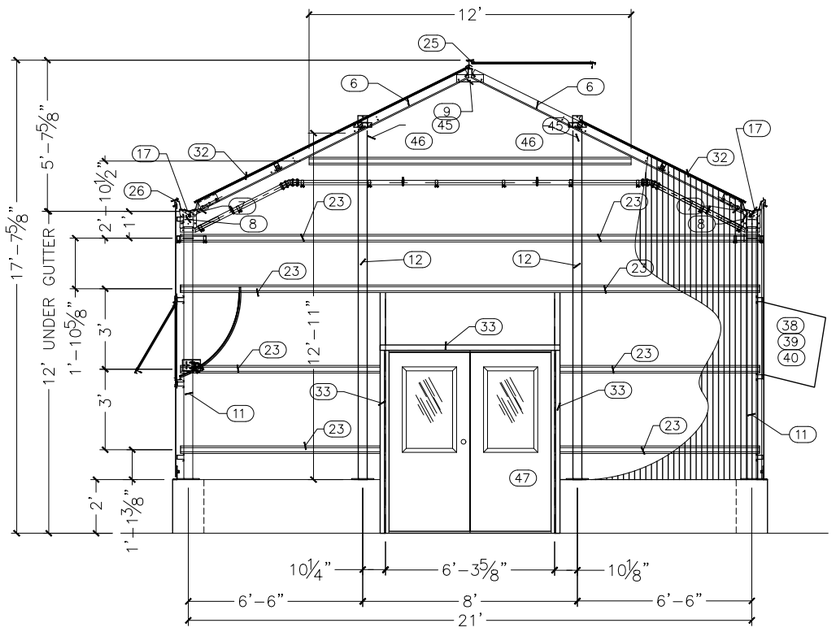
DRAWING BY: DTC

DRAWING TITLE: (1) 21' X 40' AMBASSADOR CROWN GREENHOUSE STRUCTURE

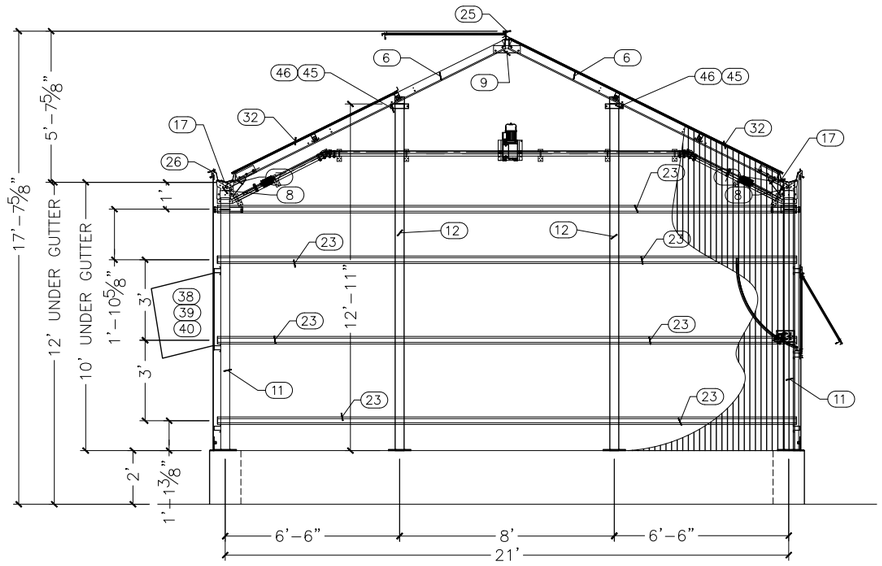
DATE: 12/1/2024

REV	DATE	DESCRIPTION
1	11/10/20	GENERAL REVISION

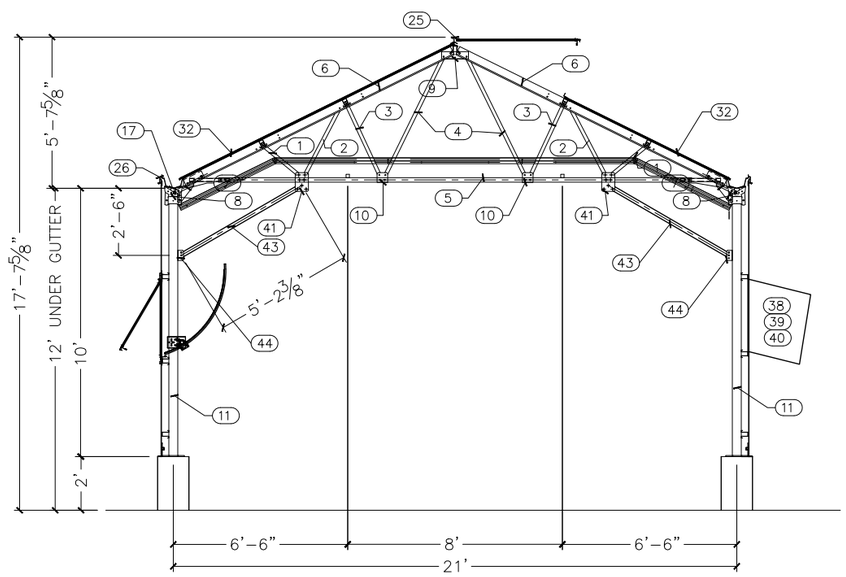
UNITED GREENHOUSE SYSTEMS, INC.
1857 TOWER DRIVE
EATON RAPIDS, MI 48827
PHONE: 1–800–433–6834
FAX: 1–608–884–8941
1–608–884–6137



1 S-1.0 EAST ENDWALL ELEVATION



2 S-1.0 WEST ENDWALL ELEVATION



3 S-1.0 TRUSS SECTION

	PART NO.	DESCRIPTION
1	F0S2A020.4375	FILL TUBE 2"SQ. X 16GA. X 20-7/16 HC
2	F0S2A033.688	FILL TUBE 2"SQ. X 16GA. X 33-11/16
3	F0S2A034.625	FILL TUBE 2"SQ. X 16GA. X 34-5/8 HC
4	F4S2A058.9375	FILL TUBE 2"SQ. X 16GA. X 58-15/16
5	C0S2D211.53	BOT CHORD 2" X 16GA. X 211.53
6	C012D133.438	AC 21' TOP CHORD X 16GA. X 133.438"
7	H0000918	HEEL ASMB [3 HOLE] AC HOT DIPPED W/GUSSET
8	C0153210	CONN COL TO TRUSS 4"
9	S0000120	SPLICE CHEVRON ASSY 6/12
10	S0001920	BRACKET, LOWER CHORD 1-1/2" 4 HOLE
11	C9411120	COL TUBE 4" X 120" X 11GA
12	C9413156	COL TUBE 4" X 156" X 13GA
13	P009D117.375	PURLIN 9-1/2 X 117.375 X 16 GA
14	P009D117.375R	PURLIN RIDGE 9-1/2 X 117.375 X 16GA
15	GCR1412101.75	GUTTER CR 14 GA. STOP FOR 10'
16	GCR1412121.75	GUTTER CR 14 GA. INTER FOR 10'
17	GCR1412151.75	GUTTER CR 14 GA. START FOR 10'
18	G0092400	GUTTER OUTLET ASSY. W/ DOWNSTEP
19	LEX86_____	8 mm PCSS CLEAR
20	A8420144	ALUM RIDGE BAR 6/12 144"
21	G0091400	GUTTER END CAP ALUM
22	G0950128	GIRT 9-1/2" X 128" X 18GA.
23	G0950152	GIRT 9-1/2" X 152" X 18GA.
24	G0950240	GIRT 9-1/2" X 240" X 18GA.
25	A8420151	ALUM RIDGE BAR 6/12 151"
26	A8780151	ALUM HANG RAIL 151"

	PART NO.	DESCRIPTION
27	A8780144	ALUM HANG RAIL 144"
28	C5564196	BRACE CABLE 3/16" X 196"/TURNBUCKLE
29	C5563140	3/16" DIA. CABLE/SWAYBRACE LUG 140"
30	C5562140	3/16" ASSY OF CABLE AND 3" EYEBOLT 140"
31	A8770288	ALUM ENDBAR 288"
32	P009D117.375X	PURLIN 9-1/2 X 117.375 X 14 GA
33	J0030144	JAMB DOOR SLIDING 12'
34		
35		
36	C9413192	COL TUBE 4" X 192" X 13GA
37	PDP200AN	MODINE HEATER PDP200AN
38	NBF24H11	AMERICAN COOLAIR 24" EXHAUST FAN
39	GSWH24	SLOPEDHOUSING & GUARD 24"
40	LRW24	ALL ALUM AUTO SHUTTER 24"
41	S0001982/KR	PLATE BOTTOM CHORD KNEE
42	HOS00920	HEEL PLATE FOR AC WITH SQ. BOTTOM
43	FOS2A062.375	KNEE BRACE 2"SQ. X 16GA. X 62-3/8"
44	S0001988	UNIVERSAL KNEE BRACE BRACKET
45	B0004010	4" SQ COLUMN BRACKET (1/2)
46	B0004000	4" SQ. COLUMN TO TOP CHORD ASSY
47	DSO6X080R	PLYCO DOUBLE SWING DOOR 6' X 6'-8"
48	FHVS12	12" HAF 1/10 HP
49		
50		
51		
52		

SCALE: 3/8" = 1'-0"

PAGE
S-1.0
EAST/WEST ELEVATIONS & TRUSS

4th DIMENSION DESIGN, INC.
237 Main Street
Waukesha, WI 53189
PHONE: (262) 896-6500
FAX: (262) 896-6505
www.4DDI.com

PROJECT: PROJECT "B" 2024

CUSTOMER: VISIT SHEBOYGAN STEAM, INC.
JOSEPH SCHMITT
JOSEPH SCHMITT & SON
2104 UNION AVE.
SHEBOYGAN, WI 53081

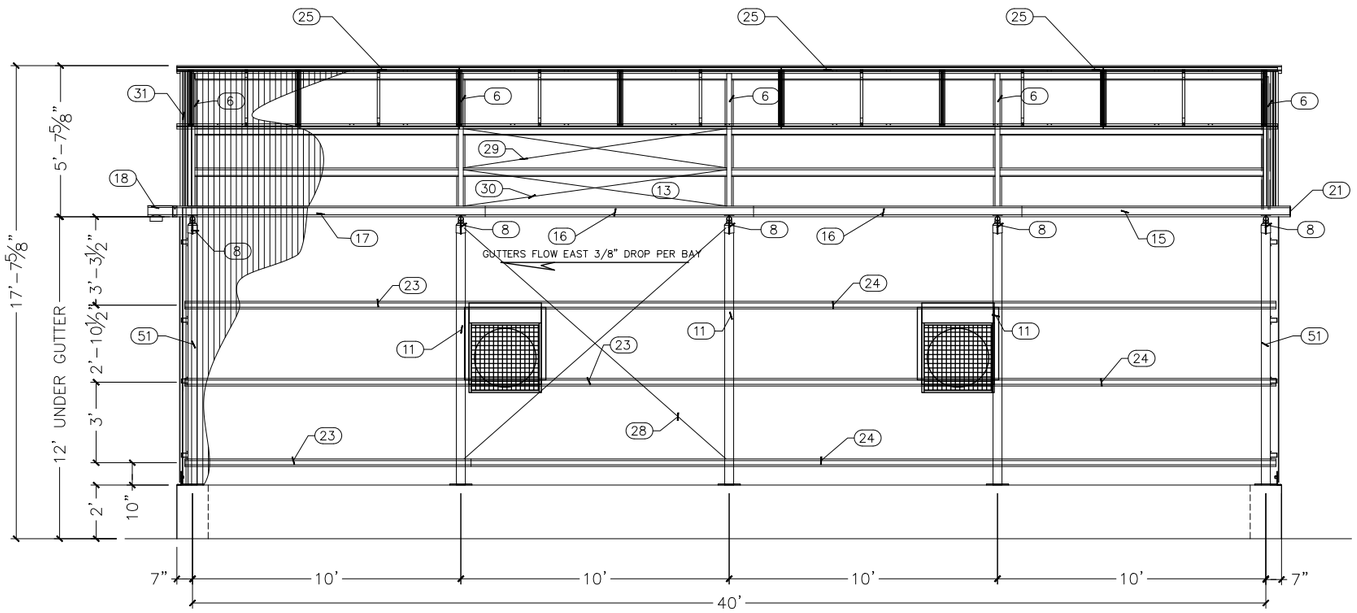
DRAWING BY: DTC

DRAWING TITLE: (1) 21' X 40' AMBASSADOR CROWN GREENHOUSE STRUCTURE

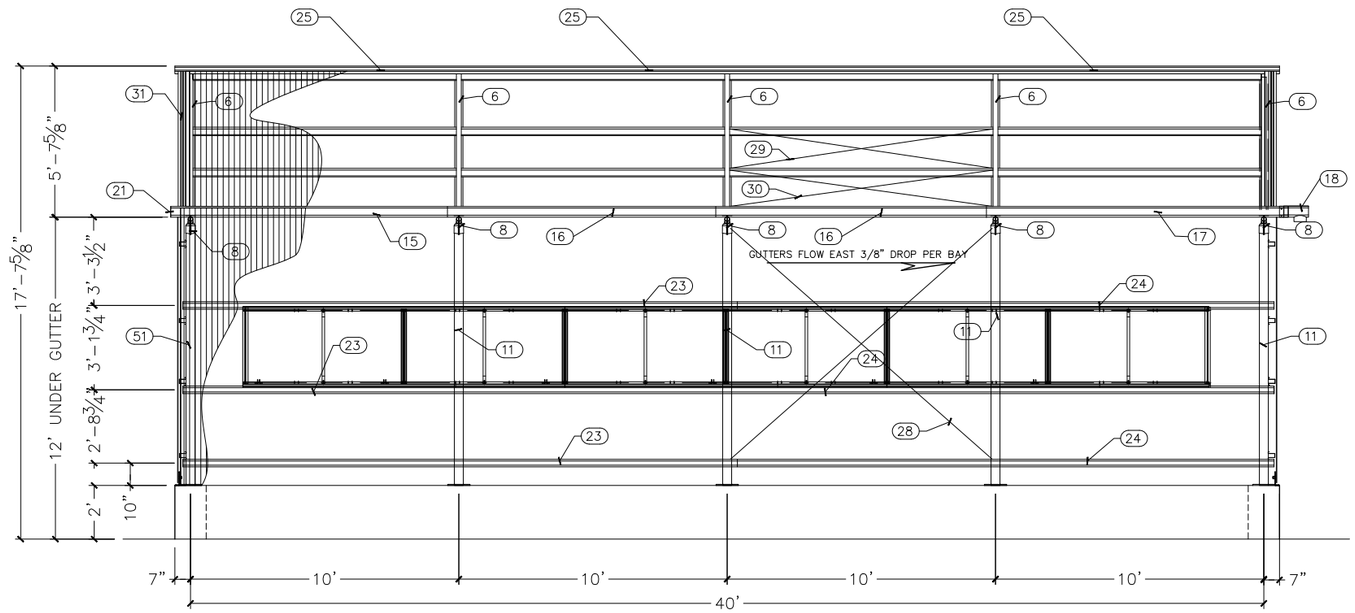
DATE: 12/1/2024

REV	DATE	DESCRIPTION

UNITED GREENHOUSE SYSTEMS, INC.
185 SUTTON DRIVE
EDGERTON, WI 53534
PHONE: 1-800-433-6834
1-608-884-8941
FAX: 1-608-884-6137



1 S-2.0 NORTH SIDEWALL ELEVATION



2 S-2.0 SOUTH SIDEWALL ELEVATION

SCALE: 3/8" = 1'-0"

PAGE
S-2.0
NORTH/SOUTH ELEVATIONS

4th DIMENSION DESIGN, INC.
237 Main Street
Waukesha, WI 53189
PHONE: (262) 896-6500
FAX: (262) 896-6505
www.4DDI.com

PROJECT: PROJECT "B" 2024

CUSTOMER: VISIT SHEBOYGAN STEAM, INC.
JOSEPH SCHMITT
JOSEPH SCHMITT & SON
2104 UNION AVE.
SHEBOYGAN, WI 53081

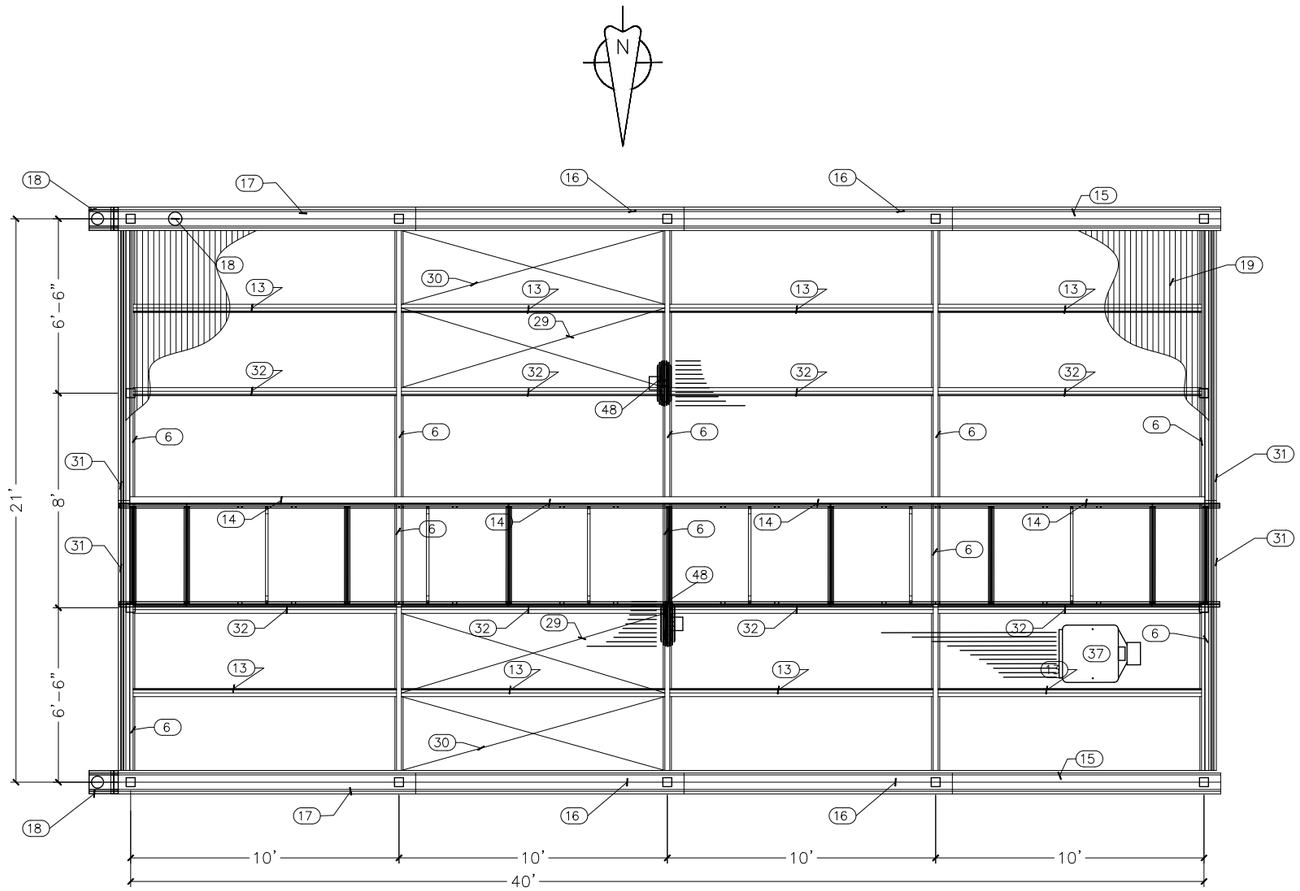
DRAWING BY: DTC

DRAWING TITLE: (1) 21' X 40' AMBASSADOR CROWN GREENHOUSE STRUCTURE

DATE: 12/1/2024

REV	DATE	DESCRIPTION

UNITED GREENHOUSE SYSTEMS, INC.
185 TOWER DRIVE
EDGERTON, WI 53534
PHONE: 1-800-433-6834
1-608-884-8941
FAX: 1-608-884-6137



1 / S-3.0 PLAN VIEW

SCALE: 3/8" = 1'-0"

PAGE
S-3.0
PLAN VIEW

4th DIMENSION DESIGN, INC.
2727 N. Grandview Blvd.
Waukesha, WI 53189
PHONE: (262) 896-6500
FAX: (262) 896-6505
www.4DDI.com

PROJECT: PROJECT "B" 2024

CUSTOMER: VISIT SHEBOYGAN STEAM, INC.
JOSEPH SCHMITT
JOSEPH SCHMITT & SON
2104 UNION AVE.
SHEBOYGAN, WI 53081

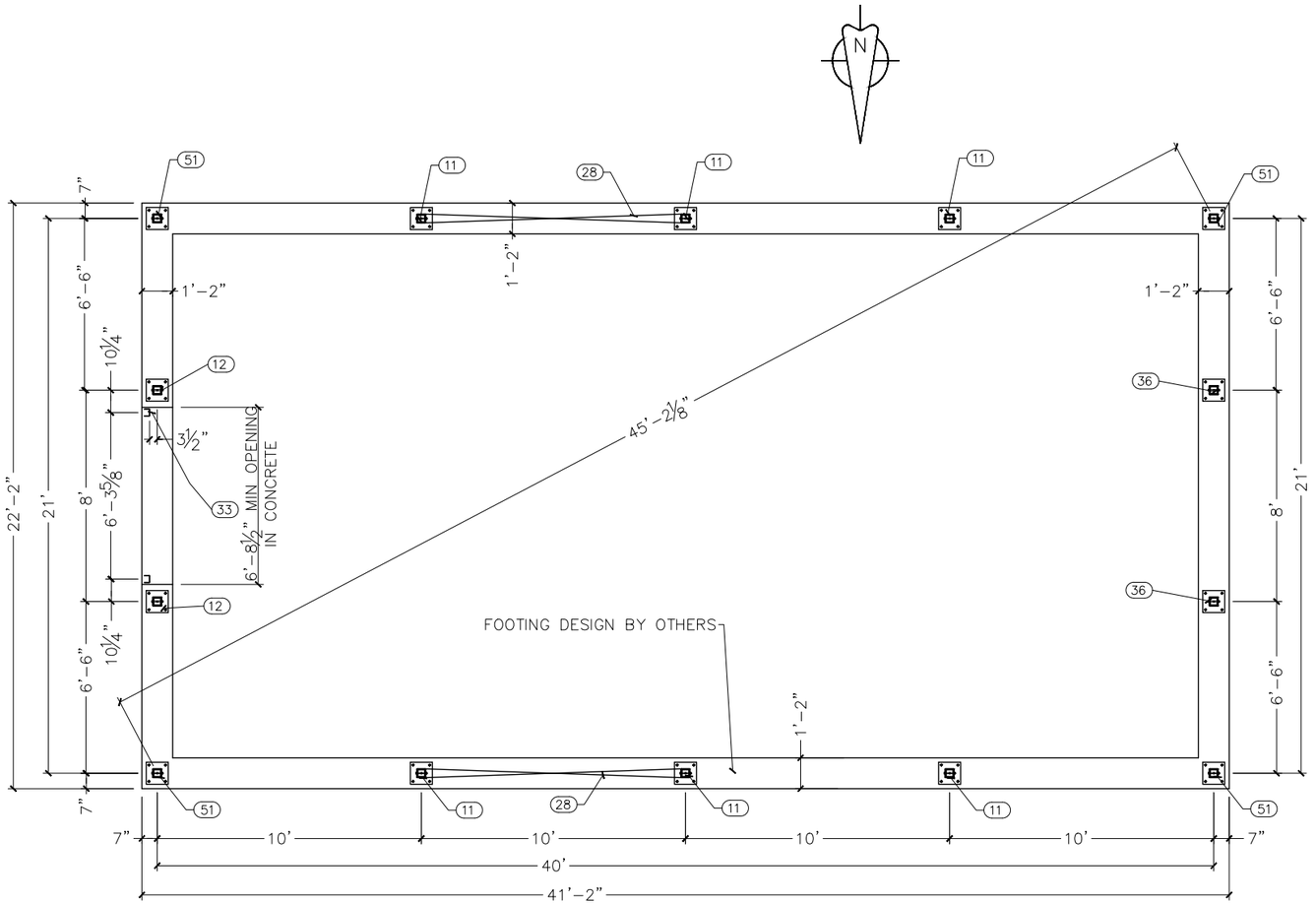
DRAWING BY: DTC

DRAWING TITLE: (1) 21' X 40' AMBASSADOR CROWN GREENHOUSE STRUCTURE

DATE: 12/1/2024

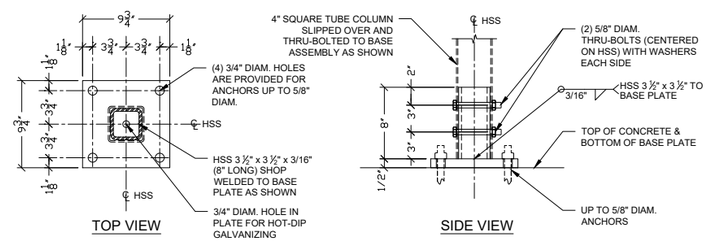
REV	DATE	DESCRIPTION

UNITED GREENHOUSE SYSTEMS, INC.
1551 TOWER DRIVE
EDGERTON, WI 53534
PHONE: 1-800-433-6834
1-608-884-8941
FAX: 1-608-884-6137



2 / S-3.1 FOOTING L/O

NOTE:
FOUNDATIONS, COLUMN ANCHORS, AND THE DESIGN OF SUCH IS NOT PROVIDED BY UNITED GREENHOUSE SYSTEMS



2 / S-3.1 TYP. COLUMN BASE DETAIL
SCALE: 1 1/2" = 1'-0"

SCALE: 3/8" = 1'-0"

PAGE
S-3.1
FOOTING L/O

Item 33

4th DIMENSION DESIGN, INC.
237 Main Street
Waukesha, WI 53189
PHONE: (262) 896-6550
FAX: (262) 896-6555
www.4DDI.com

PROJECT: PROJECT "B" 2024

CUSTOMER: VISIT SHEBOYGAN STEAM, INC.
JOSEPH SCHMITT
JOSEPH SCHMITT & SON
2104 UNION AVE.
SHEBOYGAN, WI 53081

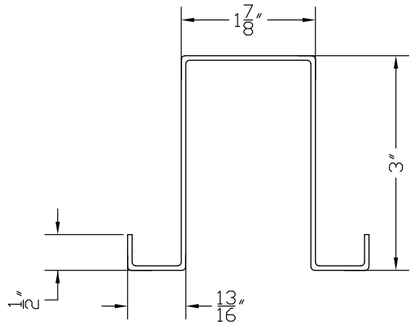
DRAWING BY: DTC

DRAWING TITLE: (1) 21' X 40' AMBASSADOR CROWN GREENHOUSE STRUCTURE

DATE: 12/1/2024

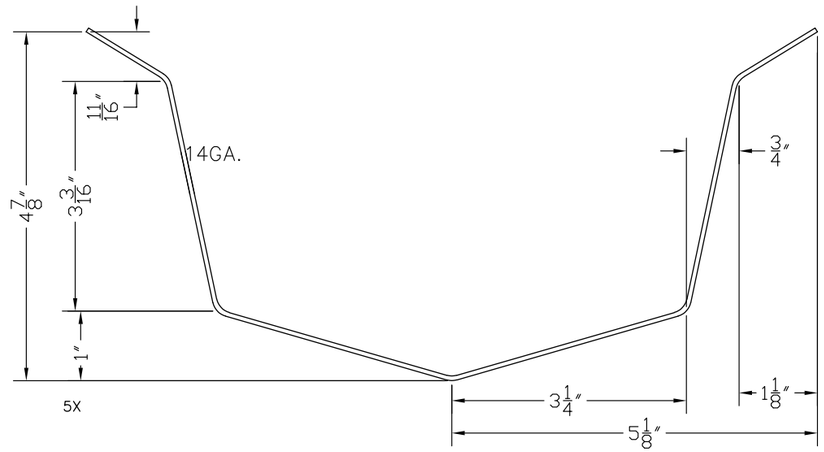
REV	DATE	DESCRIPTION

UNITED GREENHOUSE SYSTEMS, INC.
1857 STONE DRIVE
EDGERTON, WI 53534
PHONE: 1-800-433-6834
1-608-884-8941
FAX: 1-608-884-6137



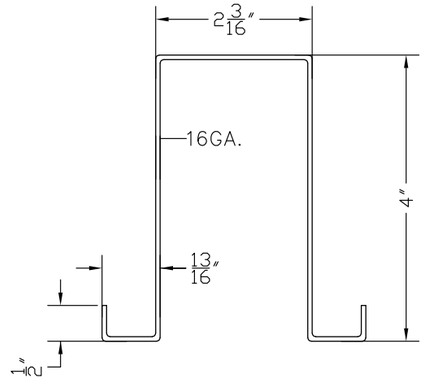
1 S-4 PURLIN / GIRT SECTION

PURLIN PER PLAN
RIDGE PURLIN PER PLAN
GIRT 18GA.

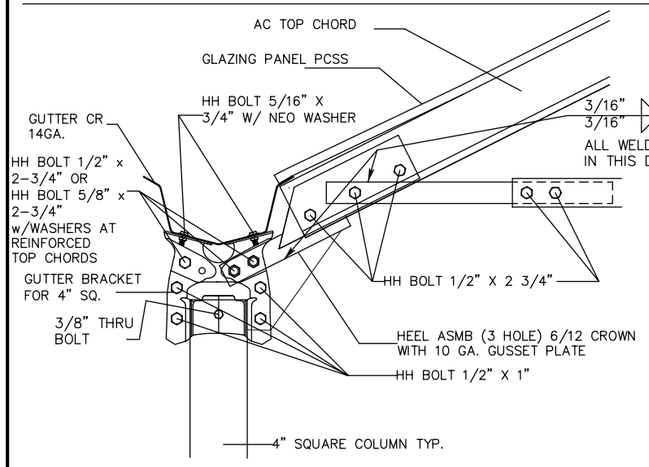


2 S-4 GUTTER SECTION

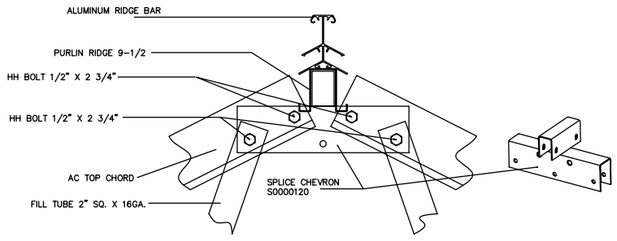
GUTTER LAPS IN DIRECTION OF FLOW



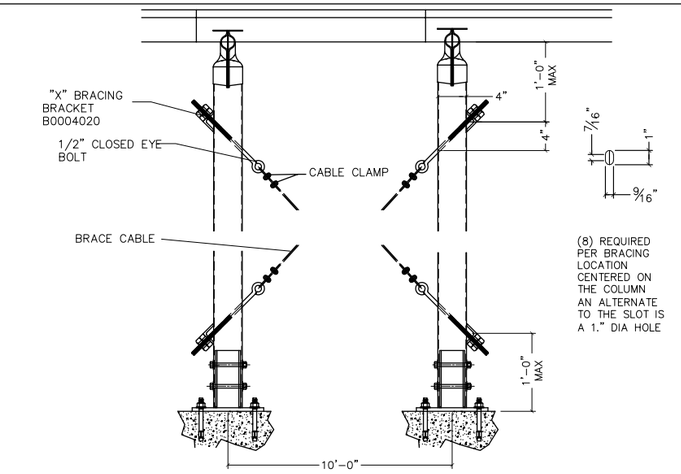
3 S-4 TOP CHORD SECTION



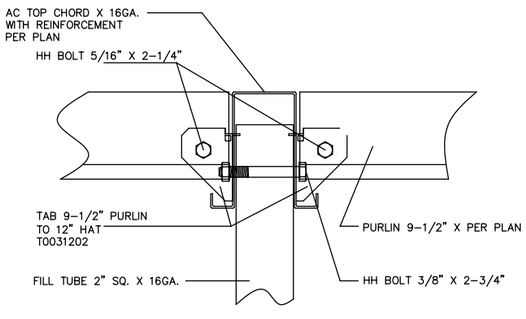
4 S-4 COLUMN TO TRUSS CONNECTION



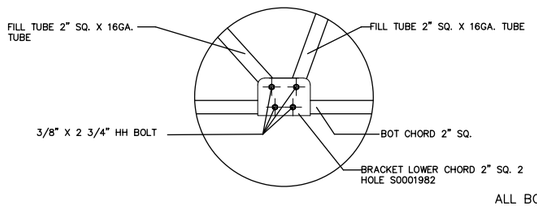
5 S-4 SPLICE CHEVRON CONNECTION



6 S-4 SIDEWALL CABLE BRACING

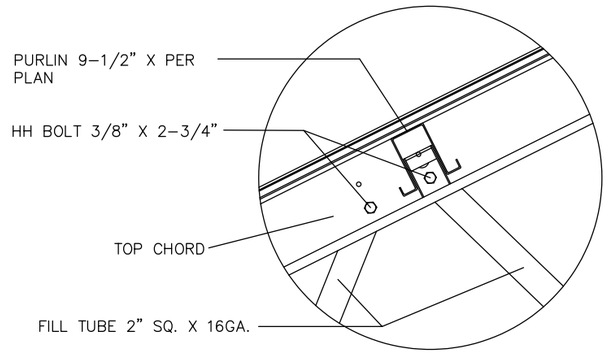


7 S-4 PURLIN TO TRUSS CONNECTION



ALL BOLTS ADDRESSED IN THIS DETAIL:
HH BOLT 3/8" X 2-3/4"

8 S-4 BOTTOM CHORD CONNECTIONS



9 S-4 TOP CHORD TO FILL TUBE

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2D DETAILS

4th DIMENSION DESIGN, INC.
817 Venture Court
Wildwood, MO 63038
PHONE: (636) 394-4000
FAX: (636) 394-4004
www.4DD.com

PROJECT: PROJECT "B" 2024

CUSTOMER: VISIT SHEBOYGAN STEAM, INC.
JOSEPH SCHMITT
JOSEPH SCHMITT & SON
2104 UNION AVE.
SHEBOYGAN, WI 53081

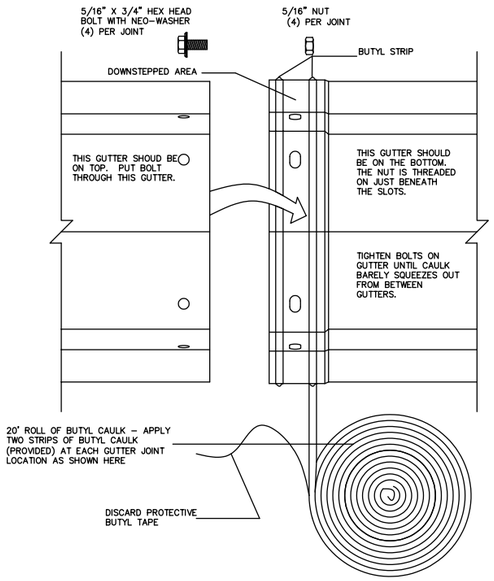
DRAWING BY: DTC

DRAWING TITLE: (1) 21' X 40' AMBASSADOR CROWN GREENHOUSE STRUCTURE

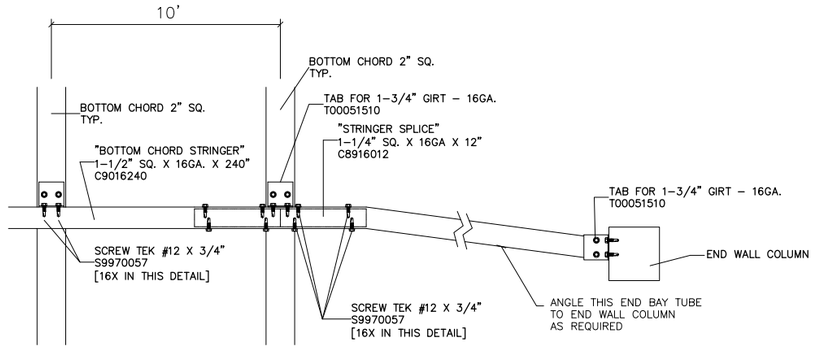
DATE: 12/1/2024

REV	DATE	DESCRIPTION

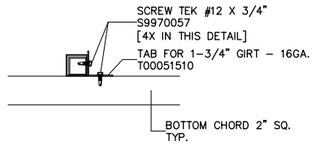
UNITED GREENHOUSE SYSTEMS, INC.
1857 TOWER DRIVE
EASTTOWN, WI 54324
PHONE: 1-800-433-6834
1-608-884-8941
FAX: 1-608-884-6137



1 S-4.1 GUTTER LAP CONNECTION

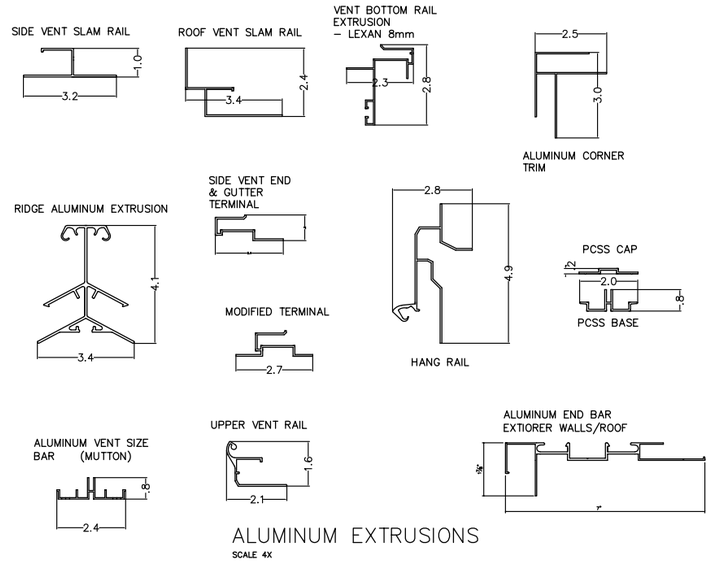


TOP VIEW BOTTOM CHORD/STRINGER CONNECTION

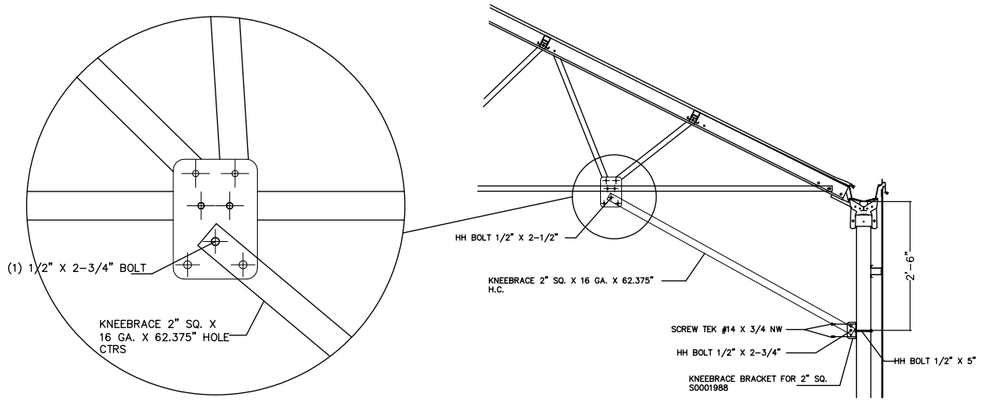


END VIEW BOTTOM CHORD/STRINGER CONNECTION

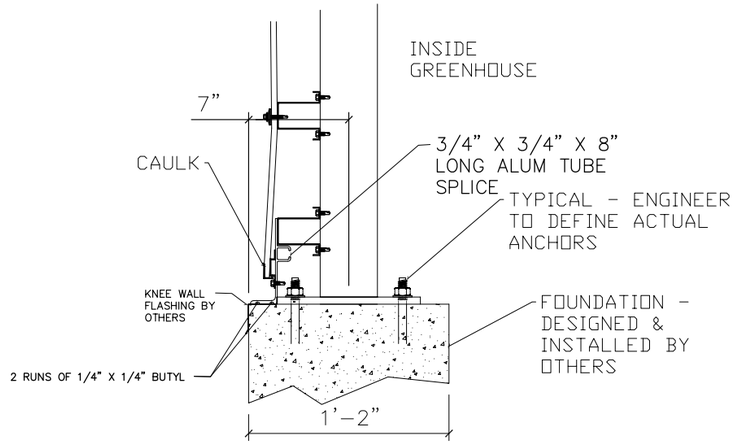
2 S-4.1 STRINGER CONNECTION



ALUMINUM EXTRUSIONS
SCALE 4X



3 S-4.1 KNEEBRACE INSTALLATION



4 S-4.1 GLAZING TERMINATION AT WALL DETAILS

PAGE
S-4.
2D DETAILS

Item 33

4th DIMENSION DESIGN, INC.
617 Venture Court
Wildwood, MI 63150
PHONE: (636) 394-4000
FAX: (636) 394-4004
www.4DD.com

PROJECT: PROJECT "B" 2024

CUSTOMER: VISIT SHEBOYGAN STEAM, INC.
JOSEPH SCHMITT
JOSEPH SCHMITT & SON
2104 UNION AVE.
SHEBOYGAN, WI 53081

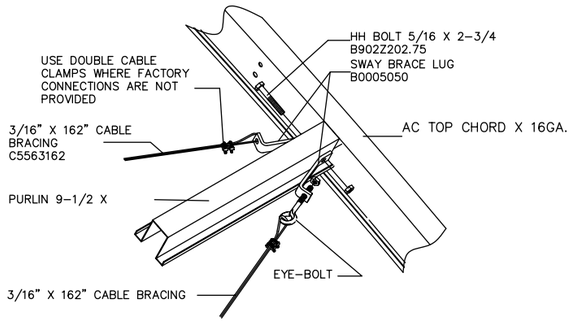
DRAWING BY: DTC

DRAWING TITLE: (1) 21' X 40' AMBASSADOR CROWN GREENHOUSE STRUCTURE

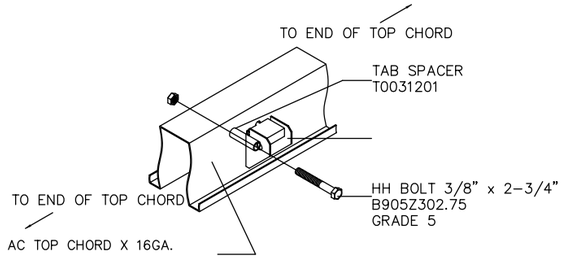
DATE: 12/1/2024

REV	DATE	DESCRIPTION

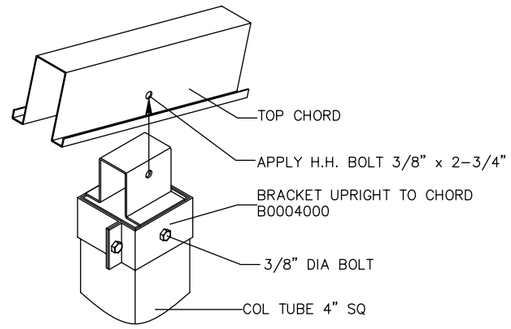
UNITED GREENHOUSE SYSTEMS, INC.
1857 TOWER DRIVE
STOUGHTON, WI 53589
PHONE: 1-800-433-6834
FAX: 1-608-884-8941
1-608-884-6137



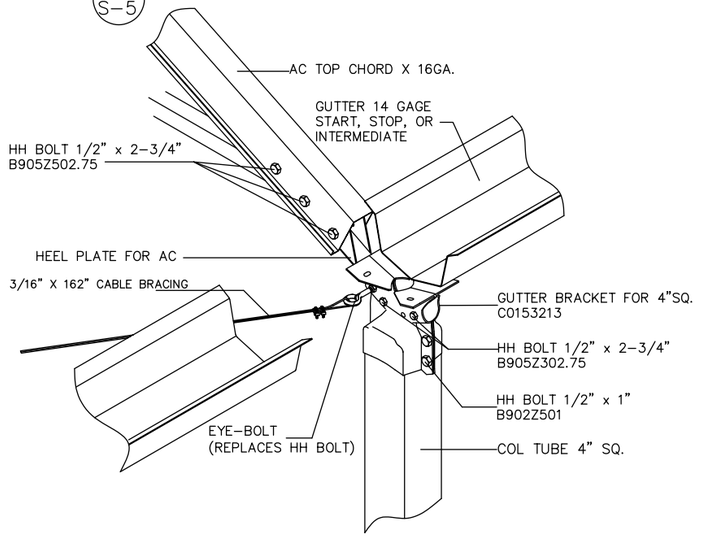
1 S-5 ROOF CABLE BRACING



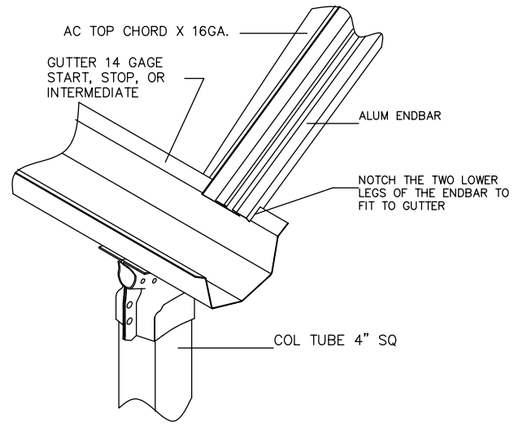
2 S-5 PURLIN TAB ATTACHMENT



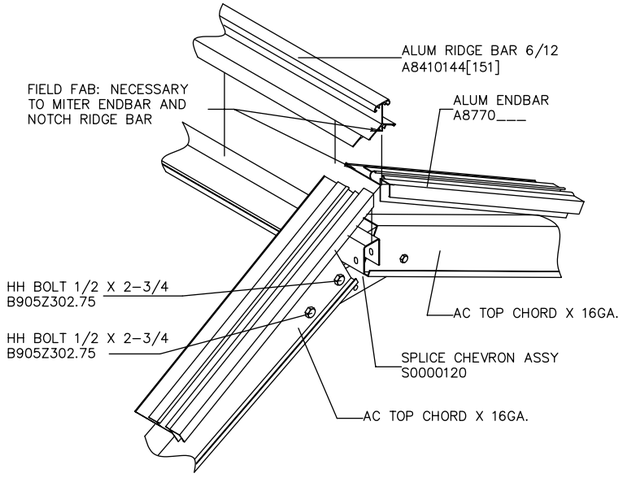
3 S-5 COLUMN TO TOP CHORD ATTACHMENT



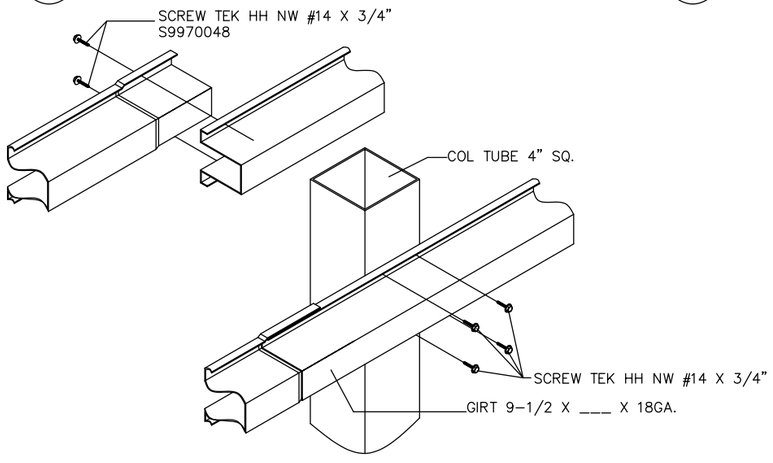
4 S-5 ROOF CABLE BRACING (GUTTER)



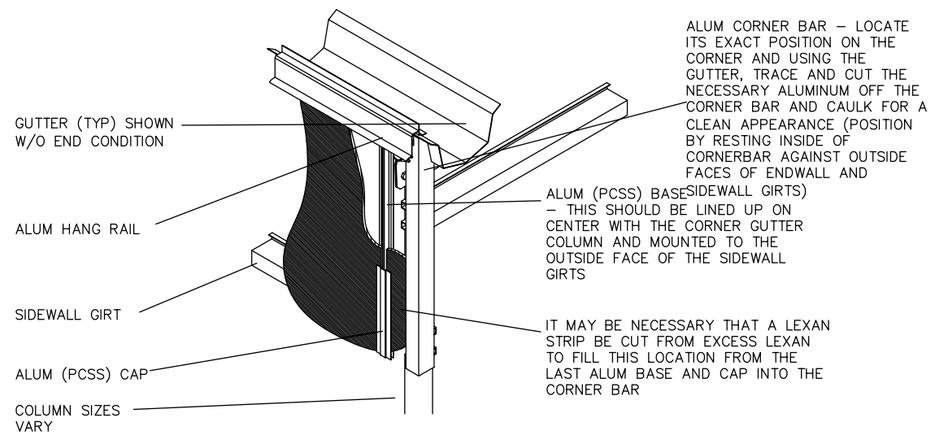
5 S-5 ALUMINUM ENDBAR ATTACHMENT



6 S-5 RIDGE BAR/ENDBAR DETAIL



7 S-5 GIRT SPLICE AND ATTACHMENT



8 S-5 ALUMINUM CORNER BAR ATTACHMENT

SCALE NONE

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3D DETAILS

4th DIMENSION DESIGN, INC.
817 Venture Court
Wildwood, MO 63038
PHONE: (636) 394-4000
FAX: (636) 394-4004
www.4DD.com

PROJECT: PROJECT "B" 2024

CUSTOMER: VISIT SHEBOYGAN STEAM, INC.
JOSEPH SCHMITT
JOSEPH SCHMITT & SON
2104 UNION AVE.
SHEBOYGAN, WI 53081

DRAWING BY: DTC

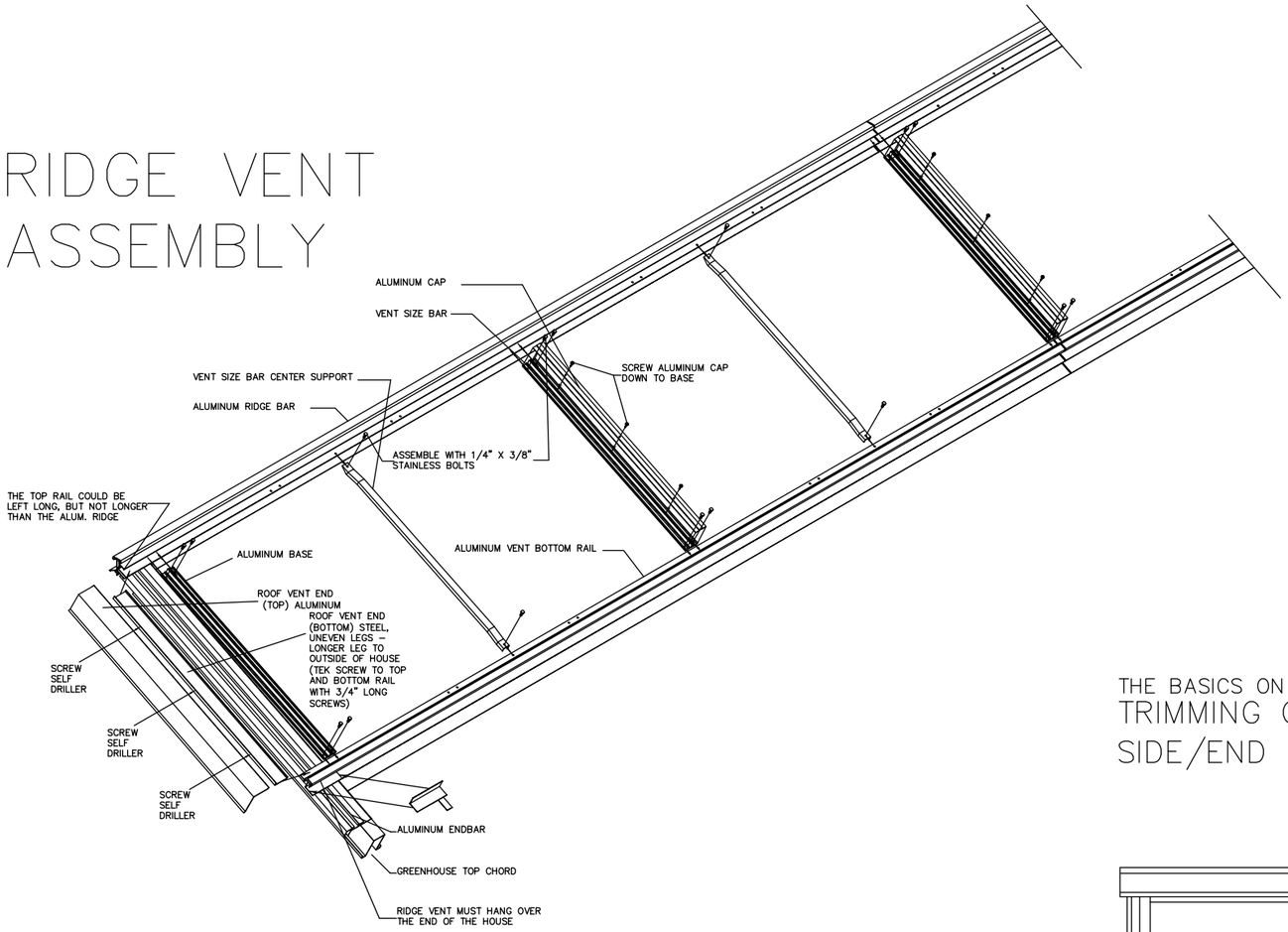
DRAWING TITLE: (1) 21' X 40' AMBASSADOR CROWN GREENHOUSE STRUCTURE

DATE: 12/1/2024

REV	DATE	DESCRIPTION

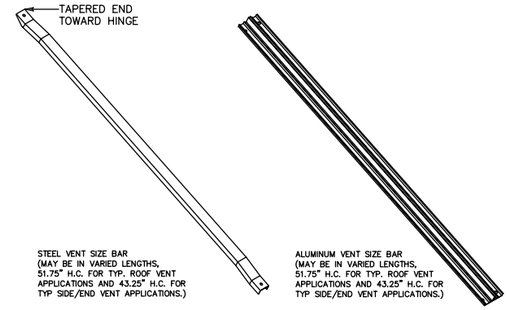
UNITED GREENHOUSE SYSTEMS, INC.
1857 TOWER DRIVE
EDGERTON, WI 53534
PHONE: 1-800-433-6834
1-608-884-8941
FAX: 1-608-884-6137

RIDGE VENT ASSEMBLY



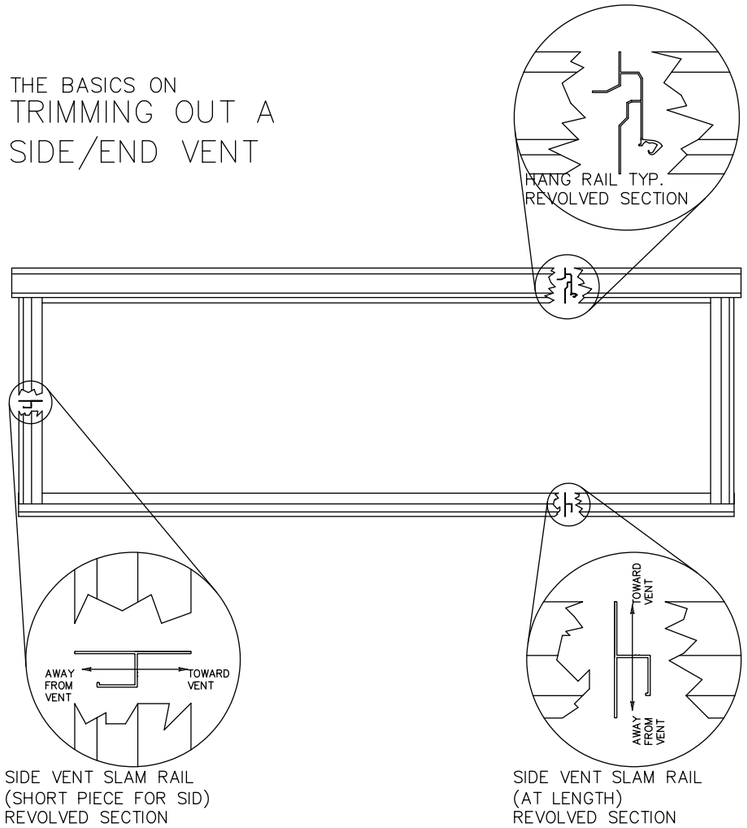
1 S-6.1 VENT FRAMEWORK ASSEMBY INSTRUCTIONS

VENTS ARE ALWAYS ASSEMBLED WITH STAINLESS STEEL 1/4" X 3/8" HH BOLTS WITH 1/4" STAINLESS STEEL LOCK NUTS



2 S-6.1 VENT SIZE BARS & CENTER SUPPTS

THE BASICS ON
TRIMMING OUT A SIDE/END VENT



SIDE VENT SLAM RAIL (SHORT PIECE FOR SID) REVOLVED SECTION

SIDE VENT SLAM RAIL (AT LENGTH) REVOLVED SECTION

3 S-6 ALUMINUM TRIM FOR SW VENT

PAGE S-6.1 VENT ASSEMBLY DETAILS

Item 33

4th DIMENSION DESIGN, INC.
617 Venture Court
Williamsburg, VA 23188
PHONE: (804) 594-4000
FAX: (804) 594-4004
www.4DD.com

PROJECT: PROJECT "B" 2024

CUSTOMER: VISIT SHEBOYGAN STEAM, INC. JOSEPH SCHMITT JOSEPH SCHMITT & SON 2104 UNION AVE. SHEBOYGAN, WI 53081

DRAWING BY: DTC

DRAWING TITLE: (1) 21' X 40' AMBASSADOR CROWN GREENHOUSE STRUCTURE

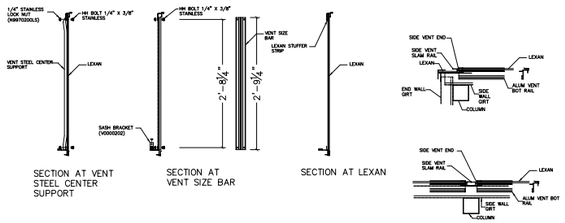
DATE: 12/1/2024

REV	DATE	DESCRIPTION

UNITED GREENHOUSE SYSTEMS, INC.
1857 TOWER DRIVE
STOUGHTON, WI 53589
PHONE: 1-800-433-6834
FAX: 1-608-884-8941
1-608-884-6137

CROSS SECTION SIDE WALL VENT

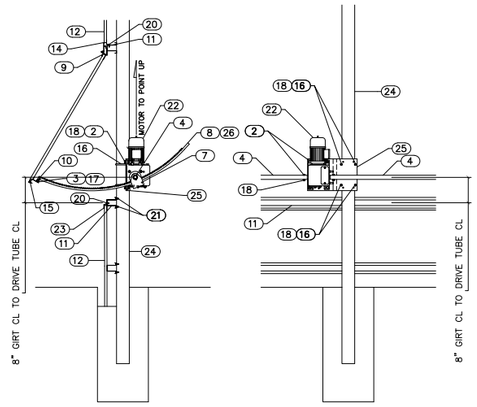
CROSS SECTION OF SIDE WALL VENT



SECTION AT VENT STEEL CENTER SUPPORT

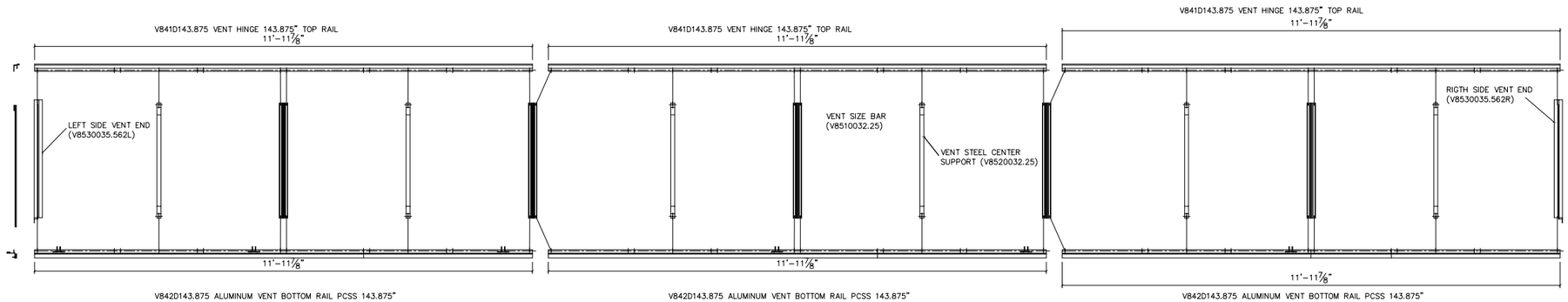
SECTION AT VENT SIZE BAR

SECTION AT LEXAN



	PART NO.	DESCRIPTION
1	NA	NA
2	B9022301.75	HH BOLT 3/8" X 1-3/4"
3	B9205100.75	CARRIAGE BOLT 1/4" X 3/4"
4	C601-5288	1.315 X .288" X 140A. [DRIVE TUBE]
5	S9970048	SCREW TEK HH NW #14 X 3/4"
6	S9970057	SCREW TEK HH NW #12 X 3/4"
7	V0000145	PINION HOUSE UNIT
8	V0001610	RACK CURVED TU 11-22 OR ITEM #26
9	V8410143.875	VENT TOP HINGE 143.875"
10	V0000245	WINDOW CONNECTOR ASSEMBLY
11	00950____	GIRT 9-1/2 X ____ X 16GA. [TYP.]
12	LEXB6____	LEXAN 6MM PCSS
13	GOR141____	GUTTER OR 14GA.
14	A8780144[151]	ALUM HANG RAIL 144" [151"]
15	V8420143.875	ALUM VENT BOTTOM RAIL PCSS
16	B3132444.825	SQUARE U-BOLT 3/8" X 4" X 4.625"
17	N9105001	1/4" LOCK NUT
18	N9022003	3/8" NUT
19	NA	NA
20	NA	NA
21	NA	NA
22	LOCK62 / LOCK60	LOCK EWA 62 OR LOCK EWA 60
23	A8750288	SIDE/END VENT SLAM
24	C8312____	COL TUBE 4" SQ X ____ X 13GA.
25	V0005230	SIDE DRIVE MT.
26	V0001600	RACK STRAIGHT TU 11-22 OR ITEM #8

36' X 3' SIDE WALL VENT



36' X 3' SIDE WALL VENT

1
S-6.1

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SIDE VENT ASSEMBLY

Item 33

4th DIMENSION DESIGN, INC.
817 Venture Court
Wauconda, WI 53189
PHONE: (262) 896-4000
FAX: (262) 526-4000
www.4DD.com
CORPORATE LICENSE # 38382

PROJECT: PROJECT "B" 2024

CUSTOMER: VISIT SHEBOYGAN STEAM, INC.
JOSEPH SCHMITT
JOSEPH SCHMITT & SON
2104 UNION AVE.
SHEBOYGAN, WI 53081

DRAWING BY: DTC

DRAWING TITLE: (1) 21' X 40' AMBASSADOR CROWN GREENHOUSE STRUCTURE

DATE: 12/1/2024

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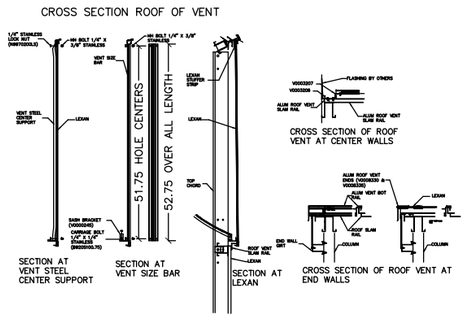
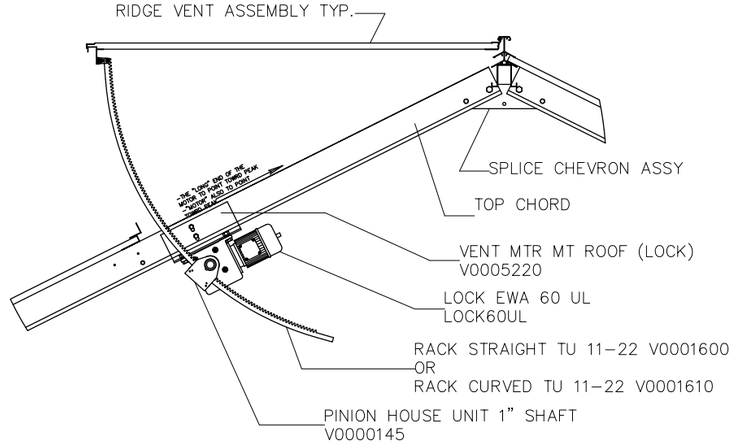
1857 TOWER DRIVE
STOUGHTON, WI 53589
PHONE: 1-800-433-6834
1-608-884-8941
FAX: 1-608-884-6137



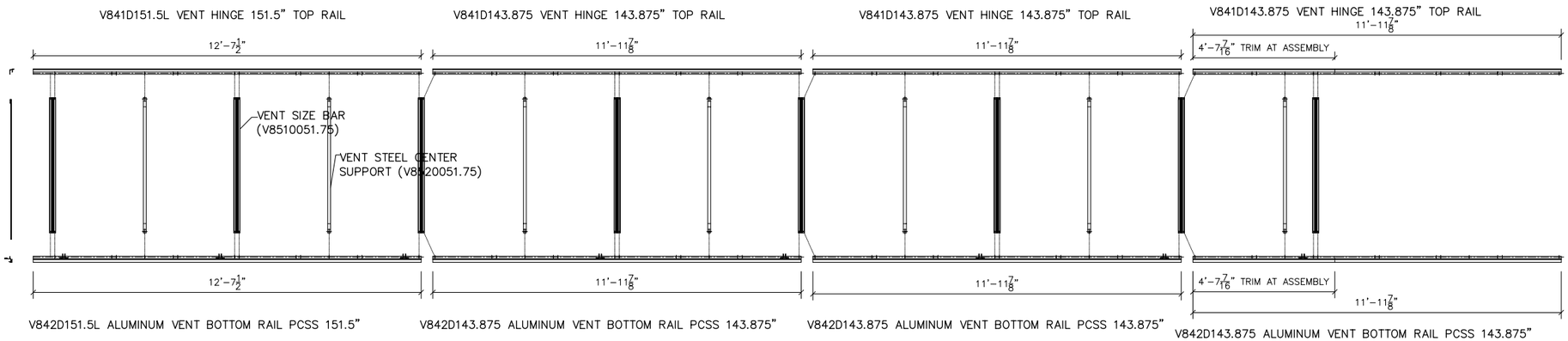
ROOF VENT SECTION

2 S-6.2



ROOF VENT SECTION AT MOTOR

3 S-6.2



40' ROOF VENT

1 S-6.2

PAGE
S-6.2
ROOF VENT ASSEMBLY

Item 33

4th DIMENSION DESIGN, INC.
817 Venture Court
Williamsburg, MI 49690
PHONE: (231) 994-4000
FAX: (231) 994-4004
www.4DD.com

PROJECT: PROJECT "B" 2024

CUSTOMER: VISIT SHEBOYGAN STEAM, INC.
JOSEPH SCHMITT
JOSEPH SCHMITT & SON
2104 UNION AVE.
SHEBOYGAN, WI 53081

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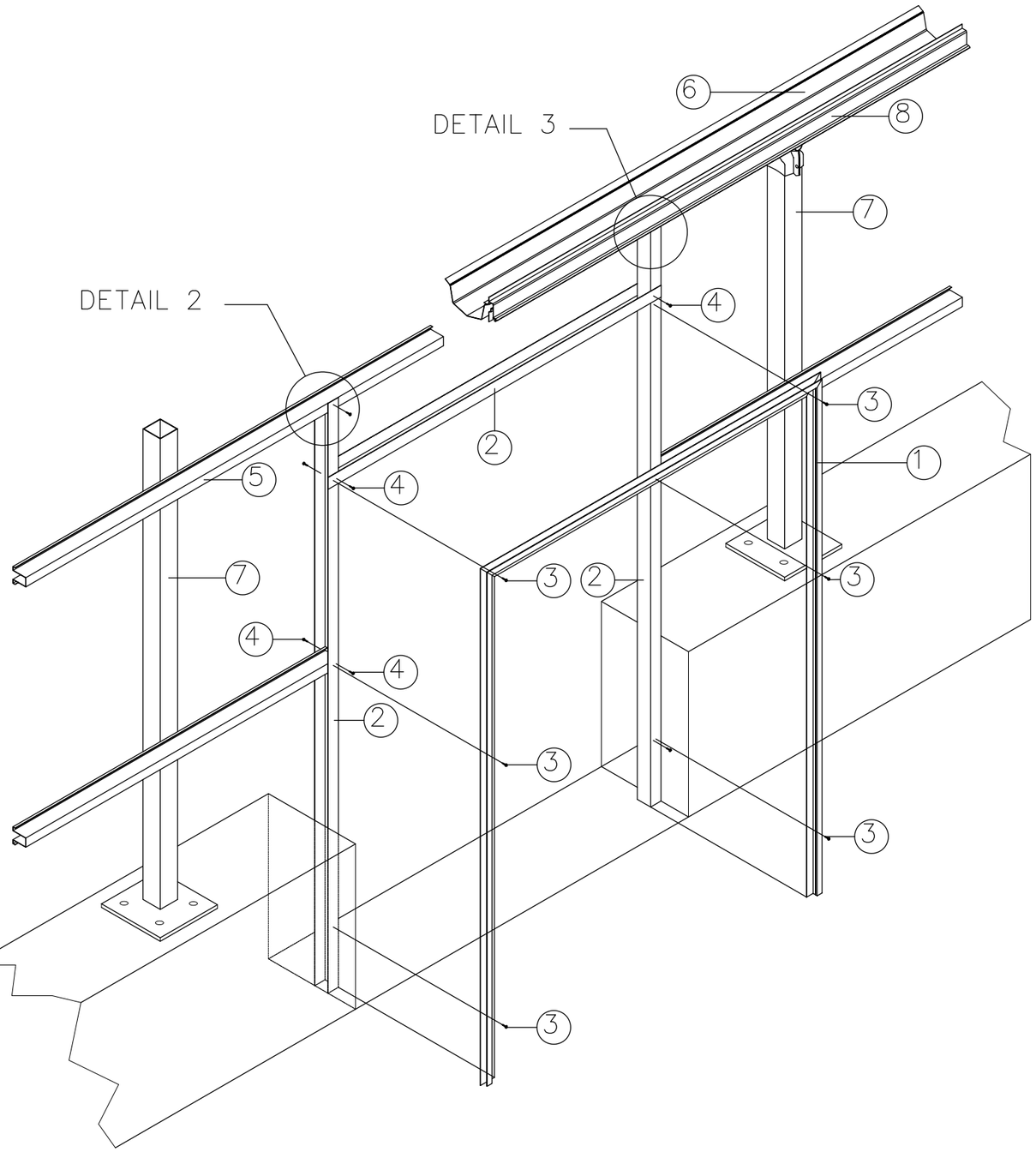
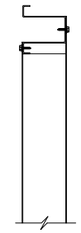
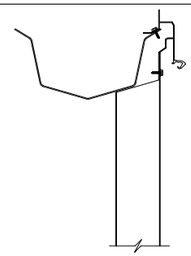




DETAIL 1: WITH HIGHER GUTTER HEIGHTS OR ENDWALLS ALSO USE A RECIPORICATING SAW OR JIG SAW TRIM THE DOOR JAMB (J003144) NEATLY TO FIT AROUND A TYPICAL GIRT AND FASTEN AS SHOWN.



DETAIL 2: IN A LOWER GUTTER HEIGHT CONDITION: USING A RECIPORICATING SAW OR JIG SAW TRIM THE DOOR JAMB (J003144) NEATLY TO FIT UP INTO THE ALUMINUM HANG RAIL. THEN FASTEN AS SHOWN.

	PART DESCRIPTION	PART NUMBER
1	SIDE VENT SLAM RAIL	A8750288
2	JAMB FOR SLIDING DOOR 12'	J003144
3	TEK SCREW #10 X 3/4" NW	S9970010
4	TEK SCREW #14 X 3/4" NW	S9970048
5	TYP. GIRT (3" HAT SECTION X 16GA.)	GO950___ (SIZES VARY)
6	TYP. GUTTER 14GA.	GCR141_____ (SIZES VARY)
7	4" SQ. COLUMN X 13GA.	C9413168 (SIZES VARY)
8	TYP. ALUMINUM HANG RAIL	A9970___
9	PLYCO DOUBLE SWING DOOR	DS0_____

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S-7.0
FRAMED OPENING DETAILS

Item 33

4th DIMENSION DESIGN, INC.
617 Venture Court
Williamsburg, VA 23188
PHONE: (804) 896-4000
FAX: (804) 896-4040
www.4DD.com

PROJECT: PROJECT "B" 2024

CUSTOMER: VISIT SHEBOYGAN STEAM, INC.
JOSEPH SCHMITT
JOSEPH SCHMITT & SON
2104 UNION AVE.
SHEBOYGAN, WI 53081

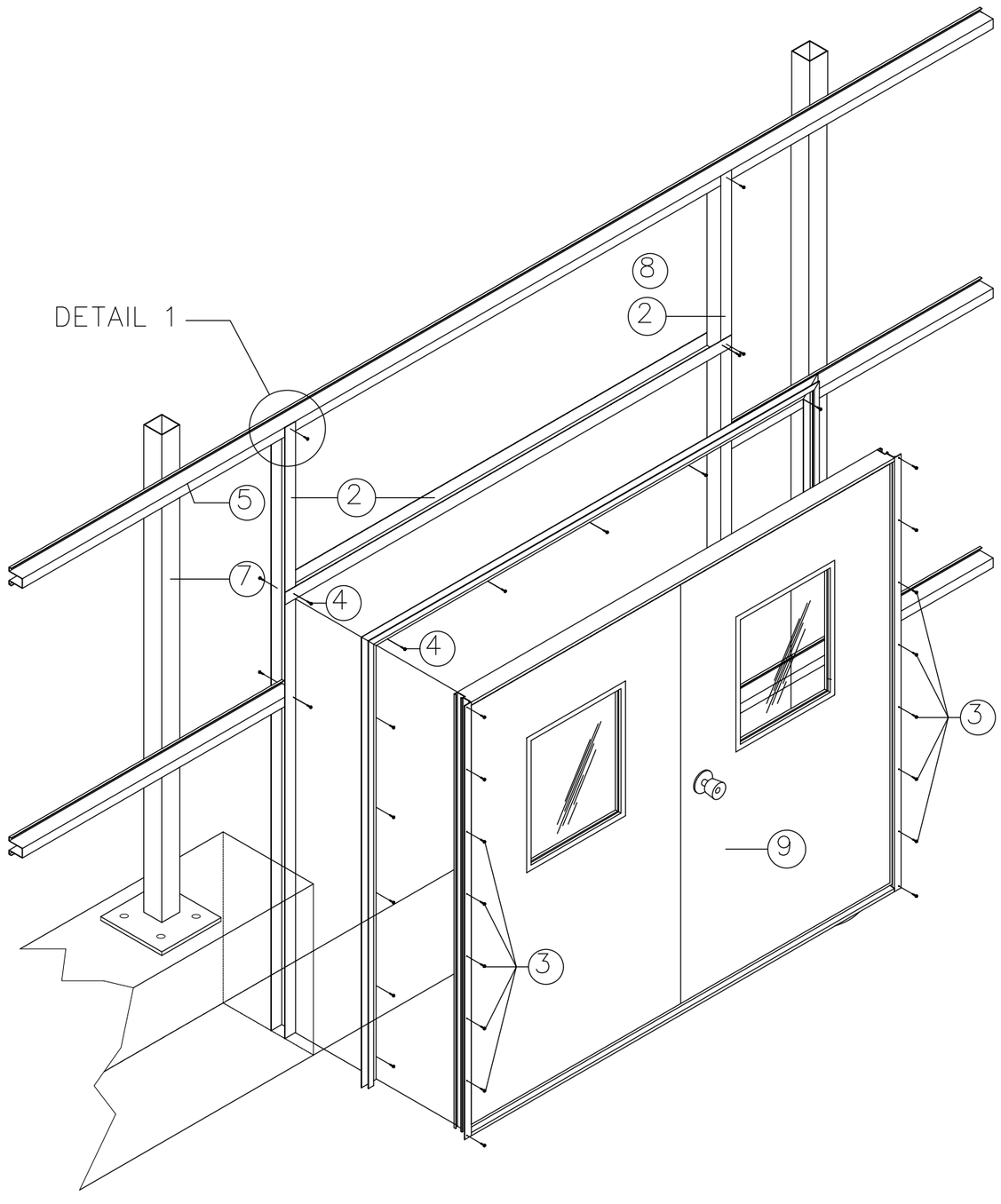
DRAWING BY: DTC

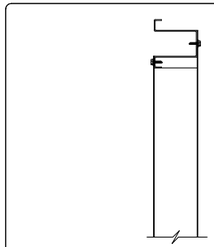
DRAWING TITLE: (1) 21' X 40' AMBASSADOR CROWN GREENHOUSE STRUCTURE

DATE: 12/1/2024

REV	DATE	DESCRIPTION

UNITED GREENHOUSE SYSTEMS, INC.
1857 TOWER DRIVE
STOUGHTON, WI 53589
PHONE: 1-800-433-6834
1-608-884-8941
FAX: 1-608-884-6137





DETAIL 1: WITH HIGHER GUTTER HEIGHTS OR ENDWALLS ALSO ~~USE A RECIP~~ORICATING SAW OR JIG SAW TRIM THE DOOR JAMB (J000111) NEATLY TO FIT AROUND A TYPICAL GIRT AND FASTEN AS SHOWN.

	PART DESCRIPTION	PART NUMBER
1	SIDE VENT SLAM RAIL	A8750288
2	JAMB FOR SLIDING DOOR 12'	J003144
3	TEK SCREW #10 X 3/4" NW	S9970010
4	TEK SCREW #14 X 3/4" NW	S9970048
5	TYP. GIRT (3" HAT SECTION X 16GA.)	G0950___ (SIZES VARY)
6		
7	4" SQ. COLUMN X 13GA.	C9413168 (SIZES VARY)
8		
9	PLYCO DOUBLE SWING DOOR	DSO_____

PAGE
S-7.
PLYCO DOUBLE DOOR DETAILS

4th DIMENSION DESIGN, INC.
817 Venture Court
Williamsburg, VA 23188
PHONE: (800) 884-8000
FAX: (800) 884-8008
www.4DD.com

PROJECT: PROJECT "B" 2024

CUSTOMER: VISIT SHEBOYGAN STEAM, INC.
JOSEPH SCHMITT
JOSEPH SCHMITT & SON
2104 UNION AVE.
SHEBOYGAN, WI 53081

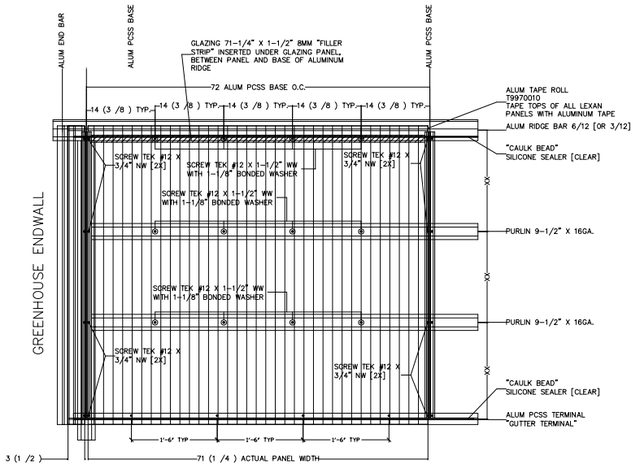
DRAWING BY: DTC

DRAWING TITLE: (1) 21' X 40' AMBASSADOR CROWN GREENHOUSE STRUCTURE

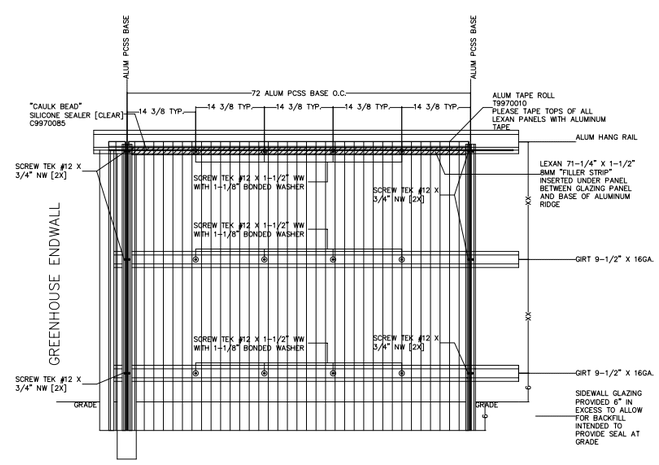
DATE: 12/1/2024

REV	DATE	DESCRIPTION

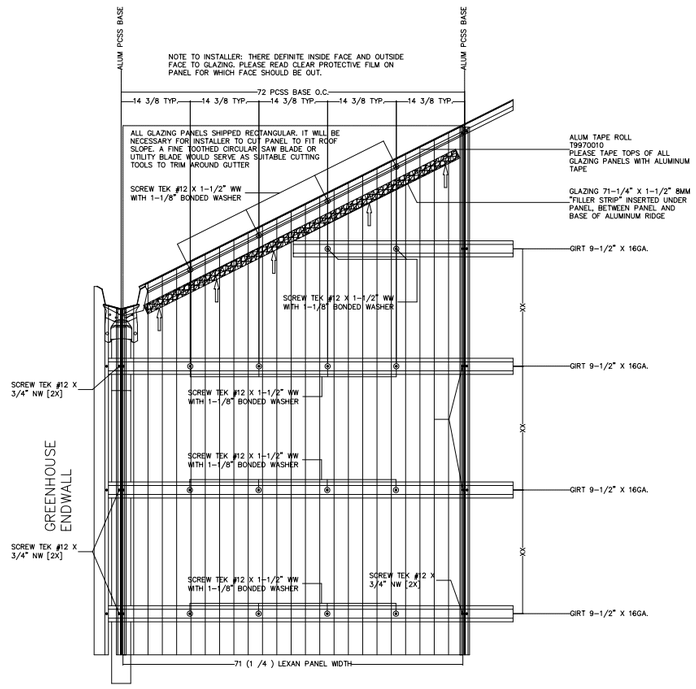
UNITED GREENHOUSE SYSTEMS, INC.
1857 TOWER DRIVE
EDGERTON, WI 53534
PHONE: 1-800-433-6834
1-608-884-8941
FAX: 1-608-884-6137



1 S-8 ATTACHMENT OF PCSS 8MM GLAZING SHEET @ ROOF SLOPE W/ NO VENT

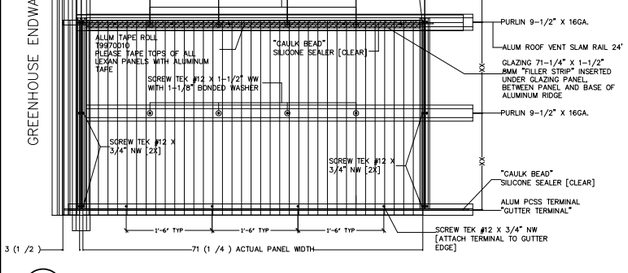


2 S-8 ATTACHMENT OF PCSS 8MM GLAZING SHEET @ SIDEWALLW/ NO VENT

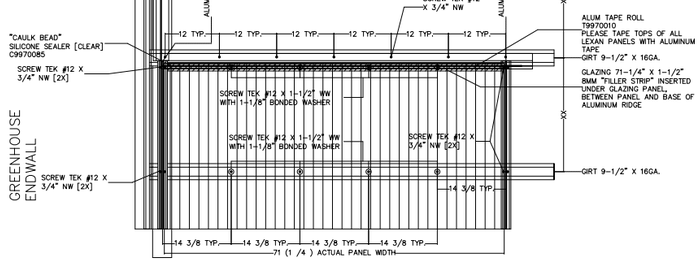


3 S-8 ATTACHMENT OF PCSS 8MM GLAZING SHEET @ SIDEWALLW/ NO VENT

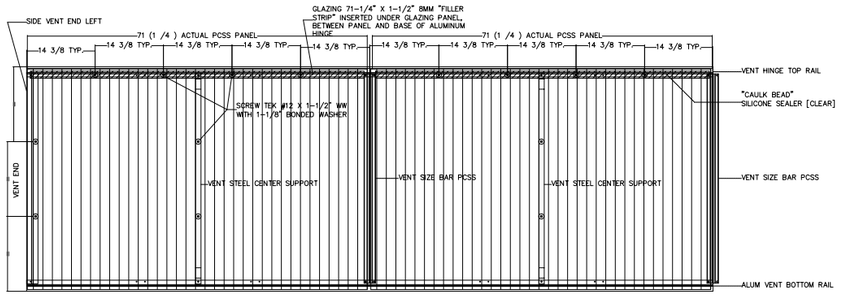
THIS SKETCH IS INTENDED TO SHOW FASTENING TECHNIQUES FOR GLAZING PANELS ON ENDWALLS. REFER TO PARTS LIST TO DETERMINE EXACT LAYOUT OF GLAZING PANELS ON ENDWALL. IT MAY BE NECESSARY TO START AT THE CENTER OF THE ENDWALL AND WORK TOWARD GUTTER.



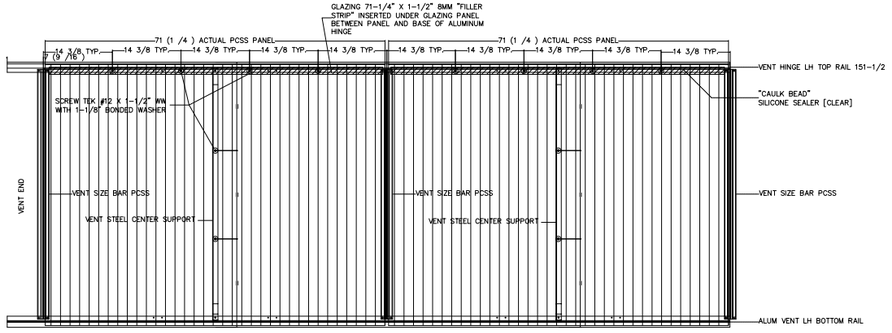
4 S-8 ATTACHMENT OF PCSS 8MM GLAZING SHEET @ ROOF SLOPE W/ VENT



5 S-8 ATTACHMENT OF PCSS 8MM GLAZING SHEET @ SIDEWALL W/ VENT



6 S-8 ATTACHMENT OF PCSS 8MM GLAZING SHEET TO SIDEWALL VENT FRAME



SCALE 1

7 S-8 ATTACHMENT OF PCSS 8MM GLAZING SHEET TO RIDGE VENT FRAME

PAGE
S—8.
GLAZING FASTENING STANDARDS

Item 33

4th DIMENSION DESIGN, INC.
817 Venture Court
Woodstock, WI 53188
PHONE: (262) 338-4000
FAX: (262) 338-4004
www.4DD.com

PROJECT: PROJECT "B" 2024

CUSTOMER: VISIT SHEBOYGAN STEAM, INC.
JOSEPH SCHMITT
JOSEPH SCHMITT & SON
2104 UNION AVE.
SHEBOYGAN, WI 53081

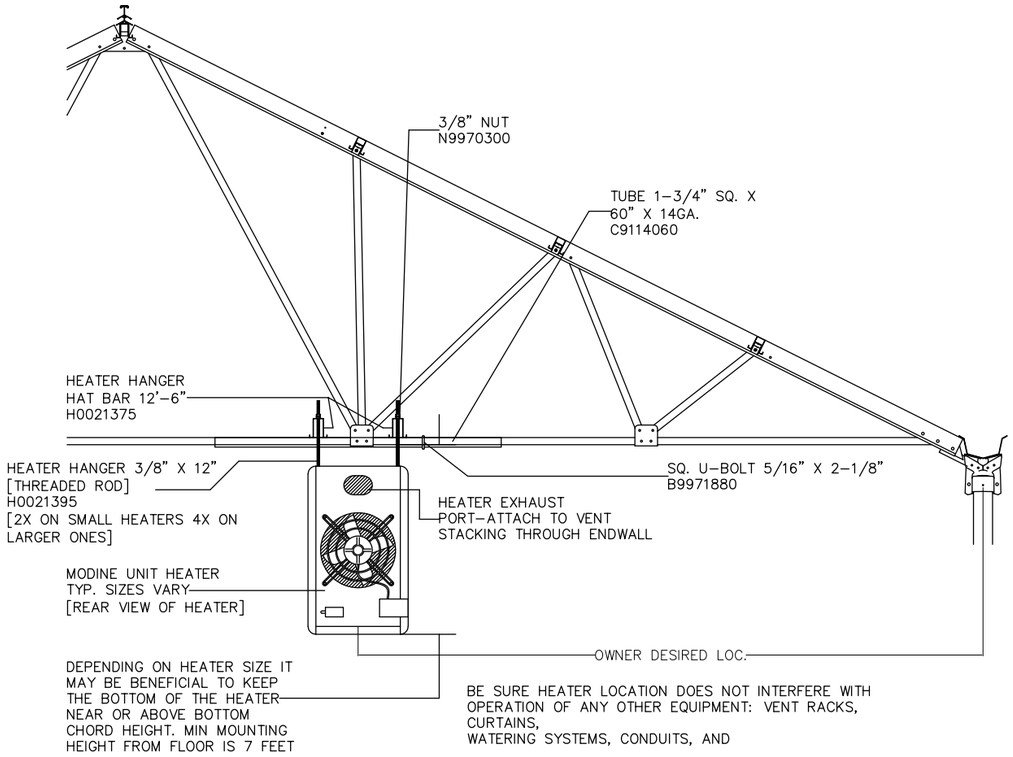
DRAWING BY: DTC

DRAWING TITLE: (1) 21' X 40' AMBASSADOR CROWN GREENHOUSE STRUCTURE

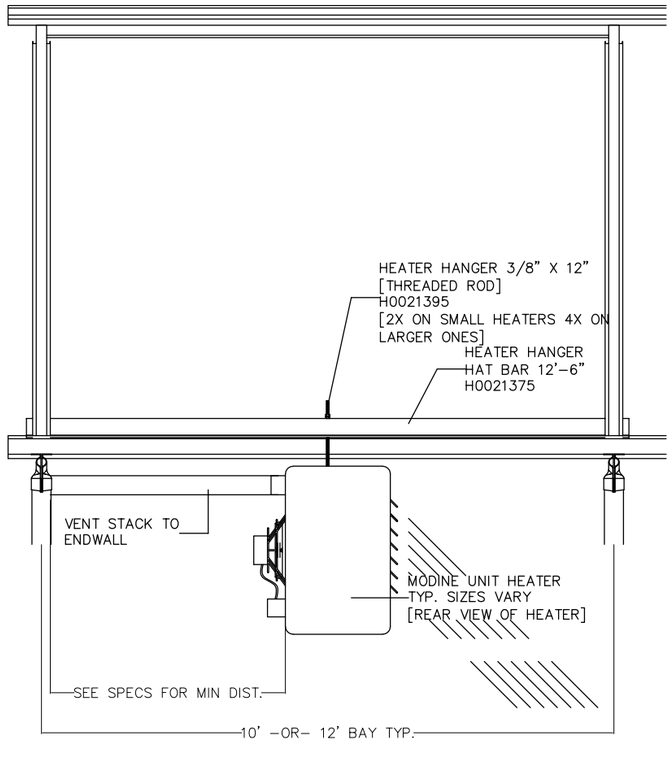
DATE: 12/1/2024

REV	DATE	DESCRIPTION

UNITED GREENHOUSE SYSTEMS, INC.
1857 TOWER DRIVE
STOUGHTON, WI 53589
PHONE: 1-800-433-6834
FAX: 1-608-884-8941
1-608-884-6137



1 S-9.0 HEATER HANGER END VIEW



2 S-9.0 HEATER HANGER SIDE VIEW

PAGE
S-9.
HEATER HANGING DETAILS

Item 33

4th DIMENSION DESIGN, INC.
817 Venture Court
Wildwood, MI 63150
PHONE: (636) 394-4000
FAX: (636) 394-4020
www.4DD.com

PROJECT: PROJECT "B" 2024

CUSTOMER: VISIT SHEBOYGAN STEAM, INC.
JOSEPH SCHMITT
JOSEPH SCHMITT & SON
2104 UNION AVE.
SHEBOYGAN, WI 53081

DRAWING BY: DTC

DRAWING TITLE: (1) 21' X 40' AMBASSADOR CROWN GREENHOUSE STRUCTURE

DATE: 12/1/2024

REV	DATE	DESCRIPTION

UNITED GREENHOUSE SYSTEMS, INC.
1857 TOWER DRIVE
STOUGHTON, WI 53589
PHONE: 1-800-433-6834
1-608-884-8941
FAX: 1-608-884-6137

4th DIMENSION DESIGN, INC.
A STRUCTURAL ENGINEERING FIRM

DESIGN CALCULATIONS

VISIT SHEBOYGAN STEAM, INC.
GREENHOUSE
SHEBOYGAN, WI

UNITED GREENHOUSE SYSTEMS, INC.

GREENHOUSE STRUCTURAL COMPONENT DESIGN

02/18/2025

FEBRUARY 18, 2025
Pages 1 thru 107

Prepared by:
4th DIMENSION DESIGN, INC.
817 Venture Court
Waukesha, Wisconsin 53189
262-896-6500
www.4dd.com

VISIT SHEBOYGAN STEAM, INC. GREENHOUSE

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BOLTS, PURLINS, & GIRTS	PG 101
REACTIONS	PG 107

4th Dimension Design, Inc.
817 Venture Ct
Waukesha, WI 53189
262.896.6500
duane.mcwilliams@4dd.com

Code Search

Code: International Building Code 2015

Occupancy:

Occupancy Group = B Business

Risk Category & Importance Factors:

Risk Category =	II
Wind factor =	1.00
Snow factor =	1.00
Seismic factor =	1.00

Type of Construction:

Fire Rating:

Roof =	0.0 hr
Floor =	0.0 hr

Building Geometry:

Roof angle (θ)	6.00 / 12	26.6 deg
Building length (L)	40.0 ft	
Least width (B)	21.0 ft	
Mean Roof Ht (h)	14.8 ft	
Parapet ht above grd	0.0 ft	
Minimum parapet ht	0.0 ft	

Live Loads:

Roof
0 to 200 sf: 18 psf
200 to 600 sf: 21.6 - 0.018Area, but not less than 12 psf
over 600 sf: 12 psf

Floor:

Typical Floor		N/A
Partitions		N/A
Partitions	N/A	
Partitions		N/A
Partitions	N/A	

4th Dimension Design, Inc.
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duane.mcwilliams@4dd.com

Wind Loads : ASCE 7- 10

Ultimate Wind Speed	115 mph
Nominal Wind Speed	89.1 mph
Risk Category	II
Exposure Category	B
Enclosure Classif.	Enclosed Building
Internal pressure	+/-0.18
Directionality (Kd)	0.85
Kh case 1	0.701
Kh case 2	0.575
Type of roof	Gable

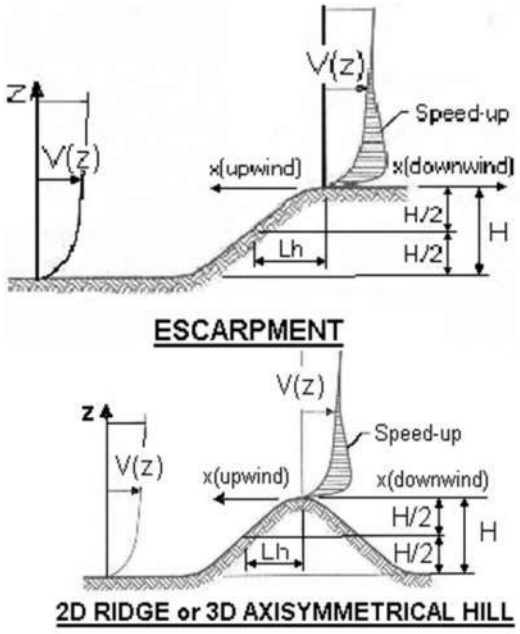
Topographic Factor (Kzt)

Topography		Flat
Hill Height	(H)	80.0 ft
Half Hill Length (Lh)		100.0 ft
Actual H/Lh	=	0.80
Use H/Lh	=	0.50
Modified Lh	=	160.0 ft
From top of crest: x =		50.0 ft
Bldg up/down wind?		downwind

H/Lh= 0.50 K_1 = 0.000
x/Lh = 0.31 K_2 = 0.792
z/Lh = 0.09 K_3 = 1.000

At Mean Roof Ht:

$Kzt = (1+K_1K_2K_3)^2$ = 1.00



ESCARPMENT

2D RIDGE or 3D AXISYMMETRICAL HILL

Gust Effect Factor

h = 14.8 ft
B = 21.0 ft
/z (0.6h) = 30.0 ft

Flexible structure if natural frequency < 1 Hz (T > 1 second).
However, if building h/B < 4 then probably rigid structure (rule of thumb).
h/B = 0.71 Rigid structure

G = 0.85 Using rigid structure default

Rigid Structure

$\bar{e}$ =	0.33	
ℓ =	320 ft	
z_{min} =	30 ft	
c =	0.30	
g_Q, g_v =	3.4	
L_z =	310.0 ft	
Q =	0.93	
I_z =	0.30	
G =	0.88	use G = 0.85

Flexible or Dynamically Sensitive Structure

Natural Frequency (η_1) =	0.0 Hz			
Damping ratio (β) =	0			
/b =	0.45			
/α =	0.25			
Vz =	74.1			
N_1 =	0.00			
R_n =	0.000			
R_h =	28.282	η =	0.000	h = 14.8 ft
R_B =	28.282	η =	0.000	
R_L =	28.282	η =	0.000	
g_R =	0.000			
R =	0.000			
G =	0.000			

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Enclosure Classification

Test for Enclosed Building: A building that does not qualify as open or partially enclosed.

Test for Open Building: All walls are at least 80% open.
Ao ≥ 0.8Ag

Test for Partially Enclosed Building:

	Input			Test	
Ao	100000.0	sf	Ao ≥ 1.1Aoi	YES	
Ag	0.0	sf	Ao > 4' or 0.01Ag	YES	
Aoi	0.0	sf	Aoi / Agi ≤ 0.20	NO	Building is NOT
Agi	0.0	sf			Partially Enclosed

ERROR: Ag must be greater than Ao

Conditions to qualify as Partially Enclosed Building. Must satisfy all of the following:
Ao ≥ 1.1Aoi
Ao > smaller of 4' or 0.01 Ag
Aoi / Agi ≤ 0.20
Where:
Ao = the total area of openings in a wall that receives positive external pressure.
Ag = the gross area of that wall in which Ao is identified.
Aoi = the sum of the areas of openings in the building envelope (walls and roof) not including Ao.
Agi = the sum of the gross surface areas of the building envelope (walls and roof) not including Ag.

Reduction Factor for large volume partially enclosed buildings (Ri) :

If the partially enclosed building contains a single room that is unpartitioned , the internal pressure coefficient may be multiplied by the reduction factor Ri.

Total area of all wall & roof openings (Aog): 0 sf
Unpartitioned internal volume (Vi) : 0 cf
Ri = 1.00

Altitude adjustment to constant 0.00256 (caution - see code) :

Altitude = 0 feet Average Air Density = 0.0765 lbm/ft^3
Constant = 0.00256

4th Dimension Design, Inc.
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duane.mcwilliams@4dd.com

JOB TITLE UGS - VISIT SHEBOYGAN

JOB NO. SHEET NO.
CALCULATED BY DATE
CHECKED BY DATE

Wind Loads - MWFRS h≤60' (Low-rise Buildings) Enclosed/partially enclosed only

Kz = Kh (case 1) = 0.70
Base pressure (qh) = **20.2 psf**
GCpi = +/-0.18

Edge Strip (a) = 3.0 ft
End Zone (2a) = 6.0 ft
Zone 2 length = 10.5 ft

Wind Pressure Coefficients

	CASE A				CASE B		
		θ = 26.6 deg					
Surface	GCpf	w/-GCpi	w/+GCpi		GCpf	w/-GCpi	w/+GCpi
1	0.55	0.73	0.37		-0.45	-0.27	-0.63
2	-0.10	0.08	-0.28		-0.69	-0.51	-0.87
3	-0.45	-0.27	-0.63		-0.37	-0.19	-0.55
4	-0.39	-0.21	-0.57		-0.45	-0.27	-0.63
5					0.40	0.58	0.22
6					-0.29	-0.11	-0.47
1E	0.73	0.91	0.55		-0.48	-0.30	-0.66
2E	-0.19	-0.01	-0.37		-1.07	-0.89	-1.25
3E	-0.58	-0.40	-0.76		-0.53	-0.35	-0.71
4E	-0.53	-0.35	-0.71		-0.48	-0.30	-0.66
5E					0.61	0.79	0.43
6E					-0.43	-0.25	-0.61

Ultimate Wind Surface Pressures (psf)

1		14.7	7.5		-5.4	-12.7
2		1.6	-5.6		-10.3	-17.5
3		-5.4	-12.6		-3.8	-11.1
4		-4.2	-11.5		-5.4	-12.7
5					11.7	4.4
6					-2.2	-9.5
1E		18.3	11.0		-6.0	-13.3
2E		-0.2	-7.5		-17.9	-25.2
3E		-8.2	-15.4		-7.1	-14.3
4E		-7.2	-14.4		-6.0	-13.3
5E					15.9	8.7
6E					-5.0	-12.3

Parapet

Windward parapet = 0.0 psf (GCpn = +1.5)
Leeward parapet = 0.0 psf (GCpn = -1.0)

Windward roof overhangs = 14.1 psf (upward) add to windward roof pressure

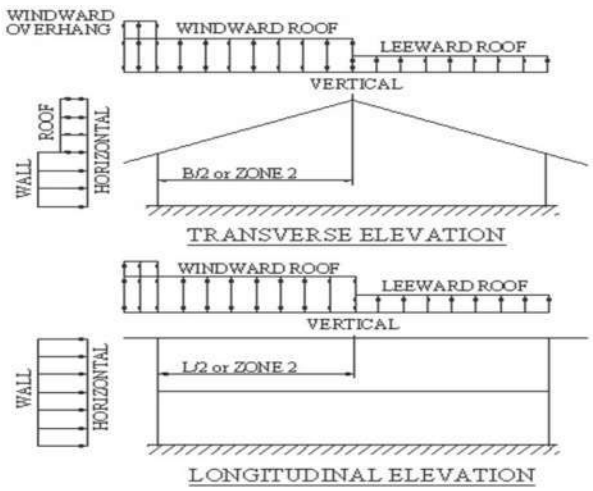
Horizontal MWFRS Simple Diaphragm Pressures (psf)

Transverse direction (normal to L)

Interior Zone: Wall 19.0 psf
Roof 7.0 psf
End Zone: Wall 25.5 psf
Roof 8.0 psf

Longitudinal direction (parallel to L)

Interior Zone: Wall 13.9 psf
End Zone: Wall 21.0 psf

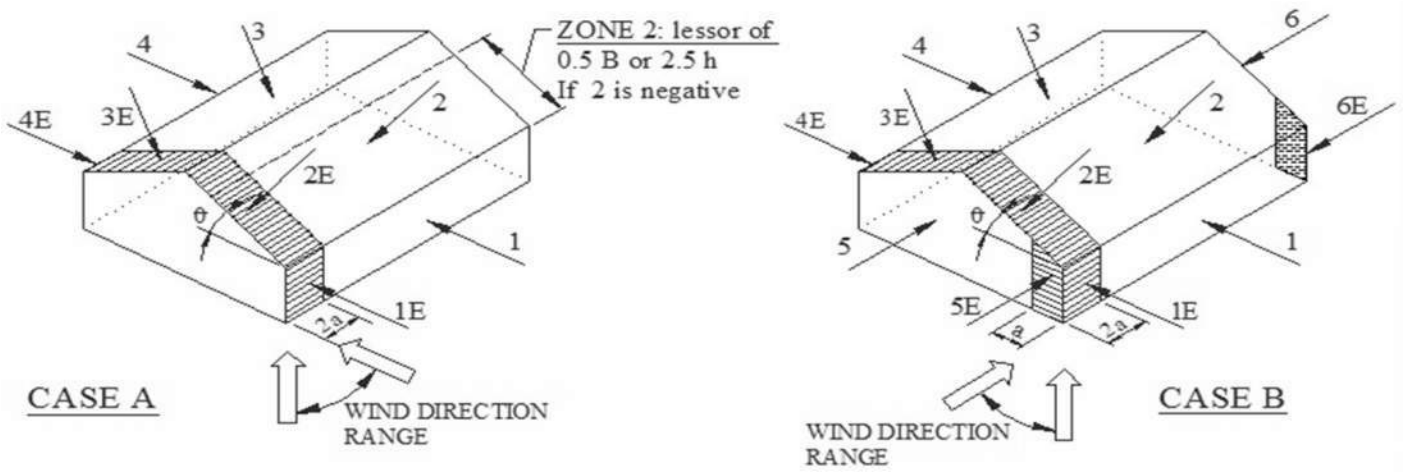


The code requires the MWFRS be designed for a min ultimate force of 16 psf multiplied by the wall area plus an 8 psf force applied to the vertical projection of the roof.

4th Dimension Design, Inc.
817 Venture Ct
Waukesha, WI 53189
262.896.6500
duane.mcwilliams@4dd.com

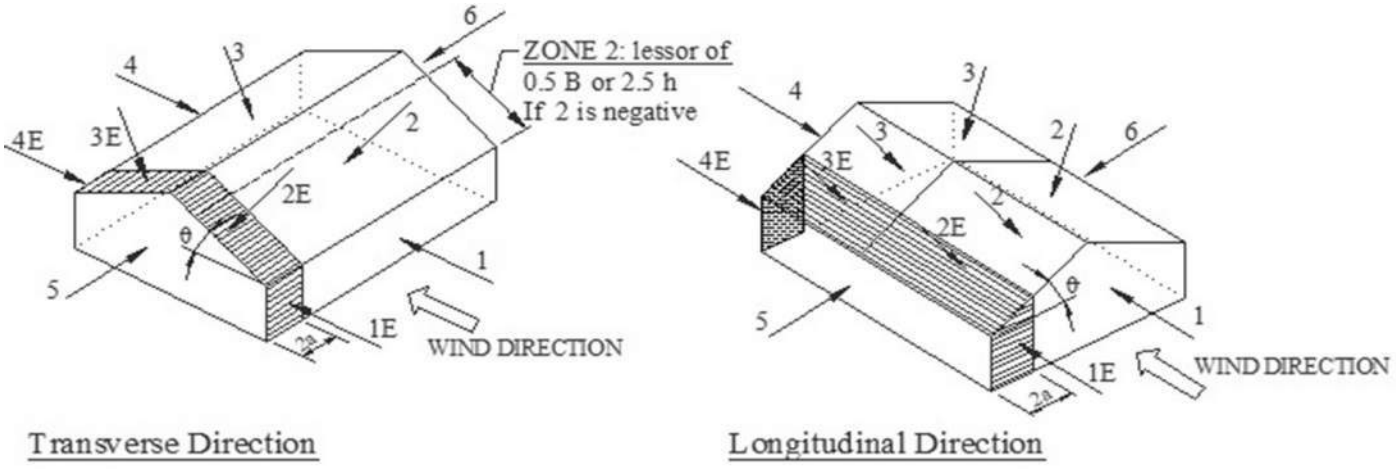
JOB TITLE	UGS - VISIT SHEBOYGAN		
JOB NO.		**SHEET NO.**	
CALCULATED BY		**DATE**	
CHECKED BY		**DATE**	

Location of MWFRS Wind Pressure Zones



NOTE: Torsional loads are 25% of zones 1 - 6. See code for loading diagram.

ASCE 7 -99 and ASCE 7-10 (& later)



NOTE: Torsional loads are 25% of zones 1 - 4. See code for loading diagram.

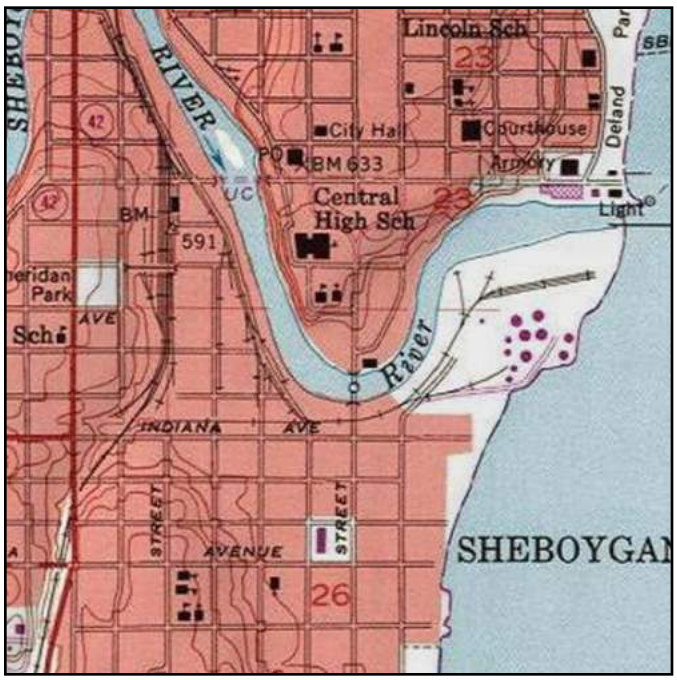
~~ASCE 7 -02 and ASCE 7-05~~

ASCE Hazards Report

Address:
824 S 8th St
Sheboygan, Wisconsin
53081

Standard: ASCE/SEI 7-10
Risk Category: II
Soil Class: D - Stiff Soil

Latitude: 43.745712
Longitude: -87.713482
Elevation: 588.1021843015527 ft (NAVD 88)



Wind

Results:

Wind Speed	115 Vmph
10-year MRI	76 Vmph
25-year MRI	84 Vmph
50-year MRI	90 Vmph
100-year MRI	96 Vmph

Data Source: ASCE/SEI 7-10, Fig. 26.5-1A and Figs. CC-1–CC-4, and Section 26.5.2, incorporating errata of March 12, 2014
Date Accessed: Thu Feb 13 2025

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-10 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).

Site is not in a hurricane-prone region as defined in ASCE/SEI 7-10 Section 26.2.

4th Dimension Design, Inc.
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Waukesha, WI 53189
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JOB TITLE UGS - VISIT SHEBOYGAN

JOB NO. | SHEET NO.
CALCULATED BY | DATE
CHECKED BY | DATE

Wind Loads - MWFRS h≤60' (Low-rise Buildings) Enclosed/partially enclosed only

Kz = Kh (case 1) = 0.70
Base pressure (qh) = **20.2 psf**
GCpi = +/-0.18

Edge Strip (a) = 3.0 ft
End Zone (2a) = 6.0 ft
Zone 2 length = 10.5 ft

Wind Pressure Coefficients

	CASE A				CASE B		
		θ = 26.6 deg					
Surface	GCpf	w/-GCpi	w/+GCpi		GCpf	w/-GCpi	w/+GCpi
1	0.55	0.73	0.37		-0.45	-0.27	-0.63
2	-0.10	0.08	-0.28		-0.69	-0.51	-0.87
3	-0.45	-0.27	-0.63		-0.37	-0.19	-0.55
4	-0.39	-0.21	-0.57		-0.45	-0.27	-0.63
5					0.40	0.58	0.22
6					-0.29	-0.11	-0.47
1E	0.73	0.91	0.55		-0.48	-0.30	-0.66
2E	-0.19	-0.01	-0.37		-1.07	-0.89	-1.25
3E	-0.58	-0.40	-0.76		-0.53	-0.35	-0.71
4E	-0.53	-0.35	-0.71		-0.48	-0.30	-0.66
5E					0.61	0.79	0.43
6E					-0.43	-0.25	-0.61

Ultimate Wind Surface Pressures (psf)

1		14.7	7.5		-5.4	-12.7
2		1.6	-5.6		-10.3	-17.5
3		-5.4	-12.6		-3.8	-11.1
4		-4.2	-11.5		-5.4	-12.7
5					11.7	4.4
6					-2.2	-9.5
1E		18.3	11.0		-6.0	-13.3
2E		-0.2	-7.5		-17.9	-25.2
3E		-8.2	-15.4		-7.1	-14.3
4E		-7.2	-14.4		-6.0	-13.3
5E					15.9	8.7
6E					-5.0	-12.3

Parapet

Windward parapet = 0.0 psf (GCpn = +1.5)
Leeward parapet = 0.0 psf (GCpn = -1.0)

Windward roof overhangs = 14.1 psf (upward) add to windward roof pressure

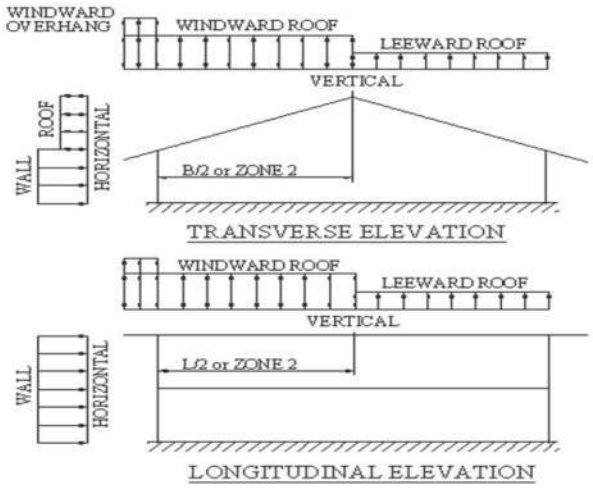
Horizontal MWFRS Simple Diaphragm Pressures (psf)

Transverse direction (normal to L)

Interior Zone: Wall 19.0 psf
Roof 7.0 psf
End Zone: Wall 25.5 psf
Roof 8.0 psf

Longitudinal direction (parallel to L)

Interior Zone: Wall 13.9 psf
End Zone: Wall 21.0 psf



The code requires the MWFRS be designed for a min ultimate force of 16 psf multiplied by the wall area plus an 8 psf force applied to the vertical projection of the roof.

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JOB TITLE	UGS - VISIT SHEBOYGAN		
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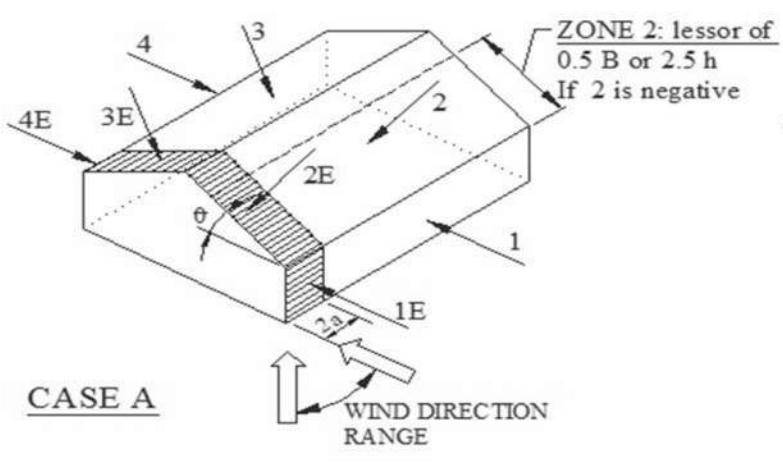
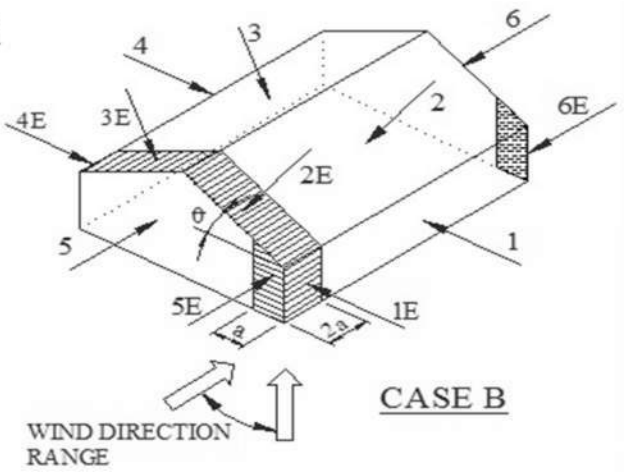
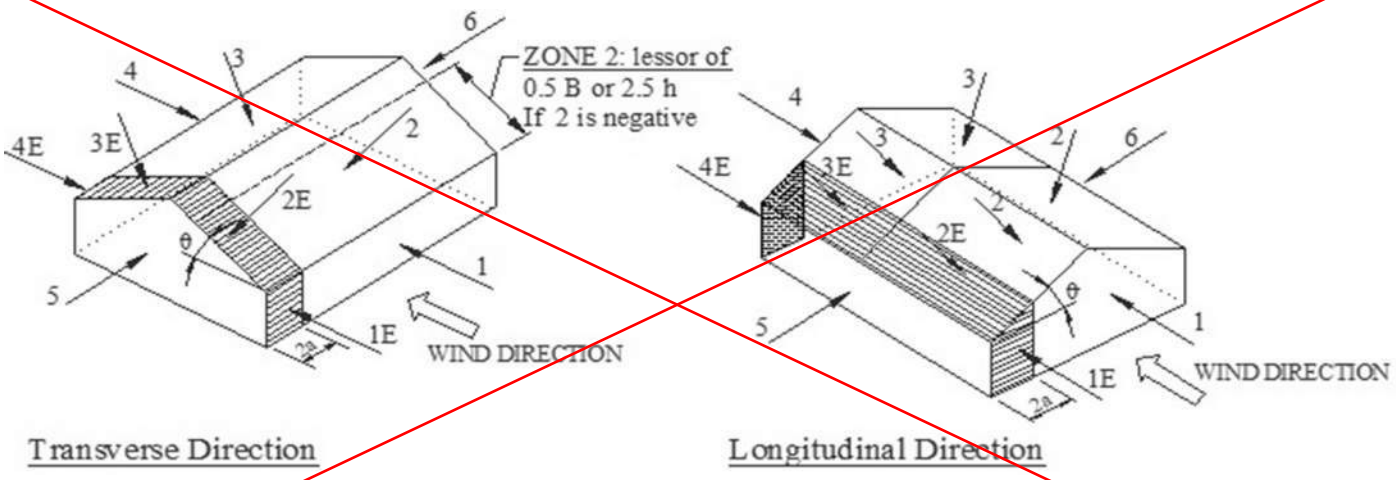
Location of MWFRS Wind Pressure Zones





NOTE: Torsional loads are 25% of zones 1 - 6. See code for loading diagram.

ASCE 7 -99 and ASCE 7-10 (& later)



NOTE: Torsional loads are 25% of zones 1 - 4. See code for loading diagram.

~~ASCE 7 -02 and ASCE 7-05~~

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Ultimate Wind Pressures

Wind Loads - Components & Cladding : h <= 60'

Kh (case 1) =	0.70	h =	14.8 ft
Base pressure (qh) =	**20.2 psf**	a =	3.0 ft
Minimum parapet ht =	0.0 ft	GCpi =	+/-0.18
Roof Angle (θ) =	26.6 deg		
Type of roof =	Gable		

Roof

	GCp +/- GCpi			Surface Pressure (psf)			**User input**	
Area	10 sf	50 sf	100 sf	10 sf	50 sf	100 sf	75 sf	500 sf
Negative Zone 1	-1.08	-1.01	-0.98	-21.8	-20.4	-19.8	-20.0	-19.8
Negative Zone 2	-1.88	-1.53	-1.38	-37.9	-30.9	-27.8	-29.1	-27.8
Negative Zone 3	-2.78	-2.36	-2.18	-56.0	-47.6	-44.0	-45.5	-44.0
Positive All Zones	0.68	0.54	0.48	16.0	16.0	16.0	16.0	16.0
Overhang Zone 2	-2.20	-2.20	-2.20	-44.4	-44.4	-44.4	-44.4	-44.4
Overhang Zone 3	-3.70	-2.86	-2.50	-74.6	-57.7	-50.4	-53.4	-50.4

Overhang pressures in the table above assume an internal pressure coefficient (Gcpi) of 0.0
Overhang soffit pressure equals adj wall pressure (which includes internal pressure of 3.6 psf)

Parapet

qp = 0.0 psf

CASE A = pressure towards building (pos)
CASE B = pressure away from bldg (neg)

	Surface Pressure (psf)			**User input**
Solid Parapet Pressure	10 sf	100 sf	500 sf	40 sf
CASE A : Interior zone:	0.0	0.0	0.0	0.0
Corner zone:	0.0	0.0	0.0	0.0
CASE B : Interior zone:	0.0	0.0	0.0	0.0
Corner zone:	0.0	0.0	0.0	0.0

Walls

	GCp +/- GCpi			Surface Pressure (psf)			**User input**	
Area	10 sf	100 sf	500 sf	10 sf	100 sf	500 sf	50 sf	200 sf
Negative Zone 4	-1.28	-1.10	-0.98	-25.8	-22.2	-19.8	-23.3	-21.2
Negative Zone 5	-1.58	-1.23	-0.98	-31.9	-24.7	-19.8	-26.9	-22.6
Positive Zone 4 & 5	1.18	1.00	0.88	23.8	20.2	17.7	21.3	19.2

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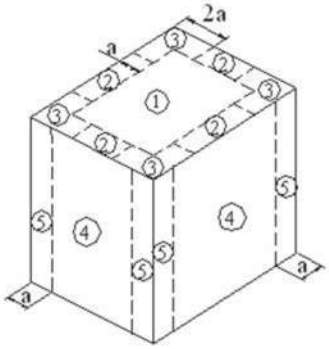
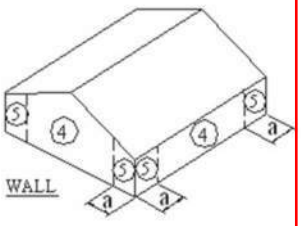
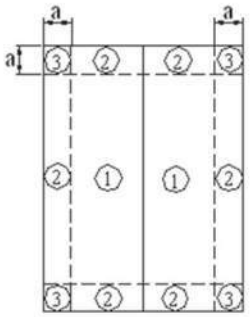
Location of C&C Wind Pressure Zones



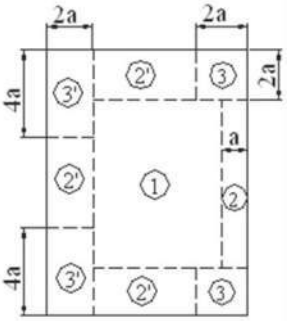
Roofs w/ θ ≤ 10°
and all walls
h > 60'



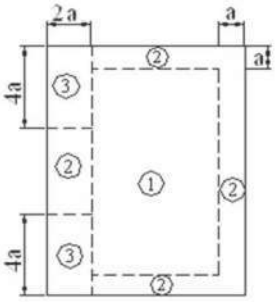
Walls h ≤ 60'
& alt design h<90'



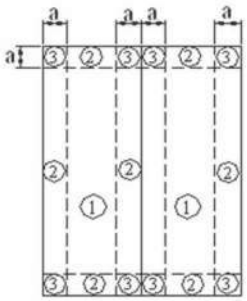
Gable, Sawtooth and
Multispan Gable θ ≤ 7 degrees &
Monoslope ≤ 3 degrees
h ≤ 60' & alt design h<90'



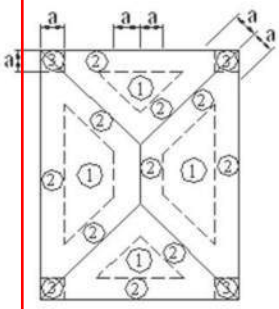
Monoslope roofs
3° < θ ≤ 10°
h ≤ 60' & alt design h<90'



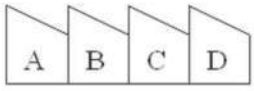
Monoslope roofs
10° < θ ≤ 30°
h ≤ 60' & alt design h<90'

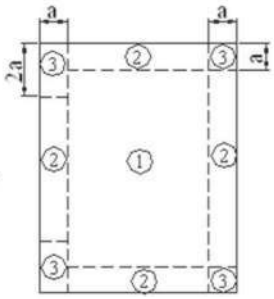


Multispan Gable &
Gable 7° < θ ≤ 45°

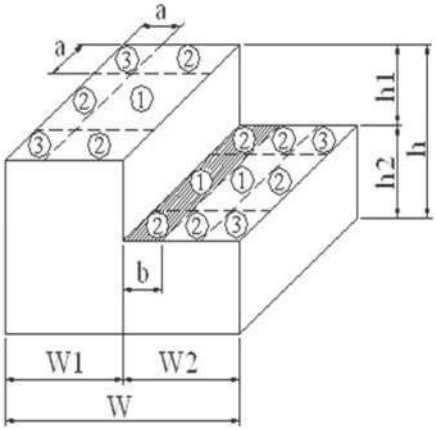


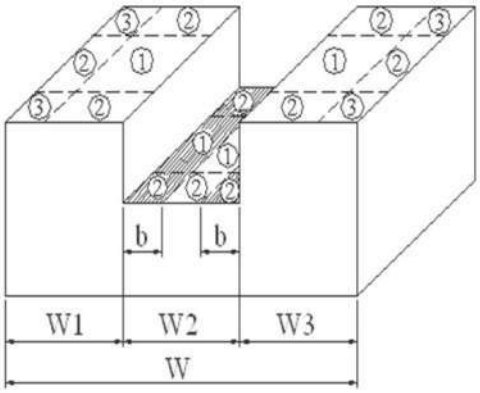
Hip 7° < θ ≤ 27°





Sawtooth 10° < θ ≤ 45°
h ≤ 60' & alt design h<90'





Stepped roofs θ ≤ 3°
h ≤ 60' & alt design h<90'

Seismic

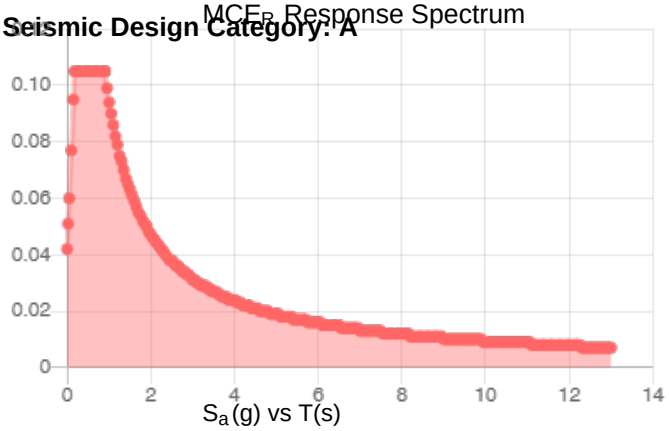
Site Soil Class: D - Stiff Soil

Results:

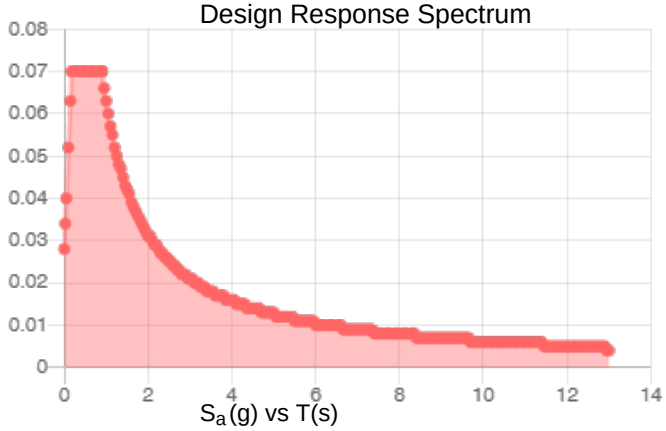
S_S :	0.066	S_{D1} :	0.063
S_1 :	0.039	T_L :	12
F_a :	1.6	PGA :	0.031
F_v :	2.4	PGA_M :	0.049
S_{MS} :	0.105	F_{PGA} :	1.6
S_{M1} :	0.094	I_e :	1
S_{DS} :	0.07		

Seismic Design Category: A

MCE_R Response Spectrum



Design Response Spectrum



Data Accessed: Thu Feb 13 2025

Date Source:

USGS Seismic Design Maps based on ASCE/SEI 7-10, incorporating Supplement 1 and errata of March 31, 2013, and ASCE/SEI 7-10 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-10 Ch. 21 are available from USGS.

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JOB TITLE UGS - VISIT SHEBOYGAN
JOB NO. SHEET NO.
CALCULATED BY DATE
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Seismic Loads: IBC 2015 Strength Level Forces

Risk Category : II
Importance Factor (I) : 1.00
Site Class : D

Ss (0.2 sec) = 6.60 %g
S1 (1.0 sec) = 3.90 %g

Fa =	1.600	Sms =	0.106	S_{DS} =	0.070	Design Category =	A
Fv =	2.400	Sm1 =	0.094	S_{D1} =	0.062	Design Category =	A

Seismic Design Category = **A** ASCE7 Section 11.4.1 Exception Applies
Number of Stories: 1
Structure Type: All other building systems
Horizontal Struct Irregularities: No plan Irregularity
Vertical Structural Irregularities: No vertical Irregularity
Flexible Diaphragms: Yes
Building System: **Structural steel systems not specifically detailed for seismic resistance**
Seismic resisting system: **Structural steel systems not specifically detailed for seismic resistance**
System Structural Height Limit: **Height not limited**
Actual Structural Height (hn) = 17.5 ft

MOMENT FRAME = 3.5
BRACED FRAME = 3.25
REPORT BASE RXN FOR 3
(SEISMIC DOES NOT CONTROL)

DESIGN COEFFICIENTS AND FACTORS

Response Modification Coefficient (R) = 3
Over-Strength Factor (Ωo) = 2.5
Deflection Amplification Factor (Cd) = 3
S_{DS} = 0.070
S_{D1} = 0.062

Seismic Load Effect (E) = $\rho Q_E +/- 0.2S_{DS} D$ = $\rho Q_E +/-$ 0.014D
Special Seismic Load Effect (Em) = $\Omega o Q_E +/- 0.2S_{DS} D$ = 2.5 $Q_E +/-$ 0.014D

ρ = redundancy coefficient
Q_E = horizontal seismic force
D = dead load

PERMITTED ANALYTICAL PROCEDURES

Index Force Analysis (Seismic Category A only) - Minimum lateral force Fx = 0.01Wx at each floor level

Simplified Analysis - Use Equivalent Lateral Force Analysis

Equivalent Lateral-Force Analysis - Permitted

Building period coef. (C_T) = 0.020 Cu = 1.70
Approx fundamental period (Ta) = $C_T h_n^{\wedge}$ = 0.171 sec x= 0.75 Tmax = CuTa = 0.291
User calculated fundamental period (T) = sec Use T = 0.171
Long Period Transition Period (TL) = ASCE7 map = 12
Seismic response coef. (Cs) = $S_{DS}I/R$ = 0.023
need not exceed Cs = Sd1 I /RT = 0.122
but not less than Cs = 0.010
USE Cs = 0.023
Design Base Shear V = 0.023W

Model & Seismic Response Analysis - Permitted (see code for procedure)

ALLOWABLE STORY DRIFT

Structure Type: Non- masonry, 4 story or less designed to accommodate the story drift
Allowable story drift = 0.025hsx no limit if single story is designed to accommodate the story drift

Snow

Results:

Ground Snow Load, p_g:	35 lb/ft^2
Mapped Elevation:	588.1 ft
Data Source:	ASCE/SEI 7-10, Fig. 7-1.
Date Accessed:	Thu Feb 13 2025

Values provided are ground snow loads. In areas designated "case study required," extreme local variations in ground snow loads preclude mapping at this scale. Site-specific case studies are required to establish ground snow loads at elevations not covered.

Snow load values are mapped to a 0.5 mile resolution. This resolution can create a mismatch between the mapped elevation and the site-specific elevation in topographically complex areas. Engineers should consult the local authority having jurisdiction in locations where the reported ‘elevation’ and ‘mapped elevation’ differ significantly from each other.

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Snow Loads : ASCE 7-10

Nominal Snow Forces

Roof slope	=	26.6 deg	
Horiz. eave to ridge dist (W)	=	10.5 ft	
Roof length parallel to ridge (L)	=	40.0 ft	
Type of Roof		Hip and gable w/ trussed systems	
Ground Snow Load	Pg =	35.0 psf	
Risk Category	=	II	
Importance Factor	I =	1.0	
Thermal Factor	Ct =	0.85	
Exposure Factor	Ce =	1.0	
Pf = 0.7*Ce*Ct*I*Pg	=	20.8 psf	
Unobstructed Slippery Surface		yes	
Sloped-roof Factor	Cs =	0.67	use 0.67
Balanced Snow Load	**Ps =**	**14.0 psf**	
Rain on Snow Surcharge Angle		0.21 deg	
Code Maximum Rain Surcharge		5.0 psf	
Rain on Snow Surcharge	=	0.0 psf	
Ps plus rain surcharge	=	14.0 psf	
Minimum Snow Load	Pm =	0.0 psf	
Uniform Roof Design Snow Load	=	**14.0 psf**	use 14.0

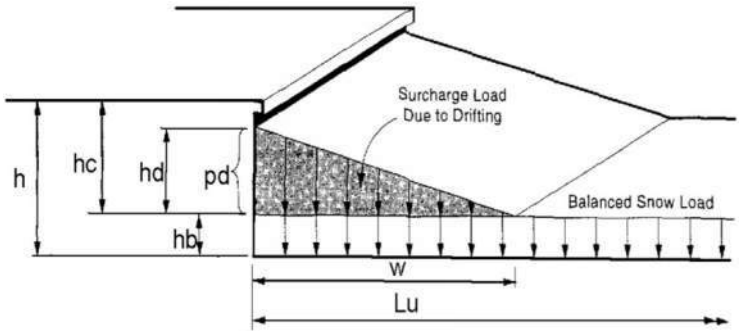
NOTE: Alternate spans of continuous beams and other areas shall be loaded with half the design roof snow load so as to produce the greatest possible effect - see code.

Unbalanced Snow Loads - for Hip & Gable roofs only

Required if slope is between 7 on 12 =	30.26 deg	
and 2.38 deg =	2.38 deg	**Unbalanced snow loads must be applied**
Windward snow load =	4.2 psf	= 0.3Ps
Leeward snow load from ridge to 5.74' =	33.9 psf	= hdγ / √S + Ps
Leeward snow load from 5.74' to the eave =	14.0 psf	= Ps

Windward Snow Drifts 1 - Against walls, parapets, etc

Upwind fetch	lu =	0.0 ft
Projection height	h =	0.0 ft
Snow density	g =	18.6 pcf
Balanced snow height	hb =	0.75 ft
	hd =	1.14 ft
	hc =	-0.75 ft
hc/hb <0.2 = -1.0	**lu<15', drift not req'd**	
Drift height (hc)	=	0.00 ft
Drift width	w =	-6.94 ft
Surcharge load:	pd = γ*hd =	**0.0 psf**
Balanced Snow load:	=	14.0 psf
		14.0 psf



Windward Snow Drifts 2 - Against walls, parapets, etc

Upwind fetch	lu =	0.0 ft
Projection height	h =	0.0 ft
Snow density	g =	18.6 pcf
Balanced snow height	hb =	0.75 ft
	hd =	1.14 ft
	hc =	-0.75 ft
hc/hb <0.2 = -1.0	**lu<15', drift not req'd**	
Drift height (hc)	=	0.00 ft
Drift width	w =	-6.94 ft
Surcharge load:	pd = γ*hd =	**0.0 psf**
Balanced Snow load:	=	14.0 psf
		14.0 psf

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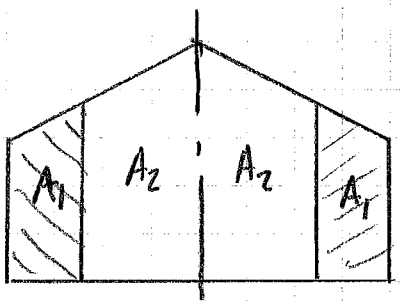
BRACING:

END = 21.0 psf ULT
INT = 13.9 psf ULT

$A_1 = 39^{\#}$

$A_2 = 125^{\#}$



END ELEVATION
NTS

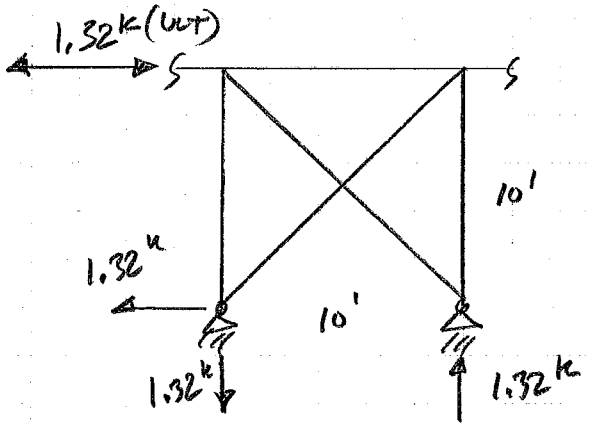
∴ AVE MWFRS

$= \frac{21.0(39)+13.9(125)}{(39+125)} = 15.6$ psf ULT

∴ 16psf MIN GOVERNS

BRACE FORCE @ EAVE:

$16\text{ psf}\ (39^{\#}+125^{\#})/2 = 1{,}312^{\#}$ (ULT)



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BRACING CONT'D:

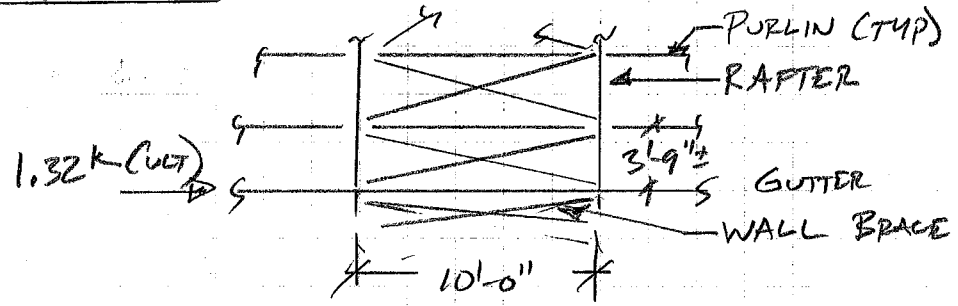
TENSION IN CABLE = 1.414 x 1.32^{k} (ULT) = 1.9^{k}

ASD: 0.6(1.9^{k}) = 1.14^{k}

3/16" Ø CABLE ASSEMBLY = 4,200$^{\#}$ ULT → 2.1^{k} ALLOW.

∴ OK

ROOF BRACING:



PARTIAL PLAN VIEW
NTS

$T \approx 1.32^{k} \frac{\sqrt{10^2+3.75^2}}{10} = 1.41^{k}$ ULT

ASD: 0.6(1.41^{k}) = 0.846^{k} < 2.1^{k} ALLOW. ∴ 3/16" Ø CABLE ASSEMBLY = OK

BY

817 Venture Court, Waukesha, Wisconsin 53189 (262) 896-6500

4th DIMENSION DESIGN, INC.

PAGE

DATE

BRACING CONT'D.

CHECK WIND VS. SEISMIC

MWFRS LOAD TO EAVE = 1.32^{k} ULT (0.8^{k} ASD)

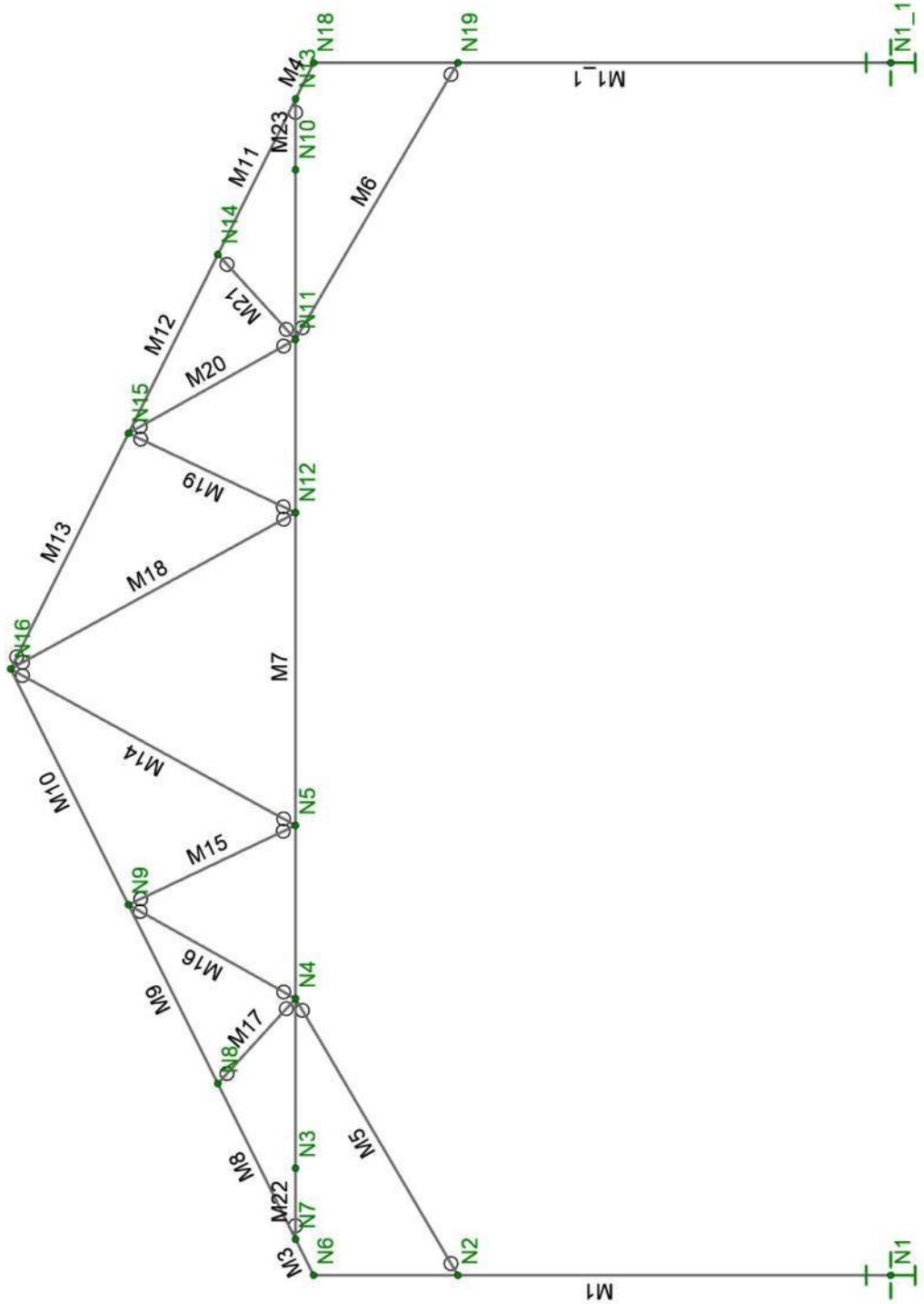
SEISMIC LOAD TO EAVE:

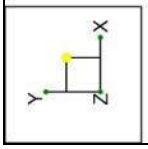
SAY ROOF + WALLS = 15psf PROJECTED (CONSERVATIVE)

∴ $R = 15\,psf \times \frac{21'}{2} \times 40' \times 0.023 = 145^{lb}$ (ULT) << 1,320^{lb}

∴ WIND GOVERNS

BY



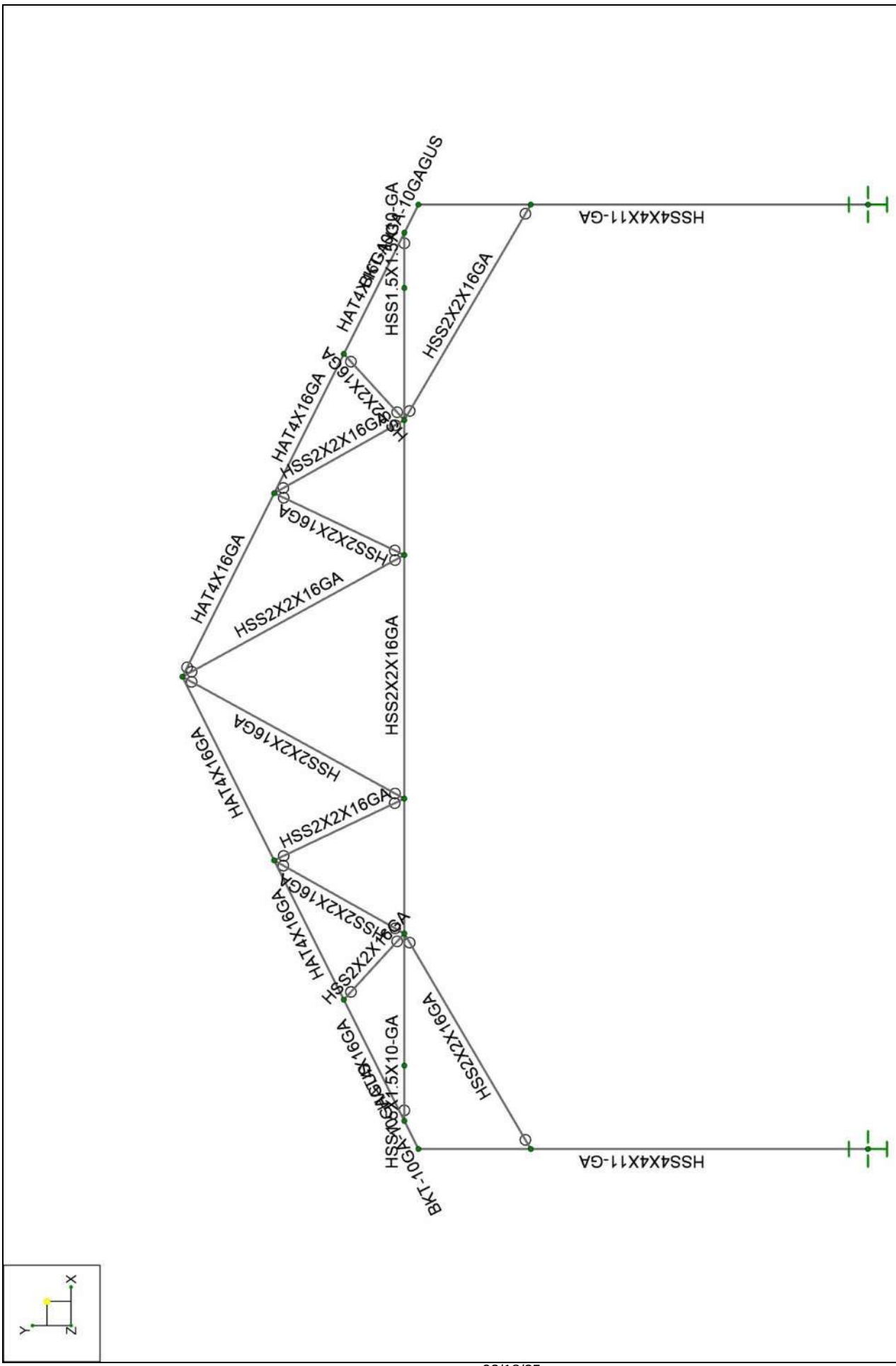


4TH DIMENSION DESIGN, INC

21' TRUSS INT

Feb 17, 2025 at 01:43 PM

21' Truss - BRACED BAY.r3d


HSS4X4X11-GA
HSS4X4X11-GA
HAT4X16GA
HAT4X16GA
HAT4X16GA
HAT4X16GA
HAT4X16GA
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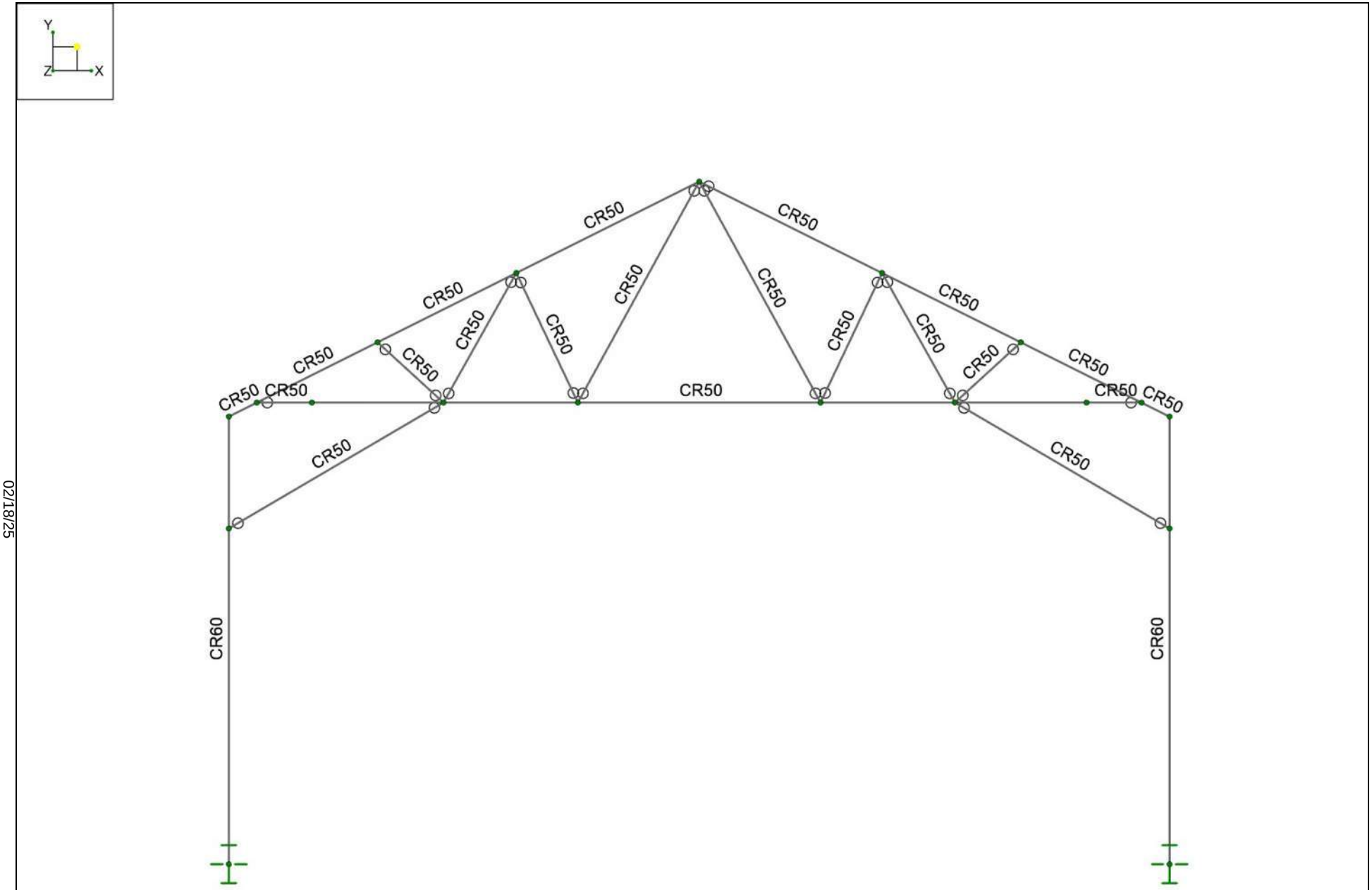
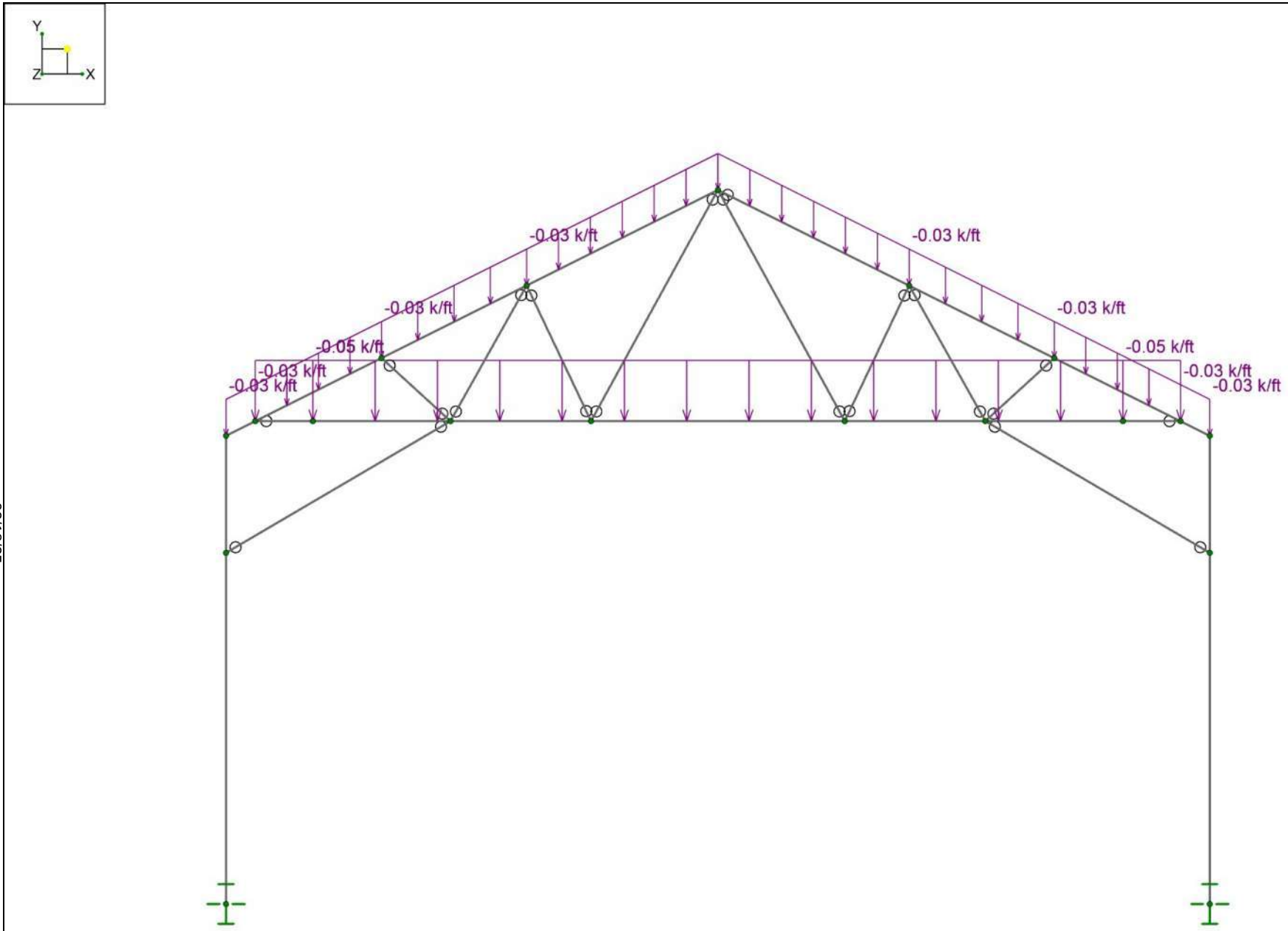
HSS2X2

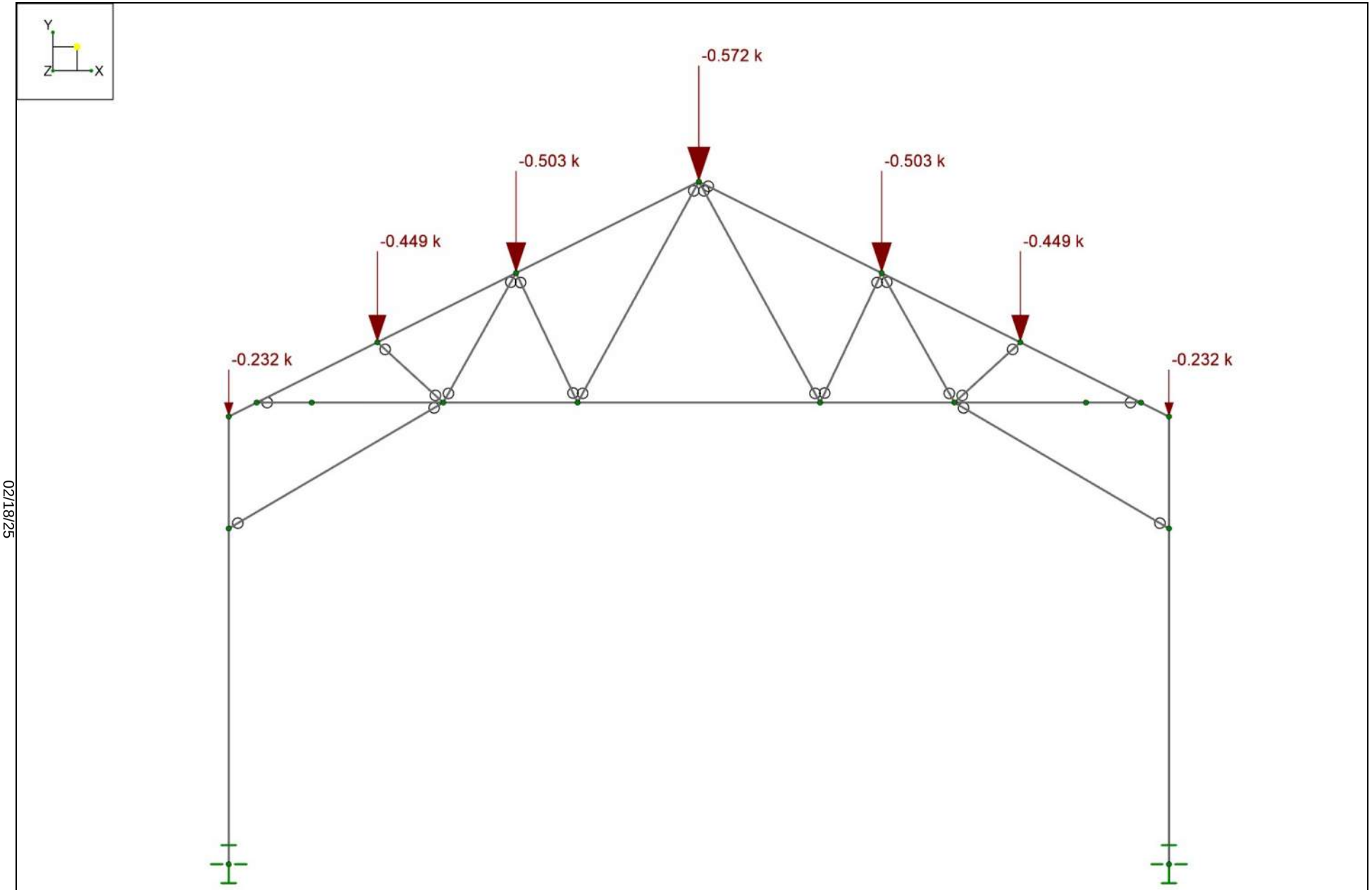


4TH DIMENSION DESIGN, INC		21' TRUSS INT	
			Feb 17, 2025 at 01:43 PM
			21' Truss - BRACED BAY.r3d



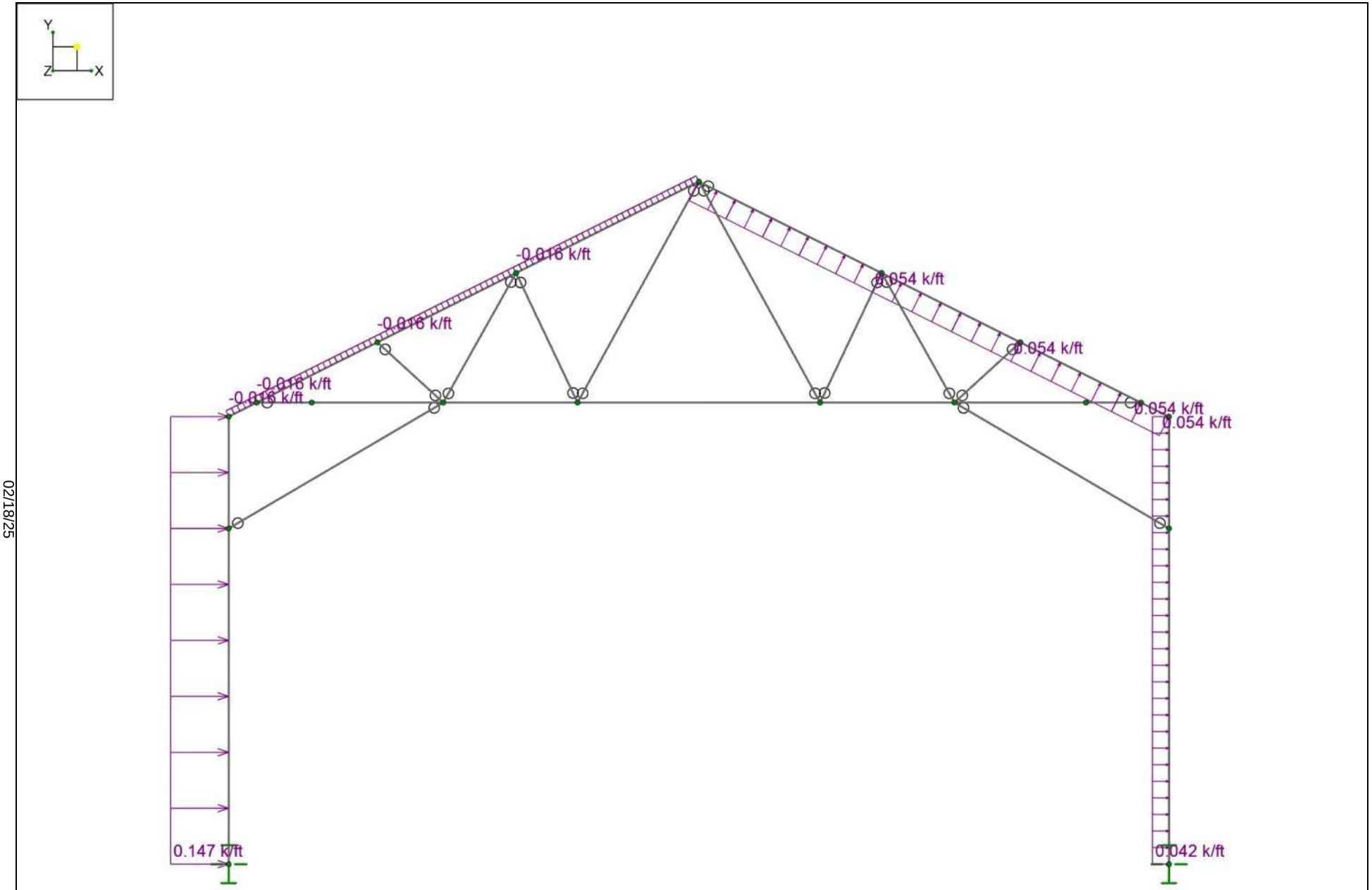
Loads: BLC 1, D

4TH DIMENSION DESIGN, INC		21' TRUSS INT	
			Feb 17, 2025 at 01:46 PM
			21' Truss - BRACED BAY.r3d



Loads: BLC 2, S

4TH DIMENSION DESIGN, INC		21' TRUSS INT	
			Feb 17, 2025 at 01:46 PM
			21' Truss - BRACED BAY.r3d



Loads: BLC 3, W1>

4TH DIMENSION DESIGN, INC		21' TRUSS INT	
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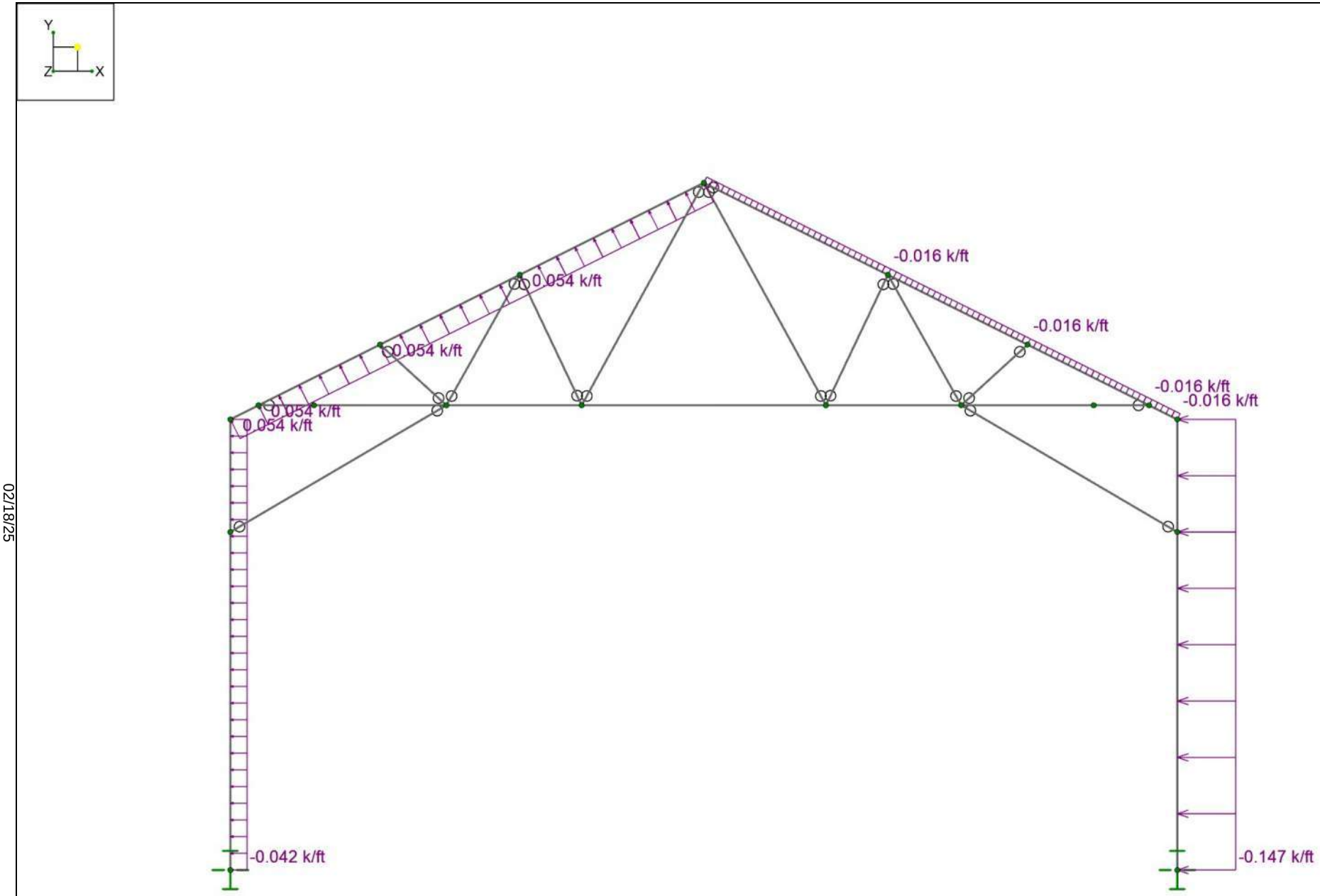
			21' Truss - BRACED BAY.r3d



Loads: BLC 4, W1<

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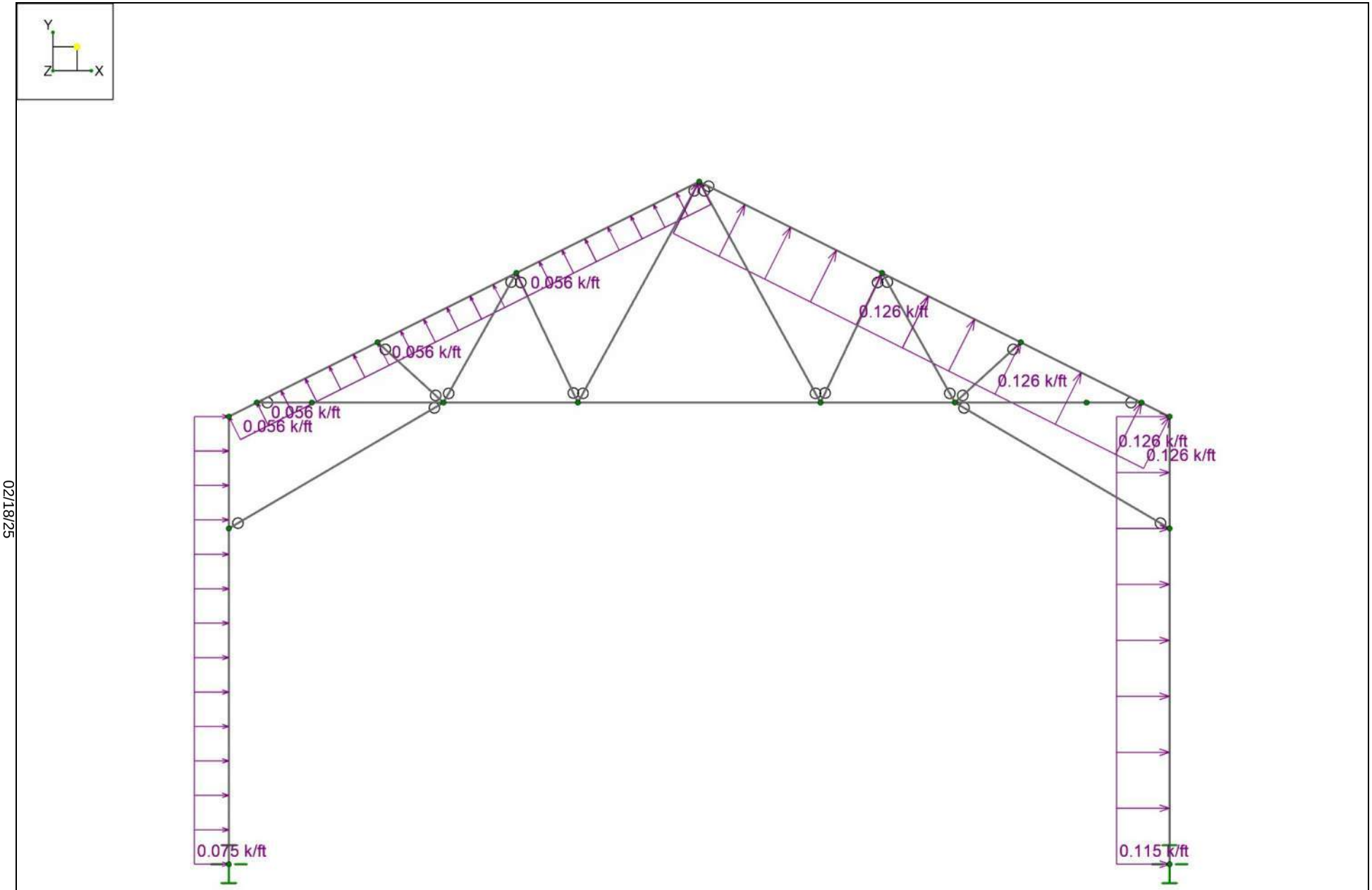
			21' Truss - BRACED BAY.r3d



Loads: BLC 5, W2>

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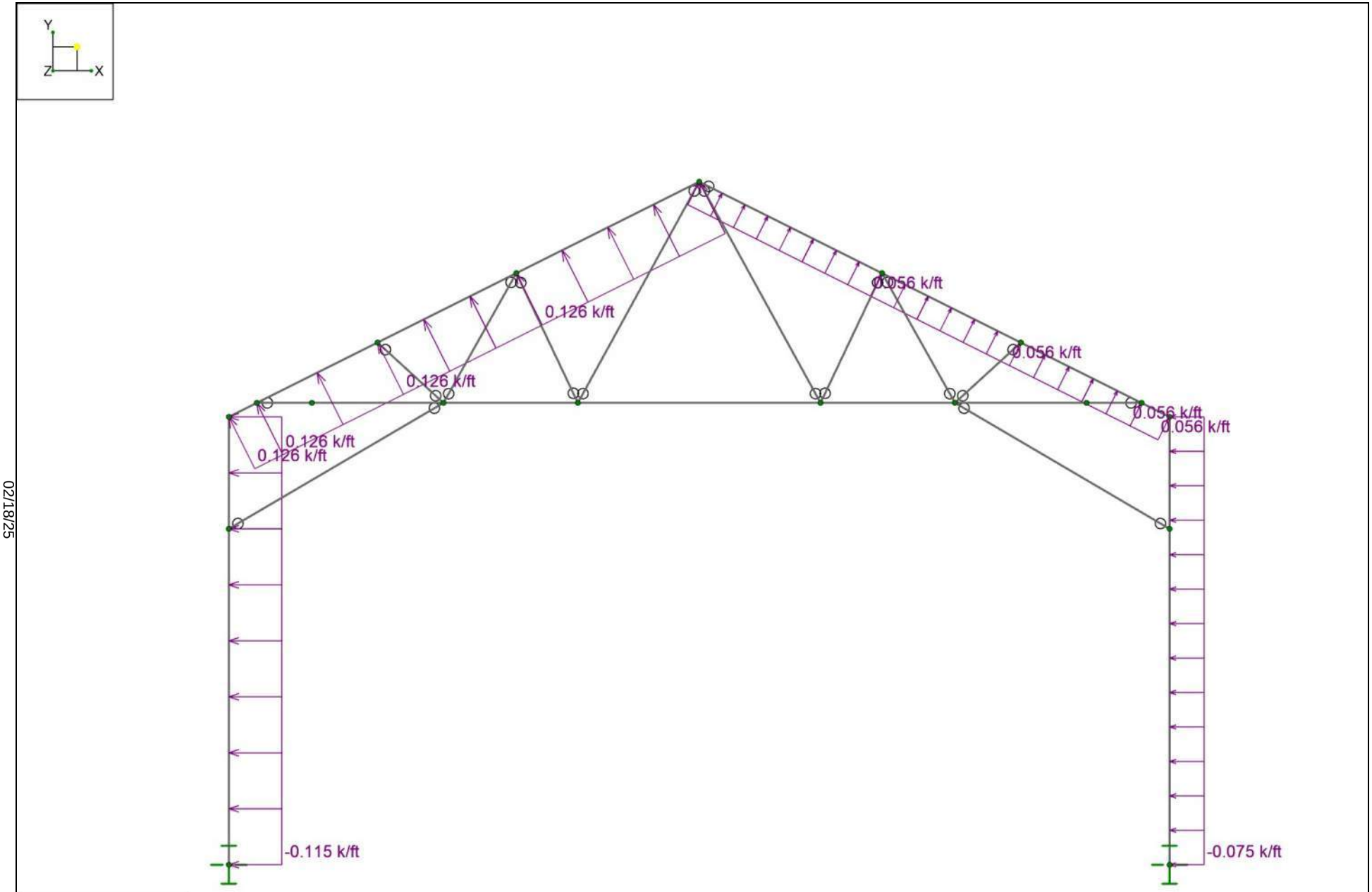
			21' Truss - BRACED BAY.r3d



Loads: BLC 6, W2<

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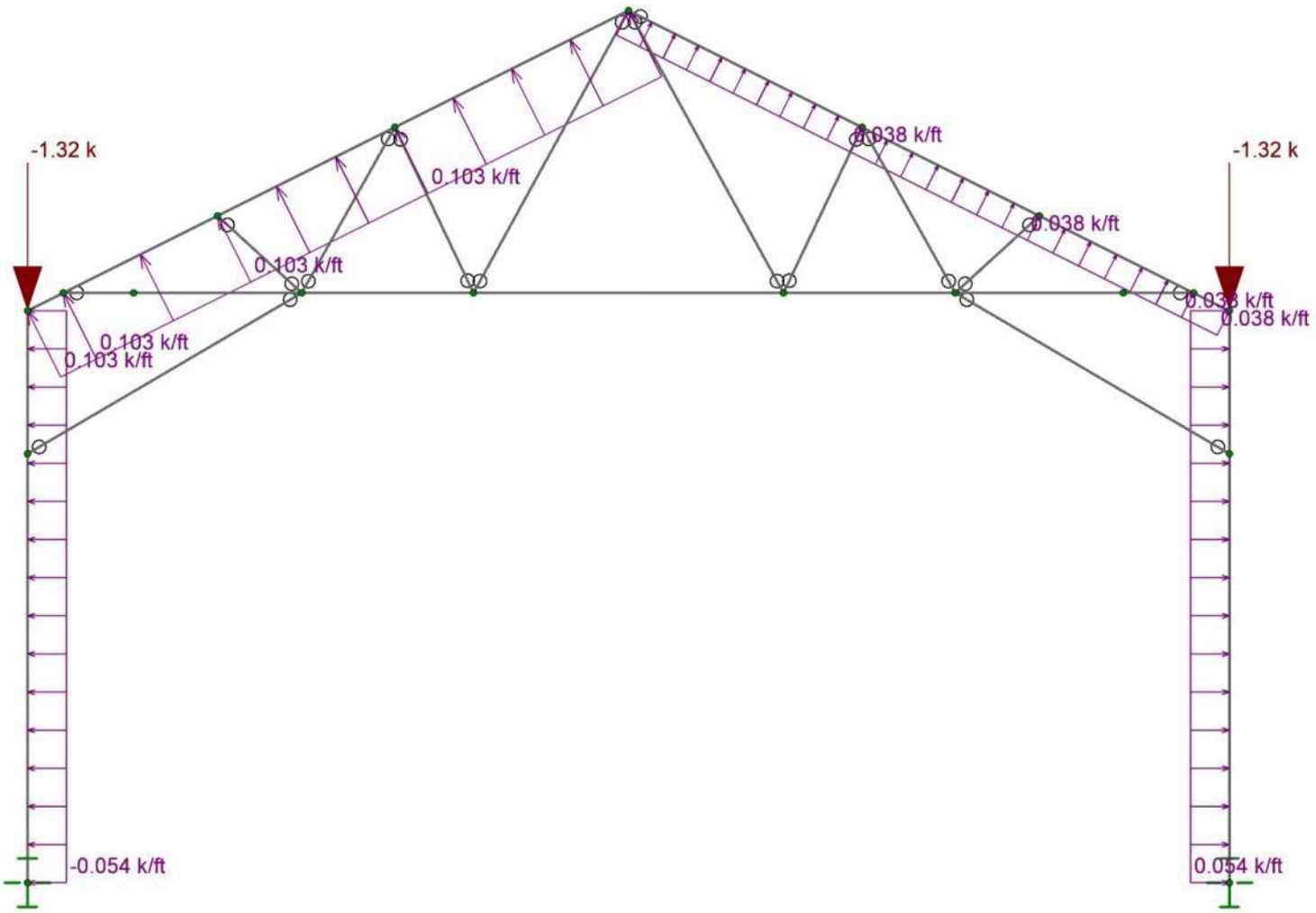
			21' Truss - BRACED BAY.r3d



Loads: BLC 7, W3^

4TH DIMENSION DESIGN, INC		21' TRUSS INT	
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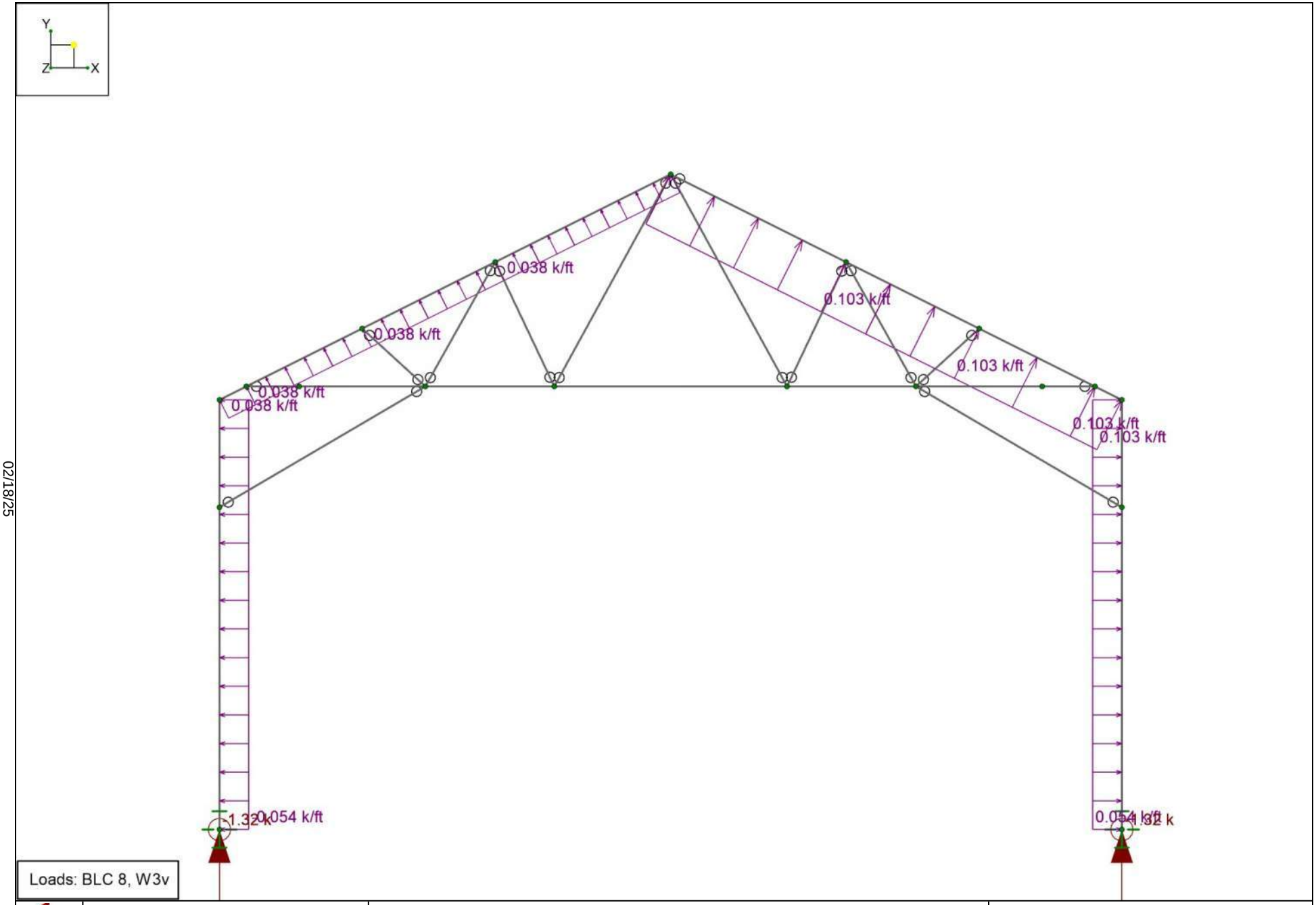
			21' Truss - BRACED BAY.r3d



Loads: BLC 8, W3v

4TH DIMENSION DESIGN, INC		21' TRUSS INT	
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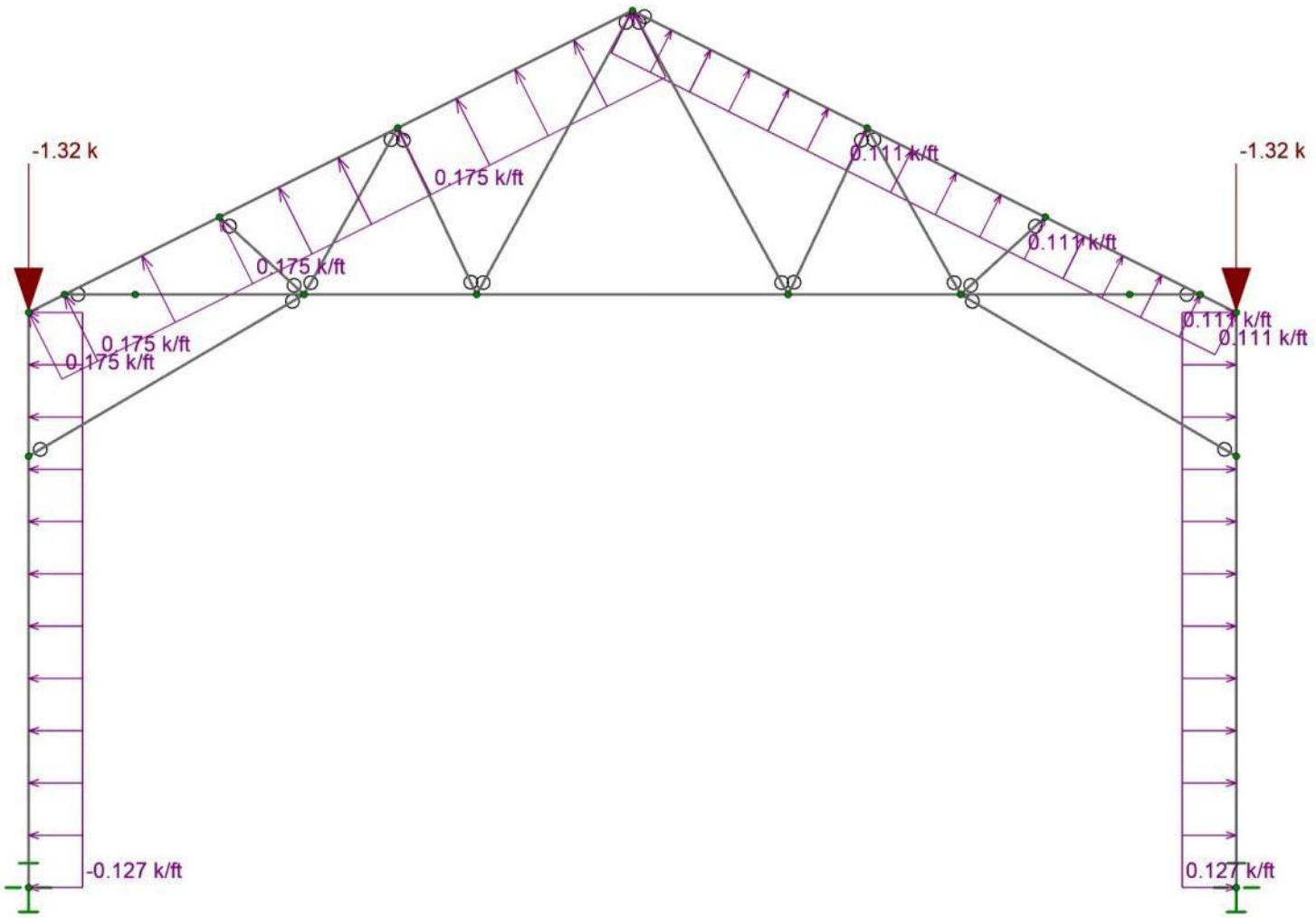
			21' Truss - BRACED BAY.r3d



Loads: BLC 9, W4^

4TH DIMENSION DESIGN, INC		21' TRUSS INT	
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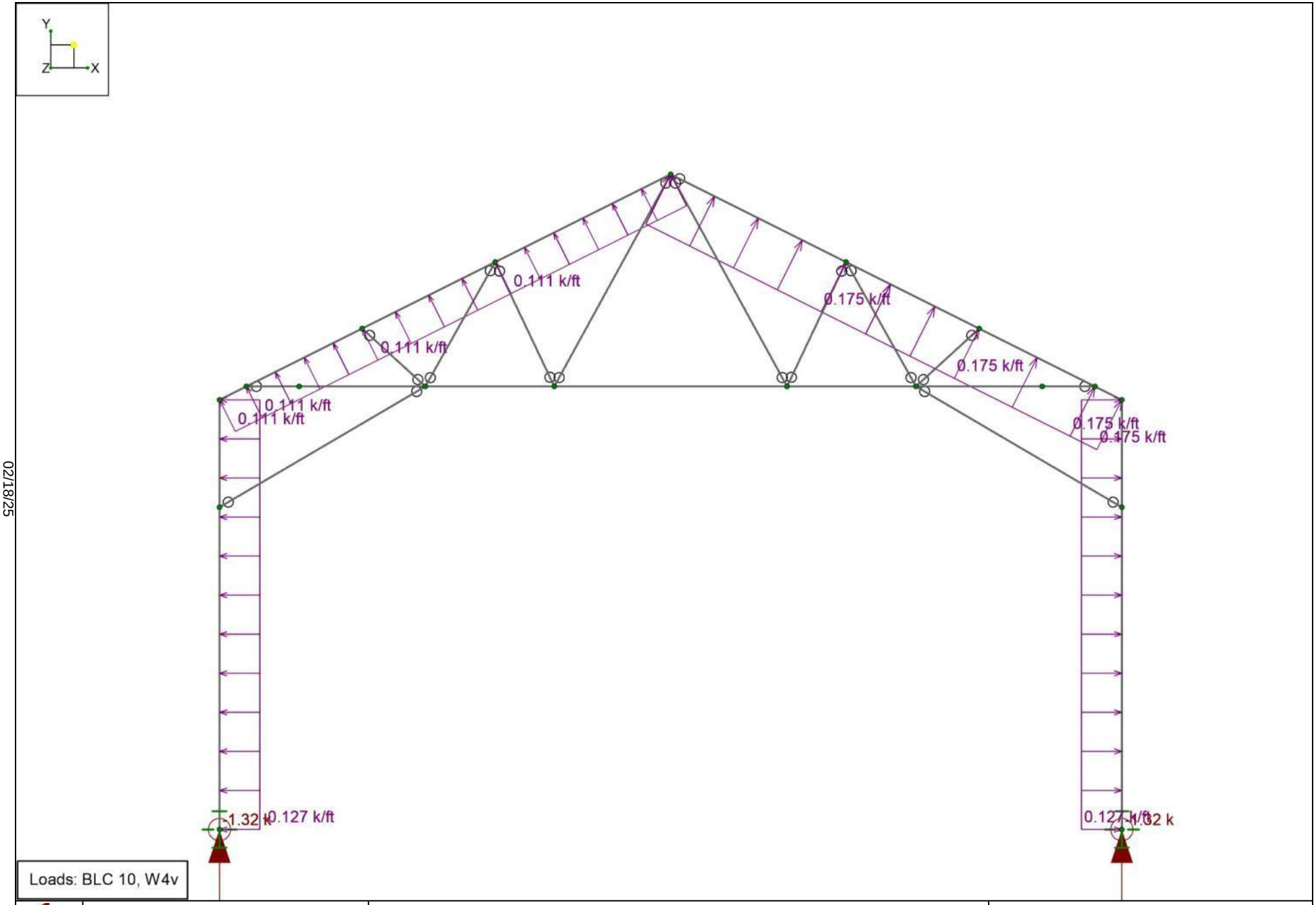
			21' Truss - BRACED BAY.r3d



4TH DIMENSION DESIGN, INC		21' TRUSS INT	
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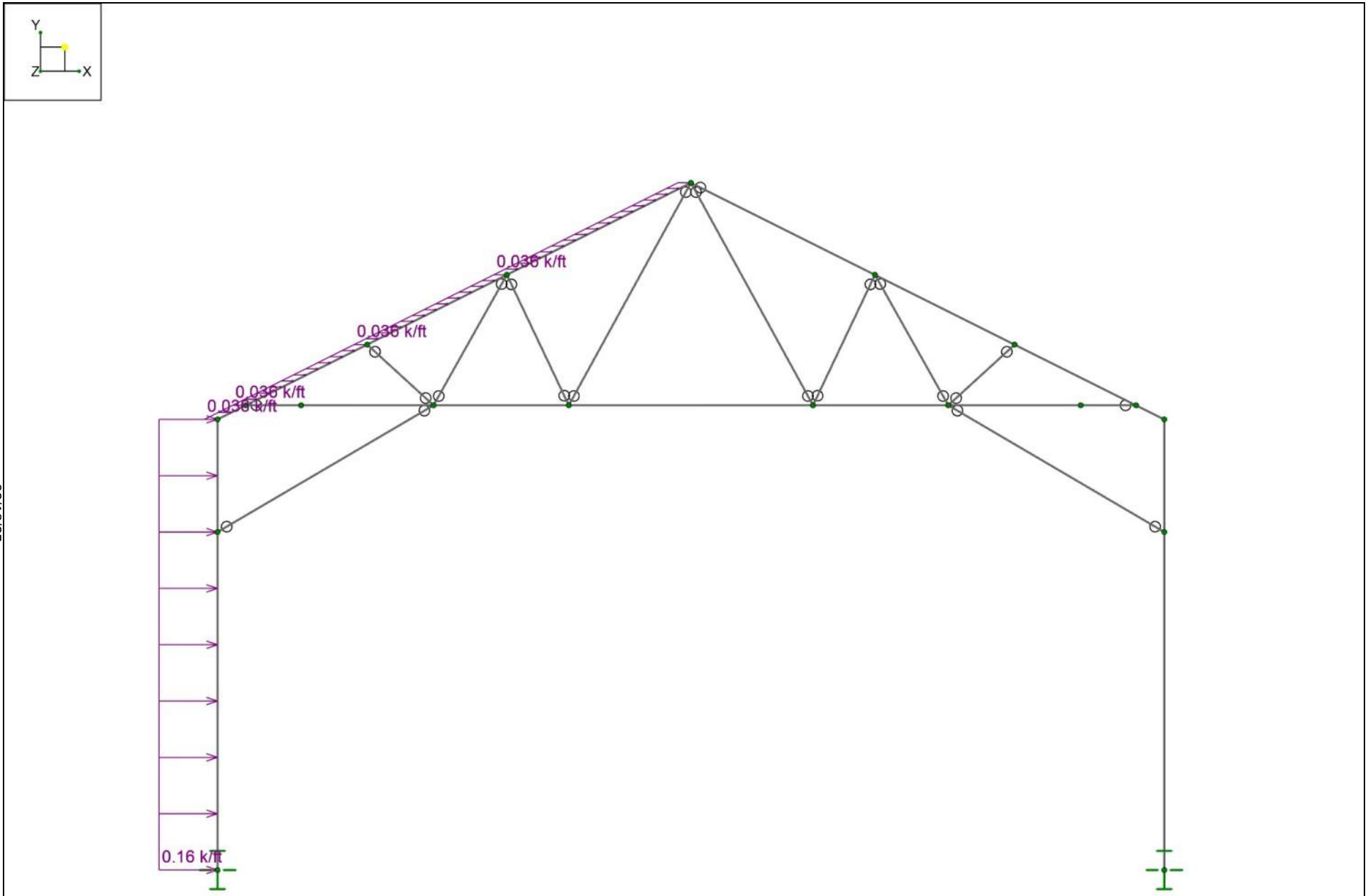
			21' Truss - BRACED BAY.r3d



Loads: BLC 11, WMIN>

4TH DIMENSION DESIGN, INC		21' TRUSS INT	
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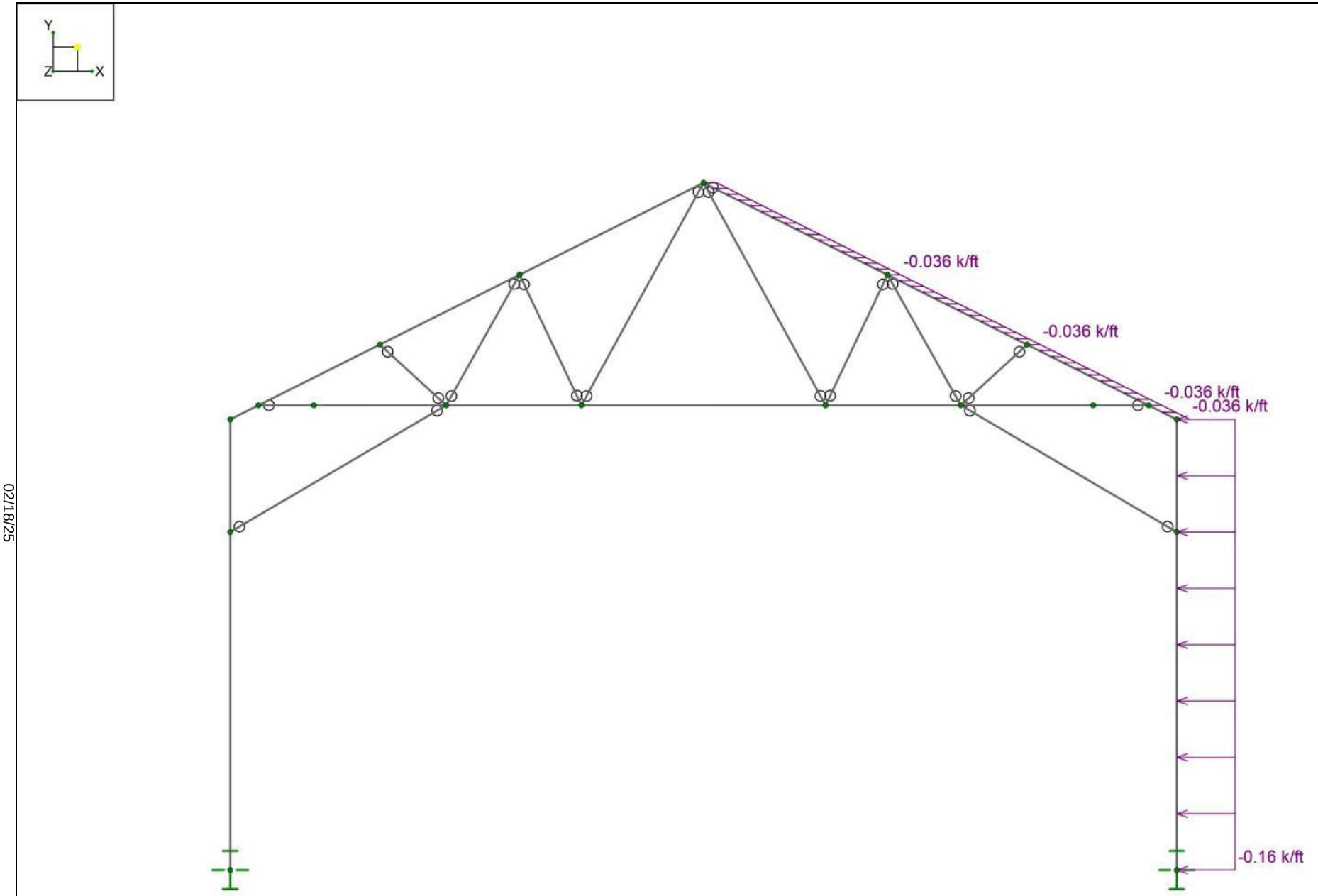
			21' Truss - BRACED BAY.r3d



Loads: BLC 12, WMIN<

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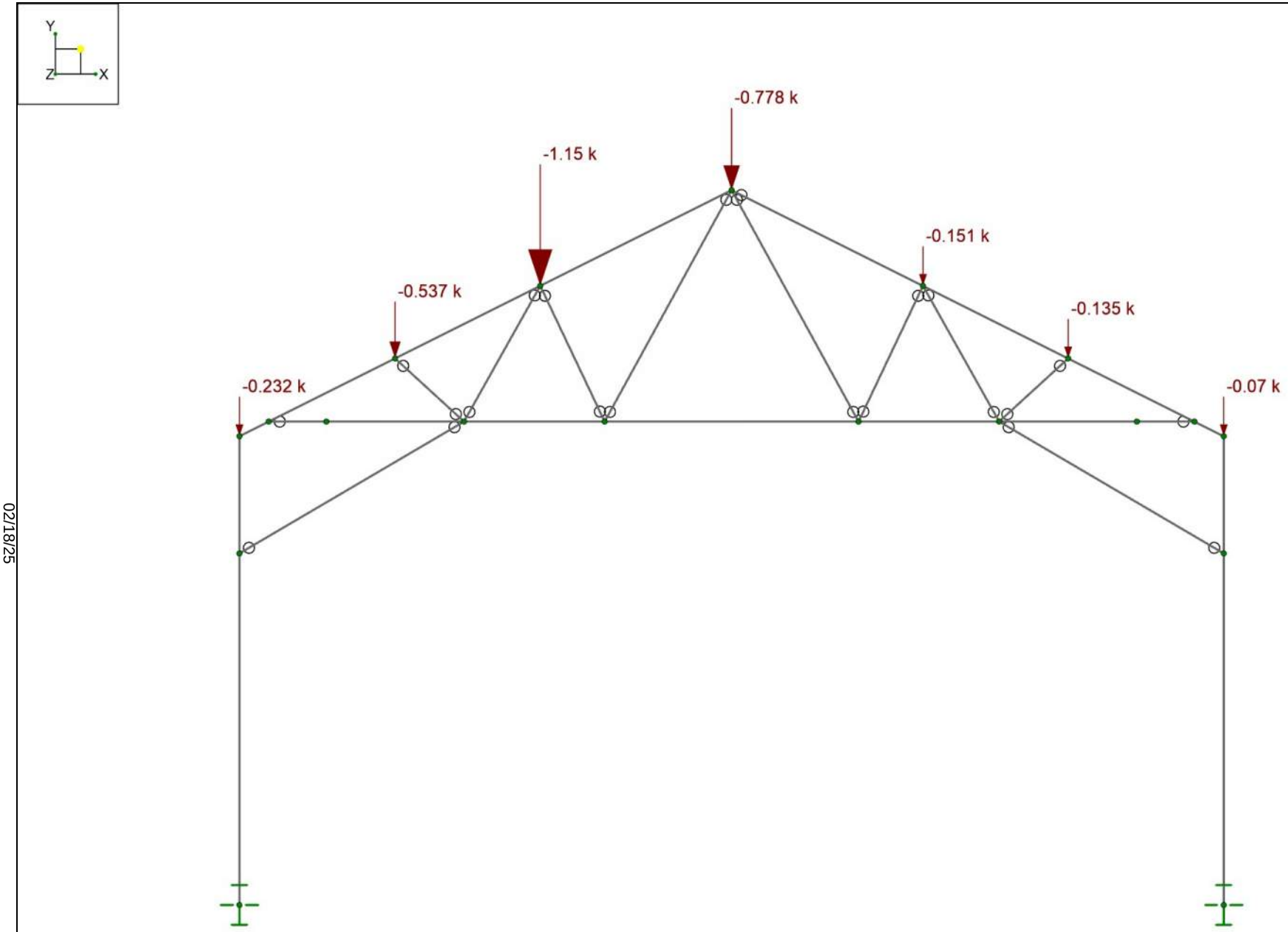
			21' Truss - BRACED BAY.r3d



Loads: BLC 13, SUL

4TH DIMENSION DESIGN, INC		21' TRUSS INT	
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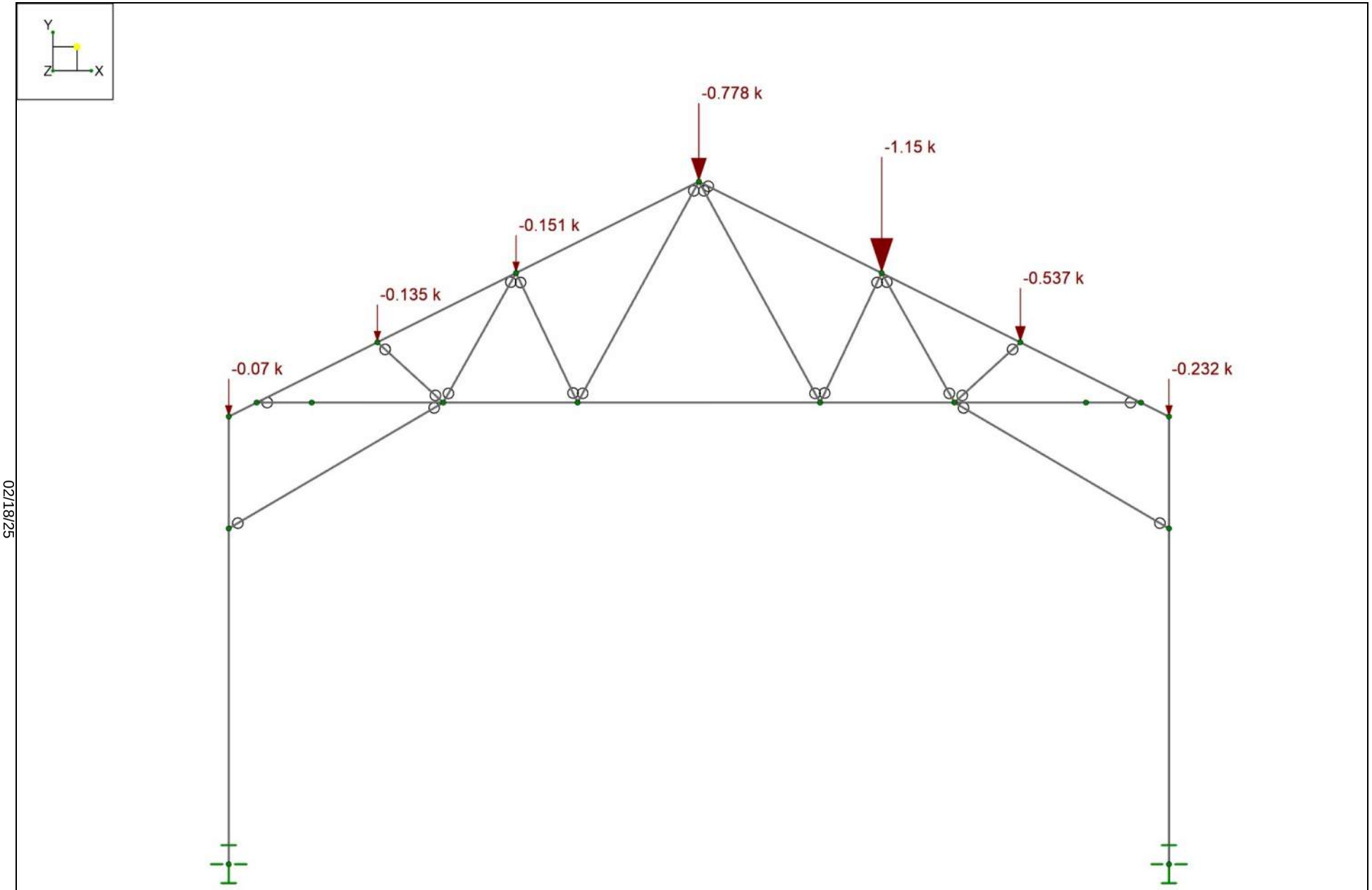
			21' Truss - BRACED BAY.r3d



Loads: BLC 14, SUR

4TH DIMENSION DESIGN, INC		21' TRUSS INT	
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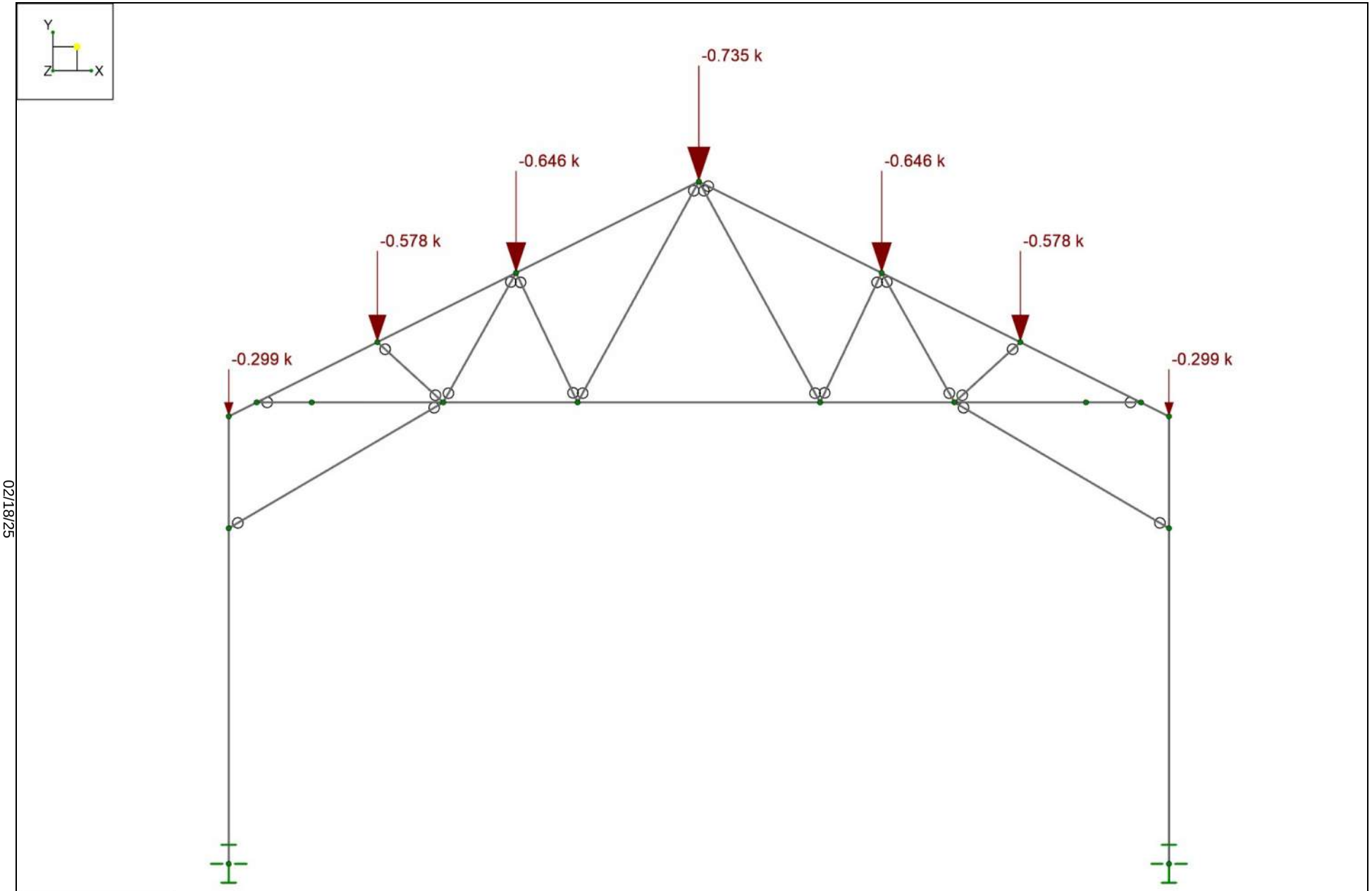
			21' Truss - BRACED BAY.r3d



Loads: BLC 15, L

	4TH DIMENSION DESIGN, INC	21' TRUSS INT	
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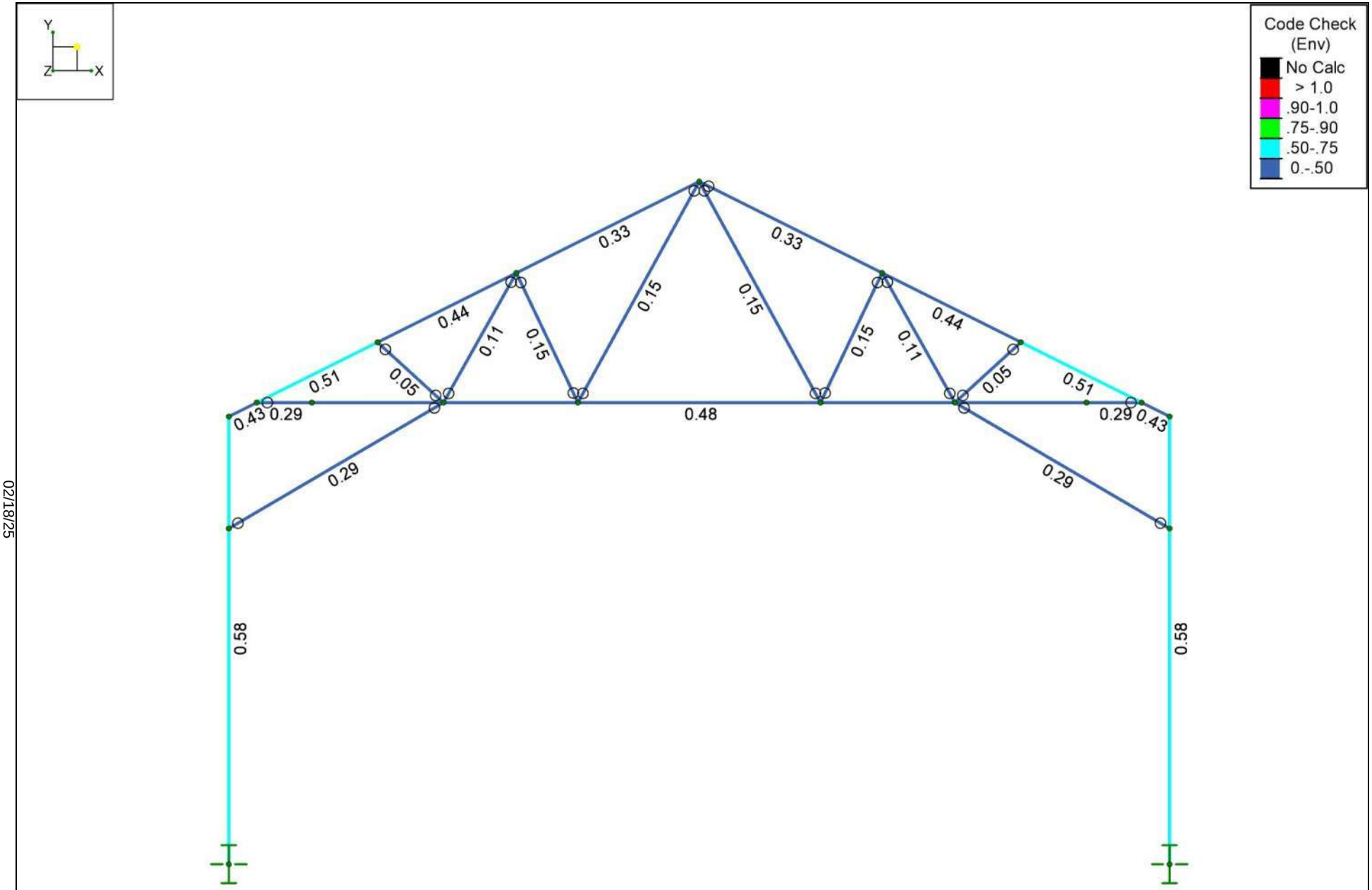
			21' Truss - BRACED BAY.r3d



Member Code Checks Displayed (Enveloped)

4TH DIMENSION DESIGN, INC	21' TRUSS INT	
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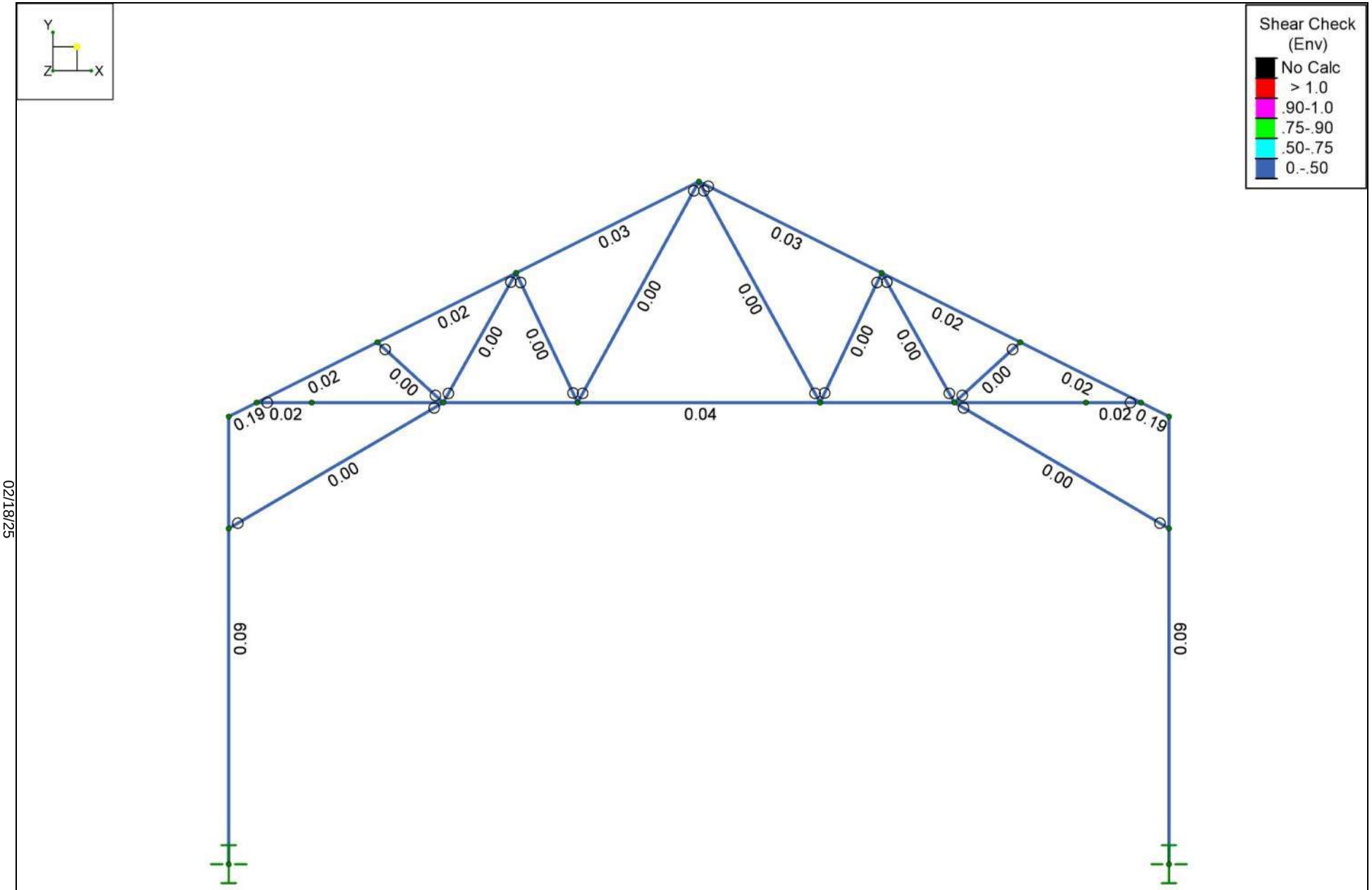
		21' Truss - BRACED BAY.r3d



Member Shear Checks Displayed (Enveloped)

4TH DIMENSION DESIGN, INC		21' TRUSS INT	
			Feb 17, 2025 at 01:51 PM
			21' Truss - BRACED BAY.r3d

Node Coordinates

	Label	X [ft]	Y [ft]	Z [ft]	Detach From Diaphragm
1	N1	0	0	0	
2	N1_1	21	0	0	
3	N2	0	7.5	0	
4	N3	1.854167	10.3125	0	
5	N4	4.791667	10.3125	0	
6	N5	7.791667	10.3125	0	
7	N6	0	10	0	
8	N7	0.625001	10.3125	0	
9	N8	3.319519	11.659759	0	
10	N9	6.417371	13.208686	0	
11	N10	19.145833	10.3125	0	
12	N11	16.208333	10.3125	0	
13	N12	13.208333	10.3125	0	
14	N13	20.374999	10.3125	0	
15	N14	17.680481	11.659759	0	
16	N15	14.582629	13.208686	0	
17	N16	10.5	15.25	0	
18	N18	21	10	0	
19	N19	21	7.5	0	

Node Boundary Conditions

	Node Label	X [k/in]	Y [k/in]	Z [k/in]	Y Rot [k-ft/rad]
1	N1	Reaction	Reaction	Reaction	Reaction
2	N8			Reaction	
3	N9			Reaction	
4	N15			Reaction	
5	N14			Reaction	
6	N6			Reaction	
7	N18			Reaction	
8	N16			Reaction	
9	N1_1	Reaction	Reaction	Reaction	Reaction

Hot Rolled Steel Properties

	Label	E [ksi]	G [ksi]	Nu	Therm. Coeff. [1e^{5}°F^{-1}]	Density [k/ft^{3}]	Yield [ksi]	Ry	Fu [ksi]	Rt
1	A36 Gr.36	29000	11154	0.3	0.65	0.49	36	1.5	58	1.2
2	A572 Gr.50	29000	11154	0.3	0.65	0.49	50	1.1	58	1.2
3	A992	29000	11154	0.3	0.65	0.49	50	1.1	58	1.2
4	A500 Gr.42	29000	11154	0.3	0.65	0.49	42	1.3	58	1.1
5	A500 Gr.46	29000	11154	0.3	0.65	0.49	46	1.2	58	1.1
6	CR50	29000	11154	0.3	0.65	0.49	50	1.5	65	1.2
7	CR55	29000	11154	0.3	0.65	0.49	55	1.5	65	1.2
8	CR60	29000	11154	0.3	0.65	0.49	60	1.5	70	1.2
9	PIPE35	29000	11154	0.3	0.65	0.49	35	1.5	58	1.2

Member Primary Data

	Label	I Node	J Node	Section/Shape	Type	Design List	Material	Design Rule
1	M1	N1	N6	COL11	Column	None	CR60	Typical
2	M7	N3	N10	BOTCH16	Beam	None	CR50	Typical
3	M22	N3	N7	STUB	Beam	None	CR50	Typical
4	M17	N4	N8	WEB16	Beam	None	CR50	Typical
5	M16	N4	N9	WEB16	Beam	None	CR50	Typical

Member Primary Data (Continued)

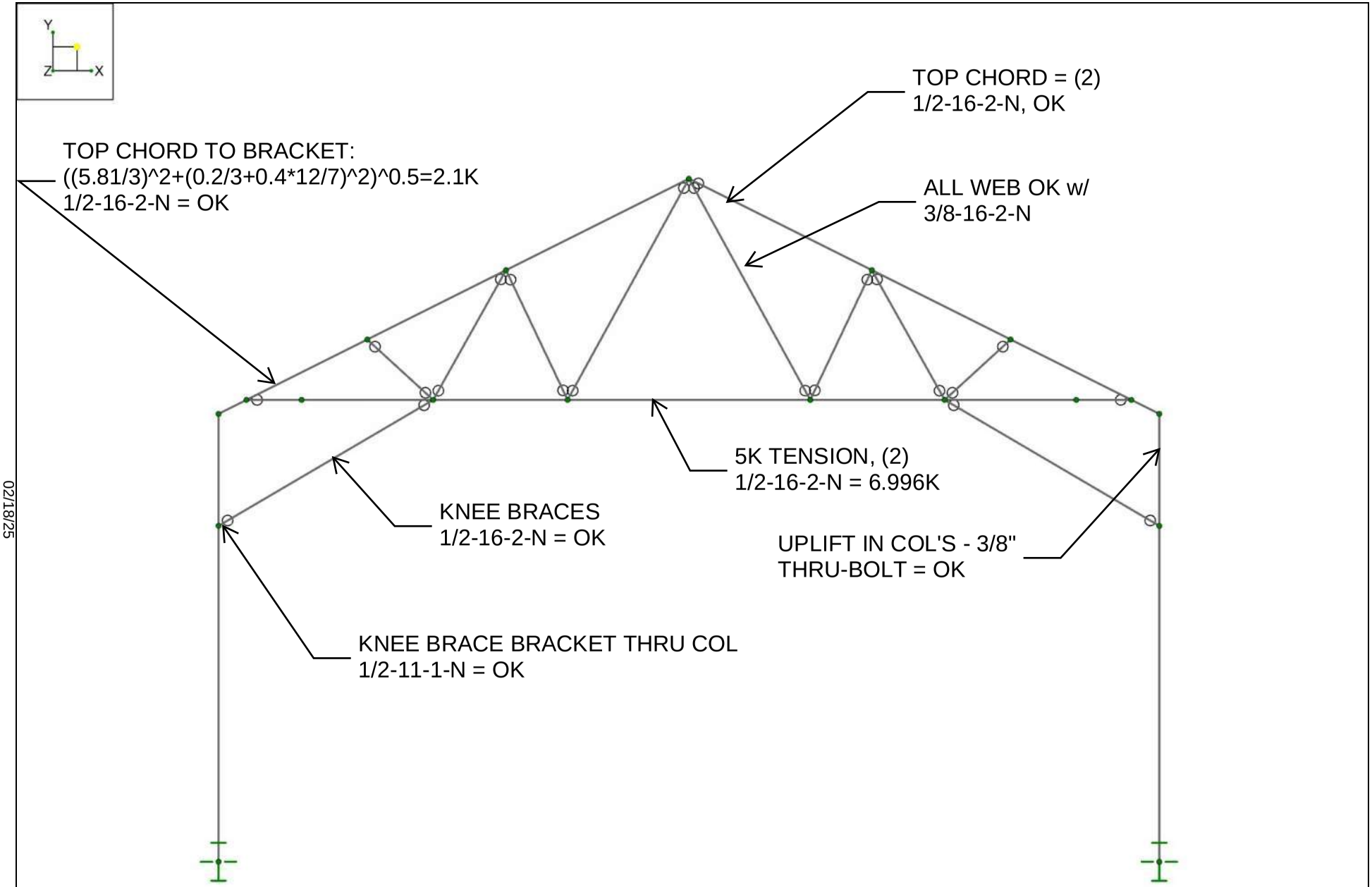
	Label	I Node	J Node	Section/Shape	Type	Design List	Material	Design Rule
6	M15	N5	N9	WEB16	Beam	None	CR50	Typical
7	M14	N5	N16	WEB16	Beam	None	CR50	Typical
8	M3	N6	N7	BRACKET10GUS	Beam	None	CR50	Typical
9	M8	N7	N8	TOPCH	Beam	None	CR50	Typical
10	M9	N8	N9	TOPCH	Beam	None	CR50	Typical
11	M10	N9	N16	TOPCH	Beam	None	CR50	Typical
12	M23	N10	N13	STUB	Beam	None	CR50	Typical
13	M21	N11	N14	WEB16	Beam	None	CR50	Typical
14	M20	N11	N15	WEB16	Beam	None	CR50	Typical
15	M19	N12	N15	WEB16	Beam	None	CR50	Typical
16	M18	N12	N16	WEB16	Beam	None	CR50	Typical
17	M4	N18	N13	BRACKET10GUS	Beam	None	CR50	Typical
18	M11	N13	N14	TOPCH	Beam	None	CR50	Typical
19	M12	N14	N15	TOPCH	Beam	None	CR50	Typical
20	M13	N15	N16	TOPCH	Beam	None	CR50	Typical
21	M5	N2	N4	KNEEBRACE16	Beam	None	CR50	Typical
22	M6	N19	N11	KNEEBRACE16	Beam	None	CR50	Typical
23	M1_1	N1_1	N18	COL11	Column	None	CR60	Typical

Load Combinations

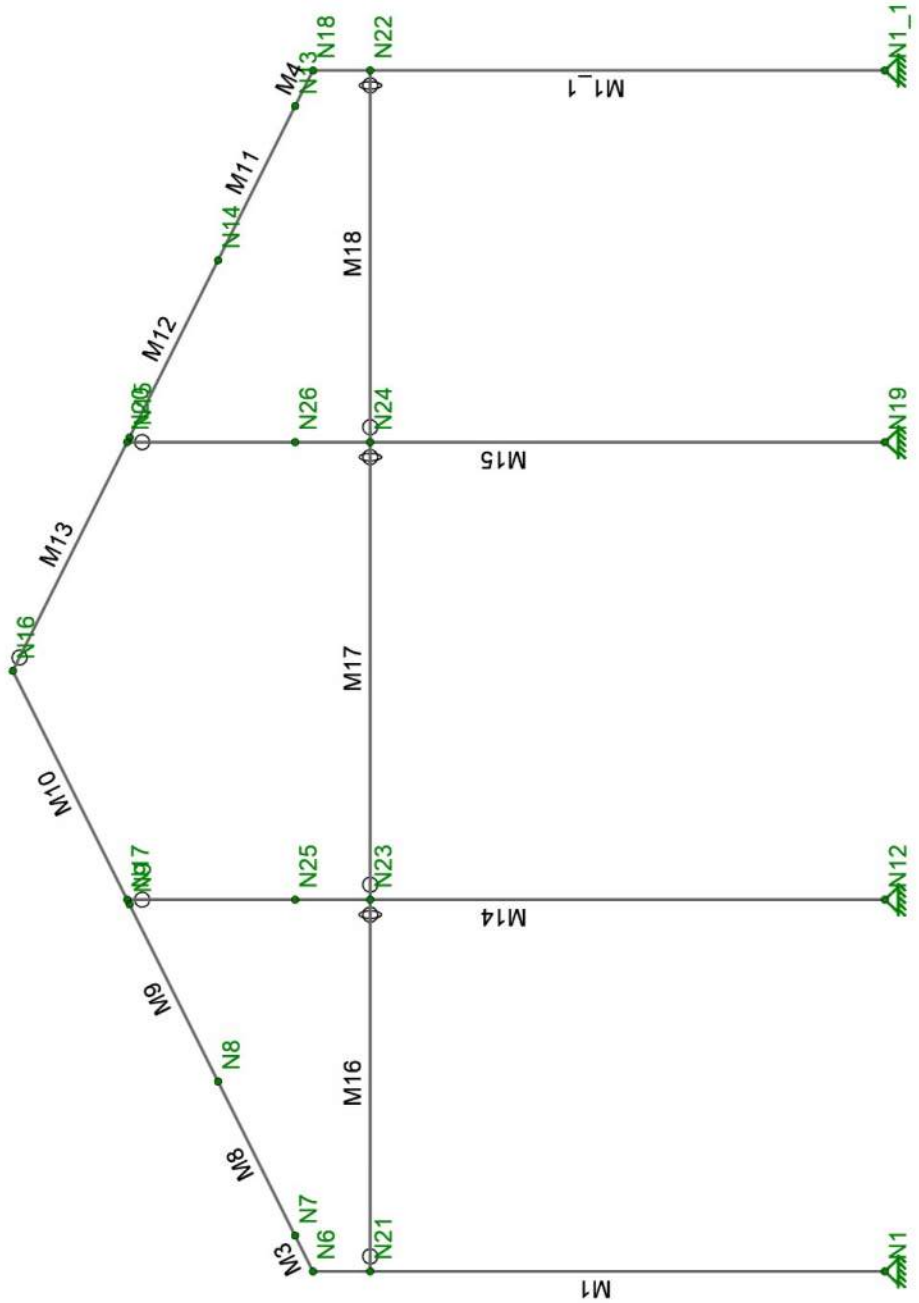
	Description	Solve	P-Delta	BLC	Factor	BLC	Factor	BLC	Factor
1	D+S	Yes	Y	1	1	2	1		
2	.6D+0.6W1>	Yes	Y	1	0.6	3	0.6		
3	.6D+0.6W1<	Yes	Y	1	0.6	4	0.6		
4	.6D+0.6W2>	Yes	Y	1	0.6	5	0.6		
5	.6D+0.6W2<	Yes	Y	1	0.6	6	0.6		
6	.6D+0.6W3^	Yes	Y	1	0.6	7	0.6		
7	.6D+0.6W3v	Yes	Y	1	0.6	8	0.6		
8	.6D+0.6W4^	Yes	Y	1	0.6	9	0.6		
9	.6D+0.6W4v	Yes	Y	1	0.6	10	0.6		
10	D+0.6W1>	Yes	Y	1	1	3	0.6		
11	D+0.6W1<	Yes	Y	1	1	4	0.6		
12	D+0.6W2>	Yes	Y	1	1	5	0.6		
13	D+0.6W2<	Yes	Y	1	1	6	0.6		
14	D+0.6W3^	Yes	Y	1	1	7	0.6		
15	D+0.6W3v	Yes	Y	1	1	8	0.6		
16	D+0.6W4^	Yes	Y	1	1	9	0.6		
17	D+0.6W4v	Yes	Y	1	1	10	0.6		
18	D+.75S+.45W1>	Yes	Y	1	1	2	0.75	3	0.45
19	D+.75S+.45W1<	Yes	Y	1	1	2	0.75	4	0.45
20	D+.75S+.45W2>	Yes	Y	1	1	2	0.75	5	0.45
21	D+.75S+.45W2<	Yes	Y	1	1	2	0.75	6	0.45
22	D+.75S+.45W3^	Yes	Y	1	1	2	0.75	7	0.45
23	D+.75S+.45W3v	Yes	Y	1	1	2	0.75	8	0.45
24	D+.75S+.45W4^	Yes	Y	1	1	2	0.75	9	0.45
25	D+.75S+.45W4v	Yes	Y	1	1	2	0.75	10	0.45
26	.6D+0.6WMIN>	Yes	Y	1	0.6	11	0.6		
27	.6D+0.6WMIN<	Yes	Y	1	0.6	12	0.6		
28	D+0.6WMIN>	Yes	Y	1	1	11	0.6		
29	D+0.6WMIN<	Yes	Y	1	1	12	0.6		
30	D+.75S+.45WMIN>	Yes	Y	1	1	2	0.75	11	0.45
31	D+.75S+.45WMIN<	Yes	Y	1	1	2	0.75	12	0.45
32	D+SUL	Yes	Y	1	1	13	1		
33	D+SUR	Yes	Y	1	1	14	1		
34	D+L	Yes	Y	1	1	15	1		

Load Combinations (Continued)

	Description	Solve	P-Delta	BLC	Factor	BLC	Factor	BLC	Factor
35	D+0.75L+0.45W1>	Yes	Y	1	1	15	0.75	3	0.45
36	D+0.75L+0.45W1<	Yes	Y	1	1	15	0.75	4	0.45
37	D+0.75L+0.45W2>	Yes	Y	1	1	15	0.75	5	0.45
38	D+0.75L+0.45W2<	Yes	Y	1	1	15	0.75	6	0.45
39	D+0.75L+0.45W3^	Yes	Y	1	1	15	0.75	7	0.45
40	D+0.75L+0.45W3v	Yes	Y	1	1	15	0.75	8	0.45
41	D+0.75L+0.45W4^	Yes	Y	1	1	15	0.75	9	0.45
42	D+0.75L+0.45W4v	Yes	Y	1	1	15	0.75	10	0.45
43	D+0.75L+0.45WMIN>	Yes	Y	1	1	15	0.75	11	0.45
44	D+0.75L+0.45WMIN<	Yes	Y	1	1	15	0.75	12	0.45



4TH DIMENSION DESIGN, INC	21' TRUSS INT		
	APPLIES TO BRACED BAY ALSO	Feb 13, 2025 at 04:02 PM	
		21' Truss.r3d	

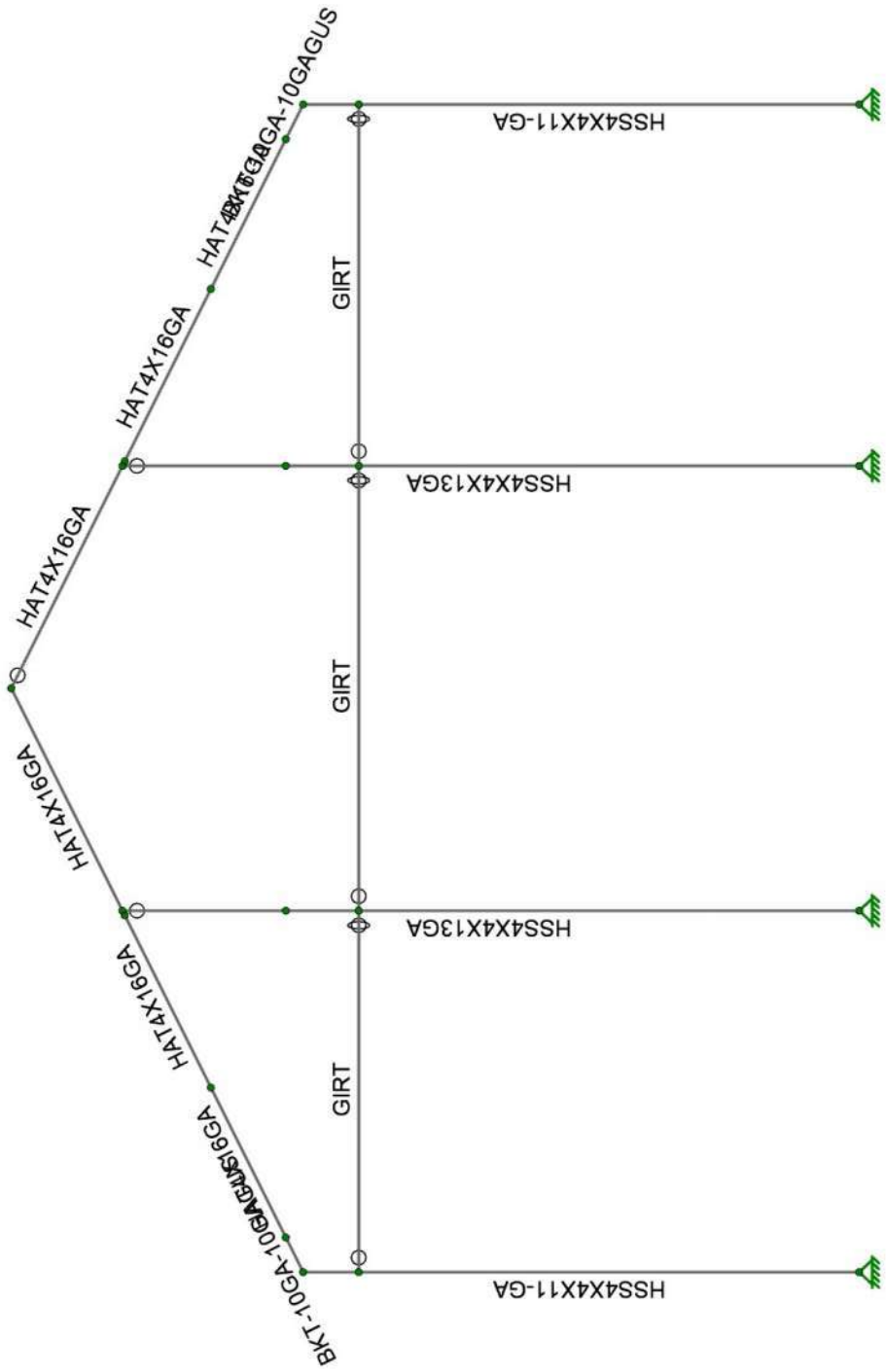


4TH DIMENSION DESIGN, INC

21' TRUSS END

Feb 18, 2025 at 08:52 AM

21' end.r3d

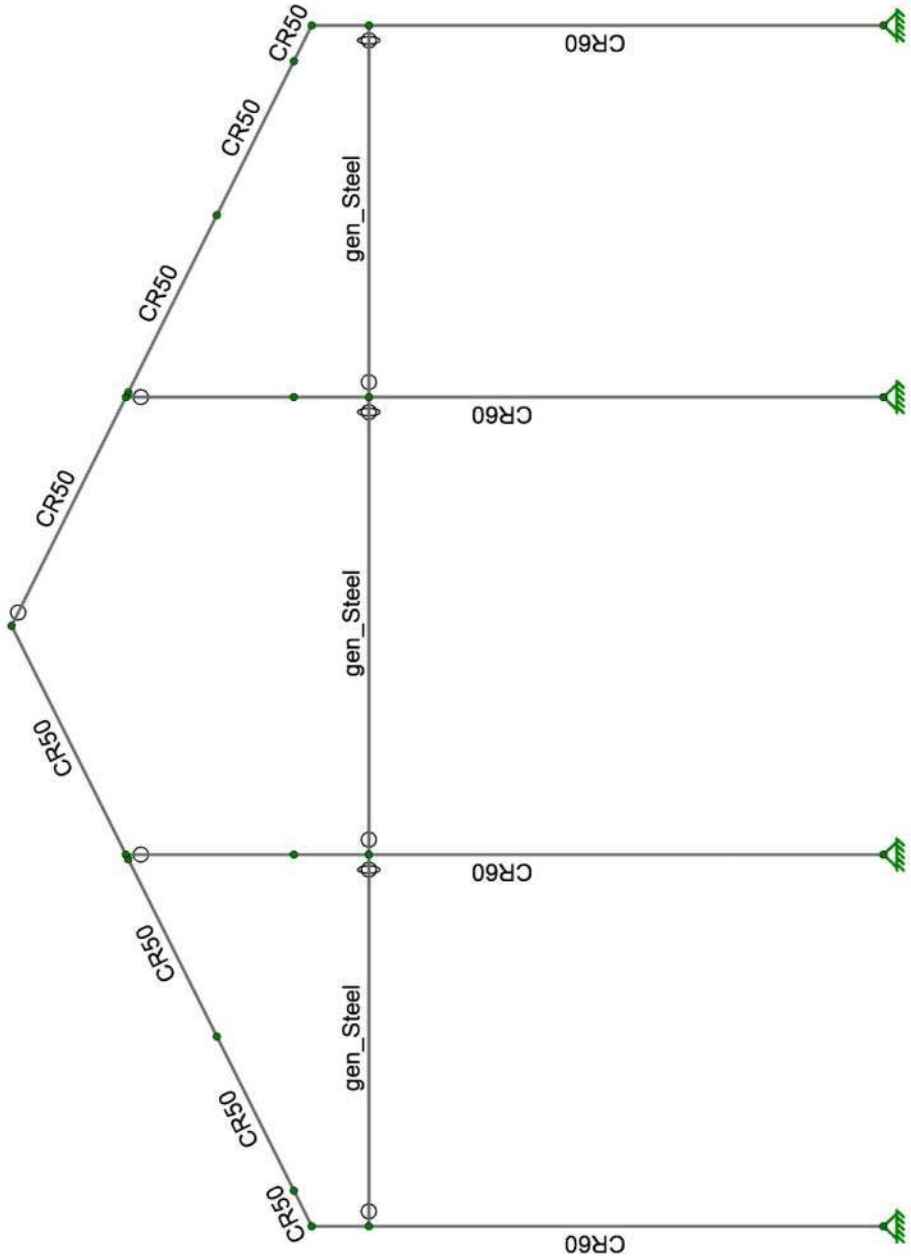


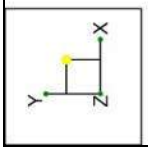
4TH DIMENSION DESIGN, INC

21' TRUSS END

Feb 18, 2025 at 09:22 AM

21' end.r3d



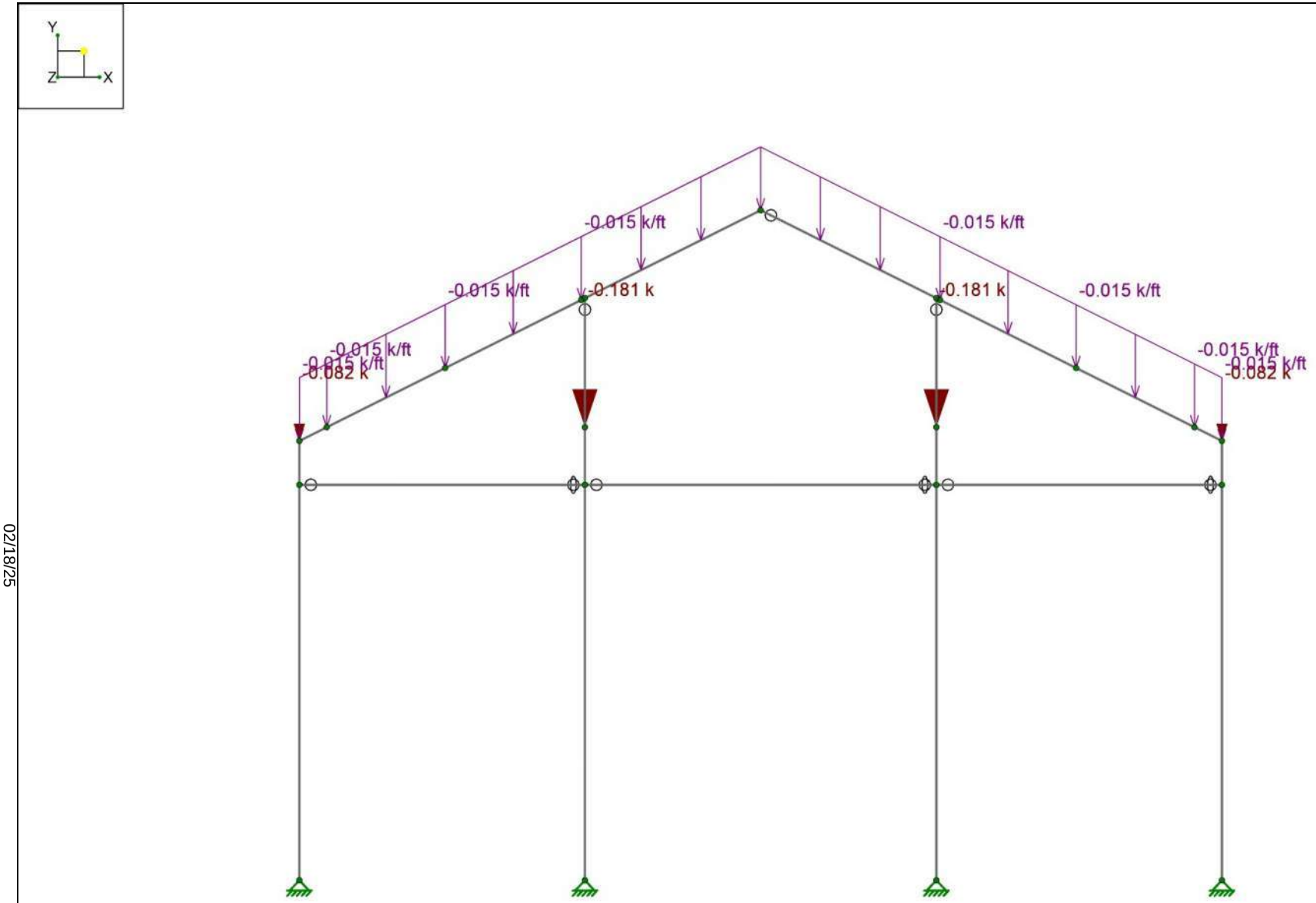


4TH DIMENSION DESIGN, INC

21' TRUSS END

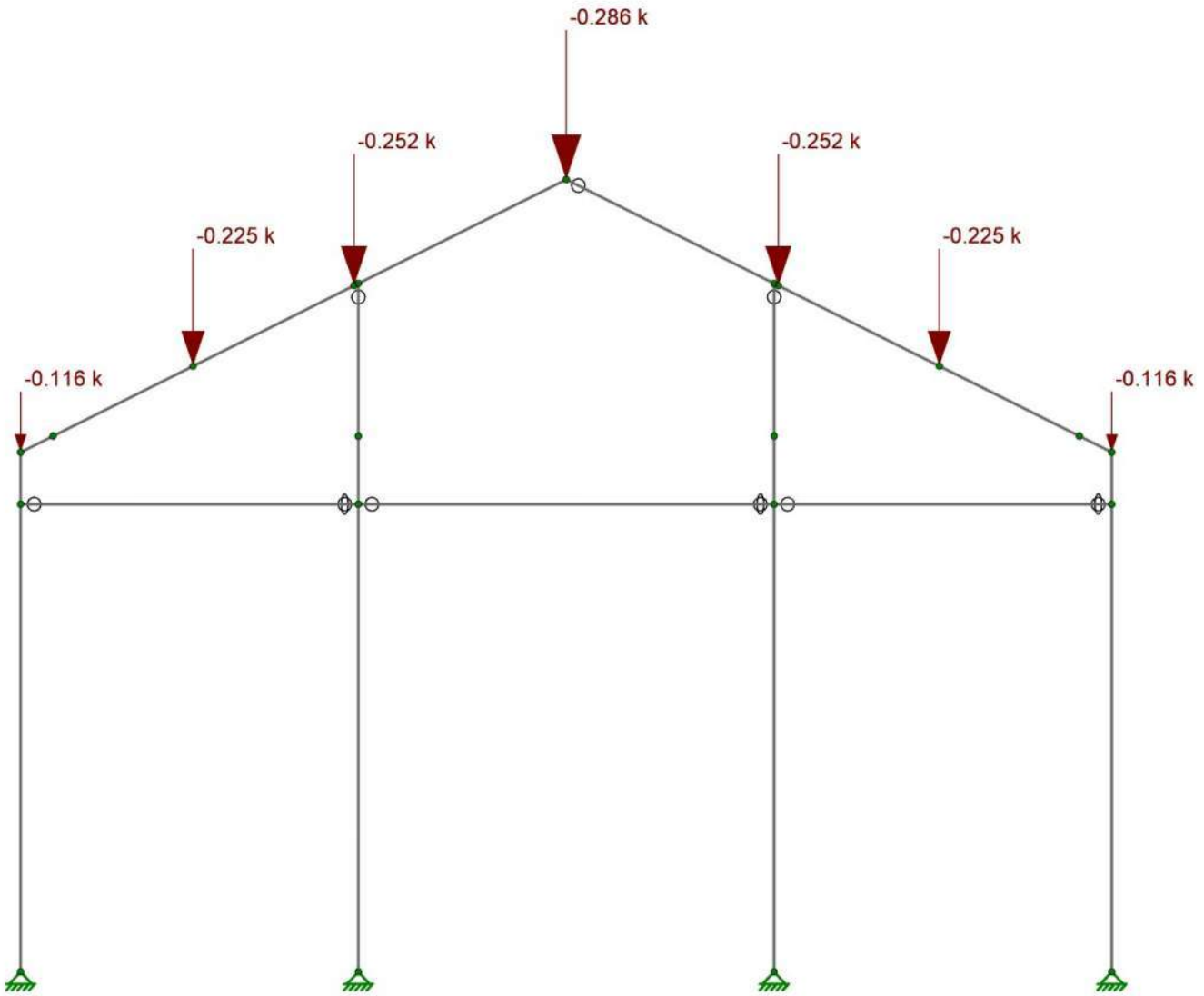
Feb 18, 2025 at 09:22 AM

21' end.r3d



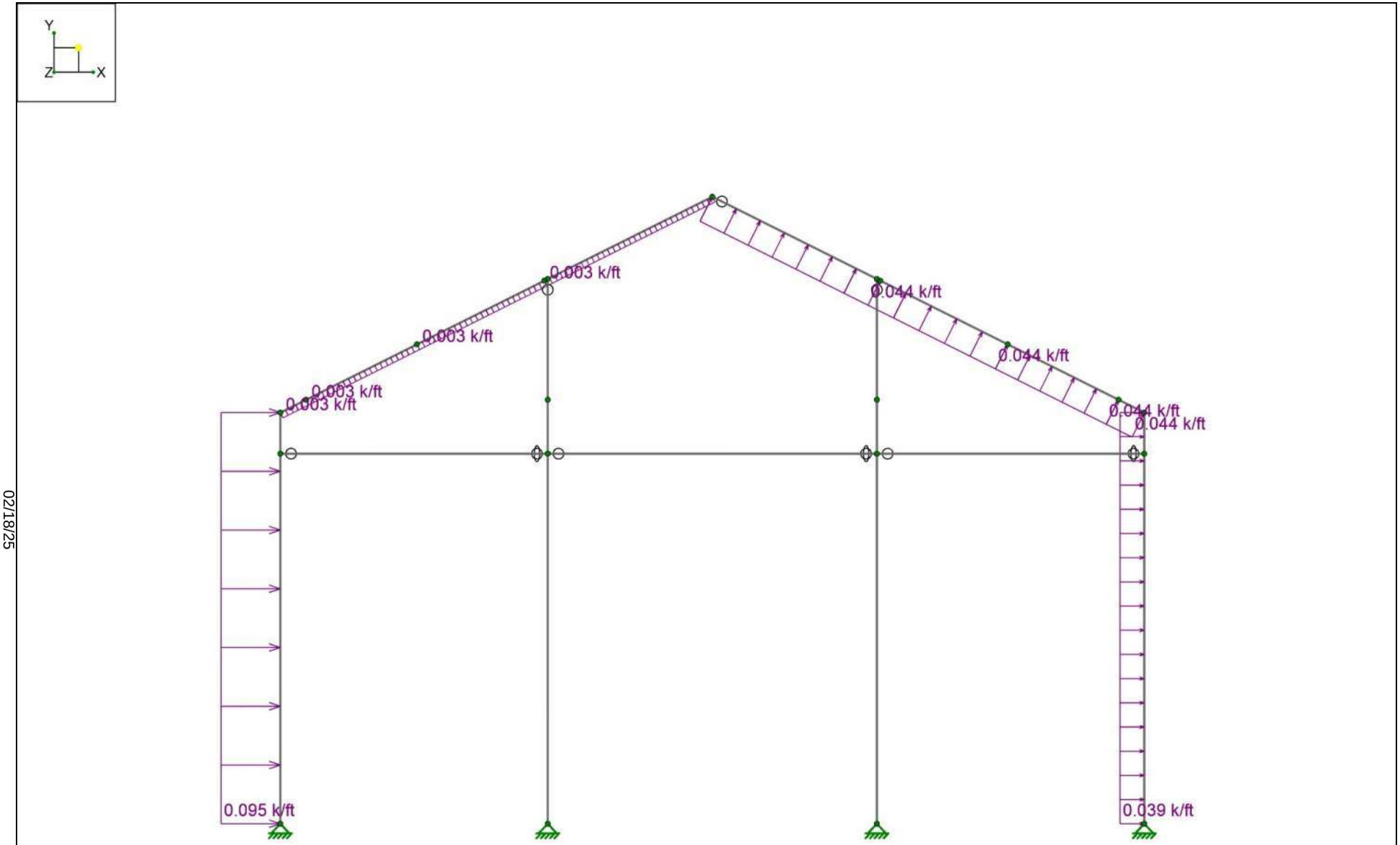
Loads: BLC 1, D

4TH DIMENSION DESIGN, INC		21' TRUSS END	
			Feb 18, 2025 at 09:23 AM
			21' end.r3d



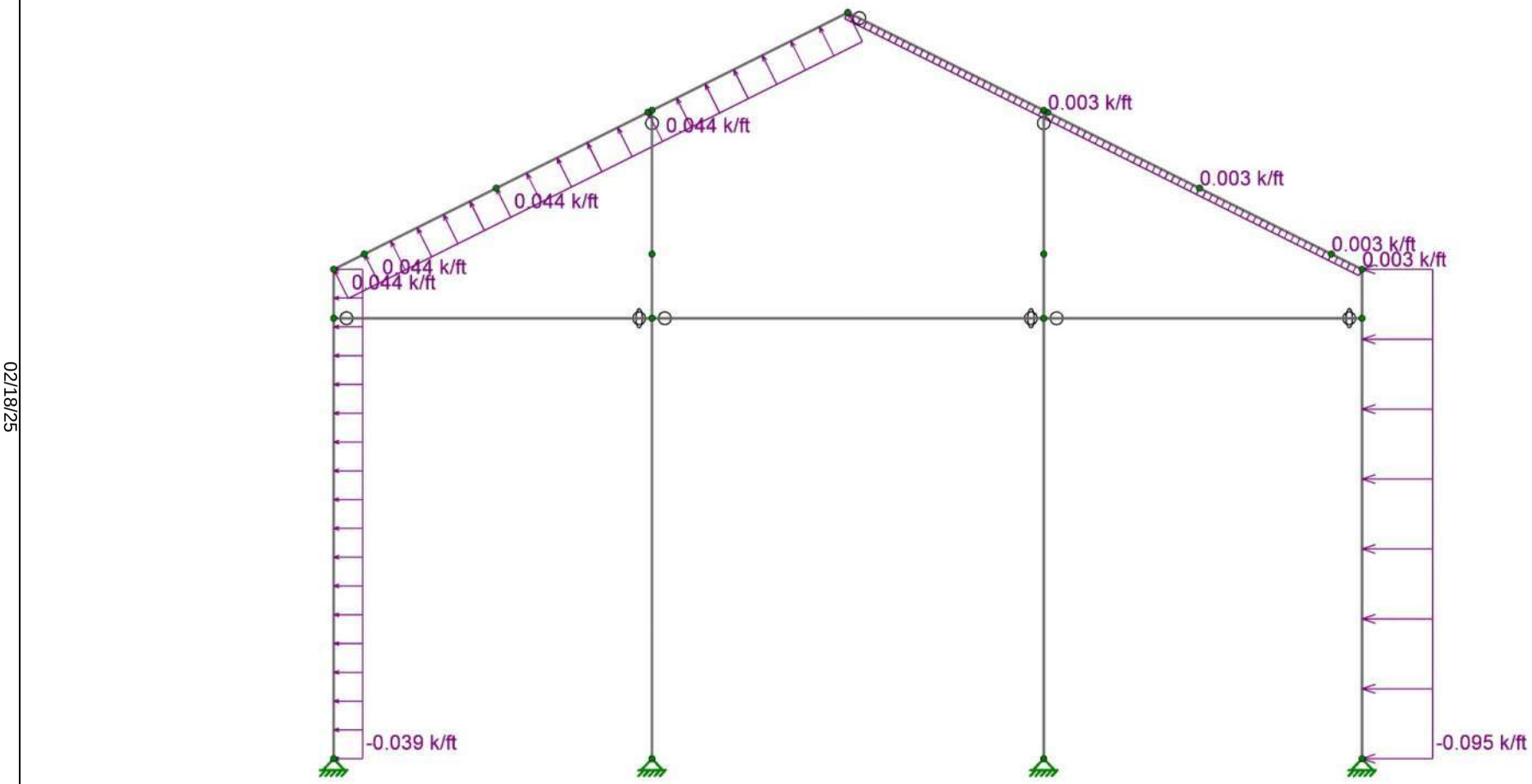
Loads: BLC 2, S

4TH DIMENSION DESIGN, INC		21' TRUSS END	
			Feb 18, 2025 at 09:23 AM
			21' end.r3d



Loads: BLC 3, W1>

4TH DIMENSION DESIGN, INC		21' TRUSS END	
			Feb 18, 2025 at 09:23 AM
			21' end.r3d



Loads: BLC 4, W1<

4TH DIMENSION DESIGN, INC		21' TRUSS END	
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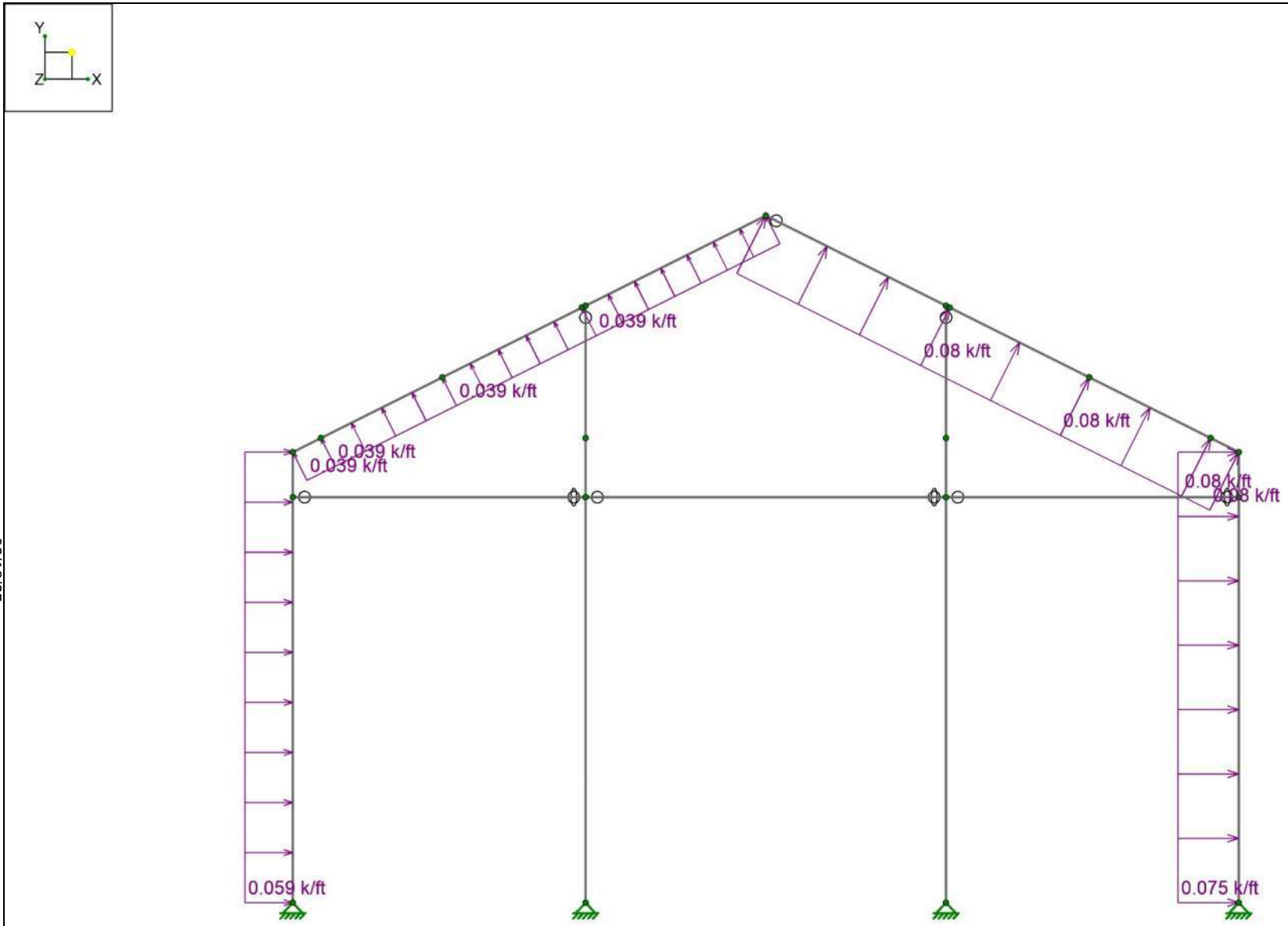
			21' end.r3d



Loads: BLC 5, W2>

4TH DIMENSION DESIGN, INC		21' TRUSS END	
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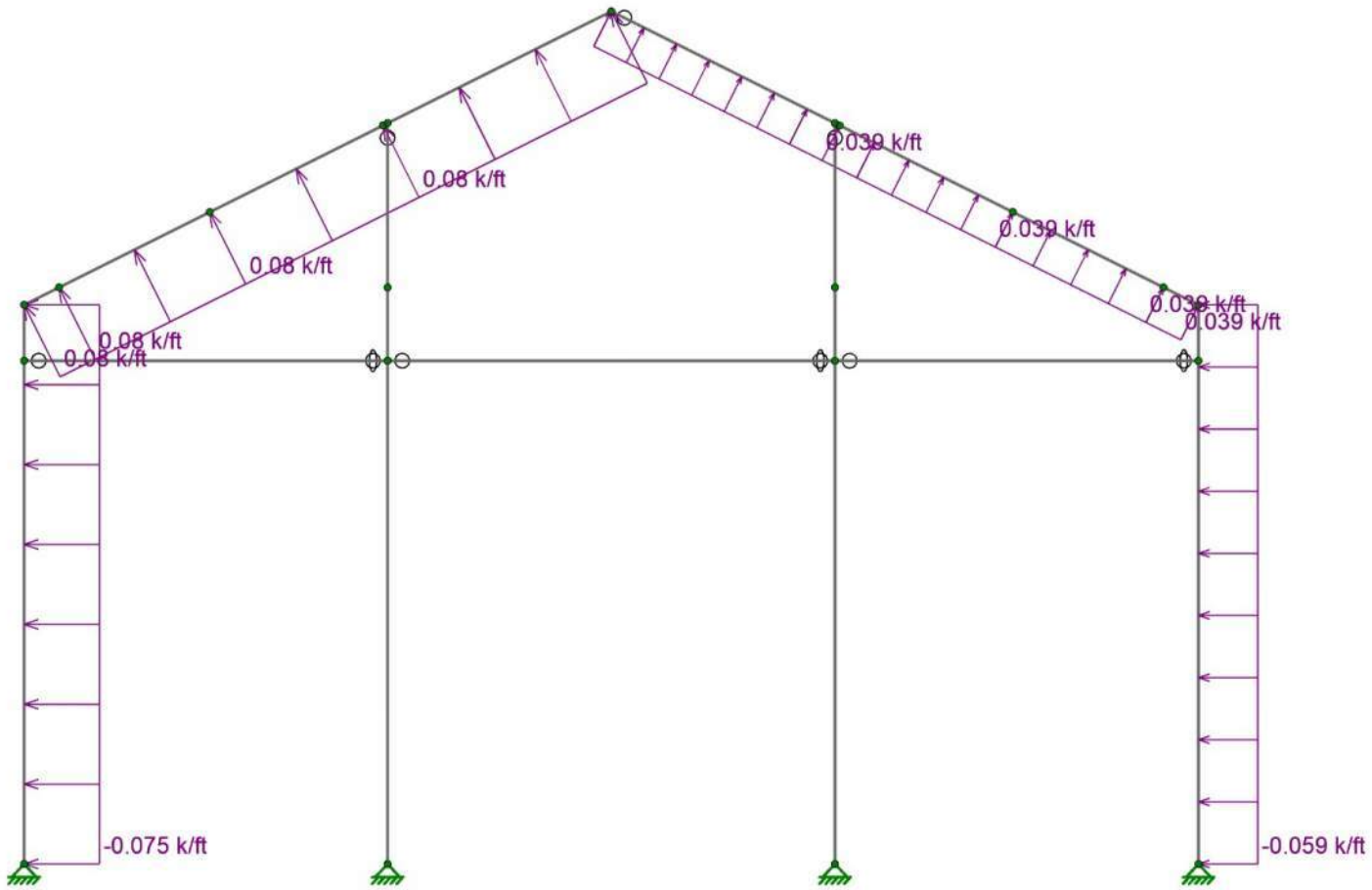
			21' end.r3d



Loads: BLC 6, W2<

4TH DIMENSION DESIGN, INC		21' TRUSS END	
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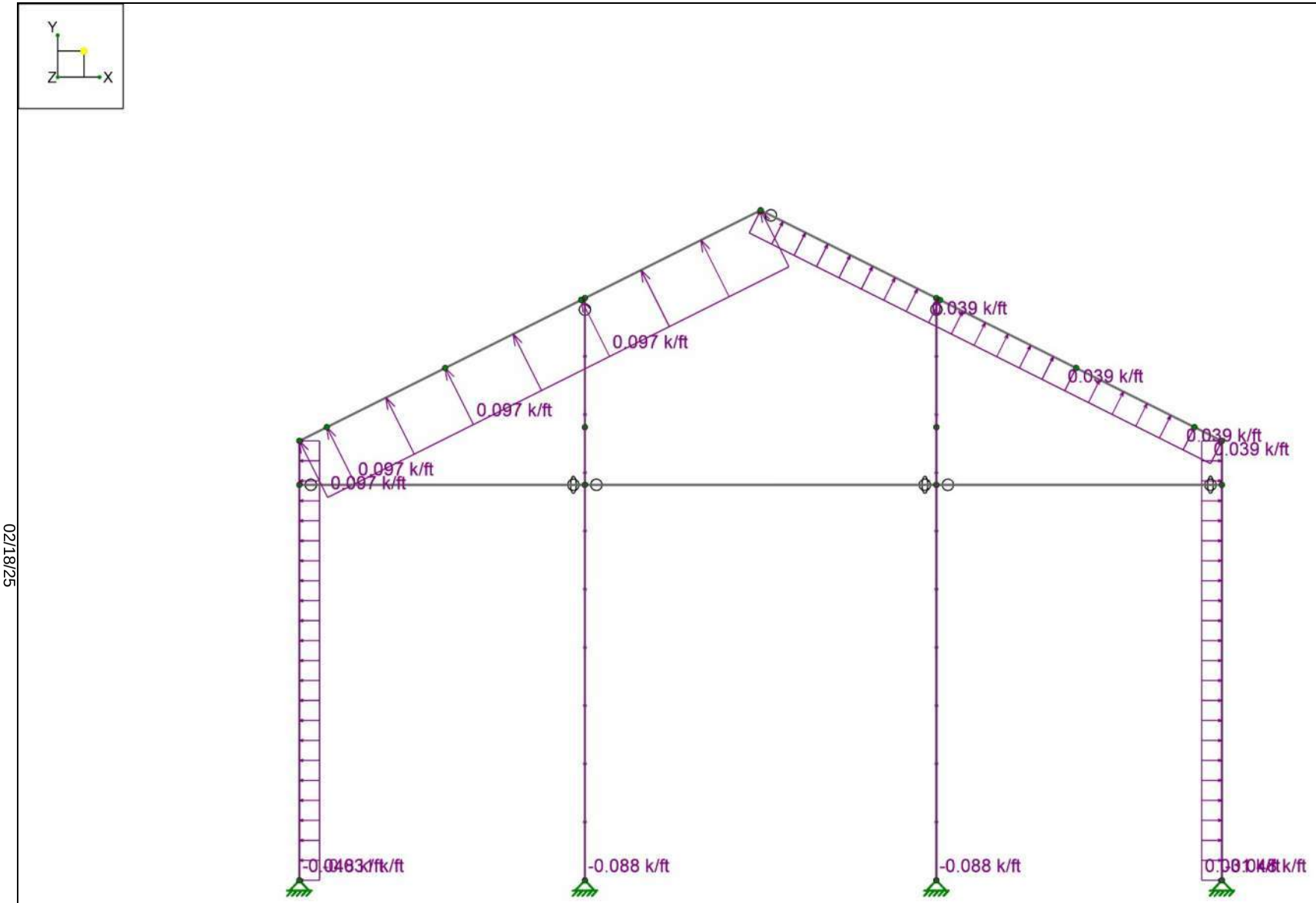
			21' end.r3d



Loads: BLC 7, W3^

4TH DIMENSION DESIGN, INC		21' TRUSS END	
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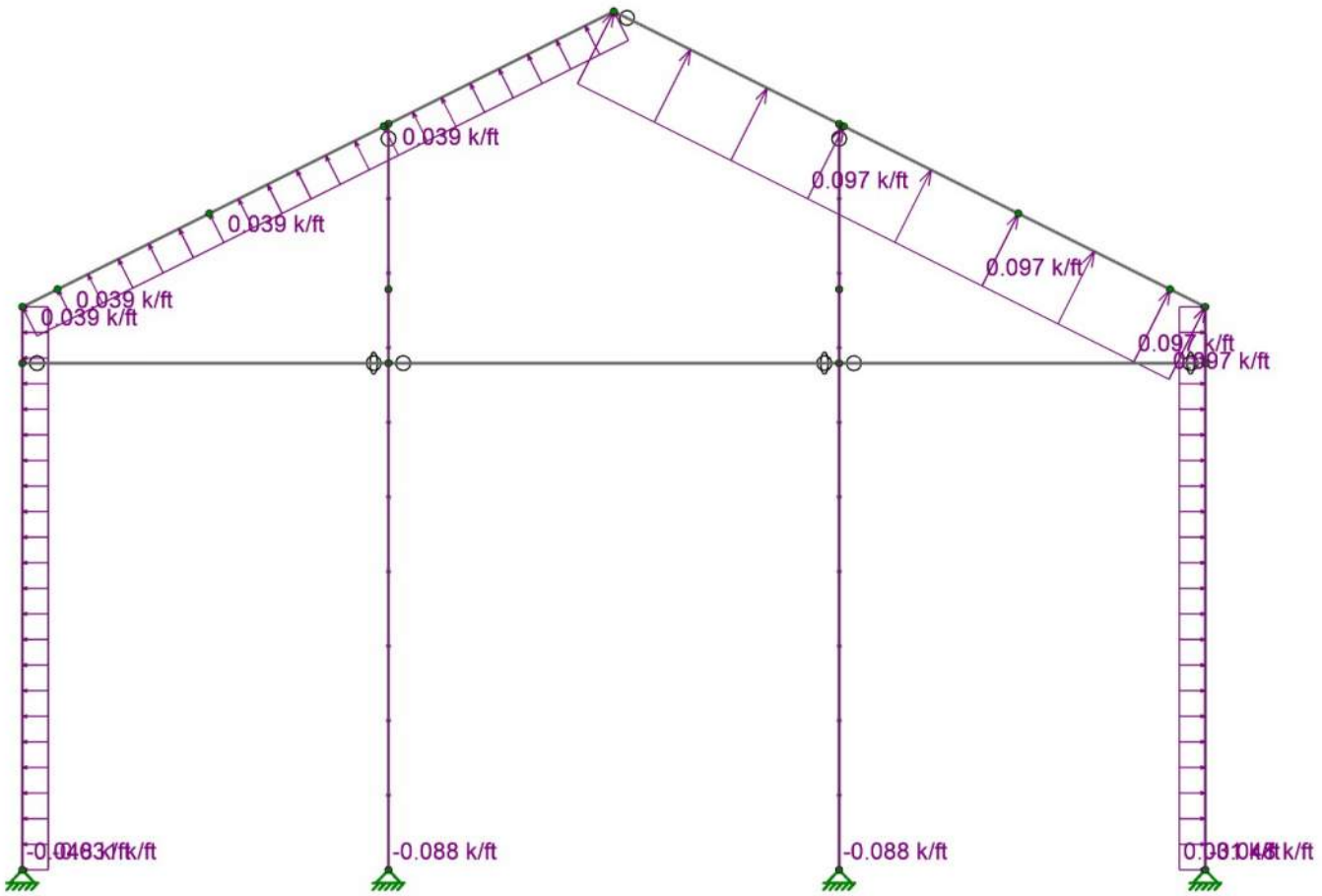
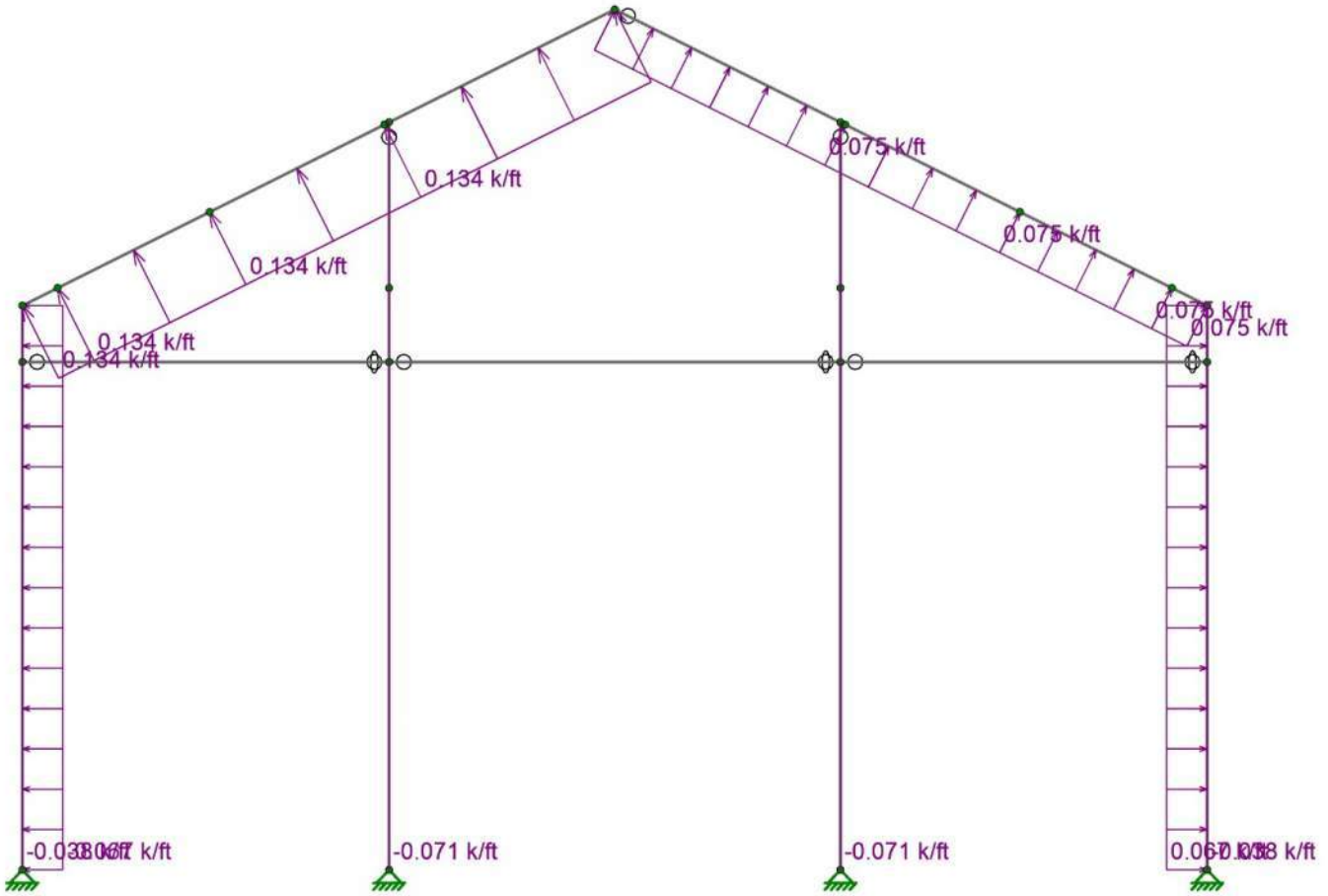
			21' end.r3d



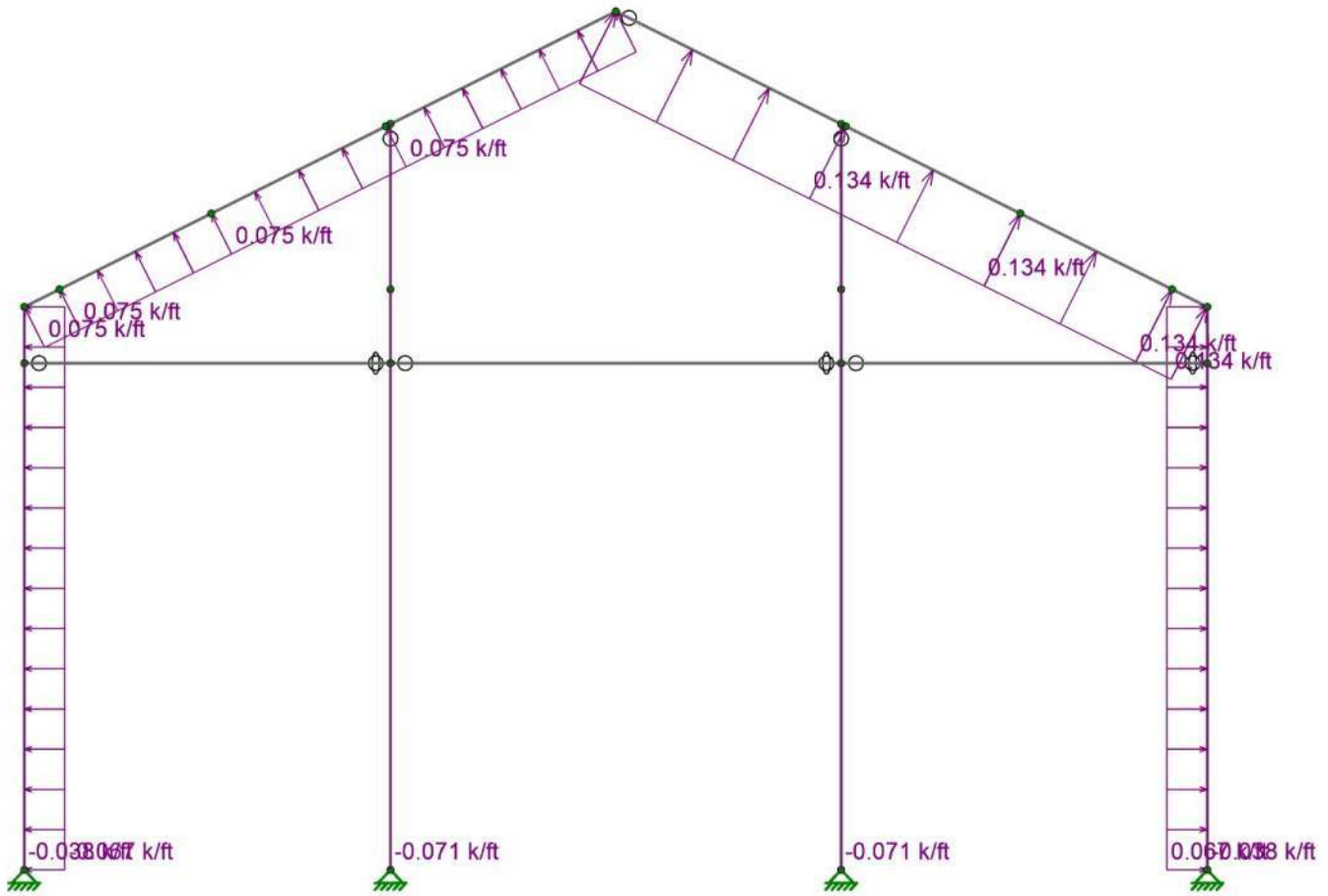
Loads: BLC 8, W3v

4TH DIMENSION DESIGN, INC		21' TRUSS END	
			Feb 18, 2025 at 09:24 AM
			21' end.r3d



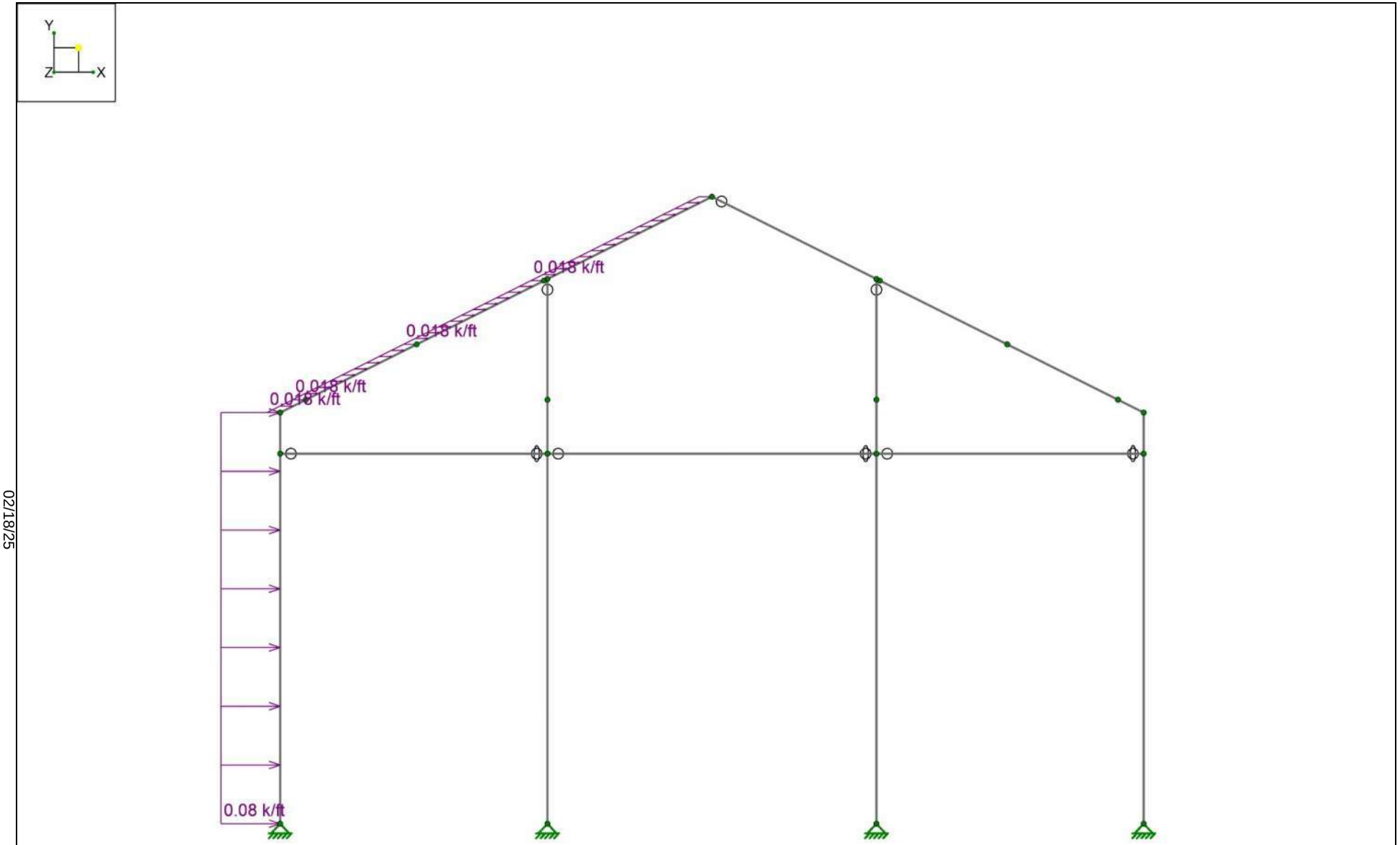
Loads: BLC 9, W4^

4TH DIMENSION DESIGN, INC	21' TRUSS END	
		Feb 18, 2025 at 09:24 AM
		21' end.r3d



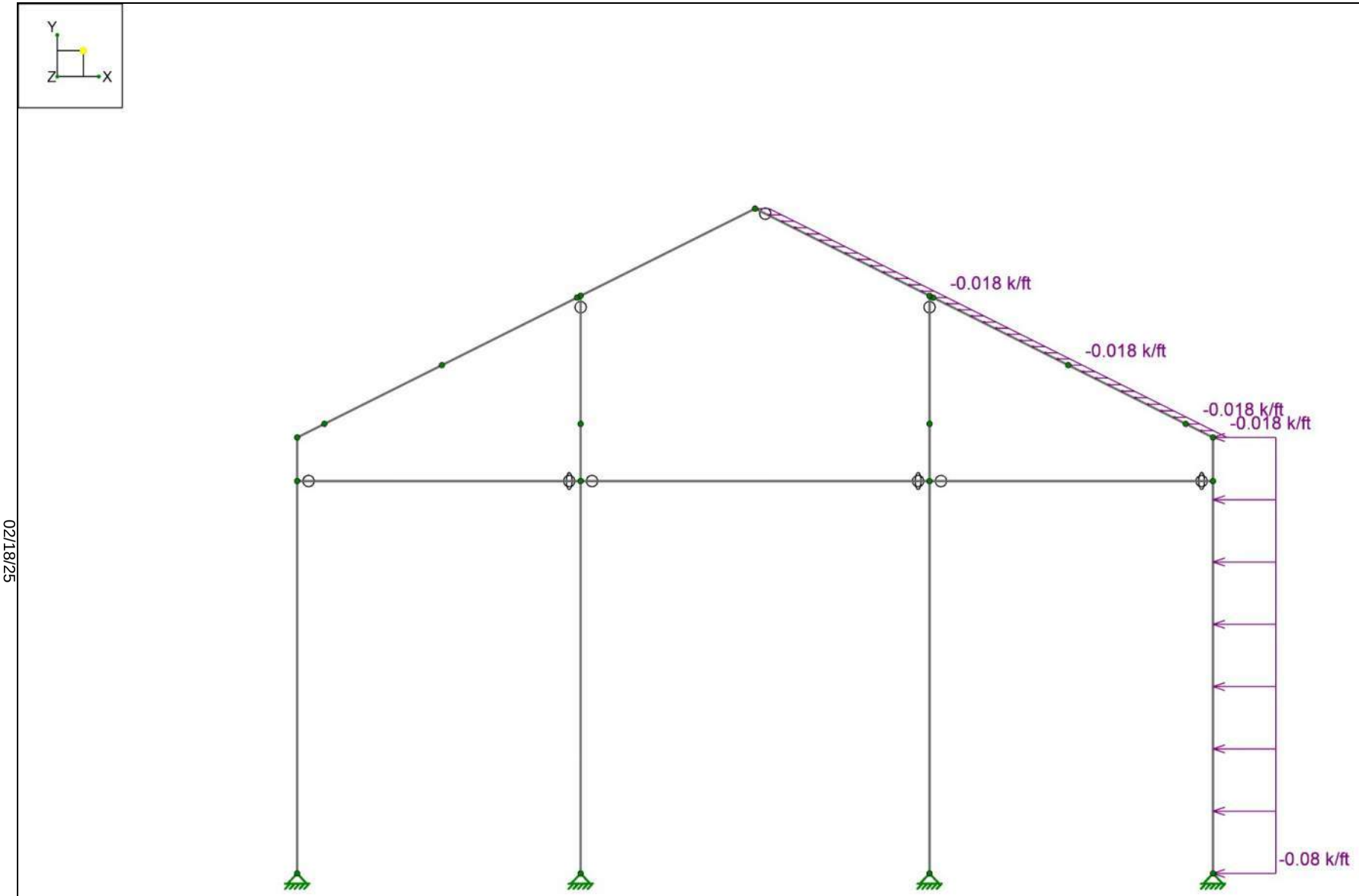
Loads: BLC 10, W4v

4TH DIMENSION DESIGN, INC		21' TRUSS END	
			Feb 18, 2025 at 09:24 AM
			21' end.r3d



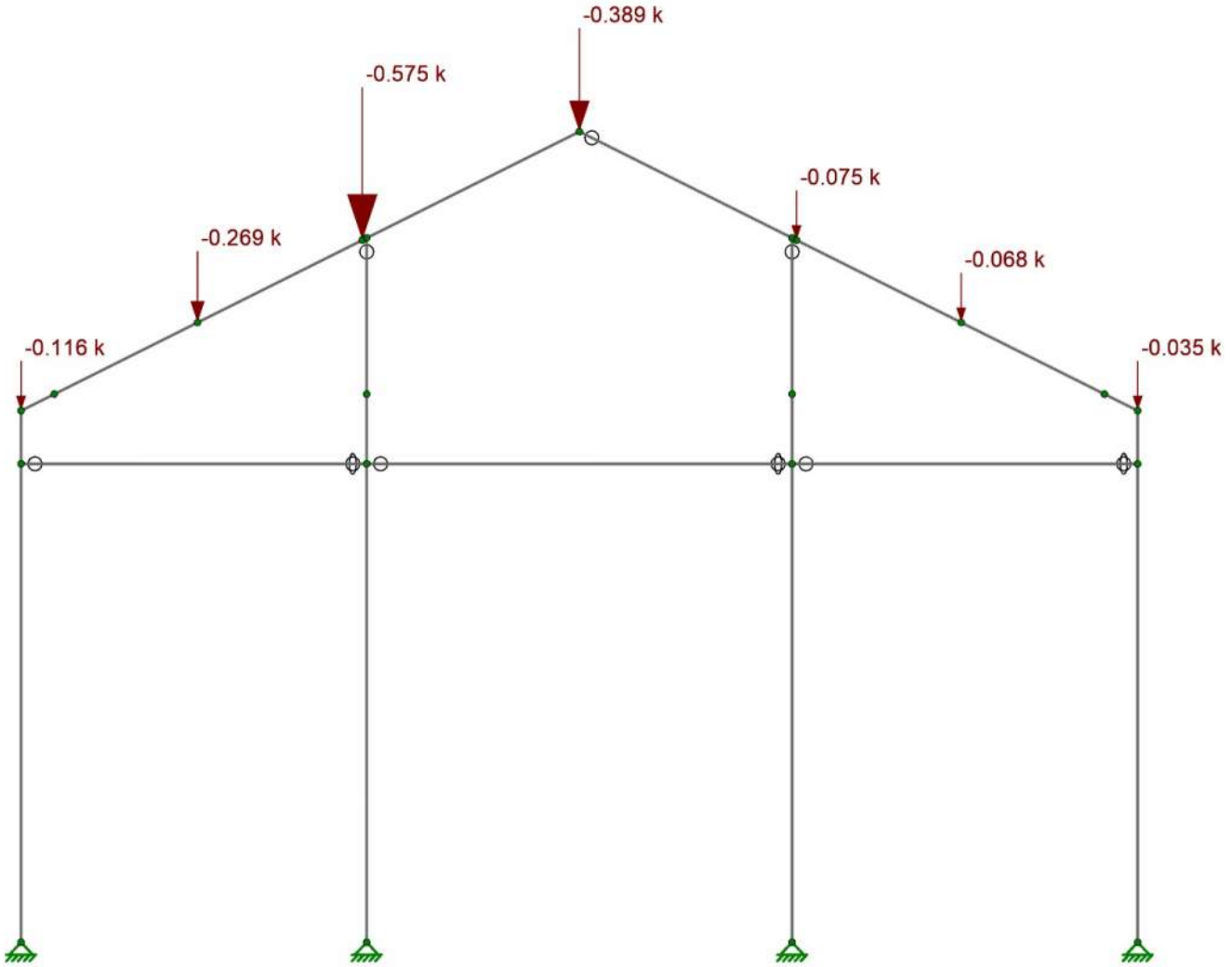
Loads: BLC 11, WMIN>

4TH DIMENSION DESIGN, INC		21' TRUSS END	
			Feb 18, 2025 at 09:25 AM
			21' end.r3d



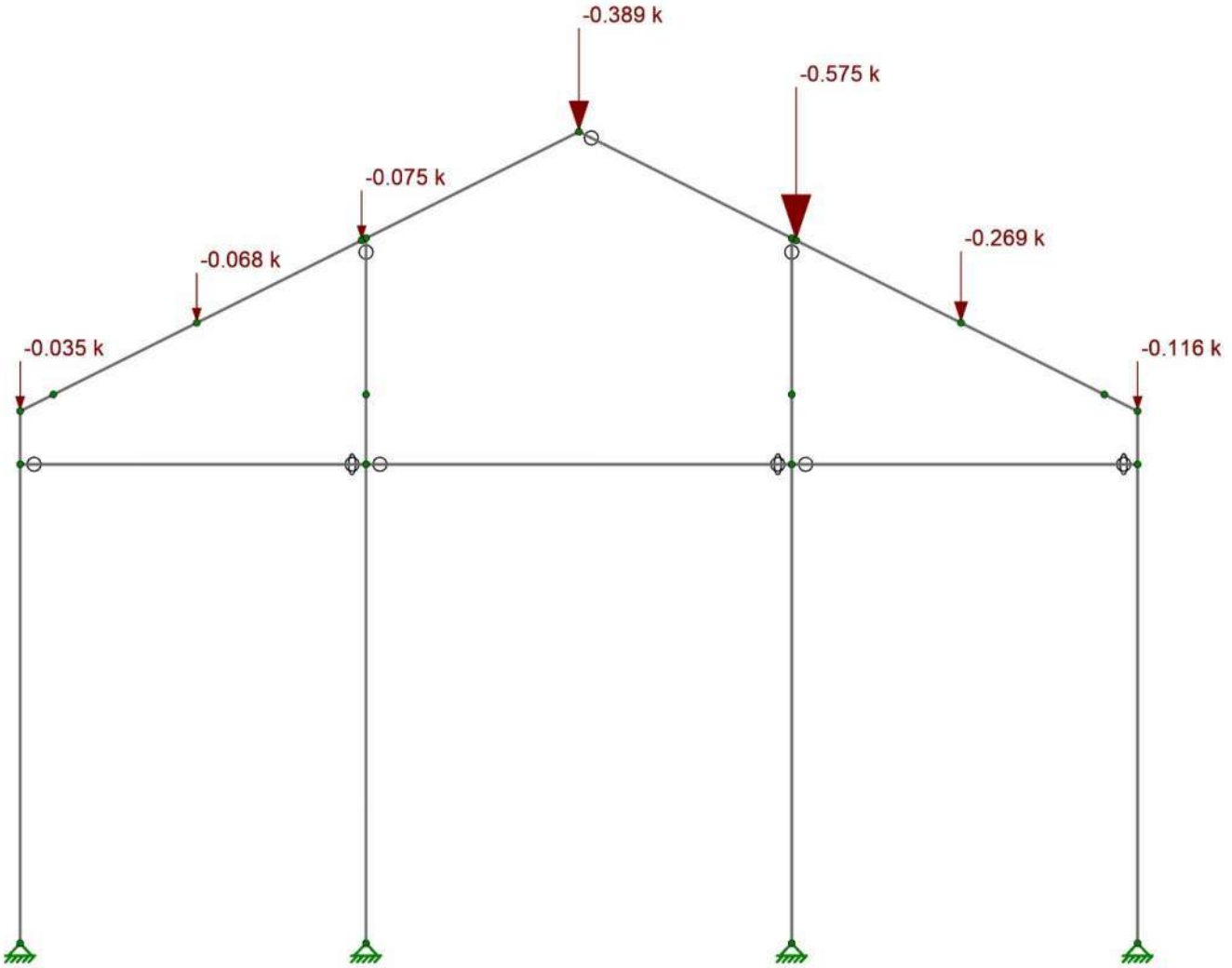
Loads: BLC 12, WMIN<

4TH DIMENSION DESIGN, INC		21' TRUSS END	
			Feb 18, 2025 at 09:25 AM
			21' end.r3d



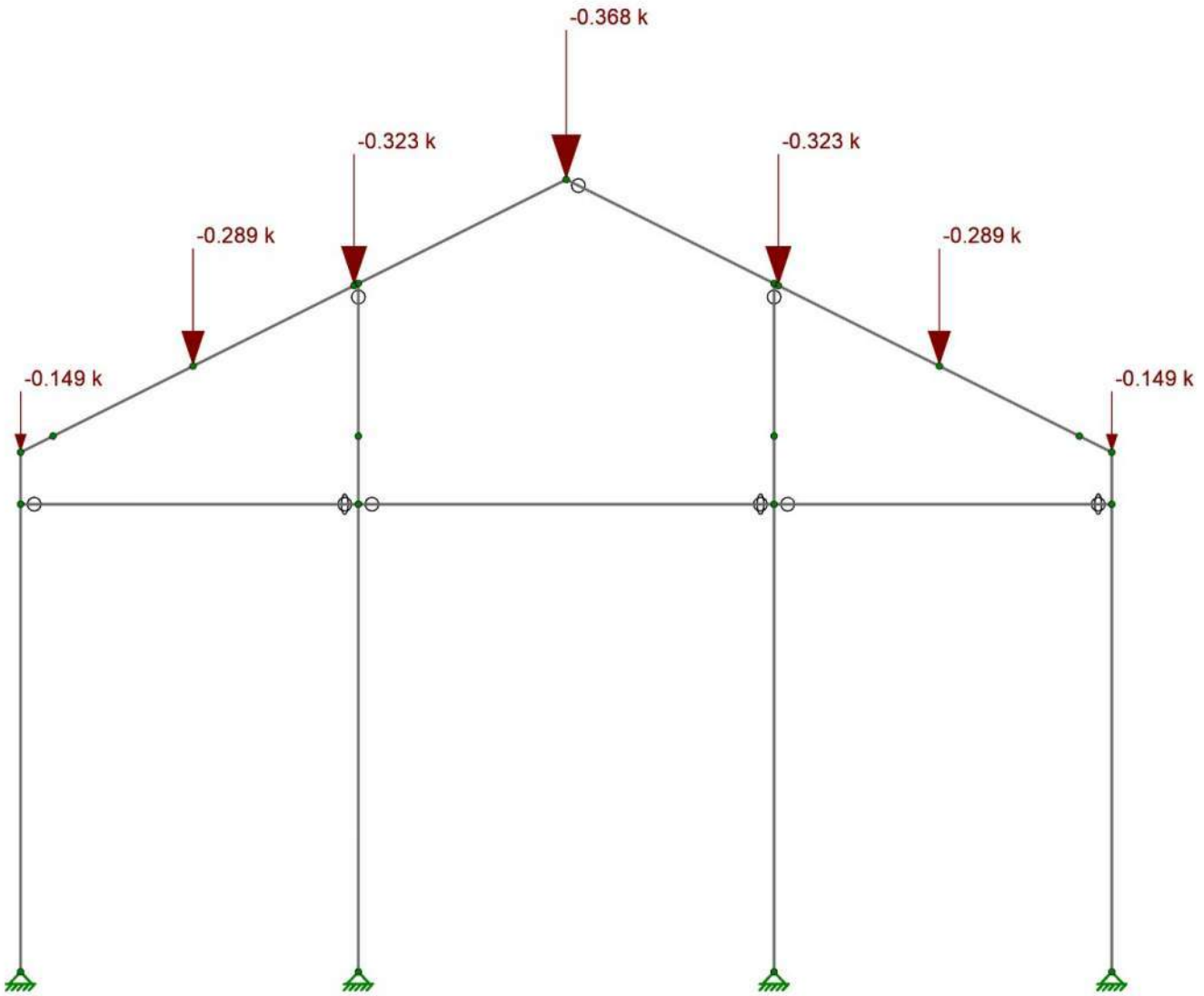
Loads: BLC 13, SUL

4TH DIMENSION DESIGN, INC		21' TRUSS END	
			Feb 18, 2025 at 09:25 AM
			21' end.r3d



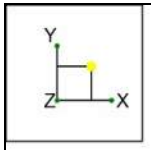
Loads: BLC 14, SUR

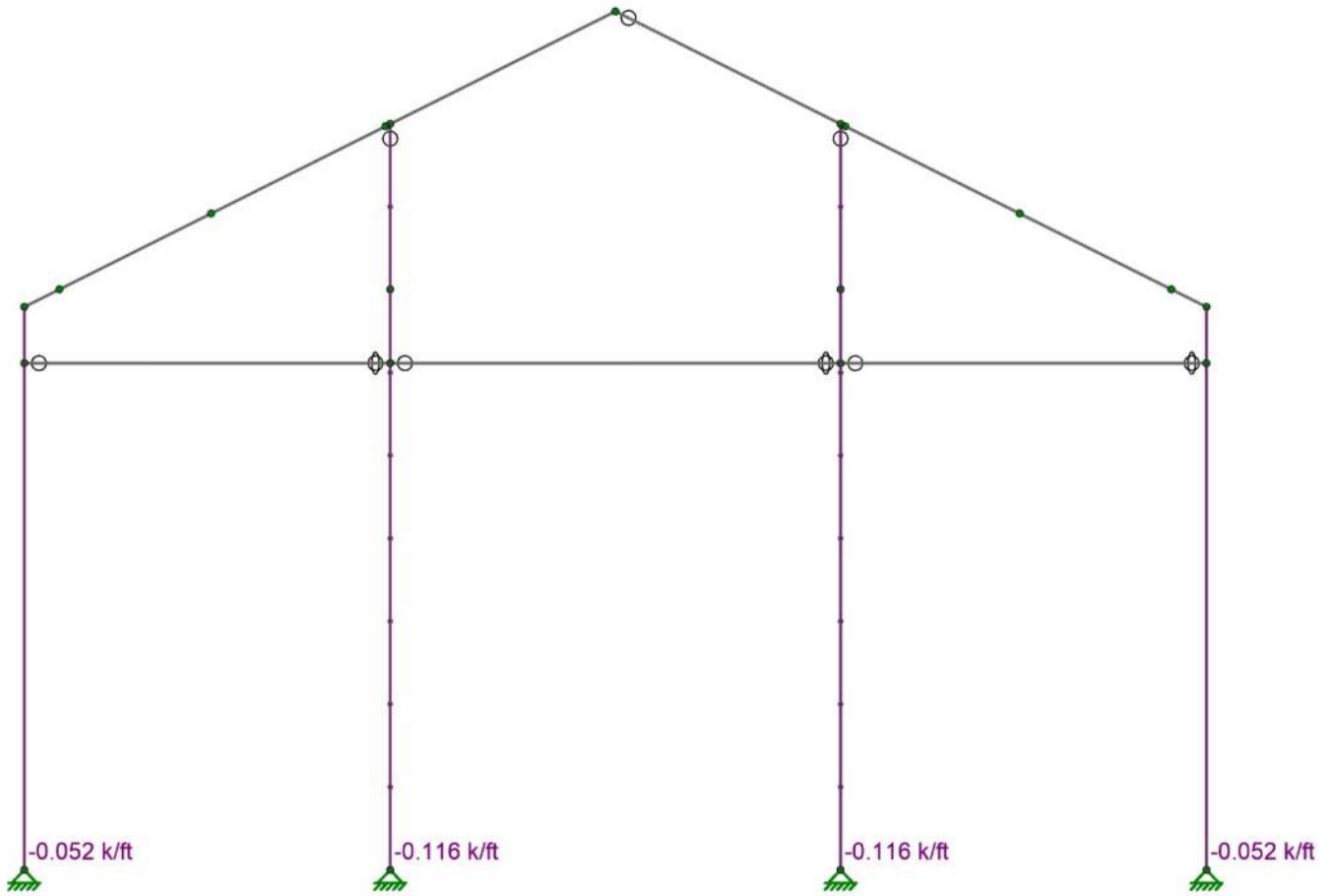
	4TH DIMENSION DESIGN, INC	21' TRUSS END	
			Feb 18, 2025 at 09:25 AM
			21' end.r3d



Loads: BLC 15, L

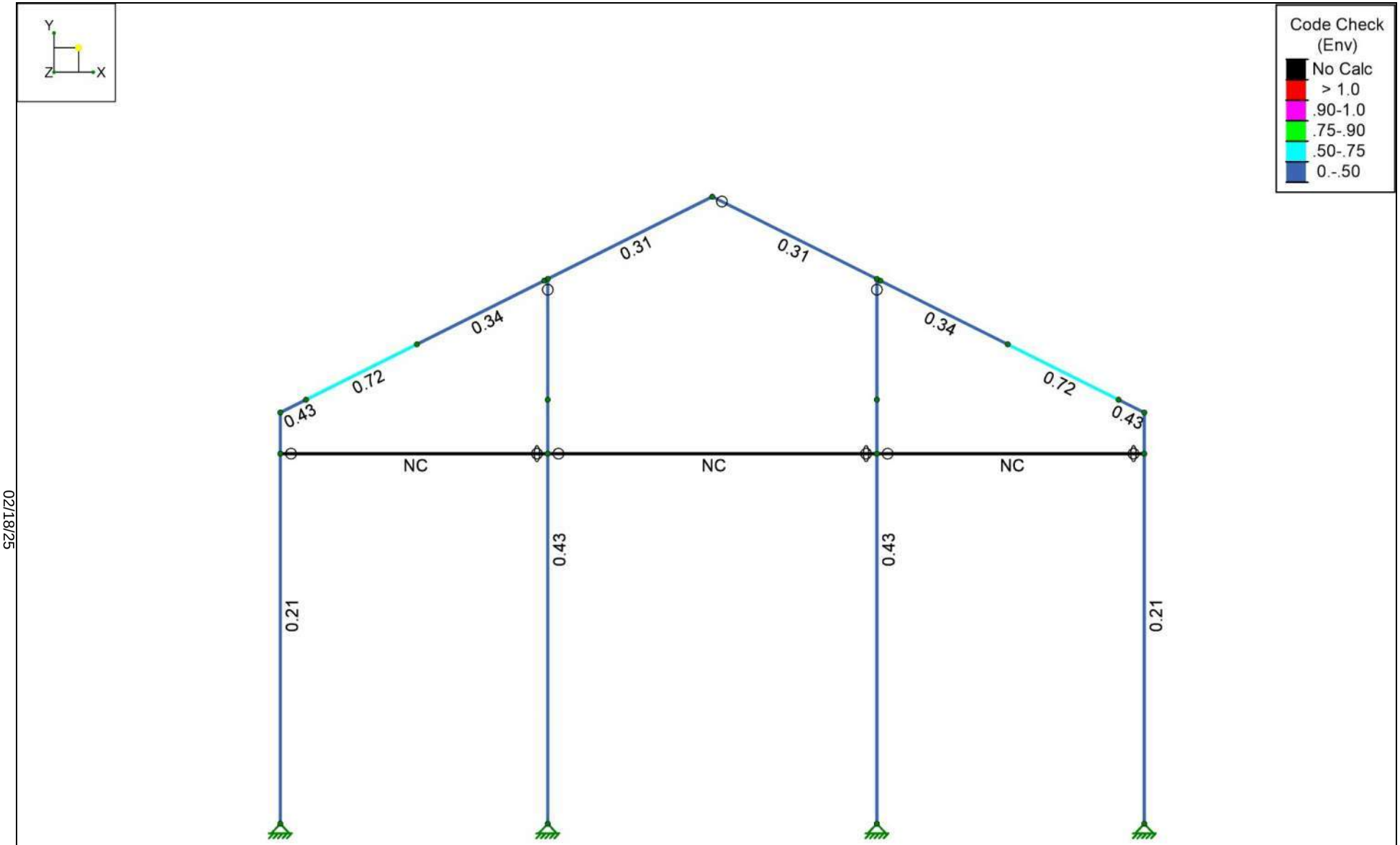
4TH DIMENSION DESIGN, INC		21' TRUSS END	
			Feb 18, 2025 at 09:25 AM
			21' end.r3d





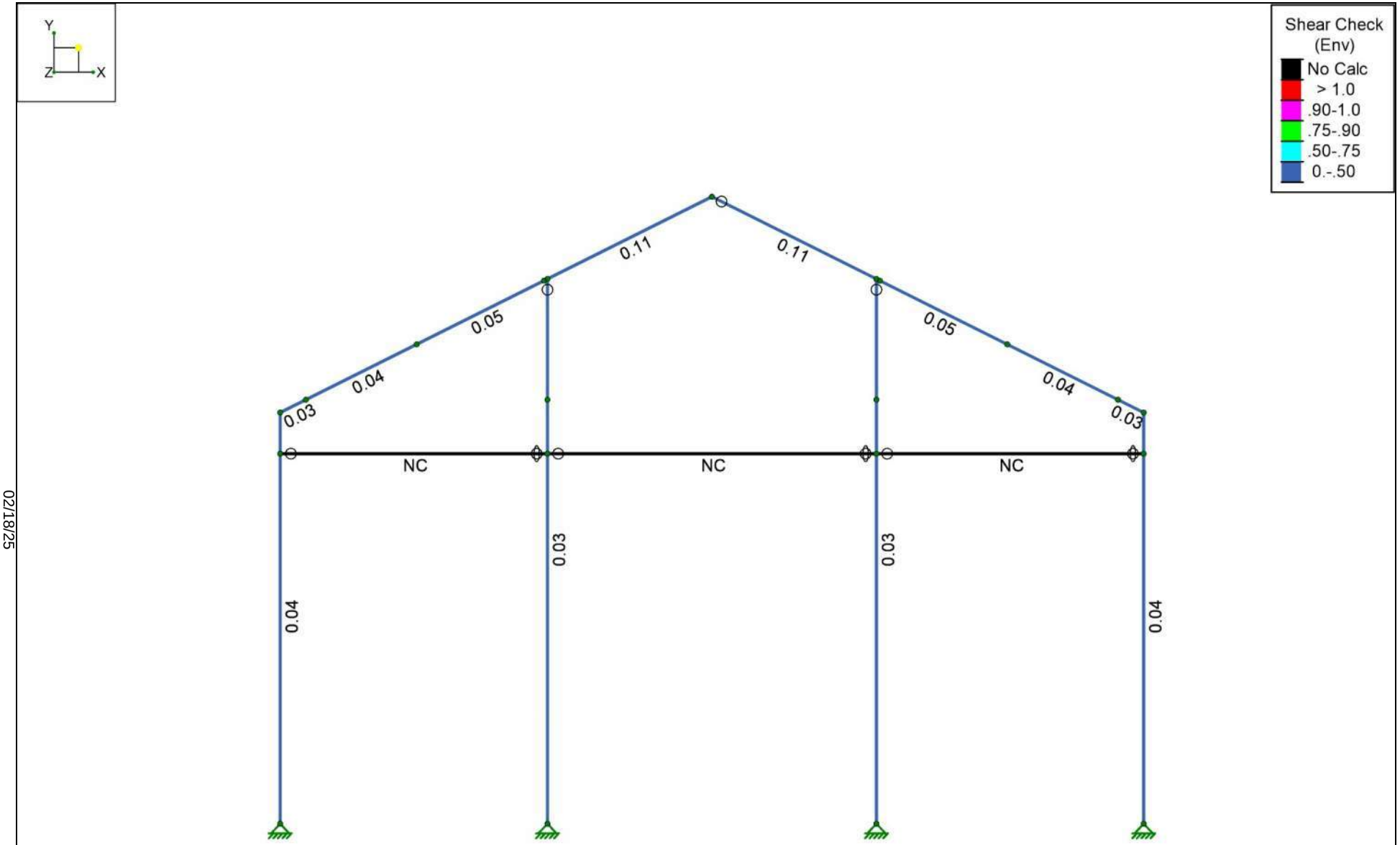
Loads: BLC 16, WMIN^

4TH DIMENSION DESIGN, INC		21' TRUSS END	
			Feb 18, 2025 at 09:26 AM
			21' end.r3d



Member Code Checks Displayed (Enveloped)

4TH DIMENSION DESIGN, INC	21' TRUSS END	
		Feb 18, 2025 at 09:26 AM
		21' end.r3d



Member Shear Checks Displayed (Enveloped)

4TH DIMENSION DESIGN, INC	21' TRUSS END	
		Feb 18, 2025 at 09:26 AM
		21' end.r3d

Node Coordinates

	Label	X [ft]	Y [ft]	Z [ft]	Detach From Diaphragm
1	N1	0	0	0	
2	N1_1	21	0	0	
3	N6	0	10	0	
4	N7	0.625001	10.3125	0	
5	N8	3.319519	11.659759	0	
6	N9	6.417371	13.208686	0	
7	N13	20.374999	10.3125	0	
8	N14	17.680481	11.659759	0	
9	N15	14.582629	13.208686	0	
10	N16	10.5	15.25	0	
11	N18	21	10	0	
12	N12	6.5	0	0	
13	N17	6.5	13.25	0	
14	N19	14.5	0	0	
15	N20	14.5	13.25	0	
16	N21	0	9	0	
17	N22	21	9	0	
18	N23	6.5	9	0	
19	N24	14.5	9	0	
20	N25	6.5	10.313	0	
21	N26	14.5	10.313	0	

Node Boundary Conditions

	Node Label	X [k/in]	Y [k/in]	Z [k/in]
1	N1	Reaction	Reaction	Reaction
2	N8			Reaction
3	N9			Reaction
4	N15			Reaction
5	N14			Reaction
6	N6			Reaction
7	N18			Reaction
8	N16			Reaction
9	N1_1	Reaction	Reaction	Reaction
10	N12	Reaction	Reaction	Reaction
11	N19	Reaction	Reaction	Reaction

Hot Rolled Steel Properties

	Label	E [ksi]	G [ksi]	Nu	Therm. Coeff. [1e^{5}°F^{-1}]	Density [k/ft^{3}]	Yield [ksi]	Ry	Fu [ksi]	Rt
1	A36 Gr.36	29000	11154	0.3	0.65	0.49	36	1.5	58	1.2
2	A572 Gr.50	29000	11154	0.3	0.65	0.49	50	1.1	58	1.2
3	A992	29000	11154	0.3	0.65	0.49	50	1.1	58	1.2
4	A500 Gr.42	29000	11154	0.3	0.65	0.49	42	1.3	58	1.1
5	A500 Gr.46	29000	11154	0.3	0.65	0.49	46	1.2	58	1.1
6	CR50	29000	11154	0.3	0.65	0.49	50	1.5	65	1.2
7	CR55	29000	11154	0.3	0.65	0.49	55	1.5	65	1.2
8	CR60	29000	11154	0.3	0.65	0.49	60	1.5	70	1.2
9	PIPE35	29000	11154	0.3	0.65	0.49	35	1.5	58	1.2

Member Primary Data

	Label	I Node	J Node	Section/Shape	Type	Design List	Material	Design Rule
1	M1	N1	N6	COL11	Column	None	CR60	Typical
2	M3	N6	N7	BRACKET10GUS	Beam	None	CR50	Typical
3	M8	N7	N8	TOPCH	Beam	None	CR50	Typical
4	M9	N8	N9	TOPCH	Beam	None	CR50	Typical
5	M10	N9	N16	TOPCH	Beam	None	CR50	Typical
6	M4	N18	N13	BRACKET10GUS	Beam	None	CR50	Typical
7	M11	N13	N14	TOPCH	Beam	None	CR50	Typical
8	M12	N14	N15	TOPCH	Beam	None	CR50	Typical
9	M13	N15	N16	TOPCH	Beam	None	CR50	Typical
10	M1_1	N1_1	N18	COL11	Column	None	CR60	Typical
11	M14	N12	N17	COL13	Column	None	CR60	Typical
12	M15	N19	N20	COL13	Column	None	CR60	Typical
13	M16	N21	N23	GIRT	Beam	None	gen_Steel	Typical
14	M17	N23	N24	GIRT	Beam	None	gen_Steel	Typical
15	M18	N24	N22	GIRT	Beam	None	gen_Steel	Typical

Basic Load Cases

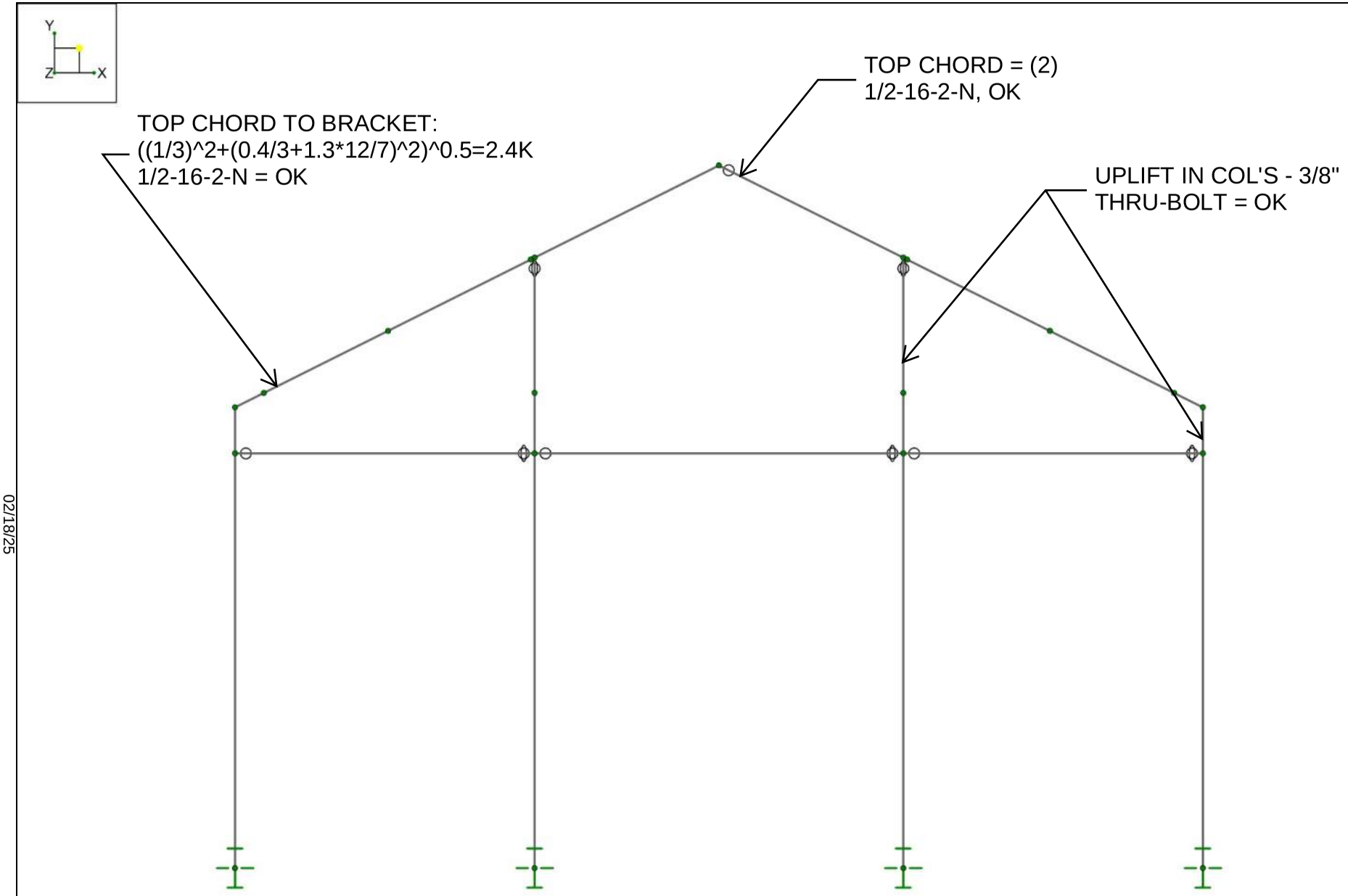
	BLC Description	Category	Y Gravity	Nodal	Distributed
1	D	DL	-1	4	8
2	S	SL		7	
3	W1>	WL			10
4	W1<	WL			10
5	W2>	WL			10
6	W2<	WL			10
7	W3^	WL			14
8	W3v	WL			14
9	W4^	WL			14
10	W4v	WL			14
11	WMIN>	WL			5
12	WMIN<	WL			5
13	SUL	SL		7	
14	SUR	SL		7	
15	L	LL		7	
16	WMIN^	None			4

Load Combinations

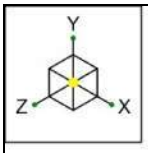
	Description	Solve	P-Delta	BLC	Factor	BLC	Factor	BLC	Factor
1	W3		Y	7	1				
2	W4		Y	9	1				
3	D+S	Yes	Y	1	1	2	1		
4	.6D+0.6W1>	Yes	Y	1	0.6	3	0.6		
5	.6D+0.6W1<	Yes	Y	1	0.6	4	0.6		
6	.6D+0.6W2>	Yes	Y	1	0.6	5	0.6		
7	.6D+0.6W2<	Yes	Y	1	0.6	6	0.6		
8	.6D+0.6W3^	Yes	Y	1	0.6	7	0.6		
9	.6D+0.6W3v	Yes	Y	1	0.6	8	0.6		
10	.6D+0.6W4^	Yes	Y	1	0.6	9	0.6		
11	.6D+0.6W4v	Yes	Y	1	0.6	10	0.6		
12	D+0.6W1>	Yes	Y	1	1	3	0.6		
13	D+0.6W1<	Yes	Y	1	1	4	0.6		
14	D+0.6W2>	Yes	Y	1	1	5	0.6		
15	D+0.6W2<	Yes	Y	1	1	6	0.6		

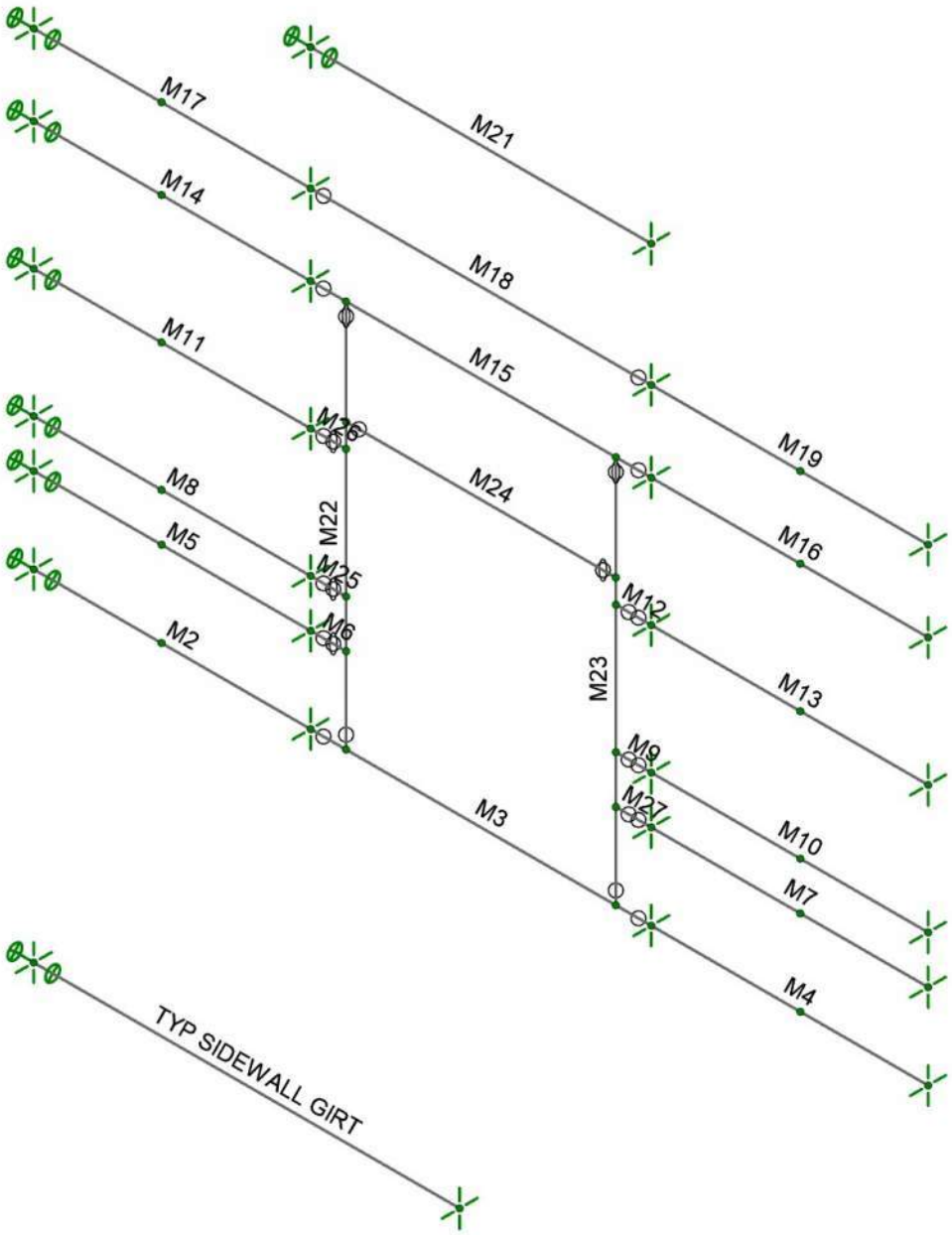
Load Combinations (Continued)

	Description	Solve	P-Delta	BLC	Factor	BLC	Factor	BLC	Factor
16	D+0.6W3^	Yes	Y	1	1	7	0.6		
17	D+0.6W3v	Yes	Y	1	1	8	0.6		
18	D+0.6W4^	Yes	Y	1	1	9	0.6		
19	D+0.6W4v	Yes	Y	1	1	10	0.6		
20	D+.75S+.45W1>	Yes	Y	1	1	2	0.75	3	0.45
21	D+.75S+.45W1<	Yes	Y	1	1	2	0.75	4	0.45
22	D+.75S+.45W2>	Yes	Y	1	1	2	0.75	5	0.45
23	D+.75S+.45W2<	Yes	Y	1	1	2	0.75	6	0.45
24	D+.75S+.45W3^	Yes	Y	1	1	2	0.75	7	0.45
25	D+.75S+.45W3v	Yes	Y	1	1	2	0.75	8	0.45
26	D+.75S+.45W4^	Yes	Y	1	1	2	0.75	9	0.45
27	D+.75S+.45W4v	Yes	Y	1	1	2	0.75	10	0.45
28	.6D+0.6WMIN>	Yes	Y	1	0.6	11	0.6		
29	.6D+0.6WMIN<	Yes	Y	1	0.6	12	0.6		
30	.6D+0.6WMIN^	Yes	Y	1	0.6	16	0.6		
31	D+0.6WMIN>	Yes	Y	1	1	11	0.6		
32	D+0.6WMIN<	Yes	Y	1	1	12	0.6		
33	D+0.6WMIN^	Yes	Y	1	1	16	0.6		
34	D+.75S+.45WMIN>	Yes	Y	1	1	2	0.75	11	0.45
35	D+.75S+.45WMIN<	Yes	Y	1	1	2	0.75	12	0.45
36	D+.75S+.45WMIN^	Yes	Y	1	1	2	0.75	16	0.45
37	D+SUL	Yes	Y	1	1	13	1		
38	D+SUR	Yes	Y	1	1	14	1		
39	D+L	Yes	Y	1	1	15	1		
40	D+0.75L+0.45W1>	Yes	Y	1	1	15	0.75	3	0.45
41	D+0.75L+0.45W1<	Yes	Y	1	1	15	0.75	4	0.45
42	D+0.75L+0.45W2>	Yes	Y	1	1	15	0.75	5	0.45
43	D+0.75L+0.45W2<	Yes	Y	1	1	15	0.75	6	0.45
44	D+0.75L+0.45W3^	Yes	Y	1	1	15	0.75	7	0.45
45	D+0.75L+0.45W3v	Yes	Y	1	1	15	0.75	8	0.45
46	D+0.75L+0.45W4^	Yes	Y	1	1	15	0.75	9	0.45
47	D+0.75L+0.45W4v	Yes	Y	1	1	15	0.75	10	0.45
48	D+0.75L+0.45WMIN>	Yes	Y	1	1	15	0.75	11	0.45
49	D+0.75L+0.45WMIN<	Yes	Y	1	1	15	0.75	12	0.45
50	D+0.75L+0.45WMIN^	Yes	Y	1	1	15	0.75	16	0.45

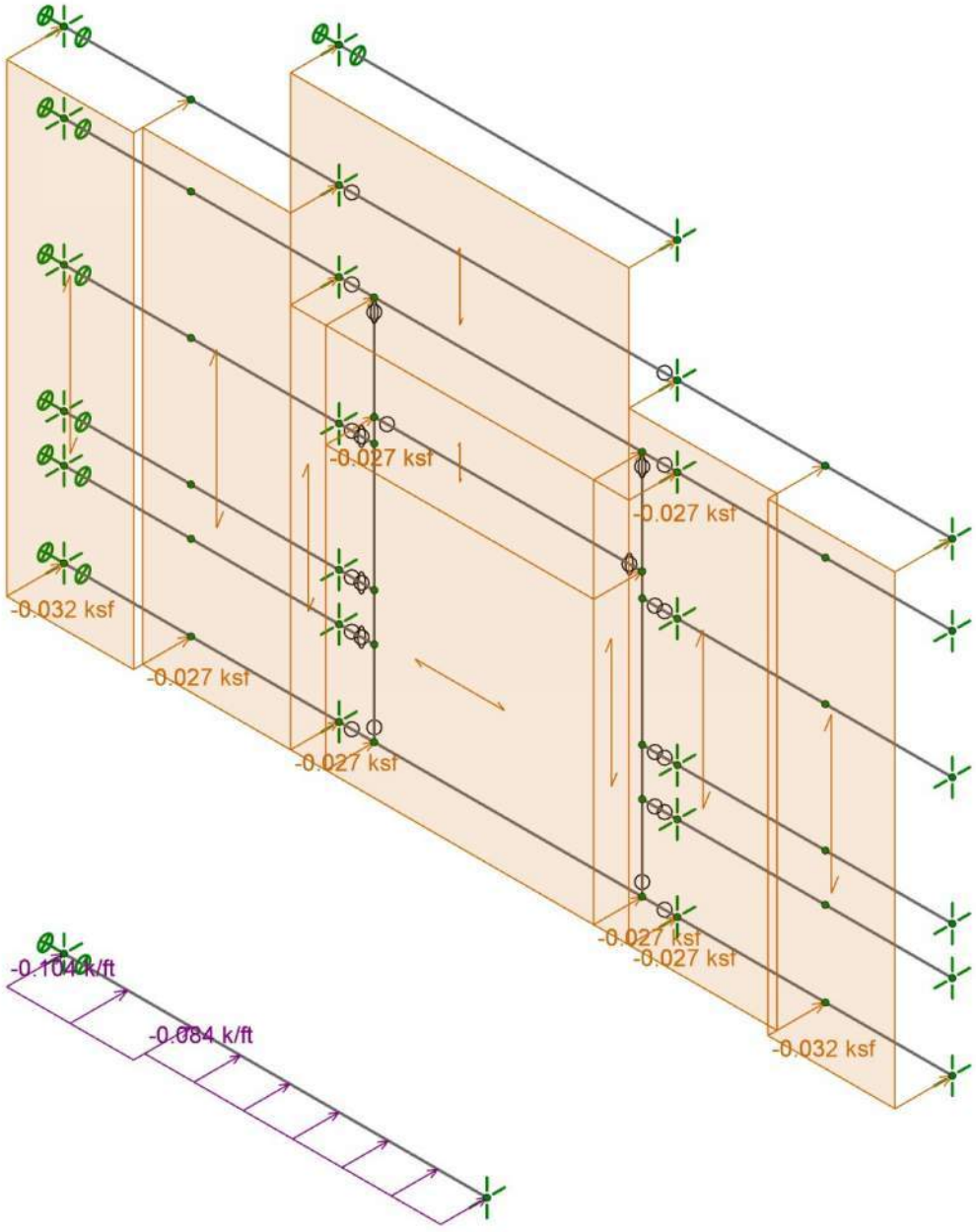


4TH DIMENSION DESIGN, INC		21' TRUSS END	
			Feb 17, 2025 at 11:09 AM
			21' end.r3d



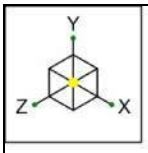


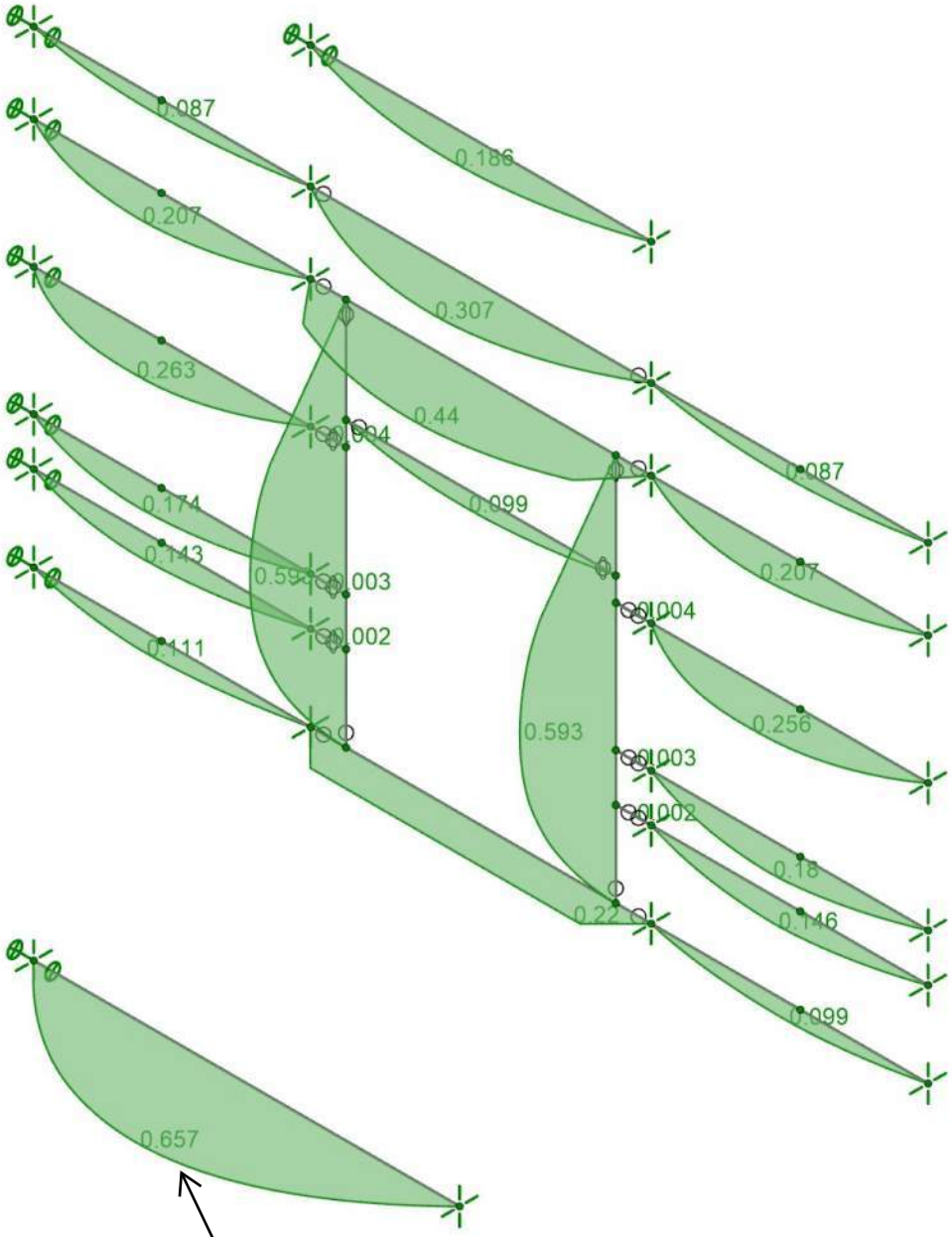
4th Dimension Design, Inc.	GIRTS AND FRAMED OPENINGS	SK-1	
Duane McWilliams		Feb 18, 2025 at 09:29 AM	
		GIRTS AND F.O..r3d	



Loads: BLC 1,

4th Dimension Design, Inc.	GIRTS AND FRAMED OPENINGS	SK-2	
Duane McWilliams		Feb 18, 2025 at 09:30 AM	
		GIRTS AND F.O..r3d	300





ALL <1.154 K-FT, OK
18GA GIRT

Results for LC 1, 0.6C&C
Member y Bending Moments (kip-ft)

E4.4.2 Pull-Over Strength

	18ga HAT	18ga HAT	18ga HAT
t1 (in)	0.0451	0.0451	0.0451
d'w (in)	0.409	0.409	0.409
Fu1 (ksi)	70	70	70
Pnov (lb)	1936.82	1936.82	1936.82
Pnov/Ω	645	645	645

E4.4.1 Pull-Out Strength

	18ga HAT	11ga COL	13ga COL
tc (in)	0.0451	0.1196	0.0897
d (in)	0.25	0.25	0.25
Fu2 (ksi)	70	75	75
Pnot (lb)	670.8625	1906.125	1429.594
Pnot/Ω**	223	635	476

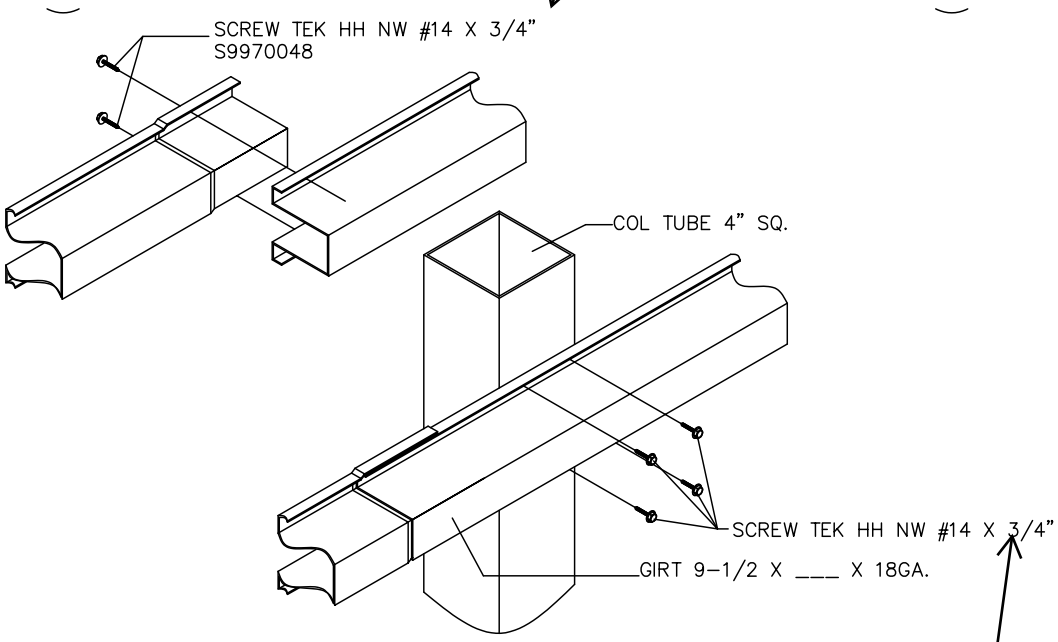
PULL OUT GOVERNS

Check against max. tension for given fastener

tc = Lesser of depth of penetration and thickness t2

MAX = 1/2 BAY

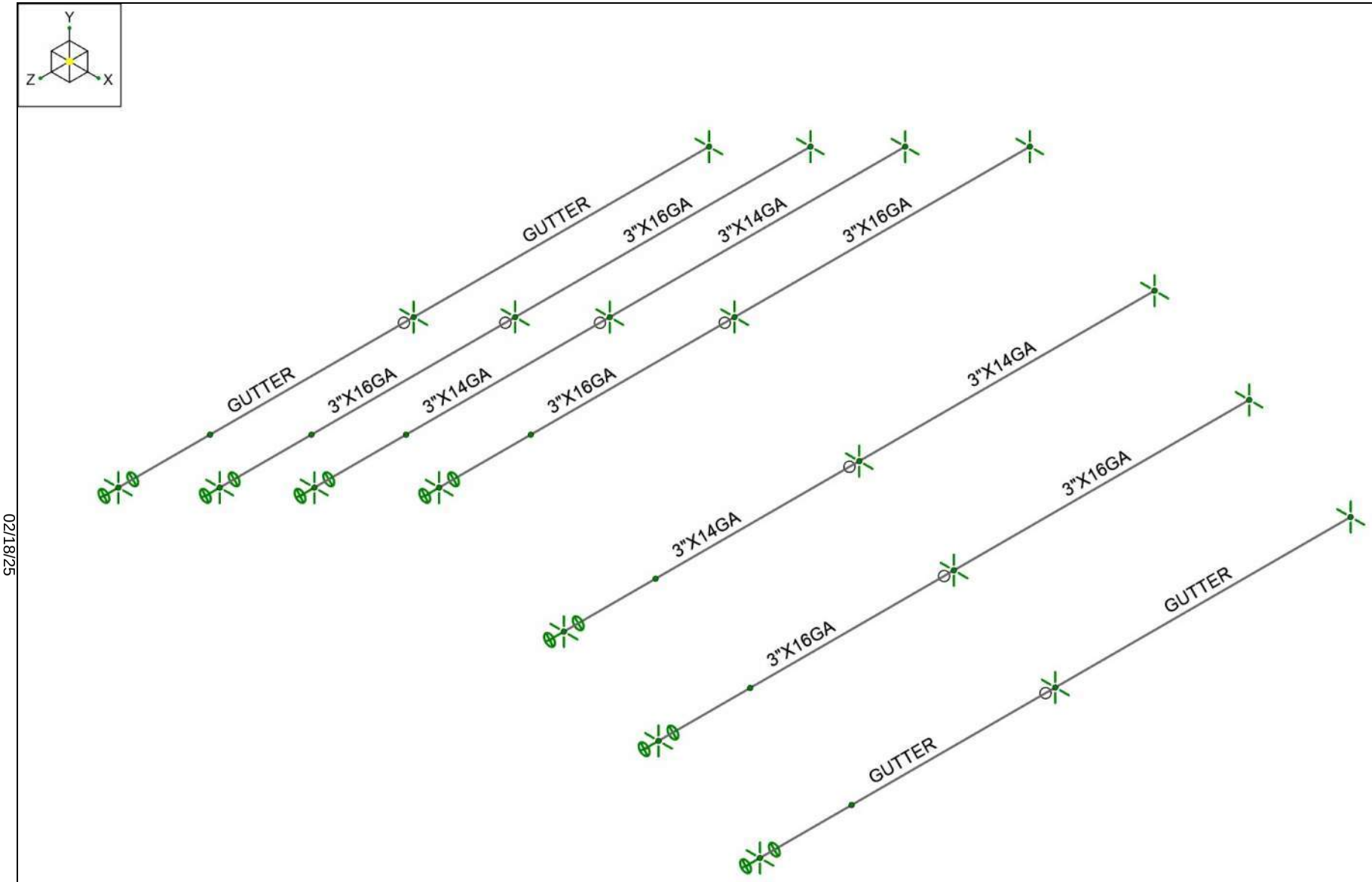
(2)(223#)/(5'x3.25') = 27.45 PSF (ASD)
ALLOWABLE (45.75 PSF ULT >> MAX.
APPLIED WALL C&C - OK



7/S-5 GIRT SPLICE AND ATTACHMENT

SIDE WALL GIRT, END WALL
CAPACITY IN 13 GA, CONSERVATIVE

(4)(476#)/(10'x3.25') = 58.6 PSF (ASD)
ALLOWABLE (97.6 PSF ULT >> MAX.
APPLIED WALL C&C - OK



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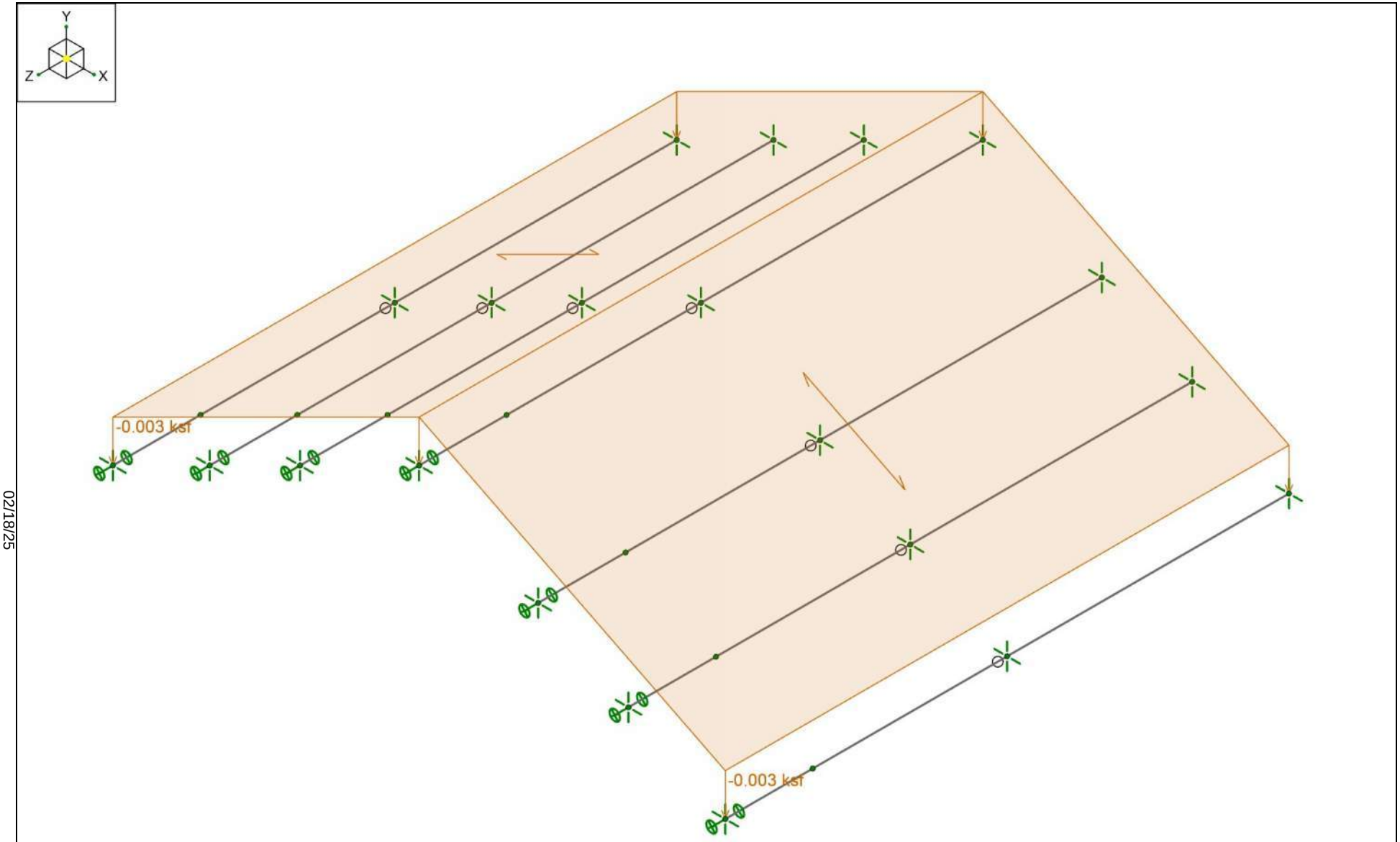
			Feb 18, 2025 at 09:51 AM
			PURLINS.r3d



Loads: BLC 1, D

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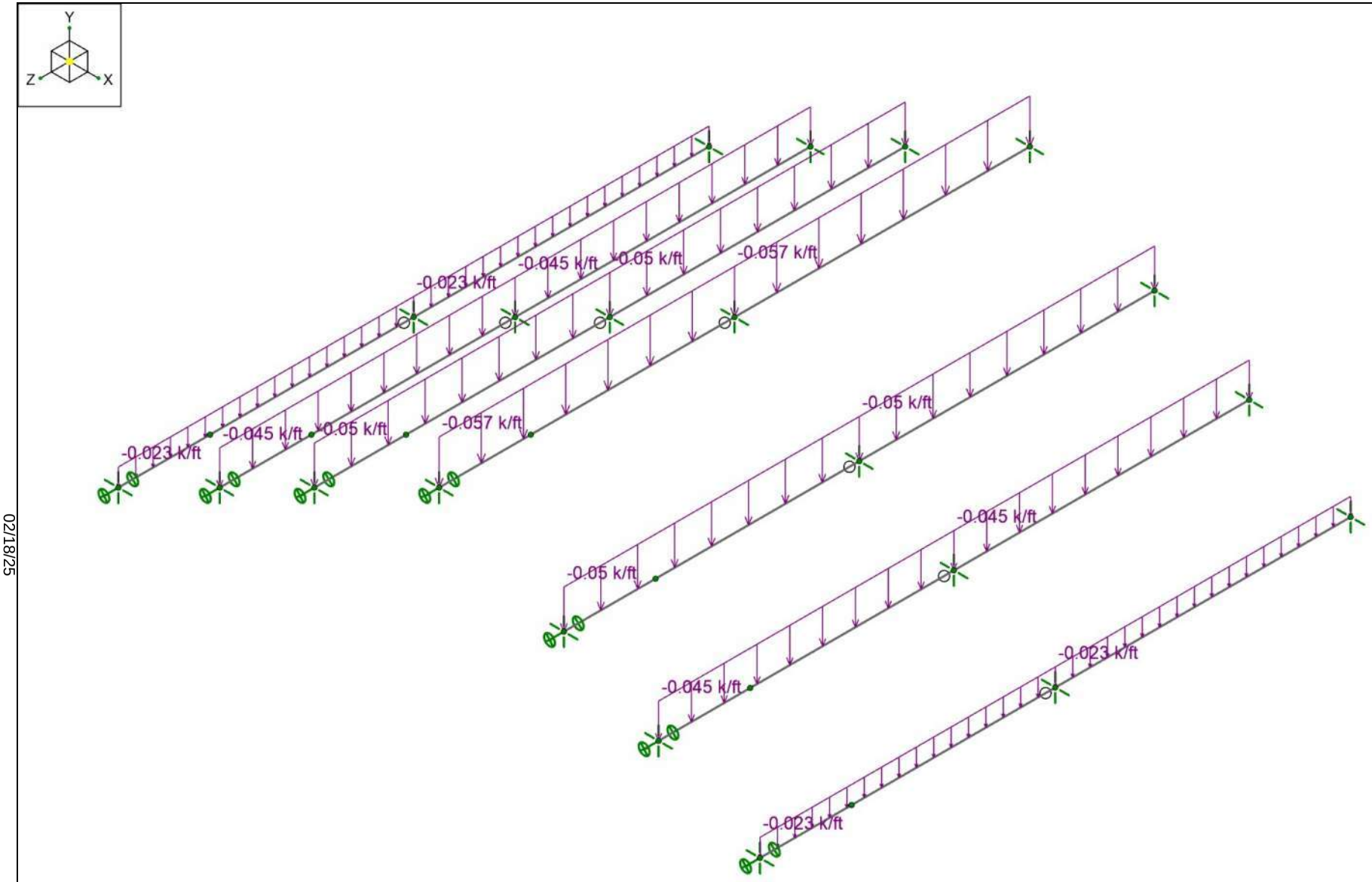
			PURLINS.r3d



Loads: BLC 2, S

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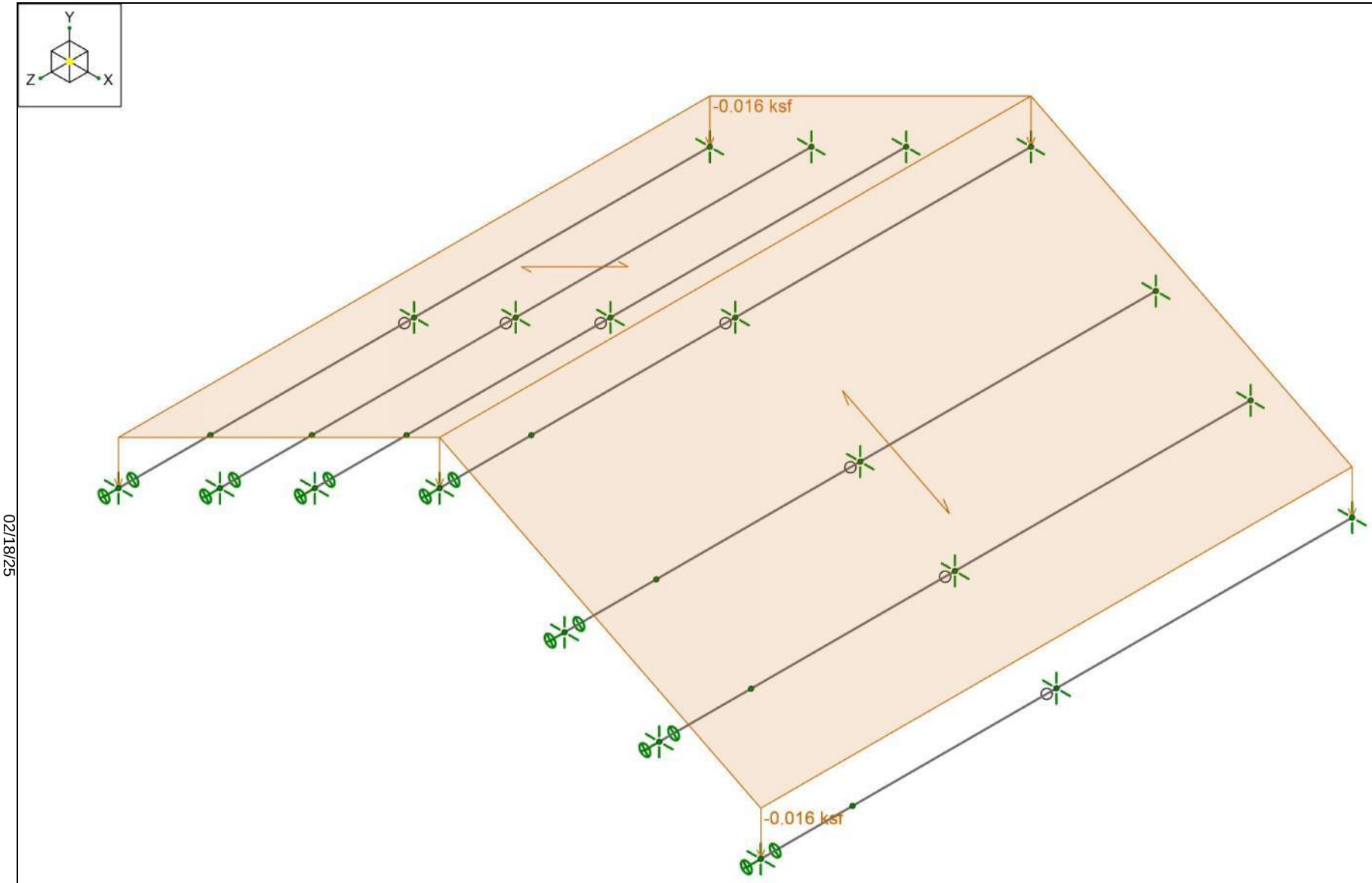

Loads: BLC 3, C&Cv

4TH DIMENSION DESIGN, INC		PURLINS	
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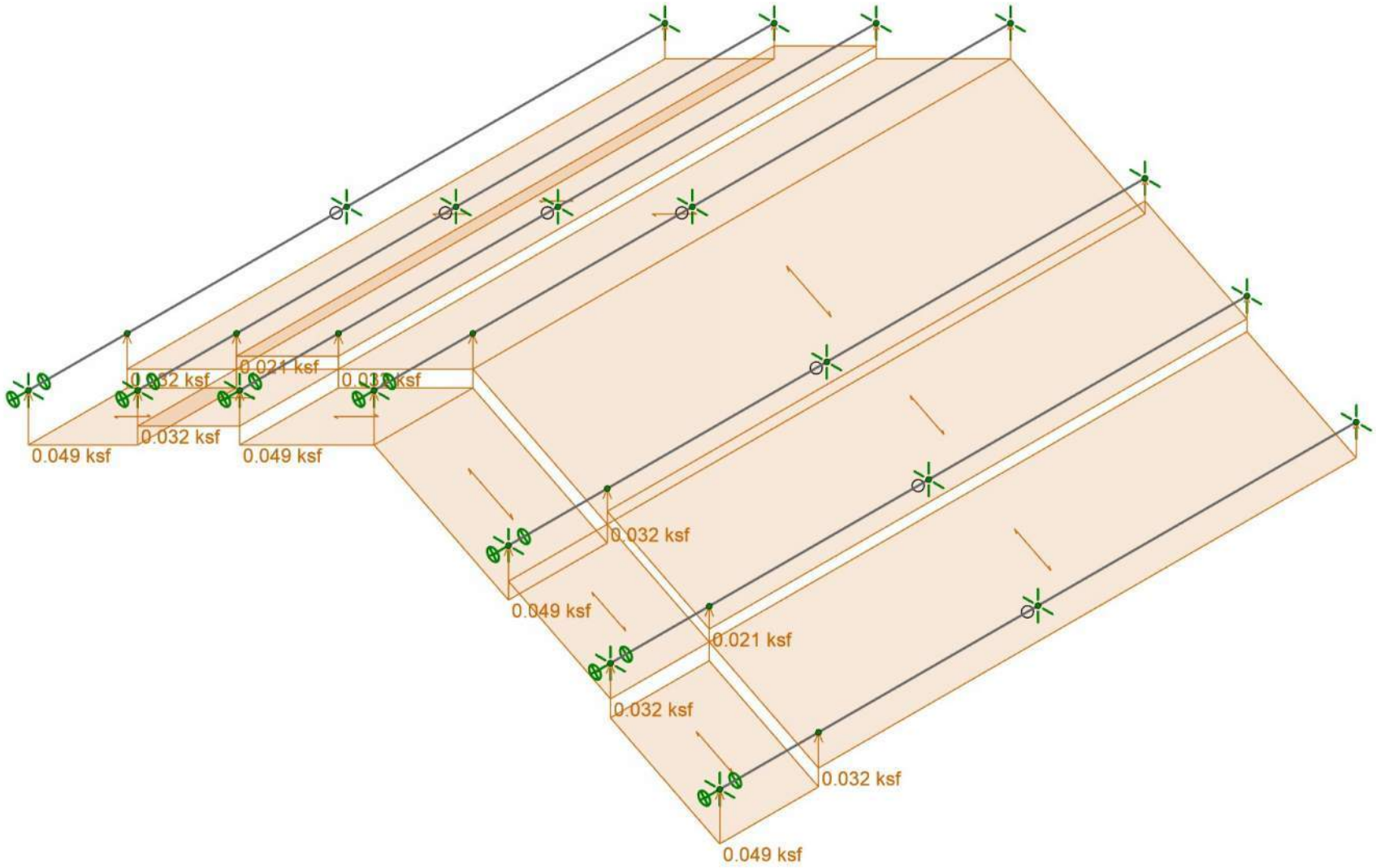
			PURLINS.r3d



Loads: BLC 4, C&C^

4TH DIMENSION DESIGN, INC		PURLINS	
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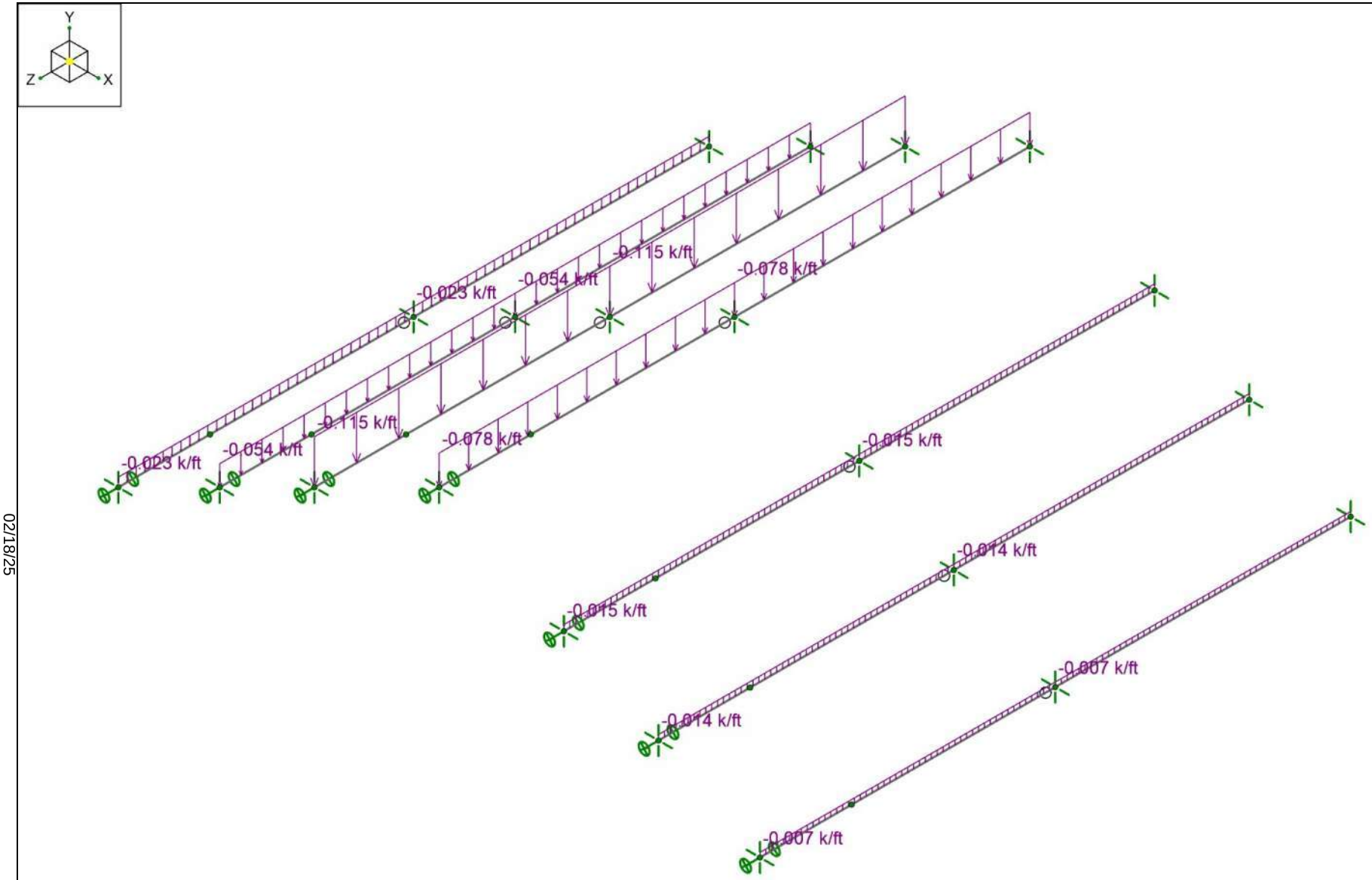
			PURLINS.r3d



Loads: BLC 13, SUL

4TH DIMENSION DESIGN, INC		PURLINS	
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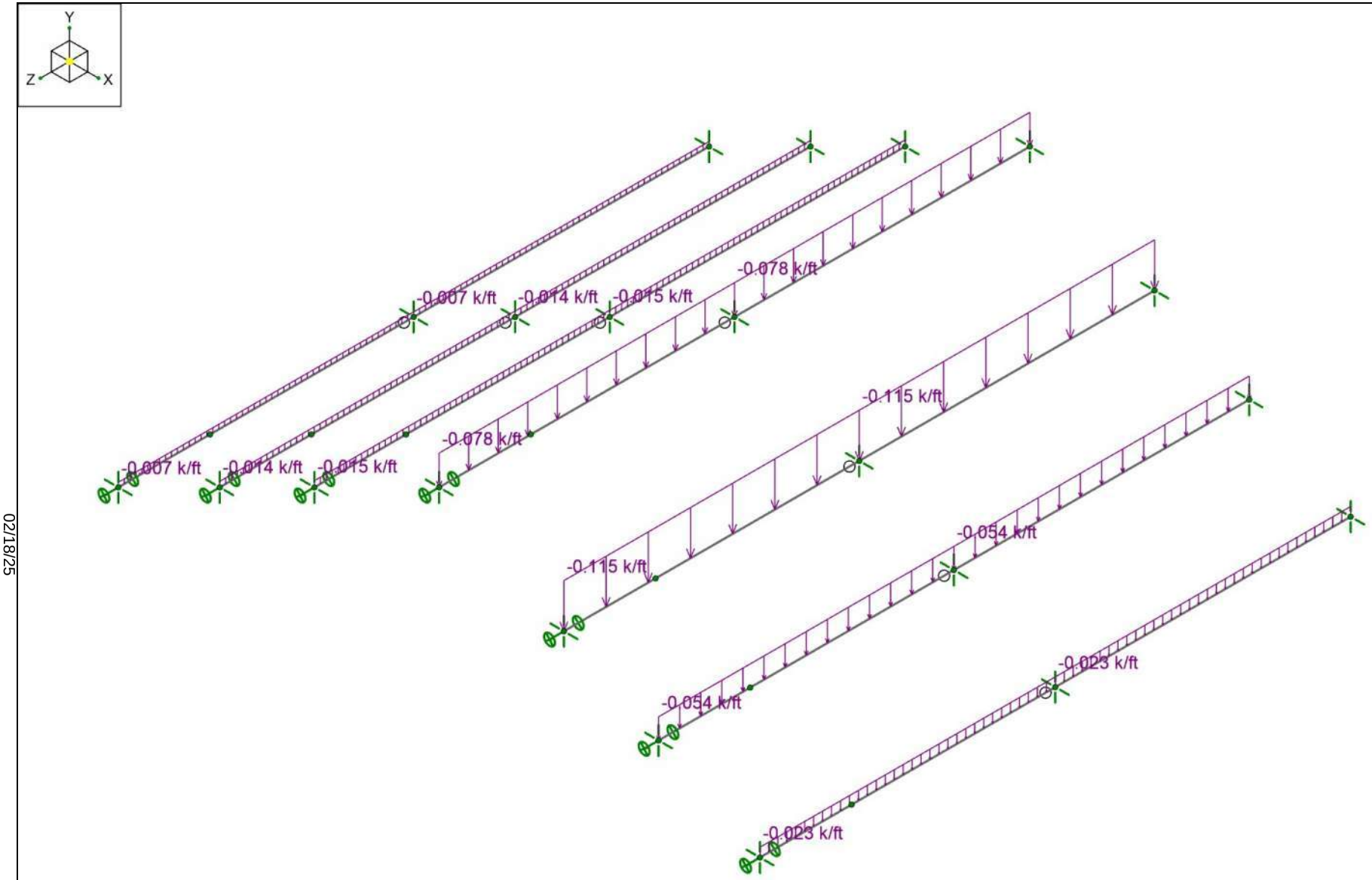
			PURLINS.r3d



Loads: BLC 14, SUR

4TH DIMENSION DESIGN, INC		PURLINS	
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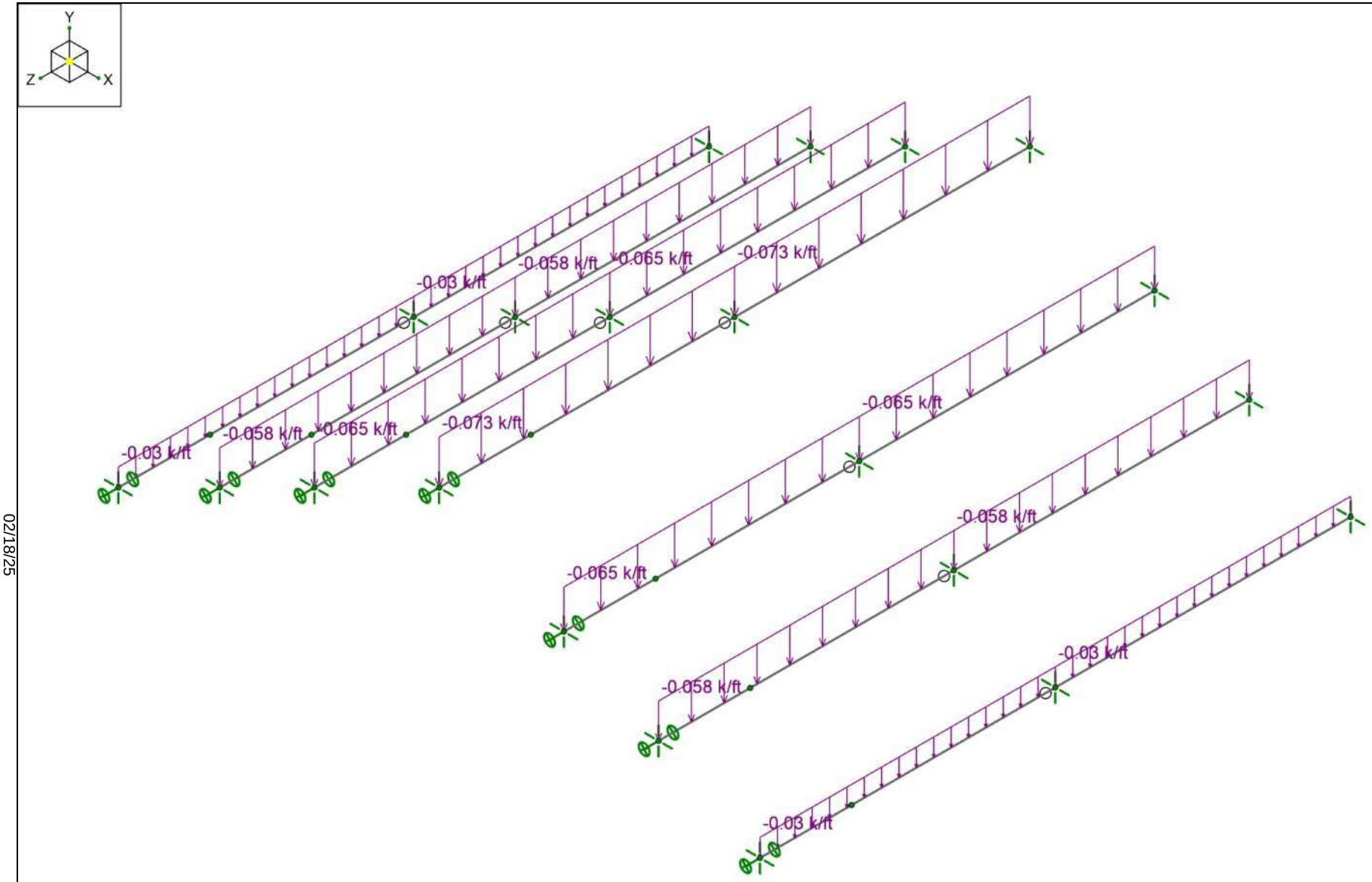
			PURLINS.r3d



Loads: BLC 15, L

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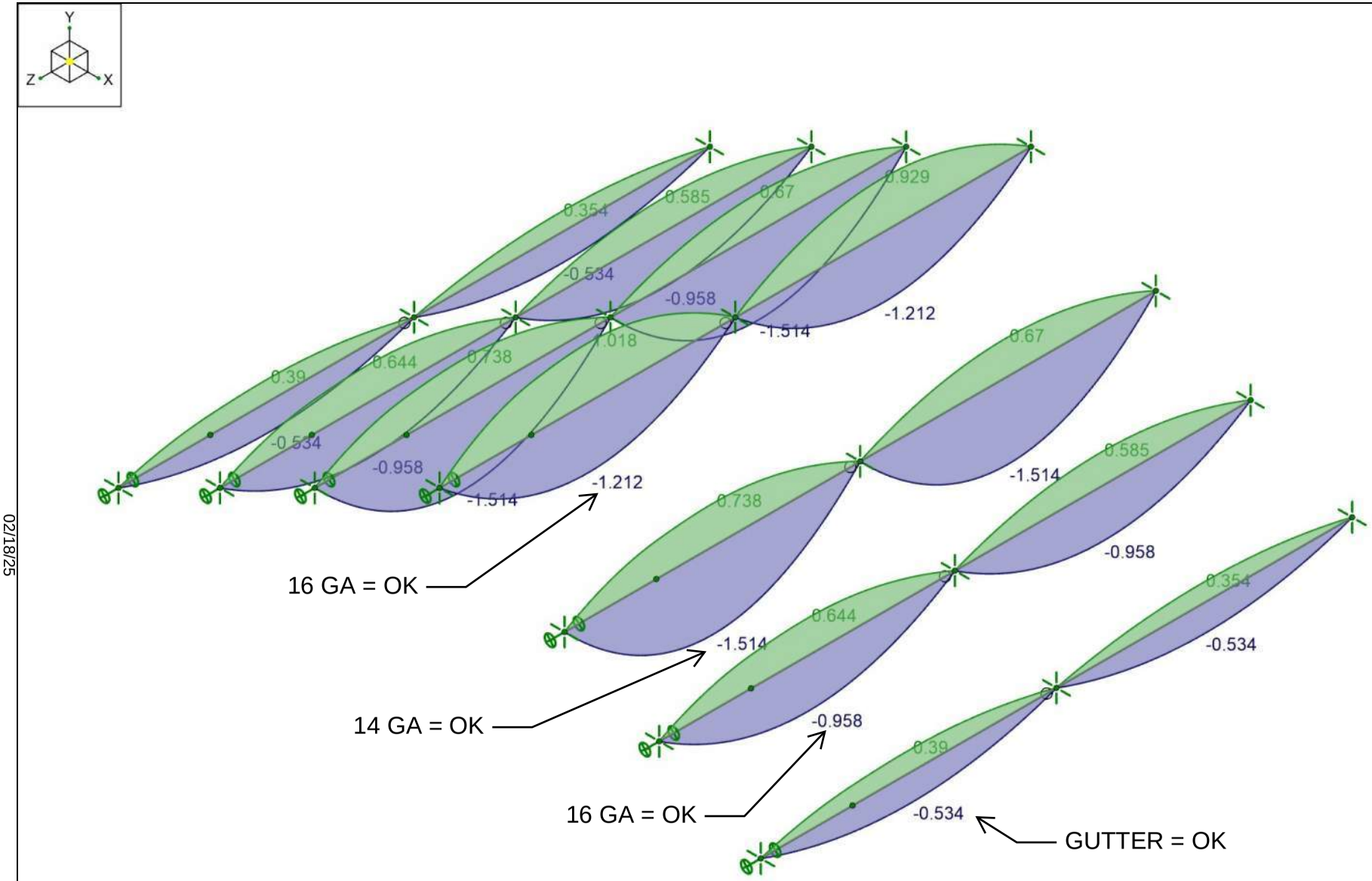
			PURLINS.r3d



Member z Bending Moments (kip-ft) (Enveloped)

4TH DIMENSION DESIGN, INC		PURLINS	
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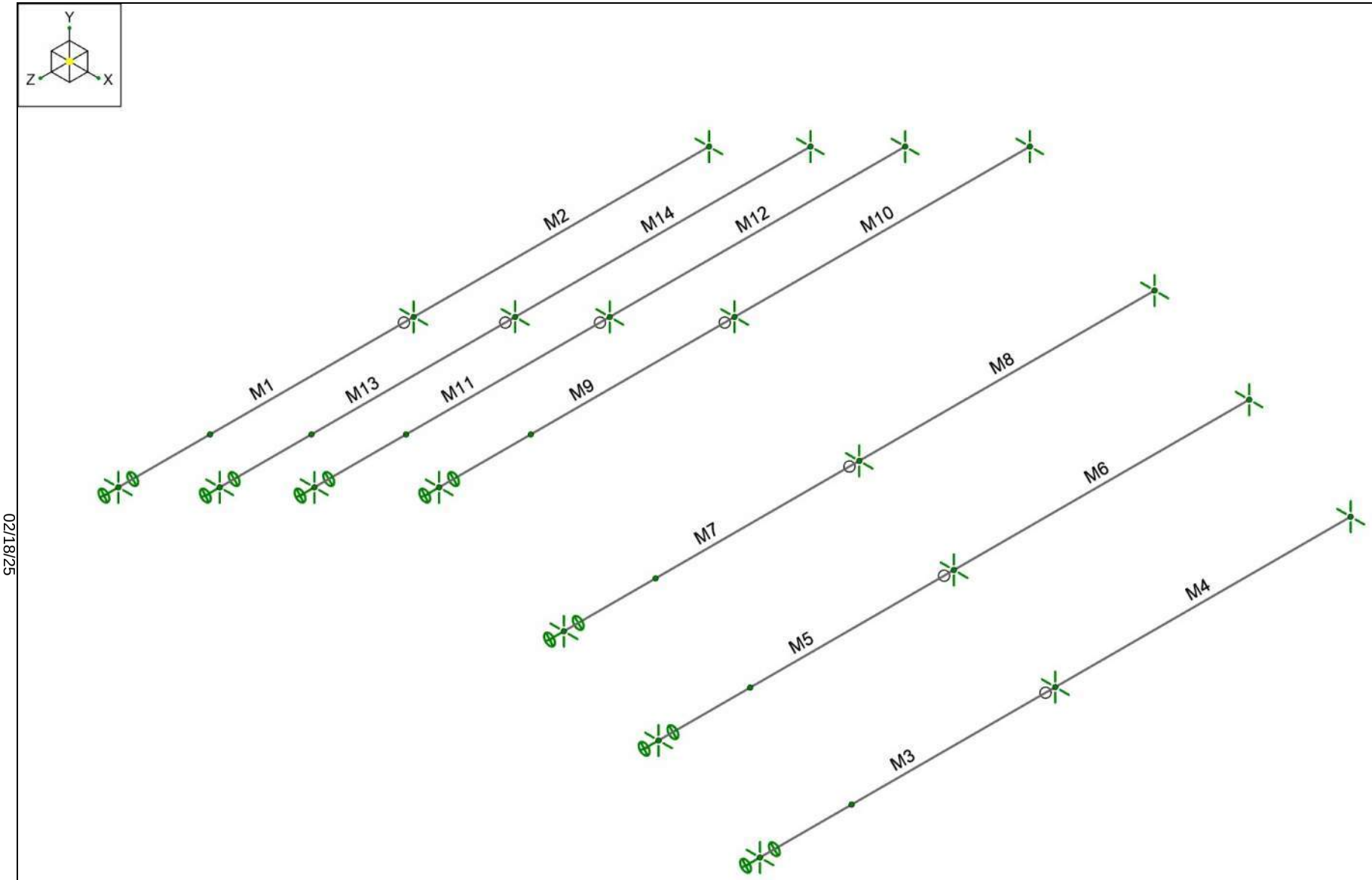
			PURLINS.r3d



4TH DIMENSION DESIGN, INC		PURLINS	
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			PURLINS.r3d

Node Coordinates

	Label	X [ft]	Y [ft]	Z [ft]	Detach From Diaphragm
1	N6	0	10	0	
2	N8	3.319519	11.659759	0	
3	N9	6.417371	13.208686	0	
4	N14	17.680481	11.659759	0	
5	N15	14.582629	13.208686	0	
6	N16	10.5	15.25	0	
7	N18	21	10	0	
8	N10	0	10	-9.667	
9	N11	3.319519	11.659759	-9.667	
10	N12	6.417371	13.208686	-9.667	
11	N13	17.680481	11.659759	-9.667	
12	N17	14.582629	13.208686	-9.667	
13	N19	10.5	15.25	-9.667	
14	N20	21	10	-9.667	
15	N21	0	10	-19.334	
16	N22	3.319519	11.659759	-19.334	
17	N23	6.417371	13.208686	-19.334	
18	N24	17.680481	11.659759	-19.334	
19	N25	14.582629	13.208686	-19.334	
20	N26	10.5	15.25	-19.334	
21	N27	21	10	-19.334	
22	N28	0	10	-3	
23	N29	17.680481	11.659759	-3	
24	N30	21	10	-3	
25	N31	14.582629	13.208686	-3	
26	N32	6.417371	13.208686	-3	
27	N33	3.319519	11.659759	-3	
28	N34	10.5	15.25	-3	

Node Boundary Conditions

	Node Label	X [k/in]	Y [k/in]	Z [k/in]	Z Rot [k-ft/rad]
1	N25	Reaction	Reaction		
2	N27	Reaction	Reaction		
3	N22	Reaction	Reaction		
4	N20	Reaction	Reaction		
5	N21	Reaction	Reaction		
6	N23	Reaction	Reaction		
7	N24	Reaction	Reaction		
8	N19	Reaction	Reaction		
9	N13	Reaction	Reaction		
10	N12	Reaction	Reaction		
11	N10	Reaction	Reaction		
12	N15	Reaction	Reaction	Reaction	Reaction
13	N14	Reaction	Reaction	Reaction	Reaction
14	N9	Reaction	Reaction	Reaction	Reaction
15	N6	Reaction	Reaction	Reaction	Reaction
16	N8	Reaction	Reaction	Reaction	Reaction
17	N26	Reaction	Reaction		
18	N17	Reaction	Reaction		
19	N11	Reaction	Reaction		
20	N16	Reaction	Reaction	Reaction	Reaction
21	N18	Reaction	Reaction	Reaction	Reaction

Hot Rolled Steel Properties

	Label	E [ksi]	G [ksi]	Nu	Therm. Coeff. [1e⁵°F⁻¹]	Density [k/ft³]	Yield [ksi]	Ry	Fu [ksi]	Rt
1	A36 Gr.36	29000	11154	0.3	0.65	0.49	36	1.5	58	1.2
2	A572 Gr.50	29000	11154	0.3	0.65	0.49	50	1.1	58	1.2
3	A992	29000	11154	0.3	0.65	0.49	50	1.1	58	1.2
4	A500 Gr.42	29000	11154	0.3	0.65	0.49	42	1.3	58	1.1
5	A500 Gr.46	29000	11154	0.3	0.65	0.49	46	1.2	58	1.1
6	CR50	29000	11154	0.3	0.65	0.49	50	1.5	65	1.2
7	CR55	29000	11154	0.3	0.65	0.49	55	1.5	65	1.2
8	CR60	29000	11154	0.3	0.65	0.49	60	1.5	70	1.2
9	PIPE35	29000	11154	0.3	0.65	0.49	35	1.5	58	1.2

Member Primary Data

	Label	I Node	J Node	Section/Shape	Type	Design List	Material	Design Rule
1	M1	N6	N10	GUTTER	Beam	None	gen_Steel	Typical
2	M2	N10	N21	GUTTER	Beam	None	gen_Steel	Typical
3	M3	N18	N20	GUTTER	Beam	None	gen_Steel	Typical
4	M4	N20	N27	GUTTER	Beam	None	gen_Steel	Typical
5	M5	N14	N13	3"X16GA	Beam	None	gen_Steel	Typical
6	M6	N13	N24	3"X16GA	Beam	None	gen_Steel	Typical
7	M7	N15	N17	3"X14GA	Beam	None	gen_Steel	Typical
8	M8	N17	N25	3"X14GA	Beam	None	gen_Steel	Typical
9	M9	N16	N19	3"X16GA	Beam	None	gen_Steel	Typical
10	M10	N19	N26	3"X16GA	Beam	None	gen_Steel	Typical
11	M11	N9	N12	3"X14GA	Beam	None	gen_Steel	Typical
12	M12	N12	N23	3"X14GA	Beam	None	gen_Steel	Typical
13	M13	N8	N11	3"X16GA	Beam	None	gen_Steel	Typical
14	M14	N11	N22	3"X16GA	Beam	None	gen_Steel	Typical

Basic Load Cases

	BLC Description	Category	Y Gravity	Distributed	Area(Member)
1	D	DL	-1		2
2	S	SL		14	
3	C&Cv	WL			2
4	C&C^	WL			12
5	N/A	None			
6	N/A	None			
7	N/A	None			
8	N/A	None			
9	N/A	None			
10	N/A	None			
11	N/A	None			
12	N/A	None			
13	SUL	SL		14	
14	SUR	SL		14	
15	L	LL		14	
16	BLC 1 Transient Area Loads	None		16	
17	BLC 3 Transient Area Loads	None		16	
18	BLC 4 Transient Area Loads	None		74	

Load Combinations

	Description	Solve	P-Delta	BLC	Factor	BLC	Factor	BLC	Factor
1	D+S	Yes	Y	1	1	2	1		
2	.6D+0.6C&Cv	Yes	Y	1	0.6	3	0.6		
3	.6D+0.6C&C^	Yes	Y	1	0.6	4	0.6		
4	D+0.6C&Cv	Yes	Y	1	1	3	0.6		
5	D+0.6C&C^	Yes	Y	1	1	4	0.6		
6	D+.75S+.45C&Cv	Yes	Y	1	1	2	0.75	3	0.45
7	D+.75S+.45C&C^	Yes	Y	1	1	2	0.75	4	0.45
8	D+SUL	Yes	Y	1	1	13	1		
9	D+SUR	Yes	Y	1	1	14	1		
10	D+L	Yes	Y	1	1	15	1		
11	D+0.75L+0.45C&Cv	Yes	Y	1	1	15	0.75	3	0.45
12	D+0.75L+0.45C&C^	Yes	Y	1	1	15	0.75	4	0.45

Global Parameters - Description:

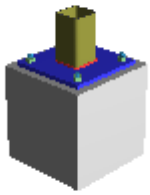
Project Title	BASE PLATE
Company	
Designer	DWM
Job Number	
Notes	

Global Parameters - Solution:

Design Method	AISC 14th (360-10): ASD
Bolt Group Analysis Method	Center of Rotation
Weld Analysis Method	Elastic
Consider Bolt Hole Deformation?	Yes
Check Rotational Ductility?	Yes
Check Weld Filler Metal Matching?	Yes
Full Shear Eccentricity Considered?	Yes
Panel-Zone Shear Deformation Considered?	No
Check Weld Base Material Thickness?	Yes
Include AISC 15th Out of Plane Web Checks?	Yes
Reduce Available Bolt Strength by Prying Effects Factor Q?	Yes

GRAVITY: Summary Report

Single Column Base Plate Connection



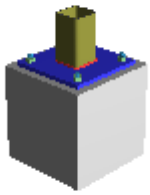
Material Properties:				
Column	HSS3.5X3.5X3	A500 Gr.B Rect	F_y = 46.00 ksi	F_u = 58.00 ksi
Base Plate	P0.50x9.75x9.75	A36	F_y = 36.00 ksi	F_u = 58.00 ksi

Input Data:		
Axial	5.00 kips	*Axial load on the column*
Strong Axis Shear	2.00 kips	*Shear load on the column that causes strong axis bending*
Weak Axis Shear	2.00 kips	*Shear load on the column that causes weak axis bending*
Strong Axis Moment	0.00 kips-ft	*Column moment about the strong axis*
Weak Axis Moment	0.00 kips-ft	*Column moment about the weak axis*

Connection	Required	Max Unity Check	Result
Column/Base Plate connection	Anchor Bolt Shear	**0.35**	**PASS**

GRAVITY: Base Plate Report

Single Column Base Plate Connection



Material Properties:				
Column	HSS3.5X3.5X3	A500 Gr.B Rect	F_y = 46.00 ksi	F_u = 58.00 ksi
Base Plate	P0.50x9.75x9.75	A36	F_y = 36.00 ksi	F_u = 58.00 ksi

Input Data:		
Axial	5.00 kips	*Axial load on the column*
Strong Axis Shear	2.00 kips	*Shear load on the column that causes strong axis bending*
Weak Axis Shear	2.00 kips	*Shear load on the column that causes weak axis bending*
Strong Axis Moment	0.00 kips-ft	*Column moment about the strong axis*
Weak Axis Moment	0.00 kips-ft	*Column moment about the weak axis*

Note: Unless specified, all code references are from AISC 360-10

Limit State	Required	Available	Unity Check	Result
Geometry Restrictions				**PASS**
Check Min Bolt Spacing	**Pass**	*Condition: S_{min} >= (2+2/3)d_{bolt} (J3.3)*		
S_{min}	7.50 in	*Min bolt spacing*		
d_{bolt}	0.62 in	*Anchor bolt diameter*		
Check Min Edge Distance	**Pass**	*Condition: min(e_z , e_y) >= ED_{allow} (J3.4)*		
e_y	1.12 in	*Min edge distance y*		
e_z	1.12 in	*Min edge distance z*		
ED_{allow}	0.94 in	*Minimum allowed edge distance*		
Check Max Edge Distance	**Pass**	*Condition: Condition: max(d_z , d_y) <= min(6.00 in, 12*t) (J3.5)*		
d_y	1.12 in	*Max edge distance y*		
d_z	1.12 in	*Max edge distance z*		
ED_{allow}	6.00 in	*Maximum allowed edge distance*		
t	0.50 in	*Thickness of base plate*		
Check Anchor Bolt Encroachment on Column	**Pass**			
Concrete Bearing	0.05 ksi	1.33 ksi	**0.04**	**PASS**
R_n = 0.85 * f'$_c$ * α		**Ω = 2.31**	(ACI 318-19 (22) Table 22.8.3.2)	
f'$_c$	3.00 ksi	*Concrete compressive strength*		
P_u	5.00 kips	*Axial load on the column*		
N	9.75 in	*Plate length*		
B	9.75 in	*Plate width*		
A_1	95.06 in^2	*Plate area = B*N*		
L	11.75 in	*Concrete support length*		
W	11.75 in	*Concrete support width*		
L'	11.75 in	*Effective concrete support length*		
W'	11.75 in	*Effective concrete support width*		
A_2	138.06 in^2	*Effective concrete support area = L' * W'*		

continued on next page...

GRAVITY: Base Plate Report (continued):

Limit State	Required	Available	Unity Check	Result
α	1.21	*Bearing stress increase factor = min(2, $(A_2 / A_1)^{0.5}$)*		
R_n / Ω	1.33 ksi	*Allowable bearing stress*		
f_p	0.05 ksi	*Required bearing stress = P_u / A_1*		
Plate Flexural Yielding(Compression)	0.02 kips-ft/in	0.11 kips-ft/in	**0.20**	**PASS**
$M_n = F_y * t_p^2 / 4$		**Ω = 1.67**	(AISC DG1 (3.3.13))	
F_y	36.00 ksi	*Minimum yield strength of base plate*		
t_p	0.50 in	*Thickness of base plate*		
$M_n/Ω$	0.11 kips-ft/in	*Base plate bending capacity per unit width*		
N	9.75 in	*Base plate length*		
B	9.75 in	*Base plate width*		
d	3.50 in	*Column depth*		
b	3.50 in	*Column width*		
m	3.21 in	*m = (N - 0.95*d)/2 (per AISC DG1, sect. 3.1.3)*		
n	3.21 in	*n = (B - 0.95*b)/2 (per AISC DG1, sect. 3.1.3)*		
l	3.21 in	*Critical cantilever dimension l = MAX(m, n)*		
f_p	0.05 ksi	*Required bearing stress (see 'Concrete Bearing' check)*		
M_{pl}	0.02 kips-ft/in	*Required bending moment per unit width, $M_{pl}=f_p * l^2 / 2$ (per AISC DG1, sect. 3.1.2)*		
Anchor Bolt Shear	2.83 kips	8.01 kips	**0.35**	**PASS**
$R_n = F_{nv} * A_b * N_{bolt}$		**Ω = 2.00**	(J3-1)	
V_{uy}	2.00 kips	*Strong axis shear*		
V_{uz}	2.00 kips	*Weak axis shear*		
$V_u = (V_{uy}^2 + V_{uz}^2)^{0.5}$	2.83 kips	*Resultant shear force*		
F_{nv}	26.10 ksi	*Shear stress N type*		
A_b	0.31 in^2	*Area of bolt*		
N_{bolt}	2	*Number of bolts (per AISC DG1, Section 3.5.3)*		
$R_n/Ω$	8.01 kips	*Bolt shear rupture strength*		
Anchor Bolt Bearing on Base Plate	2.83 kips	8.01 kips	**0.35**	**PASS**
$R_n = N_{bolt} * \min(1.2*L_c*t_p*F_u, 2.4*d_b*t_p*F_u, R_{n\text{-}bolt})$		**Ω = 2.00**	(J3-6a)	
V_u	2.83 kips	*Resultant shear force, see 'Anchor Bolt Shear' check*		
N_{bolt}	2	*Number of bolts (per AISC DG1, Section 3.5.3)*		
Θ	45.00 degrees	*Angle between the resultant shear force and z-axis*		
e_y	1.12 in	*Edge distance y*		
e_z	1.12 in	*Edge distance z*		
d_c	0.41 in	*Distance from center of bolt to the edge of hole*		
L_c	1.18 in	*Minimum clear distance for the weakest bolt, $L_c = \min(e_y / \lvert\sin(Θ)\rvert, e_z / \lvert\cos(Θ)\rvert) - d_c$*		
t_p	0.50 in	*Thickness of base plate*		
d_b	0.62 in	*Bolt diameter*		
F_u	58.00 ksi	*Minimum tensile stress of material*		
$R_{n\text{-}bolt}$	8.01 kips	*Bolt shear strength, $R_{n\text{-}bolt}=F_{nv}*A_{bolt}$*		
F_{nv}	26.10 ksi	*Nominal shear stress of bolt*		
A_{bolt}	0.31 in^2	*Area of bolt*		
Rn/Ω	8.01 kips	*Bolt bearing strength*		

continued on next page...

GRAVITY: Base Plate Report (continued):

Limit State	Required	Available	Unity Check	Result
Column Weld Limitations				**PASS**
Weld Min Size			(J2.2b)	
Check Weld Min Size	**Pass**			
D	0.19 in	*Weld size*		
D_{min}	0.12 in	*Min size allowed per Table J2.4*		
t_{min}	0.17 in	*Controlling member thickness*		
Column Flange Weld Strength	0.36 kips/in	2.78 kips/in	**0.13**	**PASS**
$Rn/\Omega = C_1 * \alpha * 0.928 * D_{16}$				
Single Fillet				
$0.928 = 0.6 * F_{E70} * 2^{0.5}/2 * 1/16 / \Omega$, Ω=2.00 (AISC 14th Eqn 8-2b)				
C_1	1.00	*Electrode strength coefficient (AISC 14th table 8-3)*		
t	0.17 in	*Base material thickness (column)*		
α	1.00	*Base material proration factor (re-arrangement of AISC 14th Eqn 9-2)*		
D_{16}	3.00	*Weld fillet size in sixteenths of an inch*		
P_u	0.00 kips	*Axial load*		
V_{uz}	2.00 kips	*Weak axis shear*		
M_{uz}	0.00 kips-ft	*Strong axis moment*		
b	3.50 in	*Column width*		
d	3.50 in	*Column depth*		
t	0.17 in	*Column wall thickness*		
L_f	2.80 in	*Flange weld length, L_f=b - 4 * t*		
r_u	0.36 kips/in	*Required strength of the weld for in-plane force, $r_u = \|V_{uz} / (2* L_f)\|$ (AISC 14th, Eqn 8 - 5)*		
S_z	16.33 in^2	*Strong axis section modulus of weld, $S_z = b * d + d^2 / 3$*		
r_0	-0.00 kips/in	*Required strength of the weld for out-of-plane force(tensile), $r_0 = -\|b / (b+d) * P_u / (2*L_f)\| - \|M_{uz} / S_z\|$*		
r_{3d}	0.36 kips/in	*Resultant force $r_{3d} = (r_u^2 + r_0^2)^{0.5}$*		
Rn/Ω	2.78 kips/in	*Weld strength*		
Column Web Weld Strength	0.36 kips/in	2.78 kips/in	**0.13**	**PASS**
$Rn/\Omega = C_1 * \alpha * 0.928 * D_{16}$				
Single Fillet				
$0.928 = 0.6 * F_{E70} * 2^{0.5}/2 * 1/16 / \Omega$, Ω=2.00 (AISC 14th Eqn 8-2b)				
C_1	1.00	*Electrode strength coefficient (AISC 14th table 8-3)*		
t	0.17 in	*Base material thickness (column)*		
α	1.00	*Base material proration factor (re-arrangement of AISC 14th Eqn 9-2)*		
D_{16}	3.00	*Weld fillet size in sixteenths of an inch*		
P_u	0.00 kips	*Axial load*		
V_{uy}	2.00 kips	*Strong axis shear*		
M_{uy}	0.00 kips-ft	*Weak axis moment*		
b	3.50 in	*Column width*		
d	3.50 in	*Column depth*		
t	0.17 in	*Column wall thickness*		
L_w	2.80 in	*Web weld length, L_w= d - 4 * t*		

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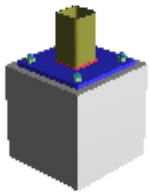
GRAVITY: Base Plate Report (continued):

Limit State	Required	Available	Unity Check	Result
r_u	0.36 kips/in	*Required strength of the weld for in-plane force, $r_u = \|V_{uy} / (2* L_w)\|$ (AISC 14th, Eqn 8 - 5)*		
S_y	16.33 in^2	*Weak axis section modulus of weld, $S_y = b * d + b^2 / 3$*		
r_0	-0.00 kips/in	*Required strength of the weld for out-of-plane force(tensile), $r_0 = -\|b / (b+d) *P_u / (2*L_w)\| - \|M_{uy} / S_y\|$*		
r_{3d}	0.36 kips/in	*Resultant force $r_{3d} = (r_u^2 + r_0^2)^{0.5}$*		
Rn/Ω	2.78 kips/in	*Weld strength*		

GRAVITY: Anchorage Design Report

Single Column Base Plate Connection



Material Properties:				
Column	HSS3.5X3.5X3	A500 Gr.B Rect	F_y = 46.00 ksi	F_u = 58.00 ksi
Base Plate	P0.50x9.75x9.75	A36	F_y = 36.00 ksi	F_u = 58.00 ksi

Input Data:		
Axial	5.00 kips	*Axial load on the column*
Strong Axis Shear	2.00 kips	*Shear load on the column that causes strong axis bending*
Weak Axis Shear	2.00 kips	*Shear load on the column that causes weak axis bending*
Strong Axis Moment	0.00 kips-ft	*Column moment about the strong axis*
Weak Axis Moment	0.00 kips-ft	*Column moment about the weak axis*

Note: Unless specified, all code references are from ACI 318-19 (22)

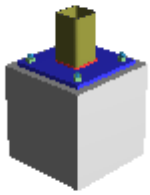
Limit State	Required	Available	Unity Check	Result
Anchorage calculation not supported when Steel Code is set to ASD				**No Calc**

GRAVITY: Connection Properties Report

Connection	
Connection Title	GRAVITY
Connection Type	Single Column Base Plate Connection
Anchorage	
Anchorage Type	Cast-in-place
Connection Category	
Bolt Layout	Four
Plate Washers	No
Loading (ASD)	
Axial	5.00 kips
Strong Axis Shear	2.00 kips
Weak Axis Shear	2.00 kips
Strong Axis Moment	0.00 kips-ft
Weak Axis Moment	0.00 kips-ft
Components	
Column Section	HSS3.5X3.5X3
Material	A500 Gr.B Rect
Base Plate	P0.50x9.75x9.75
Material	A36
Length	9.75 in
Width	9.75 in
Thickness	0.50 in
Static Friction Coefficient	0.45 Coeff
Hole Type	OVS
Concrete Support	C11.75x11.75x12.00
Length	11.75 in
Width	11.75 in
Thickness	12.00 in
Compressive Strength (f'c)	3.00 ksi
Concrete Weight	Normal Weight
Cracked Concrete	Yes
Edge Reinforcement	None or < no. 4 bar
Anchor Bolts	5/8" F1554 Gr.36-N
Material	F1554 Gr.36-N
Head Type	Hex Bolt
Torque Type	Untorqued Anchor
Diameter, in.	5/8"
Embedment depth	9.00 in
Bolt Spacing y	7.50 in
Bolt Spacing z	7.50 in
Column Weld	E70
Type	Fillet
Fillet Size	3.00 Sixteenths
Assembly	
Edge Distance y	1.13 in
Edge Distance z	1.13 in
Edge Distance +y	1.00 in
Edge Distance -y	1.00 in
Edge Distance +z	1.00 in
Edge Distance -z	1.00 in

UPLIFT: Summary Report

Single Column Base Plate Connection



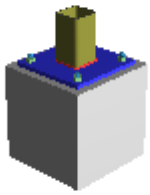
Material Properties:				
Column	HSS3.5X3.5X3	A500 Gr.B Rect	F_y = 46.00 ksi	F_u = 58.00 ksi
Base Plate	P0.50x9.75x9.75	A36	F_y = 36.00 ksi	F_u = 58.00 ksi

Input Data:		
Axial	-5.00 kips	*Axial load on the column*
Strong Axis Shear	2.00 kips	*Shear load on the column that causes strong axis bending*
Weak Axis Shear	2.00 kips	*Shear load on the column that causes weak axis bending*
Strong Axis Moment	0.00 kips-ft	*Column moment about the strong axis*
Weak Axis Moment	0.00 kips-ft	*Column moment about the weak axis*

Connection	Required	Max Unity Check	Result
Column/Base Plate connection	Plate Flexural Yielding(Tension)	**0.60**	**PASS**

UPLIFT: Base Plate Report

Single Column Base Plate Connection



Material Properties:				
Column	HSS3.5X3.5X3	A500 Gr.B Rect	F_y = 46.00 ksi	F_u = 58.00 ksi
Base Plate	P0.50x9.75x9.75	A36	F_y = 36.00 ksi	F_u = 58.00 ksi

Input Data:		
Axial	-5.00 kips	*Axial load on the column*
Strong Axis Shear	2.00 kips	*Shear load on the column that causes strong axis bending*
Weak Axis Shear	2.00 kips	*Shear load on the column that causes weak axis bending*
Strong Axis Moment	0.00 kips-ft	*Column moment about the strong axis*
Weak Axis Moment	0.00 kips-ft	*Column moment about the weak axis*

Note: Unless specified, all code references are from AISC 360-10

Limit State	Required	Available	Unity Check	Result
Geometry Restrictions				**PASS**
Check Min Bolt Spacing	**Pass**	*Condition: S_{min} >= (2+2/3)d_{bolt} (J3.3)*		
S_{min}	7.50 in	*Min bolt spacing*		
d_{bolt}	0.62 in	*Anchor bolt diameter*		
Check Min Edge Distance	**Pass**	*Condition: min(e_z , e_y) >= ED_{allow} (J3.4)*		
e_y	1.12 in	*Min edge distance y*		
e_z	1.12 in	*Min edge distance z*		
ED_{allow}	0.94 in	*Minimum allowed edge distance*		
Check Max Edge Distance	**Pass**	*Condition: Condition: max(d_z , d_y) <= min(6.00 in, 12*t) (J3.5)*		
d_y	1.12 in	*Max edge distance y*		
d_z	1.12 in	*Max edge distance z*		
ED_{allow}	6.00 in	*Maximum allowed edge distance*		
t	0.50 in	*Thickness of base plate*		
Check Anchor Bolt Encroachment on Column	**Pass**			
Plate Flexural Yielding(Tension)	0.22 kips-ft	0.36 kips-ft	**0.60**	**PASS**
$M_n = b_e*F_y*t_p^2 / 4$		**Ω = 1.67**	(AISC DG1 (3.3.13))	
b_e	3.21 in	*Effective width of plate section (corner bolt)*		
F_y	36.00 ksi	*Minimum yield strength of base plate*		
t_p	0.50 in	*Thickness of base plate*		
$M_n/Ω$	0.36 kips-ft	*Base plate bending strength*		
T	1.25 kips	*Tension force in anchor bolt*		
x	2.09 in	*Moment arm for anchor bolt*		
M_{pl}	0.22 kips-ft	*Bending moment caused by tension at bolt, M_{pl}=T*x*		
Anchor Bolt Tension	1.25 kips	6.67 kips	**0.19**	**PASS**
$R_n = F_{nt} * A_b$		**Ω = 2.00**	(J3-2)	
Prying effects are ignored				

continued on next page...

UPLIFT: Base Plate Report (continued):

Limit State	Required	Available	Unity Check	Result
Check User Note Limit:	**Pass**	**Condition: ($f_{rt}/F_{nt} \le 0.3$) or ($f_{rv}/F_{nv} \le 0.3$)**		
f_{rt}	4.07 ksi	*Required tensile stress, $f_{rt} = T_{bolt} / A_b$*		
F_{nt}	43.50 ksi	*Available tensile stress, per Table J3.2*		
f_{rv}	4.61 ksi	*Required shear stress: $f_{rv} = (V_u / N_{bolt}) / A_b$*		
F_{nv}	26.10 ksi	*Available shear stress, per Table J3.2*		
Because $f_{rt}/F_{nt} \le 0.3$ and $f_{rv}/F_{nv} \le 0.3$, effects of combined tension and shear stress need not be investigated				
T_{bolt}	1.25 kips	*Tension at bolts*		
V_u	2.83 kips	*Resultant shear force, see 'Anchor Bolt Shear' check*		
N_{bolt}	2	*Number of bolts (DG-1, Section 3.5.3)*		
A_b	0.31 in^2	*Bolt cross sectional area*		
R_n/Ω	6.67 kips	*Bolt tensile strength*		
Anchor Bolt Shear	2.83 kips	8.01 kips	**0.35**	**PASS**
$R_n = F_{nv} * A_b * N_{bolt}$		**Ω = 2.00**	(J3-1)	
V_{uy}	2.00 kips	*Strong axis shear*		
V_{uz}	2.00 kips	*Weak axis shear*		
$V_u = (V_{uy}^2 + V_{uz}^2)^{0.5}$	2.83 kips	*Resultant shear force*		
F_{nv}	26.10 ksi	*Shear stress N type*		
A_b	0.31 in^2	*Area of bolt*		
N_{bolt}	2	*Number of bolts (per AISC DG1, Section 3.5.3)*		
R_n/Ω	8.01 kips	*Bolt shear rupture strength*		
Anchor Bolt Bearing on Base Plate	2.83 kips	8.01 kips	**0.35**	**PASS**
$R_n = N_{bolt} * \min(1.2*L_c*t_p*F_u, 2.4*d_b*t_p*F_u, R_{n\text{-}bolt})$		**Ω = 2.00**	(J3-6a)	
V_u	2.83 kips	*Resultant shear force, see 'Anchor Bolt Shear' check*		
N_{bolt}	2	*Number of bolts (per AISC DG1, Section 3.5.3)*		
Θ	45.00 degrees	*Angle between the resultant shear force and z-axis*		
e_y	1.12 in	*Edge distance y*		
e_z	1.12 in	*Edge distance z*		
d_c	0.41 in	*Distance from center of bolt to the edge of hole*		
L_c	1.18 in	*Minimum clear distance for the weakest bolt, $L_c = \min(e_y / \lvert\sin(\Theta)\rvert, e_z / \lvert\cos(\Theta)\rvert) - d_c$*		
t_p	0.50 in	*Thickness of base plate*		
d_b	0.62 in	*Bolt diameter*		
F_u	58.00 ksi	*Minimum tensile stress of material*		
$R_{n\text{-}bolt}$	8.01 kips	*Bolt shear strength, $R_{n\text{-}bolt}=F_{nv}*A_{bolt}$*		
F_{nv}	26.10 ksi	*Nominal shear stress of bolt*		
A_{bolt}	0.31 in^2	*Area of bolt*		
Rn/Ω	8.01 kips	*Bolt bearing strength*		
Column Weld Limitations				**PASS**
Weld Min Size			(J2.2b)	
Check Weld Min Size	**Pass**			
D	0.19 in	*Weld size*		
D_{min}	0.12 in	*Min size allowed per Table J2.4*		

continued on next page...

UPLIFT: Base Plate Report (continued):

Limit State	Required	Available	Unity Check	Result
t_{min}	0.17 in	*Controlling member thickness*		
Column Flange Weld Strength	0.57 kips/in	2.78 kips/in	**0.21**	**PASS**
$Rn/\Omega = C_1 * \alpha * 0.928 * D_{16}$				
Single Fillet				
$0.928 = 0.6 * F_{E70} * 2^{0.5}/2 * 1/16 / \Omega$, Ω=2.00 (AISC 14th Eqn 8-2b)				
C_1	1.00	*Electrode strength coefficient (AISC 14th table 8-3)*		
t	0.17 in	*Base material thickness (column)*		
α	1.00	*Base material proration factor (re-arrangement of AISC 14th Eqn 9-2)*		
D_{16}	3.00	*Weld fillet size in sixteenths of an inch*		
P_u	-5.00 kips	*Axial load*		
V_{uz}	2.00 kips	*Weak axis shear*		
M_{uz}	0.00 kips-ft	*Strong axis moment*		
b	3.50 in	*Column width*		
d	3.50 in	*Column depth*		
t	0.17 in	*Column wall thickness*		
L_f	2.80 in	*Flange weld length, L_f=b - 4 * t*		
r_u	0.36 kips/in	*Required strength of the weld for in-plane force, $r_u = \lvert V_{uz} / (2* L_f) \rvert$ (AISC 14th, Eqn 8 - 5)*		
S_z	16.33 in^2	*Strong axis section modulus of weld, $S_z = b * d + d^2 / 3$*		
r_0	-0.45 kips/in	*Required strength of the weld for out-of-plane force(tensile), $r_0 = -\lvert b / (b+d) * P_u / (2*L_f) \rvert - \lvert M_{uz} / S_z \rvert$*		
r_{3d}	0.57 kips/in	*Resultant force $r_{3d} = (r_u^2 + r_0^2)^{0.5}$*		
Rn/Ω	2.78 kips/in	*Weld strength*		
Column Web Weld Strength	0.57 kips/in	2.78 kips/in	**0.21**	**PASS**
$Rn/\Omega = C_1 * \alpha * 0.928 * D_{16}$				
Single Fillet				
$0.928 = 0.6 * F_{E70} * 2^{0.5}/2 * 1/16 / \Omega$, Ω=2.00 (AISC 14th Eqn 8-2b)				
C_1	1.00	*Electrode strength coefficient (AISC 14th table 8-3)*		
t	0.17 in	*Base material thickness (column)*		
α	1.00	*Base material proration factor (re-arrangement of AISC 14th Eqn 9-2)*		
D_{16}	3.00	*Weld fillet size in sixteenths of an inch*		
P_u	-5.00 kips	*Axial load*		
V_{uy}	2.00 kips	*Strong axis shear*		
M_{uy}	0.00 kips-ft	*Weak axis moment*		
b	3.50 in	*Column width*		
d	3.50 in	*Column depth*		
t	0.17 in	*Column wall thickness*		
L_w	2.80 in	*Web weld length, L_w= d - 4 * t*		
r_u	0.36 kips/in	*Required strength of the weld for in-plane force, $r_u = \lvert V_{uy} / (2* L_w) \rvert$ (AISC 14th, Eqn 8 - 5)*		
S_y	16.33 in^2	*Weak axis section modulus of weld, $S_y = b * d + b^2 / 3$*		
r_0	-0.45 kips/in	*Required strength of the weld for out-of-plane force(tensile), $r_0 = -\lvert b / (b+d) * P_u / (2*L_w) \rvert - \lvert M_{uy} / S_y \rvert$*		

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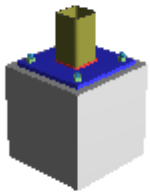
UPLIFT: Base Plate Report (continued):

Limit State	Required	Available	Unity Check	Result
r_{3d}	0.57 kips/in	*Resultant force* $r_{3d} = (r_u^2 + r_0^2)^{0.5}$		
Rn/Ω	2.78 kips/in	*Weld strength*		

UPLIFT: Anchorage Design Report

Single Column Base Plate Connection



Material Properties:				
Column	HSS3.5X3.5X3	A500 Gr.B Rect	F_y = 46.00 ksi	F_u = 58.00 ksi
Base Plate	P0.50x9.75x9.75	A36	F_y = 36.00 ksi	F_u = 58.00 ksi

Input Data:		
Axial	-5.00 kips	*Axial load on the column*
Strong Axis Shear	2.00 kips	*Shear load on the column that causes strong axis bending*
Weak Axis Shear	2.00 kips	*Shear load on the column that causes weak axis bending*
Strong Axis Moment	0.00 kips-ft	*Column moment about the strong axis*
Weak Axis Moment	0.00 kips-ft	*Column moment about the weak axis*

Note: Unless specified, all code references are from ACI 318-19 (22)

Limit State	Required	Available	Unity Check	Result
Anchorage calculation not supported when Steel Code is set to ASD				**No Calc**

UPLIFT: Connection Properties Report

Connection	
Connection Title	UPLIFT
Connection Type	Single Column Base Plate Connection
Anchorage	
Anchorage Type	Cast-in-place
Connection Category	
Bolt Layout	Four
Plate Washers	No
Loading (ASD)	
Axial	-5.00 kips
Strong Axis Shear	2.00 kips
Weak Axis Shear	2.00 kips
Strong Axis Moment	0.00 kips-ft
Weak Axis Moment	0.00 kips-ft
Components	
Column Section	HSS3.5X3.5X3
Material	A500 Gr.B Rect
Base Plate	P0.50x9.75x9.75
Material	A36
Length	9.75 in
Width	9.75 in
Thickness	0.50 in
Static Friction Coefficient	0.45 Coeff
Hole Type	OVS
Concrete Support	C11.75x11.75x12.00
Length	11.75 in
Width	11.75 in
Thickness	12.00 in
Compressive Strength (f'c)	3.00 ksi
Concrete Weight	Normal Weight
Cracked Concrete	Yes
Edge Reinforcement	None or < no. 4 bar
Anchor Bolts	5/8" F1554 Gr.36-N
Material	F1554 Gr.36-N
Head Type	Hex Bolt
Torque Type	Untorqued Anchor
Diameter, in.	5/8"
Embedment depth	9.00 in
Bolt Spacing y	7.50 in
Bolt Spacing z	7.50 in
Column Weld	E70
Type	Fillet
Fillet Size	3.00 Sixteenths
Assembly	
Edge Distance y	1.13 in
Edge Distance z	1.13 in
Edge Distance +y	1.00 in
Edge Distance -y	1.00 in
Edge Distance +z	1.00 in
Edge Distance -z	1.00 in

A325/A449 CONNECTION ALLOWABLE LOADS (KIPS PER BOLT)
5/16" DIAM. BOLTED CONNECTIONS

BOLT DIAM(IN)	BOLT AREA(IN^2)	MAT. GAGE	MAT. THICK(IN)	SHEAR PLANES	WASHER OR OUTSIDE MEMB.	WASHER FACTOR	BRG. ALLOW (KIPS)	SHEAR ALLOW(KIPS)	CONN. ALLOW (KIPS PER BOLT)	CASE
5/16	0.077	8	0.1644	2	N	0.750	6.011	3.682	3.682	5/16 - 8 - 2 - N
5/16	0.077	8	0.1644	2	Y	1.000	8.015	3.682	3.682	5/16 - 8 - 2 - Y
5/16	0.077	8	0.1644	1	N	0.750	3.005	1.841	1.841	5/16 - 8 - 1 - N
5/16	0.077	8	0.1644	1	Y	1.000	4.007	1.841	1.841	5/16 - 8 - 1 - Y
5/16	0.077	10	0.1345	2	N	0.750	4.918	3.682	3.682	5/16 - 10 - 2 - N
5/16	0.077	10	0.1345	2	Y	1.000	6.557	3.682	3.682	5/16 - 10 - 2 - Y
5/16	0.077	10	0.1345	1	N	0.750	2.459	1.841	1.841	5/16 - 10 - 1 - N
5/16	0.077	10	0.1345	1	Y	1.000	3.278	1.841	1.841	5/16 - 10 - 1 - Y
5/16	0.077	11	0.1196	2	N	0.750	4.373	3.682	3.682	5/16 - 11 - 2 - N
5/16	0.077	11	0.1196	2	Y	1.000	5.831	3.682	3.682	5/16 - 11 - 2 - Y
5/16	0.077	11	0.1196	1	N	0.750	2.186	1.841	1.841	5/16 - 11 - 1 - N
5/16	0.077	11	0.1196	1	Y	1.000	2.915	1.841	1.841	5/16 - 11 - 1 - Y
5/16	0.077	12	0.1046	2	N	0.750	3.824	3.682	3.682	5/16 - 12 - 2 - N
5/16	0.077	12	0.1046	2	Y	1.000	5.099	3.682	3.682	5/16 - 12 - 2 - Y
5/16	0.077	12	0.1046	1	N	0.750	1.912	1.841	1.841	5/16 - 12 - 1 - N
5/16	0.077	12	0.1046	1	Y	1.000	2.550	1.841	1.841	5/16 - 12 - 1 - Y
5/16	0.077	13	0.0897	2	N	0.750	3.280	3.682	3.280	5/16 - 13 - 2 - N
5/16	0.077	13	0.0897	2	Y	1.000	4.373	3.682	3.682	5/16 - 13 - 2 - Y
5/16	0.077	13	0.0897	1	N	0.750	1.640	1.841	1.640	5/16 - 13 - 1 - N
5/16	0.077	13	0.0897	1	Y	1.000	2.186	1.841	1.841	5/16 - 13 - 1 - Y
5/16	0.077	14	0.0747	2	N	0.750	2.731	3.682	2.731	5/16 - 14 - 2 - N
5/16	0.077	14	0.0747	2	Y	1.000	3.642	3.682	3.642	5/16 - 14 - 2 - Y
5/16	0.077	14	0.0747	1	N	0.750	1.366	1.841	1.366	5/16 - 14 - 1 - N
5/16	0.077	14	0.0747	1	Y	1.000	1.821	1.841	1.821	5/16 - 14 - 1 - Y
5/16	0.077	16	0.0598	2	N	0.750	2.186	3.682	2.186	5/16 - 16 - 2 - N
5/16	0.077	16	0.0598	2	Y	1.000	2.915	3.682	2.915	5/16 - 16 - 2 - Y
5/16	0.077	16	0.0598	1	N	0.750	1.093	1.841	1.093	5/16 - 16 - 1 - N
5/16	0.077	16	0.0598	1	Y	1.000	1.458	1.841	1.458	5/16 - 16 - 1 - Y
5/16	0.077	18	0.0478	2	N	0.750	1.748	3.682	1.748	5/16 - 18 - 2 - N
5/16	0.077	18	0.0478	2	Y	1.000	2.330	3.682	2.330	5/16 - 18 - 2 - Y
5/16	0.077	18	0.0478	1	N	0.750	0.874	1.841	0.874	5/16 - 18 - 1 - N
5/16	0.077	18	0.0478	1	Y	1.000	1.165	1.841	1.165	5/16 - 18 - 1 - Y

GRADE 5 CONNECTION ALLOWABLE LOADS (KIPS PER BOLT)
3/8" DIAM. BOLTED CONNECTIONS

BOLT DIAM(IN)	BOLT AREA(IN^2)	MAT. GAGE	MAT. THICK(IN)	SHEAR PLANES	WASHER OR OUTSIDE MEMB.	WASHER FACTOR	BRG. ALLOW (KIPS)	SHEAR ALLOW(KIPS)	CONN. ALLOW (KIPS PER BOLT)	CASE
3/8	0.110	8	0.1644	2	N	0.750	7.213	5.301	5.301	3/8 - 8 - 2 - N
3/8	0.110	8	0.1644	2	Y	1.000	9.617	5.301	5.301	3/8 - 8 - 2 - Y
3/8	0.110	8	0.1644	1	N	0.750	3.607	2.651	2.651	3/8 - 8 - 1 - N
3/8	0.110	8	0.1644	1	Y	1.000	4.809	2.651	2.651	3/8 - 8 - 1 - Y
3/8	0.110	10	0.1345	2	N	0.750	5.901	5.301	5.301	3/8 - 10 - 2 - N
3/8	0.110	10	0.1345	2	Y	1.000	7.868	5.301	5.301	3/8 - 10 - 2 - Y
3/8	0.110	10	0.1345	1	N	0.750	2.951	2.651	2.651	3/8 - 10 - 1 - N
3/8	0.110	10	0.1345	1	Y	1.000	3.934	2.651	2.651	3/8 - 10 - 1 - Y
3/8	0.110	11	0.1196	2	N	0.750	5.247	5.301	5.247	3/8 - 11 - 2 - N
3/8	0.110	11	0.1196	2	Y	1.000	6.997	5.301	5.301	3/8 - 11 - 2 - Y
3/8	0.110	11	0.1196	1	N	0.750	2.624	2.651	2.624	3/8 - 11 - 1 - N
3/8	0.110	11	0.1196	1	Y	1.000	3.498	2.651	2.651	3/8 - 11 - 1 - Y
3/8	0.110	12	0.1046	2	N	0.750	4.589	5.301	4.589	3/8 - 12 - 2 - N
3/8	0.110	12	0.1046	2	Y	1.000	6.119	5.301	5.301	3/8 - 12 - 2 - Y
3/8	0.110	12	0.1046	1	N	0.750	2.295	2.651	2.295	3/8 - 12 - 1 - N
3/8	0.110	12	0.1046	1	Y	1.000	3.060	2.651	2.651	3/8 - 12 - 1 - Y
3/8	0.110	13	0.0897	2	N	0.750	3.936	5.301	3.936	3/8 - 13 - 2 - N
3/8	0.110	13	0.0897	2	Y	1.000	5.247	5.301	5.247	3/8 - 13 - 2 - Y
3/8	0.110	13	0.0897	1	N	0.750	1.968	2.651	1.968	3/8 - 13 - 1 - N
3/8	0.110	13	0.0897	1	Y	1.000	2.624	2.651	2.624	3/8 - 13 - 1 - Y
3/8	0.110	14	0.0747	2	N	0.750	3.277	5.301	3.277	3/8 - 14 - 2 - N
3/8	0.110	14	0.0747	2	Y	1.000	4.370	5.301	4.370	3/8 - 14 - 2 - Y
3/8	0.110	14	0.0747	1	N	0.750	1.639	2.651	1.639	3/8 - 14 - 1 - N
3/8	0.110	14	0.0747	1	Y	1.000	2.185	2.651	2.185	3/8 - 14 - 1 - Y
3/8	0.110	16	0.0598	2	N	0.750	2.624	5.301	2.624	3/8 - 16 - 2 - N
3/8	0.110	16	0.0598	2	Y	1.000	3.498	5.301	3.498	3/8 - 16 - 2 - Y
3/8	0.110	16	0.0598	1	N	0.750	1.312	2.651	1.312	3/8 - 16 - 1 - N
3/8	0.110	16	0.0598	1	Y	1.000	1.749	2.651	1.749	3/8 - 16 - 1 - Y
3/8	0.110	18	0.0478	2	N	0.750	2.097	5.301	2.097	3/8 - 18 - 2 - N
3/8	0.110	18	0.0478	2	Y	1.000	2.796	5.301	2.796	3/8 - 18 - 2 - Y
3/8	0.110	18	0.0478	1	N	0.750	1.049	2.651	1.049	3/8 - 18 - 1 - N
3/8	0.110	18	0.0478	1	Y	1.000	1.398	2.651	1.398	3/8 - 18 - 1 - Y

GRADE 5/A325 CONNECTION ALLOWABLE LOADS (KIPS PER BOLT)
1/2" DIAM. BOLTED CONNECTIONS

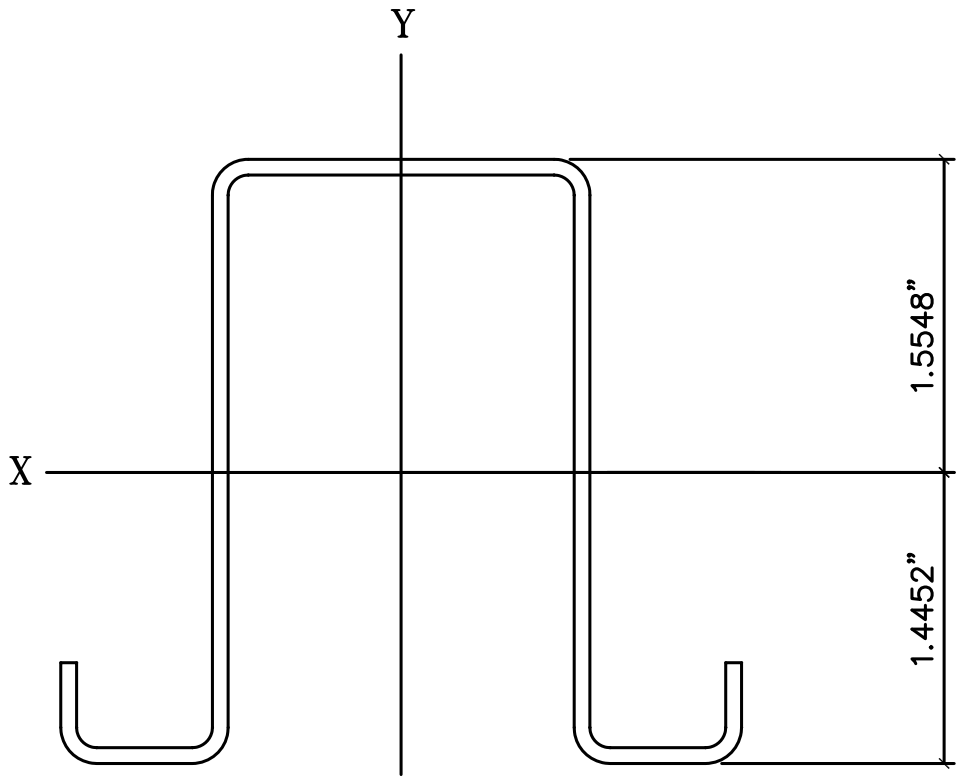
BOLT DIAM(IN)	BOLT AREA(IN^2)	MAT. GAGE	MAT. THICK(IN)	SHEAR PLANES	WASHER OR OUTSIDE MEMB.	WASHER FACTOR	BRG. ALLOW (KIPS)	SHEAR ALLOW(KIPS)	CONN. ALLOW (KIPS PER BOLT)	CASE
1/2	0.196	8	0.1644	2	N	0.750	9.617	9.425	9.425	1/2 - 8 - 2 - N
1/2	0.196	8	0.1644	2	Y	1.000	12.823	9.425	9.425	1/2 - 8 - 2 - Y
1/2	0.196	8	0.1644	1	N	0.750	4.809	4.712	4.712	1/2 - 8 - 1 - N
1/2	0.196	8	0.1644	1	Y	1.000	6.412	4.712	4.712	1/2 - 8 - 1 - Y
1/2	0.196	10	0.1345	2	N	0.750	7.868	9.425	7.868	1/2 - 10 - 2 - N
1/2	0.196	10	0.1345	2	Y	1.000	10.491	9.425	9.425	1/2 - 10 - 2 - Y
1/2	0.196	10	0.1345	1	N	0.750	3.934	4.712	3.934	1/2 - 10 - 1 - N
1/2	0.196	10	0.1345	1	Y	1.000	5.246	4.712	4.712	1/2 - 10 - 1 - Y
1/2	0.196	11	0.1196	2	N	0.750	6.997	9.425	6.997	1/2 - 11 - 2 - N
1/2	0.196	11	0.1196	2	Y	1.000	9.329	9.425	9.329	1/2 - 11 - 2 - Y
1/2	0.196	11	0.1196	1	N	0.750	3.498	4.712	3.498	1/2 - 11 - 1 - N
1/2	0.196	11	0.1196	1	Y	1.000	4.664	4.712	4.664	1/2 - 11 - 1 - Y
1/2	0.196	12	0.1046	2	N	0.750	6.119	9.425	6.119	1/2 - 12 - 2 - N
1/2	0.196	12	0.1046	2	Y	1.000	8.159	9.425	8.159	1/2 - 12 - 2 - Y
1/2	0.196	12	0.1046	1	N	0.750	3.060	4.712	3.060	1/2 - 12 - 1 - N
1/2	0.196	12	0.1046	1	Y	1.000	4.079	4.712	4.079	1/2 - 12 - 1 - Y
1/2	0.196	13	0.0897	2	N	0.750	5.247	9.425	5.247	1/2 - 13 - 2 - N
1/2	0.196	13	0.0897	2	Y	1.000	6.997	9.425	6.997	1/2 - 13 - 2 - Y
1/2	0.196	13	0.0897	1	N	0.750	2.624	4.712	2.624	1/2 - 13 - 1 - N
1/2	0.196	13	0.0897	1	Y	1.000	3.498	4.712	3.498	1/2 - 13 - 1 - Y
1/2	0.196	14	0.0747	2	N	0.750	4.370	9.425	4.370	1/2 - 14 - 2 - N
1/2	0.196	14	0.0747	2	Y	1.000	5.827	9.425	5.827	1/2 - 14 - 2 - Y
1/2	0.196	14	0.0747	1	N	0.750	2.185	4.712	2.185	1/2 - 14 - 1 - N
1/2	0.196	14	0.0747	1	Y	1.000	2.913	4.712	2.913	1/2 - 14 - 1 - Y
1/2	0.196	16	0.0598	2	N	0.750	3.498	9.425	3.498	1/2 - 16 - 2 - N
1/2	0.196	16	0.0598	2	Y	1.000	4.664	9.425	4.664	1/2 - 16 - 2 - Y
1/2	0.196	16	0.0598	1	N	0.750	1.749	4.712	1.749	1/2 - 16 - 1 - N
1/2	0.196	16	0.0598	1	Y	1.000	2.332	4.712	2.332	1/2 - 16 - 1 - Y
1/2	0.196	18	0.0478	2	N	0.750	2.796	9.425	2.796	1/2 - 18 - 2 - N
1/2	0.196	18	0.0478	2	Y	1.000	3.728	9.425	3.728	1/2 - 18 - 2 - Y
1/2	0.196	18	0.0478	1	N	0.750	1.398	4.712	1.398	1/2 - 18 - 1 - N
1/2	0.196	18	0.0478	1	Y	1.000	1.864	4.712	1.864	1/2 - 18 - 1 - Y

4th DIMENSION DESIGN, INC.

3"HAT x 14GA PURLINS

PAGE

DATE



3" HAT - 14 GA. (0.0785)

Area:		0.7620
Moments of inertia:	X:	0.9266
	Y:	0.7617
Radii of gyration:	X:	1.1027
	Y:	0.9998

Fy = 55 KSI

ASD

$$Sx = \frac{0.9266}{1.5548} = 0.5960 \text{ IN}^3$$

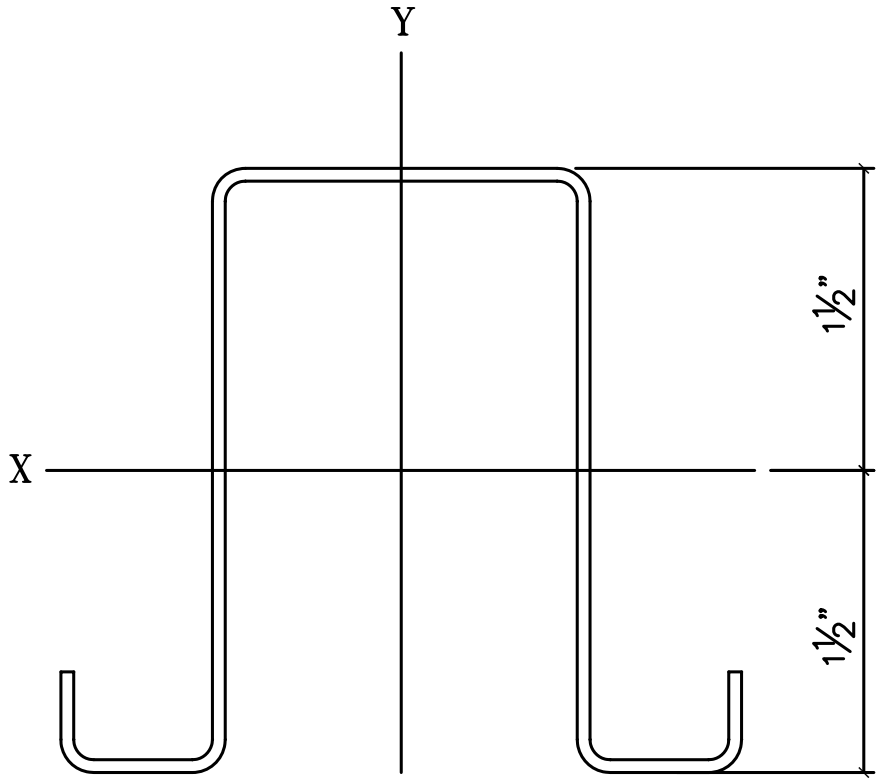
$$\text{ALLOW. MOMENT}\left(\frac{Mn}{\Omega}\right) = \left(\frac{0.5960(55)}{1.67}\right)/12 = 1.635 \text{ K-FT}$$

4th DIMENSION DESIGN, INC.

3"HAT x 16GA

PAGE

DATE



3" HAT - 16 GA. (0.0635)

Area:		0.6215
Moments of inertia:	X:	0.7644
	Y:	0.6308
Radii of gyration:	X:	1.1091
	Y:	1.0075

Fy = 55 KSI

ASD

$$S_x = \frac{0.7644}{1.5} = 0.5096 \text{ IN}^3$$

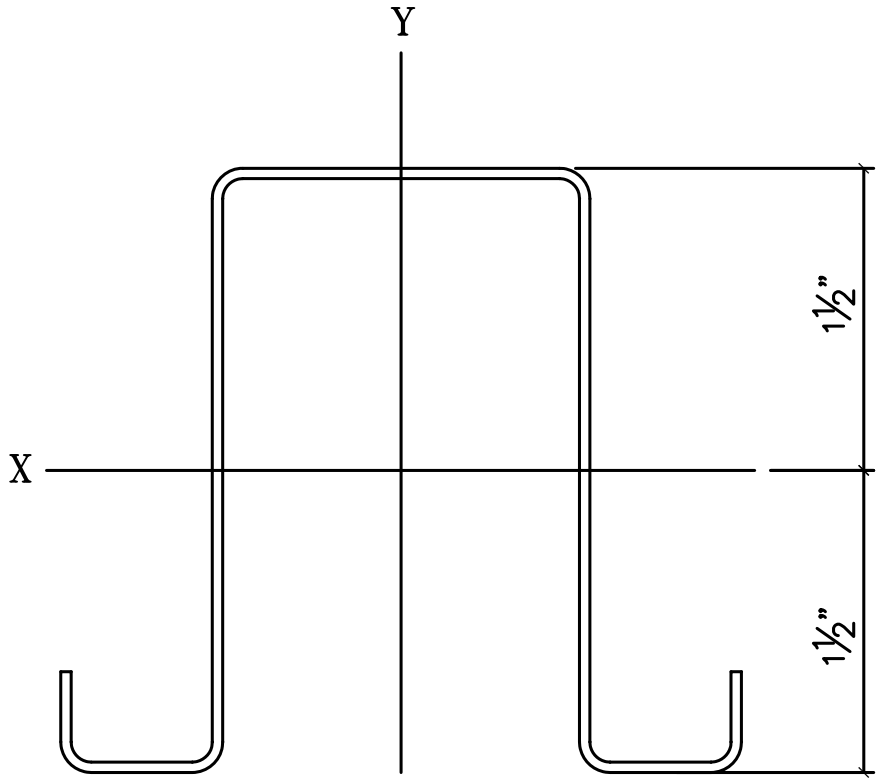
$$\text{ALLOW. MOMENT}\left(\frac{Mn}{\Omega}\right) = \left(\frac{0.5096(55)}{1.67}\right)/12 = 1.400 \text{ K-FT}$$

4th DIMENSION DESIGN, INC.

3"HAT x 18GA

PAGE

DATE



3" HAT - 18 GA. (0.0516)

Area:		0.5082
Moments of inertia:	X:	0.6308
	Y:	0.5221
Radii of gyration:	X:	1.1141
	Y:	1.0135

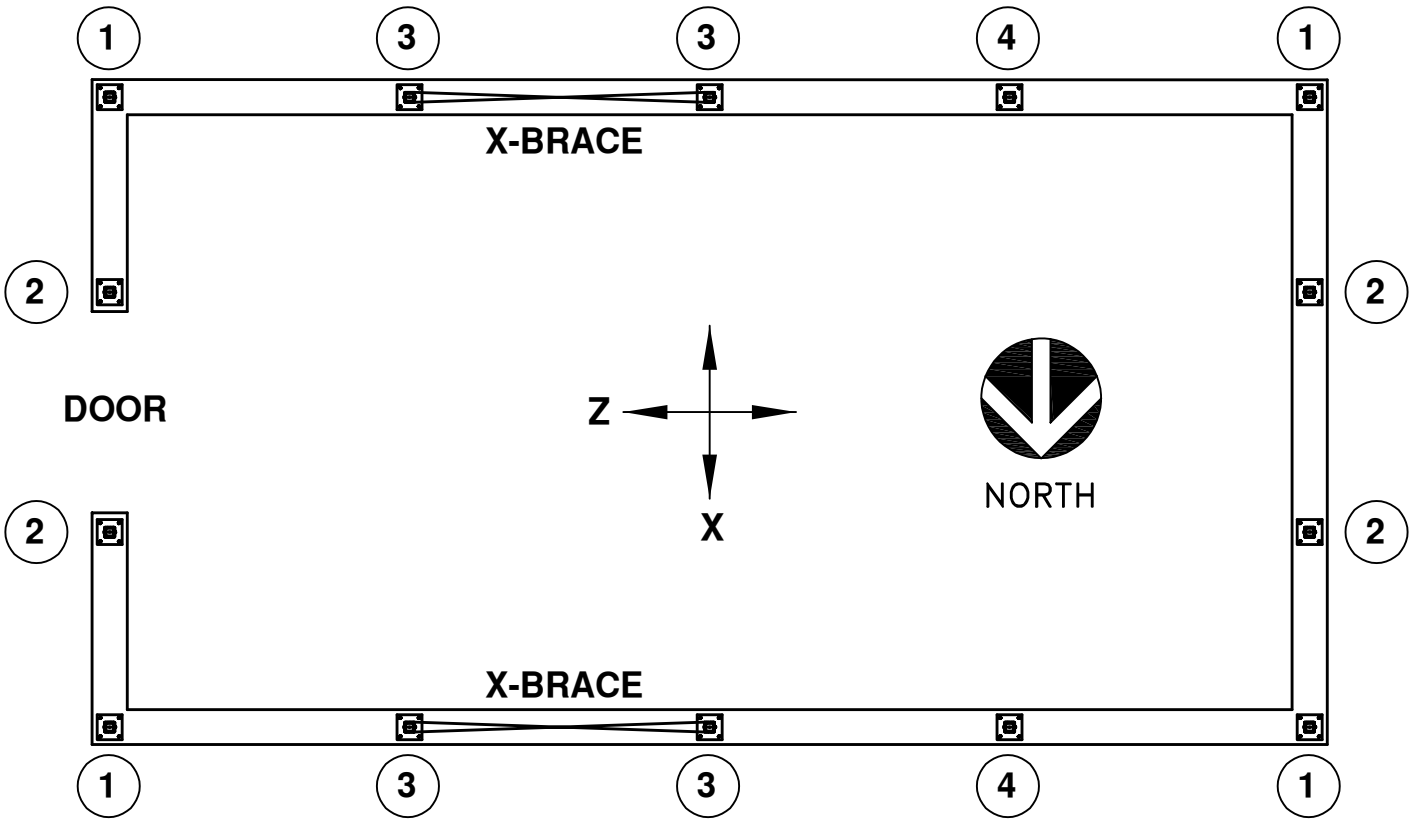
Fy = 55 KSI

ASD

$$S_x = \frac{0.6308}{1.5} = 0.4205 \text{ IN}^3$$

$$\text{ALLOW. MOMENT}\left(\frac{Mn}{\Omega}\right) = \left(\frac{0.4205(55)}{1.67}\right)/12 = 1.154 \text{ K–FT}$$

COLUMN LOADS ON FOUNDATION

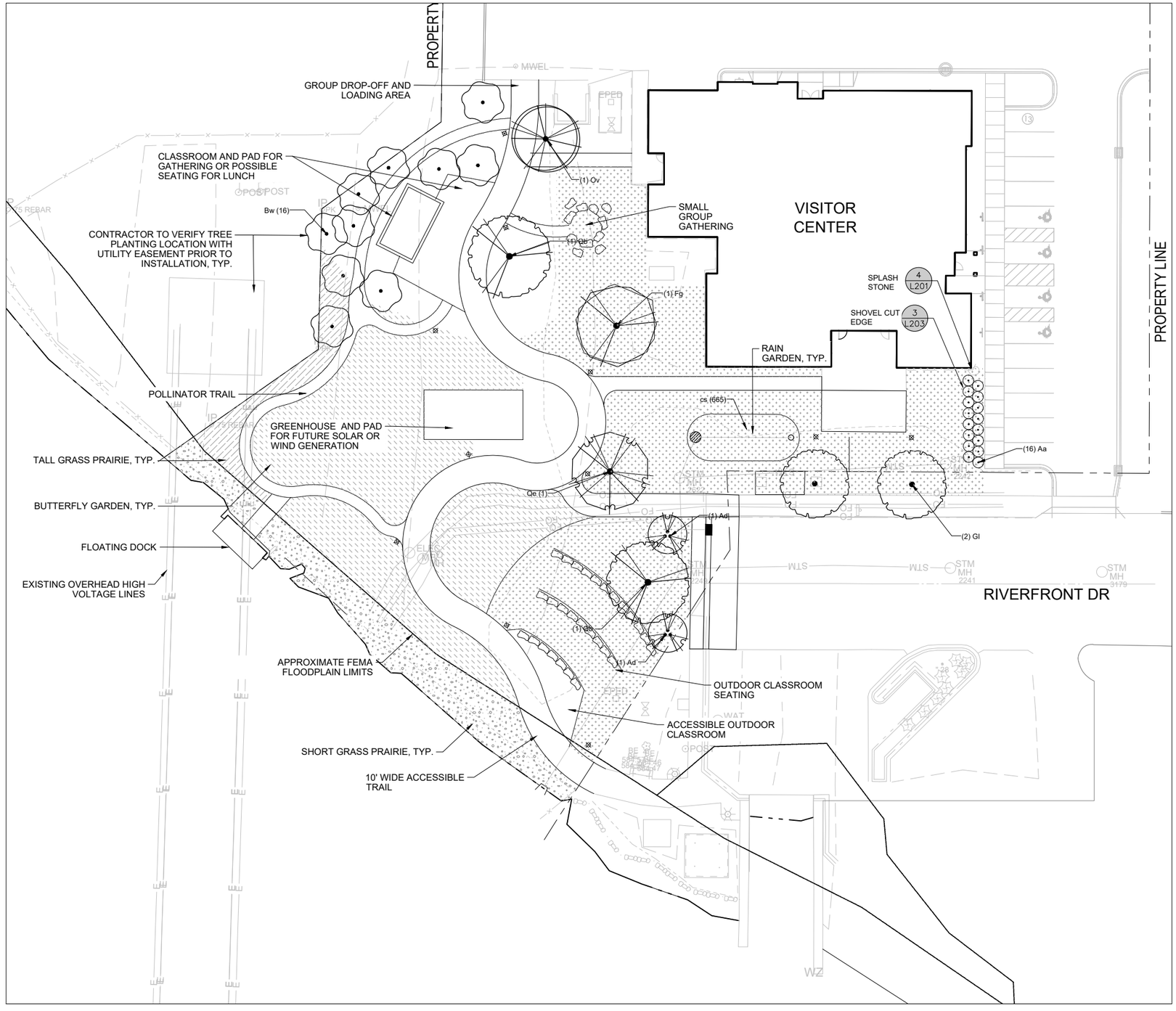


COLUMN PLAN

LOADS SHOWN ARE IN KIPS.
ALL LOADS ARE SERVICE LEVEL (ASD) AND ARE THE MAXIMUM ENVELOPE RESULT OF THE ASD LOAD COMBINATIONS AS REQUIRED BY CODE.
BASES ARE DESIGNED AS "PINNED."

LOCATION	X-DIR	Z-DIR	MAX. DOWN	MAX. NET UPLIFT
1	±0.4	±0.2	1.1	-0.5
2	±0.3	±0.6	1.4	-0.8
3	±0.9	±0.9	3.3	-1.2
4	±0.9	±0	3.3	-0.4

LANDSCAPE PLAN



NORTH

0 20 40

DES BY								
DR BY	PROJ NO 42-1217.00							
CHK BY	DATE AUGUST 2021	NO	DATE	REVISION	NO	DATE	REVISION	

STEAM-FOCUSED EDUCATION CENTER
824 SOUTH 8TH STREET
SHEBOYGAN, WISCONSIN

AYRES
Green Bay, WI 54115
920.498.1200

CONCEPT SITE PLAN

SHEET NO.
SITE

AA-Standard.stb
11/21/2023
I:\42\42-1217.00 - Sheboygan STEAM Center\LA\P-LS.dwg, Layout: L-102 (2)

CITY OF SHEBOYGAN
RESOLUTION 58-25-26

BY ALDERPERSONS MITCHELL AND PERRELLA.

JULY 14, 2025.

A RESOLUTION authorizing entering into a First Amendment to Tax Incremental District Development Agreement with Luedke Apartments, LLC f/k/a Jakum Hall Apartments, LLC regarding the development of the property located at 2601 North 15th Street.

RESOLVED: That the Mayor and City Clerk are hereby authorized to execute the First Amendment to Tax Incremental District Development Agreement between Luedke Apartments, LLC f/k/a Jakum Hall Apartments, LLC and the City of Sheboygan and the Redevelopment Authority of the City of Sheboygan, Wisconsin, a copy of which is attached hereto and incorporated herein.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

FIRST AMENDMENT TO TAX INCREMENTAL DISTRICT DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO TAX INCREMENTAL DISTRICT DEVELOPMENT AGREEMENT ("**Amendment**") is entered into as of July 22, 2025 (the "**Amendment Effective Date**"), by and among the CITY OF SHEBOYGAN, WISCONSIN (the "**City**"), a Wisconsin municipal corporation, LUEDKE APARTMENTS, LLC f/k/a JAKUM HALL APARTMENTS, LLC, a Wisconsin limited liability company ("**Developer**") and the REDEVELOPMENT AUTHORITY OF THE CITY OF SHEBOYGAN, WISCONSIN ("**RDA**").

RECITALS:

A. The City, RDA and Developer previously entered into a Tax Incremental District Development Agreement dated as of November 2024 ("**Development Agreement**").

B. Jakum Hall Apartments, LLC has changed its name to Luedke Apartments, LLC.

C. The Property is currently owned by the City (not the RDA) and the City (not the RDA) will be the party conveying the Property to Developer per the terms of the Development Agreement.

D. The City shall assume all of the RDA's obligations under the Development Agreement and, consequently, the RDA will be released of all obligations under the Development Agreement.

E. The parties desire to amend the Development Agreement as specifically set forth herein.

F. Capitalized terms used but not otherwise defined herein shall have the meaning given to such terms in the Development Agreement.

NOW, THEREFORE, the City, RDA, and Developer, in consideration of the terms and conditions contained in this Amendment and for other good and valuable consideration, the receipt of which is hereby acknowledged, hereby agree as follows:

1. The RECITALS set forth above are true, accurate and incorporated herein by reference.

2. The Effective Date of the Development Agreement shall be November 6, 2024.

3. All references in the Development Agreement to "Jakum Hall Apartments, LLC" shall be replaced by "Luedke Apartments, LLC." For all intents and purposes, Luedke Apartments, LLC shall be the Developer under the Development Agreement and all exhibits thereto. For the avoidance of any doubt, provided the City is obligated to issue the MRO under the terms of the Development Agreement, the City shall issue the MRO to Luedke Apartments, LLC.

4. The City hereby assumes all rights, responsibilities and obligations of the RDA under the Development Agreement (including, without limitation, conveying the Property to Developer, pursuant to the terms of the Development Agreement), and the RDA is hereby, fully

and forever released of all rights, responsibilities and obligations under the Development Agreement.

5. All references to the "Redevelopment Authority of the City of Sheboygan, Wisconsin" or the "RDA" in the Development Agreement are hereby replaced and restated in their entirety to reference the "City of Sheboygan, Wisconsin" or the "City," respectively.

6. Neither the City nor Developer has any action, claim, right, cost, expense, damage or otherwise against the RDA with regard to the Development Agreement, and the City and Developer each hereby and forever releases and waives any and all actions, claims, rights, costs, expenses, damages or otherwise that the City or Developer now has, or in the future may have, against the RDA with regard to the Development Agreement. This release is willfully and voluntarily given and each party hereto acknowledges that such release is good and valuable consideration for the parties to enter into this Amendment.

7. Recital D of the Development Agreement is hereby amended and restated in its entirety with the following:

> "Developer, pursuant to the terms and conditions of this Agreement (and all amendments thereto), is obligated to, among other things, construct two (2), two-story buildings that consist of a total of thirty-two (32) townhome style apartments on the Property that, in the aggregate, contain sixteen (16) one-bedroom units and sixteen (16) two-bedroom units with Affordable Rental Rates (as defined below) for Sheboygan County and fifty (50) surface parking stalls (the "**Project**")."

8. Section 1.1 of the Development Agreement is hereby amended by revising the timeline for the delivery of the Required Information from June 1, 2025 to August 1, 2025.

9. Section 3.1 of the Development Agreement is hereby amended by revising the date for the Commencement Notice from June 1, 2025 to August 1, 2025.

10. Subsection 3.2(a) of the Development Agreement is hereby amended changing the Commencement Date from June 30, 2025 to August 31, 2025.

11. Article XI of the Development Agreement is hereby amended and restated in its entirety with the following: "*Intentionally omitted*."

12. Subsection 12.1(e) of the Development Agreement is hereby amended and restated in its entirety with the following: "*Intentionally omitted*."

13. Section 16.1 of the Development Agreement is hereby amended by removing the RDA notice information. For the avoidance of any doubt, as of the Amendment Effective Date, neither the City nor Developer shall have any obligation to provide RDA notice of anything under the Development Agreement.

14. Exhibit A of the Development Agreement is hereby amended and restated in its entirety with the Exhibit A attached to this Amendment.

15. Exhibit C of the Development Agreement is hereby amended and restated in its entirety with the Exhibit C attached to this Amendment.

16. Exhibit D of the Development Agreement is hereby amended and restated in its entirety with the Exhibit D attached to this Amendment.

17. This Amendment shall be binding upon and shall inure to the benefit of the parties hereto and their respective, permitted successors and assigns.

18. Except as expressly amended herein, the Development Agreement shall remain in full force and effect. In the event of any conflict between the terms and conditions of the Development Agreement and this Amendment, this Amendment shall control.

19. The counterparts provisions in Section 18.12 of the Development Amendment are incorporated herein by reference and shall apply to the execution and delivery of this Amendment.

[The remainder of this page is intentionally left blank with a signature page to follow.]

#42367515v7

IN WITNESS WHEREOF, the parties have executed this Amendment as of the Amendment Effective Date.

CITY: CITY OF SHEBOYGAN

By: _____
Name: Ryan Sorenson, City Mayor

Attest: _____
Name: Meredith DeBruin, City Clerk

RDA: REDEVELOPMENT AUTHORITY OF THE CITY OF SHEBOYGAN, WISCONSIN

By: _____
Name: Taylor Zeinert, Executive Director

DEVELOPER: LUEDKE APARTMENTS, LLC f/k/a JAKUM HALL APARTMENTS, LLC

By: _____
Name: Jacob R. Buswell, Member

EXHIBIT A

PROPERTY

Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Three (3), Edwin Schaetzer's Subdivision to the City of Sheboygan, Sheboygan County, Wisconsin, according to the recorded plat thereof.

Lot Nine (9), in Block Number One (1) of Lutz Division of the City of Sheboygan, Sheboygan County, Wisconsin, according to the recorded plat thereof.

For Informational use only:
Tax Key #59281-718350 & 59281-712930
Property Address: North 15th Street, Sheboygan, WI 53083

EXHIBIT C

PERMITTED EMCUMBRANCES

The following items are permitted encumbrances in addition to the items identified on the Special Warranty Deed. The number/alphabetical references are for tracking and convenience purposes only and identify the exceptions noted on Schedule B Section Two in the Title Insurance Commitment issued by First American Title Insurance Company as Commitment Number 25-05034.

a. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

b. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.

c. Any facts, rights, interests or claims which are not shown by the public record but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

d. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.

e. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.

f. The lien of any special assessments, special taxes or special charges.

g. The lien of the general real estate taxes for the year 2025 and thereafter.

h. Real Estate Taxes for 2024 are tax exempt.

i. Title to that portion of the property, if any, within the bounds of any street, road, highway or alley is specifically excepted from this policy.

j. Deferred charges for sewer and/or water main connections and/or unpaid sewer and/or water user fees not shown on the tax roll.

k. Ordinance No. 78-98-99 recorded October 2, 1998, as Document No. 1519698.

l. Driveway Restoration Agreement recorded October 15, 1998, in Volume 1613, Page 210, as Document No. 1521102.

m. Reservations for easements, building setback lines and other matters shown on the recorded Plat of Edwin Schaetzer's Subd. in Volume 6 of Plats, Page 35, as Document No. 336658. Affidavit recorded May 8, 1931, in Volume 196, Page 557, as Document No. 282728,

n. Rights of tenants occupying the premises, if any.

o. Terms and conditions of any leases, whether written or oral.

EXHIBIT D

SITE PLAN

[SEE ATTACHED]

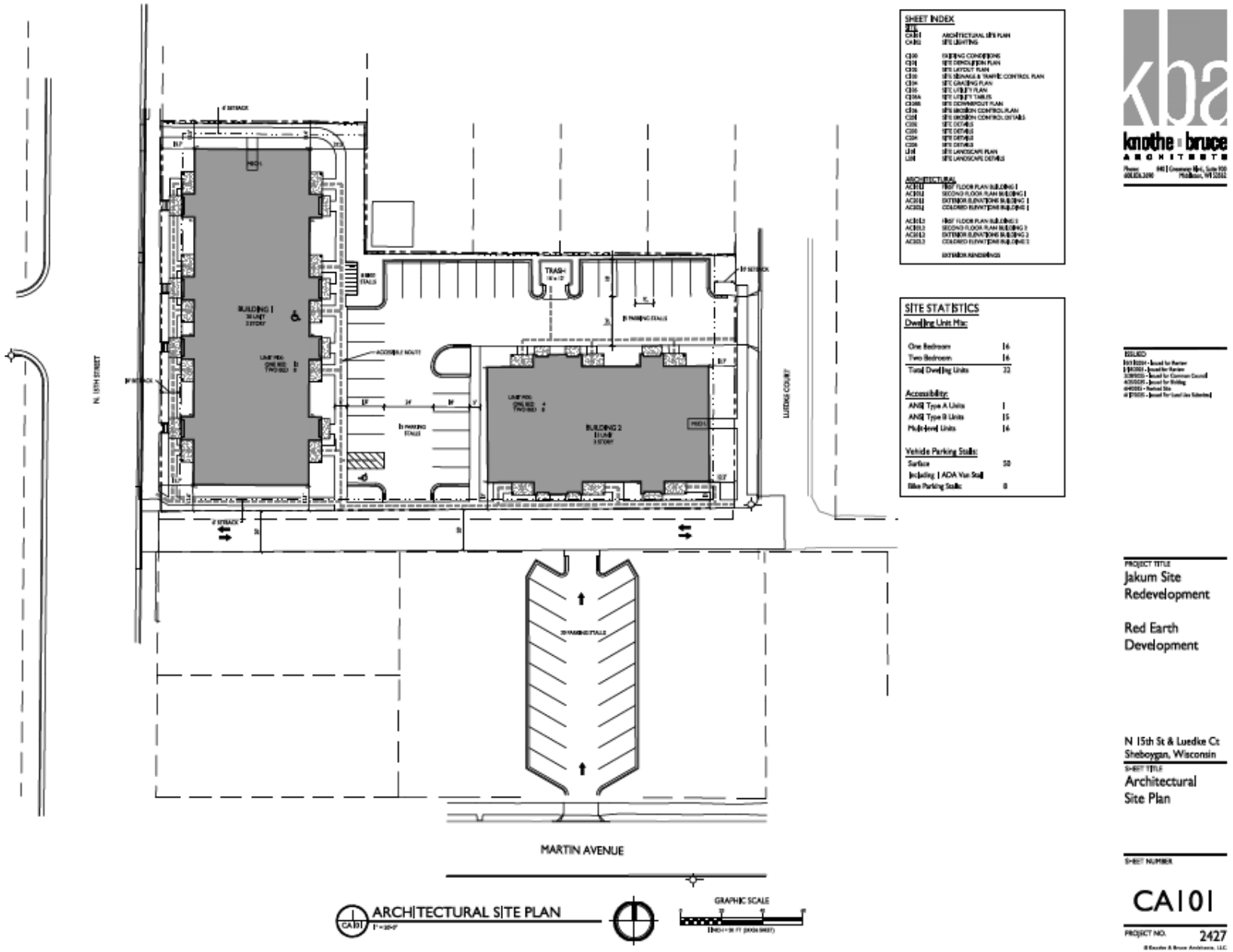


Exhibit D to First Amendment to Tax Incremental District Development Agreement

CITY OF SHEBOYGAN
RESOLUTION 69-25-26

BY ALDERPERSON CLOSE.

JULY 21, 2025.

A RESOLUTION approving the amended Specific Implementation Plan submitted by Jake Buswell for construction of the Luedke Apartments on parcel nos. 59281718350 and 59281712930 within a Planned Unit Development (PUD) zone.

WHEREAS, the original Specific Implementation Plan was adopted by the Common Council along with the General Development Plan on March 3, 2025 via Res. No. 178-24-25; and

WHEREAS, Jake Buswell has submitted an amended Planned Unit Development Specific Implementation Plan (SIP) for construction of the Luedke Apartments on parcel nos. 59281718350 and 59281712930, a copy of which is attached; and

WHEREAS, the SIP application included the required application fee and all items required pursuant to Sheboygan Municipal Code § 105-1005(e)(4); and

WHEREAS, the Common Council has carefully considered the Plan Commission's recommendations; and

WHEREAS, the Plan Commission voted to recommend to the Common Council that the amended SIP be approved subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the buildings to be occupied.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
6. All areas used for parking/maneuvering of vehicles shall be paved.
7. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
8. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
9. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement,

utilities, street trees, etc.).

10. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
11. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
12. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
13. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, art, etc.
14. Applicant is responsible for working with all private and public utilities in order to adequately service this development (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
15. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
16. Owner/Developer is responsible for installation of the entire approved landscape plan. If the owner/developer elects to amend the landscape plan in any fashion, the owner/developer shall resubmit an amended plan to Department of City Planning & Development for approval.
17. Plantings located around all ingress/egress of the site shall be maintained to not interfere with vehicular/pedestrian traffic.
18. Plantings located by light poles should be maintained to keep areas well lite.
19. The Department of Planning & Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants.
20. All plantings will need to be maintained per Section 105-894(b) Maintenance.

NOW, THEREFORE, BE IT RESOLVED: That the Common Council hereby approves the amended SIP submitted by Jake Buswell for construction of the Luedke Apartments on parcel nos. 59281718350 and 59281712930 within a PUD zone subject to the conditions imposed by the Plan Commission and directs that the PUD boundaries be shown on the City's zoning map, noting that, pursuant to Code, all portions of an approved SIP not fully developed within five years of final Common Council approval shall expire, and no additional PUD-based development shall be permitted unless the Common Council extends the five-year period by up to five additional years via a majority vote following a public hearing.

BE IT FURTHER RESOLVED: That Common Council approval is made contingent upon the conditions and restrictions contained in Sheboygan Municipal Code § 105-1005(f)(3).

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

Jake Buswell
Luedke Apartments, LLC
1525 Torrey View Drive
Sparta, WI 54656
June 19th, 2025

Ellise Rose, Associate Planner
Taylor Zeinert, Director of Planning and Zoning
City of Sheboygan
828 Center Avenue
Sheboygan, WI 53081

Dear City of Sheboygan,
Please accept this narrative cover letter and the accompanying documents as our formal submittal for the Amended Site Improvement Plan (SIP) for the Luedke Apartments project, located on N 15th Street in the City of Sheboygan.

As outlined in our plans, we have carefully considered the potential of this site to both maximize land use and contribute to addressing the housing needs within the city. This 2-story residential development is designed to appeal to a wide range of demographics in Sheboygan County. We believe that Luedke Apartments will be an ideal option for workforce housing, senior residents, and small families alike. Additionally, the proximity to Urban Middle School, North High School, and numerous employers enhances the appeal for teachers, administrators, and employees in the area.

This project not only optimizes the use of an underdeveloped urban core site but also contributes to the aesthetic improvement of the area. The buildings are designed with large windows, high-quality masonry, board and batten, and lap siding accents that will complement the surrounding neighborhood.

The updated unit mix and parking stalls are outlined below. These design changes are necessary for this project to move forward.

Building 1
- 12 One-bedroom units
- 8 Two-bedroom units
- 20 total units

Building 2
- 4 One-bedroom units
- 8 Two-bedroom
- 12 total units

Surface Parking Stalls: 50
Total Units: 32
Parking Ratio: 1.56 stalls per unit

Attached are the following documents for your review: architectural site plan, floor plans, building elevations, colored renderings, landscape plans, and conceptual grading and drainage plans.

We appreciate your consideration of this submittal packet to amend the SIP for Luedke Apartments. We are excited about the opportunity to redevelop this property and contribute to Sheboygan's growth and revitalization efforts.

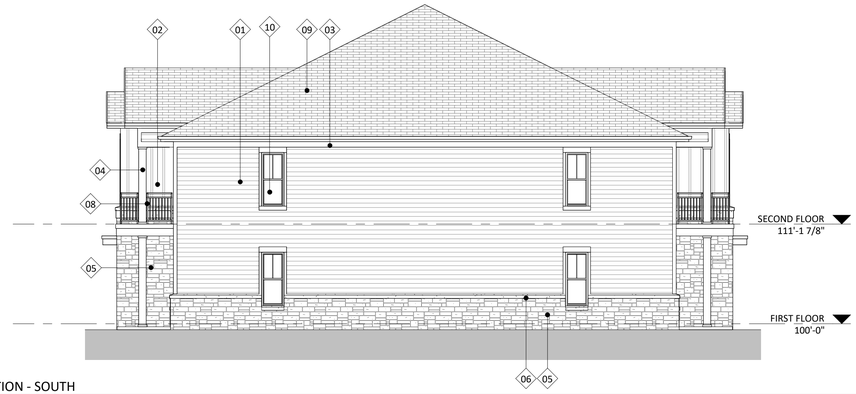
Thank you for your time and attention to this matter. We look forward to your feedback and to continuing this process.

Sincerely,

Jake Buswell
Partner
Luedke Apartments, LLC

1 AC201.1 ELEVATION - WEST
1/8" = 1'-0"

2 AC201.1 ELEVATION - EAST
1/8" = 1'-0"



4 AC201.1 ELEVATION - SOUTH
1/8" = 1'-0"

3 AC201.1 ELEVATION - NORTH
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1'- 0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP 6" EXPOSURE	JAMES HARDIE	IRON GRAY
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
03	COMPOSITE TRIM	JAMES HARDIE	COBBLESTONE
04	WRAPPED COLUMN	JAMES HARDIE	COBBLESTONE
05	STONE VENEER	HALQUIST	BEAVER CREEK CASTLE
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	HEADERS & SILLS	ROCKCAST	CHARLOTTE TAN
08	RAILINGS & HAND RAILS	TBD	BLACK
09	ASPHALT SHINGLE ROOF	CERTAINTEED	WEATHERED WOOD
10	COMPOSITE WINDOW	ANDERSEN	SANDSTONE

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED FOR

PROJECT TITLE
Jakum Site Redevelopment Building #1

N 15th St & Ludeke Ct, Sheboygan, Wisconsin

SHEET TITLE
Exterior Elevations

SHEET NUMBER
AC201.1

PROJECT NUMBER
2427

© Knothe & Bruce Architects, LLC

1 AC202.1 COLORED ELEVATION - WEST
1/8" = 1'-0"

2 AC202.1 COLORED ELEVATION - EAST
1/8" = 1'-0"

4 AC202.1 COLORED ELEVATION - SOUTH
1/8" = 1'-0"

3 AC202.1 COLORED ELEVATION - NORTH
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP 6" EXPOSURE	JAMES HARDIE	IRON GRAY
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
03	COMPOSITE TRIM	JAMES HARDIE	COBBLESTONE
04	WRAPPED COLUMN	JAMES HARDIE	COBBLESTONE
05	STONE VENEER	HALQUIST	BEAVER CREEK CASTLE
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	HEADERS & SILLS	ROCKCAST	CHARLOTTE TAN
08	RAILINGS & HAND RAILS	TBD	BLACK
09	ASPHALT SHINGLE ROOF	CERTAINTEED	WEATHERED WOOD
10	COMPOSITE WINDOW	ANDERSEN	SANDSTONE

0' 4' 8' 16'
1/8" = 1'- 0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED FOR

PROJECT TITLE
Jakum Site Redevelopment Building #1

N 15th St & Ludeke Ct, Sheboygan, Wisconsin

SHEET TITLE
Exterior Elevations Colored

SHEET NUMBER
AC202.1

PROJECT NUMBER
2427

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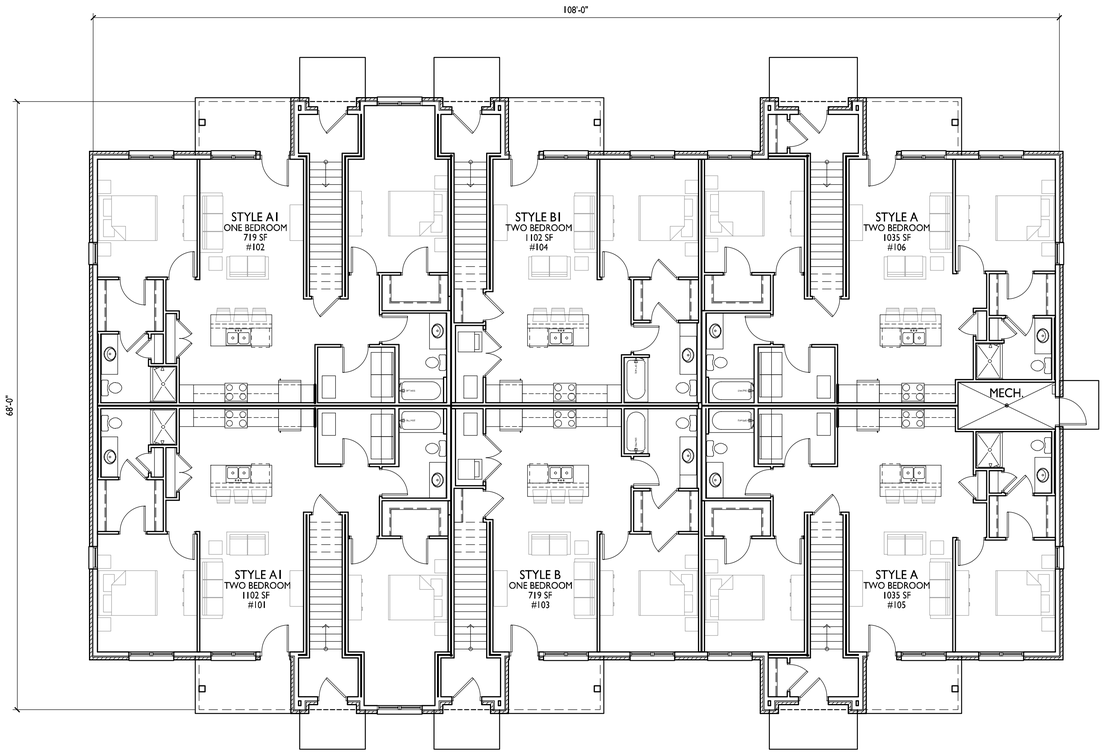

1 AC101 FIRST FLOOR PLAN

1/8" = 1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
6/17/2025 Issued For Land Use Submittal

PROJECT TITLE
Red Earth Development

Jakum Site Redevelopment

Building 2
12-Unit Townhouse

N 15th St & Luedke Ct
Sheboygan, Wisconsin

SHEET TITLE
First Floor Plan

SHEET NUMBER
AC101.2

PROJECT NO. 2427

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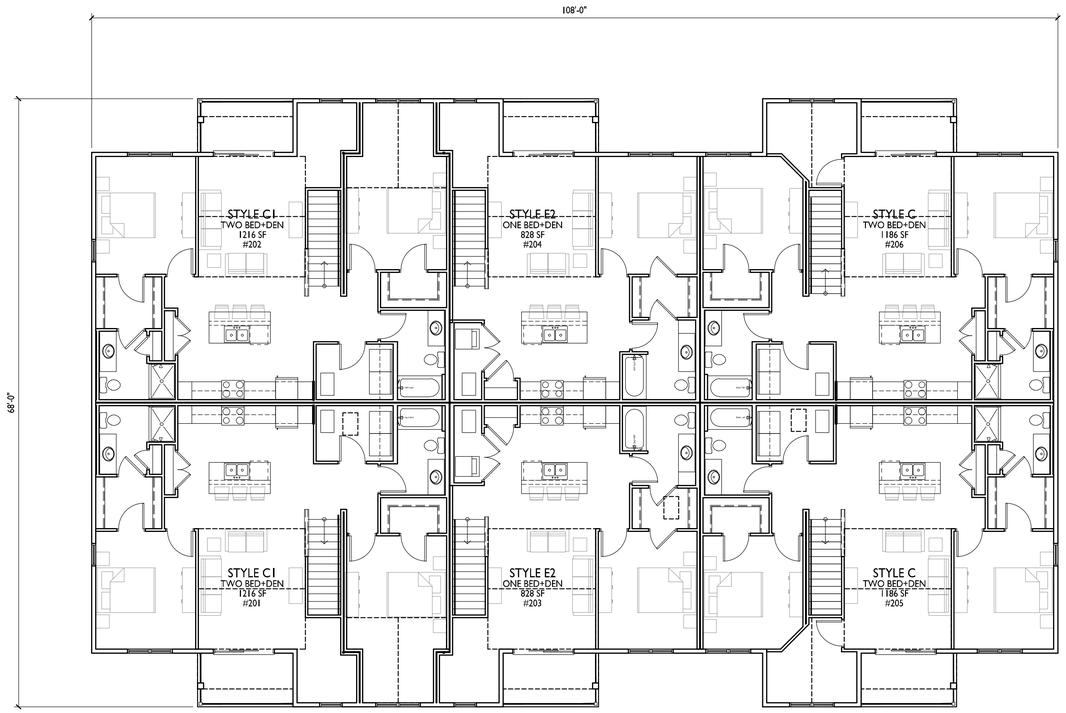

1 AC102 SECOND FLOOR PLAN

1/8" = 1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
6/17/2025 Issued For Land Use Submittal

PROJECT TITLE
Red Earth Development

Jakum Site Redevelopment

Building 2
12-Unit Townhouse

N 15th St & Luedke Ct
Sheboygan, Wisconsin

SHEET TITLE
Second Floor Plan

SHEET NUMBER
AC102.2

PROJECT NO. 2427

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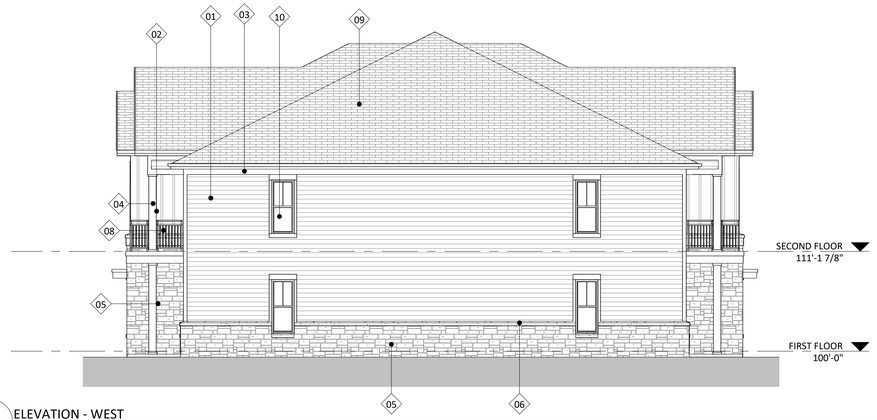

3 AC201.2 ELEVATION - WEST
1/8" = 1'-0"

1 AC201.2 ELEVATION - SOUTH
1/8" = 1'-0"

4 AC201.2 ELEVATION - EAST
1/8" = 1'-0"

2 AC201.2 ELEVATION - NORTH
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP 6" EXPOSURE	JAMES HARDIE	IRON GRAY
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07	HEADERS & SILLS	ROCKCAST	CHARLOTTE TAN
08	RAILINGS & HAND RAILS	TBD	BLACK
09	ASPHALT SHINGLE ROOF	CERTAINTEED	WEATHERED WOOD
10	COMPOSITE WINDOW	ANDERSEN	SANDSTONE

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED FOR

PROJECT TITLE
Jakum Site Redevelopment Building #2

N 15th St & Luedke Ct, Sheboygan, Wisconsin

SHEET TITLE
Exterior Elevations

SHEET NUMBER
AC201.2

PROJECT NUMBER
2247

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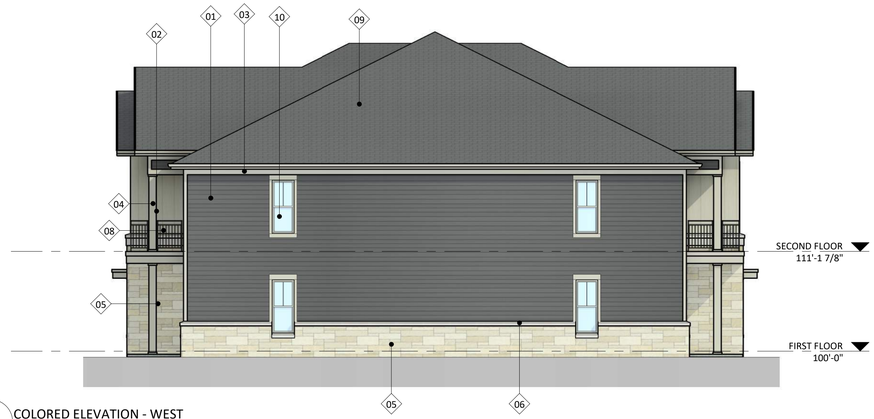

3 AC202.2 COLORED ELEVATION - WEST
1/8" = 1'-0"

1 AC202.2 COLORED ELEVATION - SOUTH
1/8" = 1'-0"

4 AC202.2 COLORED ELEVATION - EAST
1/8" = 1'-0"

2 AC202.2 COLORED ELEVATION - NORTH
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP 6" EXPOSURE	JAMES HARDIE	IRON GRAY
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10	COMPOSITE WINDOW	ANDERSEN	SANDSTONE

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Middleton, WI 53562

KEY PLAN

ISSUED FOR

PROJECT TITLE
Jakum Site Redevelopment Building #2

N 15th St & Luedke Ct, Sheboygan, Wisconsin

SHEET TITLE
Exterior Elevations Colored

SHEET NUMBER
AC202.2

PROJECT NUMBER
2247

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Concept Image

Jakum Site Redevelopment
N 15th St & Luedke Ct, Sheboygan, Wisconsin
REVIEW | 2025.06.11 | 2427

Concept Image

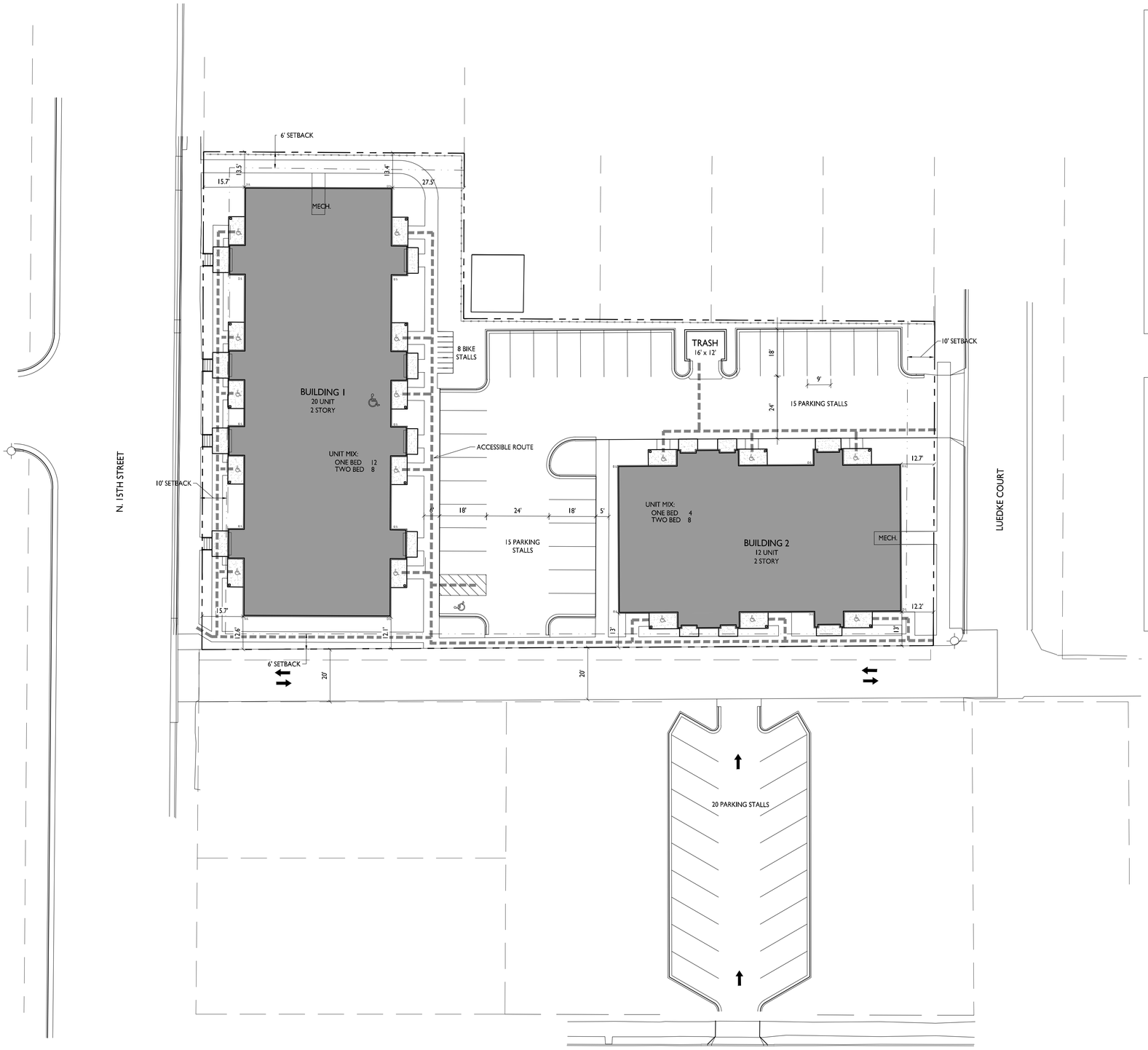
Jakum Site Redevelopment
N 15th St & Luedke Ct, Sheboygan, Wisconsin
REVIEW | 2025.06.11 | 2427 knothe bruce ARCHITECTS

Concept Image

Jakum Site Redevelopment
N 15th St & Luedke Ct, Sheboygan, Wisconsin
REVIEW | 2025.06.11 | 2427 knothe•bruce ARCHITECTS

Concept Image

Jakum Site Redevelopment
N 15th St & Luedke Ct, Sheboygan, Wisconsin
REVIEW | 2025.06.11 | 2427



1 CA101 ARCHITECTURAL SITE PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

SHEET INDEX

SITE

CA101	ARCHITECTURAL SITE PLAN
CA102	SITE LIGHTING
C100	EXISTING CONDITIONS
C101	SITE DEMOLITION PLAN
C102	SITE LAYOUT PLAN
C103	SITE SIGNAGE & TRAFFIC CONTROL PLAN
C104	SITE GRADING PLAN
C105	SITE UTILITY PLAN
C105A	SITE UTILITY TABLES
C105B	SITE DOWNSPOUT PLAN
C106	SITE EROSION CONTROL PLAN
C201	SITE EROSION CONTROL DETAILS
C202	SITE DETAILS
C203	SITE DETAILS
C204	SITE DETAILS
C205	SITE DETAILS
L101	SITE LANDSCAPE PLAN
L201	SITE LANDSCAPE DETAILS

ARCHITECTURAL

AC101.1	FIRST FLOOR PLAN BUILDING 1
AC102.1	SECOND FLOOR PLAN BUILDING 1
AC201.1	EXTERIOR ELEVATIONS BUILDING 1
AC202.1	COLORED ELEVATIONS BUILDING 1
AC101.2	FIRST FLOOR PLAN BUILDING 2
AC102.2	SECOND FLOOR PLAN BUILDING 2
AC201.2	EXTERIOR ELEVATIONS BUILDING 2
AC202.2	COLORED ELEVATIONS BUILDING 2
	EXTERIOR RENDERINGS

SITE STATISTICS

Dwelling Unit Mix:

One Bedroom	16
Two Bedroom	16
Total Dwelling Units	32

Accessibility:

ANSI Type A Units	1
ANSI Type B Units	15
Mulit-level Units	16

Vehicle Parking Stalls:

Surface	50
Including 1 ADA Van Stall	
Bike Parking Stalls:	8

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
10/31/2024 - Issued for Review
1/18/2025 - Issued for Review
2/28/2025 - Issued for Common Council
4/25/2025 - Issued for Bidding
6/4/2025 - Revised Site
6/17/2025 - Issued For Land Use Submittal

PROJECT TITLE
Jakum Site Redevelopment

Red Earth Development

N 15th St & Luedke Ct
Sheboygan, Wisconsin

SHEET TITLE
Architectural Site Plan

SHEET NUMBER
CA101

PROJECT NO. 2427

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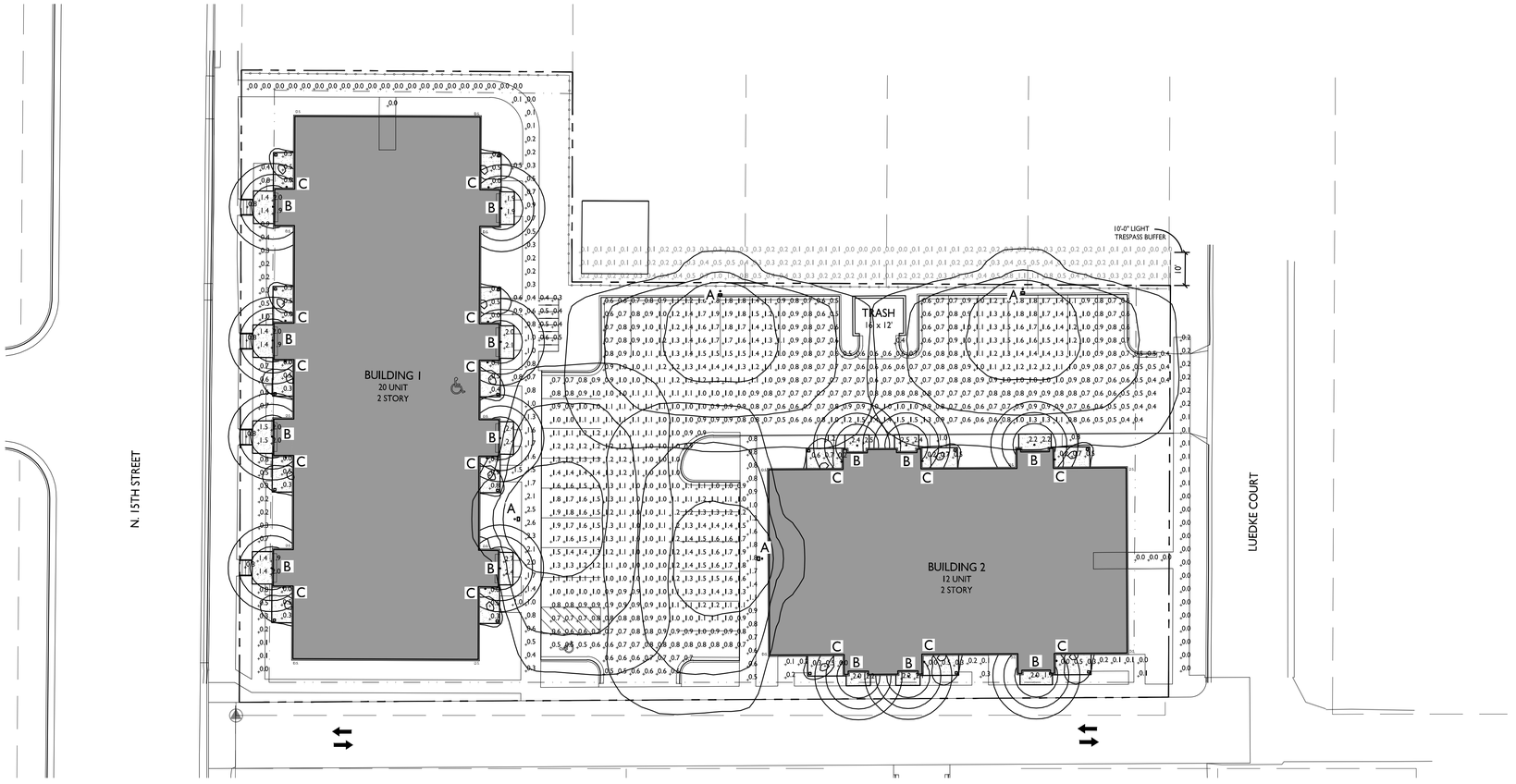


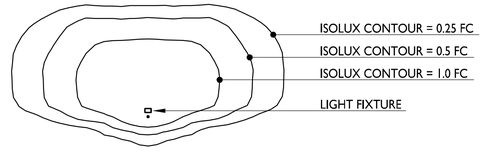
LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Surfeace Parking & Drive Aisle	+	1.0 fc	2.3 fc	0.3 fc	7.7:1	3.3:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
▭	A	4	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT HS	LED P1 POLE LIGHT, 3000K, NATURAL ALUMINUM FINISH	DSX0_LED_P1_30K _T4M_MVOLT_HS.ies	14'-0' POLE ON 2'-0" CONC. BASE
○	B	14	LITHONIA LIGHTING	WF3 LED 30K	3" LED ULTRA-THIN WAFER DOWNLIGHT, 3000K	WF3_LED_30K.ies	10'-0" ABOVE GRADE ON BUILDING
○	C	15	WAC LIGHTING	WS-W47809	LED WALL MOUNT LIGHT, 3000K, 411 lumens	IES-WS-W47809.ies	7'-0" ABOVE GRADE ON BUILDING

EXAMPLE LIGHT FIXTURE DISTRIBUTION



1 CA102 SITE LIGHTING PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
10/31/2024 - Issued for Review
1/18/2025 - Issued for Review
2/28/2025 - Issued for Common Council
4/25/2025 - Issued for Bidding
6/4/2025 - Revised Site
6/17/2025 - Issued For Land Use Submittal

PROJECT TITLE
Jakum Site Redevelopment

Red Earth Development

N 15th St & Luedke Ct
Sheboygan, Wisconsin

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
CA102

PROJECT NO. 2427

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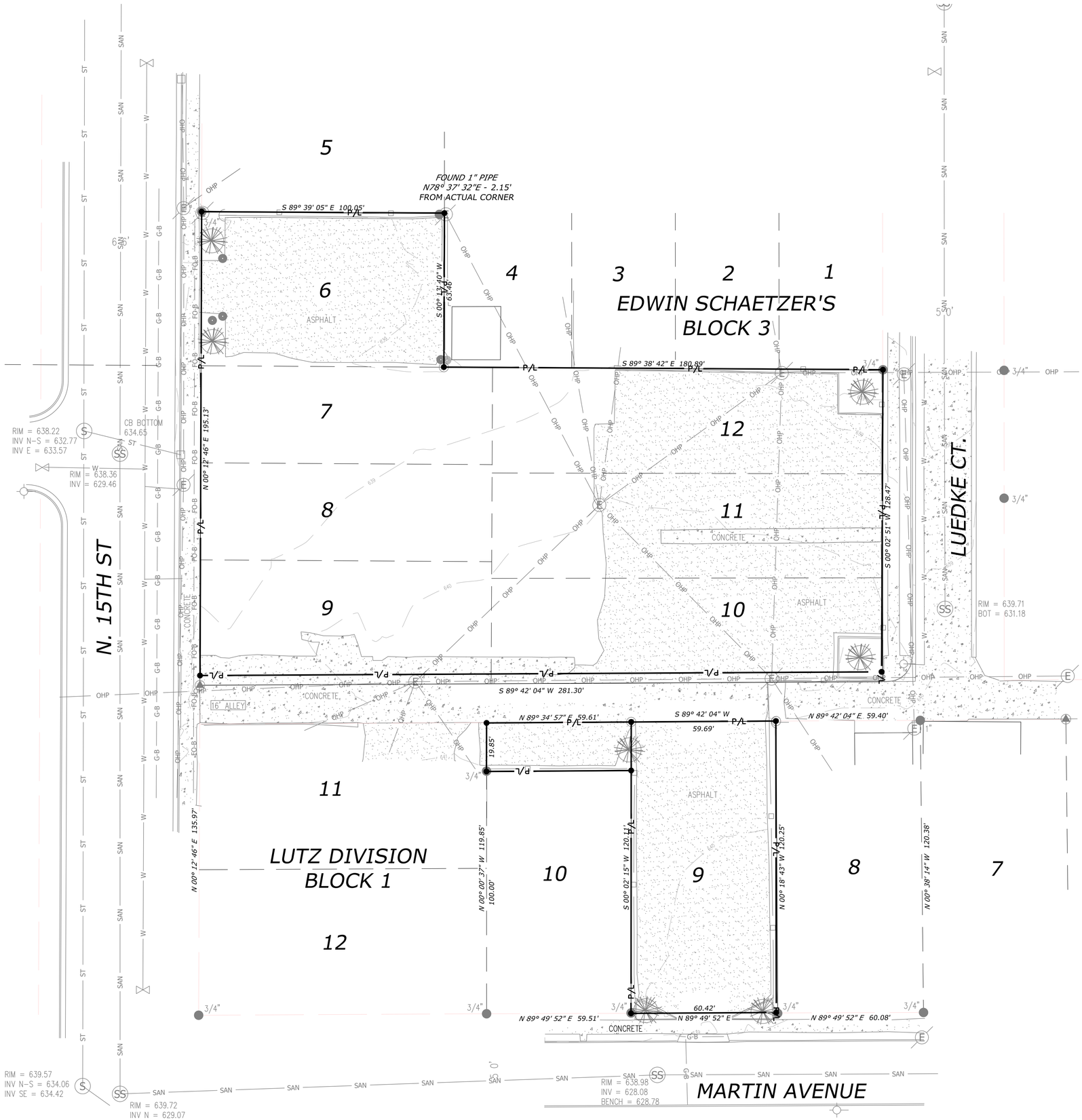

Scale: 0 10 20 40
Scale: 1" = 20'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

KEY INDEX

- FOUND REBAR/PIN
- FOUND STEEL PIPE
- SET 5/8" REBAR
- POST
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- POWER POLE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND GAS
- UNDERGROUND FIBER OPTICS
- OVERHEAD WIRE
- WOOD FENCE

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900 Middleton, WI 53562

kapur
788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

ISSUED
Land Use Submittal - June 17, 2025

PROJECT TITLE
Jakum Site Redevelopment

Red Earth Development

N. 15th St. & Luedke Ct.
Sheboygan, Wisconsin

SHEET TITLE
EXISTING CONDITIONS PLAN

SHEET NUMBER
C100

PROJECT NO. 2427

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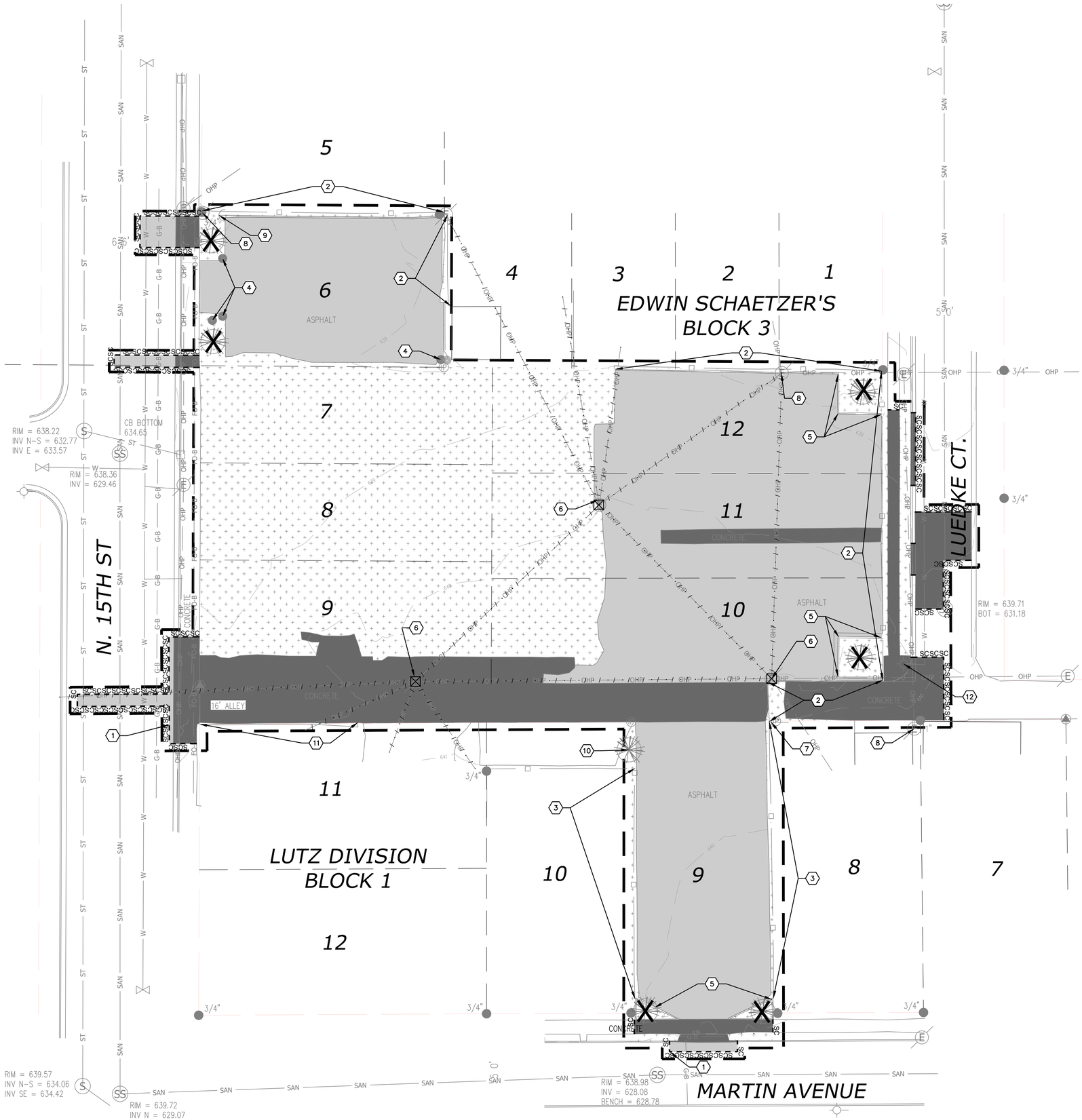

Scale:
0 10 20 40
Scale: 1" = 20'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

KEY INDEX

- PROJECT LIMITS
- P/L PROPERTY LINE
- VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- SCSCSCSC SAWCUT FULL DEPTH
- X TREES & STUMPS TO BE REMOVED
- SAN DENOTES UTILITIES TO BE ABANDONED & REMOVED.
- ☒ -UTILITY STRUCTURE REMOVAL/ABANDONMENT
- (1) SAWCUT APPROXIMATELY 2' OF ASPHALT PAVEMENT OFF THE EDGE OF THE ROADWAY TO PROVIDE A SMOOTH EDGE FOR INSTALLATION OF NEW PAVEMENT.
- (2) REMOVE & DISPOSE OF EXISTING WOOD FENCE INCLUDING POSTS & FOOTINGS.
- (3) EXISTING FENCE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- (4) REMOVE & DISPOSE OF EXISTING POST INCLUDING FOOTING.
- (5) REMOVE & DISPOSE OF WOODEN PLANTER BEDS.
- (6) REMOVE & RELOCATE EXISTING UTILITY POLE AND OVERHEAD WIRES. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
- (7) REMOVE & RELOCATE EXISTING GUY WIRE. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
- (8) EXISTING UTILITY POLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- (9) EXISTING GUY WIRE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- (10) EXISTING TREE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- (11) EXISTING CONCRETE CURB TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- (12) EXISTING HYDRANT TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.

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ISSUED
Land Use Submittal - June 17, 2025

PROJECT TITLE
Jakum Site Redevelopment

Red Earth Development

N. 15th St. & Luedke Ct.
Sheboygan, Wisconsin

SHEET TITLE
SITE DEMOLITION PLAN

SHEET NUMBER
C101

PROJECT NO. 2427

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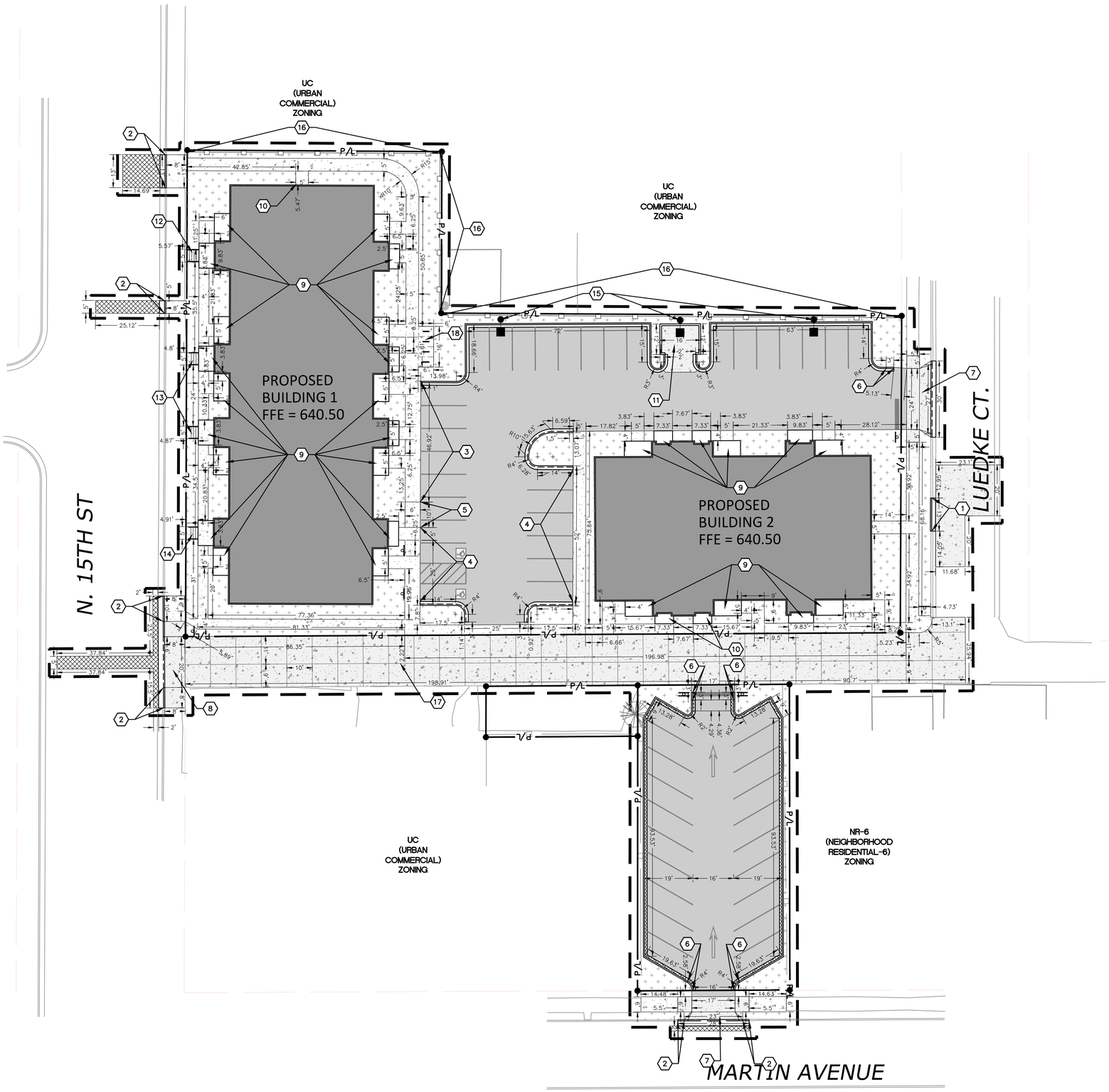

Scale: 0 10 20 40

Scale: 1" = 20'

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KEY INDEX

- PROJECT LIMITS
- P/L PROPERTY LINE
- AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- ASPHALTIC CONCRETE (LIGHT DUTY) — 1.50" SURFACE COURSE, 2.00" BINDER COURSE, 8.50" AGGREGATE BASE COURSE — 1/C202
- ASPHALTIC CONCRETE TO MATCH EXISTING STREET SECTION
- CONCRETE SLAB — 5.00" CONCRETE, 4.00" AGGREGATE BASE COURSE — 2/C202, 3/C202
- HEAVY DUTY CONCRETE PAVEMENT — 7.00" CONCRETE, 6.00" AGGREGATE BASE COURSE — 2/C202, 3/C202
- LOW-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED — 4/C202
- HIGH-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED — 4/C202
- DEPRESSED CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED — 5/C202

1	24" BARRIER CURB & GUTTER	6/C202
2	30" BARRIER CURB & GUTTER	7/C202
3	INTEGRAL CURB	8/C202
4	DEPRESSED INTEGRAL CURB	8/C202
5	TRANSITION FROM INTEGRAL CURB TO DEPRESSED INTEGRAL CURB	8/C202, 10/C202
6	TRANSITION FROM 18" BARRIER CURB & GUTTER TO ZERO FACE CURB	4/C202, 9/C202
7	CONCRETE DRIVEWAY APRON	2/C203
8	CONCRETE DRIVEWAY APRON	3/C203
9	AT GRADE STOOP	
10	RAISED CONCRETE STEP	4/C203
11	CMU DUMPSTER ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.	
12	CONCRETE STEPS WITH HANDRAILS	5/C203, 8/C203
13	CONCRETE STEPS WITH HANDRAILS	6/C203, 8/C203
14	CONCRETE STEPS WITH HANDRAILS	7/C203, 8/C203
15	LIGHT POLE. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.	
16	6'-0" HIGH CEDAR PALING FENCE	9/C203
17	ALLEY SHALL NOT BE MONOLITHIC POUR. ALLEY SHALL BE TWO POURS WITH CONSTRUCTION JOINT OFFSET 1' FROM FLOWLINE TO ALLOW FOR PROPER DRAINAGE.	
18	MADRAX "LOFTY" BIKE RACK OR APPROVED EQUAL. INSTALL PER MANUFACTURER DETAILS AND SPECIFICATIONS.	

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PROJECT TITLE
Jakum Site Redevelopment

Red Earth Development

N. 15th St. & Luedke Ct.
Sheboygan, Wisconsin

SHEET TITLE
SITE LAYOUT PLAN

SHEET NUMBER
C102

PROJECT NO. 2427

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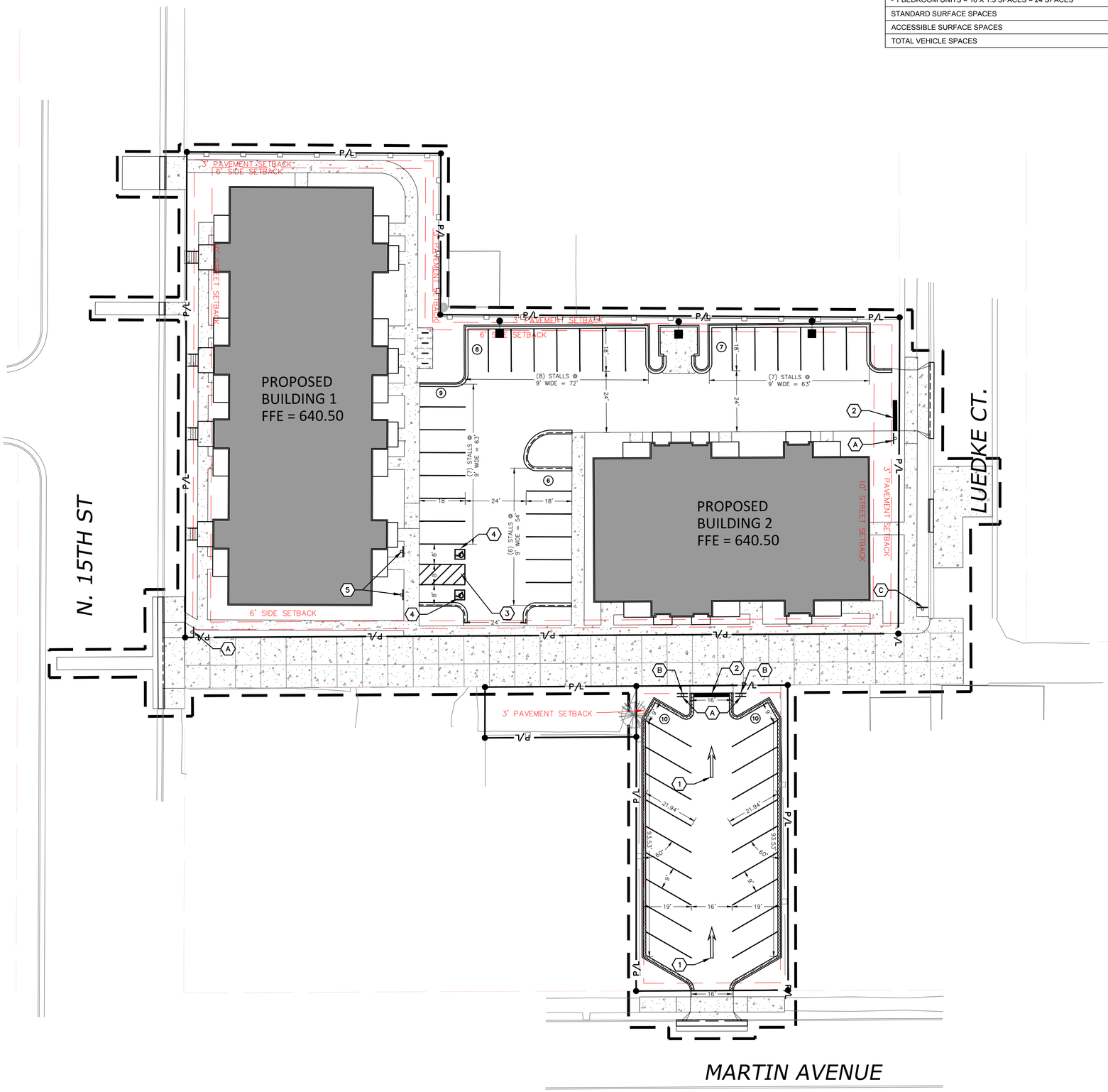
PARKING SUMMARY	
REQUIRED VEHICLE SPACES - 2 SPACES FOR EACH UNIT WITH 2 OR MORE BEDROOMS AND 1-1/2 SPACES FOR EACH UNIT WITH 1 BEDROOM OR LESS - 2 BEDROOM UNITS = 16 X 2 SPACES = 32 SPACES - 1 BEDROOM UNITS = 16 X 1.5 SPACES = 24 SPACES	56
STANDARD SURFACE SPACES	48
ACCESSIBLE SURFACE SPACES	2
TOTAL VEHICLE SPACES	50



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SIGN INDEX

A — STOP — R1-1, 30" X 30"

B — DO NOT ENTER — R5-1, 30" X 30"

C — YIELD — R1-2, 36" X 31"

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- 1 — PAVEMENT MARKING ARROWS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 2 — PAVEMENT MARKING STOP LINE, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 3 — 4" WHITE PAINT 36" O.C. FOR DIAGONALS — 1/C203
- 4 — ACCESSIBLE PARKING SYMBOL — 11/C202
- 5 — ACCESSIBLE SIGNS — 12/C202, 13/C202

PROJECT TITLE
Jakum Site Redevelopment

Red Earth Development

N. 15th St. & Luedke Ct.
Sheboygan, Wisconsin

SHEET TITLE
SITE SIGNAGE & TRAFFIC CONTROL PLAN

SHEET NUMBER
C103

PROJECT NO. 2427

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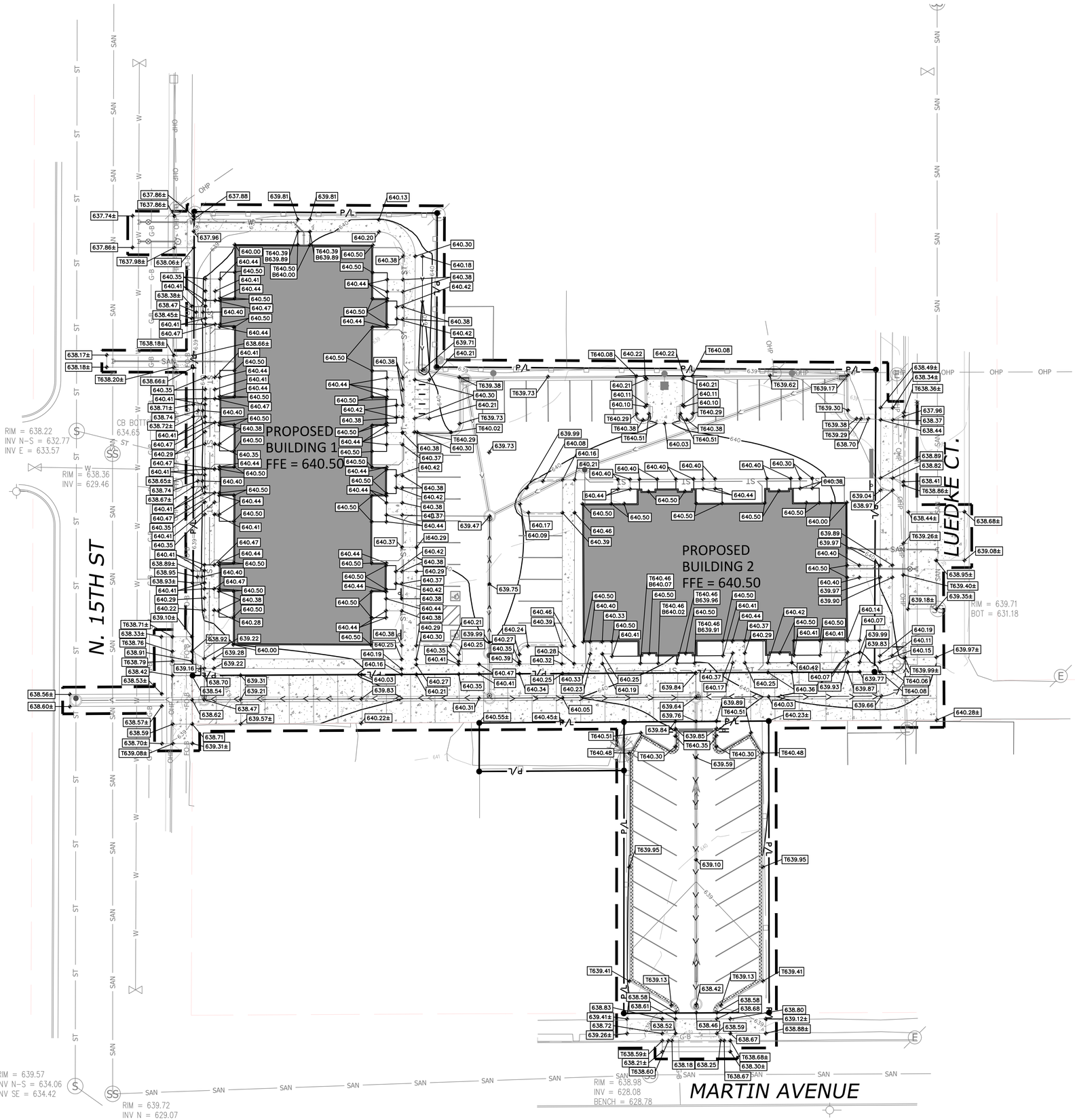

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KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- 639 — EXISTING CONTOUR MINOR
- 640 — EXISTING CONTOUR MAJOR
- 639 — PROPOSED CONTOUR MINOR
- 640 — PROPOSED CONTOUR MAJOR
- SWALE
- 638.00 — PROPOSED SPOT GRADE
- 639.0± — MATCH EXISTING GRADE
- T640.00 — PROPOSED TOP OF CURB GRADE. REFER TO SITE LAYOUT PLANS FOR MORE INFORMATION. GUTTER IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
- T641.00± — MATCH EXISTING TOP OF CURB GRADE
- T641.00 / B640.67 — TOP OF STEP GRADE / BOTTOM OF STEP GRADE
- I641.00 — PROPOSED TOP OF INTEGRAL CURB GRADE. REFER TO SITE LAYOUT PLANS FOR MORE INFORMATION. PAVEMENT IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.

PROJECT TITLE
Jakum Site Redevelopment

Red Earth Development

N. 15th St. & Luedke Ct.
Sheboygan, Wisconsin

SHEET TITLE
SITE GRADING PLAN

SHEET NUMBER
C104

PROJECT NO. 2427

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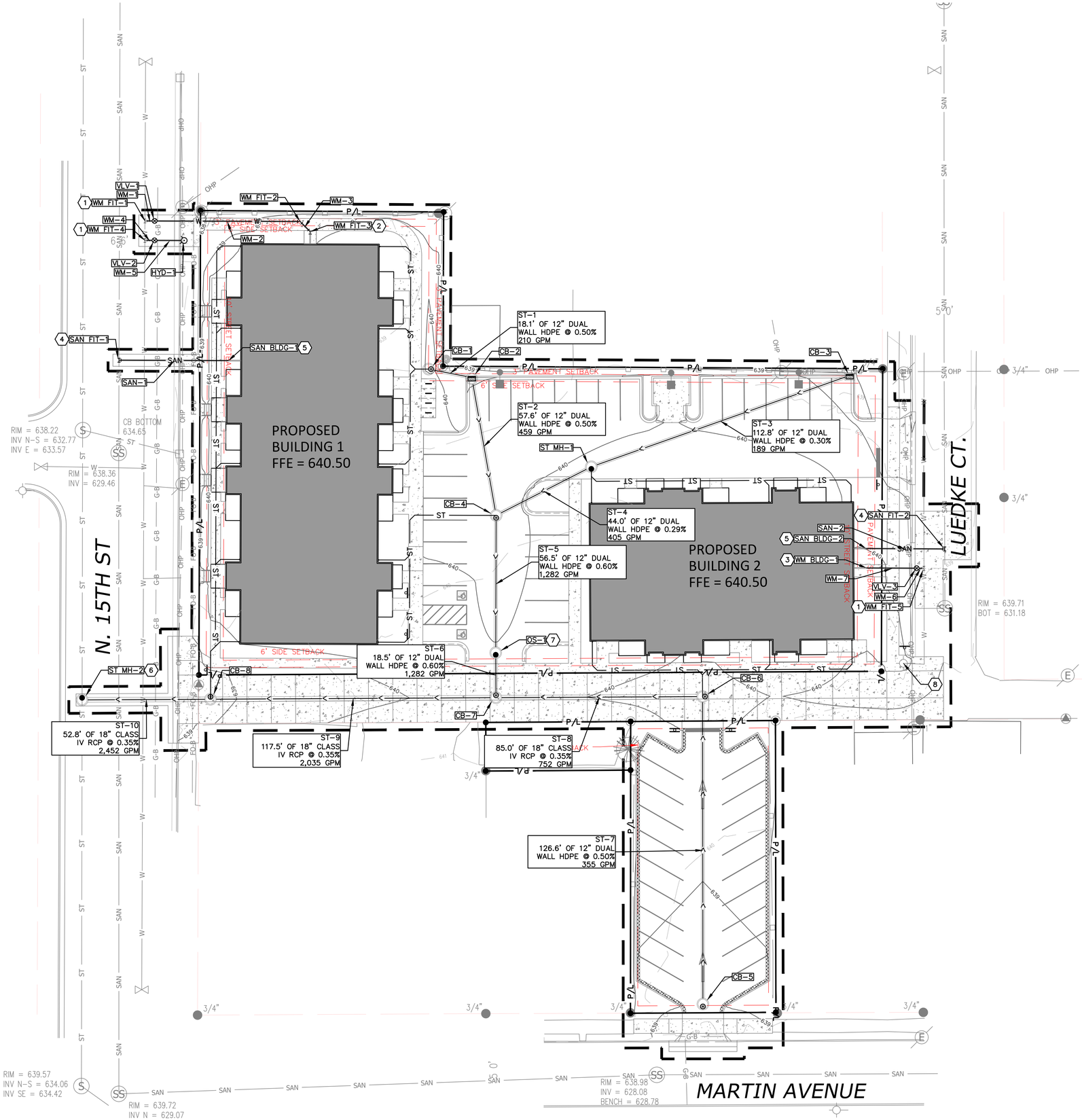

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UTILITY NOTES

CAUTION

KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES..

1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
- P/L PROPERTY LINE
- STORM MANHOLE — 1 C204
- 2' X 3' RECTANGULAR CATCH BASIN WITH CURB BOX FRAME & GRATE — 4 C204
- STORM CATCH BASIN WITH ROUND FRAME & GRATE — 5 C204
- STORM CATCH BASIN WITH CURB BOX FRAME & GRATE — 6 C204
- WATER MAIN TEE
- WATER MAIN VALVE — 7 C204
- HYDRANT — 8 C204
- ST STORM SEWER
- SAN SANITARY SEWER
- W WATER MAIN

1. SITE UTILITY CONTRACTOR TO CONNECT TO EXISTING WATER MAIN PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND CITY OF SHEBOYGAN SPECIFICATIONS. CONTRACTOR VERIFY EXISTING WATER MAIN SIZE AND DEPTH IN FIELD PRIOR TO CONSTRUCTION.
2. SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 6" WATER LATERAL TO WM FIT-3 FROM BUILDING. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT IN FIELD.
3. SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 6" WATER 5' FROM BUILDING. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT IN FIELD.
4. SITE UTILITY CONTRACTOR TO CONNECT TO EXISTING SANITARY SEWER WITH 8" X 6" TEE. CONTRACTOR TO VERIFY EXISTING SANITARY SEWER SIZE AND INVERT PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
5. SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 6" SANITARY SEWER 5' FROM BUILDING. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT IN FIELD.
6. SITE UTILITY CONTRACTOR TO INSTALL STORM STRUCTURE OVER EXISTING STORM SEWER. CONTRACTOR TO FIELD VERIFY EXACT SIZE, DEPTH, AND LOCATION OF EXISTING STORM SEWER PRIOR TO START OF CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
7. 48" DIAMETER UPFLO FILTER MANHOLE WITH 2 FILTER MODULES. — 1 C205
8. EXISTING HYDRANT

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ISSUED
Land Use Submittal - June 17, 2025

PROJECT TITLE
Jakum Site Redevelopment

Red Earth Development

N. 15th St. & Luedke Ct.
Sheboygan, Wisconsin

SHEET TITLE
SITE UTILITY PLAN

SHEET NUMBER
C105

PROJECT NO. 2427

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STORM SEWER STRUCTURE TABLE					
STRUCTURE NAME:	TYPE (FRAME AND GRATE):	RIM ELEVATION:	PIPES IN:	PIPES OUT	BOTTOM:
CB–1	48" DIAMETER (R–2502–D)	639.71	ST, 4" W INV = 637.00	ST–1, 12" E INV = 636.03	634.53
CB–2	48" DIAMETER (R–3067–R)	638.88	ST–1, 12" W INV = 635.94	ST–2, 12" S INV = 635.94	634.44
CB–3	2' X 3' RECTANGULAR (R–3067–R)	638.67	N/A	ST–3, 12" W INV = 636.12	634.62
CB–4	48" DIAMETER (R–2502–D)	639.47	ST–2, 12" N INV = 635.65 ST–4, 12" NE INV = 635.65 ST, 4" W INV = 636.50	ST–5, 12" S INV = 635.65	633.85
CB–5	48" DIAMETER (R–2502–D)	638.42	N/A	ST–7, 12" N INV = 635.33	633.83
CB–6	48" DIAMETER (R–2502–D)	639.64	ST–7, 12" S INV = 634.70 ST, 6" N INV = 636.31	ST–8, 18" W INV = 634.20	632.70
CB–7	48" DIAMETER (R–2502–D)	640.28	ST–8, 18" E INV = 633.90 ST–6, 12" N INV = 634.40	ST–9, 18" W INV = 633.90	632.40
CB–8	48" DIAMETER (R–2502–D)	638.47	ST–9, 18" E INV = 633.49 ST, 6" N INV = 635.52	ST–10, 18" W INV = 633.49	631.99
OS–1	48" DIAMETER UPFLO MANHOLE	640.23	ST–5, 12" N INV = 635.31	ST–6, 12" S INV = 634.51	631.51
ST MH–1	48" DIAMETER (R–1661)	640.14	ST–3, 12" E INV = 635.78 ST, 6" S INV = 636.31	ST–4, 12" SW INV = 635.78	635.78
ST MH–2	48" DIAMETER (R–1661)	638.63	ST–10, 18" E INV = 633.30	EX ST, 18" N INV = 633.30±	633.30

SANITARY SEWER STRUCTURE TABLE			
STRUCTURE NAME:	TYPE (FRAME AND GRATE):	PIPES IN:	PIPES OUT
SAN BLDG–1	N/A		SAN–1, 6" W INV = 630.54
SAN BLDG–2	N/A		SAN–2, 6" E INV = 631.57
SAN FIT–1	6" X 8" TEE	SAN–1, 6" E INV = 630.09 EX SAN, 8" N, INV = 629.51±	EX SAN, 8" S INV = 629.51±
SAN FIT–2	6" X 8" TEE	SAN–2, 6" W INV = 631.25 EX SAN, 8" S INV = 630.67±	EX SAN, 8" N INV = 630.67±

SANITARY SEWER PIPE TABLE								
PIPE NAME:	FROM:	TO:	UPSTREAM INVERT ELEVATION:	DOWNSTREAM INVERT ELEVATION:	LENGTH:	SLOPE:	SIZE AND MATERIAL:	DFU:
SAN–1	SAN BLDG–1	SAN FIT–1	630.54	630.09	45.08'	1.00%	6" SCH 40 PVC	
SAN–2	SAN BLDG–2	SAN FIT–2	631.57	631.25	32.38'	1.00%	6" SCH 40 PVC	

WATER MAIN FITTINGS TABLE		
STRUCTURE NAME:	TYPE:	INVERT ELEVATION:
HYD–1	N/A	630.84
VLV–1	6" GATE VALVE W/ VALVE BOX	630.79
VLV–2	6" GATE VALVE W/ VALVE BOX	630.72
VLV–3	6" GATE VALVE W/ VALVE BOX	632.19
WM BLDG–1	N/A	633.22
WM FIT–1	6" X 8" STAINLESS STEEL TAPPING SLEEVE	630.59±
WM FIT–2	45 DEGREE HORIZONTAL BEND	633.78
WM FIT–3	45 DEGREE HORIZONTAL BEND	633.89
WM FIT–4	6" X 8" STAINLESS STEEL TAPPING SLEEVE	630.68±
WM FIT–5	6" X 8" STAINLESS STEEL TAPPING SLEEVE	631.95±

WATER MAIN PIPE TABLE							
PIPE NAME:	FROM:	TO:	FROM INVERT ELEVATION:	TO INVERT ELEVATION:	LENGTH:	SLOPE:	SIZE AND MATERIAL:
WM–1	WM FIT–1	VLV–1	630.59	630.79	4.00'	–5.00%	6" C900 PVC PIPE
WM–2	VLV–1	WM FIT–2	630.79	633.78	59.85'	–5.00%	6" C900 PVC PIPE
WM–3	WM FIT–2	WM FIT–3	633.78	633.89	5.93'	–1.85%	6" C900 PVC PIPE
WM–4	WM FIT–4	VLV–2	630.68	630.72	4.00'	–1.00%	6" DUCTILE IRON PIPE
WM–5	VLV–2	HYD–1	630.72	630.84	12.19'	–1.00%	6" DUCTILE IRON PIPE
WM–6	WM FIT–5	VLV–3	631.95	632.19	3.00'	–8.00%	6" C900 PVC PIPE
WM–7	VLV–3	WM BLDG–1	632.19	633.22	20.67'	–5.00%	6" C900 PVC PIPE

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PROJECT TITLE
Jakum Site Redevelopment

Red Earth Development

N. 15th St. & Luedke Ct.
Sheboygan, Wisconsin

SHEET TITLE
SITE UTILITY TABLES

SHEET NUMBER
C105A

PROJECT NO. 2427

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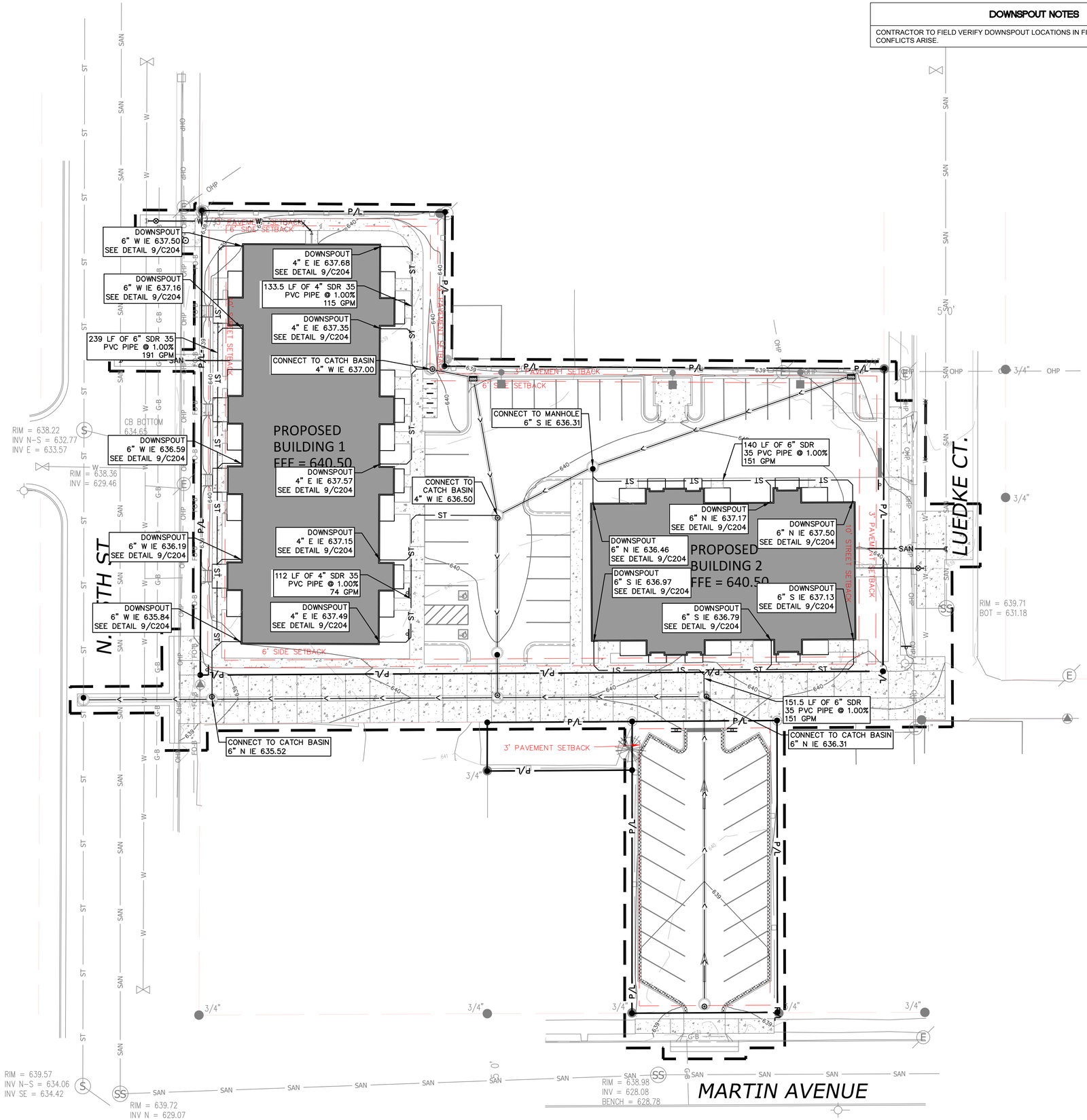
DOWNSPOUT NOTES

CONTRACTOR TO FIELD VERIFY DOWNSPOUT LOCATIONS IN FIELD. CONTACT ENGINEER IF CONFLICTS ARISE.



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UTILITY NOTES

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KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- STORM MANHOLE — 1/C204
- 2' X 3' RECTANGULAR CATCH BASIN WITH CURB BOX FRAME & GRATE — 4/C204
- STORM CATCH BASIN WITH ROUND FRAME & GRATE — 5/C204
- STORM CATCH BASIN WITH CURB BOX FRAME & GRATE — 6/C204
- WATER MAIN TEE
- WATER MAIN VALVE — 7/C204
- HYDRANT — 8/C204
- ST — STORM SEWER
- SAN — SANITARY SEWER
- W — WATER MAIN

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Land Use Submittal - June 17, 2025

PROJECT TITLE
Jakum Site Redevelopment

Red Earth Development

N. 15th St. & Luedke Ct.
Sheboygan, Wisconsin

SHEET TITLE
SITE DOWNSPOUT PLAN

SHEET NUMBER
C105B

PROJECT NO. 2427

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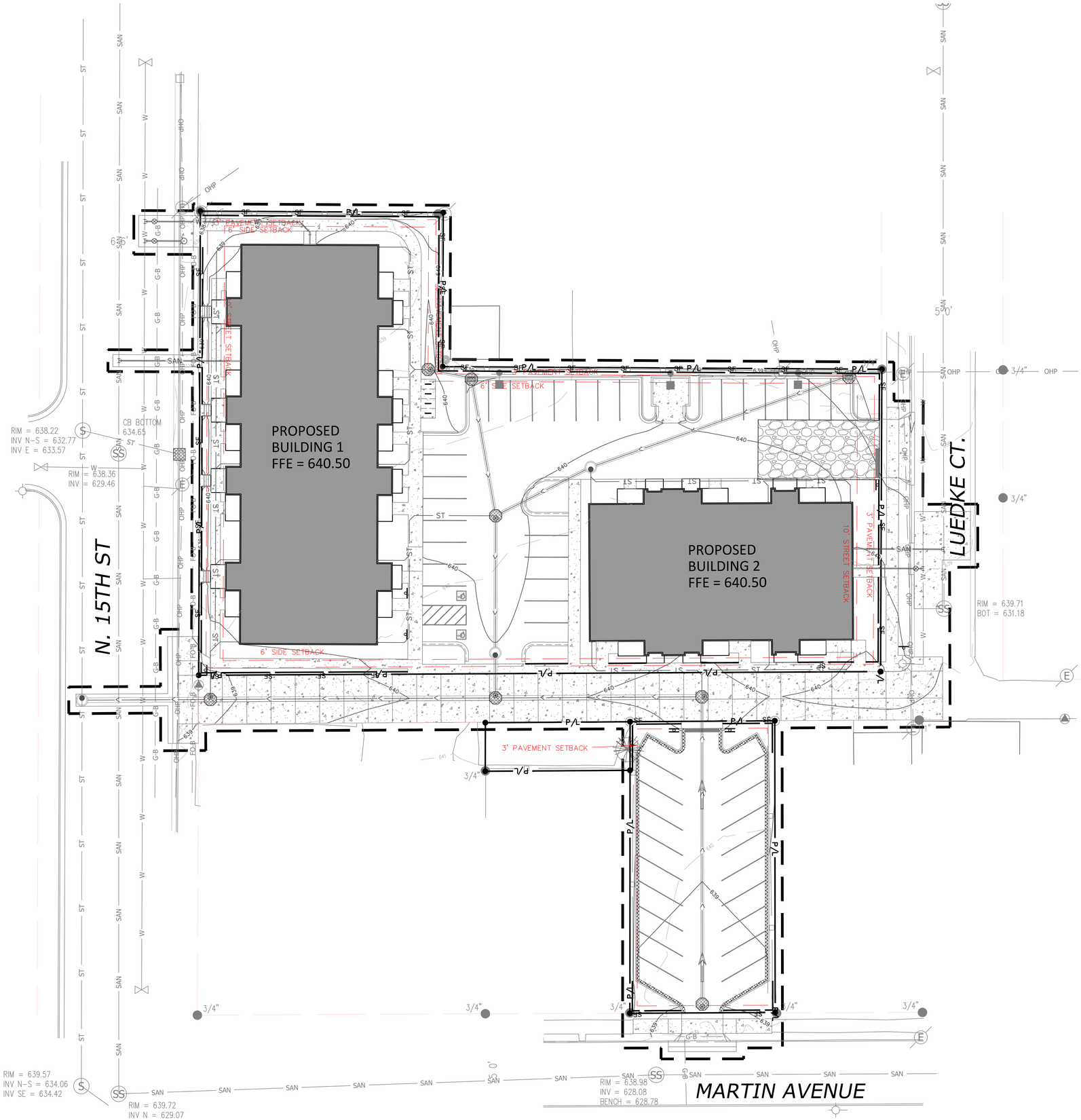

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ISSUED
Land Use Submittal - June 17, 2025

Scale: 0 10 20 40
Scale: 1" = 20'

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EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

POINTS OF CONTACT

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CONSTRUCTION MANAGER:

TBD

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- SF — FILTER FABRIC FENCE (1 C201)
- STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN. (2 C201)
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED. (3 C201)
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED (3 C201)

PROJECT TITLE
Jakum Site Redevelopment

Red Earth Development

N. 15th St. & Luedke Ct.
Sheboygan, Wisconsin

SHEET TITLE
SITE EROSION CONTROL PLAN

SHEET NUMBER
C106

PROJECT NO. 2427

374

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EROSION CONTROL MEASURES

1. CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND PER THE LATEST WDNR TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT: http://dnr.wi.gov/topic/stormwater/standards/const_standards.htm
2. INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS THAT ARE PHASED IN WITH CONSTRUCTION TO REDUCE SEDIMENT FROM ENTERING THESE AREAS PER WDNR TECHNICAL STANDARD 1060 AS FOLLOWS:

   ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS CERTIFIED FOR INLET PROTECTION, GEOTEXTILE FABRIC, TYPE FF IN THE CURRENT EDITION OF THE WisDOT PRODUCT ACCEPTABILITY LIST. TO OBTAIN THE PAL, PLEASE REFER TO THIS WEBSITE: http://wisconsindot.gov/Documents/doing-bus/eng-consultants/cnstr-rsrces/tools/pal/pal-1-14.pdf

   A. INLET PROTECTION SHALL BE CHECKED AT A MINIMUM INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF 1/2 INCH OR GREATER DURING A 24-HOUR PERIOD.

   B. PLACEMENT OF SPOIL MATERIAL, DEBRIS, SOILS, ETC. ON TOP OF INLETS/CATCH BASINS, EVEN IF TEMPORARY, IS STRICTLY DISCOURAGED AND PROHIBITED.

   C. SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE FOR TYPES A-C, WHEN SEDIMENT IS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLE FOR TYPE D, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING PER MANUFACTURER'S SPECIFICATIONS. ALL SEDIMENT COLLECTED SHALL BE PROPERLY DISPOSED OF TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.

   D. DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLETS/CATCH BASINS AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET/CATCH BASIN SHALL BE REMOVED AND PROPERLY DISPOSED OF PER NOTE C ABOVE.

   E. INLET FILTERS MAY BE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF CONSTRUCTION, HAULING OR MOVEMENT OF CONSTRUCTION EQUIPMENT THROUGHOUT THE SITE, AND ONCE THE SITE IS ADEQUATELY STABILIZED, UNLESS AS OTHERWISE NOTIFIED BY THE WDNR.

3. A TRACKING PAD SHALL BE INSTALLED AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO REDUCE OFF-SITE SEDIMENTATION BY ELIMINATING THE TRACKING OF SEDIMENT FROM THE SITE PER WDNR TECHNICAL STANDARD 1057 AS FOLLOWS:

   A. AGGREGATE USED FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED BY 3 INCH SIEVE.

   B. THE AGGREGATE SHALL BE PLACED IN A LAYER OF AT LEAST 12 INCHES THICK, ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED, TRACKING PADS WILL BE UNDERLAIN WITH WisDOT TYPE R GEOTEXTILE FABRIC.

   C. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (MIN. 15 FEET WIDE) AND BE AT LEAST 50 FEET LONG.

   D. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHALL MAINTAIN A SLOW CONSTANT SPEED.

   E. ANY SEDIMENT OR ROCK ACCUMULATION ONTO LOCAL ROADWAYS SHALL BE REMOVED BY STREET CLEANING, NOT FLUSHING BEFORE THE END OF EACH WORKING DAY.

   F. THE TRACKING PAD SHALL, AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF 1/2 INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD.

   G. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED AT A MINIMUM OF 12" BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

4. THE CONSTRUCTION SITE PERIMETER AND TOPSOIL STOCKPILE AREA SHALL BE PROTECTED WITH SILT FENCE AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO INTERCEPT AND REDUCE THE FLOW OF SEDIMENT-LADEN SHEET FLOW RUNOFF FROM THE CONSTRUCTION SITE PER WDNR TECHNICAL STANDARD 1056 AS FOLLOWS:

   A. SILT FENCE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE AS SHOWN ON THE PLAN SHEET.

   B. INSTALLED SILT FENCE SHALL BE A MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.

   C. SILT FENCE SHALL BE SUPPORTED BY EITHER STEEL OR WOOD SUPPORT POSTS.

   D. THE MAXIMUM SPACING OF POSTS FOR NONWOVEN SILT FENCE SHALL BE 3 FEET OR FOR WOVEN FABRIC 8 FEET.

   E. SILT FENCE SHALL HAVE A SUPPORT CORD AT THE TOP OF THE FENCE.

   F. WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO A POST. THE POSTS SHALL BE WRAPPED AROUND EACH OTHER TO PRODUCE A STABLE AND SECURE JOINT OR SHALL BE OVERLAPPED THE DISTANCE BETWEEN TWO POSTS.

   G. A MINIMUM OF 20 INCHES OF THE POSTS SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.

   H. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4 INCH WIDE BY 6 INCH DEEP TRENCH, OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED ANY WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.

   I. ON THE TERMINAL ENDS OF THE SILT FENCE THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.

   J. GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET VALUES ESTABLISHED IN TECHNICAL STANDARD 1056.

   K. SILT FENCE SHALL BE REMOVED ONCE THE SITE IS ADEQUATELY STABILIZED.

   L. WHEN PLACING SILT FENCE NEAR TREES, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE ROOT SYSTEM BY AVOIDING COMPACTION AND ROOT CUTTING WITHIN A RADIUS OF 1.5 FEET MULTIPLIED BY THE INCH DIAMETER OF THE TREE.

   M. THE CONTRACTOR MAY FURTHER STRENGTHEN THE SILT FENCE BY USING HAY BALES ON THE DOWN SLOPE SIDE AS NEEDED.

   N. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 1/2 INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD.

   O. DAMAGED OR DECOMPOSED SILT FENCE, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.

   P. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH 1/2 THE HEIGHT OF THE FENCE TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.

5. SEEDING AND MULCHING TECHNIQUES SHALL BE USED ON AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF VEGETATION IS DESIRED. TEMPORARY SEEDING APPLIES TO DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND-DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 CALENDAR DAYS, REQUIRING VEGETATIVE COVER FOR LESS THAN ONE YEAR. SEED AND MULCH SHALL BE UTILIZED THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH TEMPORARY VEGETATION TO HELP REDUCE EROSION PER WDNR TECHNICAL STANDARDS 1059 AND 1058 RESPECTIVELY AS FOLLOWS:

   A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.

   B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING.

   C. THE SOIL SHALL HAVE A PH RANGE OF 5.5 TO 8.0.

   D. ALL SEED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRATIVE CODE CHAPTER ATCP 20.01 REGARDING NOXIOUS WEED SEED CONTENT AND LABELING.

   E. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE ON THE LABEL.

   F. IN THE SUMMER-SPRING, CONTRACTOR SHALL USE OATS APPLIED AT 131 LBS/ACRE FOR TEMPORARY SEEDING PURPOSES. IN THE FALL THE CONTRACTOR SHALL USE ANNUAL RYEGRASS APPLIED AT 80 LBS/ACRE OR WINTER WHEAT OR CEREAL RYE APPLIED AT 131 LBS/ACRE. THE CONTRACTOR SHALL USE STRAW MULCH APPLIED AT 1.5 TONS/ACRE. DORMANT SEED SHALL BE USED WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 53 DEGREES FAHRENHEIT (TYPICALLY NOV. 1 UNTIL SNOW COVER ANNUALLY). NEVER PLACE SEED ON TOP OF SNOW. IF COVER IS NEEDED AFTER SNOW FALL, CONTRACTOR MAY CHOOSE TO USE A DRY, NONTOXIC TYPE B SOIL STABILIZER PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY THE WDNR.

   G. SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS TOO WET.

   H. CONTRACTOR MAY CONSIDER WATERING TO HELP ESTABLISH THE SEED. WATER APPLICATION RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND EROSION.

   I. DURING CONSTRUCTION, AREAS THAT HAVE BEEN SEEDED AND MULCHED SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 1/2 INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. INSPECT WEEKLY DURING THE GROWING SEASON UNTIL VEGETATION IS DENSELY ESTABLISHED OR THE SOD IS LAID. REPAIR AND RESEED AREAS THAT HAVE EROSION DAMAGE AS NECESSARY.

   J. CONTRACTOR IS TO LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDED AS MUCH AS POSSIBLE. RE-SEED DRIVEN OVER AREAS AS NEEDED.

   K. MULCH SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING.

   L. MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVELY HIGH WINDS THAT WOULD PRECLUDE THE PROPER PLACEMENT OF MULCH.

   M. MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.

   N. WHEN CHANNEL EROSION MAT IS USED WITHIN CONSTRUCTION SITE DIVERSION AREAS, TECHNICAL STANDARDS 1053 AND 1066 SHALL BE FOLLOWED.

   O. WHEN NON-CHANNEL EROSION MAT IS USED TECHNICAL STANDARD 1052 SHALL BE FOLLOWED.

   P. DEPENDING ON DURATION OF CONSTRUCTION, THE CONTRACTOR MAY NEED TO RE-SEED AND RE-STABILIZE THE TOPSOIL STOCKPILE AS NECESSARY TO DISCOURAGE SEDIMENT AND EROSION.

6. A COPY OF EROSION CONTROL INSPECTION REPORTS AND THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE.
7. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY.
8. LOCAL ROADS SHALL BE CLEAN BY THE END OF EACH WORKDAY. CONTRACTOR SHALL HAVE LOCAL ROADS SWEPT WHERE SEDIMENT ACCUMULATES.

EROSION CONTROL OPERATION SEQUENCE + SCHEDULE

AFTER BIDS ARE RECEIVED AND A MASS GRADING CONTRACTOR IS SELECTED, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE WITH ALL RELEVANT PARTIES IN ATTENDANCE.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL SILT FENCES, SEEDING, EROSION MATTING, AND OTHER EROSION CONTROL MEASURES. GENERAL CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING, OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 1/2 INCH OR GREATER. IN ADDITION, THE ACTIVE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION, AND WEATHER CONDITIONS IN A DAILY LOG BOOK.

ALL REGULATORY PERMITS, PROJECT PLANS, AND INSPECTION LOGS SHALL BE KEPT ON SITE IN AN ACCESSIBLE LOCATION, SUCH AS A MAILBOX, AVAILABLE TO REGULATORY AGENCIES UPON REQUEST.

CONTRACTORS ARE TO MAINTAIN THE CONSTRUCTION SITE IN A NEAT AND TIDY MANNER FOR THE DURATION OF THE PROJECT.

THE TIMING AND SEQUENCE OF CONSTRUCTION IS SCHEDULED AS FOLLOWS:

1. OBTAIN PLAN APPROVAL FROM THE CITY OF SHEBOYGAN, AND ALL APPLICABLE PERMITS, INCLUDING EROSION CONTROL PERMIT.
2. CONSTRUCTION IS SCHEDULED TO BEGIN IN SUMMER 2025, DEPENDING ON WEATHER & GROUND CONDITIONS.
3. A GRAVEL TRACKING PAD UNDERLAIN WITH WISDOT TYPE R GEOTEXTILE FABRIC SHALL BE INSTALLED AS SHOWN ON THE PLANS.
4. SILT FENCE AND INLET FILTER PROTECTION SHALL BE INSTALLED AS SHOWN ON THE PLANS, AND INSPECTED PRIOR TO COMMENCING OF ANY LAND DISTURBING ACTIVITIES PER PROJECT PLANS AND DETAILS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN THEY REACH A DEPTH OF 1/2 FENCE HEIGHT.
5. SITE DEMOLITION OF PAVEMENT, ETC. WILL OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.
6. CONSTRUCTION OF THE BUILDING, STARTING WITH THE FOUNDATION, WILL BEGIN IMMEDIATELY AFTER THE SITE DEMOLITION IS COMPLETE IN THE BUILDING PAD AREA.
7. TOPSOIL STRIPPING AND ROUGH GRADING WILL FOLLOW. TOPSOIL STOCKPILES WILL BE LOCATED AS SHOWN ON THE PLANS AND BE STABILIZED WITHIN 7 DAYS OF LAY UP. STOCKPILES WILL BE USED FOR FINAL LANDSCAPING. REMAINING STOCKPILES WILL BE REMOVED FROM THE SITE.
8. UTILITY INSTALLATION WILL OCCUR NEXT AND CONTINUE UNTIL ALL THE UTILITIES ARE INSTALLED.
9. AFTER ROUGH GRADING IS COMPLETE IN HARD SURFACE AREAS SUCH AS ROADWAYS, PARKING LOTS, AND BUILDINGS, THE REQUIRED THICKNESS OF DENSE GRADED BASE COURSE, PER THE PROJECT PLANS AND DETAILS WILL BE APPLIED FOR STABILIZATION. AFTER ROUGH GRADING IS COMPLETE OUTSIDE OF HARD SURFACE AREAS, THE TOPSOIL WILL BE REAPPLIED AND THE LANDSCAPE CONTRACTOR WILL COMPLETE SEEDING/SODDING/FERTILIZING/MULCHING AND INSTALL EROSION MATTING AS PER APPROVED PLANS AND SPECIFICATIONS.
10. FINAL SITE STABILIZATION IS ANTICIPATED FOLLOWING THE COMPLETION OF GRADING ACTIVITIES PER WDNR TECHNICAL STANDARD 1059. IF SITE STABILIZATION CANNOT BE COMPLETED BY OCTOBER 15, THEN THE USE OF ANIONIC POLYACRYLAMIDE CONFORMING TO WDNR TECHNICAL STANDARD 1050 SHALL BE USED. IN ADDITION, ALL SLOPES OF GREATER THAN 20% MUST ADHERE TO THE SCHEDULE IN TABLE 1 BELOW.
11. AFTER ALL TOPSOIL HAS BEEN REAPPLIED AND STABILIZATION IS UNDERWAY, ROADWAY, PARKING LOT, AND SIDEWALK BASE MATERIAL WILL BE APPLIED PER PROJECT SPECIFICATIONS.
12. THE GENERAL CONTRACTOR WILL REQUEST A FINAL INSPECTION BY THE CITY. UPON APPROVAL, ALL SILT FENCES AND INLET FILTER PROTECTION SHALL BE REMOVED.
13. IF REQUIRED, FINAL "AS-BUILT" SURVEYS ARE TO BE CONDUCTED BY THE OWNER AND FINAL DOCUMENTS FORWARDED TO THE CITY.
14. BARE SOIL LEFT UNDISTURBED FOR 14 CALENDAR DAYS MUST BE TEMPORARILY STABILIZED PER WDNR TECHNICAL STANDARD 1059. BY OCTOBER 15, THE SITE SHALL BE STABILIZED PER NOTE 10 ABOVE.
15. WE DO NOT ANTICIPATE THE NEED FOR WATERING WITH THIS CONSTRUCTION SCHEDULE, HOWEVER, IF ADEQUATE RAIN IS NOT EXPERIENCED WITHIN ONE WEEK AFTER INITIAL SEED GERMINATION AT ANY POINT DURING THE CONSTRUCTION PROCESS, WATER SHALL BE TRUCKED IN AND APPLIED ONCE PER WEEK.

IF CONSTRUCTION SCHEDULES SHOULD CHANGE SIGNIFICANTLY, THIS PLAN NARRATIVE WILL BE UPDATED AND RESUBMITTED BY THE GENERAL CONTRACTOR TO THE CITY AND WDNR.

TABLE 1 - MAXIMUM PERIOD OF BARE SOIL FOR SLOPES GREATER THAN 20%

SLOPE AREA DRAINS TO SEDIMENT BASIN?	LAND DISTURBANCE BETWEEN SEPT. 16 AND MAY 1	LAND DISTURBANCE BETWEEN MAY 2 AND SEPT. 15
YES	90 DAYS	90 DAYS
NO	60 DAYS	30 DAYS

TABLE FROM WI DNR GUIDANCE DOC # 3800-2015-06

DEWATERING PLAN

TO FACILITATE CONSTRUCTION AT THE PROJECT SITE, DEWATERING MAY TAKE PLACE BY THE SELECTED CONTRACTOR. CONTRACTOR TO FOLLOW THESE INSTRUCTIONS WHILE PERFORMING DEWATERING ACTIVITIES ON-SITE. IF DEWATERING IS TO TAKE PLACE AT THE SITE, IT WILL OCCUR BETWEEN STEPS 3 AND 12 OF THE EROSION CONTROL OPERATION SEQUENCE.

NOTE: THESE INSTRUCTIONS DO NOT APPLY TO WATER BEING DISCHARGED DIRECTLY TO GROUNDWATER OR KARST FEATURES OR WELL DEWATERING SYSTEMS. CONTRACTOR SHALL COORDINATE ACCORDINGLY FOR OTHER DEWATERING ACTIVITIES AS DEEMED NECESSARY WITH THE WDNR.

1. THE CONTRACTOR SHALL ENSURE THAT THE DEWATERING PRACTICES CARRIED OUT MEET OR EXCEED WDNR TECHNICAL STANDARD NUMBER 1061.
2. A PAN OR OTHER CONTAINMENT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE ANY SPILLS. OILS, GASOLINE, ETC. SHALL NOT BE STORED WITHIN WETLANDS, NEAR THE STORMWATER POND, OR OTHER ON-SITE WATER AREAS.
3. A TYPE 2 GEOTEXTILE BAG THAT IS NO SMALLER THAN 100 SQUARE FEET; HAS A MAXIMUM APPARENT OPENING SIZE OF 0.212 mm; HAS A GRAB TENSILE STRENGTH OF 300 LBS; MULLEN BURST OF 580 PSI; PERMEABILITY OF 0.2 CM/SEC; FABRIC WEIGHT OF 12 OZ SHALL BE USED. THE GEOTEXTILE BAG AREA AND DOWNGRADE FLOW AREA SHALL CONSIST OF VEGETATED AND UNDISTURBED SOILS.
4. POLYMER APPROVED BY THE WDNR MEETING WDNR TECHNICAL STANDARD 1051 MAY BE USED IN COMBINATION WITH THE DEWATERING BAG IF THE DEWATERING BAG IS NOT DOING AN ADEQUATE JOB ALONE OF FILTERING SEDIMENTS. THE CONTRACTOR SHALL SUPPLY TOXICITY TESTING DATA TO THE WDNR BEFORE USE ON-SITE FOR WDNR APPROVAL. POLYMER SHALL NOT BE DIRECTLY APPLIED TO SURFACE WATER. CONTRACTOR SHALL OBTAIN THE MATERIAL SAFETY DATA SHEETS (MSDS) FOR THE SELECTED POLYMER, MANUFACTURER'S INFORMATION AND WDNR USE RESTRICTIONS (SEE TECHNICAL STANDARD 1051) AND KEEP ALL THIS INFORMATION ON-SITE. CONTRACTOR SHALL ADHERE TO MANUFACTURER AND WDNR'S APPLICATION RATES FOR THE POLYMER, WITH THE WDNR'S RATE TAKING PRECEDENCE. THE CONTRACTOR SHALL TAKE STEPS TO ENSURE THAT THE POLYMER IS NOT SPILLED. SPILL KITS SHALL BE KEPT ON SITE; THE MANUFACTURER'S RECOMMENDED CLEANUP PROCEDURES SHALL BE FOLLOWED IN THE EVENT OF A SPILL.
5. A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SCOUR.
6. A FLOATING SUCTION HOSE OR OTHER FLOTATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO AVOID SUCKING SEDIMENT FROM GRADE.
7. IF TURBID WATER IS LEAVING THE GEOTEXTILE BAG, THE CONTRACTOR SHALL SHUT OFF THE PUMP TO ALLOW SEDIMENTS TO SETTLE INTO THE BAG. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S SPECIFICATIONS FOR DETERMINING THE SEDIMENT CAPACITY OF THE GEOTEXTILE BAG USING GOOD COMMON SENSE. SEDIMENT LEVELS CONTAINED IN THE BAG SHALL BE MONITORED TO MEASURE THE LOSS OF STORAGE CAPACITY OVER TIME. THE CONTRACTOR SHALL PROPERLY DISPOSE OF THE GEOTEXTILE BAG IN A WASTE RECEPTACLE ONCE IT IS NO LONGER USED.
8. DURING DEWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DEWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:
   A. DISCHARGE DURATION AND SPECIFIED PUMPING RATE.
   B. OBSERVED WATER TABLE AT TIME OF DEWATERING.
   C. MAINTENANCE ACTIVITIES
   D. NAME AND QUANTITY OF POLYMER USED. PRODUCT TYPE. APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER. DATE AND TIME APPLIED. WEATHER CONDITIONS DURING APPLICATION. METHOD OF APPLICATION.

THIS LOG NEEDS TO BE KEPT ON SITE FOR WDNR REGULATORY REVIEW. COPIES OF THIS DOCUMENTATION SHOULD BE KEPT IN THE CONTRACTOR'S MONITORING LOG AND MADE AVAILABLE UPON REQUEST.

REVIEW THE FOLLOWING FOR MORE INFORMATION:

WDNR TECHNICAL STANDARD 1061 FOR DEWATERING – http://dnr.wi.gov/topic/stormWater/documents/Dewatering_1061.pdf

WDNR TECHNICAL STANDARD 1051 FOR POLYMER – http://dnr.wi.gov/topic/stormWater/documents/dnr1051.pdf

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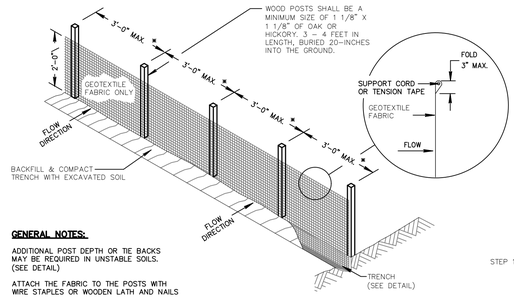
AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOODPLAINS UNLESS IDENTIFIED IN THE PLANS & APPROVED BY DNR/USACOE.



GENERAL NOTES:

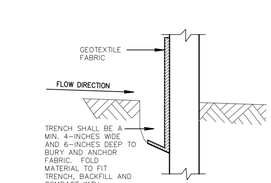
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS. (SEE DETAIL)

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS

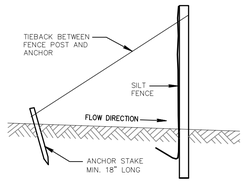
*8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

IF POSSIBLE, CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING METHODS: (1)TWIST METHOD: OVERLAP END POSTS & TWIST AT LEAST 180 DEGREES. (2)HOOK METHOD: HOOK THE END OF EACH SILT FENCE LENGTH.

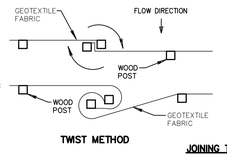
AXONIMETRIC VIEW



TRENCH DETAIL

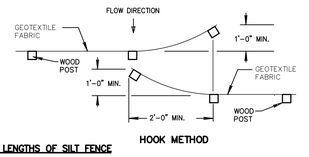


SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT REQUIRED)



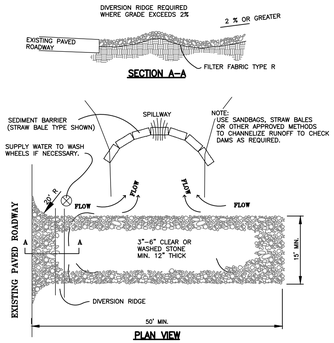
TWIST METHOD

JOINING TWO LENGTHS OF SILT FENCE



HOOK METHOD

1 C201 **FILTER FABRIC SILT FENCE DETAIL** N.T.S.



GENERAL NOTES:

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3- TO 6-INCH STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE & DIMENSIONS SHOWN ON THE PLANS & GRADE TO CREATE A SMOOTH SURFACE.

THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS & IN ANY CASE SHALL NOT BE LESS THAN 15 FEET WIDE.

THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.

LOCATE CONSTRUCTION ENTRANCES & EXITS TO LIMIT SEDIMENT LEAVING THE SITE & TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES & ENTRANCES AT CURVES IN PUBLIC ROADS.

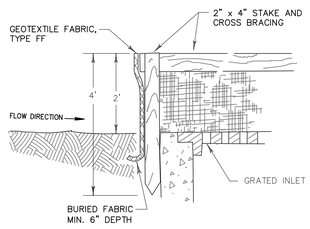
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE & REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED BY THE END OF THE WORK DAY.

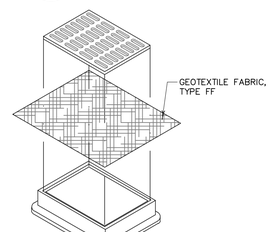
PROVIDE DRAINAGE FOR A 2 YEAR – 24 HOUR EVENT TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.

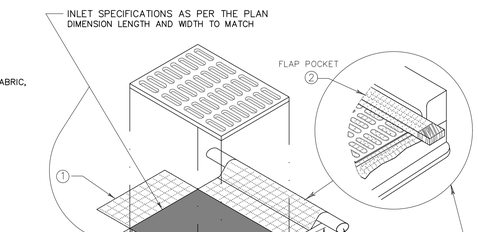
WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, DESIGNATE AN AREA WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

2 C201 **STONE TRACKING CONSTRUCTION ENTRANCE** N.T.S.

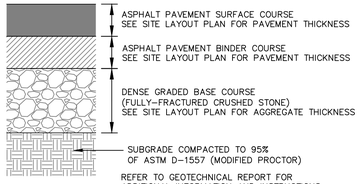


INLET PROTECTION, TYPE B, WITHOUT CURB BOX
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

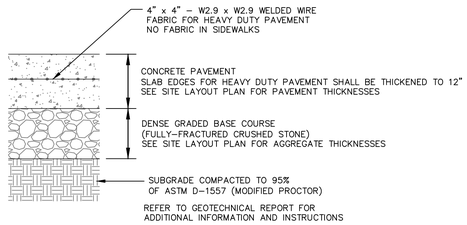




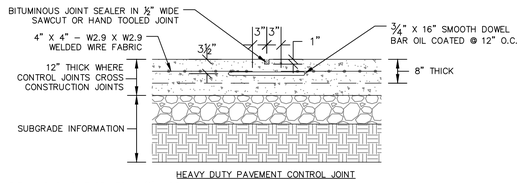
INLET PROTECTION, TYPE D.
**



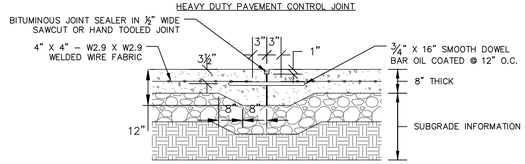
1 C202 **ASPHALTIC CONCRETE PAVEMENT**
N.T.S.



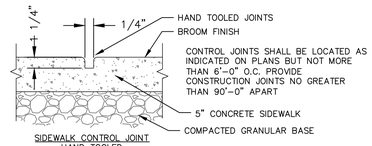
2 C202 **CONCRETE SIDEWALK/SLAB**
N.T.S.



HEAVY DUTY PAVEMENT CONTROL JOINT

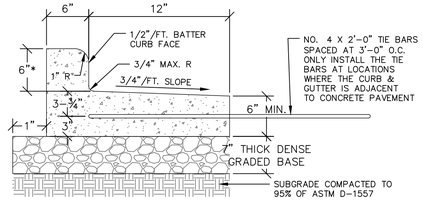


HEAVY DUTY PAVEMENT CONSTRUCTION JOINT

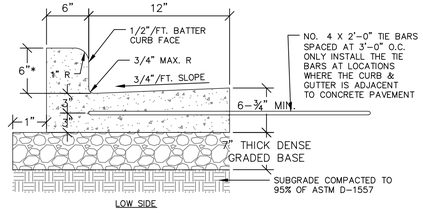


SIDEWALK CONTROL JOINT
HAND TOOLED

3 C202 **CONTROL & CONSTRUCTION JOINT DETAILS (TYP.)**
N.T.S.



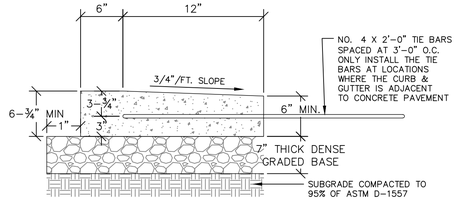
HIGH SIDE



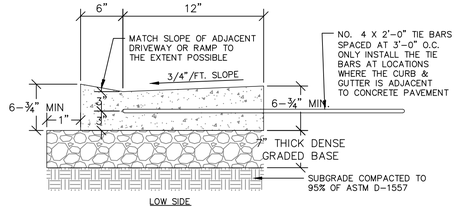
LOW SIDE

*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE. PROVIDE CONSTRUCTION JOINTS BETWEEN 10-FEET AND 300-FEET.

4 C202 **18-INCH BARRIER CONCRETE CURB & GUTTER**
N.T.S.



HIGH SIDE



LOW SIDE

*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE. PROVIDE CONSTRUCTION JOINTS BETWEEN 10-FEET AND 300-FEET.

5 C202 **18-INCH DEPRESSED CONCRETE CURB & GUTTER**
N.T.S.

STANDARD CURB & GUTTER

6 C202 **24-INCH BARRIER CURB & GUTTER**
N.T.S.

LOW SIDE

*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE.

7 C202 **30-INCH BARRIER CONCRETE CURB & GUTTER**
N.T.S.

BARRIER INTEGRAL CURB

DEPRESSED INTEGRAL CURB

8 C202 **CONCRETE SIDEWALK WITH INTEGRAL CURB**
N.T.S.

9 C202 **CONCRETE CURB & GUTTER TRANSITION TO ZERO-FACE CURB**
N.T.S.

10 C202 **TRANSITION FROM INTEGRAL CURB TO DEPRESSED INTEGRAL CURB**
N.T.S.

NOTE: SYMBOL AND BORDER SHALL BE PAINTED WHITE. BACKGROUND SHALL BE PAINTED BLUE.

11 C202 **INTERNATIONAL ACCESSIBILITY SYMBOL FOR PARKING STALLS**
N.T.S.

*INSTALL SIGNS USING THE TELESPAR SINGLE BREAKAWAY ANCHOR METHOD. SEE SITE PLAN FOR SIGN LOCATIONS.

12 C202 **ACCESSIBLE PARKING STALL SIGN**
N.T.S.

*INSTALL SIGNS USING THE TELESPAR SINGLE BREAKAWAY ANCHOR METHOD. SEE SITE PLAN FOR SIGN LOCATIONS.

13 C202 **SIGN POST DETAIL**
N.T.S.

knothe • bruce
ARCHITECTS
Phone: 8401 Greenway Blvd., Suite 9 0 0
608.836.3690 Middleton, WI 5 3 5 6 2

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788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

ISSUED
Land Use Submittal - June 17, 2025

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N. 15th St. & Luedke Ct.
Sheboygan, Wisconsin

SHEET TITLE
SITE DETAILS

SHEET NUMBER
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PROJECT NO. 2427

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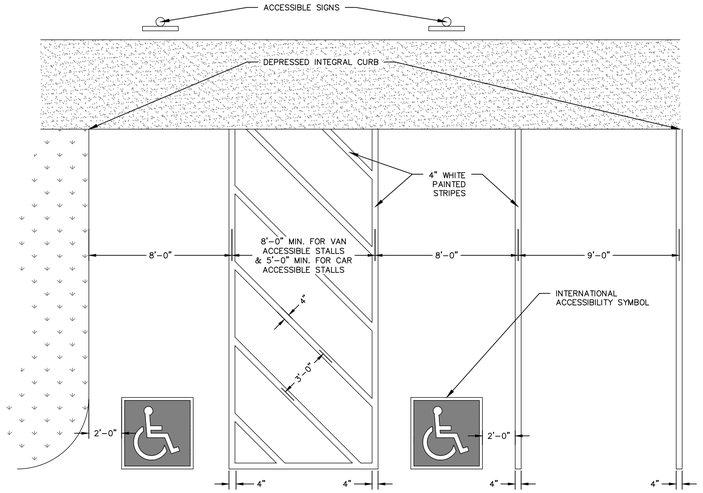
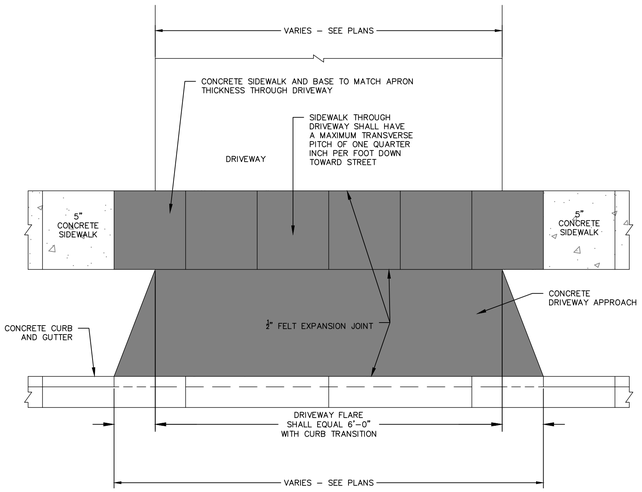
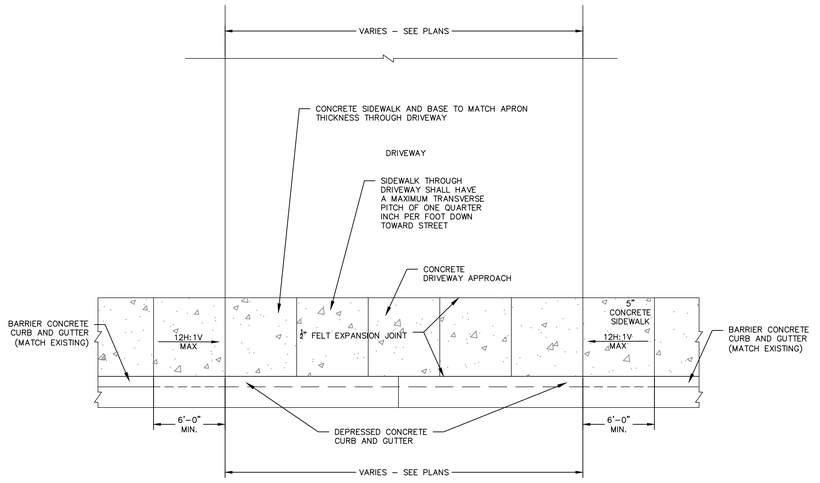


1 C203 ACCESSIBLE PARKING STALL MARKING
N.T.S.



NOTE:
THE BASE FOR THE SIDEWALK AND DRIVEWAY APPROACH SHALL BE CRUSHED STONE, CRUSHED AGGREGATE, TRAFFIC BOND, OR CRUSHED CONCRETE.

2 C203 STANDARD CONCRETE DRIVEWAY
N.T.S.



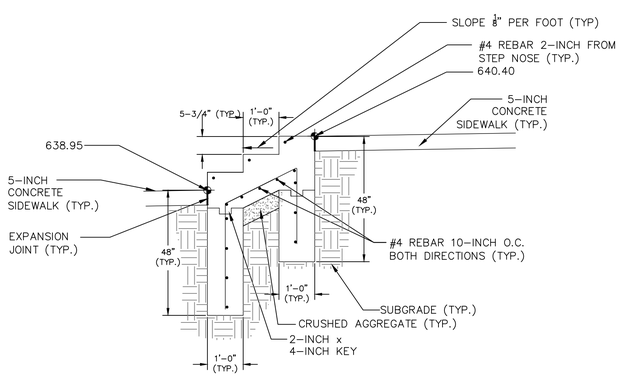
NOTE:
THE BASE FOR THE SIDEWALK AND DRIVEWAY APPROACH SHALL BE CRUSHED STONE, CRUSHED AGGREGATE, TRAFFIC BOND, OR CRUSHED CONCRETE.

3 C203 PUBLIC ALLEY CONCRETE DRIVEWAY
N.T.S.

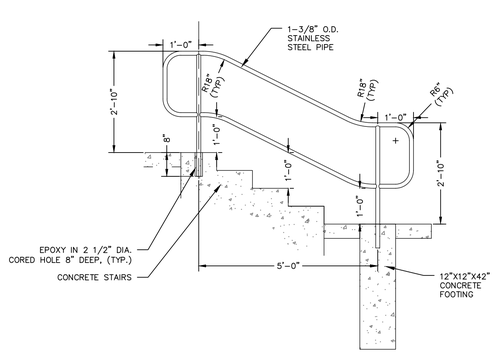
4 C203 RAISED CONCRETE STEP
N.T.S.

5 C203 NORTH CONCRETE STAIR SECTION
N.T.S.

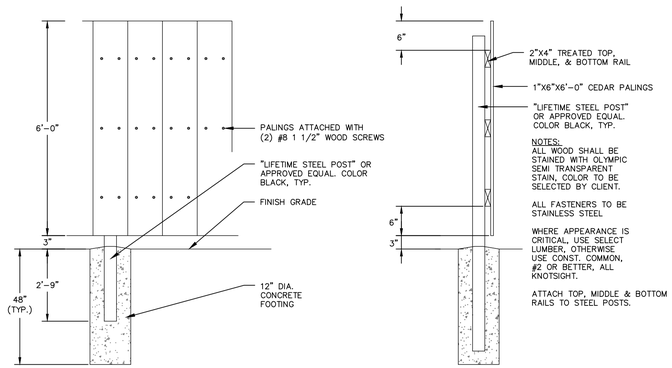
6 C203 MIDDLE CONCRETE STAIR SECTION
N.T.S.



7 C203 SOUTH CONCRETE STAIR SECTION
N.T.S.



8 C203 STAINLESS STEEL PIPE STAIR HANDRAIL
N.T.S.



9 C203 6'–0" HIGH CEDAR PALING PRIVACY FENCE
N.T.S.

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900 Middleton, WI 53562

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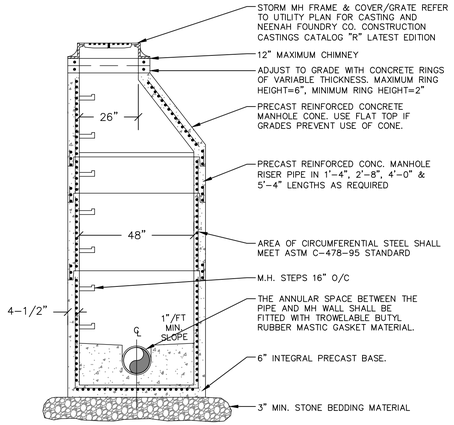


STORM MANHOLE NOTES:

1.) PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.

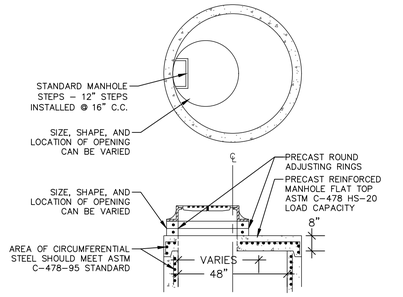
2.) CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.

3.) JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.

4.) 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.

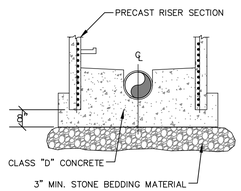
5.) SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

1 / C204 — STORM MANHOLE DETAIL
N.T.S.

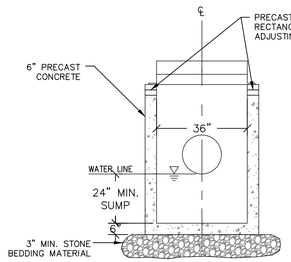


NOTE: USE ONLY WHEN LACK OF COVER PREVENTS USE OF CONE MANHOLE

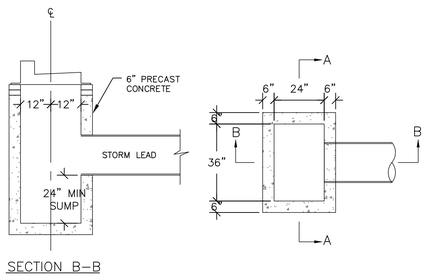
2 / C204 — OPTIONAL FLAT TOP MANHOLE WITH ROUND FRAME & COVER
N.T.S.



3 / C204 — OPTIONAL POURED MANHOLE BASE FOR MANHOLES
N.T.S.



SECTION A-A

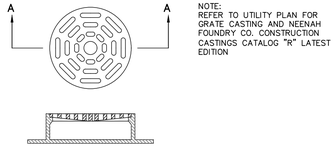


SECTION B-B

MANUFACTURED TO WISCONSIN DEPARTMENT OF TRANSPORTATION SPECIFICATIONS

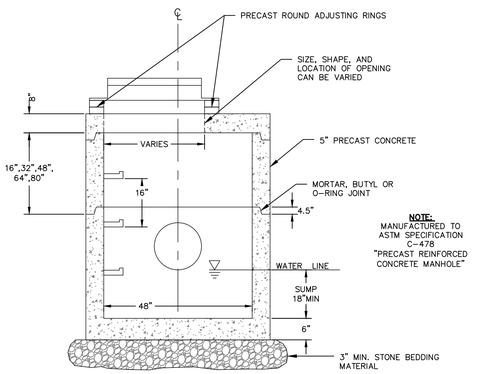
NOTE:
REFER TO SITE UTILITY PLAN FOR INFORMATION REGARDING PIPE LOCATIONS, PIPE DIAMETERS, PIPE INVERTS, RIM ELEVATIONS, AND FRAMES & GRATES.

4 / C204 — 24" X 36" STORM CATCH BASIN WITH GUTTER INLET/CURB BOX FRAME & GRATE
N.T.S.



NOTE:
REFER TO UTILITY PLAN FOR GRATE CASTING AND NEENAH FOUNDRY CO. CONSTRUCTION CASTINGS CATALOG "R" LATEST EDITION

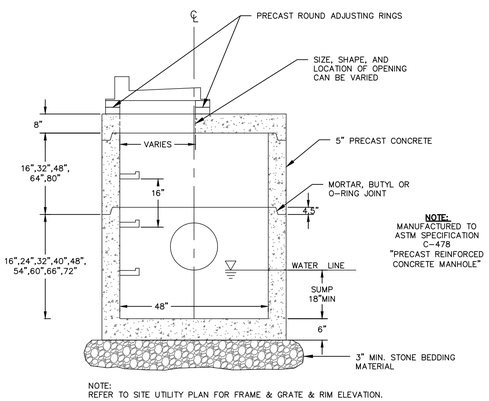
SECTION A-A



NOTE:
MANUFACTURED TO ASTM SPECIFICATION C-478 "PRECAST REINFORCED CONCRETE MANHOLE"

NOTE:
REFER TO SITE UTILITY PLAN FOR FRAME & GRATE & RIM ELEVATION.

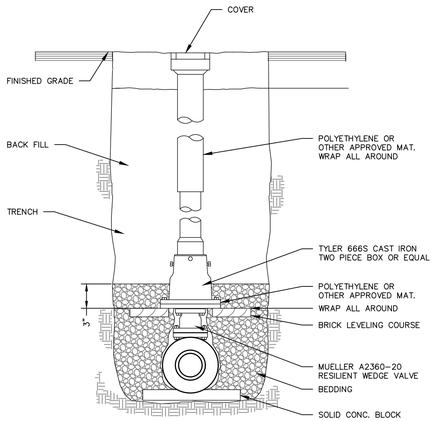
5 / C204 — 48-INCH DIAMETER STORM CATCH BASIN WITH ROUND FRAME & GRATE
N.T.S.



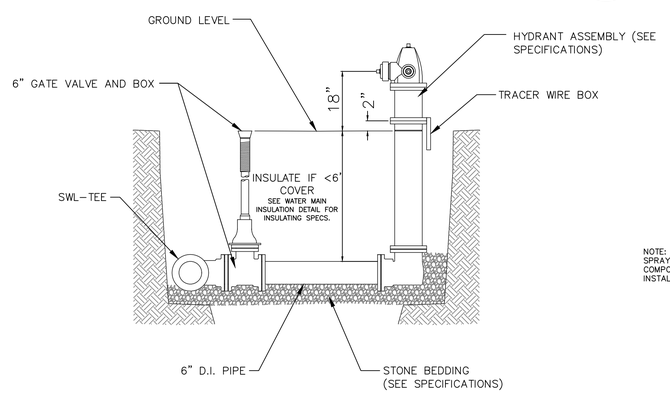
NOTE:
MANUFACTURED TO ASTM SPECIFICATION C-478 "PRECAST REINFORCED CONCRETE MANHOLE"

NOTE:
REFER TO SITE UTILITY PLAN FOR FRAME & GRATE & RIM ELEVATION.

6 / C204 — 48-INCH DIAMETER STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
N.T.S.

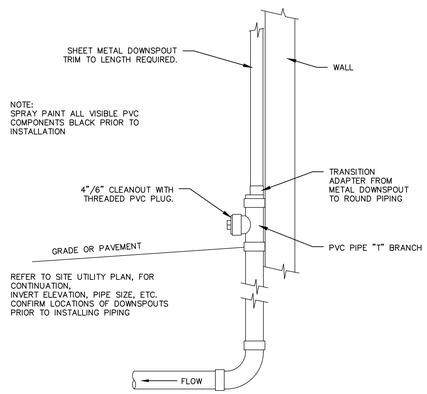


7 / C204 — VALVE BOX DETAIL
N.T.S.



NOTE:
1. ALL JOINTS SHALL BE RESTRAINED.
2. ALL DUCTILE IRON PIPE AND HYDRANT ASSEMBLY SHALL BE POLYWRAPPED.

8 / C204 — TYPICAL HYDRANT LEAD INSTALLATION
N.T.S.



9 / C204 — DOWNSPOUT CONNECTION
N.T.S.

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900 Middleton, WI 53562

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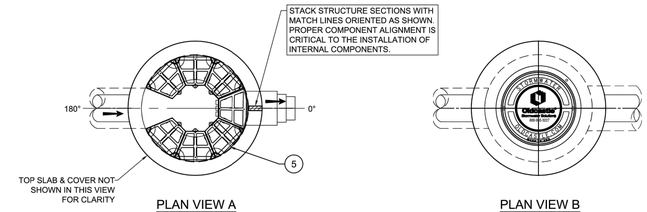
Milwaukee, Wisconsin 53202
kapurinc.com

STRUCTURE PROPERTIES	
STRUCTURE ID	OS-1
MODEL SIZE	UFF CPZ-2
TREATMENT FLOW RATE (cfs)	-
PEAK FLOW RATE (cfs)	-
SEDIMENT STORAGE (cu. yd.)	0.0

NOTES:
1. LIVE LOADING CRITERIA:
   A. AASHTO HS-20-44 (WITH IMPACT)
   B. LATERAL LIVE LOAD SURCHARGE: 80 PSF (TO 8.00 FT DEPTH)
   C. NO LATERAL SURCHARGE FROM ANY ADJACENT BUILDINGS, WALLS, FOUNDATIONS, OR ANY ADDITIONAL SITE ELEMENTS.
2. SOIL LOADING CRITERIA:
   A. SOIL COVER DEPTH: 0.50 FT (MIN.) - 5.00 FT (MAX.)
   B. SOIL UNIT WEIGHT: 120 PCF
   C. ASSUMED WATER TABLE ELEVATION: BELOW BOTTOM OF PRECAST
   D. REQUIRED ALLOWABLE BEARING PRESSURE: 2,500 PSF
   E. EQUIVALENT LATERAL FLUID PRESSURE: 45 PCF (ACTIVE)
   F. SEISMIC LATERAL EARTH PRESSURES: NOT APPLICABLE
3. CONCRETE (NORMALWEIGHT):
   A. MIN. 28-DAY COMPRESSIVE STRENGTH: 6,000 PSI
   B. CEMENT: ASTM C150
4. STEEL REINFORCEMENT: ASTM A615 / A706 (GRADE 60)
5. REFERENCE STANDARDS: ASTM C890& C913, ACI 318-14
6. THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. ENGINEER-OF-RECORD SHALL VERIFY THAT NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW OF THIS SUBMITTAL.
7. OVERSIZED HOLES TO ACCOMMODATE SPECIFIC PIPE TYPE MUST BE CONCENTRIC TO PIPE ID. AFTER PIPES ARE INSTALLED, ALL ANNULAR SPACES SHALL BE FILLED WITH A MINIMUM OF 3,000 PSI CONCRETE FOR FULL THICKNESS OF PRECAST WALLS. PIPES ARE TO BE FLUSH WITH THE INSIDE SURFACE OF THE CONCRETE STRUCTURE.
8. CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
9. CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
10. SECTION HEIGHTS, SLAB/WALL THICKNESSES, AND KEYWAYS ARE SUBJECT TO CHANGE AS REQUIRED FOR SITE REQUIREMENTS AND/OR DUE TO PRODUCT AVAILABILITY AND PRODUCTION FACILITY CONSTRAINTS.
11. MAXIMUM PICK WEIGHTS:
    A. TOP: 3500 LBS
    B. BASE: 11000 LBS*
       (* COMBINED WEIGHT OF BASE INCLUDES PRODUCT INTERNALS.)
12. MINIMUM PERFORMANCE: 80% REMOVAL. NJDEP - NJDEP BLEND; NJCAT, SIL-CO-SIL 106 (d50 = 22 MICRONS) AT THE PEAK TREATMENT FLOW.
13. NORMAL OPERATING W.S.E. IS 2.46' ABOVE THE OUTLET INVERT AT THE PEAK TREATMENT FLOW OF .056 CFS (25 GPM) PER MODULE. FOR A GIVEN FLOW THE HEAD REQUIREMENT CAN BE REDUCED BY ADDING ADDITIONAL FILTERS.
14. OUTLET PIPE STUB SIZE INFORMATION
    A. OUTSIDE DIAMETER: 10.5", 12.5" OR 15.3" OD
    B. CONCRETE PENETRATION: PIPE BOOT (BY OC)
    C. HOOK-UP: FERNCO-TYPE COUPLING (BY GC)
    D. CONTRACTOR TO TRIM OUTLET MODULE TO FIT CONNECTON TYPE.

BILL OF MATERIALS						
ITEM	DESCRIPTION	BY	INSTALL	QTY	UNIT	SIZE & TYPE
1	4FT PRECAST MANHOLE	OI	GC	1	EA	
2	INLET PIPE	GC	GC	1	EA	12"Ø HDPE
3	OUTLET MODULE	OI	OI	1	EA	
4	BYPASS HOOD	OI	OI	1	EA	
5	MODULE BODY AND LID	OI	OI	2	EA	
6	SUPPORT FRAME	OI	OI	3	EA	
7	GRADE RING(S)	GC	GC	1	EA	
8	FRAME & COVER	OI	GC	1	EA	30"Ø/ NF-0320-110
9	END PLATE	OI	OI	2	EA	



PLAN VIEW A

PLAN VIEW B
(CASTING LOCATION)

ELEVATION VIEW A

ELEVATION VIEW B
(CONCRETE DIMENSIONS)

REV	DESCRIPTION	DATE	
-	-	-	-
-	-	-	-

JAKUM SITE REDEVELOPMENT
SHEBOYGAN, WI

DATE: 05/02/2025 | DRAWN: TNB
PROJECT #: 25-1330432 | CHECKED: -
SALES ORDER: - | MFG: 270

UP-FLO FILTER ® HF CPZ-2
SYSTEM ID: OS-1
CUSTOMER

Oldcastle Infrastructure
Jay Cashman Construction

SUBMITTAL DRAWING

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SHEET
1 OF 1

1 / C205 UP–FLO FILTER 48" DIAMETER (OS–1)
N.T.S.

ISSUED
Land Use Submittal - June 17, 2025

PROJECT TITLE
Jakum Site Redevelopment

Red Earth Development

N. 15th St. & Luedke Ct.
Sheboygan, Wisconsin

SHEET TITLE
SITE DETAILS

SHEET NUMBER
C205

PROJECT NO. 2427

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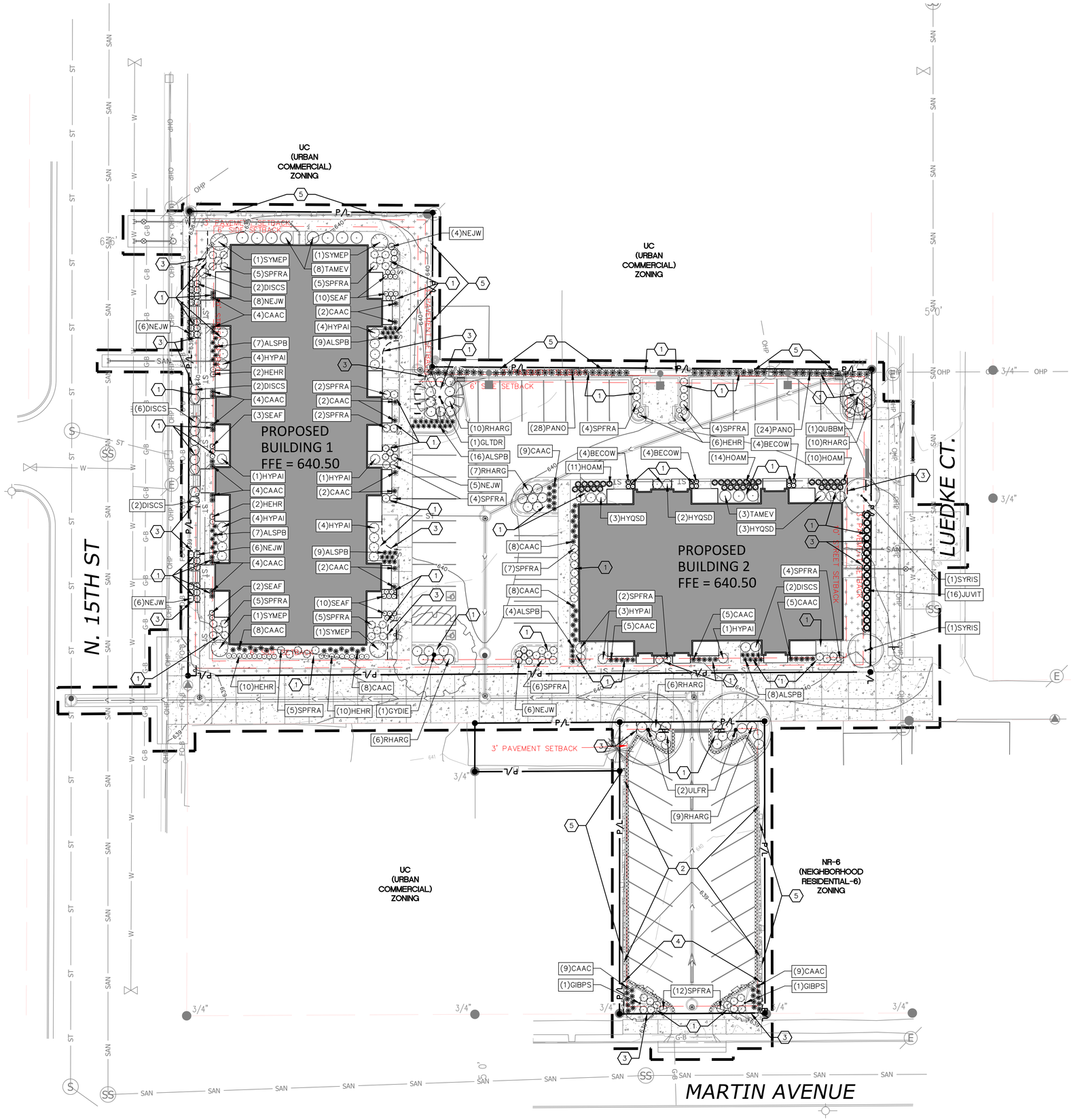
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(NEIGHBORHOOD
RESIDENTIAL-6)
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BUILDING 1
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PROPOSED
BUILDING 2
FFE = 640.50
6' SIDE SETBACK
3' PAVEMENT SETBACK
N. 15TH ST
LUEDKE CT.
MARTIN AVENUE
(1)SYMEP
(5)SPFRA
(2)DISCS
(8)NEJW
(4)CAAC
(8)TAMEV
(5)SPFRA
(10)SEAF
(2)CAAC
(4)HYPAI
(9)ALSPB
(4)NEJW
(6)NEJW
(7)ALSPB
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(1)GLTDR
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(1)QUBBM
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Plant Schedule

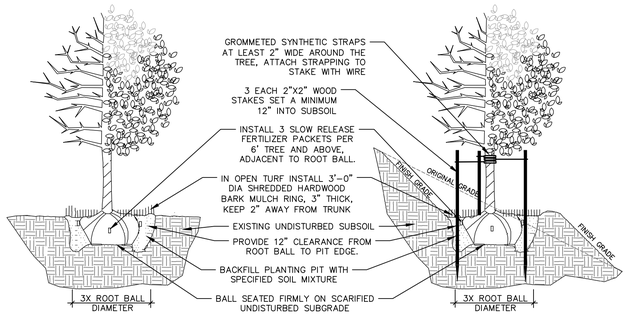
Code	Scientific Name	Common Name	Quantity	Spacing	Install Size	Mature Size (Height/Spread)
Shade and Tall Trees: (Install in accordance with detail 3/L201)						
GIBPS	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo (male)	2	Per Plan	2" caliper B&B	40'/15'
GLTDR	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	1	Per Plan	2" caliper B&B	45'/20'
GYDIE	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	1	Per Plan	2" caliper B&B	50'/35'
QUBBM	Quercus bicolor 'Bonnie and Mlke'	Beacon Swamp White Oak	1	Per Plan	2" caliper B&B	35'/15'
ULFR	Ulmus 'Frontier'	Frontier Elm	2	Per Plan	2" caliper B&B	40'-50'/25-35'
Medium and Low Trees: (Install in accordance with detail 3/L201)						
SYRIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2	Per Plan	1.5" caliper B&B	25'/15'
Evergreen Trees: (Install in accordance with detail 4/L201)						
JUVIT	Juniperus virginiana 'Taylor'	Taylor Juniper	16	Per Plan	4' tall B&B	25'/2'-3'
Deciduous Shrubs: (Install in accordance with detail 5/L201)						
DISCS	Diervilla sessilifolia 'LPDC Podras' PP19,391	Cool Splash Dwarf Bush Honeysuckle	14	Per Plan	24" tall pot	30"/30"-54"
HYPAI	Hydrangea paniculata 'ILVOBO' PP22,782	Bobo Hydrangea	22	Per Plan	24" tall pot	3'/3'-4'
HYQSD	Hydrangea quercifolia 'Sikes Dwarf'	Sikes Dwarf Hydrangea	8	Per Plan	18" tall pot	2'-3'/4'
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	48	Per Plan	18" spread pot	2'-3'/6'-8'
SPFRA	Spiraea x fritschiana 'JN Select A'	Pink-a-licious Fritsch Spirea	72	Per Plan	18" tall pot	2'-3'/2'-3'
SYMEP	Syringa meyeri 'Palibin'	Meyer Lilac (Dwarf Korean Lilac)	4	Per Plan	36" tall pot	4'-5'/5'-7'
Evergreen Shrubs: (Install in accordance with detail 5/L201)						
TAMEV	Taxus x media 'Everlow'	Everlow Yew	11	Per Plan	18" spread pot	2'-3'/4'-5'
Perennials: (Install in accordance with detail 6/L201)						
ALSPB	Allium x 'Summer Peek-a-Boo'	Summer Peek-a-Boo Globe Lily	60	Per Plan	#1 cont.	8"-12"/18"-24"
BECOW	Bergenia cordifolia 'Winterglut'	Winter Glow Bergenia	12	Per Plan	#1 cont.	12"-18"/12"-18"
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	97	Per Plan	#1 cont.	5'-6'/18"-24"
HEHR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	30	Per Plan	#1 cont.	12"-18"/16"-24"
HOAM	Hosta 'August Moon'	August Moon Hosta	35	Per Plan	#1 cont.	20"/24"-30"
NEJW	Nepeta x 'Junior Walker'	Junior Walker Catmint	41	Per Plan	#1 cont.	15"-18"/30"-36"
PANO	Panicum virgatum 'Northwinds'	Northwinds Switch Grass	52	Per Plan	#1 cont.	4'-5'/24"-30"
SEAF	Sedum x 'Autumn Fire'	Autumn Fire Sedum	25	Per Plan	#1 cont.	18"-24"/24"

NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.

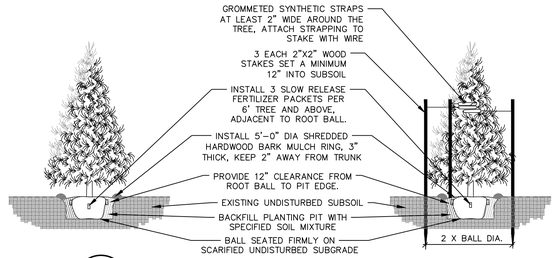
1 / L201 **PLANT SCHEDULE**
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL WOOD AND MINERAL/STONE MULCHES OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
3. SHREDDED HARDWOOD MULCH TO BE FRESHLY ACQUIRED SHREDDED HARDWOOD MULCH. DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
5. ALL PLANTING AREAS TO RECEIVE A 2 TO 3-INCH THICK LAYER OF SHREDDED HARDWOOD MULCH OVER TYPAR PROFESSIONAL WEED BARRIER FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
6. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT SHREDDED HARDWOOD MULCH FROM SPILLING OUT OF PLANTING AREA.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
8. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
9. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
10. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
11. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
12. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
13. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
14. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
15. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
16. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
17. INSTALL 3" THICK SHREDDED HARDWOOD MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
18. STAKING – ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES – UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
19. LAWN AREAS BEING CONVERTED TO PLANTING BEDS SHALL HAVE THE LAWN KILLED AND ENTIRELY REMOVED INCLUDING ROOTS. REPLACE THE REMOVED SOIL WITH IMPORTED TOPSOIL. DO NOT TILL THE EXISTING LAWN INTO THE SOIL.
20. PAVED AREAS BEING CONVERTED TO PLANTING BEDS SHALL HAVE ALL STONE AGGREGATE BASE DOWN TO SUBGRADE REMOVED AND REPLACED WITH PLANTING SOIL.
21. STONE MULCH TO BE 3/4-INCH TO 1-INCH RAVENS BLACK DECORATIVE STONE CHIP FROM HALQUIST STONE OR APPROVED EQUIVALENT. CONTRACTOR TO CONTACT HALQUIST STONE N51 W23563 LISBON ROAD SUSSEX, WI 53089 TELEPHONE (262)246-9000 EMAIL: INFO@HALQUISTSTONE.COM
22. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

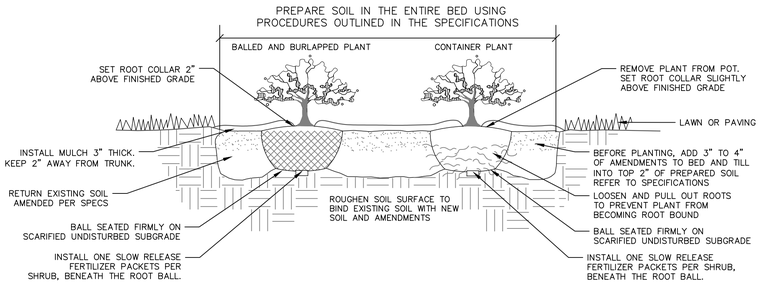
2 / L201 **LANDSCAPE NOTES**
REFER TO SPECIFICATIONS



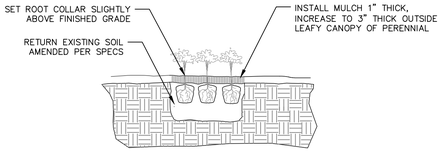
3 / L201 **DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE**
N.T.S.



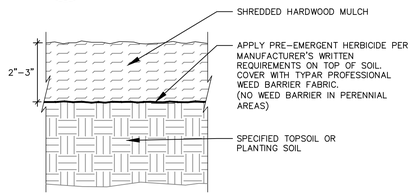
4 / L201 **EVERGREEN TREE PLANTING & STAKING**
N.T.S.



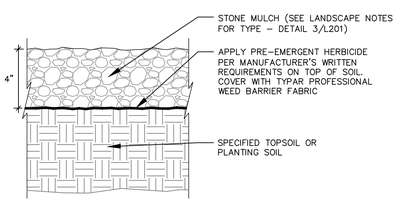
5 / L201 **DECIDUOUS & EVERGREEN SHRUB PLANTING**
N.T.S.



6 / L201 **PERENNIAL PLANTING**
N.T.S.

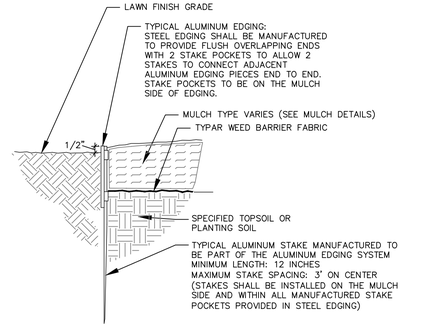


7 / L201 **SHREDDED HARDWOOD MULCH SECTION**
N.T.S.



NOTE:
1. FINAL GRADE OF STONE MULCH SHALL BE FLUSH WITH TOP OF PAVEMENT OR TOP OF CURB WHEN ADJACENT TO PAVEMENT OR CURBS.

8 / L201 **STONE MULCH SECTION**
N.T.S.



NOTE:
1. BEVEL OR RECESS THE TOP OF ALUMINUM EDGING 1/2" BELOW THE TOP OF SIDEWALK OR TOP OF CURB WHERE EDGING TERMINATES AT A SIDEWALK OR CURB TO PREVENT A TRIPPING HAZARD.

9 / L201 **ALUMINUM EDGING AT PLANTING BED SECTION**
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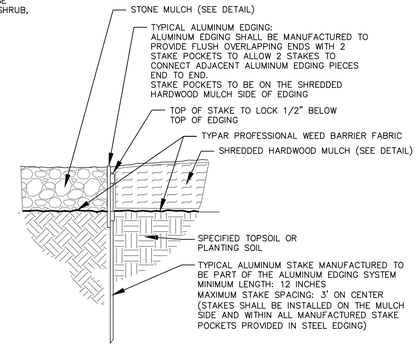

NOTE:
1. BEVEL OR RECESS THE TOP OF ALUMINUM EDGING 1/2" BELOW THE TOP OF SIDEWALK OR TOP OF CURB WHERE EDGING TERMINATES AT A SIDEWALK OR CURB TO PREVENT A TRIPPING HAZARD.
2. TOP OF MULCH TO MATCH THE TOP OF THE EDGING.

10 / L201 **ALUMINUM EDGING AT MULCH SEPERATION SECTION**
N.T.S.

knothe • bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 0
Middleton, WI 53562

kapur
788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

ISSUED
Land Use Submittal - June 17, 2025

PROJECT TITLE
Jakum Site Redevelopment

Red Earth Development

N. 15th St. & Luedke Ct.
Sheboygan, Wisconsin

SHEET TITLE
SITE LANDSCAPE DETAILS

SHEET NUMBER
L201

PROJECT NO. 2427

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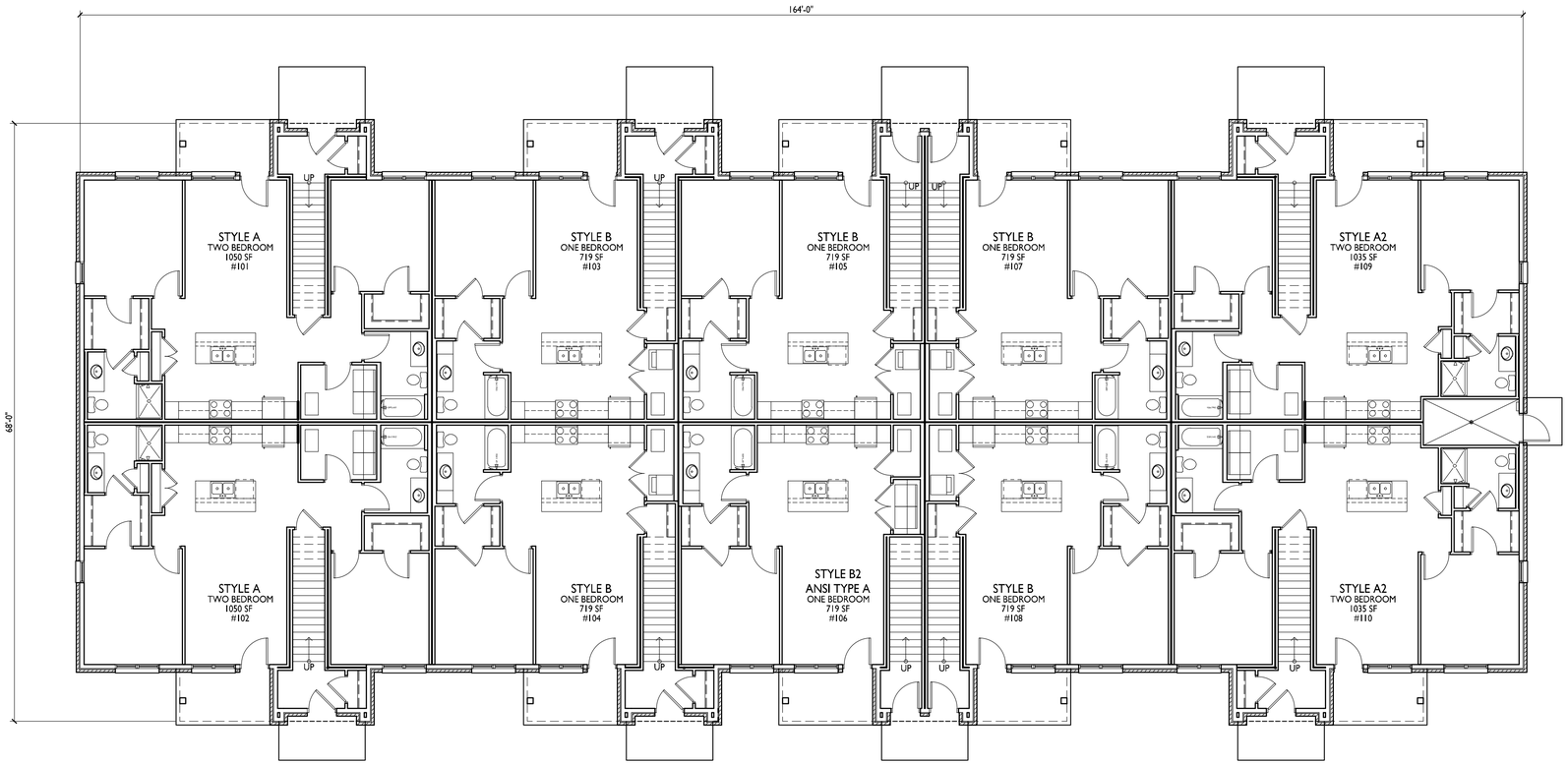

1 AC101 FIRST FLOOR PLAN

1/8" = 1'-0"

knothe bruce ARCHITECTS

Phone: 608.836.3690

8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
6/17/2025 Issued For Land Use Submittal

PROJECT TITLE
Red Earth Development

Jakum Site Redevelopment

Building 1
20-Unit Townhouse

N 15th St & Luedke Ct
Sheboygan, Wisconsin

SHEET TITLE
First Floor Plan

SHEET NUMBER
AC101.1

PROJECT NO. 2427

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1 AC102 SECOND FLOOR PLAN

1/8" = 1'-0"

knothe bruce ARCHITECTS

Phone: 608.836.3690

8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
6/17/2025 Issued For Land Use Submittal

PROJECT TITLE
Red Earth Development

Jakum Site Redevelopment

Building 1
20-Unit Townhouse

N 15th St & Luedke Ct
Sheboygan, Wisconsin

SHEET TITLE
Second Floor Plan

SHEET NUMBER

AC102.1

PROJECT NO. 2427

© Knothe & Bruce Architects, LLC

CITY OF SHEBOYGAN
RESOLUTION 53-25-26

BY ALDERPERSONS MITCHELL AND PERRELLA.

JULY 14, 2025.

A RESOLUTION authorizing the purchase of approximately 78.06 acres of land in the Town of Wilson, identified as Parcel Numbers 59030458910 and 59030458900, from Clare A. Gartman.

RESOLVED: That the Common Council hereby approves the terms and conditions of the attached Vacant Land Offer to Purchase between the City of Sheboygan and Clare A. Gartman thereby authorizing the purchase of the property.

BE IT FURTHER RESOLVED: That the Mayor and City Clerk are hereby authorized to sign all necessary documents on behalf of the City of Sheboygan to purchase the property.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

WB-13 VACANT LAND OFFER TO PURCHASE

ATTORNEY
~~LICENSEE~~ DRAFTING THIS OFFER ON June 30, 2025 [DATE] IS ~~(AGENT OF BUYER)~~ ~~(AGENT OF SELLER/LISTING FIRM)~~ ~~(AGENT OF BUYER AND SELLER)~~ STRIKE THOSE NOT APPLICABLE

The Buyer, City of Sheboygan, a Wisconsin municipal corporation, offers to purchase the Property known as approximately 78.06 acres of land located on Moenning Road (Parcel Nos. 59030-458910 and 59030-458900) [e.g., Street Address, Parcel Number(s), legal description, or insert additional description, if any, at lines 655-660, or attach as an addendum per line 682] in the Town of Wilson, County of Sheboygan Wisconsin, on the following terms:

PURCHASE PRICE The purchase price is One Million Five Hundred and NO/100; See Addendum, paragraph 2---------- ---------- Dollars ($ 1,500.000.00).

INCLUDED IN PURCHASE PRICE Included in purchase price is the Property, all Fixtures on the Property as of the date stated on line 1 of this Offer (unless excluded at lines 17-18), and the following additional items: NONE OTHER

NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are included or not included. Annual crops are not part of the purchase price unless otherwise agreed.

NOT INCLUDED IN PURCHASE PRICE Not included in purchase price is Seller's personal property (unless included at lines 12-13) and the following: NONE OTHER

CAUTION: Identify Fixtures that are on the Property (see lines 21-25) to be excluded by Seller or that are rented and will continue to be owned by the lessor.

"Fixture" is defined as an item of property which is physically attached to or so closely associated with land so as to be treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage to the premises, items specifically adapted to the premises and items customarily treated as fixtures, including, but not limited to, all: perennial crops, garden bulbs; plants; shrubs and trees; fences; storage buildings on permanent foundations and docks/piers on permanent foundations.

CAUTION: Exclude any Fixtures to be retained by Seller or that are rented on lines 17-18 or at lines 655-660 or in an addendum per line 682.

BINDING ACCEPTANCE This Offer is binding upon ~~both Parties only if a copy of the accepted Offer is delivered to Buyer on or before~~ FULL EXECUTION BY BOTH PARTIES BY NOT LATER THAN THURSDAY, JULY 31, 2025.
Seller may keep the Property on the market and accept secondary offers after binding acceptance of this Offer.
CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.

ACCEPTANCE Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical copies of the Offer.
CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term Deadlines running from acceptance provide adequate time for both binding acceptance and performance.

CLOSING This transaction is to be closed on OR BEFORE MONDAY, DECEMBER 15, 2025 BY 4:00 PM at the place selected by Seller, unless otherwise agreed by the Parties in writing. If the date for closing falls on a Saturday, Sunday, or a federal or a state holiday, the closing date shall be the next Business Day.
CAUTION: To reduce the risk of wire transfer fraud, any wiring instructions received should be independently verified by phone or in person with the title company, financial institution, or entity directing the transfer. The real estate licensees in this transaction are not responsible for the transmission or forwarding of any wiring or money transfer instructions.

EARNEST MONEY

■ EARNEST MONEY of $ _____ accompanies this Offer.
If the Offer was drafted by a licensee, receipt of the earnest money accompanying this Offer is acknowledged.
■ EARNEST MONEY of $ 5,000.00 will be mailed, or commercially, electronically or personally delivered within 5 days ("5" if left blank) after acceptance.
All earnest money shall be delivered to and held by ~~(listing Firm)~~ ~~(drafting Firm)~~ (other identified as Seller's attorney; payable to "HOPP NEUMANN HUMKE LLP TRUST ACCOUNT" for retention in the firm's client trust account) STRIKE THOSE NOT APPLICABLE (listing Firm if none chosen; if no listing Firm, then drafting Firm; if no Firm then Seller).
CAUTION: If a Firm does not hold earnest money, an escrow agreement should be drafted by the Parties or an attorney as lines 56-76 do not apply. If someone other than Buyer pays earnest money, consider a special disbursement agreement.
■ THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise agreed in writing.

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

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

TIME IS OF THE ESSENCE "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3) occupancy; (4) date of closing; (5) contingency Deadlines STRIKE AS APPLICABLE and all other dates and Deadlines in this Offer except: NONE OTHER _____. If "Time is of the Essence" applies to a date or Deadline, 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 or Deadline, then performance within a reasonable time of the date or Deadline is allowed before a breach occurs.

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

PROPERTY CONDITION REPRESENTATIONS Seller represents to Buyer that as of the date of acceptance Seller has no notice or knowledge of Conditions Affecting the Property or Transaction (lines 101-181) other than those identified in Seller's Vacant Land Disclosure Report ~~dated~~ _____, ~~which was received by Buyer prior to Buyer signing this Offer and that is made a part of this Offer by reference~~ COMPLETE DATE OR STRIKE AS APPLICABLE ~~and~~ TO BE PROVIDED TO BUYER WITHIN TEN (10) DAYS OF ACCEPTANCE OF THIS OFFER.

_____

_____ INSERT CONDITIONS NOT ALREADY INCLUDED IN THE DISCLOSURE REPORT

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

a. Flooding, standing water, drainage problems, or other water problems on or affecting the Property.

b. Impact fees or another condition or occurrence that would significantly increase development costs or reduce the value of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence.

c. Brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial or cleanup program, the DATCP Agricultural Chemical Cleanup Program, or other similar program.

d. Subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil movement, settling, upheavals, or slides; excessive rocks or rock formations; or other soil problems.

e. Material violation of an environmental rule or other rule or agreement regulating the use of the Property.

f. Defects caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, lead in

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

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

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 Property or in a well that serves the Property, including unsafe well water due to contaminants such as coliform, nitrates, or atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see § NR 812.26, Wis. Adm. Code) but that are not closed or abandoned according to applicable regulations.

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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

aa. Archeological artifacts, mineral rights, orchards, or endangered species, or one or more burial sites on the Property.
bb. Owner is a foreign person as defined in the Foreign Investment in Real Property Tax Act in 26 IRC § 1445(f).
cc. Other Defects affecting the Property such as any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative.

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

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

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

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

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

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

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

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

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

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

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

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

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

_____

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

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

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

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

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

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

_____.

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

☐ electricity_____; ☐ gas _____; ☐ sewer_____;

☐ water_____; ☐ telephone_____; ☐ cable _____;

☐ other_____.

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

☐ **LAND USE APPROVAL/PERMITS:** This Offer is contingent upon (Buyer)(Seller) STRIKE ONE ("Buyer" if neither stricken) obtaining the following, including all costs: a CHECK ALL THAT APPLY ☐ rezoning; ☐ conditional use permit; ☐ variance; ☐ other _____ for the Property for its proposed use described at lines 251-255. Seller agrees to cooperate with Buyer as necessary to satisfy this contingency. Buyer shall deliver, within _____ days of acceptance, written notice to Seller if any item cannot be obtained, in which case this Offer shall be null and void.

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

_____

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

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

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

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

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

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

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

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

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

(2) This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing an inspection of _____ _____ (list any Property component(s) to be separately inspected, e.g., dumpsite, timber quality, invasive species, etc.) that discloses no Defects.

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

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

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

This contingency shall be deemed satisfied unless Buyer, within _____ days ("15" if left blank) after acceptance, delivers 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 Defect(s) identified in those report(s) to which Buyer objects (Notice of Defects).

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

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

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

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

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

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

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

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

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

(2) Seller has the right to cure but:

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

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

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

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

report and the notice objecting to the appraised value. Seller and Buyer agree to promptly execute an amendment initiated by either party after delivery of Seller's notice, solely to reflect the adjusted purchase price.
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:
(1) Seller does not have the right to cure; or
(2) Seller has the right to cure but:
(a) Seller delivers written notice that Seller will not adjust the purchase price; or
(b) Seller does not timely deliver the written notice adjusting the purchase price to the value shown on the appraisal report.
NOTE: An executed FHA, VA or USDA Amendatory clause may supersede this contingency.
[ ] **CLOSING OF BUYER'S PROPERTY CONTINGENCY:** This Offer is contingent upon the closing of the sale of Buyer's property located at _____ 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.
[ ] **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:
(1) Written waiver of the Closing of Buyer's Property Contingency if line 435 is marked;
(2) Written waiver of _____ _____ (name other contingencies, if any); and
(3) Any of the following checked below:
[ ] Proof of bridge loan financing.
[ ] 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.
Other:_____
_____
[insert other requirements, if any (e.g., payment of additional earnest money, etc.)]
[ ] **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.
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).
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 NONE OTHER.
CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.
Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.
Real estate taxes shall be prorated at closing based on CHECK BOX FOR APPLICABLE PRORATION FORMULA:
[X] 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.
[ ] Current assessment times current mill rate (current means as of the date of closing).
[ ] 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).
[ ] _____.
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.
[ ] 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

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

TITLE EVIDENCE

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

_____

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

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

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

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

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

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

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

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

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

_____

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

DEFINITIONS

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

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

registered mail or make regular deliveries on that day.

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

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

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

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

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

INCLUSION OF OPTIONAL PROVISIONS Terms of this Offer that are preceded by an OPEN BOX (☐) are part of 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.

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

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

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

MAINTENANCE Seller shall maintain the Property and all personal property included in the purchase price until the earlier 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 ordinary wear and tear.

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

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

OCCUPANCY Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in 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 Buyer's occupancy, Property shall be free of all debris, refuse, and personal property except for personal property belonging to current tenants, or sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

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

If Buyer defaults, Seller may:

(1) sue for specific performance and request the earnest money as partial payment of the purchase price; or

(2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual damages.

If Seller defaults, Buyer may:

(1) sue for specific performance; or

(2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

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

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

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

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

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

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

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

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

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

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

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

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

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

ADDITIONAL PROVISIONS/CONTINGENCIES _____

_____

_____

_____

_____

_____

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

664 (1) Personal: giving the document or written notice personally to the Party, or the Party's recipient for delivery if nam
665 line 666 or 667.
666 Name of Seller's recipient for delivery, if any: Attorney Michael J. Bauer, Hopp Neumann Humke LLP
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
671 delivery service, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's address at
672 line 675 or 676.
673 [ ] (4) U.S. Mail: depositing the document or written notice, postage prepaid, in the U.S. Mail, addressed either to the
674 Party, or to the Party's recipient for delivery, for delivery to the Party's address.
675 Address for Seller: _____
676 Address for Buyer: _____
677 [X] (5) Email: electronically transmitting the document or written notice to the email address.
678 Email Address for Seller: claregart@hotmail.com, with a copy to mike.bauer@hopplaw.com
679 Email Address for Buyer: ryan.sorenson@sheboyganwi.gov and Meredith.DeBruin@sheboyganwi.gov

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

682 [X] **ADDENDA:** The attached Addendum and Vacant Land Disclosure Report is/are made part of this Offer.

683 This Offer was drafted by [Licensee and Firm] Attorney Michael J. Bauer, Hopp Neumann Humke LLP

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

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

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

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

CITY OF SHEBOYGAN

696 (x)_____
697 Buyer's Signature▲ Print Name Here▶By: Ryan Sorenson, Mayor Date▲

698 (x) _____
699 Buyer's Signature▲ Print Name Here▶By: Meredith DeBruin, City Clerk 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▶Clare A. Gartman 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▲

ADDENDUM TO
VACANT LAND OFFER TO PURCHASE

This Addendum supplements the following terms and provisions set out in the Vacant Land Offer to Purchase dated **June 30, 2025,** and is an important part thereof, between the **City of Sheboygan**, a Wisconsin municipal corporation (hereinafter referred to as the "Buyer") and **Clare A. Gartman** (hereinafter referred to as the "Seller") for approximately 78.06 acres of Vacant Land on Moenning Road (the "Property"). The preprinted Vacant Land Offer to Purchase and this Addendum are collectively referred to herein as the "Offer".

1. ***Property/Parcel Numbers.*** The parcel numbers of the Property that are subject to this Offer are as follows:

59030-458910 (38.06 acres)
59030-458900 (40.00 acres)

2. ***Purchase Price.*** The Purchase Price for the Property is One Million Five Hundred Thousand and 00/100 Dollars ($1,500,000.00) that shall be payable in full at closing.

3. ***Common Council Approval.*** This Offer is contingent upon the City of Sheboygan Common Council approval by not later than July 31, 2025.

4. ***Post-Closing Occupancy of Barn.*** Seller and Anthony Gartman shall have post-closing occupancy of the barn located on Parcel No. 59030-458910 from the date of Closing and extending until December 31, 2028, and then annually thereafter until the Buyer provides Seller and Anthony Gartman not less than seven (7) months advance written notice terminating Seller's post-closing occupancy of the barn. At Closing, Seller, Anthony Gartman, and Buyer will enter into a mutually acceptable post-occupancy agreement providing that Seller and Anthony Gartman shall be responsible for utilities, insurance, and maintenance of the barn.

5. ***Farmland Lease Back.*** Buyer shall allow Seller and Anthony Gartman the option to lease back any farmland included in the 78.06 acres sold to Buyer not under development by Buyer. Buyer will provide Seller and Anthony Gartman not less than a 7-month advance written notice to remove crops and vacate the leased land in the event development is to be commenced. Buyer, Seller and Anthony Gartman will negotiate lease terms in good faith once it is determined that Seller and Anthony Gartman are interested in leasing the vacant land not under development.

6. ***Removal of Property.*** Seller and Anthony Gartman, at their option and cost, shall be entitled to salvage and remove the barn or portions thereof, outbuilding, and other structures located on Parcel No. 59030-458910 during the post-closing occupancy of the Property. Seller and Anthony Gartman shall hold harmless and indemnify the Buyer against any and all claims, liabilities, judgments, causes of action, costs, loss and expense, including reasonable attorneys' fees incurred by the Buyer arising from or related to Seller's and/or Anthony Gartman's salvage and removal activities on the Property.

7. ***Environmental Evaluation Contingency.*** This Offer is contingent upon a qualified independent environmental consultant of Buyer's choice conducting an Environmental Site Assessment of the Property, at Buyer's expense, which discloses no Defects.

For the purpose of this contingency, a Defect is defined to also include a material violation of environmental laws, a material contingent liability affecting the Property arising under any environmental laws, the presence of an underground storage tank(s) or material levels of hazards substances either on the Property or presenting a significant risk of contaminating the Property due to future migration from other properties. Defects do not include conditions the nature and extent of which Buyer had actual knowledge or written notice before signing the Offer.

This contingency shall be deemed satisfied unless Buyer, within 60 days after acceptance, delivers to Seller a copy of the Environmental Site Assessment report and a written notice listing the Defect(s) identified in the Environmental Site Assessment report to which Buyer objects (Notice of Defects).

8. ***Conflicting Terms.*** In the event of any conflict between the provisions of this Addendum and the provisions of the preprinted Offer, the provisions of this Addendum shall control.

9. ***Counterparts; Signatures.*** This Offer may be executed in one or more counterparts, each of which shall be deemed an original, and all of which, when taken together, shall constitute one and the same instrument. Buyer and Seller agree that facsimile and/or electronically transmitted signatures will be binding on both parties.

10. ***Broker.*** Each party warrants that no real estate broker has been engaged by them, and that no broker's commission is due by reason of this transaction.

BUYER:

CITY OF SHEBOYGAN

By:_____
Ryan Sorenson, Mayor

By: _____
Meredith DeBruin, City Clerk

SELLER:

_____
Clare A. Gartman

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CITY OF SHEBOYGAN
RESOLUTION 57-25-26

BY ALDERPERSONS MITCHELL AND PERRELLA.

JULY 14, 2025.

A RESOLUTION authorizing entering into a Tax Incremental District Development Agreement with Waterside Hospitality LLC for the development of the property located at North 8th Street and Ontario Avenue.

RESOLVED: That the Mayor and City Clerk are hereby authorized to execute the Tax Incremental District Development Agreement between Waterside Hospitality LLC and the City of Sheboygan, a copy of which is attached hereto and incorporated herein.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

TAX INCREMENTAL DISTRICT DEVELOPMENT AGREEMENT

THIS TAX INCREMENTAL DISTRICT DEVELOPMENT AGREEMENT (the "**Agreement**") is entered into as of July 22, 2025 (the "**Effective Date**") by and among the CITY OF SHEBOYGAN (the "**City**"), a Wisconsin municipal corporation, and WATERSIDE HOSPITALITY LLC, a Wisconsin limited liability company ("**Developer**").

RECITALS

A. The City created Tax Incremental District No. 21 ("**District**") as a rehabilitation tax increment district under the City's proposed project plan (the "**Project Plan**") in order to finance various project costs within the District subject to approvals by the City's Common Council and the Joint Review Board for the District pursuant to Wis. Stat. § 66.1105 (the "**TI Act**").

B. The City owns three (3) parcels of land in Sheboygan, Wisconsin identified as Tax Parcel Nos. 59281106160, 59281106170, and 59281106190 located within the boundaries of the District shown in Exhibit A attached hereto and incorporated herein by reference (the "**Property**"), and the City intends to convey the Property to Developer pursuant to the terms of this Agreement.

C. Developer, pursuant to the terms and conditions of this Agreement, is obligated to, among other things, construct a new Marriot Spring Garden Inn hotel on the Property consisting of 104 units, a rooftop restaurant of approximately 4,800 square feet, and a first floor distillery of approximately 5,000 square feet (the "**Project**").

D. Developer acknowledges that but for the MRO (as defined below) provided by the City in this Agreement, Developer would not move forward with the Project.

E. The City believes it is appropriate to use tax increments from the District to provide for, among other things, the MRO for the benefit of the District to facilitate development and redevelopment within the District.

F. The City further believes that the Project, as described in this Agreement, is in the best interests of the City and its residents and is reasonably consistent with the public purposes and the development expectations of the City, including, but not limited to, expanding housing, tax base and employment opportunities within the City.

NOW, THEREFORE, the City and Developer, in consideration of the terms and conditions contained in this Agreement and for other good and valuable consideration, the receipt of which is hereby acknowledged, each agrees as follows:

AGREEMENT

ARTICLE I – REQUIRED INFORMATION; DISTRICT CREATION; TERMINATION

1.1 Required Information. The City shall have no obligations under this Agreement, and shall have the right to terminate this Agreement in accordance with the provisions of Section 1.3 below, if the Required Information (as defined below) has not been timely provided by the Developer to the City in form and substance reasonably acceptable to the City. On or before February 1, 2026, Developer shall provide to the City the following required information related to the Project (collectively, the "**Required Information**") and such other documentation as the City may request, both in form and in substance acceptable to the City:

(a) A commitment for an owner's policy of title insurance issued by a title insurance company licensed to do business in Wisconsin identifying Developer as the proposed insured/owner of the Property (the "**Property Commitment**") and containing copies of all easements, restrictions, encumbrances, leases or other documents of record affecting the Property (collectively, "**Property Exceptions**"). None of the Property Exceptions shall interfere with the proposed development of the Project.

(b) A schedule for the construction of Developer Improvements (as defined below) and identifying the following for the Project:

(i) Intended commencement and completion date,

(ii) Reasonably estimated costs associated with the construction, and

(iii) Reasonably estimated value, upon completion, of the intended improvements to be constructed on the Property.

(c) An estimated cost breakdown and construction budget summary listing the intended cost of each improvement and construction expense for the Project, including, without limitation, all hard costs and soft costs, and the cost breakdown and budget shall be certified in writing by Developer and Developer's general contractor.

(d) Documentation confirming that Developer has complied with all necessary federal, state, county, and municipal laws, ordinances, rules, regulations, directives, orders, and requirements necessary to obtain the governmental approvals relating to the Project. Developer shall also provide copies of all approvals by all applicable government bodies and agencies (including, without limitation, municipal or state issued building permits for the Project).

(e) A copy of the final construction plans and complete specifications for the intended construction related to the Project that are consistent with the provisions of this Agreement (the "**Final Plans**"). The Final Plans must be certified as final and complete and be signed by Developer, the consulting engineer, architect and the general contractor (as applicable) and approved by the City in writing.

(f) All documents authorizing the construction and financing of the Project and directing the appropriate officer of Developer to execute and deliver this Agreement and all other agreements, documents and contracts required to be executed by it in connection with the transactions which are the subject of this Agreement (including, without limitation, authorizing resolutions of Developer).

On or before the Effective Date, Developer shall provide the City with all documents authorizing the appropriate officer of Developer to execute and deliver this Agreement (including, without limitation, authorizing resolutions of Developer).

1.2 Creation of the District. Subsequent to the Effective Date, the City shall make good faith efforts to create the District by initiating and reasonably pursuing the statutory process for the creation of a tax incremental district pursuant to the TI Act.

1.3 Termination Rights. If the City does not receive the approval of the District and the Project Plan by the City Council and the Joint Review Board, as required by Sections 66.1105(4) and 66.1105(4m) of the TI Act, the City shall have the right to terminate this Agreement and shall have no obligation to perform any act under this Agreement (including, without limitation, issuing the MRO). If Developer fails to fully and timely provide the Required Information, as determined in the sole discretion of the City, the Developer shall be in Default under this Agreement. If Developer does not provide such Required Information within thirty (30) calendar days after the City provides Developer written notice of such Default(s), the City shall have the right to terminate this Agreement and shall have no obligation to perform any act under this Agreement (including, without limitation, issuing the MRO).

ARTICLE II – CONVEYANCE OF THE PROPERTY

2.1 Property to be Conveyed. Subject to the terms and conditions set forth in this Agreement (including, without limitation, ARTICLE I above), the City agrees to demolish the existing facilities on the Property and then convey the Property to Developer as set forth in this Agreement.

2.2 General Terms and Conditions. The conveyance that transfers the Property to Developer shall be subject to the following terms and conditions:

(a) The Property shall be conveyed by special warranty deed in the form and substance attached hereto as Exhibit B (the "**Special Warranty Deed**") with good and marketable title, free and clear of all liens, security interests, mortgages or encumbrances of any kind, except for municipal and zoning ordinances and agreements entered into under them, recorded easements, recorded building and use restrictions and covenants, the property tax exemption restriction and transfer restriction set forth in this Agreement (see Sections 2.4, 7.2 and 7.3 below) and the permitted encumbrances on the Property as set forth on Exhibit C attached hereto (collectively, the "**Permitted Encumbrances**");

(b) Title to the Property shall be insured by a policy of title insurance, or a binding commitment for such a title policy, that covers all of the Property and will be effective as of the Closing Date (as hereinafter defined) and insure the quality of title of

the subject property as provided in Section 2.2(a) above but subject to standard title insurance exceptions;

(c) Developer shall be responsible for paying all costs related to evidence of title in the form of a commitment for an owner's policy of title insurance with a gap endorsement, on a current ALTA form issued by a title insurer selected by the City. Further, Developer shall be responsible for obtaining any additional endorsements and paying for all premiums and costs associated with the owner's policy (and lender's policy, as applicable) of title insurance covering the property being acquired in such amounts as may be determined by Developer. Each party hereto shall promptly execute and deliver to the other such other documents, certifications and confirmations as may be reasonably required and designated by the title insurer to issue the policies of title insurance described above;

(d) The taxes, assessments and utilities, if any, will be prorated on the Closing Date;

(e) The closing for the conveyance of the Property shall be on: (1) the thirtieth (30^{th}) calendar day following the City's receipt of the Commencement Notice (as defined below); or (2) another date agreed to by the parties in writing (the "**Closing Date**"), provided, in all respects, that there is no Event of Default existing under this Agreement; and

(f) If the City conveys the Property to Developer, all or such portion of the Property (as applicable) is being conveyed "AS-IS, WHERE-IS" and "WITH ALL FAULTS," and the City is making no representations or warranties, express or implied, with respect to the condition of the Property or any improvements thereon. Developer agrees that Developer is relying exclusively upon Developer's own inspection of the Property being conveyed and all improvements thereon. **DEVELOPER HEREBY WAIVES ANY AND ALL CLAIMS AGAINST THE CITY, THE CITY'S OFFICERS, OFFICIALS, MANAGERS, EMPLOYEES, ATTORNEYS, AGENTS AND REPRESENTATIVES, INCLUDING, WITHOUT LIMITATION, CLAIMS BASED IN TORT (INCLUDING, BUT NOT LIMITED TO, NEGLIGENCE, STRICT LIABILITY AND STRICT RESPONSIBILITY), IN CONTRACT, IN WARRANTY, IN EQUITY OR UNDER ANY STATUTE, LAW OR REGULATION ARISING DIRECTLY OR INDIRECTLY OUT OF ANY CONDITION OF THE PROPERTY OR IMPROVEMENTS THEREON, EXCEPT TO THE EXTENT SUCH CLAIMS ARISE SOLELY OUT OF THE FRAUD OR INTENTIONAL MISCONDUCT OF THE CITY.**

2.3 Consideration. At the time of the closing of the conveyance of the Property by the City to Developer, Developer shall pay to the City a purchase price for the Property in the amount of one dollar ($1.00).

2.4 Property Tax Exemption Restriction. The Special Warranty Deed shall include a covenant affecting the Property conveyed to Developer (and running with the land) that prohibits all current and future owners or users of (including any other party with an interest – whether

ownership, leasehold or otherwise – in) the Property from using or permitting the use of all or any portion of the Property in any manner which would render the Property exempt from property taxation.

2.5 Subsequent Conveyance by Developer. For the avoidance of any doubt, Developer may convey all or any portion of the Property to any third party, subject to the provisions in Sections 2.4 above and 7.2 below. Notwithstanding the preceding sentence or the conveyance of the Property to a third party or third parties, Developer at all times shall remain fully responsible for all obligations of Developer under this Agreement (including, without limitation all guaranty obligations) and the previous sentence in no way modifies any representations, warranties, covenants or agreements of Developer under this Agreement (including, without limitation, the representations, warranties, covenants or agreements set forth in Sections 7.2 or ARTICLE IX below).

ARTICLE III – COMMENCEMENT NOTICE AND DEVELOPER IMPROVEMENTS

3.1 Commencement Notice. Developer shall provide a written notice to the City of Developer's intention to commence the Project on or before March 1, 2026 (the "**Commencement Notice**"). To be effective, the Commencement Notice shall be accompanied by, or Developer shall have previously delivered to the City, all of the Required Information. If Developer does not timely provide the Commencement Notice and all of the Required Information to the City, Developer will be deemed to not be ready to develop the Project and be in Default under this Agreement. If Developer does not cure all outstanding Default(s) within thirty (30) calendar days after the City provides Developer written notice of such Default(s), the City shall have no obligation to perform any obligation of the City under this Agreement (including, without limitation, issuing the MRO) and the City may terminate this Agreement.

3.2 Developer Improvements. Developer shall undertake, at Developer's own expense, the following improvements, obligations and work on the Property consistent with the Final Plans and all applicable laws, regulations and ordinances (collectively, the "**Developer Improvements**"):

(a) Developer shall construct and timely complete the Project. Developer shall commence construction of the Project (installing footings for the building as depicted in the site plan attached as Exhibit D) on or before March 31, 2026. Upon such commencement, Developer shall proceed to the fully-satisfy and complete all of the improvements, obligations and work set forth in this Section 3.2 with due diligence and without unreasonable delay or interruption (with the exception of force majeure events, if any, as defined in Section 17.10 below). On or before September 30, 2027 (the "**Completion Date**"), the Project shall be completed and available for occupancy.

(b) Developer shall promptly pay for all applicable City impact fees and charges related to the Project.

(c) Developer shall be responsible for all landscaping on the Property, including, without limitation, trees, shrubs, seeding or sod related to the Project.

(d) Developer shall install, or have installed, all electric, gas, fiber-optic, telephone and cable services and all improvements for the use and operation of the Project.

(e) Developer shall install, or have installed, all sanitary sewer and water laterals on the Property, as well as connections of such laterals to new or existing sewer and water mains.

(f) Developer shall install, or have installed, all storm water drainage systems and facilities on the Property, including drain tiles, pipes, detention ponds and retention ponds, consistent with all applicable laws, regulations and specifications for such systems and facilities.

(g) Developer shall be responsible for all erosion control measures related to Project and the construction of all improvements on the Property.

(h) Developer shall be responsible for all costs related to the work to be performed by Developer under this Agreement, including, but not limited to, all applicable engineering, inspections, materials, labor, permit, impact, license and any and all other fees.

The obligations on Developer under this Agreement shall be deemed covenants running with the land and shall be applicable to Developer's successors and assigns and all other persons or entities acquiring any interest in the Property during the term of the District.

3.3 Progress and Quality of Work. Upon commencement of the Developer Improvements, Developer shall proceed to the full completion of the Developer Improvements with due diligence and without delay or interruption with the exception of force majeure events, if any, as defined in Section 17.10 below. Subject to the foregoing, completion of the Project shall occur on or before the Completion Date. All work to be performed by or on behalf of Developer related to the Project shall be performed in a good and workmanlike manner, consistent with the prevailing industry standards for such work in the area of the City

3.4 Compliance Obligations. All of the Developer Improvements shall be completed in accordance with all applicable laws, regulations, ordinances and building and zoning codes and Developer shall, at Developer's cost, obtain and maintain all necessary permits and licenses for the Developer Improvements.

3.5 Indemnification and Insurance Required of Private Contractors. Developer hereby expressly agrees to indemnify and hold the City harmless from and against all claims, costs and liability related to any damage to the Property or injury or death to persons caused by Developer's performance of the Developer Improvements or any other work required of Developer under this Agreement, unless the cause is due to the willful misconduct by the City.

3.6 Compliance with Law. Developer shall comply with all applicable laws, ordinances, and regulations in effect at the time of final approval when fulfilling its obligations under this Agreement. When necessary to protect the public health, safety or welfare, Developer

shall be subject to any applicable laws, ordinances and regulations that become effective after approval.

3.7 Payment of Taxes. Developer shall timely pay and discharge all taxes, assessments and other governmental charges upon the Property when due.

3.8 Time is of the Essence. Time is of the essence with reference to Developer's obligation to commence and complete the Developer Improvements. Developer acknowledges that the timely performance of its respective work under this Agreement is critical to the collection of the tax increment upon which the parties are relying for the performance of their respective obligations under this Agreement.

3.9 Reconstruction. Until the District is closed, in the event of any casualty, loss or damage to the improvements on the Property owned by Developer (or by any entity affiliated with Developer in any way or with a common owner/owners or member/members as Developer or any entity affiliated with Developer in any way), Developer shall proceed with the repair and replacement of such improvements on such Property affected by such a loss or damage and restore such improvements to at least the condition and quality that such improvements were in, and with an equalized value at least equal to the equalized value, immediately prior to the casualty, loss or damage (each an "**Uncured Casualty Loss**"). Subject to force majeure delays, in no event shall Developer take longer than one hundred eighty (180) calendar days after the date of a loss or damage to restore the affected improvements. If Developer fails to timely comply with all of the requirements in this Section 3.9, Developer shall be in Default under this Agreement and the City shall be entitled to the remedies set forth in this Agreement and available in equity or applicable law.

ARTICLE IV– DEVELOPER GUARANTY AND OBLIGATIONS

4.1 Guarantied Value. The parties anticipate that, upon completion, the currently contemplated land and improvements related to the Project will have an equalized value for purposes of real property assessment ("**Equalized Value**") of not less than Fourteen Million Dollars ($14,000,000; the "**Guarantied Value**") by December 31, 2027. As a condition to entering into this Agreement, the City requires that Developer guaranty a minimum Equalized Value for the land and improvements related to the Project. By executing this Agreement, Developer and Roland Lokre (the "**Guarantor**") each hereby jointly and severally guaranties that, on and after December 31, 2027 (the "**Guarantied Value Date**"), the Equalized Value of the land and improvements on the Property shall at all times during the life of the District be at least the Guarantied Value. If the Equalized Value of the Property is less than the Guarantied Value any time on or after the Guarantied Value Date, the Developer shall be in Default under this Agreement.

4.2 Failure to Construct. If Developer provides a Commencement Notice as required by Section 3.1 but does not timely complete construction of the Project as herein provided, then Developer and Guarantor shall pay to the City all sums incurred by the City with regard to the preparation and drafting of this Agreement and all other sums not recoverable from Tax Increments (as defined below), and be obligated to reconvey any and all portions of the Property owned by Developer (or by any entity affiliated with Developer in any way or with a common owner/owners

or member/members as Developer or any entity affiliated with Developer in any way) at such time as follows:

(a) by Special Warranty Deed;

(b) insured by a policy of title insurance, or a binding commitment for such a title policy, with a gap endorsement, all of which are at the expense of Developer, that will be in the same insurance amounts obtained by Developer in the policy provided under Section 2.2(c) above, effective as of the reconveyance date and insure the quality of title of the Property free and clear of all liens, security interests, mortgages and encumbrances, except for Permitted Encumbrances;

(c) subject to the proration of taxes, utilities and any and all other assessments applicable to the Property being re-conveyed to the City; and

(d) at the time of the closing of the reconveyance of the Property by Developer to the City, the City shall pay to Developer a purchase price for the Property in the amount of one dollar ($1.00).

All repayments and reconveyances shall be completed within thirty (30) calendar days after Developer's non-performance or Default under this Agreement.

4.3 Guaranty Obligations. If on or any time after the Guarantied Value Date, whether as a result of an Uncured Casualty Loss or otherwise, the Equalized Value of the Property is less than the Guarantied Value (each a "**Shortfall Event**"), then Developer and the Guarantor shall jointly and severally owe the City an amount equal to the difference between (a) the Tax Increment the City otherwise would have received on the Property if the Property's Equalized Value equaled the Guarantied Value, and (b) the Tax Increment received by the City in the year a Shortfall Event occurs (such difference between (a) and (b) being referred to herein as the "**Tax Increment Shortfall**"). If a Tax Increment Shortfall is owed to the City, then unless and until the Equalized Value of the Property increases to at least the Guarantied Value, for each January 1 following a Shortfall Event, that the Equalized Value of the Property is less than the Guarantied Value, Developer and the Guarantor, shall pay to the City an amount equal to the Tax Increment Shortfall for such calendar year. If and when the Equalized Value of the Property as of any January 1 is equal to or greater than the Guarantied Value: (i) the Default related to non-compliance with the Guarantied Value requirement shall be deemed cured, (ii) no further January 1 assessment valuations shall occur or be required, and (iii) no Tax Increment Shortfall payment obligation shall be incurred for such year or any year thereafter, unless a new Shortfall Event occurs. If a Tax Increment Shortfall continues through the closing of the District, no further Equalized Value assessment calculations shall occur and no further Tax Increment Shortfall payment obligations of Developer or the Guarantor shall arise after the District is closed. Developer agrees that it shall not, and hereby waives any right to, during the life of the District, challenge the assessed value of the Property if it is at or below the Guarantied Value.

4.4 Payment of Tax Increment Shortfall. Any Tax Increment Shortfall payment due to the City shall be deducted from any MRO payment (otherwise due Developer but for the Default) from the City during the year in which the Tax Increment Shortfall payment obligation arises. If the Tax Increment Shortfall payment exceeds the amount of such MRO

payment, Developer and Guarantor shall pay to the City an amount equal to the difference between such MRO payment and the Tax Increment Shortfall. If there is no MRO payment due Developer for such year, Developer shall pay to the City the full amount of the Tax Increment Shortfall for such year. Any Tax Increment Shortfall payment due to the City from Developer pursuant to this ARTICLE IV shall be made within ten (10) days of written request for payment by the City.

ARTICLE V – ACCESS, INSPECTIONS AND CONTRACTORS

5.1 Access and Inspections. Developer hereby grants to the City, its agents, employees, officials, representatives, contractors and consultants the right to enter upon the Property at all reasonable times (upon reasonable advance notice to Developer) for the City to inspect the Property and the Project.

5.2 Inspections for City's Benefit Only. Each inspection conducted by the City or the City's agents shall be deemed to have been for the City's own benefit and shall in no way be construed to be for the benefit of or on behalf of Developer. Developer shall not (and hereby each waives any right to) rely in any way upon such inspections, appraisals or determinations of the City.

5.3 Contractors and Consulting Engineers. At any time, the City shall have the right to retain consulting engineers and architects to perform services for the City (which shall be at the City's expense, unless the City must perform inspections as a result of Developer's failure to meet the Final Plans then such expenses will be at Developer's expense) including, without limitation:

(a) to make periodic inspections with reasonable advance notice to Developer for the purpose of assuring that construction is in accordance with the Final Plans and the requirements of this Agreement;

(b) to advise the City of the anticipated cost of, and a time for, the completion of construction work; and

(c) to review and advise the City of any proposed changes in the construction of the Project.

The City's selection of, and reliance upon, the consulting engineers and architects shall not give rise to any liability on the part of the City for the acts or omissions of the consulting engineers or architects or their employees or agents.

Contractors selected for the Project shall be qualified in the City to perform the work, shall be licensed to do business in the State of Wisconsin, shall have experience in providing the type of work and materials required of Developer Improvements, and shall have a good reputation for diligent performance of their obligations under their respective contracts.

ARTICLE VI – MUNICIPAL REVENUE OBLIGATION

6.1 Municipal Revenue Obligation. Pursuant to the terms of this Agreement, the City agrees to issue to Developer, within ninety (90) calendar days after the City's receipt of the Commencement Notice, a non-interest-bearing municipal revenue obligation (the "**MRO**"). The

amount paid under the MRO shall equal ***the lesser of***: (a) Two Million Eight Hundred Thousand Dollars ($2,800,000.00), and (b) the sum of all payments made by the City on the MRO during the life of the District but in no event after the Final Payment Date (as defined below).

Except as otherwise provided herein, payments on the MRO will equal the Available Tax Increment in each year appropriated by the City's Common Council until and including ***the earlier of*** the date this Agreement is terminated, the date the District is terminated, the Final Payment Date and the date the MRO is paid in full. "**Available Tax Increment**" means an amount equal to seventy-five percent (75%) of the difference between the Tax Increment actually received by the City and appropriated by the City's Common Council in each year **less** the following (collectively, the "**Priority Project Costs**"): (i) all debt service payments incurred or to be incurred by the City in a given year for work performed or to be performed with regard to the Project or the Property; (ii) the amount of the City's administrative expenses, including, but not limited to, reasonable charges for the time spent by City employees in connection with the negotiation and implementation of this Agreement, (iii) professional service costs, including, but not limited to, those costs incurred by the City for outside architectural, planning, engineering, inspections, financial consulting and legal advice (including, without limitation, attorneys' costs and fees) and services related to the negotiation and implementation of this Agreement, and (iv) other eligible project costs previously incurred by the City in preparation for this Project or to be incurred by the City under the Project Plan, including, without limitation, site preparation and costs, demolition costs and expenses related to the Property or the Project provided such eligible project costs are not financed by the debt service referenced in (i) above. Any Priority Project Cost not paid due to insufficient Tax Increment shall be carried forward and paid from Tax Increment in the next year, or if necessary, following years until fully paid. "**Tax Increment**" shall have the meaning given under Wis. Stat. § 66.1105(2)(i) but shall be limited to the Tax Increment attributable to the Project, the land and improvements on the Property.

Provided that Developer is not in Default under this Agreement, the City shall, subject to annual appropriation of such payment by the City's Common Council, pay the Available Tax Increment, if any, to the holder of the MRO in one annual payment, on or before October 31st of each year commencing on October 31, 2028, and continuing to (and including) the earlier of the date the MRO is paid in full or October 31, 2050 (each, a "**Payment Date**"). Notwithstanding the previous sentence, in the event that Developer is in Default on a Payment Date, payment by the City may be suspended until all outstanding Defaults are cured.

To the extent that on any Payment Date the City is unable to make all or part of a payment of principal due on the MRO from such Available Tax Increment due to an absence of adequate Available Tax Increment, non-appropriation by the City's Common Council or otherwise, such failure shall not constitute a default by the City under the MRO. The amount of any such deficiency shall be deferred without interest. The deferred principal shall be due on the next Payment Date on which the City has the ability to payout Available Tax Increment. The term of the MRO and the City's obligation to make payments hereunder shall not extend beyond the earlier of October 31, 2050 (the "**Final Payment Date**") or the date the MRO is paid in full. If the MRO has not been paid in full by the Final Payment Date, then the City shall have no obligation to make further payments on the MRO. Upon the earlier of the date the MRO is paid in full and the Final Payment Date, the MRO shall terminate and the City's obligation to make any payments under the

MRO shall be fully discharged, and the City shall have no obligation and incur no liability to make any payments hereunder or under the MRO, after such date.

The MRO shall not be payable from or constitute a charge upon any funds of the City, and the City shall not be subject to any liability thereon or be deemed to have obligated itself to pay thereon from any funds except the Available Tax Increment which has been appropriated for that purpose, and then only to the extent and in the manner herein specified. The MRO is a special, limited revenue obligation of the City and shall not constitute a general obligation of the City. The City will use good faith efforts to annually appropriate the Available Tax Increment for the MRO, until the earlier of the Final Payment Date, the termination of this Agreement or the MRO, or the payment in full of the MRO as provided herein. If Available Tax Increment is received by the City earlier than the first Payment Date, the applicable portion of such increment shall be retained by the City and applied to the first payment subject to appropriation by the City Common Council. Developer shall not have the right to assign the MRO except as set forth therein. Interests in the MRO may not be split, divided or apportioned.

6.2 MRO Form. The MRO shall be substantially in the form attached to this Agreement as Exhibit E (which is incorporated herein by reference) and shall be payable in accordance with the terms and conditions set forth in this Agreement and such MRO. In the event of a conflict between the terms of this Agreement and the terms of the MRO, the terms in this Agreement shall prevail. The principal payments shall be payable solely from the Available Tax Increment appropriated by the City. On or about each Payment Date under the MRO, the City shall provide to Developer an accounting identifying the Available Tax Increment, the amount of the payment being made on such Payment Date, and, if applicable, the remaining principal balance due on the MRO after the application of such payment.

6.3 Issuance of MRO and Payment Limitation. Provided that Developer is not in Default under this Agreement beyond the applicable cure period (if any), the City will deliver the MRO to Developer within ninety (90) calendar days after the City's receipt of the Commencement Notice. Notwithstanding the previous sentence, in the event that Developer is in Default prior to the City's issuance of the MRO, the City shall not be required to deliver the MRO to Developer until a reasonable time after, but in no event less than thirty (30) calendar days after, all such Defaults are cured, provided each Default is cured within the applicable cure period for such Default. If the City does not timely provide the MRO to Developer, the Developer shall make a written request to the City to deliver the executed MRO within thirty (30) calendar days after the date of such written request by the Developer. The total amount of principal to be paid under the MRO shall in no event exceed ***the lesser of***:

(a) Two Million Eight Hundred Thousand Dollars ($2,800,000.00); and

(b) The sum of all payments made by the City on the MRO during the life of the District but in no event after the Final Payment Date.

The City's obligation to make payments on the MRO is conditioned on the requirement that Developer is not in Default under this Agreement. For the avoidance of any doubt, upon the occurrence of a Default, the City may suspend all payments until the Default is cured and, upon

the expiration of all applicable cure periods for such Default, the City may exercise any and all available remedies.

6.4 Payment of Priority Project Costs and Repayment Schedule. From the Tax Increment received by the City each year, the City shall first pay the outstanding Priority Project Costs. The estimated repayment schedule of the MRO shall be set forth in Schedule 1 to the MRO. The City reserves the right to modify the MRO repayment schedule based upon market conditions, applicable Priority Project Costs and the actual and projected Available Tax Increment generated from the Project. The Available Tax Increment held by the City each year shall be applied to the payment of principal due on the MRO in accordance with the payment schedules set forth in such MRO until a maximum payout has been made (which equals the Available Tax Increment for a given year), subject to appropriation by the City Common Council.

ARTICLE VII – ZONING, LAND USE AND RESTRICTIVE COVENANT

7.1 Zoning Compliance. The Project shall be in compliance with the applicable zoning ordinance and land use guidelines applicable to the Property and shall be subject to the payment of any applicable impact fees in the amounts applicable at the time each required permit is issued, unless otherwise provided herein. Nothing in this Agreement shall obligate the City to grant variances, re-zoning, exceptions or conditional use permits related to the Project.

7.2 Tax Status/Restrictive Covenant. Without the prior written consent of the City (which may be withheld for any reason), Developer shall not use or permit the use of the Property in any manner which would render the Property exempt from property taxation. Further, during the life of the District, Developer will not challenge or contest any assessment on the Property by the City, including, but not limited to, filing any objection under Wis. Stat. Section 70.47, Wis. Stat. Section 74.37, or any Department of Revenue related assessment proceeding with regard to an assessed value of the Property that is at or below the Guarantied Value. Prior to the conveyance of all or any portion of the Property, Developer agrees to record on the Property with the Sheboygan County Register of Deeds a deed restriction or restrictive covenant evidencing the restrictions on the Property set forth in this Section 7.2. The foregoing deed restrictions or restrictive covenants shall permit, but shall not obligate, the City to enforce such deed restrictions or restrictive covenants and shall be in form and in substance acceptable to the City. Developer shall not have a continuing obligation for compliance with this provision as to any portion of the Property in which Developer no longer maintains any interest (whether as owner, tenant, occupant or otherwise) provided that Developer has timely recorded the deed restriction or restrictive covenant as approved by the City.

7.3 Land Dedications, Transfers and Easements for the Project. Developer agrees to make such land dedications and to grant such temporary or permanent easements as are required by the City for the construction and maintenance of the Project. All documentation for such dedications or easements shall be in form and substance acceptable to the City and Developer. Developer agrees to cooperate with the City if the City desires to prepare certified survey maps or other documentation as deemed appropriate by the City to facilitate the implementation and documentation of such dedications and easements and to adjust the lot lines of the Property in a manner reasonably acceptable to the City and Developer.

ARTICLE VIII – ASSIGNMENTS AND CHANGES OF CONTROL

8.1 Assignments and Change of Control. This Agreement and the MRO shall not be assignable by Developer without the prior written consent of the City (which may be withheld by the City for any reason). The ownership or control of Developer shall not be transferred to any person or entity without the prior written consent of the City (which may be withheld by the City for any reason). The prohibition on the transfer of ownership or control shall not be applicable in the event of the death of a member and the interest being transferred is the deceased member's interest. The term "ownership or control" shall mean twenty percent (20%) or more of the Ownership Interests in Developer. For the purposes of this Agreement, "**Ownership Interests**" shall mean the members' rights to share in distributions and other economic benefits of Developer, the members' rights to participate in decision making, or both. The current members of Developer are identified on Exhibit F attached hereto and incorporated herein by reference.

In the event this Agreement is assigned by Developer, such assignee shall execute all documents required by the City to confirm that such assignee is bound by the terms of this Agreement and agrees to perform all of Developer's obligations set forth in this Agreement. Further, in the event this Agreement is assigned by Developer, Developer agrees to remain jointly and severally liable for all obligations of the Developer (whether to be completed by itself or its assign) under this Agreement.

Notwithstanding any provision herein to the contrary, this Agreement and the MRO may be collaterally assigned to a mortgage lender financing the development and completion of the Project.

ARTICLE IX – DEVELOPER REPRESENTATIONS, WARRANTIES AND COVENANTS

9.1 Developer Representations, Warranties and Covenants. Developer represents, warrants and covenants that:

(a) Developer is a limited liability company duly formed and validly existing in the State of Wisconsin, has the power and all necessary licenses, permits and franchises to own its assets and properties and to carry on its business, and is in good standing in the State of Wisconsin and all other jurisdictions in which failure to do so would have a material adverse effect on its business or financial condition;

(b) Developer has full authority to execute and perform this Agreement and has obtained all necessary authorizations (whether by official board resolution or action, unanimous written consent in lieu of a meeting or otherwise) to enter into, execute, perform and deliver this Agreement;

(c) the execution, delivery, and performance of Developer's respective obligations pursuant to this Agreement will not violate or conflict with (i) Developer's articles of organization, operating agreement or any indenture, instrument or agreement by which it is bound, (ii) any other agreement to which Developer is a party, or (iii) any law applicable to Developer or the Project;

(d) this Agreement constitutes (and any instrument or agreement that Developer is required to give under this Agreement when delivered will constitute) legal, valid, and binding obligations of Developer enforceable against Developer in accordance with their respective terms;

(e) Developer will expeditiously complete the development and construction of Developer Improvements and the Project in a good and workmanlike manner and in accordance with all acceptable statutes, ordinances and regulations, any restrictions of record and the Final Plans provided to the City regarding the Project;

(f) Developer will not make or consent to any material modifications to the Final Plans without the prior written consent of the City;

(g) Developer will discharge all claims for labor performed and materials, equipment, and services furnished in connection with the construction of Developer Improvements and the Project; nothing contained in this Agreement shall require Developer to pay any claims for labor, services or materials which it, in good faith, disputes and is currently and diligently contesting, provided, however, that Developer shall, within ten (10) calendar days after the filing (or the assertion) of any claim of lien that is disputed or contested by Developer, obtain and record (if required by the City) a surety bond sufficient to release said claim or lien or provide the City with other such assurances that the City may require;

(h) Developer will take all steps to forestall claims of lien against the Property (any part thereof or right or interest appurtenant thereto) or any personal property and fixtures located or used in connection with the Property;

(i) Developer will maintain, at all times during construction, a policy of builder's risk completed value and contractor's multiple perils and public liability, extended coverage, vandalism and malicious mischief hazard insurance covering the Property in at least the amount of the full replacement, completed value of the improvements on the Property;

(j) Developer will timely pay and discharge all taxes, assessments and other governmental charges upon the Property when due, as well as claims for labor and materials which, if unpaid, might become a lien or charge upon the Property;

(k) Developer will promptly furnish to the City, during the term of this Agreement, written notice of any litigation affecting Developer and any claims or disputes which involve a material risk of litigation against Developer;

(l) Developer shall deliver to the City revised statements of estimated costs of the construction for Developer Improvements showing changes in or variations from the original cost statement provided to the City as soon as such changes are known to Developer;

(m) Developer shall provide to the City, promptly upon the City's request, any information or evidence deemed necessary by the City related to performance of

Developer under this Agreement to enable the City to timely and accurately complete any accounting or reporting requirements applicable to the City related to the transactions under this Agreement;

(n) no litigation, claim, investigation, administrative proceeding or similar action (including those for unpaid taxes) against Developer is pending or threatened, and no other event has occurred which may materially adversely affect Developer's financial condition or properties, other than litigation, claims, or other events, if any, that have been disclosed to and acknowledged by the City in writing;

(o) there are no delinquent outstanding personal property taxes, real estate taxes, or special assessments affecting the Property; and

(p) subject to the terms of this Agreement, it shall not at any time challenge or contest any assessment on the Property by the City including, but not limited to, filing any objection under Wis. Stat. Section 70.47, Wis. Stat. Section 74.37, or any Department of Revenue related assessment proceeding with regard to an assessed value of the Property that is at or below the Guarantied Value.

9.2 Execution Representations and Warranties. The person(s) signing this Agreement on behalf of Developer represent(s) and warrant(s) that he/she/they have full power and authority to execute this Agreement on behalf of Developer and to bind Developer to the terms and conditions of this Agreement.

9.3 Cooperation. Developer warrants that it shall exercise all reasonable diligence and expend all commercially reasonable efforts to undertake its obligations under this Agreement.

ARTICLE X – CITY REPRESENTATIONS

10.1 City Representations. The City represents that:

(a) The City is a body politic of the State of Wisconsin with full power and authority to enter into this Agreement and that all statutory procedures and requirements have been followed, fulfilled and satisfied in connection with the approval of this Agreement and the authorization of all City obligations required by this Agreement;

(b) The individuals signing this Agreement on behalf of the City have full authority to do so and upon such execution by such individuals, this Agreement will constitute (and any instrument or agreement that the City is required to give under this Agreement when executed and delivered will constitute) legal, valid and binding obligations of the City enforceable against it in accordance with their respective terms; and

ARTICLE XI– DEFAULTS

11.1 Default. Any one or more of the following shall constitute a "**Default**" under this Agreement.

(a) Developer fails to timely or fully perform, or comply with, any one or more of its obligations or any of the terms or conditions of this Agreement or any document related hereto or referenced herein that is applicable to Developer (including, without limitation, the untimely delivery of the Required Information, completion of the Developer Improvements or any default under any other agreement related to the Project).

(b) Any representation or warranty made by Developer in this Agreement, any document related hereto or referenced herein or any financial statement delivered by Developer pursuant to this Agreement shall prove to have been false or misleading in any material respect as of the time when made or given.

(c) Developer (or any permitted successor or assign of Developer) shall:

(i) become insolvent or generally not pay, or be unable to pay, or admit in writing its inability to pay, its debts as they mature,

(ii) make a general assignment for the benefit of creditors or to an agent authorized to liquidate any substantial amount of its assets,

(iii) become the subject of an "order for relief" within the meaning of the United States Bankruptcy Code, or file a petition in bankruptcy, for reorganization or to effect a plan, or other arrangement with creditors,

(iv) have a petition or application filed against it in bankruptcy or any similar proceeding, or have such a proceeding commenced against it, and such petition, application or proceeding shall remain undismissed for a period of ninety (90) calendar days or more, or such party, shall file an answer to such a petition or application, admitting the material allegations thereof,

(v) apply to a court for the appointment of a receiver or custodian for any of its assets or properties, or have a receiver or custodian appointed for any of its assets or properties, with or without consent, and such receiver shall not be discharged within sixty (60) calendar days after his appointment, or

(vi) adopt a plan of complete liquidation of its assets.

(d) The City fails to timely or fully perform, or comply with, any one or more of its obligations or any of the terms or conditions of this Agreement or any document related hereto or referenced herein that is applicable to the City.

ARTICLE XII – REMEDIES

12.1 Remedies. In the event of a Default, the non-defaulting party shall provide written notice to the defaulting party of the Default (the "**Default Notice**"); however, Developer shall not

be entitled to a Default Notice or a right to cure in the event the Default occurs under Subsection 11.1(c) above.

(a) The Default Notice shall provide the defaulting party at least thirty (30) calendar days to cure a Default; however, the 30-day period shall be extended to the period of time reasonably necessary to cure the Default (in the event that such 30-day period is not sufficient time to reasonably cure such Default), if the defaulting party promptly commences activities to cure the Default in good faith and diligently pursues such activities to fully cure the Default, but, in no event, shall the period of time to cure the Default exceed ninety (90) calendar days from the date of the Default Notice, unless otherwise agreed to by the parties in writing.

(b) In the event the Default is not fully and timely cured by Developer, the City shall have all of the rights and remedies available in law or in equity, including, but not limited to, all or any of the following rights and remedies, and the exercise or implementation of any one or more of these rights and remedies shall not bar the exercise or implementation of any other rights or remedies of the City provided for under this Agreement:

(i) The City may refuse to issue any permits to Developer for the construction of Developer Improvements or any other improvements on the Property;

(ii) The City may recover from Developer all damages, costs and expenses, including, but not limited to, attorneys' fees incurred by the City related to or arising out of each Default and the drafting and negotiation of this Agreement;

(iii) The City may terminate or postpone its obligation to perform any one or more of its obligations under this Agreement, including, but not limited to, any payment obligations under the MRO; or

(iv) The City may terminate this Agreement.

(c) In the event the Default is not fully and timely cured by the City, subject to Section 17.11 below, Developer shall have all of the rights and remedies available in law or in equity, however, the City shall not be liable for any punitive or consequential damages, the MRO shall only be paid out of Available Tax Increment and Developer may not perform any acts required to be performed by the City under applicable law.

ARTICLE XIII – SUCCESSORS AND ASSIGNS

13.1 Successors and Assigns; Assignment. This Agreement shall be binding upon the successors and assigns of the parties hereto; however, this provision shall not constitute an authorization of Developer to assign or transfer its rights and obligations under this Agreement. Except as expressly provided for in Section 8.1 above, this Agreement shall not be assigned by Developer without the prior written consent of the City, which consent may be withheld for any reason.

ARTICLE XIV – TERMINATION

14.1 Termination. This Agreement shall not terminate until the earlier of:

(a) termination by the City of the District pursuant to §66.1105(7) of the TI Act,

(b) the date the MRO is paid in full, or

(c) termination by the City pursuant to the terms of this Agreement;

however, Developer agrees that the termination of this Agreement shall not cause a termination of the rights and remedies of the City under this Agreement.

ARTICLE XV – NOTICES

15.1 Notices. Any notice given under this Agreement shall be deemed effective when: (a) personally delivered in writing; (b) a commercially recognized overnight delivery service provides confirmation of delivery; or (c) the third calendar day after notice is deposited with the United States Postal Service (postage prepaid, certified with return receipt requested), or (d) in the case of an e-mail notice (which shall be effective for all purposes hereunder), when sent to the e-mail address(es) provided below or any other address designated in writing by one party to the other party; provided that any party may request that an e-mail notice be followed by another form of notice under this Section 15.1 within three (3) calendar days after such request, and addressed as follows:

If to the City:

City of Sheboygan
Attention: City Administrator
828 Center Avenue, Suite 300
Sheboygan, WI 53081
casey.bradley@sheboyganwi.gov

City of Sheboygan
Attention: City Attorney
828 Center Avenue, Suite 210
Sheboygan, WI 53081
charles.adams@sheboyganwi.gov

with a copy to:

Brion T. Winters, Esq.
von Briesen & Roper, s.c.
411 E. Wisconsin Ave., Suite 1000
Milwaukee, WI 53202
brion.winters@vonbriesen.com

If to Developer:

Halo Real Estate Ventures LLC
Attention: Joel Oliver
900 N. Rock Hill Road
St. Louis, MO 63119
joel@halorev.com

with a copy to:

Lokre Development Company
Attention: Rolly Lokre
1820 Plover Road, Suite E
Plover, WI 54467
rolly@lokre.com

ARTICLE XVI – APPLICABLE LAW

16.1 Applicable Law. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Wisconsin. Any litigation related to this Agreement shall be brought in the state courts of the State of Wisconsin and the parties hereto agree to submit to the jurisdiction and venue of the Circuit Court for Sheboygan County, Wisconsin.

ARTICLE XVII – MISCELLEANEOUS

17.1 Entire Agreement. This Agreement and all of the documents referenced herein or related hereto (and as any of the aforementioned documents have been or may be amended, extended or modified) embody the entire agreement between the parties relating to the transactions contemplated under this Agreement and all agreements, representations or understanding, whether oral or written, that are prior or contemporaneous to this Agreement are superseded by this Agreement.

17.2 Amendment. No amendment, modification or waiver of any provision of this Agreement, nor consent to any departure by a party from any provision of this Agreement shall in any event be effective unless it is in writing and signed by each of the parties hereto, and then such waiver or consent shall be effective only in the specific instance and for the specific purposes for which it is given by the respective party.

17.3 No Vested Rights Granted. Except as provided by law, or as expressly provided in this Agreement, no vested rights in connection with the Project shall inure to Developer nor does the City warrant by this Agreement that Developer is entitled to any required approvals, permits or the like with regard to the Project.

17.4 Invalid Provisions. The invalidity or unenforceability of a particular provision of this Agreement shall not affect the other provisions, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision were omitted.

17.5 Headings. The article and section headings of this Agreement are inserted for convenience of reference only and are not to be construed as defining or limiting, in any way, the scope or intent of the provisions hereof.

17.6 No Waiver; Remedies. No failure on the part of the City to exercise, and no delay in exercising, any right, power or remedy under this Agreement shall operate as a waiver of such right, power or remedy; nor shall any single or partial exercise of any right under this Agreement preclude any other or further exercise of the right or the exercise of any other right. The remedies provided in this Agreement are cumulative and not exclusive of any remedies provided by law.

17.7 No Third-Party Beneficiaries. This Agreement is solely for the benefit of the named parties hereto and their permitted assignees, and nothing contained in this Agreement shall confer upon anyone other than such parties any right to insist upon or enforce the performance or observance of any of the obligations contained in this Agreement.

17.8 No Joint Venture. The City is not a partner, agent or joint venture of or with Developer.

17.9 Recording of a Memorandum of this Agreement Permitted. A memorandum of this Agreement may be recorded by the City on the Property and any or all of the Property in the office of the Register of Deeds for Sheboygan County, Wisconsin, and, upon request of the City, Developer shall execute and deliver to the City a memorandum of this Agreement for recording purposes.

17.10 Force Majeure. If any party is delayed or prevented from timely performing any act required under this Agreement by reason of extraordinary and uncommon matters beyond the reasonable control of the party obligated to perform, including (but not limited to) fire, earthquake, war, terrorist act, pandemic, epidemic, flood, riot, strike, lockout, supply shortages, freight embargo, power outages, extreme weather or other similar causes or acts of God, such act shall be excused for the period of such delay, and the time for the performance of any such act shall be extended for a period equivalent to such delay; provided, however, that the time for performance shall not be extended by more than ninety (90) calendar days unless agreed to in writing by the parties hereto. Notwithstanding any provision herein to the contrary, the City, in its sole and absolute discretion, may allow up to a six (6) month extension on the deadlines set forth in Section 1.1 and 3.2 above should reasonable delays occur as a result of environmental remediation issues, supply chain issues or material cost increases. Any such approved delay by the City will be evidenced in writing and provided to Developer, and without any written evidence approving such delay, the other provisions of this Agreement shall control and the immediately preceding sentence shall not apply.

17.11 Immunity. Nothing contained in this Agreement constitutes a waiver of any immunity available to the City under applicable law.

17.12 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same agreement, it being understood that all parties need not sign the same counterpart. This Agreement may also be executed by remote electronic means, via DocuSign, Eversign, or similar platform. The exchange of copies of this Agreement and of signature pages by facsimile transmission (whether directly from one facsimile device to another by means of a dial-up connection or whether mediated by the worldwide web), by electronic mail in "portable document format" (".pdf"), or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, or by a combination of such means, shall constitute effective execution and delivery of this Agreement as to the parties and may be used in lieu of an original Agreement for all purposes. Signatures of the parties transmitted by facsimile or other electronic means shall be deemed to be their original signatures for all purposes. Upon request by a party, the parties hereto shall provide a wet-ink, original signed version of this Agreement to such party for its records.

17.13 Recitals. The RECITALS set forth above are true, accurate and incorporated herein by reference.

[The remainder of this page is intentionally left blank with a signature pages to follow.]

#42424878v8

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

CITY: CITY OF SHEBOYGAN

By: _____
Name: Ryan Sorenson, City Mayor

Attest: _____
Name: Meredith DeBruin, City Clerk

STATE OF WISCONSIN)
) I
SHEBOYGAN COUNTY)

Personally came before me this _____ day of July, 2025, the above-named Ryan Sorenson and Meredith DeBruin, the City Mayor and the City Clerk of the City of Sheboygan, respectively, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Wisconsin
My commission _____

DEVELOPER: WATERSIDE HOSPITALITY LLC

By: _____
Name: Roland Lokre, Managing Member

STATE OF WISCONSIN)
) I
_____ COUNTY)

Personally came before me this _____ day of July, 2025, the above named Roland Lokre, the Managing Member of Waterside Hospitality LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Wisconsin
My commission _____

ACKNOWLEDGED AND AGREED TO BY THE UNDERSIGNED GUARANTOR FOR PURPOSES OF THE GUARANTY PROVIDED IN ARTICLE III OF THIS AGREEMENT AND I AGREE THAT SUCH GUARANTY IS DONE IN THE INTEREST OF MY MARRIAGE AND FAMILY.

GUARANTOR(S):

_____
Roland Lokre, an individual

MARITAL PURPOSE STATEMENT AND SPOUSAL CONSENT:

My spouse, Roland Lokre, has agreed to personally guarantee obligations under this Agreement to the City. I consent to this act by my spouse and acknowledge that such act was done in the interests of our marriage and family, but by signing below I am not becoming personally liable as a guarantor.

_____
Cynthia Lokre, Spouse of Roland Lokre

EXHIBIT A

Property

Lots 1, 2, 3 and 4 of Block 106 of the Original Plat to the City of Sheboygan, Sheboygan County, Wisconsin.

Tax ID: (For Informational Purposes) 59281106160

Lot 5, Block 106, in Sheboygan Original Plat, a Subdivision according to the recorded Plat thereof, City of Sheboygan, County of Sheboygan, State of Wisconsin.

Tax ID: (For Informational Purposes) 59281106170

Lot 6, Block 106, Original Plat of the City of Sheboygan, Sheboygan County, Wisconsin, excepting therefrom the West 19 feet of the South 12 -1/2 feet thereof conveyed to the City of Sheboygan.

Tax ID: (For Informational Purposes) 59281106190

EXHIBIT B

Special Warranty Deed

[SEE ATTACHED]

DOCUMENT NO.	**SPECIAL WARRANTY DEED**

This Special Warranty Deed is made between City of Sheboygan ("**Grantor**") and Waterside Hospitality LLC ("**Grantee**").

WITNESSETH:

Grantor, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys to Grantee and its successors and assigns forever the following described real estate:

All of Grantor's right, title and interest in and to the real property described in Schedule A attached hereto and incorporated herein by reference, together with all hereditaments and appurtenances thereunto belonging or in any way appertaining.

This is not homestead property.

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

[_____]
von Briesen & Roper, s.c.
[411 E. Wisconsin Ave., Suite #1000
Milwaukee, WI 53202]

_____
Parcel Identification Number

EXEMPT FROM REAL ESTATE TRANSFER TAX PER WIS. STATS. § 77.25 (2).

Grantor warrants that title is good, indefeasible in fee simple and free and clear of encumbrances, arising by, through or under Grantor, except municipal and zoning ordinances (and agreements entered into under them), recorded easements, recorded building and use restrictions, covenants and the restrictions set forth in a "Tax Incremental District Development Agreement" between Grantor and Grantee dated as of July [___], 2025, taxes and assessments levied in 20[___] which are not yet due and payable and subsequent years and those encumbrances set forth on Schedule B, attached hereto and incorporated herein by this reference.

As additional consideration for the conveyance evidenced by this Special Warranty Deed, Grantor and Grantee agree that, prior to the termination of the Grantor's Tax Incremental District No. 21, all current and future owners or users of (including any other party with an interest – whether ownership, leasehold or otherwise – in) all or any portion of the real property conveyed by this Special Warranty Deed shall not be used in such a way as to exempt such real property from property taxation. The foregoing covenant shall run with the land.

Dated as of [_____], 20[___].

[_____]

By: _____ Attest: _____
Name: _____ Name: _____
Title: _____ Title: _____

STATE OF WISCONSIN)
) SS
COUNTY OF [_____])

Personally came before me this ___ day of _____, 20____, _____ and _____, as _____ and _____, respectively, of [_____], and to me known to be the people who executed the foregoing instrument and acknowledged the same in such capacity.

_____
Name: _____
Notary Public, State of Wisconsin
My Commission: _____

This document was drafted by:
[_____], Esq.
von Briesen & Roper, s.c.
[411 E. Wisconsin Avenue, Suite 1000
Milwaukee, WI 53202]

Schedule A
Legal Description of Real Property

Schedule B
Permitted Encumbrances

The following items are permitted encumbrances in addition to the items identified above in this Special Warranty Deed. The number references are for tracking and convenience purposes only and identify the exceptions noted on Schedule B Section Two in the Title Insurance Commitment issued by [_____] Title Insurance Company as Commitment Number [_____].

EXHIBIT C

Permitted Encumbrances

[SEE ATTACHED]

The number references are for tracking and convenience purposes only and identify the exceptions noted on Schedule B Section Two in the Title Insurance Commitment issued by First American Title Insurance Company (and Guaranty Closing & Title Services, Inc. as the issuing agent) as Commitment Number 2025-42902-14.

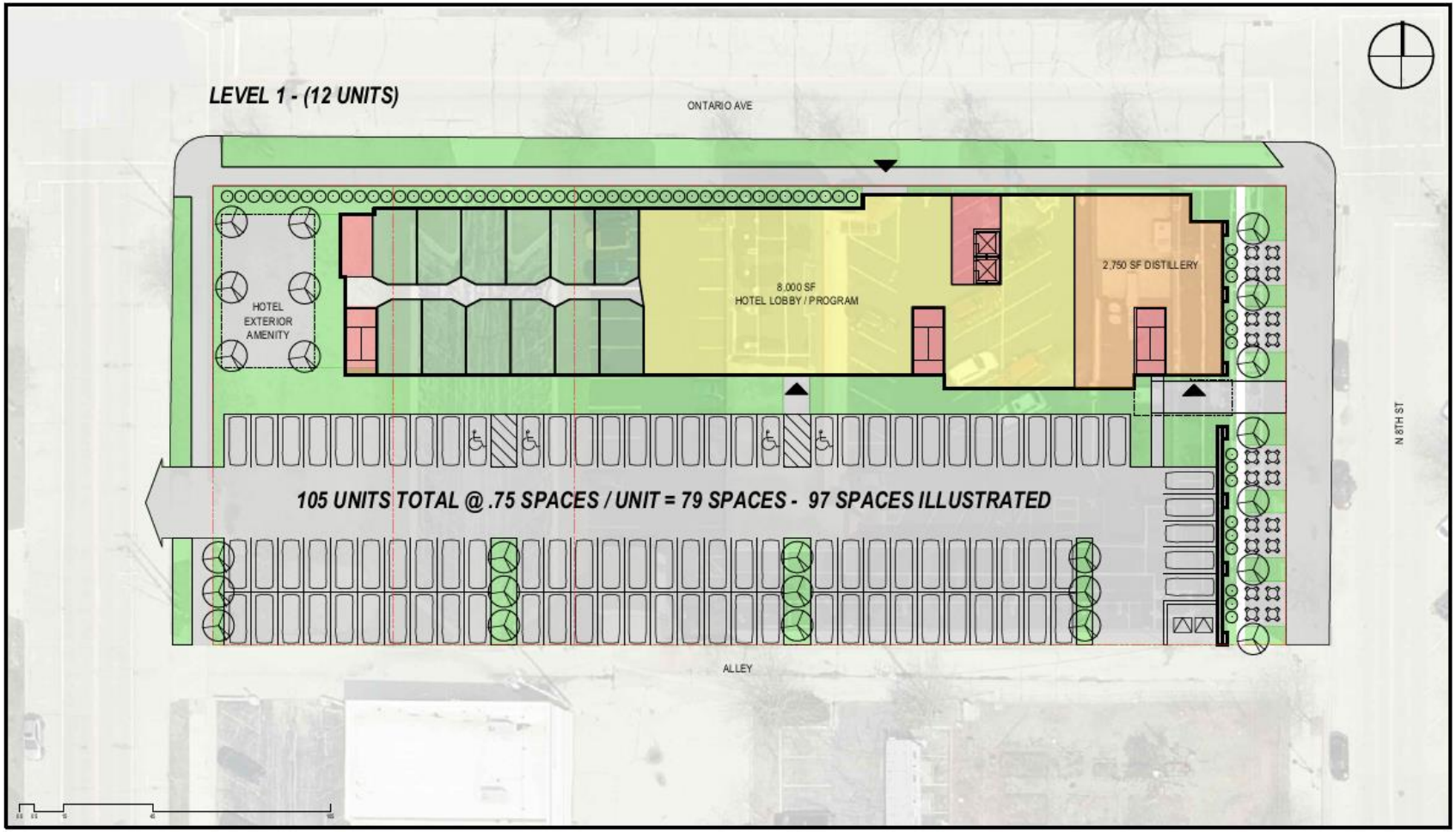
11. Parking Agreement recorded May 30, 1984 in Volume 960 of Records on page 415 as Document No. 1102578 .

12. Overhead and Underground Electric and Communication Easement granted to Wisconsin Power and Light Company recorded January 26, 2024 as Document No. 2159867 .

EXHIBIT D

Site Plan

[SEE ATTACHED]



SHEBOYGAN - ONTARIO & 8TH - HOTEL SKETCH
02.26.2025

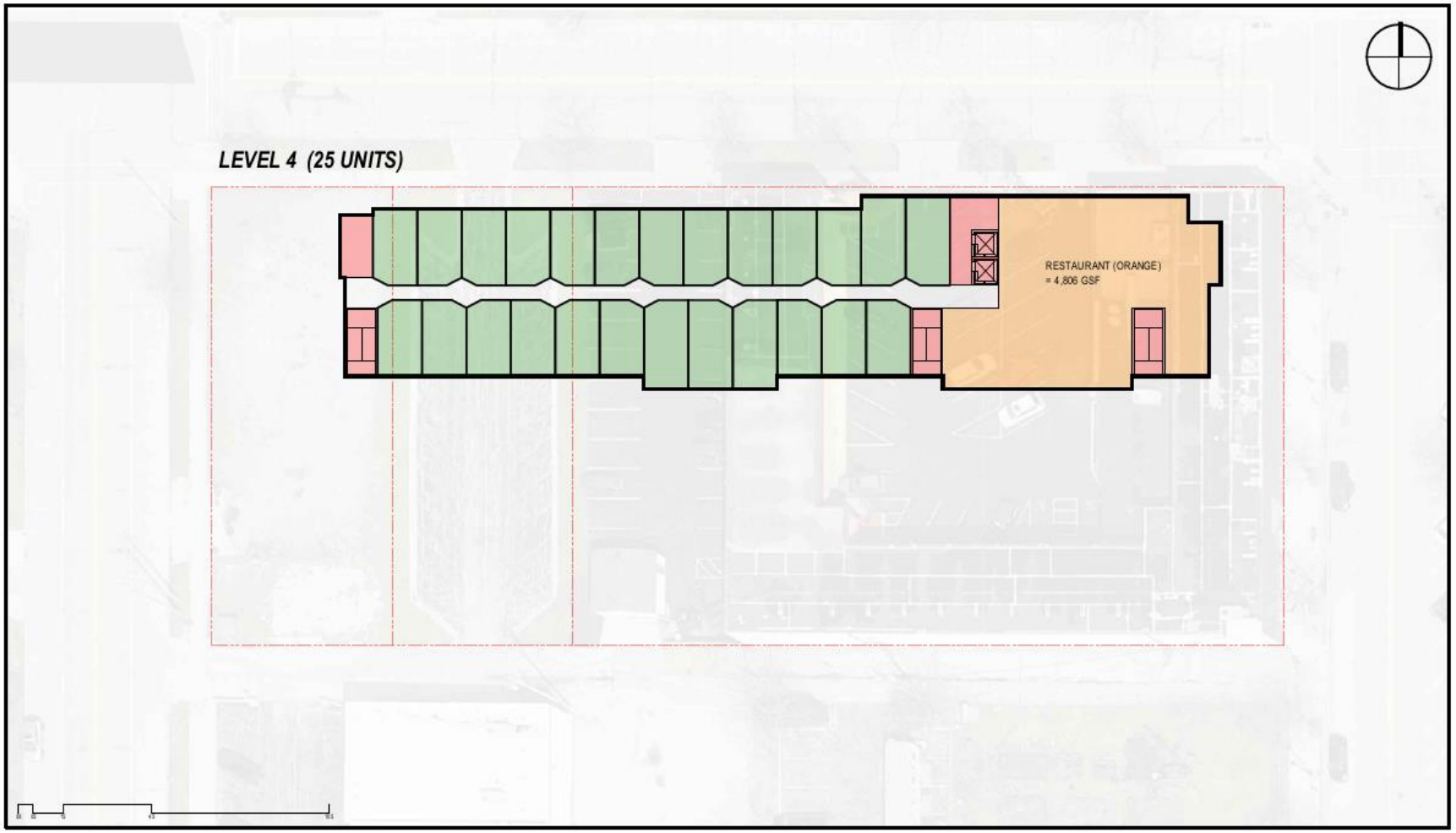
HALO

EXHIBIT D

SHEBOYGAN - ONTARIO & 8TH - HOTEL SKETCH

02.26.2025

HALO



SHEBOYGAN - ONTARIO & 8TH - HOTEL SKETCH
02.26.2025

HALO

EXHIBIT E

MRO

UNITED STATES OF AMERICA
STATE OF WISCONSIN
COUNTY OF SHEBOYGAN
CITY OF SHEBOYGAN

TAXABLE TAX INCREMENT PROJECT MUNICIPAL REVENUE OBLIGATION ("**MRO**")

Number	Date of Original Issuance	Amount
____	_____	Up to $2,800,000.00

FOR VALUE RECEIVED, the City of Sheboygan, Sheboygan County, Wisconsin (the "**City**"), promises to pay to Waterside Hospitality LLC (the "**Developer**"), or registered assigns, but only in the manner, at the times, from the source of revenue and to the extent hereinafter provided, the Revenues described below, without interest.

This MRO shall be payable in installments of principal due on October 31 (the "**Payment Dates**") in each of the years and in the amounts set forth on the debt service schedule attached hereto as Schedule 1.

This MRO has been issued to finance projects within the City's Tax Incremental District No. 21, pursuant to Article XI, Section 3 of the Wisconsin Constitution and Section 66.0621, Wisconsin Statutes and acts supplementary thereto, and is payable only from the income and revenues herein described, which income and revenues have been set aside as a special fund for that purpose and identified as the "Special Redemption Fund" provided for under the resolution adopted on _____, 20___, by the Common Council of the City (the "**Resolution**"). This MRO is issued pursuant to the Resolution and pursuant to the terms and conditions of the Tax Incremental District Development Agreement dated as of July 22, 2025 by and between the City and Developer (the "**Development Agreement**"). All capitalized but undefined terms herein shall take on the meaning given to such terms in the Development Agreement.

This MRO does not constitute an indebtedness of the City within the meaning of any constitutional or statutory limitation or provision. This MRO shall be payable solely from Available Tax Increment generated by the Property and appropriated by the City's Common Council to the payment of this MRO (the "**Revenues**"). Reference is hereby made to the Resolution and the Development Agreement for a more complete statement of the revenues from which and conditions and limitations under which this MRO is payable and the general covenants and provisions pursuant to which this MRO has been issued. The Resolution and Development Agreement are incorporated herein by this reference.

If on any Payment Date there shall be insufficient Revenues appropriated to pay the principal due on this MRO, the amount due but not paid shall be deferred. The deferred principal

shall be payable on the next Payment Date until ***the earlier of***: (a) the date this MRO is paid in full, and (b) the Final Payment Date (as defined below). The City shall have no obligation to pay any amount of this MRO which remains unpaid after the Final Payment Date. The owners of this MRO shall have no right to receive payment of any deferred amounts, unless there are available Revenues which are appropriated by the City's Common Council to payment of this MRO. The "**Final Payment Date**" is October 31, 2050.

At the option of the City, this MRO is subject to prepayment in whole or in part at any time.

The City makes no representation or covenant (express or implied) that the Available Tax Increment or other Revenues will be sufficient to pay, in whole or in part, the amounts which are or may become due and payable hereunder.

The City's payment obligations hereunder are subject to appropriation, by the City's Common Council, of Tax Increments or other amounts to make payments due on this MRO. In addition, as provided in Section 6.3 of the Development Agreement, the total amount of principal to be paid shall in no event exceed ***the lesser of***:

(a) Two Million Eight Hundred Thousand Dollars ($2,800,000.00), and

(b) The sum of all payments made by the City on this MRO during the life of the District but in no event after the Final Payment Date.

When such amount of Revenues has been appropriated and applied to payment of this MRO, the MRO shall be deemed to be paid in full and discharged, and the City shall have no further obligation with respect hereto. Further, as provided in Sections 6.1, 6.3 and 12.1 of the Development Agreement or otherwise, the City's obligations to make payments on this MRO may be suspended or terminated in the event Developer is in Default under any of the terms and conditions of the Development Agreement, provided payments may be resumed when any such Default is timely cured and any payments missed due to an uncured Default also shall be paid from Available Tax Increment upon timely cure of such Default.

THIS MRO IS A SPECIAL, LIMITED REVENUE OBLIGATION AND NOT A GENERAL OBLIGATION OF THE CITY AND IS PAYABLE BY THE CITY ONLY FROM THE SOURCES AND SUBJECT TO THE QUALIFICATIONS STATED OR REFERENCED HEREIN. THIS MRO IS NOT A GENERAL OBLIGATION OF THE CITY, AND NEITHER THE FULL FAITH AND CREDIT NOR THE TAXING POWERS OF THE CITY ARE PLEDGED TO THE PAYMENT OF THE PRINCIPAL OR INTEREST OF THIS MRO. FURTHER, NO PROPERTY OR OTHER ASSET OF THE CITY, EXCEPT THE ABOVE-REFERENCED REVENUES, IS OR SHALL BE A SOURCE OF PAYMENT OF THE CITY'S OBLIGATIONS HEREUNDER.

This MRO is issued by the City pursuant to, and in full conformity with, the Constitution and laws of the State of Wisconsin.

Except as otherwise expressly provided for in the Development Agreement, this MRO may be transferred or assigned, in whole or in part, only upon prior written consent of the City which may be withheld, conditioned or delayed for any reason. Interests in this MRO may not be split, divided or apportioned, except as set forth herein. In order to transfer or assign the MRO, if permitted by the City, the transferee or assignee shall surrender the same to the City either in exchange for a new, fully-registered municipal revenue obligation or for transfer of this MRO on the registration records for the MRO maintained by the City. Each permitted transferee or assignee shall take this MRO subject to the foregoing conditions and subject to all provisions stated or referenced herein.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this MRO have been done, have existed and have been performed in due form and time.

IN WITNESS WHEREOF, the Common Council of the City of Sheboygan has caused this MRO to be signed on behalf of the City by its duly qualified and acting City Administrator and City Clerk, and its corporate seal to be impressed hereon, all as of the date of original issue specified above.

CITY OF SHEBOYGAN

EXHIBIT

By: _____
Name: _____, City Administrator

(SEAL)

EXHIBIT

Attest: _____
Name: _____, City Clerk

Schedule 1

Payment Schedule

Subject to the City's actual receipt of Available Tax Increment and the terms and conditions of the Development Agreement (including, without limitation, the City's right to modify this payment schedule based upon market conditions and the actual and projected Available Tax Increment generated from the Project), the City shall make the following payments on the MRO to Developer:

Payment Date	**Payment Amount**
October 31, 20[__]	$_____
October 31, 20[__]	$_____
October 31, 20[__]	$_____
October 31, 20[__]	$_____
October 31, 20[__]	$_____
October 31, 20[__]	$_____
October 31, 20[__]	$_____
October 31, 20[__]	$_____
October 31, 20[__]	$_____
October 31, 20[__]	$_____
October 31, 20[__]	$_____
October 31, 20[__]	$_____
October 31, 20[__]	$_____
October 31, 20[__]	$_____
October 31, 20[__]	$_____
Total	Up to $2,800,000.00

REGISTRATION PROVISIONS

This MRO shall be registered in registration records kept by the Clerk of the City of Sheboygan, Sheboygan County, Wisconsin, such registration to be noted in the registration blank below and upon said registration records, and this MRO may thereafter be transferred only upon presentation of this MRO together with a written instrument of transfer in form and substance acceptable to the City and duly executed by the registered owner or his/her/its attorney, such transfer to be made on such records and endorsed hereon.

Date of Registration	Name of Registered Owner	Signature of City Clerk

EXHIBIT F

Members of Developer

MEMBERS OF DEVELOPER (WITH OWNERSHIP PERCENTAGE):

(1) Roland Lokre (50%)
(2) HALO Real Estate Ventures (50%)

CITY OF SHEBOYGAN
RESOLUTION 59-25-26

BY ALDERPERSONS MITCHELL AND PERRELLA.

JULY 14, 2025.

A RESOLUTION authorizing the City Attorney Department to engage the services of special outside legal counsel to represent the Licensing, Hearings, and Public Safety Committee and Common Council with regard to an upcoming quasi-judicial hearing.

RESOLVED: That the Common Council hereby authorizes the City Attorney Department to engage the services of Attorney Ian Prust of Prust Legal, West Bend, Wisconsin, to represent the Licensing, Hearings, and Public Safety Committee and Common Council with regard to an impending quasi-judicial hearing.

BE IT FURTHER RESOLVED: That the Finance Director/Treasurer is hereby authorized and directed to draw on Account No. 711150-531500 (Liability Insurance Fund – Administration Services) in payment for said services.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer

_____
Ryan Sorenson, Mayor, City of Sheboygan

Attest

_____
Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
RESOLUTION 26-25-26
DIRECT REFERRAL TO FINANCE AND PERSONNEL COMMITTEE.

BY ALDERPERSON MITCHELL AND PERRELLA.

JUNE 9, 2025.

A RESOLUTION authorizing entering into a Tax Incremental District Development Agreement with North Sixth Seventh, LLC for the development of the former Aurora Sheboygan Memorial Medical Center site located at 2629 North 7th Street.

RESOLVED: That the Mayor and City Clerk are hereby authorized to execute the Tax Incremental District Development Agreement between North Sixth Seventh, LLC and the City of Sheboygan, a copy of which is attached hereto and incorporated herein.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

TAX INCREMENTAL DISTRICT DEVELOPMENT AGREEMENT

THIS TAX INCREMENTAL DISTRICT DEVELOPMENT AGREEMENT (the "**Agreement**") is entered into as of June 16, 2025 (the "**Effective Date**") by and among the CITY OF SHEBOYGAN (the "**City**"), a Wisconsin municipal corporation, and North Sixth Seventh, LLC, a Wisconsin limited liability company ("**Developer**").

RECITALS

A. The City intends to create Tax Incremental District No. 25 ("**District**") as a rehabilitation tax increment district under the City's proposed project plan (the "**Project Plan**") in order to finance various project costs within the District subject to approvals by the City's Common Council and the Joint Review Board for the District pursuant to Wis. Stat. § 66.1105 (the "**TI Act**") and applicable provisions of Wis. Stat. § 66.1337 for an urban renewal project.

B. The City owns seven (7) acres of land located within the boundaries of the District shown in Exhibit A attached hereto and incorporated herein by reference (the "**Property**"), and the City intends to convey the Property to Developer pursuant to the terms of this Agreement.

C. Developer, pursuant to the terms and conditions of this Agreement, is obligated to, among other things, construct a residential development on the Property consisting of twenty-one (21) single-family houses (the "**Project**").

D. Developer acknowledges that but for the MRO (as defined below) provided by the City in this Agreement, Developer would not move forward with the Project.

E. The City believes it is appropriate to use tax increments from the District to provide for, among other things, the MRO for the benefit of the District to facilitate development and redevelopment within the District.

F. The City further believes that the Project, as described in this Agreement, is in the best interests of the City and its residents and is reasonably consistent with the public purposes and the development expectations of the City, including, but not limited to, expanding housing, tax base and employment opportunities within the City.

NOW, THEREFORE, the City and Developer, in consideration of the terms and conditions contained in this Agreement and for other good and valuable consideration, the receipt of which is hereby acknowledged, each agrees as follows:

AGREEMENT

ARTICLE I – REQUIRED INFORMATION; DISTRICT CREATION; TERMINATION

1.1 Required Information. The City shall have no obligations under this Agreement, and shall have the right to terminate this Agreement in accordance with the provisions of Section 1.3 below, if the Required Information (as defined below) has not been timely provided by the Developer to the City in form and substance reasonably acceptable to the City. On or before

August 1, 2025, Developer shall provide to the City the following required information related to the Project (collectively, the "**Required Information**") and such other documentation as the City may request, both in form and in substance acceptable to the City:

(a) A schedule for the construction of Developer Improvements (as defined below) and identifying the following for the Project:

(i) Intended commencement and completion date,

(ii) Reasonably estimated costs associated with the construction, and

(iii) Reasonably estimated value, upon completion, of the intended improvements to be constructed on the Property.

(b) An estimated cost breakdown and construction budget summary listing the intended cost of each improvement and construction expense for the Project, including, without limitation, all hard costs and soft costs, and the cost breakdown and budget shall be certified in writing by Developer and Developer's general contractor.

(c) Documentation confirming that Developer has complied with all necessary federal, state, county, and municipal laws, ordinances, rules, regulations, directives, orders, and requirements necessary to obtain the governmental approvals relating to the Project. Developer shall also provide copies of all approvals by all applicable government bodies and agencies (including, without limitation, municipal or state issued building permits for the Project).

(d) A copy of the final construction plans and complete specifications for the intended construction related to the Project that are consistent with the provisions of this Agreement (the "**Final Plans**"). The Final Plans must be certified as final and complete and be signed by Developer, the consulting engineer, architect and the general contractor (as applicable) and approved by the City in writing.

(e) All documents authorizing the construction and financing of the Project and directing the appropriate officer of Developer to execute and deliver this Agreement, the Offer and all other agreements, documents and contracts required to be executed by it in connection with the transactions which are the subject of this Agreement (including, without limitation, authorizing resolutions of Developer).

On or before the Effective Date, Developer shall provide the City with all documents authorizing the appropriate officer of Developer to execute and deliver this Agreement (including, without limitation, authorizing resolutions of Developer).

1.2 Creation of the District. Subsequent to the Effective Date, the City shall make good faith efforts to create the District by initiating and reasonably pursuing the statutory process for the creation of a tax incremental district pursuant to the TI Act.

1.3 Termination Rights.

(a) City Termination Rights. If the City does not receive the approval of the District and the Project Plan by the City Council and the Joint Review Board, as required by Sections 66.1105(4) and 66.1105(4m) of the TI Act, on or before July 1, 2025, the City shall have the right to terminate this Agreement and shall have no obligation to perform any act under this Agreement (including, without limitation, issuing the MRO). If Developer fails to fully and timely provide the Required Information, as determined in the sole discretion of the City, the Developer shall be in Default under this Agreement. If Developer does not provide such Required Information within thirty (30) calendar days after the City provides Developer written notice of such Default(s), the City shall have the right to terminate this Agreement and shall have no obligation to perform any act under this Agreement (including, without limitation, issuing the MRO).

(b) Developer Termination Rights. If on or before June 30, 2025: (i) the District is not created; or (ii) Developer has not received the City's approval of the Final Plans, then Developer shall have from August 1, 2025 to and including August 15, 2025 (the "**Developer Termination Period**") to terminate this Agreement. If Developer does not terminate this Agreement during the Developer Termination Period, then Developer is deemed to have waived Developer's right to terminate this Agreement. If the District is not created or Developer has not received the City's approval of the Final Plans on or before June 30, 2025 and Developer terminates this Agreement during the Developer Termination Period, then neither Developer nor the City shall: (i) be in Default under this Agreement, or (ii) have any obligation to perform any act under this Agreement.

(c) Notwithstanding any provision herein to the contrary, if the District is timely created or the conditions for the Developer Termination Period are satisfied but Developer does not terminate this Agreement during the Developer Termination Period and Developer wishes to terminate this Agreement prior to the earlier of: (i) September 1, 2025, or (ii) the delivery of the Commencement Notice to the City, Developer may terminate this Agreement provided Developer: (A) delivers to the City copies of all due diligence reports and related materials Developer received on the Property, and (B) reimburses the City for all costs and expenses incurred or to be incurred by the City with regard to the preparation, drafting and negotiation of this Agreement (including, without limitation, all attorneys' fees and costs).

ARTICLE II – CONVEYANCE OF THE PROPERTY

2.1 Property to be Conveyed. Subject to the terms and conditions set forth in this Agreement (including, without limitation, ARTICLE I above), the City agrees to convey the Property and all improvements thereon to Developer as set forth in this Agreement.

2.2 General Terms and Conditions. The conveyance that transfers the Property to Developer shall be subject to the following terms and conditions:

(a) The Property shall be conveyed by special warranty deed in the form and substance attached hereto as Exhibit B (the "**Special Warranty Deed**") with good and

marketable title, free and clear of all liens, security interests, mortgages or encumbrances of any kind, except for municipal and zoning ordinances and agreements entered into under them, recorded easements, recorded building and use restrictions and covenants, the property tax exemption restriction and transfer restriction set forth in this Agreement (see Sections 2.4, 8.2 and 8.3 below) and the permitted encumbrances on the Property as set forth on Exhibit C attached hereto (collectively, the "**Permitted Encumbrances**"); provided, however, that the City, at the City's sole cost and expense, shall make good faith efforts to terminate or relocate the utility easements listed as Permitted Encumbrances in paragraphs 19 and 22 in Exhibit C (the "**Interfering Easements**") so such easements no longer interfere with the Developer Improvements and the Project, but, for the avoidance of any doubt, the City's inability to relocate or terminate the Interfering Easements shall not be a Default by the City under this Agreement;

(b) Title to the Property shall be insured by a policy of title insurance, or a binding commitment for such a title policy, that covers all of the Property and will be effective as of the Closing Date (as hereinafter defined) and insure the quality of title of the subject property as provided in Section 2.2(a) above but subject to standard title insurance exceptions;

(c) Developer shall be responsible for paying all costs related to evidence of title in the form of a commitment for an owner's policy of title insurance with a gap endorsement, on a current ALTA form issued by a title insurer selected by the City. Further, Developer shall be responsible for obtaining any additional endorsements and paying for all premiums and costs associated with the owner's policy (and lender's policy, as applicable) of title insurance covering the property being acquired in such amounts as may be determined by Developer. Each party hereto shall promptly execute and deliver to the other such other documents, certifications and confirmations as may be reasonably required and designated by the title insurer to issue the policies of title insurance described above;

(d) The taxes, assessments and utilities, if any, will be prorated on the Closing Date;

(e) The closing for the conveyance of the Property shall be on: (1) the thirtieth (30^{th}) calendar day following the City's receipt of the Commencement Notice (as defined below); or (2) another date agreed to by the parties in writing (the "**Closing Date**"), provided, in all respects, that there is no Event of Default existing under this Agreement; and

(f) If the City conveys the Property to Developer, all or such portion of the Property (as applicable) is being conveyed "AS-IS, WHERE-IS" and "WITH ALL FAULTS," and the City is making no representations or warranties, express or implied, with respect to the condition of the subject property or improvements. Developer agrees that Developer is relying exclusively upon Developer's own inspection of the Property being conveyed and all improvements thereon. **DEVELOPER HEREBY WAIVES ANY AND ALL CLAIMS AGAINST THE CITY, THE CITY'S OFFICERS, OFFICIALS, MANAGERS, EMPLOYEES, ATTORNEYS, AGENTS AND**

REPRESENTATIVES, INCLUDING, WITHOUT LIMITATION, CLAIMS BASED IN TORT (INCLUDING, BUT NOT LIMITED TO, NEGLIGENCE, STRICT LIABILITY AND STRICT RESPONSIBILITY), IN CONTRACT, IN WARRANTY, IN EQUITY OR UNDER ANY STATUTE, LAW OR REGULATION ARISING DIRECTLY OR INDIRECTLY OUT OF ANY CONDITION OF THE PROPERTY OR IMPROVEMENTS THEREON, EXCEPT TO THE EXTENT SUCH CLAIMS ARISE SOLELY OUT OF THE FRAUD OR INTENTIONAL MISCONDUCT OF THE CITY.

2.3 Consideration. At the time of the closing of the conveyance of the Property by the City to Developer, Developer shall pay to the City a purchase price for the Property in the amount of one dollar ($1.00).

2.4 Property Tax Exemption Restriction. The Special Warranty Deed shall include a covenant affecting the Property conveyed to Developer (and running with the land) that prohibits all current and future owners or users of (including any other party with an interest – whether ownership, leasehold or otherwise – in) the Property from using or permitting the use of all or any portion of the Property in any manner which would render the Property exempt from property taxation.

2.5 Subsequent Conveyance by Developer. For the avoidance of any doubt, Developer may convey all or any portion of the Property to any third party, subject to the provisions in Sections 2.4 above and 8.2 below. Notwithstanding the preceding sentence or the conveyance of the Property to a third party or third parties, Developer at all times shall remain fully responsible for all obligations of Developer under this Agreement (including, without limitation all guaranty obligations) and the previous sentence in no way modifies any representations, warranties, covenants or agreements of Developer under this Agreement (including, without limitation, the representations, warranties, covenants or agreements set forth in Sections 8.2 or ARTICLE X below).

ARTICLE III - COMMENCEMENT NOTICE AND DEVELOPER IMPROVEMENTS

3.1 Commencement Notice. Developer shall provide a written notice to the City of Developer's intention to commence the Project on or before September 1, 2025 (the "**Commencement Notice**"). To be effective, the Commencement Notice shall be accompanied by, or Developer shall have previously delivered to the City, all of the Required Information. If Developer has not timely exercised Developer's right to terminate this Agreement under Section 1.3(c) above and does not timely provide the Commencement Notice and all of the Required Information to the City, Developer will be deemed to not be ready to develop the Project and be in Default under this Agreement. If Developer does not cure all outstanding Default(s) within thirty (30) calendar days after the City provides Developer written notice of such Default(s), the City shall have no obligation to perform any obligation of the City under this Agreement (including, without limitation, issuing the MRO) and the City may terminate this Agreement.

3.2 Developer Improvements. Developer shall undertake, at Developer's own expense, the following improvements, obligations and work on the Property consistent with the

Final Plans and all applicable laws, regulations and ordinances (collectively, the "**Developer Improvements**"):

(a) Developer shall construct and timely complete the Project. Developer shall commence construction of the Project (installing foundations for the first home as depicted in the preliminary site plan attached as Exhibit D) on or before October 1, 2025. Upon such commencement, Developer shall proceed to fully-satisfy and complete all of the improvements, obligations and work set forth in this Section 3.2 with due diligence and without unreasonable delay or interruption (with the exception of force majeure events, if any, as defined in Section 18.10 below). Developer is targeting completion of five (5) single-family homes on or before December 31, 2025, eight (8) additional single-family homes (for a total of thirteen (13) homes) on or before December 31, 2026 and eight (8) additional single-family homes (for a total of twenty-one (21) homes) on or before December 31, 2027 (the "**Completion Date**"). Each home shall be deemed complete once such home is available for occupancy. If Developer does not construct twenty-one (21) single-family homes on or before December 31, 2027, Developer shall be in Default under this Agreement. For the avoidance of any doubt, the targeted completion of five (5) single-family homes on or before December 31, 2025 and eight (8) additional single-family homes (for a total of thirteen (13) homes) on or before December 31, 2026 are targets and failure by Developer to satisfy these targets for 2025 and 2026 timely shall not be a Default under this Agreement. Notwithstanding any provision herein to the contrary, if the City does not successfully relocate or terminate the Interfering Easements as contemplated in Section 2.2(a) above by December 31, 2026, then the total number of single-family houses to be completed by Developer under this Agreement may be reduced from twenty-one (21) to nineteen (19) and no single-family houses will be required to be built on Lots 10 and 20 as shown on the preliminary site plan in Exhibit D. For the avoidance of any doubt, the potential reduction of single-family homes required in this Agreement pursuant to the express conditions set forth in the immediately preceding sentence does not impact the targeted completion numbers for single-family houses to be built in 2025 or 2026 and only impacts the total number to be completed by the end of 2027.

(b) Developer shall promptly pay for all applicable City impact fees and charges related to the Project.

(c) Developer shall be responsible for all landscaping on the Property, including, without limitation, trees, shrubs, seeding or sod related to the Project.

(d) Developer shall install, or have installed, all electric, gas, fiber-optic, telephone and cable services and all improvements for the use and operation of the Project.

(e) Developer shall install, or have installed, all sanitary sewer and water laterals on the Property, as well as connections of such laterals to new or existing sewer and water mains.

(f) Developer shall install, or have installed, all storm water drainage systems and facilities on the Property, including drain tiles, pipes, detention ponds and retention ponds, consistent with all applicable laws, regulations and specifications for such systems and facilities.

(g) Developer shall be responsible for all erosion control measures related to Project and the construction of all improvements on the Property.

(h) Developer shall be responsible for all costs related to the work to be performed by Developer under this Agreement, including, but not limited to, all applicable engineering, inspections, materials, labor, permit, impact, license and any and all other fees.

The obligations on Developer under this Agreement shall be deemed covenants running with the land and shall be applicable to Developer's successors and assigns and all other persons or entities acquiring any interest in the Property during the term of the District.

3.3 Progress and Quality of Work. Upon commencement of the Developer Improvements, Developer shall proceed to the full completion of the Developer Improvements with due diligence and without delay or interruption with the exception of force majeure events, if any, as defined in Section 18.10 below. Subject to the foregoing, completion of the Project shall occur on or before the Completion Date. All work to be performed by or on behalf of Developer related to the Project shall be performed in a good and workmanlike manner, consistent with the prevailing industry standards for such work in the area of the City

3.4 Compliance Obligations. All of the Developer Improvements shall be completed in accordance with all applicable laws, regulations, ordinances and building and zoning codes and Developer shall, at Developer's cost, obtain and maintain all necessary permits and licenses for the Developer Improvements.

3.5 Indemnification and Insurance Required of Private Contractors. Developer hereby expressly agrees to indemnify and hold the City harmless from and against all claims, costs and liability related to any damage to the Property or injury or death to persons caused by Developer's performance of the Developer Improvements or any other work required of Developer under this Agreement, unless the cause is due to the willful misconduct by the City.

3.6 Compliance with Law. Developer shall comply with all applicable laws, ordinances, and regulations in effect at the time of final approval when fulfilling its obligations under this Agreement. When necessary to protect the public health, safety or welfare, Developer shall be subject to any applicable laws, ordinances and regulations that become effective after approval.

3.7 Payment of Taxes. Developer shall timely pay and discharge all taxes, assessments and other governmental charges upon the Property when due.

3.8 Time is of the Essence. Time is of the essence with reference to Developer's obligation to commence and complete the Developer Improvements. Developer acknowledges that the timely performance of its respective work under this Agreement is critical to the collection

of the tax increment upon which the parties are relying for the performance of their respective obligations under this Agreement.

3.9 Reconstruction. Until the District is closed, in the event of any casualty, loss or damage to the improvements on the Property owned by Developer (or by any entity affiliated with Developer in any way or with a common owner/owners or member/members as Developer or any entity affiliated with Developer in any way), Developer shall proceed with the repair and replacement of such improvements on such Property affected by such a loss or damage and restore such improvements to at least the condition and quality that such improvements were in, and with an equalized value at least equal to the equalized value, immediately prior to the casualty, loss or damage (each an "**Uncured Casualty Loss**"). Subject to force majeure delays, in no event shall Developer take longer than one hundred eighty (180) calendar days after the date of a loss or damage to restore the affected improvements. If Developer fails to timely comply with all of the requirements in this Section 3.9, Developer shall be in Default under this Agreement and the City shall be entitled to the remedies set forth in this Agreement and available in equity or applicable law.

ARTICLE IV– DEVELOPER GUARANTY AND OBLIGATIONS

4.1 Guarantied Value. The parties anticipate that, upon completion, the currently contemplated land and improvements related to the Project will have an equalized value for purposes of real property assessment ("**Equalized Value**") of not less than Eight Million Dollars ($8,000,000.00; the "**Guarantied Value**") by December 31, 2027. If, and only if, the City does not successfully relocate or terminate the Interfering Easements as contemplated in Section 2.2(a) above and the total number of single-family houses to be completed by Developer under this Agreement is reduced from twenty-one (21) to nineteen (19), then, and only then, the Equalized Value and the Guarantied Value required to be created by December 31, 2027 shall be reduced to Seven Million Two Hundred Thousand Dollars ($7,200,000.00). As a condition to entering into this Agreement, the City requires that Developer guaranty a minimum Equalized Value for the land and improvements related to the Project. By executing this Agreement, Developer guaranties that, on and after December 31, 2027 (the "**Guarantied Value Date**"), the Equalized Value of the land and improvements on the Property shall at all times during the life of the District be at least the Guarantied Value. If the Equalized Value of the Property is less than the Guarantied Value any time on or after the Guarantied Value Date, the Developer shall be in Default under this Agreement.

4.2 Failure to Construct. If Developer provides a Commencement Notice as required by Section 3.1 but does not timely complete construction of the Project as herein provided, then Developer shall pay to the City all sums incurred by the City with regard to the preparation and drafting of this Agreement and all other sums not recoverable from Tax Increments (as defined below), and be obligated to reconvey any and all portions of the Property owned by Developer (or by any entity affiliated with Developer in any way or with a common owner/owners or member/members as Developer or any entity affiliated with Developer in any way) at such time as follows:

(a) by Special Warranty Deed;

(b) insured by a policy of title insurance, or a binding commitment for such a title policy, with a gap endorsement, all of which are at the expense of Developer, that will be in the same insurance amounts obtained by Developer in the policy provided under Section 2.2(c) above, effective as of the reconveyance date and insure the quality of title of the Property free and clear of all liens, security interests, mortgages and encumbrances, except for Permitted Encumbrances;

(c) subject to the proration of taxes, utilities and any and all other assessments applicable to the Property being re-conveyed to the City; and

(d) at the time of the closing of the reconveyance of the Property by Developer to the City, the City shall pay to Developer a purchase price for the Property in the amount of one dollar ($1.00).

All repayments and reconveyances shall be completed within thirty (30) calendar days after Developer's non-performance or Default under this Agreement.

4.3 Guaranty Obligations. If on or any time after the Guarantied Value Date, whether as a result of an Uncured Casualty Loss or otherwise, the Equalized Value of the Property is less than the Guarantied Value (each a "**Shortfall Event**"), then Developer shall owe the City an amount equal to the difference between (a) the Tax Increment the City otherwise would have received on the Property if the Property's Equalized Value equaled the Guarantied Value, and (b) the Tax Increment received by the City in the year a Shortfall Event occurs (such difference between (a) and (b) being referred to herein as the "**Tax Increment Shortfall**"). For the avoidance of any doubt, a Shortfall Event shall be a Default under this Agreement but the payment by Developer to the City of the applicable Tax Increment Shortfall amount shall cure such Shortfall Event and Default. If a Tax Increment Shortfall is owed to the City, then unless and until the Equalized Value of the Property increases to at least the Guarantied Value, for each January 1 following a Shortfall Event, that the Equalized Value of the Property is less than the Guarantied Value, Developer shall pay to the City an amount equal to the Tax Increment Shortfall for such calendar year. If and when the Equalized Value of the Property as of any January 1 is equal to or greater than the Guarantied Value: (i) no further January 1 assessment valuations shall occur or be required, and (ii) no Tax Increment Shortfall payment obligation shall be incurred for such year or any year thereafter, unless a new Shortfall Event occurs. If a Tax Increment Shortfall continues through the closing of the District, no further Equalized Value assessment calculations shall occur and no further Tax Increment Shortfall payment obligations of Developer shall arise after the District is closed. Developer agrees that it shall not, and hereby waives any right to, during the life of the District, challenge the assessed value of the Property below the Guarantied Value. Nothing in this Agreement shall prevent Developer from imposing restrictive covenants on the Property that would obligate future owners of portions of the Property to rebuild improvements after a casualty loss on such portions of the Property to at least the equalized value of such improvements immediately prior to the casualty loss.

4.4 Payment of Tax Increment Shortfall. Any Tax Increment Shortfall payment due to the City shall be deducted from any MRO payment (otherwise due Developer but for the Default) from the City during the year in which the Tax Increment Shortfall payment obligation arises. If the Tax Increment Shortfall payment exceeds the amount of such MRO

payment, Developer shall pay to the City an amount equal to the difference between such MRO payment and the Tax Increment Shortfall. If there is no MRO payment due Developer for such year, Developer shall pay to the City the full amount of the Tax Increment Shortfall for such year. Any Tax Increment Shortfall payment due to the City from Developer pursuant to this ARTICLE IV shall be made within ten (10) days of written request for payment by the City.

ARTICLE V – CITY IMPROVEMENTS

5.1 City Work. On or before December 31, 2025, the City shall install the improvements and perform the work to be performed by the City as listed in Exhibit E attached hereto and incorporated by reference (the "**City Improvements**") as provided in Exhibit E and pursuant to the terms of this Agreement. If the City Improvements are not completed within the timeframes provided in Exhibit E, solely as a result of acts or omissions by the City or any of the City's contractors (each, a "**City Delay**"), the City shall not be in default under this Agreement but any performance dates applicable to Developer Improvements that require the specific City Improvements (or any of them) to be complete in order to commence or complete such Developer Improvements shall be automatically extended for the same period of time (on a calendar day for calendar day basis) as the City Delay.

ARTICLE VI – ACCESS, INSPECTIONS AND CONTRACTORS

6.1 Access and Inspections. Developer hereby grants to the City, its agents, employees, officials, representatives, contractors and consultants the right to enter upon the Property at all reasonable times (upon reasonable advance notice to Developer) for the City to inspect the Property and the Project.

6.2 Inspections for City's Benefit Only. Each inspection conducted by the City or the City's agents shall be deemed to have been for the City's own benefit and shall in no way be construed to be for the benefit of or on behalf of Developer. Developer shall not (and hereby each waives any right to) rely in any way upon such inspections, appraisals or determinations of the City.

6.3 Contractors and Consulting Engineers. At any time, the City shall have the right to retain consulting engineers and architects to perform services for the City (which shall be at the City's expense, unless the City must perform inspections as a result of Developer's failure to meet the Final Plans then such expenses will be at Developer's expense) including, without limitation:

(a) to make periodic inspections with reasonable advance notice to Developer for the purpose of assuring that construction is in accordance with the Final Plans and the requirements of this Agreement;

(b) to advise the City of the anticipated cost of, and a time for, the completion of construction work; and

(c) to review and advise the City of any proposed changes in the construction of the Project.

The City's selection of, and reliance upon, the consulting engineers and architects shall not give rise to any liability on the part of the City for the acts or omissions of the consulting engineers or architects or their employees or agents.

Contractors selected for the Project shall be qualified in the City to perform the work, shall be licensed to do business in the State of Wisconsin, shall have experience in providing the type of work and materials required of Developer Improvements, and shall have a good reputation for diligent performance of their obligations under their respective contracts.

ARTICLE VII – MUNICIPAL REVENUE OBLIGATION

7.1 Municipal Revenue Obligation. Pursuant to the terms of this Agreement, the City agrees to issue to Developer, within ninety (90) calendar days after the City's receipt of the Commencement Notice, a non-interest bearing municipal revenue obligation (the "**MRO**"). The amount paid under the MRO shall equal ***the lesser of***: (a) One Million Six Hundred Thousand Dollars ($1,600,000.00; or if the City does not successfully relocate or terminate the Interfering Easements as contemplated in Section 2.2(a) above and the total number of single-family houses to be completed by Developer under this Agreement is reduced from twenty-one (21) to nineteen (19), then the aforementioned One Million Six Hundred Thousand Dollars ($1,600,000.00) MRO amount shall be reduced to One Million Four Hundred Forty Thousand Dollars ($1,440,000.00)), and (b) the sum of all payments made by the City on the MRO during the life of the District but in no event after the Final Payment Date (as defined below).

Except as otherwise provided herein, payments on the MRO will equal the Available Tax Increment in each year appropriated by the City's Common Council until and including ***the earlier of*** the date this Agreement is terminated, the date the District is terminated, the Final Payment Date and the date the MRO is paid in full. "**Available Tax Increment**" means an amount equal to the difference between the Tax Increment actually received by the City and appropriated by the City's Common Council in each year **less** the following (collectively, the "**Priority Project Costs**"): (i) all costs incurred or to be incurred and all debt service payments incurred or to be incurred by the City in a given year for work performed or to be performed with regard to the Project or the Property (including, without limitation, the City Improvements); (ii) the amount of the City's administrative expenses, including, but not limited to, reasonable charges for the time spent by City employees in connection with the negotiation and implementation of this Agreement, (iii) professional service costs, including, but not limited to, those costs incurred by the City for outside architectural, planning, engineering, inspections, financial consulting and legal advice (including, without limitation, attorneys' costs and fees) and services related to the negotiation and implementation of this Agreement, and (iv) other eligible project costs previously incurred by the City in preparation for this Project or to be incurred by the City under the Project Plan, including, without limitation, site acquisition, preparation and costs and expenses related to the Property or the Project provided such eligible project costs are not financed by the debt service referenced in (i) above. Any Priority Project Cost not paid due to insufficient Tax Increment shall be carried forward and paid from Tax Increment in the next year, or if necessary, following years until fully paid. The City and Developer each agrees that, for the purposes of calculating Available Tax Increment only, the Priority Project Costs shall be capped, in the aggregate, at One Million Dollars ($1,000,000.00). "**Tax Increment**" shall have the meaning given under Wis. Stat. § 66.1105(2)(i)

but shall be limited to the Tax Increment attributable to the Project, the land and improvements on the Property.

Provided that Developer is not in Default under this Agreement, the City shall, subject to annual appropriation of such payment by the City's Common Council, pay the Available Tax Increment, if any, to the holder of the MRO in one annual payment, on or before October 31st of each year commencing on October 31, 2027, and continuing to (and including) the earlier of the date the MRO is paid in full or October 31, 2052 (each, a "**Payment Date**"). Notwithstanding the previous sentence, in the event that Developer is in Default on a Payment Date, payment by the City may be suspended until all outstanding Defaults are cured.

To the extent that on any Payment Date the City is unable to make all or part of a payment of principal due on the MRO from such Available Tax Increment due to an absence of adequate Available Tax Increment, non-appropriation by the City's Common Council or otherwise, such failure shall not constitute a default by the City under the MRO. The amount of any such deficiency shall be deferred without interest. The deferred principal shall be due on the next Payment Date on which the City has the ability to payout Available Tax Increment. The term of the MRO and the City's obligation to make payments hereunder shall not extend beyond the earlier of October 31, 2052 (the "**Final Payment Date**") or the date the MRO is paid in full. If the MRO has not been paid in full by the Final Payment Date, then the City shall have no obligation to make further payments on the MRO. Upon the earlier of the date the MRO is paid in full and the Final Payment Date, the MRO shall terminate and the City's obligation to make any payments under the MRO shall be fully discharged, and the City shall have no obligation and incur no liability to make any payments hereunder or under the MRO, after such date.

The MRO shall not be payable from or constitute a charge upon any funds of the City, and the City shall not be subject to any liability thereon or be deemed to have obligated itself to pay thereon from any funds except the Available Tax Increment which has been appropriated for that purpose, and then only to the extent and in the manner herein specified. The MRO is a special, limited revenue obligation of the City and shall not constitute a general obligation of the City. The City will use good faith efforts to annually appropriate the Available Tax Increment for the MRO, until the earlier of the Final Payment Date, the termination of this Agreement or the MRO, or the payment in full of the MRO as provided herein. If Available Tax Increment is received by the City earlier than the first Payment Date, the applicable portion of such increment shall be retained by the City and applied to the first payment subject to appropriation by the City Common Council. Developer shall not have the right to assign the MRO except as set forth therein. Interests in the MRO may not be split, divided or apportioned.

7.2 MRO Form. The MRO shall be substantially in the form attached to this Agreement as Exhibit F (which is incorporated herein by reference) and shall be payable in accordance with the terms and conditions set forth in this Agreement and such MRO. In the event of a conflict between the terms of this Agreement and the terms of the MRO, the terms in this Agreement shall prevail. The principal payments shall be payable solely from the Available Tax Increment appropriated by the City. On or about each Payment Date under the MRO, the City shall provide to Developer an accounting identifying the Available Tax Increment, the amount of the payment being made on such Payment Date, and, if applicable, the remaining principal balance due on the MRO after the application of such payment.

7.3 Issuance of MRO and Payment Limitation. Provided that Developer is not in Default under this Agreement beyond the applicable cure period (if any), the City will deliver the MRO to Developer within ninety (90) calendar days after the City's receipt of the Commencement Notice. Notwithstanding the previous sentence, in the event that Developer is in Default prior to the City's issuance of the MRO, the City shall not be required to deliver the MRO to Developer until a reasonable time after, but in no event less than thirty (30) calendar days after, all such Defaults are cured, provided each Default is cured within the applicable cure period for such Default. If the City does not timely provide the MRO to Developer, the Developer shall make a written request to the City to deliver the executed MRO within thirty (30) calendar days after the date of such written request by the Developer. The total amount of principal to be paid under the MRO shall in no event exceed ***the lesser of***:

(a) One Million Six Hundred Thousand Dollars ($1,600,000, or $1,440,000 for the reasons contemplated in Section 7.1 above); and

(b) The sum of all payments made by the City on the MRO during the life of the District but in no event after the Final Payment Date.

The City's obligation to make payments on the MRO is conditioned on the requirement that Developer is not in Default under this Agreement. For the avoidance of any doubt, upon the occurrence of a Default, the City may suspend all payments until the Default is cured and, upon the expiration of all applicable cure periods for such Default, the City may exercise any and all available remedies.

7.4 Payment of Priority Project Costs and Repayment Schedule. From the Tax Increment received by the City each year, the City shall first pay the outstanding Priority Project Costs, subject to the cap set forth in Section 7.1 above. The estimated repayment schedule of the MRO shall be set forth in Schedule 1 to the MRO. The City reserves the right to modify the MRO repayment schedule based upon market conditions, applicable Priority Project Costs and the actual and projected Available Tax Increment generated from the Project. The Available Tax Increment held by the City each year shall be applied to the payment of principal due on the MRO in accordance with the payment schedules set forth in such MRO until a maximum payout has been made (which equals the Available Tax Increment for a given year), subject to appropriation by the City Common Council.

ARTICLE VIII – ZONING, LAND USE AND RESTRICTIVE COVENANT

8.1 Zoning Compliance. The Project shall be in compliance with the applicable zoning ordinance and land use guidelines applicable to the Property and shall be subject to the payment of any applicable impact fees in the amounts applicable at the time each required permit is issued, unless otherwise provided herein. Nothing in this Agreement shall obligate the City to grant variances, re-zoning, exceptions or conditional use permits related to the Project.

8.2 Tax Status/Restrictive Covenant. Without the prior written consent of the City (which may be withheld for any reason), Developer shall not use or permit the use of the Property in any manner which would render the Property exempt from property taxation during the life of the District. Further, Developer will not challenge or contest any assessment on the Property by

the City, including, but not limited to, filing any objection under Wis. Stat. Section 70.47, Wis. Stat. Section 74.37, or any Department of Revenue related assessment proceeding with regard to an assessed value of the Property that is at or below the Guarantied Value. Prior to the conveyance of all or any portion of the Property, Developer agrees to record on the Property with the Sheboygan County Register of Deeds a deed restriction or restrictive covenant evidencing the restrictions on the Property set forth in this Section 8.2. The foregoing deed restrictions or restrictive covenants shall permit, but shall not obligate, the City to enforce such deed restrictions or restrictive covenants and shall be in form and in substance acceptable to the City. The deed restrictions or restrictive covenants shall continue to be applicable until the termination of the District. However, Developer shall not have a continuing obligation for compliance with this provision as to any portion of the Property in which Developer no longer maintains any interest (whether as owner, tenant, occupant or otherwise) provided that Developer has timely recorded the deed restriction or restrictive covenant as approved by the City.

8.3 Land Dedications, Transfers and Easements for the Project. Developer agrees to make such land dedications and to grant such temporary or permanent easements as are required by the City for the construction and maintenance of the Project. All documentation for such dedications or easements shall be in form and substance acceptable to the City and Developer. Developer agrees to cooperate with the City if the City desires to prepare certified survey maps or other documentation as deemed appropriate by the City to facilitate the implementation and documentation of such dedications and easements and to adjust the lot lines of the Property in a manner reasonably acceptable to the City and Developer.

ARTICLE IX – ASSIGNMENTS AND CHANGES OF CONTROL

9.1 Assignments and Change of Control. This Agreement and the MRO shall not be assignable by Developer without the prior written consent of the City (which may be withheld by the City for any reason). The ownership or control of Developer shall not be transferred to any person or entity without the prior written consent of the City (which may be withheld by the City for any reason). The prohibition on the transfer of ownership or control shall not be applicable in the event of the death of a member and the interest being transferred is the deceased member's interest. The term "ownership or control" shall mean twenty percent (20%) or more of the Ownership Interests in Developer. For the purposes of this Agreement, "**Ownership Interests**" shall mean the members' rights to share in distributions and other economic benefits of Developer, the members' rights to participate in decision making, or both. The current members of Developer are identified on Exhibit G attached hereto and incorporated herein by reference.

In the event this Agreement is assigned by Developer, such assignee shall execute all documents required by the City to confirm that such assignee is bound by the terms of this Agreement and agrees to perform all of Developer's obligations set forth in this Agreement. Further, in the event this Agreement is assigned by Developer, Developer agrees to remain jointly and severally liable for all obligations of the Developer (whether to be completed by itself or its assign) under this Agreement.

Notwithstanding any provision herein to the contrary, this Agreement and the MRO may be collaterally assigned to a mortgage lender financing the development and completion of the Project.

ARTICLE X – DEVELOPER REPRESENTATIONS, WARRANTIES AND COVENANTS

10.1 Developer Representations, Warranties and Covenants. Developer represents, warrants and covenants that:

(a) Developer is a limited liability company duly formed and validly existing in the State of Wisconsin, has the power and all necessary licenses, permits and franchises to own its assets and properties and to carry on its business, and is in good standing in the State of Wisconsin and all other jurisdictions in which failure to do so would have a material adverse effect on its business or financial condition;

(b) Developer has full authority to execute and perform this Agreement and the Offer and has obtained all necessary authorizations (whether by official board resolution or action, unanimous written consent in lieu of a meeting or otherwise) to enter into, execute, perform and deliver this Agreement and the Offer;

(c) the execution, delivery, and performance of Developer's respective obligations pursuant to this Agreement and/or the Offer will not violate or conflict with (i) Developer's articles of organization, operating agreement or any indenture, instrument or agreement by which it is bound, (ii) any other agreement to which Developer is a party, or (iii) any law applicable to Developer, the Offer or the Project;

(d) this Agreement constitutes (and any instrument or agreement that Developer is required to give under this Agreement (including, without limitation, the Offer) when delivered will constitute) legal, valid, and binding obligations of Developer enforceable against Developer in accordance with their respective terms;

(e) Developer will expeditiously complete the development and construction of Developer Improvements and the Project in a good and workmanlike manner and in accordance with all acceptable statutes, ordinances and regulations, any restrictions of record and the Final Plans provided to the City regarding the Project;

(f) Developer will not make or consent to any material modifications to the Final Plans without the prior written consent of the City;

(g) Developer will discharge all claims for labor performed and materials, equipment, and services furnished in connection with the construction of Developer Improvements and the Project; nothing contained in this Agreement shall require Developer to pay any claims for labor, services or materials which it, in good faith, disputes and is currently and diligently contesting, provided, however, that Developer shall, within ten (10) calendar days after the filing (or the assertion) of any claim of lien that is disputed or contested by Developer, obtain and record (if required by the City) a surety bond sufficient to release said claim or lien or provide the City with other such assurances that the City may require;

(h) Developer will take all steps to forestall claims of lien against the Property (any part thereof or right or interest appurtenant thereto) or any personal property and fixtures located or used in connection with the Property;

(i) Developer will maintain, at all times during construction, a policy of builder's risk completed value and contractor's multiple perils and public liability, extended coverage, vandalism and malicious mischief hazard insurance covering the Property in at least the amount of the full replacement, completed value of the improvements on the Property;

(j) Developer will timely pay and discharge all taxes, assessments and other governmental charges upon the Property when due, as well as claims for labor and materials which, if unpaid, might become a lien or charge upon the Property;

(k) Developer will promptly furnish to the City, during the term of this Agreement, written notice of any litigation affecting Developer and any claims or disputes which involve a material risk of litigation against Developer;

(l) Developer shall deliver to the City revised statements of estimated costs of the construction for Developer Improvements showing changes in or variations from the original cost statement provided to the City as soon as such changes are known to Developer;

(m) Developer shall provide to the City, promptly upon the City's request, any information or evidence deemed necessary by the City related to performance of Developer under this Agreement to enable the City to timely and accurately complete any accounting or reporting requirements applicable to the City related to the transactions under this Agreement;

(n) no litigation, claim, investigation, administrative proceeding or similar action (including those for unpaid taxes) against Developer is pending or threatened, and no other event has occurred which may materially adversely affect Developer's financial condition or properties, other than litigation, claims, or other events, if any, that have been disclosed to and acknowledged by the City in writing;

(o) there are no delinquent outstanding personal property taxes, real estate taxes, or special assessments affecting the Property; and

(p) subject to the terms of this Agreement, it shall not at any time challenge or contest any assessment on the Property by the City including, but not limited to, filing any objection under Wis. Stat. Section 70.47, Wis. Stat. Section 74.37, or any Department of Revenue related assessment proceeding with regard to an assessed value of the Property that is at or below the Guarantied Value.

10.2 Execution Representations and Warranties. The person(s) signing this Agreement on behalf of Developer represent(s) and warrant(s) that he/she/they have full power and authority to execute this Agreement on behalf of Developer and to bind Developer to the terms and conditions of this Agreement.

10.3 Cooperation. Developer warrants that it shall exercise all reasonable diligence and expend all commercially reasonable efforts to undertake its obligations under this Agreement and the Offer.

ARTICLE XI – CITY REPRESENTATIONS

11.1 City Representations. The City represents that:

(a) The City is a body politic of the State of Wisconsin with full power and authority to enter into this Agreement and that all statutory procedures and requirements have been followed, fulfilled and satisfied in connection with the approval of this Agreement and the authorization of all City obligations required by this Agreement;

(b) The individuals signing this Agreement on behalf of the City have full authority to do so and upon such execution by such individuals, this Agreement will constitute (and any instrument or agreement that the City is required to give under this Agreement when executed and delivered will constitute) legal, valid and binding obligations of the City enforceable against it in accordance with their respective terms; and

ARTICLE XII– DEFAULTS

12.1 Default. Any one or more of the following shall constitute a "**Default**" under this Agreement.

(a) Developer fails to timely or fully perform, or comply with, any one or more of its obligations or any of the terms or conditions of this Agreement or any document related hereto or referenced herein that is applicable to Developer (including, without limitation, the untimely delivery of the Required Information, completion of the Developer Improvements or any default under the Offer or any other agreement related to the Project).

(b) Any representation or warranty made by Developer in this Agreement, any document related hereto or referenced herein or any financial statement delivered by Developer pursuant to this Agreement shall prove to have been false or misleading in any material respect as of the time when made or given.

(c) Developer (or any permitted successor or assign of Developer) shall:

(i) become insolvent or generally not pay, or be unable to pay, or admit in writing its inability to pay, its debts as they mature,

(ii) make a general assignment for the benefit of creditors or to an agent authorized to liquidate any substantial amount of its assets,

(iii) become the subject of an "order for relief" within the meaning of the United States Bankruptcy Code, or file a petition in bankruptcy, for reorganization or to effect a plan, or other arrangement with creditors,

(iv) have a petition or application filed against it in bankruptcy or any similar proceeding, or have such a proceeding commenced against it, and such petition, application or proceeding shall remain undismissed for a period of ninety (90) calendar days or more, or such party, shall file an answer to such a petition or application, admitting the material allegations thereof,

(v) apply to a court for the appointment of a receiver or custodian for any of its assets or properties, or have a receiver or custodian appointed for any of its assets or properties, with or without consent, and such receiver shall not be discharged within sixty (60) calendar days after his appointment, or

(vi) adopt a plan of complete liquidation of its assets.

(d) The City fails to timely or fully perform, or comply with, any one or more of its obligations or any of the terms or conditions of this Agreement or any document related hereto or referenced herein that is applicable to the City.

ARTICLE XIII – REMEDIES

13.1 Remedies. In the event of a Default, the non-defaulting party shall provide written notice to the defaulting party of the Default (the "**Default Notice**"); however, Developer shall not be entitled to a Default Notice or a right to cure in the event the Default occurs under Subsection 12.1(c) above.

(a) The Default Notice shall provide the defaulting party at least thirty (30) calendar days to cure a Default; however, the 30-day period shall be extended to the period of time reasonably necessary to cure the Default (in the event that such 30-day period is not sufficient time to reasonably cure such Default), if the defaulting party promptly commences activities to cure the Default in good faith and diligently pursues such activities to fully cure the Default, but, in no event, shall the period of time to cure the Default exceed ninety (90) calendar days from the date of the Default Notice, unless otherwise agreed to by the parties in writing.

(b) In the event the Default is not fully and timely cured by Developer, the City shall have all of the rights and remedies available in law or in equity, including, but not limited to, all or any of the following rights and remedies, and the exercise or implementation of any one or more of these rights and remedies shall not bar the exercise or implementation of any other rights or remedies of the City provided for under this Agreement:

(i) The City may refuse to issue any permits to Developer for the construction of Developer Improvements or any other improvements on the Property;

(ii) The City may recover from Developer all damages, costs and expenses, including, but not limited to, attorneys' fees incurred by the City related to or arising out of each Default and the drafting and negotiation of this Agreement;

(iii) The City may terminate or postpone its obligation to perform any one or more of its obligations under this Agreement, including, but not limited to, any payment obligations under the MRO; or

(iv) The City may terminate this Agreement.

(c) In the event the Default is not fully and timely cured by the City, subject to Section 18.11 below, Developer shall have all of the rights and remedies available in law or in equity, however, the City shall not be liable for any punitive or consequential damages, the MRO shall only be paid out of Available Tax Increment and Developer may not perform any acts required to be performed by the City under applicable law.

ARTICLE XIV – SUCCESSORS AND ASSIGNS

14.1 Successors and Assigns; Assignment. This Agreement shall be binding upon the successors and assigns of the parties hereto; however, this provision shall not constitute an authorization of Developer to assign or transfer its rights and obligations under this Agreement. Except as expressly provided for in Section 9.1 above, this Agreement shall not be assigned by Developer without the prior written consent of the City, which consent may be withheld for any reason.

ARTICLE XV – TERMINATION

15.1 Termination. This Agreement shall not terminate until the earlier of:

(a) termination by the City of the District pursuant to §66.1105(7) of the TI Act,

(b) the date the MRO is paid in full, or

(c) termination by the City pursuant to the terms of this Agreement;

however, Developer agrees that the termination of this Agreement shall not cause a termination of the rights and remedies of the City under this Agreement.

ARTICLE XVI – NOTICES

16.1 Notices. Any notice given under this Agreement shall be deemed effective when: (a) personally delivered in writing; or (b) a commercially recognized overnight delivery service provides confirmation of delivery; or (c) in the case of an e-mail notice (which shall be effective for all purposes hereunder), when sent to the e-mail address(es) provided below or any other address designated in writing by one party to the other party; provided that any party may request that an e-mail notice be followed by another form of notice under this Section 16.1 within three (3) calendar days after such request, and addressed as follows:

If to the City:	with a copy to:
City of Sheboygan	Brion T. Winters, Esq.

Attention: City Administrator
828 Center Avenue, Suite 300
Sheboygan, WI 53081
casey.bradley@sheboyganwi.gov

von Briesen & Roper, s.c.
411 E. Wisconsin Ave., Suite 1000
Milwaukee, WI 53202
brion.winters@vonbriesen.com

City of Sheboygan
Attention: City Attorney's Office
828 Center Avenue, Suite 210
Sheboygan, WI 53081
Liz.majerus@sheboyganwi.gov

If to Developer:

North Sixth Seventh, LLC
Attention: Luke Pelton
S1930 Glen Valley Drive
Reedsburg, WI 53959

ARTICLE XVII – APPLICABLE LAW

17.1 Applicable Law. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Wisconsin. Any litigation related to this Agreement shall be brought in the state courts of the State of Wisconsin and the parties hereto agree to submit to the jurisdiction and venue of the Circuit Court for Sheboygan County, Wisconsin.

ARTICLE XVIII – MISCELLEANEOUS

18.1 Entire Agreement. This Agreement and all of the documents referenced herein or related hereto (and as any of the aforementioned documents have been or may be amended, extended or modified) embody the entire agreement between the parties relating to the transactions contemplated under this Agreement and all agreements, representations or understanding, whether oral or written, that are prior or contemporaneous to this Agreement are superseded by this Agreement.

18.2 Amendment. No amendment, modification or waiver of any provision of this Agreement, nor consent to any departure by a party from any provision of this Agreement shall in any event be effective unless it is in writing and signed by each of the parties hereto, and then such waiver or consent shall be effective only in the specific instance and for the specific purposes for which it is given by the respective party.

18.3 No Vested Rights Granted. Except as provided by law, or as expressly provided in this Agreement, no vested rights in connection with the Project shall inure to Developer nor does the City warrant by this Agreement that Developer is entitled to any required approvals, permits or the like with regard to the Project.

18.4 Invalid Provisions. The invalidity or unenforceability of a particular provision of this Agreement shall not affect the other provisions, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision were omitted.

18.5 Headings. The article and section headings of this Agreement are inserted for convenience of reference only and are not to be construed as defining or limiting, in any way, the scope or intent of the provisions hereof.

18.6 No Waiver; Remedies. No failure on the part of the City to exercise, and no delay in exercising, any right, power or remedy under this Agreement shall operate as a waiver of such right, power or remedy; nor shall any single or partial exercise of any right under this Agreement preclude any other or further exercise of the right or the exercise of any other right. The remedies provided in this Agreement are cumulative and not exclusive of any remedies provided by law.

18.7 No Third-Party Beneficiaries. This Agreement is solely for the benefit of the named parties hereto and their permitted assignees, and nothing contained in this Agreement shall confer upon anyone other than such parties any right to insist upon or enforce the performance or observance of any of the obligations contained in this Agreement.

18.8 No Joint Venture. The City is not a partner, agent or joint venture of or with Developer.

18.9 Recording of a Memorandum of this Agreement Permitted. A memorandum of this Agreement may be recorded by the City on the Property and any or all of the Property in the office of the Register of Deeds for Sheboygan County, Wisconsin, and, upon request of the City, Developer shall execute and deliver to the City a memorandum of this Agreement for recording purposes.

18.10 Force Majeure. If any party is delayed or prevented from timely performing any act required under this Agreement by reason of extraordinary and uncommon matters beyond the reasonable control of the party obligated to perform, including (but not limited to) fire, earthquake, war, terrorist act, pandemic, epidemic, flood, riot, strike, lockout, supply shortages, labor shortages, freight embargo, power outages, extreme weather or other similar causes or acts of God, such act shall be excused for the period of such delay, and the time for the performance of any such act shall be extended for a period equivalent to such delay; provided, however, that the time for performance shall not be extended by more than three hundred sixty-five (365) calendar days unless agreed to in writing by the parties hereto. Notwithstanding any provision herein to the contrary, the City, in its sole and absolute discretion, may allow up to a six (6) month extension on the deadlines set forth in Section 1.1 and 3.2 above should reasonable delays occur as a result of environmental remediation issues, supply chain issues or material cost increases. Any such approved delay by the City will be evidenced in writing and provided to Developer, and without any written evidence approving such delay, the other provisions of this Agreement shall control and the immediately preceding sentence shall not apply.

18.11 Immunity. Nothing contained in this Agreement constitutes a waiver of any immunity available to the City under applicable law.

18.12 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same agreement, it being understood that all parties need not sign the same counterpart. This Agreement may also be executed by remote electronic means, via DocuSign, Eversign, or similar platform. The exchange of copies of this Agreement and of signature pages by facsimile transmission (whether directly from one facsimile device to another by means of a dial-up connection or whether mediated by the worldwide web), by electronic mail in "portable document format" (".pdf"), or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, or by a combination of such means, shall constitute effective execution and delivery of this Agreement as to the parties and may be used in lieu of an original Agreement for all purposes. Signatures of the parties transmitted by facsimile or other electronic means shall be deemed to be their original signatures for all purposes. Upon request by a party, the parties hereto shall provide a wet-ink, original signed version of this Agreement to such party for its records.

18.13 Recitals. The RECITALS set forth above are true, accurate and incorporated herein by reference.

[The remainder of this page is intentionally left blank with a signature pages to follow.]

#41791932v11

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

CITY: CITY OF SHEBOYGAN

By: _____
Name: Ryan Sorenson, City Mayor

Attest: _____
Name: Meredith DeBruin, City Clerk

STATE OF WISCONSIN)
) I
SHEBOYGAN COUNTY)

Personally came before me this _____ day of June, 2025, the above named Ryan Sorenson and Meredith DeBruin, the City Mayor and the City Clerk of the City of Sheboygan, respectively, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Wisconsin
My commission _____

DEVELOPER: NORTH SIXTH SEVENTH, LLC

By: _____
Name: Lucas J. Pelton, Manager

STATE OF WISCONSIN)
) I
_____ COUNTY)

Personally came before me this _____ day of _____, 2025, the above named Lucas J. Pelton, the Manager of North Sixth Seventh, LLC to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Wisconsin
My commission _____

EXHIBIT A

Property

Lots 1-15 inclusive, and all vacated alleys, in Block 1, Gottsacker and Burkart's Boulevard Subdivision of the City of Sheboygan, according to the recorded plat thereof.
And
All within Lot 18, Bates Addition to the City of Sheboygan, according to the recorded plat thereof: Commencing at the Northeast corner of Herr and Hammes Subdivision, thence due South 160', thence due East approximately 195' to the West line of North 6th Street, thence North 160', thence North 82.5', thence West approximately 388.8' to the East line of North 7th Street, thence South 82.5', thence East 190' to the point of beginning, all within Lot 18, Bates Addition to the City of Sheboygan.

Lots 10, 11, 12, 13, 14, 15 and 16, Herr and Hammes Subdivision of the City of Sheboygan, according to the recorded plat thereof and all of the vacated alley lying immediately East of and adjacent to Lots 10, 11, 12, 13, 14, 15 and 16, Herr and Hammes Subdivision, except the East 1/2 of the alley lying immediately West of Lot 1, Assessment Subdivision 14, to the City of Sheboygan.

The North 66.4' of the East 195' of the North 1/2 of Lot 17, Bates Addition to the City of Sheboygan, according to the recorded plat thereof.

Lots 1, 2, 3, 4, 5, 6, 7, 30, 31 and 32, except the South 15 feet of Lot 30 as conveyed in Quit Claim Deed recorded April 12, 2023 as Document No. 2149161, including the East 1/2 of the alley lying immediately West of Lot 1, all in Block 1, in Assessment Subdivision No. 14, according to the recorded plat thereof, in the City of Sheboygan.

All of the above said land is in the City of Sheboygan, County of Sheboygan, State of Wisconsin.

For informational purposes only:
Property Address: Land along North 7th Street, Sheboygan, WI 53083
Tax Key Number: 59281007701

EXHIBIT B

Special Warranty Deed

[SEE ATTACHED]

DOCUMENT NO.	**SPECIAL WARRANTY DEED**

This Special Warranty Deed is made between the City of Sheboygan, Wisconsin ("**Grantor**") and [_____] ("**Grantee**").

WITNESSETH:

Grantor, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys to Grantee and its successors and assigns forever the following described real estate:

All of Grantor's right, title and interest in and to the real property described in Schedule A attached hereto and incorporated herein by reference, together with all hereditaments and appurtenances thereunto belonging or in any way appertaining.

This is not homestead property.

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Brion T. Winters, Esq.
von Briesen & Roper, s.c.
411 E. Wisconsin Ave., Suite #1000
Milwaukee, WI 53202

_____
Parcel Identification Number

EXEMPT FROM REAL ESTATE TRANSFER TAX PER WIS. STATS. § 77.25 (2).

Grantor warrants that title is good, indefeasible in fee simple and free and clear of encumbrances, arising by, through or under Grantor, except municipal and zoning ordinances (and agreements entered into under them), recorded easements, recorded building and use restrictions, covenants and the restrictions set forth in a "Tax Incremental District Development Agreement" between Grantor and Grantee dated as of [_____], 2025, taxes and assessments levied in 202[__] which are not yet due and payable and subsequent years and those encumbrances set forth on Schedule B, attached hereto and incorporated herein by this reference.

As additional consideration for the conveyance evidenced by this Special Warranty Deed, Grantor and Grantee agree that, prior to the termination of Grantor's Tax Incremental District No. 25, all current and future owners or users of (including any other party with an interest – whether ownership, leasehold or otherwise – in) all or any portion of the real property conveyed by this Special Warranty Deed shall not be used in such a way as to exempt such real property from property taxation. The foregoing covenant shall run with the land until the termination of Grantor's Tax Incremental District No. 25.

Dated as of [_____], 202[_].

CITY OF SHEBOYGAN, WISCONSIN

EXHIBIT

By: _____
Name: _____
Title: City Mayor

EXHIBIT

Attest: _____
Name: _____
Title: City Clerk

STATE OF WISCONSIN)
) SS
COUNTY OF SHEBOYGAN)

Personally came before me this ___ day of _____, 202[__], _____ and _____, as City Mayor and City Clerk, respectively, of the City of Sheboygan, Wisconsin, and to me known to be the person who executed the foregoing instrument and acknowledged the same in such capacity.

_____
Name: _____
Notary Public, State of Wisconsin
My Commission: _____

This document was drafted by:
Brion T. Winters, Esq.
von Briesen & Roper, s.c.
411 E. Wisconsin Avenue, Suite 1000
Milwaukee, WI 53202

EXECUTION VERSION

Schedule A

Legal Description of Real Property

Lots 1-15 inclusive, and all vacated alleys, in Block 1, Gottsacker and Burkart's Boulevard Subdivision of the City of Sheboygan, according to the recorded plat thereof.
And
All within Lot 18, Bates Addition to the City of Sheboygan, according to the recorded plat thereof: Commencing at the Northeast corner of Herr and Hammes Subdivision, thence due South 160', thence due East approximately 195' to the West line of North 6th Street, thence North 160', thence North 82.5', thence West approximately 388.8' to the East line of North 7th Street, thence South 82.5', thence East 190' to the point of beginning, all within Lot 18, Bates Addition to the City of Sheboygan.

Lots 10, 11, 12, 13, 14, 15 and 16, Herr and Hammes Subdivision of the City of Sheboygan, according to the recorded plat thereof and all of the vacated alley lying immediately East of and adjacent to Lots 10, 11, 12, 13, 14, 15 and 16, Herr and Hammes Subdivision, except the East 1/2 of the alley lying immediately West of Lot 1, Assessment Subdivision 14, to the City of Sheboygan.

The North 66.4' of the East 195' of the North 1/2 of Lot 17, Bates Addition to the City of Sheboygan, according to the recorded plat thereof.

Lots 1, 2, 3, 4, 5, 6, 7, 30, 31 and 32, except the South 15 feet of Lot 30 as conveyed in Quit Claim Deed recorded April 12, 2023 as Document No. 2149161, including the East 1/2 of the alley lying immediately West of Lot 1, all in Block 1, in Assessment Subdivision No. 14, according to the recorded plat thereof, in the City of Sheboygan.

All of the above said land is in the City of Sheboygan, County of Sheboygan, State of Wisconsin.

For informational purposes only:
Property Address: Land along North 7th Street, Sheboygan, WI 53083
Tax Key Number: 59281007701

EXHIBIT B

Schedule B

Permitted Encumbrances

The following items are permitted encumbrances in addition to the items identified on the Special Warranty Deed. The number references are for tracking and convenience purposes only and identify the exceptions noted on Schedule B Section Two in the Title Insurance Commitment issued by [_____] Title Insurance Company as Commitment Number [_____].

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date, as set forth on the Commitment for Title Insurance, and the Date of Policy, as set forth on the Policy.

2. Special assessments, special taxes or special charges, if any, payable with the taxes levied or to be levied for the current and subsequent years.

3. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees and due payable on the development or improvement of the Land, whether assessed or charged before or after the Date of the Policy.

4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Rights or claims of parties in possession not shown by the Public Records.

6. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate and complete land survey of the Land.

7. Easements or claims of easements not shown by the Public Records.

8. Any claim of adverse possession or prescriptive easement.

9. General Taxes for the year 2025 and subsequent years, not yet due or payable. In the event that the transaction to be insured under this Commitment occurs in December of 2025 or later, then please contact the Company for an update as to the status of taxes. Failure to do so will result in the following appearing as an exception on the final title insurance policy to be issued pursuant to this Commitment: "General Taxes for the year 2025 and subsequent years."

10. Easements, if any, of the public or any utility, municipality or person, as provided in Section 66.1005 of the Wisconsin Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements, or services in that portion of the Land which were formerly part of an alley and/or street and which are now vacated.

11. Condition and other matters contained in Warranty Deed recorded June 28, 1915 as Document No. 169953a.

12. Grant granted to Wisconsin Power & Light Company, a Wisconsin corporation and other matters contained in the instrument recorded May 9, 1927 as Document No. 244664.

13. Easement and other matters contained in the instrument recorded May 18, 1931 as Document No. 283019.

14. Ordinance and other matters contained in the instrument recorded October 12, 1932 as Document No. 297995.

15. Ordinance and other matters contained in the instrument recorded August 2, 1960 as Document No. 752347.

16. Driveway Restoration Agreement and other matters contained in the instrument recorded June 1, 1966 as Document No. 881704.

17. Driveway Restoration Agreement and other matters contained in the instrument recorded April 23, 1971 as Document No. 933885.

18. Driveway Restoration Agreement and other matters contained in the instrument recorded November 7, 1975 as Document No. 989255.

19. Underground Electric Easement and other matters contained in the instrument recorded February 13, 1980 as Document No. 1053055.

20. Driveway Restoration Agreement and other matters contained in the instrument recorded July 25, 1989 as Document No. 1188472.

21. Driveway Restoration Agreement and other matters contained in the instrument recorded December 4, 1992 as Document No. 1359088.

22. Utility Easement and other matters contained in the instrument recorded July 15, 2004 as Document No. 1739539.

23. Reservation of Easement and other matters contained in Quit Claim Deed recorded April 12, 2023 as Document No. 2149161.

EXHIBIT C

Permitted Encumbrances

[SEE ATTACHED]

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date, as set forth on the Commitment for Title Insurance, and the Date of Policy, as set forth on the Policy.

2. Special assessments, special taxes or special charges, if any, payable with the taxes levied or to be levied for the current and subsequent years.

3. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees and due payable on the development or improvement of the Land, whether assessed or charged before or after the Date of the Policy.

4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Rights or claims of parties in possession not shown by the Public Records.

6. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate and complete land survey of the Land.

7. Easements or claims of easements not shown by the Public Records.

8. Any claim of adverse possession or prescriptive easement.

9. General Taxes for the year 2025 and subsequent years, not yet due or payable. In the event that the transaction to be insured under this Commitment occurs in December of 2025 or later, then please contact the Company for an update as to the status of taxes. Failure to do so will result in the following appearing as an exception on the final title insurance policy to be issued pursuant to this Commitment: "General Taxes for the year 2025 and subsequent years."

10. Easements, if any, of the public or any utility, municipality or person, as provided in Section 66.1005 of the Wisconsin Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements, or services in that portion of the Land which were formerly part of an alley and/or street and which are now vacated.

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16. Driveway Restoration Agreement and other matters contained in the instrument recorded June 1, 1966 as Document No. 881704.

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18. Driveway Restoration Agreement and other matters contained in the instrument recorded November 7, 1975 as Document No. 989255.

19. Underground Electric Easement and other matters contained in the instrument recorded February 13, 1980 as Document No. 1053055.

20. Driveway Restoration Agreement and other matters contained in the instrument recorded July 25, 1989 as Document No. 1188472.

21. Driveway Restoration Agreement and other matters contained in the instrument recorded December 4, 1992 as Document No. 1359088.

22. Utility Easement and other matters contained in the instrument recorded July 15, 2004 as Document No. 1739539.

23. Reservation of Easement and other matters contained in Quit Claim Deed recorded April 12, 2023 as Document No. 2149161.

EXHIBIT D

Preliminary Site Plan

[SEE ATTACHED]

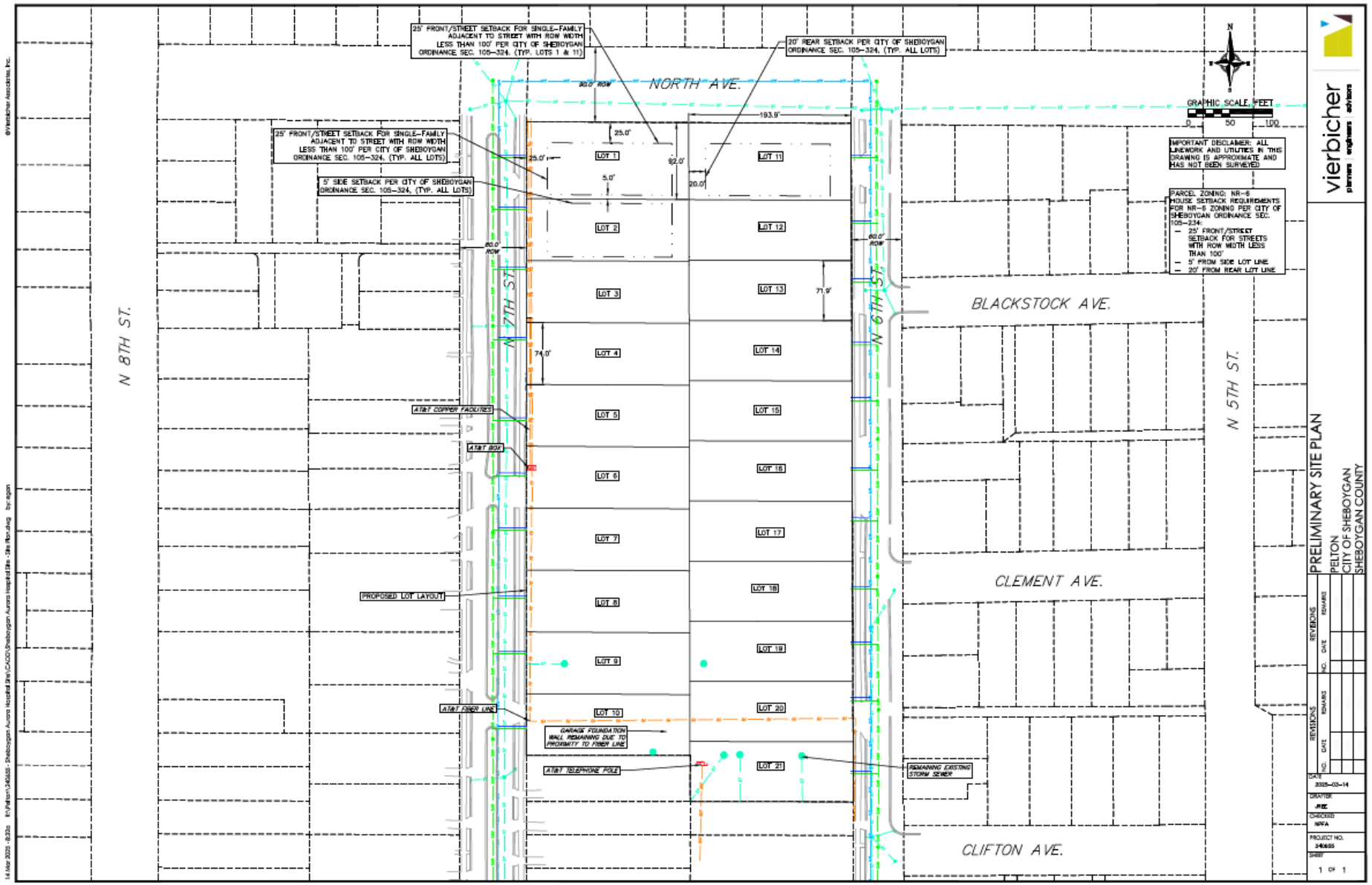
25' FRONT/STREET SETBACK FOR SINGLE-FAMILY ADJACENT TO STREET WITH ROW WIDTH LESS THAN 100' PER CITY OF SHEBOYGAN ORDINANCE SEC. 105-324. (TYP. LOTS 1 & 11)
20' REAR SETBACK PER CITY OF SHEBOYGAN ORDINANCE SEC. 105-324. (TYP. ALL LOTS)
25' FRONT/STREET SETBACK FOR SINGLE-FAMILY ADJACENT TO STREET WITH ROW WIDTH LESS THAN 100' PER CITY OF SHEBOYGAN ORDINANCE SEC. 105-324. (TYP. ALL LOTS)
5' SIDE SETBACK PER CITY OF SHEBOYGAN ORDINANCE SEC. 105-324. (TYP. ALL LOTS)
AT&T COPPER FACILITIES
AT&T BOX
PROPOSED LOT LAYOUT
AT&T FIBER LINE
GARAGE FOUNDATION WALL REMAINING DUE TO PROXIMITY TO FIBER LINE
AT&T TELEPHONE POLE
REMAINING EXISTING STORM SEWER
NORTH AVE.
N 8TH ST.
N 7TH ST.
N 6TH ST.
N 5TH ST.
BLACKSTOCK AVE.
CLEMENT AVE.
CLIFTON AVE.
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
GRAPHIC SCALE, FEET
0
50
100
IMPORTANT DISCLAIMER: ALL LINEWORK AND UTILITIES IN THIS DRAWING IS APPROXIMATE AND HAS NOT BEEN SURVEYED
PARCEL ZONING: NR-6
HOUSE SETBACK REQUIREMENTS FOR NR-6 ZONING PER CITY OF SHEBOYGAN ORDINANCE SEC. 105-234:
- 25' FRONT/STREET SETBACK FOR STREETS WITH ROW WIDTH LESS THAN 100'
- 5' FROM SIDE LOT LINE
- 20' FROM REAR LOT LINE
vierbicher
planners engineers advisors
PRELIMINARY SITE PLAN
PELTON
CITY OF SHEBOYGAN
SHEBOYGAN COUNTY
REVISIONS
NO. DATE REMARKS
DATE
2025-03-14
DRAFTER
CHECKED
PROJECT NO.
SHEET
1 OF 1

EXHIBIT D

EXHIBIT E

City Improvements

Listed below is an estimated timeline for the City Improvements related to the Project. Not all work will be performed by the City, as noted below.

(1) June 2025 – Contracted construction starts. Contracted construction includes:

- Sanitary sewer laterals to development property;
- Water services to development property;
- Sanitary sewer replacement;
- Replace curb and gutter on the east side of North 7th Street and the west side of North 6th Street adjacent to the development property;
- New ADA-Compliant curb ramps;
- Concrete pavement repairs;
- Remove and replace the asphalt driving surface;
- Seeding/Restoration of the right-of-way between the repaired sidewalks and the road; and
- Driveway cuts for each lot as shown in the preliminary site plan attached as Exhibit D.

(2) July 2025 – Sheboygan Water Utility completes water main replacement (by others).

(3) August 2025 – Sheboygan Water Utility completes lead service replacements (by others).

(4) July 2025 – Wisconsin Public Services – gas, completes work (by others).

(5) July 2025 – Contracted sanitary sewer replacement, sewer laterals, and water services completed (estimated, subject to contractor's schedule).

(6) September 29, 2025 – Contracted construction substantial completion.

EXHIBIT F

MRO

UNITED STATES OF AMERICA
STATE OF WISCONSIN
COUNTY OF SHEBOYGAN
CITY OF SHEBOYGAN

TAXABLE TAX INCREMENT PROJECT MUNICIPAL REVENUE OBLIGATION ("**MRO**")

Number	Date of Original Issuance	Amount
____	_____	Up to $1,600,000.00 (or $1,440,000 for the reasons contemplated in Section 7.1 of the Development Agreement)

FOR VALUE RECEIVED, the City of Sheboygan, Sheboygan County, Wisconsin (the "**City**"), promises to pay to North Sixth Seventh, LLC (the "**Developer**"), or registered assigns, but only in the manner, at the times, from the source of revenue and to the extent hereinafter provided, the Revenues described below, without interest.

This MRO shall be payable in installments of principal due on October 31 (the "**Payment Dates**") in each of the years and in the amounts set forth on the debt service schedule attached hereto as Schedule 1.

This MRO has been issued to finance projects within the City's Tax Incremental District No. 25, pursuant to Article XI, Section 3 of the Wisconsin Constitution and Section 66.0621, Wisconsin Statutes and acts supplementary thereto, and is payable only from the income and revenues herein described, which income and revenues have been set aside as a special fund for that purpose and identified as the "Special Redemption Fund" provided for under the resolution adopted on _____, 20___, by the Common Council of the City (the "**Resolution**"). This MRO is issued pursuant to the Resolution and pursuant to the terms and conditions of the Tax Incremental District Development Agreement dated as of June 16, 2025 by and between the City and Developer (the "**Development Agreement**"). All capitalized but undefined terms herein shall take on the meaning given to such terms in the Development Agreement.

This MRO does not constitute an indebtedness of the City within the meaning of any constitutional or statutory limitation or provision. This MRO shall be payable solely from Available Tax Increment generated by the Property and appropriated by the City's Common Council to the payment of this MRO (the "**Revenues**"). Reference is hereby made to the Resolution and the Development Agreement for a more complete statement of the revenues from which and conditions and limitations under which this MRO is payable and the general covenants and provisions pursuant to which this MRO has been issued. The Resolution and Development Agreement are incorporated herein by this reference.

If on any Payment Date there shall be insufficient Revenues appropriated to pay the principal due on this MRO, the amount due but not paid shall be deferred. The deferred principal shall be payable on the next Payment Date until ***the earlier of***: (a) the date this MRO is paid in full, and (b) the Final Payment Date (as defined below). The City shall have no obligation to pay any amount of this MRO which remains unpaid after the Final Payment Date. The owners of this MRO shall have no right to receive payment of any deferred amounts, unless there are available Revenues which are appropriated by the City's Common Council to payment of this MRO. The "**Final Payment Date**" is October 31, 2052.

At the option of the City, this MRO is subject to prepayment in whole or in part at any time.

The City makes no representation or covenant (express or implied) that the Available Tax Increment or other Revenues will be sufficient to pay, in whole or in part, the amounts which are or may become due and payable hereunder.

The City's payment obligations hereunder are subject to appropriation, by the City's Common Council, of Tax Increments or other amounts to make payments due on this MRO. In addition, as provided in Section 7.3 of the Development Agreement, the total amount of principal to be paid shall in no event exceed ***the lesser of***:

(a) One Million Six Hundred Thousand Dollars ($1,600,000.00, or $1,440,000 for the reasons contemplated in Section 7.1 of the Development Agreement), and

(b) The sum of all payments made by the City on this MRO during the life of the District but in no event after the Final Payment Date.

When such amount of Revenues has been appropriated and applied to payment of this MRO, the MRO shall be deemed to be paid in full and discharged, and the City shall have no further obligation with respect hereto. Further, as provided in Sections 7.1, 7.3 and 13.1 of the Development Agreement or otherwise, the City's obligations to make payments on this MRO may be suspended or terminated in the event Developer is in Default under any of the terms and conditions of the Development Agreement, provided payments may be resumed when any such Default is timely cured and any payments missed due to an uncured Default also shall be paid from Available Tax Increment upon timely cure of such Default.

THIS MRO IS A SPECIAL, LIMITED REVENUE OBLIGATION AND NOT A GENERAL OBLIGATION OF THE CITY AND IS PAYABLE BY THE CITY ONLY FROM THE SOURCES AND SUBJECT TO THE QUALIFICATIONS STATED OR REFERENCED HEREIN. THIS MRO IS NOT A GENERAL OBLIGATION OF THE CITY, AND NEITHER THE FULL FAITH AND CREDIT NOR THE TAXING POWERS OF THE CITY ARE PLEDGED TO THE PAYMENT OF THE PRINCIPAL OR INTEREST OF THIS MRO. FURTHER, NO PROPERTY OR OTHER ASSET OF THE CITY, EXCEPT THE ABOVE-REFERENCED REVENUES, IS OR SHALL BE A SOURCE OF PAYMENT OF THE CITY'S OBLIGATIONS HEREUNDER.

This MRO is issued by the City pursuant to, and in full conformity with, the Constitution and laws of the State of Wisconsin.

Except as otherwise expressly provided for in the Development Agreement, this MRO may be transferred or assigned, in whole or in part, only upon prior written consent of the City which may be withheld, conditioned or delayed for any reason. Interests in this MRO may not be split, divided or apportioned, except as set forth herein. In order to transfer or assign the MRO, if permitted by the City, the transferee or assignee shall surrender the same to the City either in exchange for a new, fully-registered municipal revenue obligation or for transfer of this MRO on the registration records for the MRO maintained by the City. Each permitted transferee or assignee shall take this MRO subject to the foregoing conditions and subject to all provisions stated or referenced herein.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this MRO have been done, have existed and have been performed in due form and time.

IN WITNESS WHEREOF, the Common Council of the City of Sheboygan has caused this MRO to be signed on behalf of the City by its duly qualified and acting City Administrator and City Clerk, and its corporate seal to be impressed hereon, all as of the date of original issue specified above.

CITY OF SHEBOYGAN

By: EXHIBIT _____
Name: _____, City Administrator

(SEAL)

Attest: EXHIBIT _____
Name: _____, City Clerk

Schedule 1

Payment Schedule

Subject to the City's actual receipt of Available Tax Increment and the terms and conditions of the Development Agreement (including, without limitation, the City's right to modify this payment schedule based upon market conditions and the actual and projected Available Tax Increment generated from the Project), the City shall make the following payments on the MRO to Developer:

Payment Date	**Payment Amount**
October 31, 2027	$_____
October 31, 2028	$_____
October 31, 2029	$_____
October 31, 2030	$_____
October 31, 2031	$_____
October 31, 2032	$_____
October 31, 2033	$_____
October 31, 2034	$_____
October 31, 2035	$_____
October 31, 2036	$_____
October 31, 2037	$_____
October 31, 2038	$_____
October 31, 2039	$_____
October 31, 2040	$_____
October 31, 2041	$_____
October 31, 2042	$_____
October 31, 2043	$_____
October 31, 2044	$_____
October 31, 2045	$_____
October 31, 2046	$_____
October 31, 2047	$_____
October 31, 2048	$_____
October 31, 2049	$_____
October 31, 2050	$_____
October 31, 2051	$_____
October 31, 2052	$_____
	==========
Total	Up to $1,600,000.00 (or $1,440,000.00)

REGISTRATION PROVISIONS

This MRO shall be registered in registration records kept by the Clerk of the City of Sheboygan, Sheboygan County, Wisconsin, such registration to be noted in the registration blank below and upon said registration records, and this MRO may thereafter be transferred only upon presentation of this MRO together with a written instrument of transfer in form and substance acceptable to the City and duly executed by the registered owner or his/her/its attorney, such transfer to be made on such records and endorsed hereon.

Date of Registration	Name of Registered Owner	Signature of City Clerk

EXHIBIT G

Members of Developer

MEMBERS OF DEVELOPER (WITH OWNERSHIP PERCENTAGE):

(1) Lucas J. Pelton (45%)
(2) (Cody Pelton) (27%)
(3) (Mark and Shaun's Trust) (18%)
(4) (NBT) (10%)

CITY OF SHEBOYGAN
RESOLUTION 65-25-26

BY ALDERPERSONS MITCHELL AND PERRELLA.

JULY 14, 2025.

A RESOLUTION Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed $2,305,000 Taxable General Obligation Promissory Notes, Series 2025B.

WHEREAS, the Common Council hereby finds and determines that it is necessary, desirable and in the best interest of the City of Sheboygan, Sheboygan County, Wisconsin (the "City") to raise funds for public purposes, including paying the cost of the purchase of property in the City's Tax Incremental District 21 (the "Project");

WHEREAS, the Common Council hereby finds and determines that the Project is within the City's power to undertake and therefore serves a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes;

WHEREAS, the City is authorized by the provisions of Section 67.12(12), Wisconsin Statutes, to borrow money and issue general obligation promissory notes for such public purposes;

WHEREAS, due to certain provisions contained in the Internal Revenue Code of 1986, as amended, it is necessary to issue the general obligation promissory notes on a taxable rather than a tax-exempt basis;

WHEREAS, it is the finding of the Common Council that it is in the best interest of the City to direct its financial advisor, Ehlers & Associates, Inc. ("Ehlers"), to take the steps necessary for the City to offer and sell the taxable general obligation promissory notes (the "Notes") at public sale and to obtain bids for the purchase of the Notes; and

WHEREAS, in order to facilitate the sale of the Notes in a timely manner, the Common Council hereby finds and determines that it is necessary, desirable and in the best interest of the City to delegate to either the City Administrator or the Finance Director/Treasurer (each an "Authorized Officer") the authority to accept on behalf of the City the bid for the Notes that results in the lowest true interest cost for the Notes (the "Proposal") and meets the terms and conditions provided for in this Resolution by executing a certificate in substantially the form attached hereto as Exhibit A and incorporated herein by reference (the "Approving Certificate").

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City that:

Section 1. Authorization and Sale of the Notes; Parameters. For the purpose of paying costs of the Project, the City is authorized to borrow pursuant to Section 67.12(12), Wisconsin Statutes, the principal sum of not to exceed TWO MILLION THREE HUNDRED FIVE THOUSAND DOLLARS ($2,305,000) upon the terms and subject to the conditions set forth in this Resolution. Subject to satisfaction of the condition set forth in Section 14 of this Resolution, the Mayor and City Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the financial institution that submitted the Proposal (the "Purchaser") for, on

behalf of and in the name of the City, Notes aggregating the principal amount of not to exceed TWO MILLION THREE HUNDRED FIVE THOUSAND DOLLARS ($2,305,000). The purchase price to be paid to the City for the Notes shall not be less than 98.75% nor more than 110.00% of the principal amount of the Notes.

Section 2. Terms of the Notes. The Notes shall be designated "Taxable General Obligation Promissory Notes, Series 2025B"; shall be issued in the aggregate principal amount of up to $2,305,000; shall be dated as of their date of issuance; shall be in the denomination of $5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and shall mature or be subject to mandatory redemption on the dates and in the principal amounts set forth below, provided that the principal amount of each maturity or mandatory redemption amount may be increased or decreased by up to $75,000 per maturity or mandatory redemption amount. The schedule below assumes the Notes are issued in the aggregate principal amount of $2,305,000.

Date	Principal Amount
04-01-2029	$ 85,000
04-01-2030	90,000
04-01-2031	95,000
04-01-2032	100,000
04-01-2033	105,000
04-01-2034	110,000
04-01-2035	115,000
04-01-2036	120,000
04-01-2037	130,000
04-01-2038	135,000
04-01-2039	145,000
04-01-2040	155,000
04-01-2041	165,000
04-01-2042	170,000
04-01-2043	185,000
04-01-2044	195,000
04-01-2045	205,000

Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2026. The true interest cost on the Notes (computed taking the Purchaser's compensation into account) shall not exceed 6.50%. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board.

Section 3. Redemption Provisions. The Notes shall be subject to optional redemption as set forth on the Approving Certificate. If the Proposal specifies that certain of the Notes shall be subject to mandatory redemption, the terms of such mandatory redemption shall be set forth on an attachment to the Approving Certificate labeled as Schedule MRP. Upon the optional redemption of any of the Notes subject to mandatory redemption, the principal amount of such Notes so redeemed shall be credited against the mandatory redemption payments established in the Approving Certificate in such manner as the City shall direct.

Section 4. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit B and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same becomes due, the full faith, credit and resources of the City are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the City a direct annual irrepealable tax in the years 2025 through 2044 for the payments due in the years 2026 through 2045 in the amounts as are sufficient to meet the principal and interest payments when due.

(B) Tax Collection. So long as any part of the principal of or interest on the Notes remains unpaid, the City shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Notes, said tax shall be, from year to year, carried onto the tax roll of the City and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the City for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Notes when due, the requisite amounts shall be paid from other funds of the City then available, which sums shall be replaced upon the collection of the taxes herein levied.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There shall be and there hereby is established in the treasury of the City, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the City may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for Taxable General Obligation Promissory Notes, Series 2025B" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Notes is fully paid or otherwise extinguished. There shall be deposited into the Debt Service Fund Account (i) all accrued interest received by the City at the time of delivery of and payment for the Notes; (ii) any premium which may be received by the City above the par value of the Notes and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of and interest on the Notes when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Notes when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Notes until all such principal and interest has been paid in full and the Notes canceled; provided (i) the funds to provide for each payment of principal of and interest on the Notes prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Notes may be used to reduce the next succeeding tax levy, or may, at the option of the City, be invested by purchasing the Notes as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account.

(C) Remaining Monies. When all of the Notes have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the City, unless the Common Council directs otherwise.

Section 7. Proceeds of the Notes; Segregated Borrowed Money Fund. The proceeds of the Notes (the "Note Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Notes into the Debt Service Fund Account created above) shall be deposited into a special fund (the "Borrowed Money Fund") separate and distinct from all other funds of the City and disbursed solely for the purpose or purposes for which borrowed. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purpose or purposes for which the Notes have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 8. Execution of the Notes; Closing; Professional Services. The Notes shall be issued in printed form, executed on behalf of the City by the manual or facsimile signatures of the Mayor and City Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Notes may be imprinted on the Notes in lieu of the manual signature of the officer but, unless the City has contracted with a fiscal agent to authenticate the Notes, at least one of the signatures appearing on each Note shall be a manual signature. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Notes and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The City hereby authorizes the officers and agents of the City to enter into, on its behalf, agreements and contracts in conjunction with the Notes, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Notes is hereby ratified and approved in all respects.

Section 9. Payment of the Notes; Fiscal Agent. The principal of and interest on the Notes shall be paid by Bond Trust Services Corporation, which is hereby appointed as the City's registrar and fiscal agent pursuant to the provisions of Section 67.10(2), Wisconsin Statutes (the "Fiscal Agent"). The City hereby authorizes the Mayor and City Clerk or other appropriate officers of the City to enter into a Fiscal Agency Agreement between the City and the Fiscal Agent. Such contract may provide, among other things, for the performance by the Fiscal Agent of the functions listed in Section 67.10(2)(a) to (j), Wisconsin Statutes, where applicable, with respect to the Notes.

Section 10. Persons Treated as Owners; Transfer of Notes. The City shall cause books for the registration and for the transfer of the Notes to be kept by the Fiscal Agent. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the Mayor and City Clerk shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Note surrendered for transfer.

The City shall cooperate in any such transfer, and the Mayor and City Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

Section 11. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Notes (the "Record Date"). Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the City at the close of business on the Record Date.

Section 12. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the City agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations, which the City Clerk or other authorized representative of the City is authorized and directed to execute and deliver to DTC on behalf of the City to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the City Clerk's office.

Section 13. Payment of Issuance Expenses. The City authorizes the Purchaser to forward the amount of the proceeds of the Notes allocable to the payment of issuance expenses to a financial institution selected by Ehlers at Closing for further distribution as directed by Ehlers.

Section 14. Condition on Issuance and Sale of the Notes. The issuance of the Notes and the sale of the Notes to the Purchaser are subject to approval by an Authorized Officer of the principal amount, definitive maturities, redemption provisions, interest rates and purchase price for the Notes, which approval shall be evidenced by execution by an Authorized Officer of the Approving Certificate.

The Notes shall not be issued, sold or delivered until this condition is satisfied. Upon satisfaction of this condition, an Authorized Officer is authorized to execute a Proposal with the Purchaser providing for the sale of the Notes to the Purchaser.

Section 15. Official Statement. The Common Council hereby directs an Authorized Officer to approve the Preliminary Official Statement with respect to the Notes and deem the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by an Authorized Officer or other officers of the City in connection with the preparation of such Preliminary Official Statement and any addenda to it or final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate City official shall certify the Preliminary Official Statement and any addenda or final Official Statement. The City Clerk shall cause copies of the Preliminary Official Statement and any addenda or final Official Statement to be distributed to the Purchaser.

Section 16. Undertaking to Provide Continuing Disclosure. The City hereby covenants and agrees, for the benefit of the owners of the Notes, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Notes or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the City to comply with the provisions of the Undertaking shall not be an event of default with respect to the Notes).

To the extent required under the Rule, the Mayor and City Clerk, or other officer of the City charged with the responsibility for issuing the Notes, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the City's Undertaking.

Section 17. Record Book. The City Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Notes in the Record Book.

Section 18. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Notes, the officers of the City are authorized to take all actions necessary to obtain such municipal bond insurance. The Mayor and City Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the Mayor and City Clerk including provisions regarding restrictions on investment of Note proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Notes by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Note provided herein.

Section 19. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Common Council or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

EXHIBIT A TO RESOLUTION

APPROVING CERTIFICATE

The undersigned [City Administrator] [Finance Director/Treasurer] of the City of Sheboygan, Sheboygan County, Wisconsin (the "City"), hereby certifies that:

1. Resolution. On July 21, 2025, the Common Council of the City adopted a resolution (the "Resolution") authorizing the issuance and establishing parameters for the sale of not to exceed $2,305,000 Taxable General Obligation Promissory Notes, Series 2025B of the City (the "Notes") after a public sale and delegating to me the authority to approve the Preliminary Official Statement, to approve the purchase proposal for the Notes, and to determine the details for the Notes within the parameters established by the Resolution.

2. Proposal; Terms of the Notes. On the date hereof, the Notes were offered for public sale and the bids set forth on the Bid Tabulation attached hereto as Schedule I and incorporated herein by this reference were received. The institution listed first on the Bid Tabulation, _____ (the "Purchaser") offered to purchase the Notes in accordance with the terms set forth in the Proposal attached hereto as Schedule II and incorporated herein by this reference (the "Proposal"). Ehlers & Associates, Inc. recommends the City accept the Proposal. The Proposal meets the parameters and conditions established by the Resolution and is hereby approved and accepted.

The Notes shall be issued in the aggregate principal amount of $_____, which is not more than the $2,305,000 approved by the Resolution, and shall mature on April 1 of each of the years and in the amounts and shall bear interest at the rates per annum as set forth in the Pricing Summary attached hereto as Schedule III and incorporated herein by this reference. The amount of each annual principal or mandatory redemption payment due on the Notes is not more than $75,000 more or less per maturity or mandatory redemption amount than the schedule included in the Resolution as set forth below:

Date	Resolution Schedule	Actual Amount
04-01-2029	$ 85,000	$_____
04-01-2030	90,000	_____
04-01-2031	95,000	_____
04-01-2032	100,000	_____
04-01-2033	105,000	_____
04-01-2034	110,000	_____
04-01-2035	115,000	_____
04-01-2036	120,000	_____
04-01-2037	130,000	_____
04-01-2038	135,000	_____
04-01-2039	145,000	_____
04-01-2040	155,000	_____
04-01-2041	165,000	_____
04-01-2042	170,000	_____

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Date	Resolution Schedule	Actual Amount
04-01-2043	$185,000	$_____
04-01-2044	195,000	_____
04-01-2045	205,000	_____

The true interest cost on the Notes (computed taking the Purchaser's compensation into account) is _____%, which is not in excess of 6.50%, as required by the Resolution.

3. Purchase Price of the Notes. The Notes shall be sold to the Purchaser in accordance with the terms of the Proposal at a price of $_____, plus accrued interest, if any, to the date of delivery of the Notes, which is not less than 98.75% nor more than 110.0% of the principal amount of the Notes, as required by the Resolution.

4. Redemption Provisions of the Notes. The Notes maturing on April 1, _____ and thereafter are subject to redemption prior to maturity, at the option of the City, on April 1, _____ or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the City and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption. [The Proposal specifies that [some of] the Notes are subject to mandatory redemption. The terms of such mandatory redemption are set forth on an attachment hereto as Schedule MRP and incorporated herein by this reference.]

5. Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same respectively falls due, the full faith, credit and taxing powers of the City have been irrevocably pledged and there has been levied on all of the taxable property in the City, pursuant to the Resolution, a direct, annual irrepealable tax in an amount and at the times sufficient for said purpose. Such tax shall be for the years and in the amounts set forth on the debt service schedule attached hereto as Schedule IV.

6. Preliminary Official Statement. The Preliminary Official Statement with respect to the Notes is hereby approved and deemed "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934.

7. Approval. This Certificate constitutes my approval of the Proposal, and the principal amount, definitive maturities, interest rates, purchase price and redemption provisions for the Notes and the direct annual irrepealable tax levy to repay the Notes, in satisfaction of the parameters set forth in the Resolution.

IN WITNESS WHEREOF, I have executed this Certificate on _____, 2025 pursuant to the authority delegated to me in the Resolution.

_____

[Casey Bradley] [Kaitlyn Krueger]
[City Administrator] [Finance Director/Treasurer]

COPY

SCHEDULE I TO APPROVING CERTIFICATE

Bid Tabulation

To be provided by Ehlers & Associates, Inc. and incorporated into the Certificate.

(See Attached)

COPY

SCHEDULE II TO APPROVING CERTIFICATE

Proposal

To be provided by Ehlers & Associates, Inc. and incorporated into the Certificate.

(See Attached)

COPY

SCHEDULE III TO APPROVING CERTIFICATE

Pricing Summary

To be provided by Ehlers & Associates, Inc. and incorporated into the Certificate.

(See Attached)

COPY

SCHEDULE IV TO APPROVING CERTIFICATE

Debt Service Schedule and Irrepealable Tax Levies

To be provided by Ehlers & Associates, Inc. and incorporated into the Certificate.

(See Attached)

COPY

[SCHEDULE MRP

Mandatory Redemption Provision

The Notes due on April 1, ____, ____ and ____ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from debt service fund deposits which are required to be made in amounts sufficient to redeem on April 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on April 1, 20

Redemption Date	Amount
____	$_____
____	_____
____	_____ (maturity)

For the Term Bonds Maturing on April 1, 20

Redemption Date	Amount
____	$_____
____	_____
____	_____ (maturity)

For the Term Bonds Maturing on April 1, 20

Redemption Date	Amount
____	$_____
____	_____
____	_____ (maturity)

For the Term Bonds Maturing on April 1, 20

Redemption Date	Amount
____	$_____
____	_____
____	_____ (maturity)]

COPY

EXHIBIT B TO RESOLUTION

(Form of Note)

UNITED STATES OF AMERICA

REGISTERED	STATE OF WISCONSIN	DOLLARS
	SHEBOYGAN COUNTY	
NO. R-___	CITY OF SHEBOYGAN	$_____

TAXABLE GENERAL OBLIGATION PROMISSORY NOTE, SERIES 2025B

MATURITY DATE:	ORIGINAL DATE OF ISSUE:	INTEREST RATE:	CUSIP:
April 1, _____	September 18, 2025	____%	_____

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS ($_____)

FOR VALUE RECEIVED, the City of Sheboygan, Sheboygan County, Wisconsin (the "City"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2026 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Note are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Note is registered on the Bond Register maintained by Bond Trust Services Corporation (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Note is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Note together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the City are hereby irrevocably pledged.

This Note is one of an issue of Notes aggregating the principal amount of $_____, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the City pursuant to the provisions of Section 67.12(12), Wisconsin Statutes, for public purposes, including paying the cost of the purchase of property in the City's Tax Incremental District 21, as authorized by a resolution adopted on July 21, 2025 as supplemented by an Approving Certificate, dated _____, _____ [(the "Approving

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Certificate")] (collectively, the "Resolution"). Said Resolution is recorded in the official minutes of the Common Council for said date.

The Notes maturing on April 1, _____ and thereafter are subject to redemption prior to maturity, at the option of the City, on April 1, _____ or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the City, and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

[The Notes maturing in the years _____ are subject to mandatory redemption by lot as provided in the Approving Certificate, at the redemption price of par plus accrued interest to the date of redemption and without premium.]

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Notes called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Notes shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the City, including this Note and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Note, together with the interest thereon, when and as payable.

This Note is transferable only upon the books of the City kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Notes, and the City appoints another depository, upon surrender of the Note to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Note in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the City for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Notes (i) after the Record Date,

(ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Notes, or (iii) with respect to any particular Note, after such Note has been called for redemption. The Fiscal Agent and City may treat and consider the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Notes are issuable solely as negotiable, fully-registered Notes without coupons in the denomination of $5,000 or any integral multiple thereof.

This Note shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Fiscal Agent.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the City of Sheboygan, Sheboygan County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the manual or facsimile signatures of its duly qualified Mayor and City Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

CITY OF SHEBOYGAN
SHEBOYGAN COUNTY, WISCONSIN

By: _____
Ryan Sorenson
Mayor

(SEAL)

By: _____
Meredith DeBruin
City Clerk

COPY

Date of Authentication: _____, _____

CERTIFICATE OF AUTHENTICATION

This Note is one of the Notes of the issue authorized by the within-mentioned Resolution of the City of Sheboygan, Sheboygan County, Wisconsin.

BOND TRUST SERVICES CORPORATION

By_____
Authorized Signatory

COPY

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

_____

(Name and Address of Assignee)

_____

(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

_____ _____

(e.g. Bank, Trust Company or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

_____

(Authorized Officer)

COPY

July 21, 2025

PRE-SALE REPORT FOR

City of Sheboygan, Wisconsin

$2,305,000 Taxable General Obligation Promissory Notes, Series 2025B

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Advisors:

Kayla Thorpe, Associate Municipal Advisor
Philip L. Cosson, Senior Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

EXECUTIVE SUMMARY OF PROPOSED DEBT

Proposed Issue:

$2,305,000 Taxable General Obligation Promissory Notes, Series 2025B

Purposes:

The proposed issue includes financing for the following purposes:

To fund property purchases within TID 21.

- Debt service will be paid from tax increment revenues in TID 21.

Authority:

The Notes are being issued pursuant to Wisconsin Statute(s):

- 67.12(12)

The Notes will be general obligations of the City for which its full faith, credit and taxing powers are pledged.

The Notes count against the City's General Obligation Debt Capacity Limit of 5% of total City Equalized Valuation. Following issuance of the both the 2025A and 2025B Notes, the City's total General Obligation debt principal outstanding will be approximately $87,605,000, which is 35% of its limit. Remaining General Obligation Borrowing Capacity will be approximately $160,192,694.

Term/Call Feature:

The Notes are being issued for a term of 20 years. Principal on the Notes will be due on April 1 in the years 2029 through 2045. Interest will be due every six months beginning April 1, 2026.

The Notes will be subject to prepayment at the discretion of the City on April 1, 2036 or any date thereafter.

Bank Qualification:

Because the Notes are taxable obligations they will not be designated as "bank qualified" obligations.

Rating:

The City's most recent bond issues were rated by Moody's Investors Service. The current rating on those bonds is "Aa2". The City will request a new rating for the Notes.

If the winning bidder on the Notes elects to purchase bond insurance, the rating for the issue may be higher than the City's bond rating in the event that the bond rating of the insurer is higher than that of the City.

Basis for Recommendation:

Based on your objectives, financial situation and need, risk tolerance, liquidity needs, experience with the issuance of Notes and long-term financial capacity, as well as the tax status considerations related to the Notes and the structure, timing and other similar matters related to the Notes, we are recommending the issuance of Notes as a suitable option. Ehlers has reviewed other reasonably feasible alternatives to the recommended issuance of municipal securities.

Method of Sale/Placement:

We are recommending the Notes be issued as municipal securities and offered through a competitive underwriting process. You will solicit competitive bids, which we will compile on your behalf, for the purchase of the Notes from underwriters and banks.

An allowance for discount bidding will be incorporated in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.

If the Notes are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.

Premium Pricing:

In some cases, investors in municipal bonds prefer "premium" pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered "reoffering premium." For this issue of Notes, any premium amount received that is in excess of the underwriting discount and any capitalized interest amounts must be placed in the debt service fund and used to pay a portion of the interest payments due on the Notes. We anticipate using any premium amounts received to reduce the issue size.

The amount of premium allowed can be restricted in the bid specifications. Restrictions on premium may result in fewer bids, but may also eliminate large adjustments on the day of sale and unintended results with respect to debt service payment impacts. Ehlers will identify appropriate premium restrictions for the Notes intended to achieve the City's objectives for this financing.

Parameters:

The Common Council will consider adoption of a Parameters Resolution on July 21, 2025, which delegates authority to the Finance Director/Treasurer or the City Administrator to accept and approve a bid for the Notes so long as the bid meets certain parameters. These parameters are:

* Issue size not to exceed $2,305,000

* Maximum Bid of 110%

* Minimum Bid of 98.75%

* Maximum True Interest Cost (TIC) of 6.5%

* Maturity Schedule Adjustments not to exceed $75,000 per maturity

Other Considerations:

The Notes will be offered with the option of the successful bidder utilizing a term bond structure. By offering underwriters the option to "term up" some of the maturities at the time of the sale, it gives them more flexibility in finding a market for your Notes. This makes your issue more marketable, which can result in lower borrowing costs. In the event that the successful bidder utilizes a term bond structure, we recommend the City retain a paying agent to handle responsibility for processing mandatory redemption/call notices associated with term bonds.

Review of Existing Debt:

We have reviewed all outstanding indebtedness for the City and find that there are no refunding opportunities at this time.

We will continue to monitor the market and the call dates for the City's outstanding debt and will alert you to any future refunding opportunities.

Continuing Disclosure:

Because the City has more than $10,000,000 in outstanding debt subject to a continuing disclosure undertaking (including this issue) and this issue does not meet an available exemption from continuing disclosure, the City will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the "MSRB"), as required by rules of the Securities and Exchange Commission (SEC). The City is already obligated to provide such reports for its existing bonds, and has contracted with Ehlers to prepare and file the reports.

Arbitrage Monitoring:

The City has limited responsibilities for arbitrage as it relates to the Notes, however, the Notes are not exempt from all arbitrage rules. An Ehlers arbitrage expert will contact the City within

30 days after the sale date to review the City's specific responsibilities for the Notes. The City is currently receiving arbitrage services from Ehlers in relation to the Notes.

Investment of Note Proceeds:

Ehlers can assist the City in developing a strategy to invest your Note proceeds until the funds are needed to pay project costs.

Risk Factors:

G.O. with Planned Abatement: The issuer is abating all or a portion of G.O. debt service payments for the issue with tax incremental revenues. In the event this revenue is not available, the City is obligated to levy property taxes in an amount sufficient to make all debt payments.

Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.

Bond Counsel and Disclosure Counsel: Quarles & Brady LLP.

Paying Agent: Bond Trust Services Corporation.

Rating Agency: Moody's Investors Service, Inc.

PROPOSED DEBT ISSUANCE SCHEDULE

Pre-Sale Review by Common Council:	July 21, 2025
Due Diligence Call to Review Official Statement:	Week of August 11, 2025
Conference with Rating Agency:	Week of August 11, 2025
Distribute Official Statement:	August 21, 2025
Designated Officials Award Sale of the Notes:	August 28, 2025
Estimated Closing Date:	September 18, 2025

Attachments

Estimated Sources and Uses of Funds

Estimated Proposed Debt Service Schedule

Estimated Tax Impact Analysis (Combined 2025A & 2025B)

G.O. Debt Capacity Analysis (Combined 2025A & 2025B)

EHLERS' CONTACTS

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Table 1
Capital Improvements Financing Plan
City of Sheboygan, WI

		2025 Taxable G.O. Notes	TID 21 Portion
CIP Projects[1]			
Property Purchases		1,794,000	1,794,000
Subtotal Project Costs		**1,794,000**	**1,794,000**
CIP Projects[1]		**1,794,000**	**1,794,000**
Capitalized Interest		**403,957**	403,957
Estimated Issuance Expenses		**104,763**	**104,763**
Municipal Advisor (Ehlers)		25,100	25,100
Bond Counsel		20,000	20,000
Disclosure Counsel		15,000	15,000
Rating Fee		15,000	15,000
Maximum Underwriter's Discount	12.50	28,813	28,813
Paying Agent		850	850
Subtotal Issuance Expenses		104,763	104,763
TOTAL TO BE FINANCED		**2,302,720**	**2,302,720**
Estimated Interest Earnings	3.50%	0	0
Assumed spend down (months)	3.00		
Rounding		2,280	2,280
NET BOND SIZE		**2,305,000**	**2,305,000**

Notes:
1) Project Total Estimates

Table 2
Allocation of Debt Service - 2025B Taxable G.O. Notes
City of Sheboygan, WI

Year Ending	TID 21 Portion Principal	Est. Rate	Interest	Total
2025				0
2026		4.70%	142,637	142,637
2027		4.70%	130,660	130,660
2028		4.75%	130,660	130,660
2029	85,000	4.85%	128,599	213,599
2030	90,000	4.95%	124,310	214,310
2031	95,000	5.05%	119,684	214,684
2032	100,000	5.15%	114,710	214,710
2033	105,000	5.25%	109,379	214,379
2034	110,000	5.35%	103,680	213,680
2035	115,000	5.45%	97,604	212,604
2036	120,000	5.70%	91,050	211,050
2037	130,000	5.70%	83,925	213,925
2038	135,000	5.70%	76,373	211,373
2039	145,000	5.85%	68,284	213,284
2040	155,000	5.85%	59,509	214,509
2041	165,000	5.85%	50,149	215,149
2042	170,000	5.95%	40,265	210,265
2043	185,000	5.95%	29,704	214,704
2044	195,000	6.05%	18,301	213,301
2045	205,000	6.05%	6,201	211,201
Total	2,305,000		1,725,682	4,030,682

Year Ending	Totals Principal (4/1)	Interest	Total
2025	0	0	0
2026	0	142,637	142,637
2027	0	130,660	130,660
2028	0	130,660	130,660
2029	85,000	128,599	213,599
2030	90,000	124,310	214,310
2031	95,000	119,684	214,684
2032	100,000	114,710	214,710
2033	105,000	109,379	214,379
2034	110,000	103,680	213,680
2035	115,000	97,604	212,604
2036	120,000	91,050	211,050
2037	130,000	83,925	213,925
2038	135,000	76,373	211,373
2039	145,000	68,284	213,284
2040	155,000	59,509	214,509
2041	165,000	50,149	215,149
2042	170,000	40,265	210,265
2043	185,000	29,704	214,704
2044	195,000	18,301	213,301
2045	205,000	6,201	211,201
Total	2,305,000	1,725,682	4,030,682

Notes:

1) Estimated Rate assumes A+ Taxable sale 6/9/25 + .35

Table 3
Financing Plan Tax Impact
City of Sheboygan, WI

Year Ending	Total Debt Payments	Less: TID 16	Less: TID 17	Less: TID 18	Less: TID 19	Less: TID 20	Less: TID 21	Less: TID 23	Net Debt Service Levy	Change From Prior Year Levy	Equalized Value (TID OUT)	Tax Rate Per $1,000	Annual Taxes $100,000 Home	2025A G.O. Notes 13,375,000 Dated: 8/28/2025 Total Principal and Interest	2025B Taxable G.O. Notes 2,305,000 Dated: 8/28/2025 Total Principal and Interest	Abatements Less: TID 21	Abatements Less: TID 22	Abatements Less: TID 25	Debt Service Levy Total Net Debt Service Levy	Debt Service Levy Levy Change from Prior Year	Taxes Total Tax Rate for Debt Service	Taxes Annual Taxes $100,000 Home	Taxes Annual Taxes Difference From Existing	Year Ending
	Existing Debt													**Proposed Debt**										
2025	7,001,531	(610,080)	(362,765)	(667,640)	(105,423)	(110,100)	0	0	5,145,524		4,564,706,000	$1.13	$112.72	0	0	0	0	0	5,145,524		$1.13	$113	$0.00	2025
2026	6,793,161	(161,353)	(361,325)	(784,943)	(107,993)	(108,100)	0	0	5,269,449	123,925	4,819,977,667	$1.09	$109.33	754,893	142,637	(413,578)	(20,639)	(48,498)	5,684,263	538,740	$1.18	$118	$9	2026
2027	7,649,140	(162,815)	(364,700)	(895,570)	(175,405)	(106,100)	(483,850)	(665,350)	4,795,350	(474,099)	5,089,524,869	$0.94	$94.22	941,657	130,660	(378,851)	(18,906)	(44,426)	5,425,484	(258,779)	$1.07	$107	$12	2027
2028	7,619,425	(108,875)	(367,825)	(1,009,345)	(176,900)	(104,100)	(556,725)	(723,475)	4,572,180	(223,170)	5,374,145,937	$0.85	$85.08	929,057	130,660	(378,851)	(18,906)	0	5,234,140	(191,344)	$0.97	$97	$12	2028
2029	7,624,555	(51,225)	(365,125)	(1,115,855)	(178,500)	(102,100)	(532,725)	(680,350)	4,598,675	26,495	5,674,683,844	$0.81	$81.04	1,057,857	213,599	(677,389)	(33,606)	0	5,159,135	(75,005)	$0.91	$91	$10	2029
2030	6,721,498	(49,675)	(287,525)	(1,234,610)	0	(101,100)	(518,975)	(662,850)	3,866,763	(731,913)	5,992,028,708	$0.65	$64.53	1,082,157	214,310	(679,101)	(37,906)	0	4,446,223	(712,913)	$0.74	$74	$10	2030
2031	5,567,135	(48,125)	(266,250)	(1,345,065)	0	0	(505,225)	(694,100)	2,708,370	(1,158,393)	6,327,120,421	$0.43	$42.81	1,085,057	214,684	(680,074)	(37,106)	0	3,290,930	(1,155,293)	$0.52	$52	$9	2031
2032	5,119,035	(46,575)	(264,950)	(1,367,118)	0	0	(491,475)	(674,100)	2,274,818	(433,553)	6,680,951,440	$0.34	$34.05	1,082,349	214,710	(680,426)	(36,316)	0	2,855,135	(435,795)	$0.43	$43	$9	2032
2033	5,058,880	(20,400)	(268,500)	(1,371,805)	0	0	(502,100)	(654,100)	2,241,975	(32,843)	7,054,569,721	$0.32	$31.78	1,078,902	214,379	(680,045)	(35,528)	0	2,819,683	(35,453)	$0.40	$40	$8	2033
2034	4,273,115	0	(266,750)	(1,369,740)	0	0	(511,475)	(634,100)	1,491,050	(750,925)	7,449,081,825	$0.20	$20.02	1,083,369	213,680	(678,435)	(34,705)	0	2,074,959	(744,724)	$0.28	$28	$8	2034
2035	3,711,950	0	(269,850)	(1,370,850)	0	0	(519,600)	(662,850)	888,800	(602,250)	7,865,656,196	$0.11	$11.30	1,080,850	212,604	(680,565)	(33,855)	0	1,467,834	(607,125)	$0.19	$19	$7	2035
2036	3,657,755	0	(267,650)	(1,364,980)	0	0	(526,475)	(640,350)	858,300	(30,500)	8,305,526,621	$0.10	$10.33	1,081,473	211,050	(676,391)	(32,985)	0	1,441,446	(26,388)	$0.17	$17	$7	2036
2037	3,615,305	0	(265,300)	(1,367,380)	0	0	(522,350)	(617,850)	842,425	(15,875)	8,769,995,881	$0.10	$9.61	1,084,989	213,925	(680,805)	(36,984)	0	1,423,550	(17,896)	$0.16	$16	$7	2037
2038	3,490,780	0	(267,800)	(1,363,080)	0	0	(514,600)	(602,500)	742,800	(99,625)	9,260,439,617	$0.08	$8.02	1,086,188	211,373	(678,799)	(35,846)	0	1,325,715	(97,835)	$0.14	$14	$6	2038
2039	2,686,968	0	0	(1,032,268)	0	0	(498,600)	(628,400)	527,700	(215,100)	9,778,310,397	$0.05	$5.40	1,080,150	213,284	(680,249)	(34,684)	0	1,106,201	(219,514)	$0.11	$11	$6	2039
2040	2,714,120	0	0	(1,029,120)	0	0	(482,600)	(681,900)	520,500	(7,200)	10,325,142,020	$0.05	$5.04	1,081,655	214,509	(679,960)	(33,496)	0	1,103,208	(2,994)	$0.11	$11	$6	2040
2041	1,643,300	0	0	0	0	0	(466,600)	(658,900)	517,800	(2,700)	10,902,554,062	$0.05	$4.75	1,085,309	215,149	(682,898)	(37,163)	0	1,098,198	(5,010)	$0.10	$10	$5	2041
2042	1,630,400	0	0	0	0	0	(450,600)	(660,400)	519,400	1,600	11,512,256,668	$0.05	$4.51	1,066,815	210,265	(674,268)	(35,693)	0	1,086,520	(11,678)	$0.09	$9	$5	2042
2043	1,748,000	0	0	0	0	0	(596,300)	(636,400)	515,300	(4,100)	12,156,055,622	$0.04	$4.24	1,056,399	214,704	(678,906)	(34,208)	0	1,073,289	(13,231)	$0.09	$9	$5	2043
2044	1,657,500	0	0	0	0	0	(510,000)	(622,200)	525,300	10,000	12,835,857,689	$0.04	$4.09	1,049,126	213,301	(681,590)	(37,599)	0	1,068,539	(4,750)	$0.08	$8	$4	2044
2045	0	0	0	0	0	0	0	0	0	(525,300)	13,553,676,271	$0.00	$0.00	1,034,998	211,201	(677,463)	(35,866)	0	532,870	(535,669)	$0.04	$4	$4	2045
2046	0	0	0	0	0	0	0	0	0	0	14,311,637,359	$0.00	$0.00	0	0	0	0	0	0	(532,870)	$0.00	$0	$0	2046
2047	0	0	0	0	0	0	0	0	0	0	15,111,985,842	$0.00	$0.00	0	0	0	0	0	0	0	$0.00	$0	$0	2047
2048	0	0	0	0	0	0	0	0	0	0	15,957,092,145	$0.00	$0.00	0	0	0	0	0	0	0	$0.00	$0	$0	2048
2049	0	0	0	0	0	0	0	0	0	0	16,849,459,256	$0.00	$0.00	0	0	0	0	0	0	0	$0.00	$0	$0	2049
2050	0	0	0	0	0	0	0	0	0	0	17,791,730,137	$0.00	$0.00	0	0	0	0	0	0	0	$0.00	$0	$0	2050
2051	0	0	0	0	0	0	0	0	0	0	18,786,695,553	$0.00	$0.00	0	0	0	0	0	0	0	$0.00	$0	$0	2051
2052	0	0	0	0	0	0	0	0	0	0	19,837,302,335	$0.00	$0.00	0	0	0	0	0	0	0	$0.00	$0	$0	2052
2053	0	0	0	0	0	0	0	0	0	0	20,946,662,111	$0.00	$0.00	0	0	0	0	0	0	0	$0.00	$0	$0	2053
2054	0	0	0	0	0	0	0	0	0	0	22,118,060,521	0	0	0	0				0	0	0	0	0	2054
Total	89,983,552	(1,259,123)	(4,246,315)	(18,689,368)	(744,220)	(631,600)	(9,190,275)	(11,800,175)	43,422,477					20,883,246	4,030,682	(12,718,642)	(661,996)	(92,924)					149	Total

Notes:

Table 4
General Obligation Debt Capacity Analysis - Impact of Financing Plan
City of Sheboygan, WI

Existing Debt					Proposed Debt					
Year Ending	Projected Equalized Value (TID IN)[1]	Debt Limit	Existing Principal Outstanding	% of Limit	2025A G.O. Notes	2025B Taxable G.O. Notes	Combined Principal Existing & Proposed	% of Limit	Residual Capacity	Year Ending
2025	4,955,953,882	247,797,694	71,925,000	**29%**	13,375,000	2,305,000	$87,605,000	**35%**	$160,192,694	2025
2026	5,207,718,723	260,385,936	66,410,000	**26%**	13,275,000	2,305,000	$81,990,000	**31%**	$178,395,936	2026
2027	5,472,273,339	273,613,667	61,075,000	**22%**	12,925,000	2,305,000	$76,305,000	**28%**	$197,308,667	2027
2028	5,750,267,457	287,513,373	55,385,000	**19%**	12,575,000	2,305,000	$70,265,000	**24%**	$217,248,373	2028
2029	6,042,383,810	302,119,190	49,555,000	**16%**	12,080,000	2,220,000	$63,855,000	**21%**	$238,264,190	2029
2030	6,349,339,814	317,466,991	43,555,000	**14%**	11,540,000	2,130,000	$57,225,000	**18%**	$260,241,991	2030
2031	6,671,889,330	333,594,467	38,300,000	**11%**	10,975,000	2,035,000	$51,310,000	**15%**	$282,284,467	2031
2032	7,010,824,517	350,541,226	34,055,000	**10%**	10,390,000	1,935,000	$46,380,000	**13%**	$304,161,226	2032
2033	7,366,977,775	368,348,889	30,125,000	**8%**	9,785,000	1,830,000	$41,740,000	**11%**	$326,608,889	2033
2034	7,741,223,790	387,061,189	26,125,000	**7%**	9,150,000	1,720,000	$36,995,000	**10%**	$350,066,189	2034
2035	8,134,481,682	406,724,084	22,785,000	**6%**	8,490,000	1,605,000	$32,880,000	**8%**	$373,844,084	2035
2036	8,547,717,264	427,385,863	19,885,000	**5%**	7,800,000	1,485,000	$29,170,000	**7%**	$398,215,863	2036
2037	8,981,945,412	449,097,271	16,930,000	**4%**	7,075,000	1,355,000	$25,360,000	**6%**	$423,737,271	2037
2038	9,438,232,560	471,911,628	13,905,000	**3%**	6,315,000	1,220,000	$21,440,000	**5%**	$450,471,628	2038
2039	9,917,699,313	495,884,966	10,895,000	**2%**	5,525,000	1,075,000	$17,495,000	**4%**	$478,389,966	2039
2040	10,421,523,209	521,076,160	8,585,000	**2%**	4,695,000	920,000	$14,200,000	**3%**	$506,876,160	2040
2041	10,950,941,601	547,547,080	6,170,000	**1%**	3,820,000	755,000	$10,745,000	**2%**	$536,802,080	2041
2042	11,507,254,702	575,362,735	4,745,000	**1%**	2,920,000	585,000	$8,250,000	**1%**	$567,112,735	2042
2043	12,091,828,776	604,591,439	3,275,000	**1%**	1,985,000	400,000	$5,660,000	**1%**	$598,931,439	2043
2044	12,706,099,494	635,304,975	1,625,000	**0%**	1,010,000	205,000	$2,840,000	**0%**	$632,464,975	2044

Notes:

1) Projected TID IN EV based on 5-year average at 0.0508004810045518 % annual inflation.

CITY OF SHEBOYGAN
RESOLUTION 64-25-26

BY ALDERPERSONS MITCHELL AND PERRELLA.

JULY 14, 2025.

A RESOLUTION Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed $13,375,000 General Obligation Promissory Notes, Series 2025A.

WHEREAS, the Common Council hereby finds and determines that it is necessary, desirable and in the best interest of the City of Sheboygan, Sheboygan County, Wisconsin (the "City") to raise funds for public purposes, including paying the cost of street improvements, improvements to the Municipal Services Building, ADA and other upgrades to City facilities, lighting improvements and various project costs of the City's Tax Incremental Districts 21, 22 and 25, including street and utility improvements and marina design (collectively, the "Project");

WHEREAS, the Common Council hereby finds and determines that the Project is within the City's power to undertake and therefore serves a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes;

WHEREAS, the City is authorized by the provisions of Section 67.12(12), Wisconsin Statutes, to borrow money and issue general obligation promissory notes for such public purposes;

WHEREAS, it is the finding of the Common Council that it is in the best interest of the City to direct its financial advisor, Ehlers & Associates, Inc. ("Ehlers"), to take the steps necessary for the City to offer and sell general obligation promissory notes (the "Notes") at public sale and to obtain bids for the purchase of the Notes; and

WHEREAS, in order to facilitate the sale of the Notes in a timely manner, the Common Council hereby finds and determines that it is necessary, desirable and in the best interest of the City to delegate to either the City Administrator or the Finance Director/Treasurer (each an "Authorized Officer") the authority to accept on behalf of the City the bid for the Notes that results in the lowest true interest cost for the Notes (the "Proposal") and meets the terms and conditions provided for in this Resolution by executing a certificate in substantially the form attached hereto as Exhibit A and incorporated herein by reference (the "Approving Certificate").

NOW, THEREFORE, BE IT RESOLVED: by the Common Council of the City that:

Section 1. Authorization and Sale of the Notes; Parameters. For the purpose of paying costs of the Project, the City is authorized to borrow pursuant to Section 67.12(12), Wisconsin Statutes, the principal sum of not to exceed THIRTEEN MILLION THREE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS ($13,375,000) upon the terms and subject to the conditions set forth in this Resolution. Subject to satisfaction of the condition set forth in Section 16 of this Resolution, the Mayor and City Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the financial institution that submitted the Proposal

(the "Purchaser") for, on behalf of and in the name of the City, Notes aggregating the principal amount of not to exceed THIRTEEN MILLION THREE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS ($13,375,000). The purchase price to be paid to the City for the Notes shall not be less than 98.75% nor more than 110.00% of the principal amount of the Notes.

Section 2. Terms of the Notes. The Notes shall be designated "General Obligation Promissory Notes, Series 2025A"; shall be issued in the aggregate principal amount of up to $13,375,000; shall be dated as of their date of issuance; shall be in the denomination of $5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and shall mature or be subject to mandatory redemption on the dates and in the principal amounts set forth below, provided that the principal amount of each maturity or mandatory redemption amount may be: (a) increased by up to $400,000 for the year 2026 and (b) increased or decreased by up to $300,000 for the years 2027 through 2045. The schedule below assumes the Notes are issued in the aggregate principal amount of $13,375,000.

Date	Principal Amount
04-01-2026	$ 100,000
04-01-2027	350,000
04-01-2028	350,000
04-01-2029	495,000
04-01-2030	540,000
04-01-2031	565,000
04-01-2032	585,000
04-01-2033	605,000
04-01-2034	635,000
04-01-2035	660,000
04-01-2036	690,000
04-01-2037	725,000
04-01-2038	760,000
04-01-2039	790,000
04-01-2040	830,000
04-01-2041	875,000
04-01-2042	900,000
04-01-2043	935,000
04-01-2044	975,000
04-01-2045	1,010,000

Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2026. The true interest cost on the Notes (computed taking the Purchaser's compensation into account) shall not exceed 5.50%. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board.

Section 3. Redemption Provisions. The Notes shall be subject to optional redemption as set forth on the Approving Certificate. If the Proposal specifies that certain of the Notes shall be subject to mandatory redemption, the terms of such mandatory redemption shall be set forth on an attachment to the Approving Certificate labeled as Schedule MRP. Upon the optional

redemption of any of the Notes subject to mandatory redemption, the principal amount of such Notes so redeemed shall be credited against the mandatory redemption payments established in the Approving Certificate in such manner as the City shall direct.

Section 4. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit B and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same becomes due, the full faith, credit and resources of the City are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the City a direct annual irrepealable tax in the years 2025 through 2044 for the payments due in the years 2026 through 2045 in such amounts as are sufficient to meet the principal and interest payments when due.

(B) Tax Collection. So long as any part of the principal of or interest on the Notes remains unpaid, the City shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Notes, said tax shall be, from year to year, carried onto the tax roll of the City and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the City for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Notes when due, the requisite amounts shall be paid from other funds of the City then available, which sums shall be replaced upon the collection of the taxes herein levied.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There shall be and there hereby is established in the treasury of the City, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the City may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for General Obligation Promissory Notes, Series 2025A" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Notes is fully paid or otherwise extinguished. There shall be deposited into the Debt Service Fund Account (i) all accrued interest received by the City at the time of delivery of and payment for the Notes; (ii) any premium which may be received by the City above the par value of the Notes and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of

and interest on the Notes when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Notes when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Notes until all such principal and interest has been paid in full and the Notes canceled; provided (i) the funds to provide for each payment of principal of and interest on the Notes prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Notes may be used to reduce the next succeeding tax levy, or may, at the option of the City, be invested by purchasing the Notes as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account. Any investment of the Debt Service Fund Account shall at all times conform with the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable Treasury Regulations (the "Regulations").

(C) Remaining Monies. When all of the Notes have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the City, unless the Common Council directs otherwise.

Section 7. Proceeds of the Notes; Segregated Borrowed Money Fund. The proceeds of the Notes (the "Note Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Notes into the Debt Service Fund Account created above) shall be deposited into a special fund (the "Borrowed Money Fund") separate and distinct from all other funds of the City and disbursed solely for the purpose or purposes for which borrowed. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purpose or purposes for which the Notes have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 8. No Arbitrage. All investments made pursuant to this Resolution shall be Permitted Investments, but no such investment shall be made in such a manner as would cause the Notes to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations and an officer of the City, charged with the responsibility for issuing the Notes, shall certify as to facts, estimates, circumstances and reasonable expectations in existence on the date of delivery of the Notes to the Purchaser which will permit the conclusion that the Notes are not "arbitrage bonds," within the meaning of the Code or Regulations.

Section 9. Compliance with Federal Tax Laws. (a) The City represents and covenants that the projects financed by the Notes and the ownership, management and use of the projects will not cause the Notes to be "private activity bonds" within the meaning of Section 141 of the Code. The City further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Notes including, if applicable, the rebate requirements of Section 148(f) of the Code. The City further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Notes) if taking, permitting or omitting to take such action would cause any of the Notes to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Notes to be included in the gross income of the recipients thereof for federal income tax purposes. The City Clerk or other officer of the City charged with the responsibility of issuing the Notes shall provide an appropriate certificate of the City certifying that the City can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The City also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Notes provided that in meeting such requirements the City will do so only to the extent consistent with the proceedings authorizing the Notes and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

Section 10. Execution of the Notes; Closing; Professional Services. The Notes shall be issued in printed form, executed on behalf of the City by the manual or facsimile signatures of the Mayor and City Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Notes may be imprinted on the Notes in lieu of the manual signature of the officer but, unless the City has contracted with a fiscal agent to authenticate the Notes, at least one of the signatures appearing on each Note shall be a manual signature. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Notes and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The City hereby authorizes the officers and agents of the City to enter into, on its behalf, agreements and contracts in conjunction with the Notes, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Notes is hereby ratified and approved in all respects.

Section 11. Payment of the Notes; Fiscal Agent. The principal of and interest on the Notes shall be paid by Bond Trust Services Corporation, which is hereby appointed as the City's registrar and fiscal agent pursuant to the provisions of Section 67.10(2), Wisconsin Statutes (the "Fiscal Agent"). The City hereby authorizes the Mayor and City Clerk or other appropriate officers of the City to enter into a Fiscal Agency Agreement between the City and the Fiscal

Agent. Such contract may provide, among other things, for the performance by the Fiscal Agent of the functions listed in Section 67.10(2)(a) to (j), Wisconsin Statutes, where applicable, with respect to the Notes.

Section 12. Persons Treated as Owners; Transfer of Notes. The City shall cause books for the registration and for the transfer of the Notes to be kept by the Fiscal Agent. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the Mayor and City Clerk shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Note surrendered for transfer.

The City shall cooperate in any such transfer, and the Mayor and City Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

Section 13. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Notes (the "Record Date"). Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the City at the close of business on the Record Date.

Section 14. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the City agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations, which the City Clerk or other authorized representative of the City is authorized and directed to execute and deliver to DTC on behalf of the City to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the City Clerk's office.

Section 15. Payment of Issuance Expenses. The City authorizes the Purchaser to forward the amount of the proceeds of the Notes allocable to the payment of issuance expenses to a financial institution selected by Ehlers at Closing for further distribution as directed by Ehlers.

Section 16. Condition on Issuance and Sale of the Notes. The issuance of the Notes and the sale of the Notes to the Purchaser are subject to approval by an Authorized Officer of the principal amount, definitive maturities, redemption provisions, interest rates and purchase price for the Notes, which approval shall be evidenced by execution by an Authorized Officer of the Approving Certificate.

The Notes shall not be issued, sold or delivered until this condition is satisfied. Upon satisfaction of this condition, an Authorized Officer is authorized to execute a Proposal with the Purchaser providing for the sale of the Notes to the Purchaser.

Section 17. Official Statement. The Common Council hereby directs an Authorized Officer to approve the Preliminary Official Statement with respect to the Notes and deem the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by an Authorized Officer or other officers of the City in connection with the preparation of such Preliminary Official Statement and any addenda to it or final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate City official shall certify the Preliminary Official Statement and any addenda or final Official Statement. The City Clerk shall cause copies of the Preliminary Official Statement and any addenda or final Official Statement to be distributed to the Purchaser.

Section 18. Undertaking to Provide Continuing Disclosure. The City hereby covenants and agrees, for the benefit of the owners of the Notes, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Notes or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the City to comply with the provisions of the Undertaking shall not be an event of default with respect to the Notes).

To the extent required under the Rule, the Mayor and City Clerk, or other officer of the City charged with the responsibility for issuing the Notes, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the City's Undertaking.

Section 19. Record Book. The City Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Notes in the Record Book.

Section 20. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Notes, the officers of the City are authorized to take all actions necessary to obtain such municipal bond insurance. The Mayor and City Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the Mayor and City Clerk including provisions regarding restrictions on investment of Note proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Notes by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Note provided herein.

Section 21. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Common Council or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

EXHIBIT A TO RESOLUTION

APPROVING CERTIFICATE

The undersigned [City Administrator] [Finance Director/Treasurer] of the City of Sheboygan, Sheboygan County, Wisconsin (the "City"), hereby certifies that:

1. Resolution. On July 21, 2025, the Common Council of the City adopted a resolution (the "Resolution") authorizing the issuance and establishing parameters for the sale of not to exceed $13,375,000 General Obligation Promissory Notes, Series 2025A of the City (the "Notes") after a public sale and delegating to me the authority to approve the Preliminary Official Statement, to approve the purchase proposal for the Notes, and to determine the details for the Notes within the parameters established by the Resolution.

2. Proposal; Terms of the Notes. On the date hereof, the Notes were offered for public sale and the bids set forth on the Bid Tabulation attached hereto as Schedule I and incorporated herein by this reference were received. The institution listed first on the Bid Tabulation, _____ (the "Purchaser") offered to purchase the Notes in accordance with the terms set forth in the Proposal attached hereto as Schedule II and incorporated herein by this reference (the "Proposal"). Ehlers & Associates, Inc. recommends the City accept the Proposal. The Proposal meets the parameters and conditions established by the Resolution and is hereby approved and accepted.

The Notes shall be issued in the aggregate principal amount of $_____, which is not more than the $13,375,000 approved by the Resolution, and shall mature on April 1 of each of the years and in the amounts and shall bear interest at the rates per annum as set forth in the Pricing Summary attached hereto as Schedule III and incorporated herein by this reference. The amount of each annual maturity or mandatory redemption amount is: (a) for 2026, not more than $400,000 more and (b) for 2027 through 2045, not more than $300,000 more or less, than the schedule included in the Resolution as set forth below:

Date	Resolution Schedule	Actual Amount
04-01-2026	$100,000	$_____
04-01-2027	350,000	_____
04-01-2028	350,000	_____
04-01-2029	495,000	_____
04-01-2030	540,000	_____
04-01-2031	565,000	_____
04-01-2032	585,000	_____
04-01-2033	605,000	_____
04-01-2034	635,000	_____
04-01-2035	660,000	_____
04-01-2036	690,000	_____
04-01-2037	725,000	_____
04-01-2038	760,000	_____

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Date	Resolution Schedule	Actual Amount
04-01-2039	$ 790,000	$_____
04-01-2040	830,000	_____
04-01-2041	875,000	_____
04-01-2042	900,000	_____
04-01-2043	935,000	_____
04-01-2044	975,000	_____
04-01-2045	1,010,000	_____

The true interest cost on the Notes (computed taking the Purchaser's compensation into account) is _____%, which is not in excess of 5.50%, as required by the Resolution.

3. Purchase Price of the Notes. The Notes shall be sold to the Purchaser in accordance with the terms of the Proposal at a price of $_____, plus accrued interest, if any, to the date of delivery of the Notes, which is not less than 98.75% nor more than 110.00% of the principal amount of the Notes, as required by the Resolution.

4. Redemption Provisions of the Notes. The Notes maturing on April 1, _____ and thereafter are subject to redemption prior to maturity, at the option of the City, on April 1, _____ or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the City and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption. **[**The Proposal specifies that **[**some of**]** the Notes are subject to mandatory redemption. The terms of such mandatory redemption are set forth on an attachment hereto as Schedule MRP and incorporated herein by this reference.**]**

5. Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same respectively falls due, the full faith, credit and taxing powers of the City have been irrevocably pledged and there has been levied on all of the taxable property in the City, pursuant to the Resolution, a direct, annual irrepealable tax in an amount and at the times sufficient for said purpose. Such tax shall be for the years and in the amounts set forth on the debt service schedule attached hereto as Schedule IV.

6. Preliminary Official Statement. The Preliminary Official Statement with respect to the Notes is hereby approved and deemed "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934.

COPY

7. Approval. This Certificate constitutes my approval of the Proposal, and the principal amount, definitive maturities, interest rates, purchase price and redemption provisions for the Notes and the direct annual irrepealable tax levy to repay the Notes, in satisfaction of the parameters set forth in the Resolution.

IN WITNESS WHEREOF, I have executed this Certificate on _____, 2025 pursuant to the authority delegated to me in the Resolution.

_____

[Casey Bradley] [Kaitlyn Krueger]
[City Administrator] [Finance Director/Treasurer]

COPY

SCHEDULE I TO APPROVING CERTIFICATE

Bid Tabulation

To be provided by Ehlers & Associates, Inc. and incorporated into the Certificate.

(See Attached)

COPY

SCHEDULE II TO APPROVING CERTIFICATE

Proposal

To be provided by Ehlers & Associates, Inc. and incorporated into the Certificate.

(See Attached)

COPY

SCHEDULE III TO APPROVING CERTIFICATE

Pricing Summary

To be provided by Ehlers & Associates, Inc. and incorporated into the Certificate.

(See Attached)

COPY

SCHEDULE IV TO APPROVING CERTIFICATE

Debt Service Schedule and Irrepealable Tax Levies

To be provided by Ehlers & Associates, Inc. and incorporated into the Certificate.

(See Attached)

COPY

[SCHEDULE MRP

Mandatory Redemption Provision

The Notes due on April 1, ____, ____ and ____ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from debt service fund deposits which are required to be made in amounts sufficient to redeem on April 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on April 1, 20

Redemption Date	Amount
____	$_____
____	_____
____	_____ (maturity)

For the Term Bonds Maturing on April 1, 20

Redemption Date	Amount
____	$_____
____	_____
____	_____ (maturity)

For the Term Bonds Maturing on April 1, 20

Redemption Date	Amount
____	$_____
____	_____
____	_____ (maturity)

For the Term Bonds Maturing on April 1, 20

Redemption Date	Amount
____	$_____
____	_____
____	_____ (maturity)]

COPY

EXHIBIT B TO RESOLUTION

(Form of Note)

UNITED STATES OF AMERICA

REGISTERED STATE OF WISCONSIN DOLLARS

SHEBOYGAN COUNTY

NO. R-___ CITY OF SHEBOYGAN $_____

GENERAL OBLIGATION PROMISSORY NOTE, SERIES 2025A

MATURITY DATE:	ORIGINAL DATE OF ISSUE:	INTEREST RATE:	CUSIP:
April 1, _____	September 18, 2025	____%	_____

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS ($_____)

FOR VALUE RECEIVED, the City of Sheboygan, Sheboygan County, Wisconsin (the "City"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2026 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Note are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Note is registered on the Bond Register maintained by Bond Trust Services Corporation (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Note is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Note together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the City are hereby irrevocably pledged.

This Note is one of an issue of Notes aggregating the principal amount of $_____, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the City pursuant to the provisions of Section 67.12(12), Wisconsin Statutes, for public purposes, including paying the cost of street improvements, improvements to the Municipal Services Building, ADA and other upgrades to City facilities, lighting improvements and various project costs of the City's Tax Incremental Districts 21, 22 and 25, including street improvements and marina design, as authorized by a resolution adopted

COPY

on July 21, 2025 as supplemented by an Approving Certificate, dated _____, _____ [(the "Approving Certificate")] (collectively, the "Resolution"). Said Resolution is recorded in the official minutes of the Common Council for said date.

The Notes maturing on April 1, _____ and thereafter are subject to redemption prior to maturity, at the option of the City, on April 1, _____ or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the City, and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

[The Notes maturing in the years _____ are subject to mandatory redemption by lot as provided in the Approving Certificate, at the redemption price of par plus accrued interest to the date of redemption and without premium.]

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Notes called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Notes shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the City, including this Note and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Note, together with the interest thereon, when and as payable.

This Note is transferable only upon the books of the City kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Notes, and the City appoints another depository, upon surrender of the Note to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Note in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the City for any tax,

fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Notes (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Notes, or (iii) with respect to any particular Note, after such Note has been called for redemption. The Fiscal Agent and City may treat and consider the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Notes are issuable solely as negotiable, fully-registered Notes without coupons in the denomination of $5,000 or any integral multiple thereof.

This Note shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Fiscal Agent.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the City of Sheboygan, Sheboygan County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the manual or facsimile signatures of its duly qualified Mayor and City Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

CITY OF SHEBOYGAN
SHEBOYGAN COUNTY, WISCONSIN

By: _____
Ryan Sorenson
Mayor

(SEAL)

By: _____
Meredith DeBruin
City Clerk

COPY

Date of Authentication: _____, _____

CERTIFICATE OF AUTHENTICATION

This Note is one of the Notes of the issue authorized by the within-mentioned Resolution of the City of Sheboygan, Sheboygan County, Wisconsin.

BOND TRUST SERVICES CORPORATION

By_____
Authorized Signatory

COPY

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

_____

(Name and Address of Assignee)

_____

(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

_____ _____

(e.g. Bank, Trust Company or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

_____

(Authorized Officer)

COPY

July 21, 2025

PRE-SALE REPORT FOR

City of Sheboygan, Wisconsin

$13,375,000 General Obligation Promissory Notes, Series 2025A

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

Advisors:

Kayla Thorpe, Associate Municipal Advisor
Philip L. Cosson, Senior Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

EXECUTIVE SUMMARY OF PROPOSED DEBT

Proposed Issue:

$13,375,000 General Obligation Promissory Notes, Series 2025A

Purposes:

The proposed issue includes financing for the following purposes:

To Fund the City's 2025 Capital Improvement Program, including street improvements, facility upgrades, lighting upgrades, and infrastructure projects within TID's 21, 22, and 25.

- Levy Portion (street improvements, facility upgrades, and lighting upgrades). Debt service will be paid from ad valorem property taxes.
- TID 21 (Marina design and property purchases). Debt service will be paid from tax increment revenues from TID 21.
- TID 22 (Taylor Drive & Wilgus Ave upgrades). Debt service will be paid from tax increment revenues from TID 22.
- TID 25 (North 6th and North 7th Street Construction). Debt service will be paid from tax increment revenues in TID 25.

Authority:

The Notes are being issued pursuant to Wisconsin Statute(s):

- 67.12(12)

The Notes will be general obligations of the City for which its full faith, credit and taxing powers are pledged.

The Notes count against the City's General Obligation Debt Capacity Limit of 5% of total City Equalized Valuation. Following issuance of the Notes, the City's total General Obligation debt principal outstanding will be approximately $85,300,000, which is 34% of its limit. Remaining General Obligation Borrowing Capacity will be approximately $162,497,694.

Term/Call Feature:

The Notes are being issued for a term of 20 years. Principal on the Notes will be due on April 1 in the years 2026 through 2045. Interest will be due every six months beginning April 1, 2026.

The Notes will be subject to prepayment at the discretion of the City on April 1, 2035 or any date thereafter.

Bank Qualification:

Because the City is issuing, or expects to issue, more than $10,000,000 in tax-exempt obligations during the calendar year, the City will be not able to designate the Notes as "bank qualified" obligations.

Rating:

The City's most recent bond issues were rated by Moody's Investors Service. The current rating on those bonds is "Aa2". The City will request a new rating for the Notes.

If the winning bidder on the Notes elects to purchase bond insurance, the rating for the issue may be higher than the City's bond rating in the event that the bond rating of the insurer is higher than that of the City.

Basis for Recommendation:

Based on your objectives, financial situation and need, risk tolerance, liquidity needs, experience with the issuance of Notes and long-term financial capacity, as well as the tax status considerations related to the Notes and the structure, timing and other similar matters related to the Notes, we are recommending the issuance of Notes as a suitable option. Ehlers has reviewed other reasonably feasible alternatives to the recommended issuance of municipal securities.

Method of Sale/Placement:

We are recommending the Notes be issued as municipal securities and offered through a competitive underwriting process. You will solicit competitive bids, which we will compile on your behalf, for the purchase of the Notes from underwriters and banks.

An allowance for discount bidding will be incorporated in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.

If the Notes are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.

Premium Pricing:

In some cases, investors in municipal bonds prefer "premium" pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered "reoffering premium." For this issue of Notes, any premium amount received that is in excess of the underwriting discount and any capitalized interest amounts must be placed in the debt service fund and used to pay a portion of the interest payments due on the Notes. We anticipate using any premium amounts received to reduce the issue size.

The amount of premium allowed can be restricted in the bid specifications. Restrictions on premium may result in fewer bids, but may also eliminate large adjustments on the day of sale

and unintended results with respect to debt service payment impacts. Ehlers will identify appropriate premium restrictions for the Notes intended to achieve the City's objectives for this financing.

Parameters:

The Common Council will consider adoption of a Parameters Resolution on July 21, 2025, which delegates authority to the Finance Director/Treasurer or the City Administrator to accept and approve a bid for the Notes so long as the bid meets certain parameters. These parameters are:

* Issue size not to exceed $13,375,000

* Maximum Bid of 110%

* Minimum Bid of 98.75%

* Maximum True Interest Cost (TIC) of 5.5%

* Maturity Schedule Adjustments: 2026 maturity increased by up to $400,000 and 2027-2045 increased or decreased by up to $300,000

Other Considerations:

The Notes will be offered with the option of the successful bidder utilizing a term bond structure. By offering underwriters the option to "term up" some of the maturities at the time of the sale, it gives them more flexibility in finding a market for your Notes. This makes your issue more marketable, which can result in lower borrowing costs. In the event that the successful bidder utilizes a term bond structure, we recommend the City retain a paying agent to handle responsibility for processing mandatory redemption/call notices associated with term bonds.

Review of Existing Debt:

We have reviewed all outstanding indebtedness for the City and find that there are no refunding opportunities at this time.

We will continue to monitor the market and the call dates for the City's outstanding debt and will alert you to any future refunding opportunities.

Continuing Disclosure:

Because the City has more than $10,000,000 in outstanding debt subject to a continuing disclosure undertaking (including this issue) and this issue does not meet an available exemption from continuing disclosure, the City will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the "MSRB"), as required by rules of the Securities and Exchange Commission (SEC). The City is already obligated to provide such reports for its existing bonds, and has contracted with Ehlers to prepare and file the reports.

Arbitrage Monitoring:

The City must ensure compliance with certain sections of the Internal Revenue Code and Treasury Regulations ("Arbitrage Rules") throughout the life of the issue to maintain the tax-exempt status of the Notes. These Arbitrage Rules apply to amounts held in construction, escrow, reserve, debt service account(s), etc., along with related investment income on each fund/account.

IRS audits will verify compliance with rebate, yield restriction and records retention requirements within the Arbitrage Rules. The City's specific arbitrage responsibilities will be detailed in the Tax Exemption Certificate (the "Tax Compliance Document") prepared by your Bond Attorney and provided at closing.

The Notes may qualify for one or more exception(s) to the Arbitrage Rules by meeting 1) small issuer exception, 2) spend down requirements, 3) bona fide debt service fund limits, 4) reasonable reserve requirements, 5) expenditure within an available period limitations, 6) investments yield restrictions, 7) de minimis rules, or; 8) borrower limited requirements.

An Ehlers arbitrage expert will contact the City within 30 days after the sale date to review the City's specific responsibilities for the Notes. The City is currently receiving arbitrage services from Ehlers in relation to the Notes.

Investment of Note Proceeds:

Ehlers can assist the City in developing a strategy to invest your Note proceeds until the funds are needed to pay project costs.

Risk Factors:

G.O. with Planned Abatement: The issuer is abating all or a portion of G.O. debt service payments for the issue with tax incremental revenues. In the event these revenues are not available, the City is obligated to levy property taxes in an amount sufficient to make all debt payments.

Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement

on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.

Bond Counsel and Disclosure Counsel: Quarles & Brady LLP.

Paying Agent: Bond Trust Services Corporation.

Rating Agency: Moody's Investors Service, Inc.

PROPOSED DEBT ISSUANCE SCHEDULE

Pre-Sale Review by Common Council:	July 21, 2025
Due Diligence Call to Review Official Statement:	Week of August 11, 2025
Conference with Rating Agency:	Week of August 11, 2025
Distribute Official Statement:	August 21, 2025
Designated Officials Award Sale of the Notes:	August 28, 2025
Estimated Closing Date:	September 18, 2025

Attachments

Estimated Sources and Uses of Funds

Estimated Proposed Debt Service Schedule

Estimated Tax Impact Analysis

G.O. Debt Capacity Analysis

EHLERS' CONTACTS

Kayla Thorpe, Associate Municipal Advisor	(262) 796-6197
Philip L. Cosson, Senior Municipal Advisor	(262) 796-6161
Sue Porter, Lead Public Finance Analyst	(262) 796-6167
Kathy Myers, Senior Financial Analyst	(262) 796-6177

Table 1
Capital Improvements Financing Plan
City of Sheboygan, WI

		2025 G.O. Notes	Levy Portion	TID 21 Portion	TID 22 Portion	TID 25 Portion
CIP Projects[1]						
Street Improvements		3,130,120	3,130,120			
Various Facility ADA Upgrades		250,000	250,000			
MSB - New Garage Roof, Exhaust Fans & CO2/NO2 D		2,500,000	2,500,000			
Facility Upgrades		80,000	80,000			
LED Lighting Project		140,000	140,000			
City-wide Lighting Upgrade		340,000	340,000			
Land Acquisition		-				
Property Purchases		-				
Commerce Street/Riverwalk Construction		4,100,000		4,100,000		
Marina Design		500,000		500,000		
Taylor Drive & Wilgus Avenue Upgrades		350,000			350,000	
North 6th and North 7th Street Construction		825,000				825,000
Subtotal Project Costs		**12,215,120**	**6,440,120**	**4,600,000**	**350,000**	**825,000**
CIP Projects[1]		**12,215,120**	**6,440,120**	**4,600,000**	**350,000**	**825,000**
Capitalized Interest		**963,124**	0	767,322	58,451	137,350
Estimated Issuance Expenses		**302,238**	**147,786**	**123,042**	**9,378**	**22,032**
Municipal Advisor (Ehlers)		55,200	26,991	22,472	1,713	4,024
Bond Counsel		30,000	14,669	12,213	931	2,187
Disclosure Counsel		20,000	9,779	8,142	621	1,458
Rating Fee		29,000	14,180	11,806	900	2,114
Maximum Underwriter's Discount	12.50	167,188	81,750	68,063	5,188	12,188
Paying Agent		850	416	346	26	62
Subtotal Issuance Expenses		302,238	147,786	123,042	9,378	22,032
TOTAL TO BE FINANCED		**13,480,481**	**6,587,906**	**5,490,364**	**417,829**	**984,383**
Estimated Interest Earnings	3.50%	(106,882)	(56,351)	(40,250)	(3,063)	(7,219)
Assumed spend down (months)	3.00					
Rounding		1,401	8,445	(5,114)	234	(2,164)
NET BOND SIZE		**13,375,000**	**6,540,000**	**5,445,000**	**415,000**	**975,000**

Notes:
1) Project Total Estimates

Table 2
Allocation of Debt Service - 2025A G.O. Notes
City of Sheboygan, WI

Year	Levy Portion				TID 21 Portion				TID 22 Portion				TID 25 Portion			
Ending	Principal	Est. Rate[1]	Interest	Total	Principal	Est. Rate	Interest	Total	Principal	Est. Rate	Interest	Total	Principal	Est. Rate	Interest	Total
2025				0		0.00%		0		0.00%		0		0.00%		0
2026	100,000	3.59%	314,815	414,815		3.59%	270,941	270,941		3.59%	20,639	20,639		3.59%	48,498	48,498
2027	350,000	3.60%	280,134	630,134		3.60%	248,191	248,191		3.60%	18,906	18,906		3.60%	44,426	44,426
2028	350,000	3.60%	267,534	617,534		3.60%	248,191	248,191		3.60%	18,906	18,906		3.60%	44,426	44,426
2029	220,000	4.00%	256,834	476,834	220,000	4.00%	243,791	463,791	15,000	4.00%	18,606	33,606	40,000	4.00%	43,626	83,626
2030	250,000	4.00%	247,434	497,434	230,000	4.00%	234,791	464,791	20,000	4.00%	17,906	37,906	40,000	4.00%	42,026	82,026
2031	260,000	4.00%	237,234	497,234	240,000	4.00%	225,391	465,391	20,000	4.00%	17,106	37,106	45,000	4.00%	40,326	85,326
2032	270,000	3.90%	226,769	496,769	250,000	3.90%	215,716	465,716	20,000	3.90%	16,316	36,316	45,000	3.90%	38,549	83,549
2033	280,000	3.98%	215,932	495,932	260,000	3.98%	205,667	465,667	20,000	3.98%	15,528	35,528	45,000	3.98%	36,776	81,776
2034	295,000	4.25%	204,091	499,091	270,000	4.25%	194,755	464,755	20,000	4.25%	14,705	34,705	50,000	4.25%	34,818	84,818
2035	305,000	4.25%	191,341	496,341	285,000	4.25%	182,961	467,961	20,000	4.25%	13,855	33,855	50,000	4.25%	32,693	82,693
2036	320,000	4.45%	177,740	497,740	295,000	4.45%	170,341	465,341	20,000	4.45%	12,985	32,985	55,000	4.45%	30,406	85,406
2037	335,000	4.45%	163,166	498,166	310,000	4.45%	156,880	466,880	25,000	4.45%	11,984	36,984	55,000	4.45%	27,959	82,959
2038	350,000	4.65%	147,575	497,575	325,000	4.65%	142,426	467,426	25,000	4.65%	10,846	35,846	60,000	4.65%	25,340	85,340
2039	365,000	4.65%	130,951	495,951	340,000	4.65%	126,965	466,965	25,000	4.65%	9,684	34,684	60,000	4.65%	22,550	82,550
2040	385,000	4.85%	113,129	498,129	355,000	4.85%	110,451	465,451	25,000	4.85%	8,496	33,496	65,000	4.85%	19,579	84,579
2041	405,000	4.85%	93,971	498,971	375,000	4.85%	92,749	467,749	30,000	4.85%	7,163	37,163	65,000	4.85%	16,426	81,426
2042	410,000	4.95%	74,003	484,003	390,000	4.95%	74,003	464,003	30,000	4.95%	5,693	35,693	70,000	4.95%	13,118	83,118
2043	420,000	4.95%	53,460	473,460	410,000	4.95%	54,203	464,203	30,000	4.95%	4,208	34,208	75,000	4.95%	9,529	84,529
2044	430,000	4.95%	32,423	462,423	435,000	4.95%	33,289	468,289	35,000	4.95%	2,599	37,599	75,000	4.95%	5,816	80,816
2045	440,000	4.95%	10,890	450,890	455,000	4.95%	11,261	466,261	35,000	4.95%	866	35,866	80,000	4.95%	1,980	81,980
2046				0		0.00%		0		0.00%		0		0.00%		0
Total	6,540,000		3,439,426	9,979,426	5,445,000		3,242,960	8,687,960	415,000		246,996	661,996	975,000		578,865	1,553,865

Year	Totals		
Ending	Principal (4/1)	Interest	Total
2025	0	0	0
2026	100,000	654,893	754,893
2027	350,000	591,657	941,657
2028	350,000	579,057	929,057
2029	495,000	562,857	1,057,857
2030	540,000	542,157	1,082,157
2031	565,000	520,057	1,085,057
2032	585,000	497,349	1,082,349
2033	605,000	473,902	1,078,902
2034	635,000	448,369	1,083,369
2035	660,000	420,850	1,080,850
2036	690,000	391,473	1,081,473
2037	725,000	359,989	1,084,989
2038	760,000	326,188	1,086,188
2039	790,000	290,150	1,080,150
2040	830,000	251,655	1,081,655
2041	875,000	210,309	1,085,309
2042	900,000	166,815	1,066,815
2043	935,000	121,399	1,056,399
2044	975,000	74,126	1,049,126
2045	1,010,000	24,998	1,034,998
2046	0	0	0
Total	13,375,000	7,508,246	20,883,246

Notes:
1) Estimated Rate assumesNR sale 6/17/25 + .35

Table 3
Financing Plan Tax Impact
City of Sheboygan, WI

Year Ending	Existing Debt: Total Debt Payments	Less: TID 16	Less: TID 17	Less: TID 18	Less: TID 19	Less: TID 20	Less: TID 21	Less: TID 23	Net Debt Service Levy	Change From Prior Year Levy	Equalized Value (TID OUT)	Tax Rate Per $1,000	Annual Taxes $100,000 Home	Proposed Debt: 2025A G.O. Notes 13,375,000 Dated: 8/28/2025 Total Principal and Interest	Abatements: Less: TID 21	Less: TID 22	Less: TID 25	Debt Service Levy: Total Net Debt Service Levy	Levy Change from Prior Year	Taxes: Total Tax Rate for Debt Service	Annual Taxes $100,000 Home	Annual Taxes Difference From Existing	Year Ending
2025	7,001,531	(610,080)	(362,765)	(667,640)	(105,423)	(110,100)	0	0	5,145,524		4,564,706,000	$1.13	$112.72	0	0	0	0	5,145,524		$1.13	$113	$0.00	2025
2026	6,793,161	(161,353)	(361,325)	(784,943)	(107,993)	(108,100)	0	0	5,269,449	123,925	4,819,977,667	$1.09	$109.33	754,893	(270,941)	(20,639)	(48,498)	5,684,263	538,740	$1.18	$118	$9	2026
2027	7,649,140	(162,815)	(364,700)	(895,570)	(175,405)	(106,100)	(483,850)	(665,350)	4,795,350	(474,099)	5,089,524,869	$0.94	$94.22	941,657	(248,191)	(18,906)	(44,426)	5,425,484	(258,779)	$1.07	$107	$12	2027
2028	7,619,425	(108,875)	(367,825)	(1,009,345)	(176,900)	(104,100)	(556,725)	(723,475)	4,572,180	(223,170)	5,374,145,937	$0.85	$85.08	929,057	(248,191)	(18,906)	(44,426)	5,189,714	(235,770)	$0.97	$97	$11	2028
2029	7,624,555	(51,225)	(365,125)	(1,115,855)	(178,500)	(102,100)	(532,725)	(680,350)	4,598,675	26,495	5,674,683,844	$0.81	$81.04	1,057,857	(463,791)	(33,606)	(83,626)	5,075,509	(114,205)	$0.89	$89	$8	2029
2030	6,721,498	(49,675)	(287,525)	(1,234,610)	0	(101,100)	(518,975)	(662,850)	3,866,763	(731,913)	5,992,028,708	$0.65	$64.53	1,082,157	(464,791)	(37,906)	(82,026)	4,364,197	(711,313)	$0.73	$73	$8	2030
2031	5,567,135	(48,125)	(266,250)	(1,345,065)	0	0	(505,225)	(694,100)	2,708,370	(1,158,393)	6,327,120,421	$0.43	$42.81	1,085,057	(465,391)	(37,106)	(85,326)	3,205,604	(1,158,593)	$0.51	$51	$8	2031
2032	5,119,035	(46,575)	(264,950)	(1,367,118)	0	0	(491,475)	(674,100)	2,274,818	(433,553)	6,680,951,440	$0.34	$34.05	1,082,349	(465,716)	(36,316)	(83,549)	2,771,587	(434,018)	$0.41	$41	$7	2032
2033	5,058,880	(20,400)	(268,500)	(1,371,805)	0	0	(502,100)	(654,100)	2,241,975	(32,843)	7,054,569,721	$0.32	$31.78	1,078,902	(465,667)	(35,528)	(81,776)	2,737,907	(33,680)	$0.39	$39	$7	2033
2034	4,273,115	0	(266,750)	(1,369,740)	0	0	(511,475)	(634,100)	1,491,050	(750,925)	7,449,081,825	$0.20	$20.02	1,083,369	(464,755)	(34,705)	(84,818)	1,990,141	(747,766)	$0.27	$27	$7	2034
2035	3,711,950	0	(269,850)	(1,370,850)	0	0	(519,600)	(662,850)	888,800	(602,250)	7,865,656,196	$0.11	$11.30	1,080,850	(467,961)	(33,855)	(82,693)	1,385,141	(605,000)	$0.18	$18	$6	2035
2036	3,657,755	0	(267,650)	(1,364,980)	0	0	(526,475)	(640,350)	858,300	(30,500)	8,305,526,621	$0.10	$10.33	1,081,473	(465,341)	(32,985)	(85,406)	1,356,040	(29,101)	$0.16	$16	$6	2036
2037	3,615,305	0	(265,300)	(1,367,380)	0	0	(522,350)	(617,850)	842,425	(15,875)	8,769,995,881	$0.10	$9.61	1,084,989	(466,880)	(36,984)	(82,959)	1,340,591	(15,449)	$0.15	$15	$6	2037
2038	3,490,780	0	(267,800)	(1,363,080)	0	0	(514,600)	(602,500)	742,800	(99,625)	9,260,439,617	$0.08	$8.02	1,086,188	(467,426)	(35,846)	(85,340)	1,240,375	(100,216)	$0.13	$13	$5	2038
2039	2,686,968	0	0	(1,032,268)	0	0	(498,600)	(628,400)	527,700	(215,100)	9,778,310,397	$0.05	$5.40	1,080,150	(466,965)	(34,684)	(82,550)	1,023,651	(216,724)	$0.10	$10	$5	2039
2040	2,714,120	0	0	(1,029,120)	0	0	(482,600)	(681,900)	520,500	(7,200)	10,325,142,020	$0.05	$5.04	1,081,655	(465,451)	(33,496)	(84,579)	1,018,629	(5,023)	$0.10	$10	$5	2040
2041	1,643,300	0	0	0	0	0	(466,600)	(658,900)	517,800	(2,700)	10,902,554,062	$0.05	$4.75	1,085,309	(467,749)	(37,163)	(81,426)	1,016,771	(1,858)	$0.09	$9	$5	2041
2042	1,630,400	0	0	0	0	0	(450,600)	(660,400)	519,400	1,600	11,512,256,668	$0.05	$4.51	1,066,815	(464,003)	(35,693)	(83,118)	1,003,403	(13,369)	$0.09	$9	$4	2042
2043	1,748,000	0	0	0	0	0	(596,300)	(636,400)	515,300	(4,100)	12,156,055,622	$0.04	$4.24	1,056,399	(464,203)	(34,208)	(84,529)	988,760	(14,643)	$0.08	$8	$4	2043
2044	1,657,500	0	0	0	0	0	(510,000)	(622,200)	525,300	10,000	12,835,857,689	$0.04	$4.09	1,049,126	(468,289)	(37,599)	(80,816)	987,723	(1,038)	$0.08	$8	$4	2044
2045	0	0	0	0	0	0	0	0	0	(525,300)	13,553,676,271	$0.00	$0.00	1,034,998	(466,261)	(35,866)	(81,980)	450,890	(536,833)	$0.03	$3	$3	2045
2046	0	0	0	0	0	0	0	0	0	0	14,311,637,359	$0.00	$0.00	0	0	0	0	0	(450,890)	$0.00	$0	$0	2046
2047	0	0	0	0	0	0	0	0	0	0	15,111,985,842	$0.00	$0.00	0	0	0	0	0	0	$0.00	$0	$0	2047
2048	0	0	0	0	0	0	0	0	0	0	15,957,092,145	$0.00	$0.00	0	0	0	0	0	0	$0.00	$0	$0	2048
2049	0	0	0	0	0	0	0	0	0	0	16,849,459,256	$0.00	$0.00	0	0	0	0	0	0	$0.00	$0	$0	2049
2050	0	0	0	0	0	0	0	0	0	0	17,791,730,137	$0.00	$0.00	0	0	0	0	0	0	$0.00	$0	$0	2050
2051	0	0	0	0	0	0	0	0	0	0	18,786,695,553	$0.00	$0.00	0	0	0	0	0	0	$0.00	$0	$0	2051
2052	0	0	0	0	0	0	0	0	0	0	19,837,302,335	$0.00	$0.00	0	0	0	0	0	0	$0.00	$0	$0	2052
2053	0	0	0	0	0	0	0	0	0	0	20,946,662,111	$0.00	$0.00	0	0	0	0	0	0	$0.00	$0	$0	2053
2054	0	0	0	0	0	0	0	0	0	0	22,118,060,521	0	0	0				0	0	0	0	0	2054
Total	89,983,552	(1,259,123)	(4,246,315)	(18,689,368)	(744,220)	(631,600)	(9,190,275)	(11,800,175)	43,422,477					20,883,246	(8,687,960)	(661,996)	(1,553,865)					131	Total

Notes:

Notes:

Table 4
General Obligation Debt Capacity Analysis - Impact of Financing Plan
City of Sheboygan, WI

Existing Debt					Proposed Debt				
Year Ending	Projected Equalized Value (TID IN)[1]	Debt Limit	Existing Principal Outstanding	% of Limit	2025A G.O. Notes	Combined Principal Existing & Proposed	% of Limit	Residual Capacity	Year Ending
2025	4,955,953,882	247,797,694	71,925,000	**29%**	13,375,000	$85,300,000	**34%**	$162,497,694	2025
2026	5,207,718,723	260,385,936	66,410,000	**26%**	13,275,000	$79,685,000	**31%**	$180,700,936	2026
2027	5,472,273,339	273,613,667	61,075,000	**22%**	12,925,000	$74,000,000	**27%**	$199,613,667	2027
2028	5,750,267,457	287,513,373	55,385,000	**19%**	12,575,000	$67,960,000	**24%**	$219,553,373	2028
2029	6,042,383,810	302,119,190	49,555,000	**16%**	12,080,000	$61,635,000	**20%**	$240,484,190	2029
2030	6,349,339,814	317,466,991	43,555,000	**14%**	11,540,000	$55,095,000	**17%**	$262,371,991	2030
2031	6,671,889,330	333,594,467	38,300,000	**11%**	10,975,000	$49,275,000	**15%**	$284,319,467	2031
2032	7,010,824,517	350,541,226	34,055,000	**10%**	10,390,000	$44,445,000	**13%**	$306,096,226	2032
2033	7,366,977,775	368,348,889	30,125,000	**8%**	9,785,000	$39,910,000	**11%**	$328,438,889	2033
2034	7,741,223,790	387,061,189	26,125,000	**7%**	9,150,000	$35,275,000	**9%**	$351,786,189	2034
2035	8,134,481,682	406,724,084	22,785,000	**6%**	8,490,000	$31,275,000	**8%**	$375,449,084	2035
2036	8,547,717,264	427,385,863	19,885,000	**5%**	7,800,000	$27,685,000	**6%**	$399,700,863	2036
2037	8,981,945,412	449,097,271	16,930,000	**4%**	7,075,000	$24,005,000	**5%**	$425,092,271	2037
2038	9,438,232,560	471,911,628	13,905,000	**3%**	6,315,000	$20,220,000	**4%**	$451,691,628	2038
2039	9,917,699,313	495,884,966	10,895,000	**2%**	5,525,000	$16,420,000	**3%**	$479,464,966	2039
2040	10,421,523,209	521,076,160	8,585,000	**2%**	4,695,000	$13,280,000	**3%**	$507,796,160	2040
2041	10,950,941,601	547,547,080	6,170,000	**1%**	3,820,000	$9,990,000	**2%**	$537,557,080	2041
2042	11,507,254,702	575,362,735	4,745,000	**1%**	2,920,000	$7,665,000	**1%**	$567,697,735	2042
2043	12,091,828,776	604,591,439	3,275,000	**1%**	1,985,000	$5,260,000	**1%**	$599,331,439	2043
2044	12,706,099,494	635,304,975	1,625,000	**0%**	1,010,000	$2,635,000	**0%**	$632,669,975	2044

Notes:
1) Projected TID IN EV based on 5-year average at 0.0508004810045518 % annual inflation.

CITY OF SHEBOYGAN
RESOLUTION 60-25-26

BY ALDERPERSONS DEKKER AND RUST.

JULY 14, 2025.

A RESOLUTION authorizing and directing the Chief of Police to temporarily close certain streets, to prohibit parking, and to close boat ramps within the Harbor Centre Marina in support of the 2025 Midwest Powerboat P1 Race Event August 7-10, 2025.

WHEREAS, the City is hosting the 2025 Midwest Powerboat P1 boat race event August 7 – 10, 2025, which will include a block party, several DORAs and other events and activities throughout the City as well as racing within Lake Michigan ("the Event"); and

WHEREAS, the Event is expected to draw hundreds of individuals into the City and will require use of public land and rights of way to accommodate such events and crowds; and

WHEREAS, the Common Council has management and control of the City's highways and City property and the power to act for the government and good order of the City, for its commercial benefit and for the health, safety, and welfare of the public as set forth in Wis. Stat. s. 62.11(5); and

WHEREAS, the Common Council finds that temporarily closing certain public rights of way in support of the Event is in the City's commercial benefit and will protect public safety; and

WHEREAS, the Common Council finds that temporarily prohibiting parking along certain public rights of way in support of the Event is in the City's commercial benefit and will protect public safety; and

WHEREAS, the Common Council finds that temporarily restricting access to the Deland Park-Harbor Centre Marina boat launch sites is in the City's commercial benefit and will protect public safety.

NOW, THEREFORE, BE IT RESOLVED: That the Chief of Police, or his designee, is authorized to erect signs and barricades deemed necessary or appropriate in his professional judgment, and in conformance with MUTCD standards to close the following streets:

- Friday, August 8:
    - Center Avenue from the west crosswalk at the intersection with North 8th Street to the east crosswalk at the intersection with North 6th Street.
    - New York Avenue from the west crosswalk at the intersection with North 8th Street to the east crosswalk at the intersection with North 6th Street.
    - Wisconsin Avenue from the west crosswalk at the intersection with North 8th Street to the east crosswalk at the intersection with North 6th Street.

- North 8th Street from the south crosswalk at the intersection with Niagara Avenue to the south crosswalk at the intersection with Center Avenue.
- North 7th Street from the south crosswalk at the intersection with Niagara Avenue to the south crosswalk at the intersection with Center Avenue.
- North 6th Street from the north crosswalk at the intersection with Wisconsin Avenue to the south crosswalk at the intersection with Center Avenue.

- Friday, August 8 through Sunday, August 10:
  - South 7th Street from the south crosswalk at the intersection with Clara Avenue through the intersection with High Avenue.
  - Lakeshore Drive from the north crosswalk at the intersection with High Avenue to the north crosswalk at the intersection with Ashland Avenue.
  - South Pier Drive north from the crosswalk northeast of the intersection with Fisherman's Row.
  - Pennsylvania Avenue from the east crosswalk at the intersection with North 4th Street to the Lake Michigan shoreline.
  - Broughton Drive from south crosswalk at the intersection with Ontario Avenue through the intersection with Pennsylvania Avenue.

BE IT FURTHER RESOLVED: That the Chief of Police, or his designee, is authorized to temporarily close any other street within the City that he deems necessary or appropriate in his professional judgment via signs and barricades placed in conformance with MUTCD standards in order to protect public safety during the Event.

BE IT FURTHER RESOLVED: That the Chief of Police, or his designee, is authorized to temporarily prohibit or reserve parking on such streets and public parking lots as is necessary or appropriate in his professional judgment in order to protect public safety prior to and during the Event.

BE IT FURTHER RESOLVED: That the Director of Public Works, or his designee, is authorized to erect signage prohibiting access to and use of the Deland Park-Harbor Centre Marina boat launch ramps during the Event.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
RESOLUTION 61-25-26 SUBS. OF

BY ALDERPERSONS DEKKER AND RUST.

JULY 21, 2025.

A RESOLUTION authorizing the appropriate City officials to enter into a State/Municipal Agreement with the State of Wisconsin Department of Transportation for the Carbon Reduction Program project, New Jersey Avenue Trail (South Taylor Drive to Riverpark Road).

WHEREAS, the City of Sheboygan applied for and was awarded a grant under the Wisconsin Department of Transportation ("WisDOT") Carbon Reduction Program; and

WHEREAS, in order to accept the project, the City would be obligated to participate with 20% of Engineering and Construction costs and additional costs as the project proceeds with a maximum Federal and State contribution of $1,086,199.20; and

WHEREAS, staff believes that accepting and supporting this project is in the City's best interest.

NOW, THEREFORE, BE IT RESOLVED: That the Mayor and City Clerk are hereby authorized and directed to enter into the attached State/Municipal Agreement (I.D. 4996-01-82/83) with the State of Wisconsin Department of Transportation for a Carbon Reduction Program project, New Jersey Avenue Trail (South Taylor Drive to Riverpark Road).

BE IT FURTHER RESOLVED: That staff shall include the necessary local match obligations in future Capital Improvement Program budgeting for the associated project years.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
RESOLUTION 61-25-26

BY ALDERPERSONS DEKKER AND RUST.

JULY 14, 2025.

A RESOLUTION authorizing the appropriate City officials to enter into a State/Municipal Agreement with the State of Wisconsin Department of Transportation for the Carbon Reduction Program project, New Jersey Avenue Trail (South Taylor Drive to Riverpark Road).

WHEREAS, the City of Sheboygan applied for and was awarded a grant under the Wisconsin Department of Transportation ("WisDOT") Carbon Reduction Program; and

WHEREAS, in order to accept the project, the City would be obligated to participate with 20% of Engineering and Construction costs and additional costs as the project proceeds with a maximum Federal and State contribution of $1,089,199.20; and

WHEREAS, staff believes that accepting and supporting this project is in the City's best interest.

NOW, THEREFORE, BE IT RESOLVED: That the Mayor and City Clerk are hereby authorized and directed to enter into the attached State/Municipal Agreement (I.D. 4996-01-82/83) with the State of Wisconsin Department of Transportation for a Carbon Reduction Program project, New Jersey Avenue Trail (South Taylor Drive to Riverpark Road).

BE IT FURTHER RESOLVED: That staff shall include the necessary local match obligations in future Capital Improvement Program budgeting for the associated project years.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

Docusign Envelope ID: 22FF6A46-A28E-4B7A-B622-FE9A9F202393

STATE/MUNICIPAL AGREEMENT FOR CARBON REDUCTION PROGRAM (CRP) PROJECTS Subprogram #: 206 Program Name: CRP	Date: 6/23/2025 I.D.: 4996-01-82/83 WisDOT UEI#: CBE4JHP1S8H7 Project Sponsor UEI #: JJ7BCGBDMBN5 FAIN ID: TBD Project Title: C Sheboygan, New Jersey Ave Trail Location/Limit: S Taylor Drive – Riverpark Road Project Length (if applicable): 0.7 miles Project Sponsor: **City of Sheboygan** County**: Sheboygan** MPO Area (if applicable): Sheboygan

The signatory, the **CITY OF SHEBOYGAN**, hereinafter called the Project Sponsor, through its undersigned duly authorized officers or officials, hereby requests the State of Wisconsin Department of Transportation, hereinafter called the State or WisDOT, to initiate and effect the transportation project hereinafter described.

Authority for the State to enter into this agreement are Wis. Stats. §§ 84.03 and 85.02 in accordance with 23 U.S.C. 175(c), 23 USC, Section 503(c)(4)(E), in the Code of Federal Regulations.

The authority for the Project Sponsor to enter into this State/Municipal Agreement with the State is provided by Wis. Stats. §§ 86.25and 66.0301.

NEEDS AND ESTIMATE SUMMARY:

All components of the project must be defined in the environmental document if any portion of the project will be submitted for approval in a federally funded program. The Municipality agrees to complete all participating and any non-participating work included in this improvement consistent with the environmental document. No work on final engineering and design may occur prior to approval of the environmental document.

Existing Roadway/Equipment: There is currently a gap in the bicycle/pedestrian network. The proposed trail is the final link in the network to connect the area community.

Proposed Improvement: Construct a new separated pedestrian path between a trail previously constructed along S Taylor Drive and a newly constructed trail in Kiwanis Park.

Non-participating work includes work included in the project and other work necessary to finish the project that will be undertaken independently by the Project Sponsor. Please note that non-participating components of a project/contract are considered part of the overall project and will be subject to applicable federal requirements. Describe non-participating and other 100% locally funded project work.

The Project Sponsor agrees to the following State Fiscal Year 2025-2028 Supplemental CRP project funding conditions:

All Project Sponsors and processes, including real estate acquisition and environmental documentation, must comply with *A Sponsor's Guide to Non-Traditional Transportation Project Implementation* (Sponsor's Guide) and the current WisDOT Facilities Development Manual (FDM).

The subject project is funded with 80% federal funding up to a maximum of **$1,086,199.20** for all federally funded project phases when the Project Sponsor agrees to provide funds in excess of the **$1,086,199.20** federal funding maximum, in accordance with CRP guidelines. Non-participating costs are 100% the responsibility of the Project

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Sponsor. Any work performed by the Project Sponsor prior to federal authorization is not eligible for federal funding. The Project Sponsor will be notified by the State when each project phase or ID is authorized and available for charging.

State Fiscal Year 2025-2028 Supplemental CRP project funding may only be used for 2025-2028 Supplemental projects.

Project Award date: April 14, 2025

Design for this project is currently scheduled in **Federal Fiscal Year 2025**.
Construction for this project is currently scheduled in **Federal Fiscal Year 2028**.

Sunset Date: April 14, 2031

The subject project must be Let for construction prior to September 30, 2028. Failure to meet this deadline may result in the forfeiture of the awarded CRP funding.

The subject project must be completed by April 14, 2031, and the Project Sponsor must submit a project completion certificate to WisDOT central office on or before this date. WisDOT may consider a written request to extend the sunset deadline from the Project Sponsor and may approve such a request in the presence of extenuating circumstances. The written request shall explain the reasons for project implementation delay and revised timeline for project completion.

In the summary funding table below, the federal share of the total estimated cost distribution indicates the maximum amount of federal funding available to the project, to be distributed across federally funded project phases. The final Project Sponsor share is dependent on the final federal participation, and the actual costs will be used in the final division of costs for billing and reimbursement.

	SUMMARY OF COSTS				
PROJECT TYPE	**Total Est. Cost**	**Federal Funds**	**%**	**Project Sponsor Funds**	**%**
ID 4996-01-82					
Design	$108,216	$86,572.80	80%	$21,643.20	20%+BAL
State Review	$12,600	$10,080	80%	$2,520	20%+BAL
Subtotal 4996-01-82	$120,816	$96,652.80		$24,163.20	
ID 4996-01-83					
Participating Construction	$1,082,163	$865,730.40	80%	$216,432.60	20%+BAL
Construction Engineering	$135,270	$108,216	80%	$27,054	20%+BAL
State Review	$19,500	$15,600	80%	$3,900	20%+BAL
Subtotal 4996-01-83	$1,236,933	$989,546.40		$247,386.60	
Total Est. Cost Distribution	**$1,357,749**	**$1,086,199.20**	**MAX***	**$271,549.80**	**N/A**

*This project has a CRP federal funding maximum of **$1,086,199.20**. This maximum is cumulative for all federally funded project phases.

Docusign Envelope ID: 22FF6A46-A28E-4B7A-B622-FE9A9F202393

This request is subject to the terms and conditions that follow (pages 3–9) and is made by the undersigned under proper authority to make such request for the designated Project Sponsor and upon signature by the State shall constitute agreement between the Project Sponsor and the State. No term or provision of neither this State/Municipal Agreement nor any of its attachments may be changed, waived, or terminated orally but only by an instrument in writing duly executed by both parties to this State/Municipal Agreement.

Signed for and on behalf of: **City of Sheboygan**_____		
Name	Title	Date
Signed for and on behalf of the **State of Wisconsin**_____		
Name	Title	Date

GENERAL TERMS AND CONDITIONS:

1. All projects must be in an approved Transportation Improvement Program (TIP) or State Transportation Improvement Program (STIP) prior to requesting authorization.

2. Work prior to federal authorization is ineligible for federal funding. The Project Sponsor will be notified by the State when each project phase or ID is authorized and available for charging.

3. The initiation and accomplishment of the project will be subject to the applicable federal and state regulations, as referenced in the document *A Sponsor's Guide to Non-Traditional Project Implementation.* The Project Sponsor, throughout the entire project, commits to comply with and promote all applicable federal and state laws and regulations that include, but are not limited to, the following:

    a. Environmental requirements, including but not limited to those set forth in 23 U.S.C. 139 and the National Environmental Policy Act (42 U.S.C. 4321 et seq.).

    b. Equal protection guaranteed under the U.S. Constitution, WI Constitution, Title VI of the Civil Rights Act and Wis. Stat. Sec. 16.765. The Project Sponsor agrees to comply with and promote applicable Federal and State laws, regulations, and implementing requirements intended to provide for the fair and equitable treatment of individuals and the fair and equitable delivery of services to the public. In addition, the Project Sponsor agrees not to engage in any illegal discrimination in violation of applicable Federal or State laws and regulations. This includes but is not limited to Title VI of the Civil Rights Act of 1964 which provides that "no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance." The Project Sponsor agrees that public funds, which are collected in a nondiscriminatory manner, should not be used in ways that subsidize, promote, or perpetuate illegal discrimination based on prohibited factors such as race, color, national origin, sex, age, physical or mental disability, sexual orientation, or retaliation.

    c. All applicable DBE requirements that the State specifies.

    d. Federal and state statutes that govern the CRP Program, including but not limited to 23 USC, Section 503(c)(4)(E)), 23 U.S.C. 175(c), and all applicable federal laws.

4. Additional applicable state and federal requirements may include, but are not limited to, the following:

    a. Prevailing wage requirements, including but not limited to 23 U.S.C. 113 and Wis. Stat. Sec. 103.50.

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b. Buy America Provision and its equivalent state statutes, set forth in 23 U.S.C. 313 and Wis. Stat. Sec. 16.754.

c. Competitive bidding requirements set forth in 23 U.S.C. 112 and Wis. Stat. Sec. 84.06.

STATE RESPONSIBILITIES AND REQUIREMENTS:

5. Funding for the project is subject to inclusion in Wisconsin's approved Carbon Reduction Program. Federal funding for approved projects will be limited to participation in the costs of the following items, as applicable to the project:

    a. The grading, base, pavement, curb and gutter, sidewalk, and replacement of disturbed driveways in kind.

    b. Storm sewer mains necessary for the surface water drainage.

    c. Catch basins and inlets for surface water drainage of the improvement, with connections to the storm sewer main.

    d. Construction engineering incident to inspection and supervision of actual construction work (except for inspection, staking, and testing of sanitary sewer and water main).

    e. Signing and pavement marking, including marking of detour routes. Detour routes and haul roads are <u>not</u> eligible on local projects.

    f. New installations or alteration of street lighting, traffic signals or traffic control devices, and advanced transportation technologies.

    g. Preliminary Engineering.

    h. State Review Services.

    i. Other CRP items as enumerated in the approved application.

6. Project items purchased with federal funding are for the primary use of the CRP project.

7. State Disbursements:

    a. Payment by the State to the Project Sponsor shall be made on a regular basis upon presentation of Reimbursement Requests for expenditures incurred during prior periods of the project duration subject to the allowable maximum payment. Exceptions to this schedule will be made as appropriate. In general, State reimbursements will be made after sufficient proof of payment is sent to the State.

    b. A final adjustment of state payments will be made upon completion of the State's audit of the project. If the State's audit establishes that the State paid more than its share of the eligible project costs, the Project Sponsor shall refund to the State upon demand a sum equal to the overpayment.

PROJECT SPONSOR RESPONSIBILITIES AND REQUIREMENTS:

8. Work necessary to complete the CRP project to be <u>financed entirely</u> by the Project Sponsor or other utility or facility owner includes the items listed below, when applicable to the project.

    a. New installations of or alteration of sanitary sewers and connections, water, gas, electric, telephone, telegraph, fire or police alarm facilities, parking meters, and similar utilities.

    b. Damages to abutting property after project completion due to change in street or sidewalk widths, grades, or drainage.

    c. Detour routes and haul roads. The Project Sponsor is responsible for determining the detour route.

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d. Conditioning, if required and maintenance of detour routes.

e. Repair of damages to roads or streets caused by reason of their use in hauling materials incident to the improvement.

f. All work related to underground storage tanks and contaminated soils.

g. Street and bridge width in excess of standards, in accordance with the current WisDOT Facilities Development Manual (FDM).

h. Real estate for the improvement.

i. Other 100% Project Sponsor funded items.

9. The work eligible for Federal participation will be administered by the Project Sponsor. The Project Sponsor is an eligible recipient of these grant funds pursuant to, 23 U.S.C. 175(c) and all applicable federal laws.

10. Where applicable, all contracts will be let by competitive bid and awarded to the lowest responsible bidder in accordance with the requirements set forth in 23 U.S.C. 112 and Wis. Stat. § 66.0901. Where applicable, all contracts for design related services shall be awarded and administered in accordance with the requirements of 23 CFR 172 and procedures published in the Wisconsin Department of Transportation Facilities Development Manual (FDM), Chapter 8, Consulting Services.

11. The Project Sponsor must receive, read, and agree to meet the requirements outlined in the *Sponsor's Guide to Non-Traditional Transportation Project Implementation.* The Project Sponsor must indicate this understanding and agreement by submitting the *Sponsor's Guide Acknowledgement Form*, which must be accepted by the State before approval of this State/Municipal Agreement shall be granted.

12. The Project Sponsor must complete and submit *Certification for Non-Traditional Project Administration and Delivery* documentation, and this documentation must be accepted by the State before approval of this State/Municipal Agreement shall be granted. The Project Sponsor, and all consultants and other entities working on behalf of the Project Sponsor, are required to comply with the federal and state rules and requirements for projects being administered through a local letting process.

13. The Project Sponsor, in accordance with the project scope, must employ the services of a registered professional engineer, architect or landscape architect, to be responsible for design and construction engineering and related activities.

14. A copy of the plans, specifications, and estimates containing the engineer's, architect's, or landscape architect's seal as prepared for bidding purposes (in accordance with project scope) must be provided to the State for approval prior to advertising the project for bids.

15. The project will take place in accordance with the appropriate standards unless an exception to standards is granted by the State prior to construction. The entire cost of the construction project not constructed to standards will be the responsibility of the Project Sponsor unless such exception is granted.

16. Work to be performed by the Project Sponsor without Federal funding participation, necessary to ensure a complete improvement acceptable to the Federal Highway Administration and/or the State may be done in a manner at the election of the Project Sponsor but must be coordinated with all other work undertaken during construction.

17. The Project Sponsor is responsible for financing administrative expenses related to Project Sponsor responsibilities.

18. The project is subject to a discretionary DBE goal assessment.

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19. The Project Sponsor will not proceed with any State/Municipal Agreement revisions without first receiving prior approval from the State. A change order must be executed for revisions to the State/Municipal Agreement prior to the Project Sponsor's request for reimbursement for the revisions. Revisions done without prior WisDOT approval are not entitled to State reimbursement and shall be at the sole expense of Project Sponsor.

20. If reviews or audits show any of the work to be ineligible for Federal funding, the Project Sponsor will be responsible for any withdrawn costs associated with the ineligible work.

21. If the Project Sponsor should withdraw the project, it will reimburse the State for any costs incurred by the State on behalf of the project upon demand.

22. The Project Sponsor will assume all responsibility for retaining a complete project file that includes not only construction documentation but also copies of letting documents, all Local and State submittals and approvals contained in these instructions, and other pertinent documents to support project procurement, development, implementation and cost and any other item required by State and Federal law and submitting such information, upon request, in order to receive reimbursement. The Project Sponsor will keep all project records and have them available for inspection by representatives of the Federal Government and the State and will furnish copies thereof when requested.

23. Federal Single Audits of the Project Sponsor: The Project Sponsor shall allow the State and auditors to have access to the Project Sponsor's records and financial statements as necessary for determining the presence of and compliance with all information and requirements specified in 2 CFR Part 200 subpart D.

24. In connection with the performance of work under this State/Municipal Agreement, the Project Sponsor agrees not to discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability as defined in S. 51.01(5), sexual orientation, or national origin. This provision shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Except with respect to sexual orientation, the Project Sponsor further agrees to take affirmative action to ensure equal employment opportunities. The Project Sponsor agrees to post in conspicuous places, available for employees and applicants for employment, notices to be provided by the employment officer setting forth the provisions of the nondiscrimination clause.

25. The Project Sponsor will include in all contracts executed by them a provision obligating the contractor not to discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability as defined in s. 51.01 (5), sexual orientation as defined in s. 111.32 (13m), or national origin.

26. When applicable to the project, the Project Sponsor will, at its own cost and expense:

    a. Maintain all portions of the project that lie within its jurisdiction (to include, but not limited to, cleaning storm sewers, removing debris from sumps or inlets, and regular maintenance of the catch basins, curb and gutter, parking lanes, bicycle lanes, trails, and other facilities, sidewalks and other pedestrian facilities, and other project infrastructure) for such maintenance through statutory requirements in a manner satisfactory to the State, and will make ample provision for such maintenance each year. The Project Sponsor will ensure that facilities are available in all weather conditions, including clearing snow from sidewalks and multi-use trails.

    b. Regulate [or prohibit] parking at all times in the vicinity of the proposed improvements during their construction.

    c. Regulate [or prohibit] all parking at locations where and when the pavement area usually occupied by parked vehicles will be needed to carry active traffic in the street.

    d. Assume general responsibility for all public information and public relations for the project and to make fitting announcement to the press and such outlets as would generally alert the affected

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property owners and the community of the nature, extent, and timing of the project and arrangements for handling traffic within and around the projects.

e. Provide relocation orders and real estate plats and easements, as required by the project.

f. Use the *WisDOT Utility Accommodation Policy* unless it adopts a policy, which has equal or more restrictive controls.

g. Provide maintenance and energy for lighting.

h. Provide proper care and maintenance of all landscaping elements of the project including replacement of any plant materials damaged by disease, drought, vandalism, or other cause.

27. It is further agreed by the Project Sponsor that:

a. The Project Sponsor assumes full responsibility for the design, installation, testing, and operation of any sanitary sewer and water main infrastructure within the improvement project and relieves the State, and all its employees, from liability for all suits, actions, or claims resulting from the sanitary sewer and water main construction under this State/Municipal Agreement.

b. The Project Sponsor assumes full responsibility for the plans and special provisions provided by their designer, or anyone hired, contracted, or otherwise engaged by the Project Sponsor. The Project Sponsor is responsible for any expense or cost resulting from any error or omission in such plans or special provisions. The Project Sponsor will reimburse the State if the State incurs any cost or expense to correct or otherwise remedy such error or omission or consequences of such error or omission.

c. The Project Sponsor will be 100% responsible for all costs associated with utility issues involving the Contractor, including costs related to utility delays.

d. All signs and traffic control devices and other protective structures erected on or in connection with the project, including such of these as are installed at the sole cost and expense of the Project Sponsor or by others, will be in conformity with such “Manual on Uniform Traffic Control Devices” as may be adopted by the American Association of State Highway and Transportation Officials, approved by the State, and concurred in by the Federal Highway Administration.

28. The subject **project must be completed by the project sunset date, listed on page 2** of this State/Municipal Agreement, and the Project Sponsor must submit a project completion certificate to WisDOT central office on or before this date. WisDOT may consider a written request to extend the sunset deadline from the Project Sponsor and may approve such a request in the presence of extenuating circumstances. The written request shall explain the reasons for project implementation delay and revised timeline for project completion.

LEGAL RELATIONSHIPS:

29. Responsibility for Damage and Tort Claims: The Project Sponsor and the Project Sponsor's surety shall indemnify and save harmless the State, its officers and employees, from all suits, actions or claims of any character brought because of any injuries or damages received or sustained by any person, persons or property on account of the operations of the Project Sponsor; or on account of or in consequence of any neglect in safeguarding the work; or because of any act or omission, neglect or misconduct of the Project Sponsor; or because of any claims or amounts recovered for any infringement by the Project Sponsor of patent, trademark or copyright; or from any claims or amounts arising or recovered under the Worker's Compensation Act, relating to the Project Sponsor's employees; or any other law, ordinance, order or decree relating to the Project Sponsor's operations. So much of the money due the Project Sponsor under and by virtue of the contract as shall be considered necessary by the State for such purposes, may be retained for the use of the State; or, in case no money or insufficient money is retained, the Project Sponsor's surety may be held until such suit or suits, action or actions, claim or claims for injuries or damages as aforesaid shall have been settled and suitable evidence to that effect furnished to the State; except that money due the Project Sponsor will not be withheld when the Project Sponsor produces satisfactory evidence that the Project Sponsor is adequately protected by public liability and property damage insurance. The Project Sponsor also

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shall comply with all the above requirements indemnifying and saving harmless the county, town, or municipality in which the improvement is made and each of them separately or jointly and officers and employees.

The State shall not be liable to the Project Sponsor for damages or delays resulting from work by third parties. The State also shall be exempt from liability to the Project Sponsor for damages or delays resulting from injunctions or other restraining orders obtained by third parties except where the damage or delay is a direct result of an injunction or restraining order obtained by a citizen's action alleging violations of 42 U.S.C. 4331 - 4332, 23 U.S.C. 138 or Public Law 91-646.

It shall be the Project Sponsor's responsibility to see that all the contract operations incident to the completion of the contract are covered by public liability and property damage liability insurance so the public or any representative of the contracting authority may have recourse against a responsible party for injuries or damages sustained as a result of the contract operations. This requirement shall apply with equal force, whether the work is performed by the Project Sponsor, by a subcontractor or by anyone directly or indirectly employed by either of them.

It is the express intent of this provision that a Project Sponsor that is a county, town or municipality may and should contractually pass on this entire Responsibility for Damage and Tort Claims provision to any public and private entities with which it may subcontract any of the work covered by this State/Municipal Agreement.

a. The word, "surety" in the above paragraphs refers to the issuer of a payment and performance bond under Wis. Stat. Sec. 779.14.

b. Nothing in this section should be construed as a waiver of any statutory defenses that may be available to any governmental party.

30. The Project Sponsor, also known as the primary participant, as that term is defined in 49 CFR Part 29, certifies to the best of its knowledge and belief, that it and its principals, as that term is defined in 49 CFR Part 29, in accordance with all applicable Federal and State statutory and regulatory requirements:

a. Are not currently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded by any State of Wisconsin or Federal department or agency;

b. Have not, within a three-year period preceding this State/Municipal Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or Local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

c. Are not currently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or Local) with commission of any of the offenses enumerated above;

d. Have not within a three-year period preceding this State/Municipal Agreement had one or more public transactions (Federal, State or Local) terminated for cause or default; and

e. That all grantees, contractors, and suppliers, including what is also known as lower tier participants as that term is used in 49 CFR Part 29 and the Appendix to Part 29 -- Covered Transactions, have certified in writing that neither they or their principals are currently debarred, suspended, proposed for debarment or suspension, have been declared ineligible, or have voluntarily been excluded from participating in this or any other Federal, State or Local transaction by any Federal, State or Local department, agency or official, as set forth in, but not limited to, the terms described in 2 CFR 200.214.

31. *Contract Modification: This State/Municipal Agreement* can only be modified by written instruments duly executed by both parties. No term or provision of neither this State/Municipal Agreement nor any of its attachments may be changed, waived, or terminated orally.

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32. Binding Effects: All terms of this State/Municipal Agreement shall be binding upon and inure to the benefits of the legal representatives, successors, and executors. No rights under this State/Municipal Agreement may be transferred to a third party. This State/Municipal Agreement creates no third- party beneficiary rights to be held by any person or entity who is not a party to this State/Municipal Agreement. Nor does it accord on any non-party the right of enforcement.

33. Choice of Law and Forum: This State/Municipal Agreement shall be interpreted and enforced in accordance with the laws of the State of Wisconsin. The Parties hereby expressly agree that the terms contained herein and, in any deed, executed pursuant to this State/Municipal Agreement are enforceable by an action in the Circuit Court of Dane County, Wisconsin.

34. Nothing in this State/Municipal Agreement shall be construed as a waiver of the State's sovereign immunity.

PROJECT FUNDING CONDITIONS

35. Non-Appropriation of Fund: With respect to any payment required to be made by the State under this State/Municipal Agreement, the parties acknowledge the State's authority to make such payment is contingent upon appropriation of funds and required legislative approval sufficient for such purpose by the Legislature. If such funds are not so appropriated, either the Project Sponsor or the State may terminate this State/Municipal Agreement after providing written notice not less than thirty (30) days before termination.

36. Maintenance of Records: During the term of performance of this State/Municipal Agreement, and for a period not less than three years from the date of final payment to the Project Sponsor, records and accounts pertaining to the performance of this State/Municipal Agreement are to be kept available for inspection and audit by representatives of the State. The State reserves the right to audit and inspect such records and accounts at any time. The Project Sponsor shall provide appropriate accommodations for such audit and inspection.

    In the event that any litigation, claim, or audit is initiated prior to the expiration of said records maintenance period, the records shall be retained until such litigation, claim or audit involving the records is complete.

    Records pertaining to the performance of the State/Municipal Agreement are subject to disclosure pursuant to Wis. Stats. Sec. 19.31 et seq. and shall be preserved by the Project Sponsor.

37. The Project Sponsor agrees to the following State Fiscal Year 2025-2028 CRP Supplemental project funding conditions:

    a. ID 4996-01-82: Design and any related review costs are funded with 80% federal funding when the Project Sponsor agrees to provide the remaining 20%. These costs are subject to the cumulative project federal funding cap.

    b. ID 4996-01-83: Construction:

        i. Costs for asphalt, base aggregate, landscaping, traffic control, lighting, mobilization, and any related review costs are funded with 80% federal funding when the Project Sponsor agrees to provide the remaining 20%. These costs are subject to the cumulative project federal funding cap.

    c. The maximum participation of federal funding will be limited to 80% of the actual eligible project cost or the total cost distribution of CRP program funds shown on page 3 of this State/Municipal Agreement**,** whichever is less**.** The project federal funding maximum of **$1,086,199.20** is cumulative for all federal funded project phases.

38. Federal Inactive List: Once a project has received its authorization to incur costs letter until the competition of the project, reimbursement requests must be submitted periodically. Failure to submit reimbursement requests may result in the project being placed on a federal inactive list and therefore, risks losing federal funding. As such, reimbursement requests should be submitted quarterly to indicate continued activity on the project.

[End of Document]

CITY OF SHEBOYGAN
RESOLUTION 66-25-26

BY ALDERPERSON CLOSE.

JULY 15, 2025.

A RESOLUTION approving the final plat of the Northern Lights Subdivision located on North Avenue between North 6th Street and North 7th Street.

RESOLVED: That the final plat of the Northern Lights Subdivision, located in part of the Northeast Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 14, Town 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, is hereby approved.

BE IT FURTHER RESOLVED: That the approval of the aforementioned is conditioned upon compliance with all required state approvals and the recording of the plat with the Register of Deeds for Sheboygan County, and the filing of two (2) true copies with the City Clerk.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer

_____
Ryan Sorenson, Mayor, City of Sheboygan

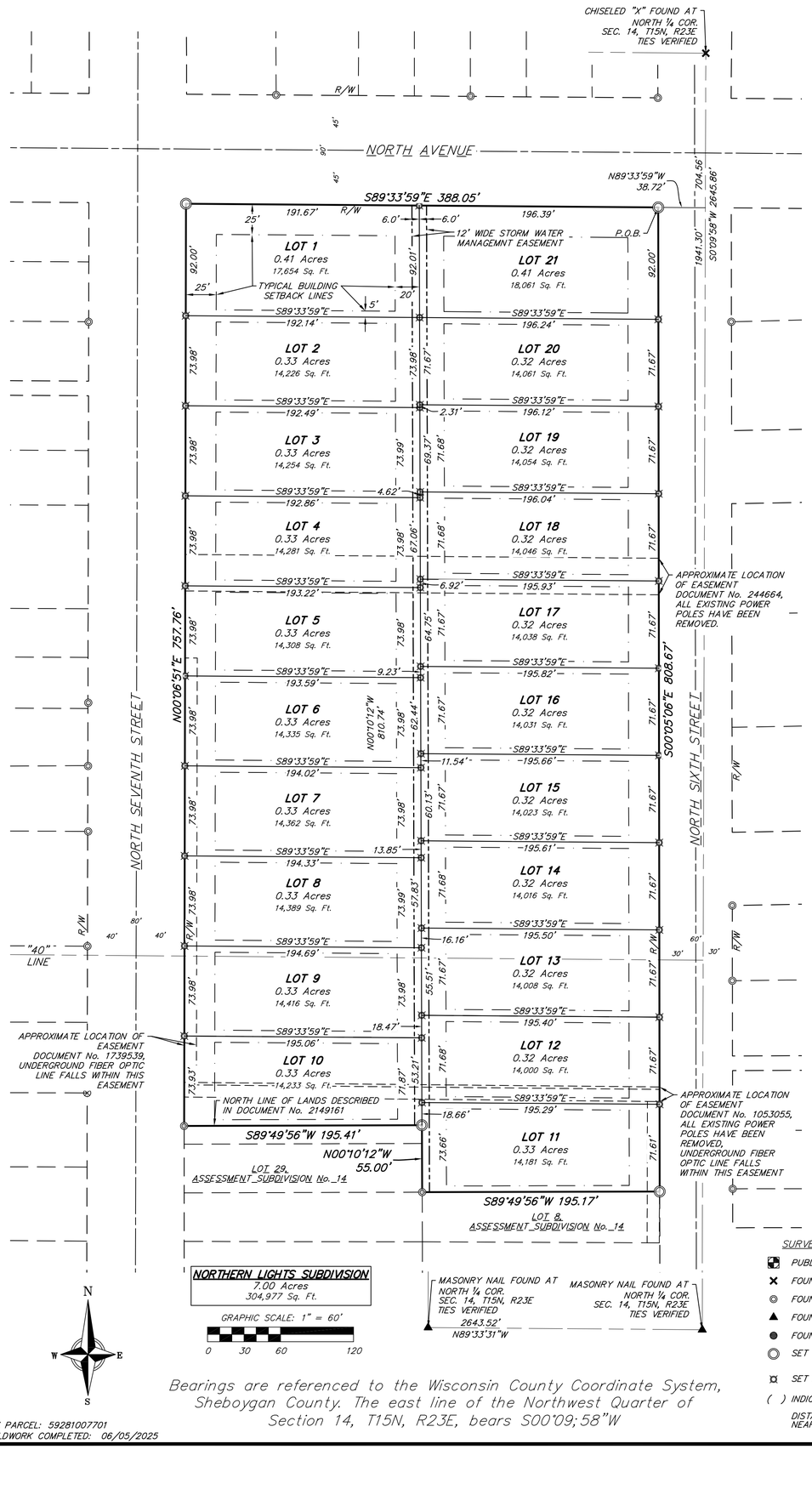
Attest

_____
Meredith DeBruin, City Clerk, City of Sheboygan

© Vierbicher Associates, Inc.

NORTHERN LIGHTS SUBDIVISION

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, T15N, R23E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY WISCONSIN



Bearings are referenced to the Wisconsin County Coordinate System, Sheboygan County. The east line of the Northwest Quarter of Section 14, T15N, R23E, bears S00°09;58"W

TAX PARCEL: 59281007701
FIELDWORK COMPLETED: 06/05/2025

SURVEYOR'S CERTIFICATE

I, Marc A. Londo, Professional Land Surveyor No. 2696 hereby certify that in full compliance with the provisions of Section 236 of the Wisconsin Statutes and the subdivision regulations of the City of Sheboygan and under the direction of Luke Pelton, Pelton Builders, owner of said land, I have surveyed, divided, and mapped NORTHERN LIGHTS SUBDIVISION; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is located in the Northeast Quarter and Southeast Quarter of the Northwest Quarter of Section 14, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin and described in Sheboygan County Register of Deeds Document No. 2174789 as:

Lots 1–15 inclusive, and all vacated alleys, in Block 1, Gottsacker and Burkart's Boulevard Subdivision of the City of Sheboygan, according to the recorded plat thereof.
And
All within Lot 18, Bates Addition to the City of Sheboygan, according to the recorded plat thereof: Commencing at the Northeast corner of Herr and Hammes Subdivision, thence due South 160', thence due East approximately 195' to the West line of North 6th Street, thence North 160', thence North 82.5', thence West approximately 388.8' to the East line of North 7th Street, thence South 82.5', thence East 190' to the point of beginning, all within Lot 18, Bates Addition to the City of Sheboygan.

Lots 10, 11, 12, 13, 14, 15 and 16, Herr and Hammes Subdivision of the City of Sheboygan, according to the recorded plat thereof and all of the vacated alley lying immediately East of and adjacent to Lots 10, 11, 12, 13, 14, 15 and 16, Herr and Hammes Subdivision, except the East ½ of the alley lying immediately West of Lot 1, Assessment Subdivision 14, to the City of Sheboygan.

The North 66.4' of the East 195' of the North ½ of Lot 17, Bates Addition to the City of Sheboygan, according to the recorded plat thereof.

Lots 1, 2, 3, 4, 5, 6, 7, 30, 31 and 32, except the South 15 feet of Lot 30 as conveyed in Quit Claim Deed recorded April 12, 2023 as Document No. 2149161 , including the East 112 of the alley lying immediately West of Lot 1, all in Block 1, in Assessment Subdivision No. 14, according to the recorded plat thereof, in the City of Sheboygan.

All of the above said land is in the City of Sheboygan, County of Sheboygan, State of Wisconsin.

More particularly described by metes and bounds as follows:

Commencing at the north quarter corner of Section 14, T15N, R23E;
Thence S00°09'58"W along the east line of Northeast Quarter of said Section 14, 704.56 feet to its intersection with the south right–of–way line of North Avenue and the easterly extension of the north line of Block 1 of Gottsacker & Burkhart's Boulevard Subdivision;
Thence, N89°33'59"W, along the said south right–of–way line of North Avenue and the easterly extension of the north line of Block 1 of Gottsacker & Burkhart's Boulevard Subdivision, 38.72 feet, to a set 1 ¼" diameter iron rod at the northeast corner thereof and the Point of Beginning (P.O.B.);

Thence S00°05'06"E, along the west right–of–way line of North Sixth Street, 808.67 feet, to a set 1–¼" diameter iron rod at the northeast corner of Lot 8 of said Assessment Subdivision No. 14;
Thence, S89°49'56"W, along the north line of said Lot 8 of Assessment Subdivision No. 14, 195.17 feet, to a found 1" diameter iron pipe at the northwest corner thereof;
Thence, N00°10'12"W, along the west line of Lot 7 and the east line of Lot 29 of said Assessment Subdivision No. 14, 55.00 feet to a set 1–¼" diameter iron rod at the northeast corner of lands described in Sheboygan County Register of Deeds Quit Claim Deed Document No. 2149161;
Thence, N89°49'56"W, along the north line of said lands described in Sheboygan County Register of Deeds Quit Claim Deed Document No. 2149161, 195.41 feet, to a set 1–¼" diameter iron rod at the northwest corner thereof and the east right–of–way line of North Seventh Street;
Thence, N00°06'51"E, along the said east right–of–way line of North Seventh Street, 757.76 feet to a set 1–¼" diameter iron rod at the northwest corner of said Block 1 of Gottsacker & Burkhart's Boulevard Subdivision and the south right–of–way line of North Avenue;
Thence, S89°33'59"E, along the north line of said Block 1 of Gottsacker & Burkhart's Boulevard Subdivision and the south right–of–way line of North Avenue, 388.05 feet, returning to the Point of Beginning.

NORTHERN LIGHTS SUBDIVISION contains 7.00 Ac., (304,977 Sq. Ft.) and is subject to all other easements and rights–of–way of record.

Marc A. Londo, P.L.S. No. S–2696 Date
Vierbicher Associates, INC.
201 East Main St. Suite 100
Reedsburg, WI 53959
(608) 524–6468

WISCONSIN
MARC A. LONDO
LIC. #2696-008
BARABOO, WI
LAND SURVEYOR

OWNER'S CERTIFICATE

The City of Sheboygan, Wisconsin, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Subdivision Plat to be surveyed, divided and mapped as represented on this plat of NORTHERN LIGHTS SUBDIVISION.

IN WITNESS WHEREOF, the said City of Sheboygan. has caused these presents to be signed by its mayor on this

_____ day of _____, 2025.

Ryan Sorenson, Mayor
City of Sheboygan

State of Wisconsin)
)ss.
County of Sheboygan)

Personally came before me this _____ day of _____, 2025, the above named
Ryan Sorenson, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____ My Commission expires: _____
Notary Public, State of Wisconsin

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND CHISELED "X"
- FOUND 1" ø IRON PIPE
- FOUND P.K. NAIL
- FOUND 3/4" ø IRON ROD
- SET 1–1/4" X 18" SOLID IRON RE–ROD, MIN. WT. 4.30 LBS./FT.
- SET 3/4" X 18" SOLID IRON RE–ROD, MIN. WT. 1.50 LBS./FT.

( ) INDICATES RECORD MEASUREMENT

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

SHEBOYGAN COUNTY TREASURER'S CERTIFICATE

I, Laura Henning–Lorenz, being the duly elected, qualified, and acting Treasurer of the County of Sheboygan, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plat of NORTHERN LIGHTS SUBDIVISION, as of this ____ day of _____, 2025.

Laura Henning–Lorenz,
Sheboygan County Treasurer

CITY OF SHEBOYGAN TREASURER'S CERTIFICATE

As the duly appointed City Treasurer of the City of Sheboygan, Sheboygan County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plat of NORTHERN LIGHTS SUBDIVISION as of this _____ day of _____, 2025.

Kaitlyn Krueger
City of Sheboygan Treasurer

CITY OF SHEBOYGAN APPROVAL

Approved for recording by the secretary of the City of Sheboygan Planning Commission.

Dated this _____ day of _____, 2025.

Taylor Zeinert, City of Sheboygan
Director of Planning and Development

CITY OF SHEBOYGAN COMMON COUNCIL APPROVAL

Resolved, that the plat of NORTHERN LIGHTS SUBDIVISION, located in the Northeast Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 14, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, was hereby

approved by Enactment Number: _____,

File I.D. Number _____,

adopted on this _____day of _____, 2025, and that said enactment further provided for the acceptance of those rights conveyed by said plat of NORTHERN LIGHTS SUBDIVISION to the City of Sheboygan for public use.

Dated this _____ day of _____, 2025.

Meredith DeBruin, City Clerk
City of Sheboygan, Sheboygan County, Wisconsin

OWNER'S CERTIFICATE

The City of Sheboygan, Wisconsin, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Subdivision Plat to be surveyed, divided and mapped as represented on this plat of NORTHERN LIGHTS SUBDIVISION.

IN WITNESS WHEREOF, the said City of Sheboygan. has caused these presents to be signed by its mayor on this

_____ day of _____, 2025.

Ryan Sorenson, Mayor
City of Sheboygan

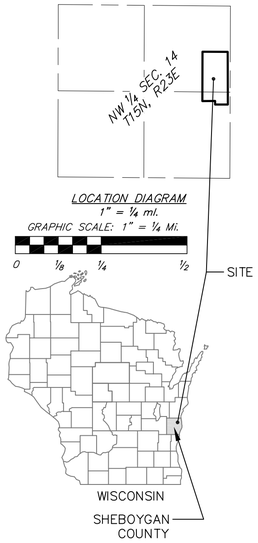
State of Wisconsin)
)ss.
County of Sheboygan)

Personally came before me this _____ day of _____, 2025, the above named
Ryan Sorenson, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____ My Commission expires: _____
Notary Public, State of Wisconsin

SURVEYOR'S NOTES:

1. Building setback dimensions for all lots within Northenr Loghts Subdivision are as follows:
   - Street – 25 feet
   - Rear Yard – 20 feet
   - Side Yard – 5 feet



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this _____ day of _____, 20___, at ____ o'clock ___.M. and recorded in Volume _____ of Plats, on pages _____ as Document Number _____.

Ellen Schleicher
Sheboygan County Register of Deeds

vierbicher
planners | engineers | advisors

Drafted by: mlon Checked by: sdis	SURVEYED FOR: Luke Pelton S1930 Glen Valley Drive Reedsburg, WI 53959
Job #.: 240655 Date: 6/25/2025	SURVEYED BY: Vierbicher Associates, Inc. 201 E Main St Suite 100 Reedsburg, WI 53959 (608) 524–6468
Rev:	
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SHEET 1 OF 1

25 Jun 2025 - 4:19p R:\Pelton\240655 - Sheboygan Aurora Hospital Site\CADD\240655 - Sheboygan Aurora Hospital Site - Subdivision Plat.dwg by: mlon

CITY OF SHEBOYGAN
ORDINANCE 10-25-26

BY ALDERPERSONS MITCHELL AND PERRELLA.

JULY 14, 2025.

AN ORDINANCE creating section 2-3 of the Sheboygan Municipal Code so as to establish a Nondiscrimination ordinance.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

SECTION 1: **ADOPTION** "Sec 2-3 Nondiscrimination" of the Sheboygan Municipal Code is hereby *added* as follows:

A D O P T I O N

Sec 2-3 Nondiscrimination*(Added)*

(a) Nondiscrimination Based on Disability in City Facilities and City-Assisted Programs and Activities.

(1) *Policy*. It is the policy of the City of Sheboygan that no qualified person with a disability shall, on the basis of such disability, be excluded from participation in or be denied the benefits of any program or activity receiving financial assistance from or being operated by the City of Sheboygan. It is the intention of the City of Sheboygan to impose upon City facilities and upon recipients of City financial assistance, nondiscrimination requirements that are consistent with the applicable nondiscrimination requirements imposed upon the City by the Americans With Disabilities Act ("ADA") of 1990, ADA Amendments Act of 2008, and Rehabilitation Act of 1973, and other applicable federal laws, and by applicable state regulations including Wis. Stat. §§ 106.50, 106.52, and 111.31, and any successor provisions of state and federal law.

(2) *Definitions*. The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

City facilities means all property owned or leased by the City, all operations of City departments and divisions, and all services rendered by the City for the welfare of its inhabitants, except that it does not include City employment.

City financial assistance means any grant, cooperative agreement, loan, contract (other than a public works contract, a supply procurement contract, a

contract of insurance or guaranty or a collective bargaining agreement) or any other arrangement by which the City provides or otherwise makes available assistance in the form of City funds and/or personnel services.

Disability means, with respect to a person, a physical or mental impairment which substantially limits one or more of the person's major life activities, a record of impairment, or being perceived as having an impairment.

Grantee means any public or private agency, institution, organization, or other entity or any person to which financial assistance is extended directly or indirectly by the City.

Protected person means any individual intended to be protected from violations of prohibited discrimination under this section.

Public place of accommodation or amusement shall be defined as set forth in Wis. Stat. § 106.52.

Qualified person with a disability means an individual with a disability who, with or without reasonable modifications to rules, policies, or practices, the removal of architectural, communication, or transportation barriers, or the provision of auxiliary aids and services, meets the essential eligibility requirements for the receipt of services or the participation in programs or activities provided by a public entity.

(3) *Prohibitions*.

a. No qualified person with a disability shall be denied the benefits of, be excluded from participation in, or be otherwise discriminated against by any program or activity receiving financial assistance or operated by the City, solely because of disability.

b. No qualified person with a disability shall be subject to discrimination in employment by the City or any Grantee solely on the basis of disability.

c. Grantees shall not participate in contractual or other relationships that have the effect of subjecting qualified disabled applicants or employees to discrimination.

(4) *Designation of ADA Coordinator*. The following positions shall serve as the City's ADA Coordinators. Individuals holding such positions shall possess demonstrated experience in the promotion of civil rights and equal opportunities for all persons; shall perform duties and exercise authority in accordance with City ordinances and State and Federal statutes; and shall coordinate the City's efforts to comply with anti-discrimination regulations with the appropriate City personnel. Individuals holding such positions shall confer with the City's human resources department, legal counsel, and/or the City Administrator in the execution of their duties.

a. The City Clerk shall serve as ADA Coordinator for public meetings

and hearings.

b. The Facilities Director shall serve as ADA Coordinator for all City buildings.

c. The Transit Director shall serve as ADA Coordinator for Sheboygan Metro Transit.

d. The Library Director shall serve as ADA Coordinator for Mead Public Library.

e. The Human Resources Director shall serve as ADA Coordinator for employment.

f. In all other cases, the City Administrator and/or City Attorney shall serve as ADA Coordinator.

(5) *Grievance Procedures*.

a. *Complaint*. Any person who believes that they have been discriminated against in violation of this ordinance may file a complaint with the appropriate ADA Coordinator as set forth in this section. Alternatively, such complaint may be filed with the City Administrator or City Attorney. The complaint should be submitted by the grievant and/or his/her designee as soon as possible following the alleged violation but no later than sixty (60) calendar days after the alleged violation. The complaint shall be in writing and provide as much information as possible about the alleged discrimination including, but not limited to, the name, address, and contact information of the complainant, the location, date and description of the problem, and any relevant facts or witnesses. Upon the complainant providing notice to the ADA Coordinator, alternative means of filing a complaint will be made available to individuals with disabilities who require such an alternative.

b. *Investigation.* The ADA Coordinator will timely review the grievance and investigate or cause to be investigated the claims made in the grievance. Such investigation may involve obtaining additional information from the complainant and other identified witnesses. After the investigation, the ADA Coordinator will provide written notice to the complainant detailing the outcome of the grievance, explaining the findings and any actions taken as a result.

c. *Appeals*. If the complainant or designees believe that the response by the ADA Coordinator or designee does not satisfactorily resolve the issue, the complainant or designee may appeal the decision to the City Administrator or his designee, within fifteen (15) calendar days after receipt of the decisions.

d. *Retention of grievance*. All written complaints made under this policy, appeals of the same, and responses from the City, will be retained by the City of Sheboygan for a period of three (3) years.

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of the conflict.

SECTION 3: **EFFECTIVE DATE** This Ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan