



FINANCE AND PERSONNEL COMMITTEE MEETING AGENDA

February 09, 2026 at 6:00 PM

Council Chambers, 828 Center Avenue, Sheboygan, WI

Notice that the Finance and Personnel Committee will meet at 6:00 p.m. or immediately following the Public Works Committee meeting.

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

It is possible that a quorum (or a reverse quorum) of the Sheboygan Common Council or any other City committees/boards/commissions may be in attendance, thus requiring a notice pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553,494 N.W.2d 408 (1993).

Persons with disabilities who need accommodations to attend this meeting should contact the Finance Department at 920-459-3311. Persons other than council members who wish to participate remotely shall provide notice to the Finance Department at 920-459-3311 by 12:00 p.m. on meeting day to be called upon during the meeting. All Committee members may attend the meeting remotely.

To view the meeting:

Microsoft Teams

Meeting ID: 265 787 553 172 56

Passcode: oB3mg7qF

OPENING OF MEETING

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes**
Finance and Personnel Committee Meeting held on January 12, 2026
5. **Public Comment**
Limit of three minutes per person with comments limited to items on this agenda.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Report 45-25-26 by City Attorney Liz Majerus submitting the exit interview summary for the City of Sheboygan for Quarter 4 of 2025.

- [7.](#) Report 48-25-26 by Finance Director Kaitlyn Krueger submitting the 2026 Business Improvement District (BID) Statement of Purpose dated October 9, 2025, the BID's 2026 Operating Budget, and 2025 Special Assessment Listing.
- [8.](#) Report 49-25-26 by City Clerk submitting a Summons and Complaint in the matter of Planet Home Lending, LLC vs. Breanna Crump et al. HOLD
- [9.](#) Res. No. 163-25-26 by Alderpersons Mitchell and Perrella authorizing the appropriate City officials to execute a Letter of Agreement between Artspace Projects, Inc. and the City of Sheboygan relating to a feasibility study for 1128 South 11th Street (also known as the previous Dakota Supply Group building) for use as an artist maker space and artist housing.
- [10.](#) Res. No. 164-25-26 by Alderpersons Mitchell and Perrella authorizing the appropriate City officials to enter into a contract with Complex Security Solutions for the purchase and installation of upgraded security systems at various city facilities and amend the 2026 budget for the associated costs.

DISCUSSION ONLY

- [11.](#) Attorney's Office Reports

TENTATIVE DATE OF NEXT REGULAR MEETING

12. Tentative Next Meeting Date - February 23, 2026

ADJOURN MEETING

13. 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
REPORT 45-25-26**

BY CITY ATTORNEY LIZ MAJERUS.

FEBRUARY 9, 2026.

Submitting the exit interview summary for the City of Sheboygan for Quarter 4 of 2025.

Exit Interview Summary

Quarter 4, 2025

City of Sheboygan – Human Resources



Termination Information

Full-time and part-time position only (excludes, Interns, LTEs, Temps, Seasonals):

	Q1 Terms	Q2 Terms	Q3 Terms	Q4 Terms	YTD # of Terms
Retirements	8	4	4	5	21
Resignations	7	11	10	6	34
Involuntary Terms	2	3	2	1	8
TOTAL	17	18	16	12	63

Q4 Termination Information

Full-time and part-time positions only (excludes, Interns, LTEs, Temps, Seasonals):

Termination Type	Number of Terms
Retirements	5
Resignations	6
Involuntary Terminations	1
TOTAL	12

Continuing the trend, in Q4 we see an overall decrease in terminations. Quarter 4 had the lowest turnover of any quarter in 2025.

Turnover Information

Turnover Period	Turn Over Rate
2025 Q1 Turnover	3.02%
2025 Q2 Turnover	4.03%
2025 Q3 Turnover	4.03%
2025 Q4 Turnover	2.77%
2025 Total Turnover	13.85%
2024 Q1 Turnover	2.87%
2024 Q2 Turnover	4.69%
2024 Q3 Turnover	2.34%
2024 Q4 Turnover	1.82%
2024 Total Turnover	11.72%

Full time turnover data excludes Part-time, Interns, LTEs, Temps, Elected Officials, and Seasonal employees.

(2025 based on 397 full time positions) (2024 based on 384 full time positions)

Turnover in Q4 is down from Q3, but we see that the total turnover rate for 2025 is higher than 2024 by 2.13%.

Exit Interview Information

For Quarter 3 (10/1/2025 - 12/31/2025) there were two exit interviews conducted. Interviewees included 1 Non-Represented Employee and 1 Represented Employee.

Statement	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
I believe I was fairly compensated for the work I performed.	1		1		
Overall, I am pleased with the City of Sheboygan’s benefit plans and offerings.	1	1			
My job duties were what I thought they would be when I was hired by the City.	1			1	
There were no obstacles, policies, or procedures that made my job difficult to perform.	1				1
My supervisor is knowledgeable and well versed in their content area.	2				
My supervisor supports and empowers the people they supervise.	2				
I felt connected to the City as a City of Sheboygan employee; my department did not feel separate from the rest of the City.	1	1			

Reasons for leaving:

- Retirement
- Lack of Recognition
- Company Culture
- Quality of Supervision
- Other: personal reasons

Negative Experiences to Note:

- Continuous workplace culture concerns
- An instance of inflexibility and insensitivity to a family emergency that prevented me from being able to report to work even with giving as much notice as possible

Positive Experiences to Note:

- Working for a supervisor with a wealth of knowledge

- Support from the city while encountering various health concerns.

HR Feedback:

Quarter 4 only had two exit interviews due to a larger number of represented terminations; represented employees are not required to complete an exit interview for PTO payout.

When looking at the feedback we did receive, policies and job description again fall more in the disagree category. To reiterate from previous exit reports, HR is confident that the job description review project and the citywide SOP initiate will help improve employee understanding of job duties as well as help to identify any obstacles to executing those duties.

Exit Interviews YTD at a Glance

Year to date, 22 exit interviews were conducted. Interviewees included 16 Non-Represented Employees and 6 Represented Employees.

Statement	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
I believe I was fairly compensated for the work I performed.	9	9	2	2	
Overall, I am pleased with the City of Sheboygan’s benefit plans and offerings.	8	12	2		
My job duties were what I thought they would be when I was hired by the City.	9	6		7	
There were no obstacles, policies, or procedures that made my job difficult to perform.	5	9	2	5	1
My supervisor is knowledgeable and well versed in their content area.	10	7	3.5	1.5	
My supervisor supports and empowers the people they supervise.	11	8	2		1
I felt connected to the City as a City of Sheboygan employee; my department did not feel separate from the rest of the City.	5	9	4	3	1

Reasons for leaving:

- Retirement (10)
- Career advancement opportunities (4)
- Paid training for skill development
- Better compensation (3)
- Relocation
- Type of work/work that aligns better with what I want to do (4)
- Social services aspect of the job became overwhelming
- Better flexibility
- Personal
- Going back to school
- Family Circumstances
- Lack of Recognition (2)
- Quality of Supervision (3)
- Working Conditions
- Company Culture

**CITY OF SHEBOYGAN
REPORT 48-25-26**

BY FINANCE DIRECTOR KAITLYN KRUEGER.

FEBRUARY 9, 2026.

Submitting the 2026 Business Improvement District (BID) Statement of Purpose dated October 9, 2025, the BID's 2026 Operating Budget, and 2025 Special Assessment Listing.

**City of Sheboygan
Business Improvement District (BID) 2025 Special Assessments**

Tax Key Number	Property Address	Property Owner	Mailing Address	City, State	Zip Code	2024 Value	Tax Class	2025 Assessment Rate	2025 Assessment
59281106050	931 N 8th St	Chamberlain World Trade, LLC	1099 Creeks Cross Ct	Kohler, WI	53044	\$1,204,200	Commercial	2.78	3,347.68
59281106070	925 N 8th St	Richard W Rupp Inc	925 N 8th St	Sheboygan, WI	53081-4004	\$467,900	Commercial	2.78	1,300.76
59281106080	919 N 8th St	The Rudnick Group, LLC	919 N 8th St	Sheboygan, WI	53081-4004	\$346,400	Commercial	2.78	962.99
59281106100	909 N 8th St	Niagara S, LLC	909 N 8th St Ste 110	Sheboygan, WI	53081-4056	\$2,317,600	Commercial	2.78	6,442.93
59281106115	708 Niagara Ave	Sheboygan Gsrs LLC	708 Niagara Ave	Sheboygan, WI	53081-4027	\$3,801,200	Commercial	2.78	8,000.00
59281106210	822 Niagara Ave	Darrow Properties, LLC	822 Niagara Ave	Sheboygan, WI	53081	\$432,800	Commercial	2.78	1,203.18
59281107200	804 N 8th St	Fifth Generation Properties, LLC	PO Box 444	Sheboygan, WI	53082-0444	\$507,400	Commercial	2.78	1,410.57
59281107230	N 8th St	Niagara G, LLC	909 N 8th St Ste 110	Sheboygan, WI	53081-4056	\$73,300	Commercial	2.78	250.00
59281107270	809 N 8th St	Thomas J. Kohlbeck	1300 N State Pkwy Apt 101	Chicago, IL	60610-8654	\$641,300	Commercial	2.78	1,782.81
59281107260	821 N 8th St	Black Pig Elkhart Lake LLC	821 N 8th St	Sheboygan, WI	53081-4020	\$1,066,000	Commercial	2.78	2,963.48
59281107280	801 N 8th St	Homepride, LLC	108 N Kohler St	Whitelaw, WI	54247-9429	\$364,000	Commercial	2.78	1,011.92
59281107330	709 N 8th St	Revolution Church, Inc	407 Factory St	Plymouth, WI	53073-1554	\$23,200	Commercial	2.78	250.00
59281107340	701 N 8th St	Park Place Holdings, LLC	1674 Eisenhower Rd	De Pere, WI	54115-8145	\$616,000	Commercial	2.78	1,712.48
59281107430	703 N 9th St	Ashling Properties, LLC	W257 N9427 Sennott Ct	Colgate, WI	53017	\$160,300	Commercial	2.78	445.63
59281107531	730 N 9th St	Marine Credit Union	PO Box 309	Onalaska, WI	54650-0309	\$210,900	Commercial	2.78	586.30
59281107920	8th St	4k Capital Investments, LLC	297 W Northland Ave	Appleton, WI	54911	\$55,100	Commercial	2.78	250.00
59281107960	813 New York Ave	Eighth Street Investments, LLC	5210 Vanguard Dr	Sheboygan, WI	53083	\$89,300	Commercial	2.78	250.00
59281107970	815 New York Ave	815 New York Ave Sheboygan, LLC	W4384 Lake Dr	Waldo, WI	53093-1536	\$276,500	Commercial	2.78	768.67
59281107980	817 New York Ave	Andrew J. Hahn	10707 State Rd 42	Newton, WI	53063-9510	\$337,100	Commercial	2.78	937.14
59281107990	819 New York Ave	Punky Pets, LLC	3204 S 9th St	Sheboygan, WI	53081-6913	\$157,800	Commercial	2.78	438.68
59281108100	723 New York Ave	Kramer Holdings, LLC	3801 N 12th St	Sheboygan, WI	53083-3012	\$282,400	Commercial	2.78	785.07
59281108105	618 N 7th St	Testwuide, Konrad C & Mary S Testwuide Trust	1236 Riverview Dr	Sheboygan, WI	53083-3001	\$409,300	Commercial	2.78	1,137.85
59281108110	631 N 8th St	Cck Properties II LLC	15380 Kata Dr	Elm Grove, WI	53122-1027	\$492,100	Commercial	2.78	1,368.04
59281108120	627 N 8th St	Past Present Future LLC	4140 N 31st St	Sheboygan, WI	53083-2019	\$187,300	Commercial	2.78	520.69
59281108130	625 N 8th St	Casper Enterprises LLC	625 N 8th St	Sheboygan, WI	53081-4502	\$275,700	Commercial	2.78	766.45
59281108140	623 N 8th St	Luce Egg Inc	623 N 8th St	Sheboygan, WI	53081-4502	\$142,200	Commercial	2.78	395.32
59281108150	621 N 8th St	Duck Family Assets, LLC	1919 N 6th St	Sheboygan, WI	53081-2709	\$139,400	Commercial	2.78	387.53
59281108160	617 N 8th St	Sunny Shore Properties LLC	2718 Northview Rd Unit 21	Waukesha, WI	53188-2034	\$482,100	Commercial	2.78	1,340.24
59281108170	605 N 8th St	Lakeview Tower, LLC	200 E Washington St Ste 2a	Appleton, WI	54911-5468	\$1,253,200	Commercial	2.78	3,483.90
59281108180	N 8th St	Lakeview Tower, LLC	200 E Washington St Ste 2a	Appleton, WI	54911-5468	\$128,800	Commercial	2.78	358.06
59281108210	Center Ave	Lakeview Tower, LLC	200 E Washington St Ste 2a	Appleton, WI	54911-5468	\$49,000	Commercial	2.78	250.00
59281108230	723 Center Ave	Rahil LLP	723 Center Ave	Sheboygan, WI	53081-4691	\$1,485,000	Commercial	2.78	4,128.30
59281108250	N 8th St	David M. Haneman	836 Dillingham Ave	Sheboygan, WI	53081-6030	\$17,500	Commercial	2.78	250.00
59281108260	513 N 8th St	James T. Passmore	1422 N 10th St	Sheboygan, WI	53081-3332	\$161,400	Commercial	2.78	448.69
59281108270	511 N 8th St	Jacqueline L. Carney	511 N 8th St	Sheboygan, WI	53081-4401	\$233,300	Commercial	2.78	648.57
59281108280	509 N 8th St	Mavericks Barbershop LLC	N4489 State Rd 32	Sheboygan Falls, WI	53085-2710	\$140,500	Commercial	2.78	390.59
59281108380	520 N 8th St	Holdings By Tj, LLC	918 Mead Ave	Sheboygan, WI	53081-6362	\$292,400	Commercial	2.78	812.87
59281108390	522 N 8th St	Sheb Retail, LLC	615 S 8th St Ste 240	Sheboygan, WI	53081-4468	\$132,900	Commercial	2.78	369.46
59281108400	526 N 8th St	Sheb Retail, LLC	615 S 8th St Ste 240	Sheboygan, WI	53081-4468	\$301,200	Commercial	2.78	837.34
59281108410	532 N 8th St	Tech Hub, LLC	3122 N 7th St	Sheboygan, WI	53083-4241	\$515,900	Commercial	2.78	1,434.20
59281108470	818 Pennsylvania Ave	Heartland Affordable Housing - Sheboygan Balzer Inc	2418 Crossroads Dr Ste 2400	Madison, WI	53718-2424	\$360,600	Commercial	2.78	1,002.47
59281108500	816 Pennsylvania Ave	Elisa M. Kistner	N5597 Kathryn Dr	Plymouth, WI	53073-3735	\$152,100	Commercial	2.78	422.84
59281108510	814 Pennsylvania Ave	Kevin R. Swanson	215 Superior Ave	Sheboygan, WI	53081-2957	\$82,200	Commercial	2.78	250.00
59281108530	502 N 8th St	502 North 8th LLC	502 N 8th St	Sheboygan, WI	53081-4402	\$487,700	Commercial	2.78	1,355.81
59281108550	506 N 8th St	Thomas R. Nicla	1231 Carmen Ave	Sheboygan, WI	53081-7614	\$84,900	Commercial	2.78	250.00
59281108560	508 N 8th St	Slys Real Estate LLC	1652 Riverdale Ave	Sheboygan, WI	53081-8046	\$217,200	Commercial	2.78	603.82
59281108570	510 N 8th St	Mjm Miller Holdings LLC	1905 N 2nd St	Sheboygan, WI	53081-2917	\$152,700	Commercial	2.78	424.51
59281108580	512 N 8th St	Taylor Properties, LLC	618 Roosevelt Rd	Kohler, WI	53044-1618	\$174,700	Commercial	2.78	485.67
59281108590	514 N 8th St	Taylor Properties, LLC	618 Roosevelt Rd	Kohler, WI	53044-1618	\$110,500	Commercial	2.78	307.19
59281108600	516 N 8th St	James M. Petr	8900 N Upper River Ct	River Hills, WI	53217-1050	\$241,500	Commercial	2.78	671.37
59281108630	908 Pennsylvania Ave	Mueller Real Estate North LLC	4928 Moenning Rd	Sheboygan, WI	53081-8502	\$187,800	Commercial	2.78	522.08

59281108780	927 Pennsylvania Ave	Otter Creek Irrevocable Trust	1234 New York Ave	Sheboygan, WI	53081-3903	\$165,100	Commercial	2.78	458.98
59281108890	502 S 8th St	Lakeview Beverages Inc	N637 6 Mile Rd	Cedar Grove, WI	53013-1402	\$1,377,800	Commercial	2.78	3,830.28
59281109140	733 Pennsylvania Ave	Larmy Holdings LLC	733 Pennsylvania Ave	Sheboygan, WI	53081-4644	\$247,000	Commercial	2.78	686.66
59281108950	827 Pennsylvania Ave	R & G Holdings LLC	820 Pheasant Run Ct W	Port Orange, FL	32127-1141	\$193,900	Commercial	2.78	539.04
59281108960	833 Pennsylvania Ave	Jcb Management Group, LLC	PO Box 389	Menasha, WI	54952-0389	\$657,000	Commercial	2.78	1,826.46
59281109070	532 S 8th St	Sheb Retail, LLC	615 S 8th St Ste 240	Sheboygan, WI	53081-4468	\$407,100	Commercial	2.78	1,131.74
59281109080	522 S 8th St	Pesto LLC WI Ltd Liability Co	522 S 8th St	Sheboygan, WI	53081-4404	\$537,300	Commercial	2.78	1,493.69
59281109120	Pennsylvania Ave	7 Penn Holdings, LLC	172 N Broadway 2nd	Milwaukee, WI	53202-6015	\$119,800	Commercial	2.78	333.04
59281109150	505 S 8th St	Kramer Holdings, LLC	3801 N 12th St	Sheboygan, WI	53083-3012	\$175,700	Commercial	2.78	488.45
59281109180	511 S 8th St	Pizza Face, LLC	522 S 8th St	Sheboygan, WI	53081-4404	\$556,800	Commercial	2.78	1,547.90
59281109200	531 S 8th St	Heartland Affordable Housing - Sheboygan Leverenz LLC	2418 Crossroads Dr Ste 2400	Madison, WI	53718-2423	\$994,700	Commercial	2.78	2,765.27
59281109220	615 Pennsylvania Ave	Prairie on the Lake LLC	35 E Wacker Dr Ste 3200	Chicago, IL	60601-2102	\$2,754,500	Commercial	2.78	7,657.51
59281109235	Riverfront Dr	Prairie on the Lake LLC	35 E Wacker Dr Ste 3200	Chicago, IL	60601-2102	\$407,100	Commercial	2.78	1,131.74
59281109510	539 Riverfront Dr	539 Riverfront, LLC	909 N 8th St Ste 110	Sheboygan, WI	53081-4056	\$531,800	Commercial	2.78	1,478.40
59281109513	635 Riverfront Dr	Holbrook Trust	7722 Wheeler Island Rd	Three Lakes, WI	54562-9260	\$330,200	Commercial	2.78	917.96
59281109515	641 Riverfront Dr Unit A	Holbrook Trust	7722 Wheeler Island Rd	Three Lakes, WI	54562-9260	\$179,000	Commercial	2.78	497.62
59281109514	631 Riverfront Dr	Salon Sase, LLC	1117 Partridge run	Sheboygan Fls, WI	53085-1846	\$318,700	Commercial	2.78	885.99
59281109516	641 Riverfront Dr Unit B	Holbrook Trust	7722 Wheeler Island Rd	Three Lakes, WI	54562-9260	\$174,800	Commercial	2.78	485.94
59281109517	641 Riverfront Dr Unit C	The Brass Bell LLC	641 Riverfront Dr	Sheboygan, WI	53081-4634	\$255,300	Commercial	2.78	709.73
59281109580	621 S 8th St	Sheboygan County Chamber of Commerce	621 S 8th St	Sheboygan, WI	53081-4405	\$423,500	Commercial	2.78	1,177.33
59281109590	615 S 8th St	South Pier Family Investments, Inc	615 S 8th St Ste 240	Sheboygan, WI	53081-4468	\$2,232,200	Commercial	2.78	6,205.52
59281109640	620 S 8th St	Heartland Affordable Housing-Sheboygan Jung, LLC	2418 Crossroads Dr Ste 2400	Madison, WI	53718-2424	\$2,108,000	Commercial	2.78	5,860.24
59281109840	701 S 8th St	Studio Lane LLC	731 Virginia Ave	Sheboygan, WI	53081-4646	\$258,500	Commercial	2.78	718.63
59281109860	729 S 8th St	Martin Automotive Inc	729 S 8th St	Sheboygan, WI	53081-4484	\$842,300	Commercial	2.78	2,341.59
59281109920	705 Riverfront Dr	City of Sheboygan	828 Center Ave	Sheboygan, WI	53081-4442	\$2,194,700	Commercial	2.78	6,101.27
59281109925	733 Riverfront Dr	Riverfront Bait & Tackle Inc	733 Riverfront Dr	Sheboygan, WI	53081-4630	\$149,700	Commercial	2.78	416.17
59281109960	809 S 8th St	Kbp Properties, LLC	4336 S 15th St	Sheboygan, WI	53081-7706	\$124,400	Commercial	2.78	345.83
59281109970	813 S 8th St	Eighth Street Properties, LLC	PO Box 871	Sheboygan, WI	53082-0871	\$141,700	Commercial	2.78	393.93
59281109980	823 S 8th St	Rrg East LLC	N6715 Cardinal Dr	Sheboygan, WI	53083-2332	\$408,400	Commercial	2.78	1,135.35
59281109990	828 Riverfront Dr	Schwarz Fish Company	3028 S 9th St	Sheboygan, WI	53081-6997	\$86,300	Commercial	2.78	250.00
59281110105	905 S 8th St	City of Sheboygan	828 Center Ave	Sheboygan, WI	53081-4442	\$752,700	Commercial	2.78	2,092.51
59281110570		Sheboygan Press, LLC	901 S 70th St	Milwaukee, WI	53214-3100	\$43,700	Commercial	2.78	250.00
59281110580	632 Center Ave	Sheboygan Press, LLC	901 S 70th St	Milwaukee, WI	53214-3100	\$6,640,000	Commercial	2.78	8,000.00
59281110600	602 N 6th St	Aljoco	602 N 6th St	Sheboygan, WI	53081-4613	\$443,800	Commercial	2.78	1,233.76
59281110610	608 N 6th St	HKK Properties,, LLC	PO Box 485	Random Lake, WI	53075	\$284,100	Commercial	2.78	789.80
59281110620	614 N 6th St	Barbara J. Kirchner	4022 Kruschke Ave	Sheboygan, WI	53081-3067	\$217,600	Commercial	2.78	604.93
59281110640	605 Center Ave	Positive Impact Properties, LLC	673 Valley View Dr	Campbellsport, WI	53010-3062	\$265,100	Commercial	2.78	736.98
59281110650	Center Ave	Aljoco	602 N 6th St	Sheboygan, WI	53081-4613	\$18,700	Commercial	2.78	250.00
59281110660	Center Ave	Aljoco	602 N 6th St	Sheboygan, WI	53081-4613	\$15,200	Commercial	2.78	250.00
59281110670	Center Ave	Sheboygan Press, LLC	901 S 70th St	Milwaukee, WI	53214-3100	\$65,500	Commercial	2.78	250.00
59281110690	611 Center Ave	611 Center Avenue, LLC	27 W 20th St Ste 302	New York, NY	10011-3731	\$319,000	Commercial	2.78	886.82
59281112955	712 Riverfront Dr Unit B	Gott Sheboygan, LLC	1390 E Bolivar Ave	St Francis, WI	53235	\$496,600	Commercial	2.78	1,380.55
59281321310	725 Blue Harbor Dr	Sheboygan Acquisitions LLC New Frontiers Capital LLC	725 Blue Harbor Dr	Sheboygan, WI	53081-4982	\$16,467,400	Commercial	2.78	8,000.00
59281322022	802 Blue Harbor Dr	802 Building, LLC	1111 Willis Ave	Wheeling, IL	60090-5816	\$1,555,200	Commercial	2.78	4,323.46
59281322026	528 South Pier Dr	Mackximus LLC	1433 N Water St Ste 400	Milwaukee, WI	53202-2603	\$208,200	Commercial	2.78	578.80
59281322020	682 South Pier Dr	Dayeseye LLC	3950 N 28th St	Sheboygan, WI	53083-2072	\$407,600	Commercial	2.78	1,133.13
59281322021	534 South Pier Dr	Mackximus LLC	1433 N Water St Ste 400	Milwaukee, WI	53202-2603	\$292,200	Commercial	2.78	812.32
59281323510	510 South Pier Dr	South Pier Hospitality Group, LLC	518 S Pier Dr	Sheboygan, WI	53081-4991	\$185,700	Commercial	2.78	516.25
59281323515	524 South Pier Dr	Spartacus Properties LLC	470 Woodlake Rd	Kohler, WI	53044-1314	\$185,400	Commercial	2.78	515.41
59281323516	522 South Pier Dr	Erika M. Dominguez	W1784 Highview Ct	Sheboygan, WI	53083-1622	\$165,600	Commercial	2.78	460.37
59281323517	518 South Pier Dr	South Pier Hospitality Group, LLC	518 S Pier Dr	Sheboygan, WI	53081-4991	\$196,300	Commercial	2.78	545.71
59281323640	640 South Pier Dr	Heitzmann Enterprises LLC	640 S Pier Dr	Sheboygan, WI	53081-4986	\$161,400	Commercial	2.78	448.69
59281323642	642 South Pier Dr	CMEInvest, LLC	2420 Elm Ave	Sheboygan, WI	53081-5528	\$92,000	Commercial	2.78	255.76
59281323646	646 South Pier Dr	CMEInvest, LLC	2420 Elm Ave	Sheboygan, WI	53081-5528	\$77,200	Commercial	2.78	250.00
59281323659	652 South Pier Dr	CMEInvest, LLC	2420 Elm Ave	Sheboygan, WI	53081-5528	\$102,200	Commercial	2.78	284.12
59281505750	820 Indiana Ave	HH2 Properties LLC	7722 W Hawthorne Rd	Mequon, WI	53097-2006	\$1,338,600	Commercial	2.78	3,721.31

59281322028	322 South Pier Dr	Harbor Pointe Miniature Golf LLC	N7370 County Rd M	Plymouth, WI	53073-4800	\$462,700	Commercial	2.78	1,286.31
59281322029	422 South Pier Dr	Jnf Buildings, LLC	422 S Pier Dr	Sheboygan, WI	53081-4992	\$499,100	Commercial	2.78	1,387.50
59281322011	434 South Pier Dr	R & M Moeller LLC	434 S Pier Dr	Sheboygan, WI	53081-4992	\$443,400	Commercial	2.78	1,232.65
59281322033	342 South Pier Dr	Grateful Properties, LLC	342 S Pier Dr	Sheboygan, WI	53081-4984	\$729,300	Commercial	2.78	2,027.45
59281322034	668 South Pier Dr	Prohibition Bistro 668 LLC	668 S Pier Dr	Sheboygan, WI	53081-4986	\$394,900	Commercial	2.78	1,097.82
59281322035	676 South Pier Dr	Dan Welsch	4022 N 51st St	Sheboygan, WI	53083-5605	\$300,900	Commercial	2.78	836.50
59281322037	South Pier Dr	Prohibition Bistro 668 LLC	668 S Pier Dr	Sheboygan, WI	53081-4986	\$19,000	Commercial	2.78	250.00
59281107312	734 N 7th St Unit 102	Eighth Street Sheboygan Housing Corp	2 Science Ct	Madison, WI	53711-1088	\$983,900	Commercial	2.78	2,735.24
59281108301	501 N 8th St	Sheb Retail, LLC	615 S 8th St Ste 240	Sheboygan, WI	53081-4468	\$768,700	Commercial	2.78	2,136.99
59281107926	N 8th St	4k Capital Investments, LLC	297 W Northland Ave	Appleton, WI	54911	\$45,600	Commercial	2.78	250.00
59281110851	622 Pennsylvania Ave	Ccm Sheboygan 7penn LLC	901 S 70th St	West Allis, WI	53214-3100	\$979,900	Commercial	2.78	2,724.12
59281109131	731 Pennsylvania Ave	Foodworks Holdings LLC	522 S 8th St	Sheboygan, WI	53081-4404	\$920,000	Commercial	2.78	2,557.60
59281107953	632 N 8th St	Eighth Street Investments, LLC	5210 Vanguard Dr	Sheboygan, WI	53083	\$262,500	Commercial	2.78	729.75
59281107954	807 New York Ave	American Orthodontics Corp	3524 Washington Ave	Sheboygan, WI	53081-6442	\$273,300	Commercial	2.78	759.77
59281107955	807 New York Ave	American Orthodontics Corp	3524 Washington Ave	Sheboygan, WI	53081-6442	\$253,300	Commercial	2.78	704.17
59281112957	712 Riverfront Dr Unit A	Long Shot Properties, LLC	670 Riverview Dr	Plymouth, WI	53073	\$566,300	Commercial	2.78	1,574.31
59281112958	712 Riverfront Dr Unit C	ABC Real Estate Holdings, LLC	4866 Lynn Dr	Nashville, TN	37211	\$713,800	Commercial	2.78	1,984.36
								Total Assessment	177,381.63



2026 Statement of Purpose & Budget

Presented to the Executive Committee
October 9, 2025

Approved by the Board of Directors
TBD

Submitted to the City of Sheboygan
TBD



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BID STATEMENT OF PURPOSE

Wisconsin State Statute 66.1109 creates a financial tool that allows a municipality to levy a special assessment on property owners within a defined Business Improvement District (BID) upon petition of those property owners. The property owners in the BID district then use the assessment resources to maintain and enhance their business environment.

Property owners join with a municipality to create a BID in order to establish a strong organizational structure where individual concerns, as well as group goals can be addressed. Property owners maintain a direct role within the district, coordinating the use of funds from the pooled assessment, and implementing plans for the development, operation, maintenance and promotion of the BID area.

The Harbor Centre concept formed in 1990 was developed to utilize the historic strengths of the City - the lakefront, riverfront, and downtown. The concept recognizes the need for a coordinated development and marketing approach for the central part of Sheboygan. The concept coordinates and integrates public and private development, traffic and pedestrian circulation, parking, signage, lighting, and landscaping.

The Harbor Centre concept recognizes the individual identity of the downtown, riverfront, and lakefront and builds on the assets of each area. The BID is an important tool that will assist in the implementation of the Harbor Centre Master Plan, Sheboygan's Downtown Districts Plan, and any subsequent plans that impact or include the BID. Further, the BID will foster a positive image for the businesses within Harbor Centre and for the businesses within Harbor Centre and for the community as a whole. A prosperous central area (Harbor Centre) is as important as good schools, good parks, and good roads.

The BID funds will be used to support community and member-driven events and activities taking place in the district, provide streetscape beautification and enhancement, and support investments in the infrastructure and functionality of the district.



BID BENEFICIARIES

The BID program is designed so that it benefits all business interests within the district.

RETAILERS: Money generated through the BID assessment is used to support programs that enhance the business climate in the Harbor Centre.

A comprehensive support program reinforces the existing promotional programs and supports members in creating new programs. Retailers benefit from promotions, traffic and a feeling of vitality created in the central area.

Retail establishments located in the Harbor Centre benefit from the improvements to the physical environment made possible through the organization of the BID. The overall effect of an attractive, clean, active district reflects positively on the businesses and improves each customer's experience.

SERVICES PROVIDERS: Service providers benefit from the proposed promotional activities as some of these events enhance the service industry as well.

Service providers located in the Harbor Centre benefit from the improvements to the physical environment made possible through the organization of the BID. The overall effect of an attractive, clean, active district reflects positively on the businesses and improves each customer's experience.

INDUSTRIAL FIRMS: Industrial firms located in the Harbor Centre benefit from the improvements to the physical environment made possible through the organization of the BID. The overall effect of an attractive, clean, active business reflects positively on a corporate image.

In addition, BID promotional events will provide a source of recreation and entertainment for employees before and after work and during lunch breaks.

PROPERTY OWNERS: Property owners benefit from the BID. Promotional and design programs increase the vitality in the area which, in turn, results in increased property values. Programs that bring increased interest and traffic to the area that are created and supported by the BID impact owners of vacant properties by increasing desirability of the district and exposing the public to available properties.



BID BOARD OF DIRECTORS

The Board of Directors will manage the Business Improvement District. The Board will meet on a regular basis and will establish an executive committee to oversee the day-to-day activities of the BID. The Board will implement the operating plan and prepare annual reports on the district. The Board will also conduct an annual review and make necessary changes.

The Board shall consist of 12 members in size for two year staggered terms and are composed of five business agents, representing owners of commercial businesses in the district; six property owners, one at large member and one government member, representing the City of Sheboygan, all of whom are appointed by the Mayor and confirmed by the Common Council of the City of Sheboygan.

Board members should be representative of different areas within the district, including representation from a mix of business types. In addition, the Board may choose to have non-voting members representing co-beneficial partner organizations such as the Visit Sheboygan and Sheboygan County Economic Development Corporation.



BID GOALS AND OBJECTIVES

1. **MARKETING.** The BID will **continue** marketing efforts through social media, promotional assistance for key events, and the creation of promotional assets (i.e. destination itineraries, maps, photography). These elements will assist with marketing the BID to Sheboygan residents and visitors throughout the year.
2. **EVENTS.** The BID will **support** key, collaborative, seasonal events to assist with coordination. Coordination includes working with BID business and other resources such as the City of Sheboygan Department of Public Works to plan for and execute events. Opportunities to connect with or expand existing events will be explored to leverage foot traffic and impact throughout the BID.
3. **COMMUNICATION.** The BID will continue creating transparent operations and communication with BID members to expand awareness, increase member engagement, and improve two-way communication between BID members and the Board of Directors and its committees.
4. **PARTNERSHIPS.** The BID aims to create synergy and efficiency through the enhancement of mutually beneficial connections with key local organizations, such as Visit Sheboygan, the City of Sheboygan, the Sheboygan County Chamber of Commerce, Sheboygan County Economic Development Corporation and others. These partnerships will help maximize resources, support the efficiency and effectiveness of these organizations, and will connect BID members to external opportunities to learn and grow.
5. **PLACEMAKING.** The BID will work to create a beautiful and enticing business district through supporting infrastructure and beautification efforts, and continuing to develop plans to improve the physical appearance and connectivity of the BID. Placemaking efforts will increase vibrancy by creating a welcoming atmosphere that connects locals and visitors to the BID.
6. **ADVOCACY.** The BID will connect with members to identify opportunities for processes or policies (e.g. outdoor seating). **The BID will advocate for its members with partners such as the City of Sheboygan to advance or implement these processes or policies. Accountability will be part of committee and Board meetings to ensure progress.**



BID SPECIAL ASSESSMENT AND EXEMPTIONS

The activities proposed in this operating plan will be funded through annual special assessments. Assessments to meet the BID budget will be levied against each property within the district based on its most recent assessed value. Those properties which are used for commercial purposes and those used exclusively for manufacturing will be eligible for assessment.

The proposed BID assessment is \$2.78 per \$1,000 of assessed valuation. The property owners on leased City land will be assessed on the basis of the assessed value of their improvements on the property. In addition, the following minimums and maximums will apply

- a.) BID fee would be a minimum of \$250.00
- b.) BID fee would be a maximum of \$8,000.00

Real property used exclusively for residential purposes will not be assessed as required by Wisconsin Statute 66.1109. Properties which are exempt for paying property taxes such as public utilities, non-profit organizations, religious institutions, and governmental bodies are also exempt from the special assessment.



2026 BID OPERATING BUDGET WORKSHEET - Draft

	Projected 2026
Income	
4000 Special Assessment - Reserve	\$194,800.00
Event Fees (registration)	\$10,500.00
Sponsorships	\$5,000.00
Total Income	\$210,300.00
Gross Profit	\$210,300.00
Expenses	
5000 Operations	
5501 Office Supplies & Software	\$3,000.00
5516 Audit and Accounting	\$900.00
5517 Bank Fees	\$100.00
570 Subcontractors	
BID Manager	\$70,000.00
BID Intern	\$3,000.00
Management Fee	\$29,220.00
5650 Engagement (member meetings)	\$1,200.00
5651 Advertising	\$12,000.00
5654 Website	\$12,680.00
5700 Development	\$700.00
Total 5000 Operations	\$132,800.00
6000 Miscellaneous	\$0.00
7000 Event and Marketing	
7400 Event Marketing & Support	\$50,000.00
7500 Photography	\$0.00
Total 7000 Event and Marketing	\$50,000.00
8000 Major District Investments	
7700 Event Grants	\$2,500.00
8400 Placemaking and Beautification Grants	\$3,000.00
8534 Winter Decorations	\$10,000.00
8810 Summer Decorations	\$12,000.00
Total 8000 Major District Investments	\$27,500.00
Total Expenses	\$210,300.00
Net Operating Income	\$0.00
Net Income	\$0.00

**CITY OF SHEBOYGAN
REPORT 49-25-26**

BY CITY CLERK.

FEBRUARY 9, 2026.

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

STATE OF WISCONSIN CIRCUIT COURT SHEBOYGAN

Planet Home Lending, LLC vs. Breanna Crump et al

**Electronic Filing
Notice**

Case No. 2026CV000071
Class Code: Foreclosure of Mortgage

FILED
01-28-2026
Sheboygan County
Clerk of Circuit Court
2026CV000071
Honorable Samantha R.
Bastil
Branch 1

[Handwritten Signature]
1/29/26 3:54p

CITY OF SHEBOYGAN
828 CENTER AVE
SHEBOYGAN WI 53081-4442

Case number 2026CV000071 was electronically filed with/converted by the Sheboygan County Circuit Court office. The electronic filing system is designed to allow for fast, reliable exchange of documents in court cases.

Parties who register as electronic parties can file, receive and view documents online through the court electronic filing website. A document filed electronically has the same legal effect as a document filed by traditional means. Electronic parties are responsible for serving non-electronic parties by traditional means.

You may also register as an electronic party by following the instructions found at <http://efiling.wicourts.gov/> and may withdraw as an electronic party at any time. There is a fee to register as an electronic party. This fee may be waived if you file a Petition for Waiver of Fees and Costs Affidavit of Indigency (CV-410A) and the court finds you are indigent under §814.29, Wisconsin Statutes.

If you are not represented by an attorney and would like to register an electronic party, you will need to enter the following code on the eFiling website while opting in as an electronic party.

Pro Se opt-in code: 53a97d

Unless you register as an electronic party, you will be served with traditional paper documents by other parties and by the court. You must file and serve traditional paper documents.

Registration is available to attorneys, self-represented individuals, and filing agents who are authorized under Wis. Stat. 799.06(2). A user must register as an individual, not as a law firm, agency, corporation, or other group. Non-attorney individuals representing the interests of a business, such as garnishees, must file by traditional means or through an attorney or filing agent. More information about who may participate in electronic filing is found on the court website.

If you have questions regarding this notice, please contact the Clerk of Circuit Court at 920-459-3068.

Sheboygan County Circuit Court
Date: January 28, 2026

FILED

01-28-2026

Sheboygan County

Clerk of Circuit Court

2026CV000071

Honorable Samantha R.

Bastil

Branch 1

Item 8.

STATE OF WISCONSIN**CIRCUIT COURT****SHEBOYGAN COUNTY**

Planet Home Lending, LLC
321 Research Parkway, Suite 303
Meriden, CT 06450

SUMMONS

Plaintiff,

vs.

Case Code 30404

(Foreclosure of Mortgage)

The amount claimed exceeds \$10,000.00

Breanna Crump
2325 N 6th St
Sheboygan, WI 53083-4958

John Doe Crump
2325 N 6th St
Sheboygan, WI 53083-4958

The United States of America
c/o US Attorney
517 E Wisconsin Ave
Milwaukee, WI 53202-4500
&
c/o US Attorney General
950 Pennsylvania Ave NW, Rm B-103
Washington, DC 20530-0001

U.S. Department of HUD
c/o Office of Regional Counsel
77 W Jackson Blvd Rm 2604
Chicago, IL 60604-3511

City of Sheboygan
828 Center Ave
Sheboygan, WI 53081-4442

Community First Credit Union
2626 S Oneida St
Appleton, WI 54915-2101

Anesthesiology Associates LTD.
c/o Michael Lattos, Registered Agent
225 S Executive Dr
Brookfield, WI 53005-4257

Defendants.

THE STATE OF WISCONSIN

To each person named above as a defendant:

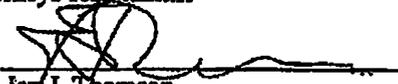
You are hereby notified that the plaintiff named above has filed a lawsuit or other legal action against you. The complaint, which is attached, states the nature and basis of the legal action.

Within 20 days of receiving this summons (60 days if you are the United States of America, 45 days if you are the State of Wisconsin or an insurance company), you must respond with a written answer, as that term is used in Chapter 802 of the Wisconsin Statutes, to the complaint. The court may reject or disregard an answer that does not follow the requirements of the statutes. The answer must be sent or delivered to the court, whose address is set forth below, and to the plaintiff's attorney, at the address set forth below. You may have an attorney help or represent you.

If you do not provide a proper answer within 20 days (60 days if you are the United States of America, 45 days if you are the State of Wisconsin or an insurance company), the court may grant judgment against you for the award of money or other legal action requested in the complaint, and you may lose your right to object to anything that is or may be incorrect in the complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.

Dated this 28th day of January, 2026.

Gray & Associates, L.L.P.
Attorneys for Plaintiff

By: 

Ian J. Thomson
State Bar No. 1076280

16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-1987
091168F02

Address of Court:
Sheboygan County Courthouse
615 N. Sixth Street
Sheboygan, WI 53081-4612

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.

FILED
01-28-2026
Sheboygan County
Clerk of Circuit Court
2026CV000071
Honorable Samantha R.
Bastil
Branch 1

Item 8.

STATE OF WISCONSIN

CIRCUIT COURT

SHEBOYGAN COUNTY

Planet Home Lending, LLC
321 Research Parkway, Suite 303
Meriden, CT 06450

COMPLAINT

Plaintiff,

vs.

Case Code 30404
(Foreclosure of Mortgage)
The amount claimed exceeds \$10,000.00

Breanna Crump
2325 N 6th St
Sheboygan, WI 53083-4958

John Doe Crump
2325 N 6th St
Sheboygan, WI 53083-4958

The United States of America
c/o US Attorney
517 E Wisconsin Ave
Milwaukee, WI 53202-4500
&
c/o US Attorney General
950 Pennsylvania Ave NW, Rm B-103
Washington, DC 20530-0001

U.S. Department of HUD
c/o Office of Regional Counsel
77 W Jackson Blvd Rm 2604
Chicago, IL 60604-3511

City of Sheboygan
828 Center Ave
Sheboygan, WI 53081-4442

Community First Credit Union
2626 S Oneida St
Appleton, WI 54915-2101

Anesthesiology Associates LTD.
c/o Michael Lattos, Registered Agent
225 S Executive Dr
Brookfield, WI 53005-4257

Defendants.

Plaintiff, by its attorneys, Gray & Associates, L.L.P., pleads as follows:

- 1. The plaintiff is the current holder of a certain note and recorded mortgage on real estate located in this county, a true copy of the note is attached hereto as Exhibit A and is incorporated by reference. A true copy of the mortgage is attached hereto as Exhibit B and is incorporated by reference.**
- 2. The mortgaged real estate is owned of record by Breanna Crump.**
- 3. There has been a failure to make contractual payments as required, and there is now due and owing to plaintiff the principal sum of \$103,851.79 together with interest from the 1st day of May, 2025.**
- 4. The plaintiff has declared the indebtedness immediately due and payable by reason of the default in the payments and has directed that foreclosure proceedings be instituted.**
- 5. The mortgaged premises is real estate which is 20 acres or less; with a one to four family residence thereon which is occupied as the homestead of the defendants; said premises cannot be sold in parcels without injury to the interests of the parties.**
- 6. The mortgagors expressly agreed to the reduced redemption period provisions contained in Chapter 846 of the Wisconsin Statutes; the plaintiff hereby elects to proceed under Section 846.101(2)(c)1. with a three month period of redemption, thereby waiving judgment for any deficiency against every party who is personally liable for the debt, and to consent that the owner, unless he or she abandons the property, may remain in possession and be entitled to all rents and profits therefrom to the date of confirmation of the sale by the court.**
- 7. No proceedings have been had at law or otherwise for the recovery of the sums secured by said note and mortgage except for the present action, and all conditions precedent to the commencement of this action are satisfied.**
- 8. That the names of all defendants herein are set forth in the Lien Report annexed hereto and incorporated by reference; that the defendants have or claim to have an interest in the mortgaged premises, as more particularly set forth in the said Lien Report, but that said interests are subject and subordinate to the plaintiff's mortgage.**
- 9. That John Doe Crump has or may claim to have an interest in the subject encumbered property by virtue of being the present spouse of Breanna Crump and any such interest is subject and**

subordinate to the plaintiff's mortgage.

WHEREFORE, the plaintiff demands.

1. Judgment of foreclosure and sale of the mortgaged premises in accordance with the provisions of Section 846.101(2)(c)1. of the Wisconsin Statutes, with plaintiff expressly waiving its right to obtain a deficiency judgment against any defendant in this action.

2. That the amounts due to the plaintiff for principal, interest, taxes, insurance, costs of suit and attorney fees be determined.

3. That the defendants, and all persons claiming under them be barred from all rights in said premises, except that right to redeem.

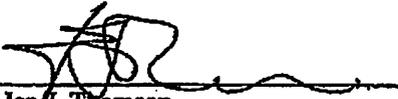
4. That the premises be sold for payment of the amount due to the plaintiff, together with interest, reasonable attorney fees and costs, costs of sale and any advances made for the benefit and preservation of the premises until confirmation of sale.

5. That the defendants and all persons claiming under them be enjoined from committing waste or doing any act that may impair the value of the mortgaged premises; and

That the plaintiff have such other and further judgment order or relief as may be just and equitable.

Dated this 28th day of January, 2026.

Gray & Associates, L.L.P.
Attorneys for Plaintiff

By: 

Ian J. Thomson
State Bar No. 1076280

16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-1987

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.

NOTE

FHA Case No.

[Redacted]

Group

Loan #

MEN

[Redacted]

January 22, 2021
[Date]

Shaboygan,
[City]

Wisconsin
[State]

2325 N 6TH ST, Shaboygan, WI 53083
[Property Address]

1. BORROWER'S PROMISE TO PAY

In return for a loan that I have received, I promise to pay U.S. \$114,977.00 (this amount is called "Principal"), plus interest to the order of the Lender. The Lender is Planet Home Lending, LLC. I will make all payments under this Note in the form of cash, check or money order.

I understand that the Lender may transfer this Note. The Lender or anyone who takes this Note by transfer and who is entitled to receive payments under this Note is called the "Note Holder."

2. INTEREST

Interest will be charged on unpaid principal until the full amount of Principal has been paid. I will pay interest at a yearly rate of 2.750%.

The interest rate required by this Section 2 is the rate I will pay both before and after any default described in Section 6(B) of this Note.

Solely for the purpose of computing interest, a monthly payment received by the Note Holder within 30 days prior to or after the date it is due will be deemed to be paid on such due date.

3. PAYMENTS

(A) Time and Place of Payments

I will pay principal and interest by making a payment every month.

I will make my monthly payment on the 1st day of each month beginning on March 1, 2021. I will make these payments every month until I have paid all of the principal and interest and any other charges described below that I may owe under this Note. Each monthly payment will be applied to interest and other items in the order described in the Security Instrument before Principal. If, on February 1, 2021, I still owe amounts under this Note, I will pay those amounts in full on that date, which is called the "Maturity Date."

I will make my monthly payments at P.O. Box 69197, Baltimore, MD 21264-9197 or at a different place if required by the Note Holder.

(B) Amount of Monthly Payments

My monthly payment will be in the amount of U.S. \$469.38.

4. BORROWER'S RIGHT TO PREPAY

I have the right to make payments of Principal at any time before they are due. A payment of Principal only is known as a "Prepayment." When I make a Prepayment, I will tell the Note Holder in writing that I am doing so. I may not designate a payment as a Prepayment if I have not made all the monthly payments due under the Note.

I may make a full Prepayment or partial Prepayments without paying a Prepayment charge. The Note Holder will use my Prepayments to reduce the amount of Principal that I owe under this Note. However, the Note Holder may apply my Prepayment to any accrued and unpaid interest on the Prepayment amount before applying my Prepayment to reduce the Principal amount of the Note. If I make a partial Prepayment, there will be no changes in the due date or in the amount of my monthly payment unless the Note Holder agrees in writing to those changes.

5. LOAN CHARGES

If a law, which applies to this loan and which sets maximum loan charges, is finally interpreted so that the interest or other loan charges collected or to be collected in connection with this loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from me which exceeded permitted limits will be refunded to me. The Note Holder may choose to make this refund by reducing the Principal I owe under this Note or by making a direct payment to me. If a refund reduces Principal, the reduction will be treated as a partial Prepayment.

Initials: B.C.



6. BORROWER'S FAILURE TO PAY AS REQUIRED**(A) Late Charge for Overdue Payments**

If the Note Holder has not received the full amount of any monthly payment by the end of 15 calendar days after the date it is due, I will pay a late charge to the Note Holder. The amount of the charge will be 4.000% of my overdue payment of principal and interest. I will pay this late charge promptly but only once on each late payment.

(B) Default

If I do not pay the full amount of each monthly payment on the date it is due, I will be in default.

(C) Notice of Default

If I am in default, the Note Holder may send me a written notice telling me that if I do not pay the overdue amount by a certain date, the Note Holder will require me to pay immediately the full amount of Principal which has not been paid and all the interest that I owe on that amount. That date must be at least 30 days after the date on which the notice is mailed to me or delivered by other means.

(D) No Waiver By Note Holder

Even if, at a time when I am in default, the Note Holder does not require me to pay immediately in full as described above, the Note Holder will still have the right to do so if I am in default at a later time.

(E) Payment of Note Holder's Costs and Expenses

If the Note Holder has required me to pay immediately in full as described above, the Note Holder will have the right to be paid back by me for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys' fees.

7. GIVING OF NOTICES

Unless applicable law requires a different method, any notice that must be given to me under this Note will be given by delivering it or by mailing it by first class mail to me at the Property Address above or at a different address if I give the Note Holder a notice of my different address.

Any notice that must be given to the Note Holder under this Note will be given by delivering it or by mailing it by first class mail to the Note Holder at the address stated in Section 3(A) above or at a different address if I am given a notice of that different address.

8. OBLIGATIONS OF PERSONS UNDER THIS NOTE

If more than one person signs this Note, each person is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any person who is a guarantor, surety or endorser of this Note is also obligated to do these things. Any person who takes over these obligations, including the obligations of a guarantor, surety or endorser of this Note, is also obligated to keep all of the promises made in this Note. The Note Holder may enforce its rights under this Note against each person individually or against all of us together. This means that any one of us may be required to pay all of the amounts owed under this Note.

9. WAIVERS

I and any other person who has obligations under this Note waive the rights of Presentment and Notice of Dishonor. "Presentment" means the right to require the Note Holder to demand payment of amounts due. "Notice of Dishonor" means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

10. UNIFORM SECURED NOTE

This Note is a uniform instrument with limited variations in some jurisdictions. In addition to the protections given to the Note Holder under this Note, a Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated the same date as this Note, protects the Note Holder from possible losses which might result if I do not keep the promises which I make in this Note. That Security Instrument describes how and under what conditions I may be required to make immediate payment in full of all amounts I owe under this Note. Some of those conditions are described as follows:

If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 14 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further



notice or demand on Borrower.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.

Breanna Crump (SEAL)
- BORROWER - Breanna Crump

[Sign Original Only]

Individual Loan Originator: Brian Christopher Jaeger, NMLSR ID: [REDACTED]
Loan Originator Organization: Planet Home Lending, LLC, NMLSR ID: [REDACTED]

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Document Title: Mortgage

After Recording Return To:
Planet Home Lending, LLC
1795 International Way
Idaho Falls, ID 83402
ATTN: c/o First American Mortgage Solutions

Parcel ID Number: 59281008370

2108389
SHEBOYGAN COUNTY, WI
RECORDED ON
02/05/2021 02:48 PM
ELLEN R. SCHLEICHER
REGISTER OF DEEDS
RECORDING FEE: 30.00
TRANSFER FEE:
EXEMPTION #
Cashier ID: 8
PAGES: 16

[Space Above This Line For Recording Data]

MORTGAGE

Crump
Loan #
MFR
MERS Phone: 1-888-679-6377
PIN: 59281008370
Case #:

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 10, 12, 17, 19 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) "Security Instrument" means this document, which is dated January 22, 2021, together with all Riders to this document.

(B) "Borrower" is BREANNA CRUMP, SINGLE WOMAN. Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(D) "Lender" is Planet Home Lending, LLC. Lender is a Limited Liability Company organized and existing under the laws of Delaware. Lender's address is 321 Research Parkway, Suite 303, Meriden, CT 06450.

(E) "Note" means the promissory note signed by Borrower and dated January 22, 2021. The Note states that Borrower owes Lender One Hundred Fourteen Thousand Nine Hundred Seventy-Seven And 00/100 Dollars (U.S. \$14,977.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than February 1, 2051.

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the

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EH 19407.12

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EXHIBIT B



Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Condominium Rider
- Planned Unit Development Rider
- Other(s) [specify]

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Secretary" means the Secretary of the United States Department of Housing and Urban Development or his designee.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

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EXHIBIT B

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, with power of sale, the following described property located in the COUNTY of Sheboygan: **SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**. which currently has the address of 2325 N 5TH ST, Sheboygan, WI 53083 ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 14. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan

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current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. **Application of Payments or Proceeds.** Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority:

First, to the Mortgage Insurance premiums to be paid by Lender to the Secretary or the monthly charge by the Secretary instead of the monthly mortgage insurance premiums;

Second, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;

Third, to interest due under the Note;

Fourth, to amortization of the principal of the Note; and,

Fifth, to late charges due under the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount of the Periodic Payments.

3. **Funds for Escrow Items.** Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums to be paid by Lender to the Secretary or the monthly charge by the Secretary instead of the monthly Mortgage Insurance premiums. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 14 and, upon such revocation, Borrower shall pay to Lender all Funds, and

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in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. **Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

5. **Property Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This

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insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance

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claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. **Occupancy.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender determines that this requirement shall cause undue hardship for the Borrower or unless extenuating circumstances exist which are beyond Borrower's control.

7. **Preservation, Maintenance and Protection of the Property; Inspections.** Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

If condemnation proceeds are paid in connection with the taking of the property, Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts, and then to payment of principal. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments or change the amount of such payments.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. **Borrower's Loan Application.** Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. **Protection of Lender's Interest in the Property and Rights Under this Security Instrument.** If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for

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enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying Reasonable Attorneys' Fees (as defined in Section 25) to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. Borrower shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Borrower shall not, without the express written consent of Lender, alter or amend the ground lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

19. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking,

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destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstates as provided in Section 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

12. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"); (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and

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(c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 17, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 19) and benefit the successors and assigns of Lender.

13. **Loan Charges.** Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. Lender may collect fees and charges authorized by the Secretary. Lender may not charge fees that are expressly prohibited by this Security Instrument, or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment with no changes in the due-date or in the monthly payment amount unless the Note holder agrees in writing to those changes. Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

14. **Notices.** All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

15. **Governing Law; Severability; Rules of Construction.** This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it

Initials:

B.C



EXHIBIT B

might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

16. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 17, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 14 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to reinstatement of a mortgage. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, Reasonable Attorneys' Fees (as defined in Section 25), property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. However, Lender is not required to reinstate if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure proceedings; (ii) reinstatement will preclude foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had

Initials: B.C



EXHIBIT B



occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 17.

19. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 14) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 17 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 19.

20. Borrower Not Third-Party Beneficiary to Contract of Insurance. Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower acknowledges and agrees that the Borrower is not a third party beneficiary to the contract of insurance between the Secretary and Lender, nor is Borrower entitled to enforce any agreement between Lender and the Secretary, unless explicitly authorized to do so by Applicable Law.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous

Initials: B.C



RECEIVED

Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 17 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, Reasonable Attorneys' Fees (as defined in Section 25) and costs of title evidence.

If Lender invokes the power of sale, Lender shall give notice of sale in the manner prescribed by Applicable Law to Borrower and to the other persons prescribed by Applicable Law. Lender shall publish the notice of sale, and the Property shall be sold in the manner prescribed by Applicable Law. Lender or its designee may purchase the Property at any sale. The proceeds of the sale shall be applied in the following order: (a) to all expenses of the sale, including, but not limited to, Reasonable Attorneys' Fees (as defined in Section 25); (b) to all sums secured by this Security Instrument; and (c) any excess to the clerk of the circuit court of the county in which the sale is held.

23. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

24. Accelerated Redemption Periods. If the Property is a one- to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt charitable organization, Borrower agrees to the provisions of Section 846.101 of the Wisconsin Statutes, and as the

same may be amended or renumbered from time to time, permitting Lender, upon waiving the right to judgment for deficiency, to hold the foreclosure sale of real estate of 20 acres or less three months after a foreclosure judgment is entered. If the Property is other than a one- to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church, or a tax-exempt charitable organization, Borrower agrees to the provisions of Section 846.103 of the Wisconsin Statutes, and as the same may be amended or renumbered from time to time, permitting Lender, upon waiving the right to judgment for deficiency, to hold the foreclosure sale of real estate three months after a foreclosure judgment is entered.

25. Attorneys' Fees. If this Security Instrument is subject to Chapter 428 of the Wisconsin Statutes, "Reasonable Attorneys' Fees" shall mean only those attorneys' fees allowed by that Chapter.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Breanna Crump (SEAL)
 - BORROWER - Breanna Crump

[Space Below This Line For Acknowledgment]

State of Wisconsin

County of Sheboygan

This record was acknowledged before me on January 22, 2021, by

Breanna Crump

MARK S. ERDMANN
 Notary Public
 State of Wisconsin

[Signature]
 Notary Public
 Commission Expires 11/15/2023
 My Commission Expires: _____

Initials: B.C.



EXHIBIT B

Individual Loan Originator: Brian Christopher Jaeger, NMLSR ID: [REDACTED]
Loan Originator Organization: Planet Home Lending, LLC, NMLSR ID: [REDACTED]

This instrument was drafted by:
elliot pimental
Planet Home Lending, LLC
105 Maxess Rd., Suite N107
Malville, NY 11747

FHA Wisconsin Mortgage - 09/15 (rev. 6/16)
EN 19407.12

Page 15 of 15

Initials: BC

[REDACTED]



EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Sheboygan, County of Sheboygan, State of WI, and is described as follows:

Lot 16 Block 1, except the North 24 feet of the East 36 feet thereof, Lake Heights Addition in the City of Sheboygan, Sheboygan County, Wisconsin, according to the recorded plat thereof.

Being the same property conveyed from Andrew R. Benton, a single person, to Breanna Crump by deed dated October 15, 2019 and recorded on December 30, 2019 in Instrument No. 2084278.

APN: 59281008370

EXHIBIT B

American Land Title Association

Commitment for Title Insurance
2021 v. 01.00 (07-01-2021)

-HOA: None

12. _____

-PLAT: Yes

13. -COVENANTS: No

14. _____

RECORDED DOCUMENTS

Mortgage:

From: Breanna Crump, single woman

To: Mortgage Electronic Registration Systems, Inc., as nominee for Planet Home Lending, LLC, its successor and/or

assigns

Amount: \$114,977.00

Dated: January 22, 2021

Recorded on: February 05, 2021

Recording Info: 2108389

AOM:

From: MERS, Inc., as nominee for Planet Home Lending, LLC

To: Planet Home Lending, LLC

Dated: November 22, 2024

Recorded on: November 22, 2024

Recording Info: 2171569

Mortgage:

From: Breanna Crump, single woman

To: Secretary of Housing and Urban Development (USA)

Amount: \$5,025.22

Dated: May 21, 2024

Recorded on: July 08, 2024

Recording Info: 2165793

Mortgage:

From: Breanna Crump, single woman

To: Secretary of Housing and Urban Development (USA)

Amount: \$10,940.68

Dated: February 11, 2025

Recorded on: May 19, 2025

Recording Info: 2178312

15. _____

TAX WARRANTS - None

16. _____

COURT PLEADINGS

Judgment

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by WFG National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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LIEN REPORT

Item 8.

American Land Title Association

Commitment for Title Insurance
2021 v. 01.00 (97-01-2021)

In Favor Of: City of Sheboygan
Against: Breanna Crump
Amount: \$250.00
Entered On: April 19, 2024
Case#: 2024TJ000082

Judgment

In Favor Of: Community First Credit Union
Against: Breanna Rochelle Ceara Crump
Amount: \$334.85
Entered On: November 20, 2024
Case#: 2024SC001830

Judgment

In Favor Of: Anesthesiology Associates LTD
Against: Breanna Crump
Amount: \$12,247.50
Entered On: October 29, 2025
Case#: 2024CV000748

17.

-Searched Parties: Breanna Crump, Andrew R. Benton, Michael J. Maxel, Victoria L. Maxel

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by WFG National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its lending agent that may be in electronic form.

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LIEN REPORT

CITY OF SHEBOYGAN
RESOLUTION 163-25-26

BY ALDERPERSONS MITCHELL AND PERRELLA.

FEBRUARY 9, 2026.

A RESOLUTION authorizing the appropriate City officials to execute a Letter of Agreement between Artspace Projects, Inc. and the City of Sheboygan relating to a feasibility study for 1128 South 11th Street (also known as the previous Dakota Supply Group building) for use as an artist maker space and artist housing.

RESOLVED: That the appropriate City officials are hereby authorized to execute a Letter of Agreement between Artspace Projects, Inc. and the City of Sheboygan, a copy of which is attached hereto and incorporated herein.

BE IS FURTHER RESOLVED: That the Finance Director is authorized to draw funds from Acct. No. 421660-531100 (TID 21 – Contracted Services) upon the agreement being fully executed by all parties, to pay for the study pursuant to the agreement.

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



artspace

SCOPE OF WORK



Clockwise from top: ArtSpace Bell Campus, New Orleans, LA; ArtSpace Elgin Lofts, Elgin, IL



OFFICES: Minneapolis / New York City / Washington D.C.

250 Third Avenue North, Suite 400, Minneapolis MN 55401
P 612.333.9012 F 612.333.9089 ARTSPACE.ORG

Letter of Agreement
Feasibility Study I

THIS LETTER OF AGREEMENT (this "Agreement") made and entered into this ___ day of _____ 2026 (the "Effective Date") by and between ARTSPACE PROJECTS, INC., a MINNESOTA NONPROFIT CORPORATION having an address at 528 Hennepin Ave, SUITE 700, MINNEAPOLIS, MN 55403 ("Artspace") and City of Sheboygan in Sheboygan, Wisconsin, a Wisconsin municipal corporation. ("City of Sheboygan" and Artspace are each a "party" and together the "parties")

The parties agree as follows:

1. Overview:

The City of Sheboygan hereby agrees to retain Artspace to perform certain services set forth in the Scope of Work ("Scope") as more particularly described in Exhibit A subject to the terms and conditions herein and consistent with the budget, timeline, fee disbursement set forth in Exhibit B.

2. Term:

The term of this Agreement shall commence on the Effective Date (as defined above) and shall continue until all deliverables as outlined in Exhibit "A" are completed (the "Scope Completion;" such period, the "Term").

3. Qualifications:

City of Sheboygan shall provide reasonable support relevant to the successful completion of the Scope as outlined in Exhibit "A" and further defined in "Exhibit C" including, but not limited to, providing documents relevant or appropriate for Artspace review, arranging for site/building tours and information, assigning key staff to work with Artspace, coordinating logistics for meetings, and leading public outreach and promotional efforts.

4. Fee:

The total fee for this work is Thirty-Four Thousand and Nine Hundred and Ninety-Nine and 00/100 (\$34,999) to be paid in two installments. On the Effective Date, City of Sheboygan shall pay Artspace an initial deposit in the amount of Seventeen Thousand and Four Hundred and Ninety-Nine and 50/100 Dollars (\$17,499.50) ("Initial Deposit"). City of Sheboygan shall pay Artspace the second installment in the amount of Seventeen Thousand and Four Hundred and Ninety-Nine and 50/100 Dollars (\$17,499.50) within thirty days of receiving the draft of the feasibility study. In the event of a cancellation requested by City of Sheboygan within the first thirty (30) days of the Effective Date, Artspace shall be entitled to a nonrefundable cancellation fee in the amount Two Thousand Five Hundred Dollars and 00/100 (\$2,500) ("Cancellation Fee"), which may be deducted from the Initial Deposit. In the event of a cancellation requested by City of Sheboygan at any point after the first thirty (30) days of the term but before Scope Completion, Artspace shall be entitled to compensation calculated at the hourly rate described in Exhibit "B" for the actual hours worked plus any documented out-of-pocket expenses ("Balance Due"). Artspace may retain a portion of the Initial Deposit up to the amount of Balance Due. In the event that the Initial Deposit is insufficient, City of Sheboygan agrees to immediately remit the remaining Balance Due to Artspace.

5. Proprietary Use:

With the exception of the deliverables described in Exhibit "A", all materials, written or otherwise, provided by Artspace remain the property of Artspace and may not be reproduced, copied or disseminated to third parties for purposes of sale or other benefit beyond the intended use under this contract as particularly described in Exhibit "A" as "The Purpose", without the prior written approval of Artspace.

6. Trademark Infringement:

City of Sheboygan is granted the right to use the Artspace name and/or brand solely in conjunction with the Scope of the project as outlined in this Agreement and shall not use the Artspace name and/or brand in conjunction with or connection to any other projects or marketing materials for which Artspace is not a consultant including, but not limited to, identifying a future project or development as arts focused. City of Sheboygan agrees to notify Artspace of any potentially unauthorized use of the trademarks internally or by others promptly as it comes to City of Sheboygan's attention. Artspace shall have the sole right and discretion to bring infringement proceedings involving trademarks. This restriction shall not apply to City's publication of deliverables on meeting agendas and minutes, and on the City's website, press releases related thereto, and the release of records within the City's possession consistent with Wisconsin's public records laws.

Because the damages resulting from unauthorized use will render irreparable harm to Artspace that will be difficult to quantify, Artspace shall be entitled to seek any and all equitable relief, including, but not limited to, injunctive relief, and any other remedy that may be available under any applicable law or agreement between the parties. City of Sheboygan acknowledges that an award of damages to Artspace does not preclude a court from ordering injunctive relief. Both damages and injunctive relief shall be proper modes of relief and are not to be considered as alternative remedies.

7. Assignment or Subcontracting:

With the exception of Subcontractors identified in Exhibit "A", Artspace may not subcontract any portion of the Scope without the prior written consent of City of Sheboygan.

8. Address of Artspace and City of Sheboygan Notices:

All notices required hereunder between Artspace and City of Sheboygan shall be given in writing, by United States certified mail, return receipt requested, or by nationally recognized overnight courier service, to Artspace and City of Sheboygan at the address shown in the opening paragraph of the Agreement. All payments due hereunder shall be given to Artspace and City of Sheboygan, as the case may be, at the address shown in the opening paragraph of the Agreement. Routine business communications between the parties may occur via alternate means.

9. Termination:

This Agreement may be terminated by either party without cause with ten (10) business days advance written notice; provided, however, that all compensation due to Artspace through such termination date shall be paid by City of Sheboygan, consistent with Provision 4 and as otherwise set forth herein. Within ten days of termination, Artspace shall deliver to City of Sheboygan all completed materials as of the date of termination.

10. Amendment and Modification:

This Agreement embodies the full agreement of the parties and supersedes any and all prior understandings or commitments concerning the subject matter of this Agreement. Any modification or amendment must be in writing and signed by both parties.

11. Governing Law:

This Agreement is governed by and shall be construed in accordance with the laws of Wisconsin. Jurisdiction and venue for dispute resolution shall be the Sheboygan County Circuit Courts.

12. Release and Indemnification:

Except as provided herein, neither Artspace nor any of its respective affiliates, agents, consultants, partners, officers, members, managers, directors or employees, shall be liable for any damages resulting from claims of gross negligence, willful misconduct or fraud on the part of the City of Sheboygan and its directors, officers, employees, and agents. Neither City of Sheboygan nor its agents, representatives, or employees shall be liable for damages resulting from claims of gross negligence, willful misconduct or fraud on the part of Artspace, its employees, volunteers, and agents arising out of, resulting from, or relating to the work performed under this Agreement. Nothing in this Agreement shall be construed as the City of Sheboygan waiving its statutory limitations and/or immunities as set forth in applicable Wisconsin statutes or other law.

13. Disclaimer:

Results depend upon a variety of factors unique to each agreement. Prior results do not guarantee or predict a similar result in any pending or future project undertaken by Artspace.

The Deliverables in addition to the written or other materials provided by Artspace are intended as guidance for those who wish to explore or advance an arts-related project. While the deliverables and other materials provided reflect Artspace's expertise as a real estate developer for artists and arts organizations, and are provided in good faith, Artspace makes no representation or warranty about the value of any of the information in relation to the success of any specific project.

14. Return of Property:

Upon Scope Completion or termination of this Agreement, City of Sheboygan agrees to return to Artspace any property, documentation, records, or confidential information that is the property of Artspace.

15. Capacity/Independent Contractor:

Artspace shall be deemed to be an independent contractor and is not an employee, partner, or co-venturer of, or in any other service relationship with City of Sheboygan. The manner in which Artspace's services are rendered shall be within Artspace's sole control and discretion. Artspace shall be responsible for maintaining, at its sole expense, sufficient insurance to satisfy its legal obligations. Such insurance shall, at a minimum, include Worker's Compensation insurance at statutory limits, Commercial General Liability insurance with a \$1,000,000 per occurrence and \$2,000,000 general aggregate, Automobile Liability insurance with a \$1,000,000 combined single limit per accident for bodily injury and property damage on an "any auto" basis.

16. Severability of Provisions:

Each provision of this Agreement shall be considered to be severable, and if for any reason any provision that is not essential to the effectuation of the basic purposes of the Agreement is determined to be invalid and contrary to any existing or future law, such invalidity shall not impair the operation of or affect those provisions of this Agreement that are valid.

17. No Continuing Waiver:

The waiver by either party of any breach of the terms of this Agreement shall not operate or be construed to be a waiver of any subsequent breach.

18. Binding Agreement:

This Agreement shall be binding on the parties hereto, and their heirs, executors, personal representatives, successors and assigns.

19. Headings:

All section headings in this Agreement are for convenience of reference only and are not intended to qualify the meaning of any section.

20. Terminology:

All personal pronouns used in this Agreement, whether used in the masculine, feminine and neuter gender, shall include all other genders, the singular shall include the plural, and vice versa as the context may require.

21. Confidentiality:

It is understood and agreed to that Artspace may provide certain information that is and must be kept confidential. The Confidential Information to be disclosed may include, but is not limited to, technical and business information relating to proprietary ideas and inventions, ideas, patentable ideas, trade secrets, drawings and/or illustrations, existing and/or contemplated products and services, research and development, production, costs, profit and margin information, finances and financial projections, customers, clients, contact lists, survey responses, marketing, and current or future business plans and models, regardless of whether such information is designated as "Confidential Information" at the time of its disclosure.

To ensure the protection of such information, and to preserve any confidentiality necessary under law, City of Sheboygan shall not disclose any Confidential Information obtained from Artspace. This provision shall not be construed as preventing the City of Sheboygan from complying with Wisconsin's public records laws.

22. Means and Methods: Artspace shall be solely responsible for all means, methods, techniques, sequences, and procedures, and for coordinating all portions of the work under this Agreement.

23. Taxes, Social Security, Insurance, and Government Reporting.

Personal income tax payments, social security contributions, insurance, and all other government reporting and contributions required as a consequence of Artspace receiving payment under this Agreement shall be Artspace'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.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date shown on the first page of this Agreement.

AGREED TO:
Artspace Projects, Inc

Lucas Koski
VP, Artspace Consulting

DATE

City of Sheboygan

Taylor Zeinert
Director of Planning and Economic Development

DATE

Contact Information

Lucas Koski
Vice President
Artspace Projects, Inc.
528 Hennepin Ave
Suite 700
Minneapolis, MN 55403
lucas.koski@artspace.org
(718) 316 – 7491

Taylor Zeinert
Director of Planning and Economic
Development
City of Sheboygan
828 Center Ave.
Sheboygan, WI 53081
Taylor.Zeinert@sheboyganwi.gov

(920) 459-3377

Please return executed contract:

ATTN: Jackie Ralles
Artspace Projects, Inc.
528 Hennepin Ave
Suite 700
Minneapolis, MN 55403
jackie.ralles@artspace.org

Taylor Zeinert (per above)



artspace

SCOPE OF WORK



Clockwise from top: Artspace Bell Campus, New Orleans, LA; Artspace Elgin Lofts, Elgin, IL



OFFICES: Minneapolis / New York City / Washington D.C.

250 Third Avenue North, Suite 400, Minneapolis MN 55401
P 612.333.9012 F 612.333.9089 ARTSPACE.ORG

Exhibit A: Predevelopment Feasibility Study

The City of Sheboygan (CLIENT) invites Artspace to submit a proposal for a Predevelopment Feasibility Study exploring the potential reuse and redevelopment of the DSG Art Building at 1128 South 11th Street, in downtown Sheboygan, Wisconsin. The purpose of this engagement is to help City of Sheboygan assess the viability of a creative sector-focused facility, including the potential for mixed-use artist housing, particularly in alignment with community needs and economic development strategies. This study will investigate the space and programmatic needs of Sheboygan’s creative sector, analyze reuse potential, and explore actionable next steps for development.

Artspace’s process engages local stakeholders through a structured, inclusive, and collaborative approach—leveraging its 40+ years of experience supporting creative sector development across the U.S. The resulting report and pro forma will offer strategic guidance and recommendations for a path forward.

Scope of Work

1. Scope Preparation

- a. Assign two Artspace staff as project leads.
- b. Work with Planning Team (CLIENT) to identify 8-12 local individuals to help carry out the study (the “Core Group”).
- c. Core Group Visioning & Preparation Meeting (2 hours)
 - i. Artspace will lead the Core Group (as determined by the City of Sheboygan) in a combined preparatory and visioning session for the Sustainable Facility Analysis process. The meeting will begin with an overview of what to expect from the process, including the history of the DSG Art Building, funding and financing opportunities, and a discussion of the arts community and potential core users of the ground-floor commercial space. Building on this foundation, Artspace will facilitate a guided conversation to define a clear and compelling working vision for the proposed facility. This will include identifying the project’s goals, values, aspirations, and metrics for success. The resulting vision statement will serve as a cornerstone to ensure ongoing alignment with the mission and strategic objectives of the DSG Art Building as the project advances.
- d. Conduct a conference call with the Planning Team:
 - i. Pre-visit check-in call, approximately one week before the first visit and/or start of focus groups, to review visit details and answer any questions.

- ii. Provide Planning Team with preparation materials, including a draft agenda, timeline, and suggested participants.
- iii. Review existing market, redevelopment pipeline, cultural planning, city planning or other appropriate available studies.
- iv. Review relevant materials about the community prior to the visit, including site map(s), concept write-ups, etc.
- v. Confirm travel dates and provide arrival/departure times.
- vi. Communicate via email or phone to assist Planning Team with visit preparation, as needed.

2. Visit

- a. Travel to Sheboygan for a one- day visit, by Artspace staff.
- b. Building Walkthrough and Space Assessment
 - i. A physical walkthrough and preliminary analysis of the DSG Art Building.
 - ii. Artspace will conduct a qualitative evaluation of its condition, layout potential, challenges, and redevelopment suitability. Artspace would prefer a large window of time inside the facility (2+ hours), in order to capture all information possible.
- c. Scheduled time for one-on-one or small group meetings with key partners, organizations, or funders who may not be part of larger sessions.
- d. Dinner with the Core Group to discuss site visit and next steps

Deliverables:

- **Pro Forma Development Scenarios**
 - Financial analysis one reuse scenario for the DSG Art Building examining estimated costs, revenue potential, and funding strategies.
- **Feasibility Report**
 - A written report summarizing findings from the visit and pre-visit preparation.
 - Includes stakeholder insights, preliminary space needs assessment, reuse potential, financial outlooks, and recommended next steps for project advancement.

Exhibit B Budget, Timeline and Fee Disbursement

Budget

The fee for the proposed Predevelopment Feasibility Study is \$35,000. This flat fee includes staff time, deliverables, travel expenses, and travel time.

to the fee shall not exceed \$35,000 as noted above, except as otherwise agreed to by the parties in writing prior to incurring any additional expenses. For additional services, Artspace charges \$300 per hour for its consulting work.

Timeline and Fee Disbursement

Scope of Work would commence upon receipt of deposit.

This timeline assumes that a contract is signed and an initial payment of \$17,500 (1/2 of the work fee) is due at time of signed contract. The second \$17,500 would be due within 30 days of the delivery of the draft report.

Additional Notes on Roles and Responsibilities

The CLIENT agrees to:

- Assign a main point of contact/proxy for CLIENT's communication with Artspace.
- Provide any relevant documents for Artspace's review prior to the initial visit.

- Create an agenda for the Feasibility Study II visit, based upon the sample provided, and share with Artspace no less than two (2) weeks before the visit.
- Coordinate the Core Group members roles and responsibilities.
- Coordinate logistics for the execution of the agenda. Which includes:
 - Identifying and inviting the appropriate individuals or groups to focus groups and meetings. Artspace has a Teams account for the virtual arts/arts organizations.
 - a. Securing space for all in person meetings.
 - b. Providing technology for in-person presentations, which includes projector, screen/blank wall, power source, microphone, and extension cord (if needed). Artspace will bring a mac laptop and adaptor to plug into provided projector.
 - c. Arranging for site and area tour.
- Pay additionally to Artspace any reasonable and/or necessary costs incurred by Artspace to rearrange or cancel travel itineraries as requested by CLIENT or necessitated by changes initiated by the same.

DRAFT

Exhibit C
Additional Notes on Roles and Responsibilities

Fayetteville agrees to:

- Assign a main point of contact/proxy for City of Sheboygan’s communication with Artspace.

- Provide any relevant documents for Artspace’s review prior to the initial visit.
- Create an agenda for the visit, based upon the sample provided, and share with Artspace no less than two (2) weeks before the visit.
- Coordinate the Core Group members roles and responsibilities.
- Coordinate logistics for the execution of the agenda. Which includes:
 - d. Identifying and inviting the appropriate individuals or groups and tracking RSVPs.
 - e. Identifying and inviting the appropriate individuals or groups to focus groups. Artspace has a Teams account for the virtual arts/arts organizations and University focus group.
 - f. Promoting the public meeting, encouraging artists, community members, stakeholders and all to attend. We suggest having a small budget set aside for food/entertainment for the public meeting and any graphics or printing in the range of \$1,000-\$2,000 or in-kind donations. Artspace does not cover these fees.
 - g. Creating any sort of collateral materials needed for the public meeting or social media announcements and paying any associated graphic design fees. Artspace can provide examples from other communities.
 - h. Securing space (and/or time) and setting up for the public meeting.
 - i. Providing technology for in-person presentations, which includes projector, screen/blank wall, power source, microphone, and extension cord (if needed). Artspace will bring a mac laptop and adaptor to plug into provided projector. Artspace has a zoom link for the virtual focus groups.
 - j. Arranging for site and area tour.
- Pay additionally to Artspace any reasonable and/or necessary costs incurred by Artspace to rearrange or cancel travel itineraries as requested by City of Sheboygan or necessitated by changes initiated by the same.

**CITY OF SHEBOYGAN
RESOLUTION 164-25-26**

BY ALDERPERSONS MITCHELL AND PERRELLA.

FEBRUARY 9, 2026.

A RESOLUTION authorizing the appropriate City officials to enter into a contract with Complex Security Solutions for the purchase and installation of upgraded security systems at various city facilities and amend the 2026 budget for the associated costs.

WHEREAS, the City currently utilizes several vendors for key access, security cameras, and monitoring throughout the City-owned facilities; and

WHEREAS, creating a unified security system for the facilities will improve oversight of users, improve safety and security, increase efficiencies in user administration and monitoring, and allow for compliance with retention requirements; and

WHEREAS, implementing the proposed unified security system will support federated access between City of Sheboygan and Sheboygan County law enforcement, EMS, and dispatch staff; and

WHEREAS, the following facilities have been included in the proposal for either card access, security cameras or both: City Hall, Municipal Services Building, Uptown Social, Police Department, select Park Buildings, Wastewater including lift stations, Mead Public Library, Transit and Fire Department; and

WHEREAS, the proposed plan was developed in consultation with the Police Department on historical trends of vandalism; and

WHEREAS, the reseller has provided notice of a 30% price increase on licensing and some hardware beginning March 1, 2026, compared to the current state contract; and

WHEREAS, any unused box sale cameras or licenses quoted will be reimbursed; and

WHEREAS, there are available funds that were unutilized in 2025 budgets that were either set aside for this type of work that were held until a complete review could be done or salary savings in the IT department due to position vacancies.

NOW, THEREFORE, BE IT RESOLVED: That the appropriate City officials are hereby authorized to enter into a contract with Complex Security Solutions for the purchase and installation of upgraded security systems.

BE IT FURTHER RESOLVED: That the Finance Director is authorized to make the following amendment to the 2026 budget to pay for the associated costs with this contract as follows:

INCREASE:

IT Fund – IT – IT Equipment (Acct. No. 713170-652200)	\$449,320
IT Fund – Fund Equity Applied (Acct. No. 713-493000)	\$184,320
IT Fund – Interfund Transfers In (Acct. No. 713-492000)	\$265,000
General Fund – Interfund Transfers Out (Acct. No. 101999-811100)	\$ 25,000
General Fund – Fund Equity Applied (Acct. No. 101-493000)	\$ 25,000
Capital Fund – Interfund Transfers Out (Acct. No. 400100-811100)	\$240,000
Capital Fund – Fund Equity Applied (Acct. No. 400-493000)	\$240,000

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



Proposal #	1077931601
DATE	02/04/2026

CUSTOMER
City Of Sheboygan Ryan Sorenson ryan.sorenson@sheboyganwi.gov

SERVICE LOCATION

DESCRIPTION
<p>Based on the provided Bill of Materials (BOM) description, here is a draft Statement of Work (SOW) that outlines the general scope and required components for the projects.</p> <p>Since this BOM appears to cover multiple separate projects (City Hall, Police Department, MSB, etc.), the SOW is structured to be a master document covering all of them</p> <p>*Unused Licenses to be reimbursed</p> <p>Statement of Work (SOW) - Access Control and Security System Upgrades</p> <p>1. Introduction and Project Goal</p> <p>The primary goal of this project is to upgrade and convert existing security and access control systems across various municipal sites, replacing legacy systems (where applicable) with new AXIS Communications and Genetec-based solutions. This SOW covers the required labor, materials, and configuration necessary to install, convert, and commission a complete, functioning system for each specified location.</p> <p>2. Scope of Work (SOW)</p> <p>The contractor shall provide all necessary labor, equipment, and expertise to complete the following tasks for each location listed in the Bill of Materials:</p> <p>2.1 System Conversion and Licensing</p> <p>Perform the necessary system conversion and migration tasks for the Genetec platform.</p> <p>Install, activate, and configure all required Genetec Licensing.</p> <p>2.2 Access Control System Installation and Conversion</p> <p>Conversion: Convert existing door access points to the new access control system architecture, specifically utilizing AXIS Controllers.</p> <p>New Door Installation: For specified locations (e.g., City Hall, Stations 1-5), install and commission access control hardware for new door locations.</p> <p>Controller Installation: Install and wire AXIS Controllers and associated AXIS Board Power/Enclosures</p>

designated points.

Door Hardware Installation: Install, configure, and wire the following components at each door:

Readers (Card Access/Proximity)

Strikes (Electronic door locking mechanisms)

Contacts (Door position switches)

REX (Request to Exit devices)

Power and Connectivity: Install all necessary Cable, Batteries, and associated Misc wiring and connectivity components to ensure system functionality and backup power.

2.3 Video Surveillance System Installation

Install, mount, and configure new AXIS Sale Cams (or other specified Cameras / Box Sale Cams) at designated locations.

Install all required camera Mounts.

Connect cameras to the network and configure them within the security management system.

2.4 Integration and Configuration

Configure I/O Relay devices where specified (e.g., Waste Water 3 Doors Conversion).

Configure all installed AXIS Controllers, Readers, and cameras within the Genetec security management platform.

Test and verify full functionality of all access control and video surveillance components, including card access, REX, door contacts, and video recording/playback.

3. Required Materials (Bill of Materials Components)

The following materials, or their approved equivalents, are required to complete the scope of work:

Genetec Conversion - Licensing

AXIS Controllers

AXIS Board Power/Enclosure

AXIS Sale Cams / Box Sale Cams / Cameras

Readers for - 1 Keypad Reader Per Each Building

Strikes

Contacts

REX (Request to Exit devices)

I/O Relay (where specified)

Cable

Batteries

Estimate

Description	Qty	Rate	Tax	Total
Genetec Conversion - Licensing, Fobs (Includes Library Licenses)				\$152,625.83
GSC-5.13				
GSC-Om-E-1C				
GSC-Sy-E-1R				
GSC-1AP-DMP - For DMP Integration into Genetec				
ADV-CAM-E-5Y				
ADV-RDR-E-5Y				
HID 5266PNNN Seos 8K Key Fob				
Federation License GSC-1SCFED				
Genetec Conversion - Programming				\$30,000.00
Programming-System and/or devices				
City Hall 19 Doors Conversion, 1 New Door Install - AXIS Controllers, Strike, Readers, Contacts, REX, AXIS Board Power/Enclosure, Cable, Batteries, Misc				\$35,874.48
SY-A1610G-AMER				
HES 5200				
HID 20NKS-00-000000 Signo 20 Mullion Reader				
HID 40NKS-00-000000 40NKS Signo 40 Wall Mount Reader				
Door Contacts Magnet				
REX Request to Exit Grey DS-DS160				
Altronix T3AXK77F16S 16-Door Altronix/Axis Access and Power Integration Kit				
RWC Composite CAC - 1'				
NP7-12 12V 7AH battery				

Miscellaneous Parts Including Conduit, Wire, Junction Boxes, Door Contacts	
Service Technician Installation	
MSB 13 Doors Conversion - 2 Box Sale Cams - AXIS Controllers, Readers, AXIS Board Power/Enclosure, Batteries, Cameras, Misc	\$18,582.76
SY-A1610G-AMER	
HID 40NKS-00-000000 40NKS Signo 40 Wall Mount Reader	
HID 20NKS-00-000000 Signo 20 Mullion Reader	
Altronix T3AXK77F16S 16-Door Altronix/Axis Access and Power Integration Kit	
NP7-12 12V 7AH battery	
AXIS M3125-LVE Network Camera	
Miscellaneous Parts Including Conduit, Wire, Junction Boxes, Door Contacts	
Service Technician Installation	
Police Department 25 Doors Conversion - AXIS Controllers, Readers, AXIS Board Power/Enclosure, Batteries, Misc	\$34,549.59
SY-A1610G-AMER	
HID 40NKS-00-000000 40NKS Signo 40 Wall Mount Reader	
Altronix T3AXK77F16S 16-Door Altronix/Axis Access and Power Integration Kit	
NP7-12 12V 7AH battery	
Miscellaneous Parts Including Conduit, Wire, Junction Boxes, Door Contacts	
Service Technician Installation	
Stations 1-5 Exterior door only New Card Access - AXIS Controllers, Strike, Readers, Contacts, REX, AXIS Board Power/Enclosure, Cable, Batteries, Misc	\$19,799.55
SY-A1210G-AMER	
HES 5200	
HID 20NKS-00-000000 Signo 20 Mullion Reader	

Door Contacts Magnet	
REX Request to Exit Grey DS-DS160	
Altronix T1AXK3F2S 2-Door Altronix/Axis Access and Power Integration Kit	
NP7-12 12V 7AH battery	
RWC Composite CAC - 1'	
Miscellaneous Parts Including Conduit, Wire, Junction Boxes, Door Contacts	
Service Technician Installation	
Transit Depot + Building, 7 Doors Conversion - AXIS Controllers, Readers, AXIS Board Power/Enclosure, Batteries, Misc	\$19,049.82
SY-A1610G-AMER	
HID 40NKS-00-000000 40NKS Signo 40 Wall Mount Reader	
Altronix T2AXK7F8SD AXIS Communications Access and Power Integration Kit	
NP7-12 12V 7AH battery	
Miscellaneous Parts Including Conduit, Wire, Junction Boxes, Door Contacts	
Service Technician Installation	
Waste Water 3 Doors Conversion - AXIS Controllers, I/O Relay, AXIS Board Power/Enclosure, Batteries, Misc	\$11,230.90
SY-A1610G-AMER	
AXIS A9188 Network I/O Relay Module	
Altronix T2AXK7F8SD AXIS Communications Access and Power Integration Kit	
NP7-12 12V 7AH battery	
Miscellaneous Parts Including Conduit, Wire, Junction Boxes, Door Contacts	
Service Technician Installation	
Kiwanis Park 2 New Doors, 2 Box Sale Cams - AXIS Controllers, Strike, Readers, Contacts, REX, AXIS Board Power/Enclosure, Cable, Batteries, Cams, Misc	\$8,007.85
SY-A1610G-B-AMER	

HES 9400-630

HID 20NKS-00-000000 Signo 20 Mullion Reader

Door Contacts Magnet

REX Request to Exit Grey DS-DS160

Altronix T1AXK3F2S 2-Door Altronix/Axis Access and Power Integration Kit

RWC Composite CAC - 1'

NP7-12 12V 7AH battery

AXIS M4327-P Network Camera

AXIS M3125-LVE Network Camera

Miscellaneous Parts Including Conduit, Wire, Junction Boxes, Door Contacts

Service Technician Installation

Indiana Pump 1 New Door, 2 Box Sale Cams - AXIS Controllers, Strike, Readers, Contacts, REX, AXIS Board Power/Enclosure, Cable, Batteries, Cams, Mounts, Misc

\$7,579.83

SY-A1210G-B-AMER

HES 5200

HID 20NKS-00-000000 Signo 20 Mullion Reader

Door Contacts Magnet

REX Request to Exit Grey DS-DS160

Altronix T1AXK3F2S 2-Door Altronix/Axis Access and Power Integration Kit

RWC Composite CAC - 1'

NP7-12 12V 7AH battery

AXIS P3735-PLE Panoramic Camera

AXIS T94N01D Pendant Kit

AXIS T91D61 Wall Mount 1.5in NPS, AXIS

AXIS T91A64 Corner Bracket

Miscellaneous Parts Including Conduit, Wire, Junction Boxes, Door Contacts

Service Technician Installation

North Pump 2 New Doors, 3 Box Sale Cams -

\$7,682.8

**AXIS Controllers, Strike, Readers, Contacts,
REX, AXIS Board Power/Enclosure, Cable,
Batteries, Cams, Mounts, Misc**

SY-A1610G-B-AMER

HES 5200

**HID 20NKS-00-000000 Signo 20 Mullion
Reader**

Door Contacts Magnet

REX Request to Exit Grey DS-DS160

**Altronix T1AXK3F2S 2-Door Altronix/Axis
Access and Power Integration Kit**

RWC Composite CAC - 1'

NP7-12 12V 7AH battery

AXIS M3125-LVE Network Camera

AXIS P3735-PLE Panoramic Camera

AXIS T94N01D Pendant Kit

AXIS T91D61 Wall Mount 1.5in NPS, AXIS

AXIS T91A64 Corner Bracket

**Miscellaneous Parts Including Conduit, Wire,
Junction Boxes, Door Contacts**

Service Technician Installation

**Kentucky Pump 1 New Door, 2 Box Sale
Cameras - AXIS Controllers, Strike, Readers,
Contacts, REX, AXIS Board Power/Enclosure,
Cable, Batteries, Cams, Mounts, Misc**

\$7,979.83

SY-A1210G-B-AMER

HES 9600-12/24-630-LBM

**HID 20NKS-00-000000 Signo 20 Mullion
Reader**

Door Contacts Magnet

REX Request to Exit Grey DS-DS160

**Altronix T1AXK3F2S 2-Door Altronix/Axis
Access and Power Integration Kit**

RWC Composite CAC - 1'

NP7-12 12V 7AH battery

AXIS P3735-PLE Panoramic Camera

AXIS T94N01D Pendant Kit	
AXIS T91D61 Wall Mount 1.5in NPS, AXIS	
AXIS T91A64 Corner Bracket	
Miscellaneous Parts Including Conduit, Wire, Junction Boxes, Door Contacts	
Service Technician Installation	
Lakeview 2 New Doors, 4 Box Sale Cams - AXIS Controllers, Strike, Readers, Contacts, REX, AXIS Board Power/Enclosure, Cable, Batteries, Cams, Misc	\$7,449.83
SY-A1210G-B-AMER	
HES 5200	
HID 20NKS-00-000000 Signo 20 Mullion Reader	
Door Contacts Magnet	
REX Request to Exit Grey DS-DS160	
Altronix T1AXK3F2S 2-Door Altronix/Axis Access and Power Integration Kit	
RWC Composite CAC - 1'	
NP7-12 12V 7AH battery	
AXIS M3125-LVE Network Camera	
Miscellaneous Parts Including Conduit, Wire, Junction Boxes, Door Contacts	
Service Technician Installation	
King Park 2 New Doors, 5 Box Sale Cams - AXIS Controllers, Strike, Readers, Contacts, REX, AXIS Board Power/Enclosure, Cable, Batteries, Cams, Mounts, Misc	\$8,100.82
SY-A1210G-B-AMER	
HES 5200	
HID 20NKS-00-000000 Signo 20 Mullion Reader	
HID SIGNO20K KEYPAD	
Door Contacts Magnet	
REX Request to Exit Grey DS-DS160	
Altronix T1AXK3F2S 2-Door Altronix/Axis	

Access and Power Integration Kit	
RWC Composite CAC - 1'	
NP7-12 12V 7AH battery	
AXIS M3125-LVE Network Camera	
Miscellaneous Parts Including Conduit, Wire, Junction Boxes, Door Contacts	
Service Technician Installation	
Box Sale Cameras for MSB, Uptown, and Metro	\$44,994.00
AXIS M3125-LVE Network Camera	
AXIS M4318-PLVE Network Camera	

Proposal Exclusions
<p>We specifically exclude the following from our proposal:</p> <ul style="list-style-type: none"> • Additional components other than stated above • Permits, if necessary • Premium time, holiday time, after hours time, weekend time

Total: \$413,507.92

ACCEPTANCE OF PROPOSAL: The above prices, scope, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work specified.

I acknowledge that a 50% down payment is required (for proposals \$5,000.00 or greater) upon acceptance of this proposal.

A service charge of 1.5% per month will be assessed on balances that remain unpaid 30 days beyond the invoice term date.

BY: Ryan Sorenson

DATE: 02/04/2026

1. INSTALLATION TERMS AND CONDITIONS :

1. Complex Security Solutions Inc. ("CSS") agrees to furnish all the materials and labor necessary for the installation of the System in accordance with the specifications as set forth herein, and to complete the installation of the System in a careful workmanlike manner.
2. Customer authorizes and empowers CSS and its designee (whether an employee, agent, or independent contractor) to enter upon the Premises in order to install the System or cause the System to be installed. Customer warrants that it has authority from the owner and/or any other person in control of the Premises to permit the installation of the System under all conditions set forth herein.
3. CSS is hereby authorized to take any preparation such as drilling holes, driving nails, making attachments, or doing other things necessary or pertinent to the installation or service of the System. Customer acknowledges that CSS has no way of knowing whether hidden pipes, wires or other obstructions exist within walls or other concealed spaces, and it is Customer's obligation to make CSS aware of such conditions, failing which, CSS shall have no responsibility for any damage that may be caused.
4. CSS assumes no liability for delay in installation or operation of the System due to strikes, riots, floods, storms, earthquakes, fires, power failures, insurrections, acts of God, or any other cause beyond the control of CSS.
5. Customers shall provide, install and maintain all line voltage and conduit necessary for the installation, maintenance, and operation of the System.
6. If the System is to be installed according to plans and specifications for installation provided by Customer, Customer shall pay any and all costs incurred for any additions, changes, or corrections necessitated by inaccuracies, errors, discrepancies, or changes in said plans and specifications.
7. Customer has approved the location of all System Components in CSS's reasonable discretion. Any changes of location, requested by Customer after installation is commenced, will be at Customer's expense.
8. Customer acknowledges and understands that if the audible alarm has an automatic shut-off device and the alarm sounds for any reason, that it is designed to automatically shut-off after sounding for a period of time not to exceed thirty (30) minutes. Customer further acknowledges that unless attempted entry is apparent or unless Customer is notified that the System was activated, Customer will have no way of knowing that the System was activated and automatically shut-off, and that the System, therefore, must be manually restored by Customer. Customer agrees to check the System each day upon opening the Premises in order to determine whether or not the System was activated during the previous operating period.
9. Customer acknowledges it has chosen the system listed on this agreement and that additional protection may be obtained from CSS, over and above that provided herein at an additional cost to customer.
10. Customers understand that the system is sold as a deterrent only and is only part of the total security concept.
11. Customer understands that the system does not include, and the CSS does not provide, any fire or smoke alarm systems. If a customer purchases, installs and maintains at its own expense, its own fire or smoke alarm system, the customer may be able to link said system to the system if the parties expressly agree to such connection in this agreement. CSS shall not be responsible for the installation, maintenance or monitoring of customer's fire or smoke alarm system.

2. LIMITED WARRANTY :

1. Any part of the system installed under this agreement that proves to be defective in material or workmanship within one (1) year of the date of completion of installation will be repaired or replaced at CSS's option with a new or functionally operative part. Materials required to repair or replace such defective components or necessary to make mechanical adjustments to the system will be free of charge for a period of one (1) year following completion of the original installation. Labor required to replace such defective components or necessary to make mechanical adjustments to the system will be free of charge for a period of thirty (30) days following completion of the original installation and shall thereafter be billed to customer at CSS's current rate for labor.
2. The warranty printed above does not apply to the conditions listed below and in the event, customer calls CSS for service under the warranty and upon inspection by CSS it is determined that one of these conditions has led to the interoperability or the apparent interoperability of the system, a charge will be made for the service call of CSS. Should it actually be necessary to make repairs to the system due to one of the "conditions not covered by warranty," customers shall pay a charge for such work at CSS's then applicable rates for labor and material.

3. CONDITIONS NOT COVERED BY WARRANTY :

1. Damage resulting from accident, acts of God, alteration, misuse, tampering, and abuse.
2. Customer alterations to the System.
3. Failure of Customer to properly close or secure door, window, or other point protected by an Intruder System.
4. Failure of Customer to properly follow operating instructions provided by CSS at time of installation, or any time thereafter.
5. Trouble in leased telephone line.
6. Trouble due to interruption of commercial power.
7. The expense of ordinary maintenance and repair of the System due to normal wear and tear.
8. Except as set forth above CSS makes no express warranties as to any matter whatsoever, including, without limitation, the condition of the service components and other equipment, its merchantability, or its Fitness for any particular use. CSS does not represent nor warrant that the system may not be compromised or circumvented or that the system will prevent any loss by burglary, holdup, fire, or otherwise or that the system will in all cases, provide the protection for which it is installed.
9. Customer acknowledges that CSS shall not be reliable for consequential damages, that any affirmation of fact or promise made by CSS shall not be deemed to create an express warrant, that customer is not relying on CSS's skill or judgment in selecting or furnishing a system suitable for any particular purpose, and that there are no warranties that extend beyond those on the face of this agreement. Customer has read and understands all of this agreement, including sections below which set forth CSS's maximum liability in the event of loss or damage to customer or a third party.

4. **ACCEPTANCE OF INSTALLATION:** Any error or omission in the construction or installation of the System must be called to the attention of CSS, in writing, within five (5) days after completion of installation. Upon the expiration of said five (5) days, the installation shall be deemed totally satisfactory to and accepted by the Customer.

5. **MONITORING:** Except as specifically set forth herein, CSS shall not be obligated to provide service of any type on the System. If Customer wishes CSS to service or monitor the System, such an agreement shall be expressly stated on the front of this Agreement or separately negotiated in writing.

6. **GENERAL TERMS AND CONDITIONS:**

1. CSS shall not be responsible nor liable for any costs or charges necessitated by changes in the standards and regulations of any regulatory agency after the date of execution of this Agreement.
 2. Except as expressly provided in the limited warranty contained in Section 2 of this Agreement, Customer shall be responsible for and shall pay CSS the costs of any additions, corrections, or changes to the System that may be requested or required after the execution of this Agreement by the Customer or by any regulatory agencies or institutions, including but not limited to, the State Fire Marshal, City Fire and Electrical Department, any insurance companies, the National Fire Protection Association, Underwritings Laboratory, Inc., or any other municipal/regulatory agencies.
 3. CSS shall not be bound by additions, corrections, or changes referred to herein, unless the changes are brought to CSS's attention in writing.
 4. Customer acknowledges that it is Customer's responsibility to bring to the attention of CSS any rules, regulations, standards, or codes that Customer may be aware of and that the System must comply with.
7. **RISK OF LOSS, DAMAGE TO SYSTEM:** Customer acknowledges and agrees that title to the System and all the System Components and equipment herein shall remain property of CSS until such time that Customer pays in full for the System Components and installation of the System. Until the System is paid for in full, Customer shall bear the entire risk of loss thereof, and repairs or reinstallation necessary due to damage to the System, caused by persons or entities other than CSS, shall be at Customer's expense.
8. **DEFAULT:**
1. If Customer defaults in the performance of any of the terms or conditions of this Agreement, CSS may pursue any one or more of the following remedies, which are cumulative and not inclusive.
 1. Recovery from Customer the total unpaid balance of the sum provided for in this Agreement (including, but not limited to fees for the System Components, installation, and monitoring);
 1. Repossess that equipment above described;
 2. Immediately cease work on the installation of the System and terminate the Agreement by giving Customer ten (10) days written notice;
 3. Pursue any remedy at law now or hereafter existing;
 4. In the event of non-payment for monitoring fees as required by this Agreement, CSS's designee (whether employee, agent or independent contractor) shall have the right and access necessary to disconnect or deprogram any System Components or equipment related to monitoring. CSS shall also be entitled to collect monitoring fees up to the disconnection date of the applicable System Components.
 2. In the event of repossession of the equipment and resale thereof, Customer shall be responsible to CSS for any deficiency remaining after applying the proceeds of resale first to all costs of repossession and resale, including but not limited to storage, repair, renovation, alteration, attorney fees, collection costs, commissions, and the to the unpaid amount of the sum agreed to in this Agreement.
9. **CUSTOMER'S PURCHASE ORDER:** It is understood and agreed by and between the parties hereto that if there is any conflict between this Agreement and Customer's purchase order or any other document, this Agreement will govern, whether such purchase order or other document is prior or subsequent to this Agreement.
10. **THIRD-PARTY INDEMNIFICATION:** Customer agrees to and shall indemnify, defend and hold harmless CSS, its employees and agents for and against all claims brought by parties other than the parties of this Agreement. This provision shall apply to all claims regardless of cause including CSS's performance or failure to perform and including defects in products, design, installation, maintenance, operation or non- operation of the system whether based upon negligence, active or passive, express or implied contract or warranty, contribution or indemnification or strict or product liability on the part of the CSS, its employees or agents.
11. **ACKNOWLEDGEMENT OF RISKS:** Customer acknowledges the spectrum of inherent risks that arise from non-adherence to prescribed cybersecurity best practices. CSS may propose a comprehensive array of protective strategies, these can include, but are not limited to, the employment of multi-factor authentication protocols to ensure user identity verification, the deployment of advanced firewall technologies to defend the network's periphery, the consistent application of software updates and security patches to mitigate known vulnerabilities, and the facilitation of targeted employee education programs aimed at thwarting phishing schemes and other security threats that exploit user behavior.
12. **ELECTION TO NOT INCORPORATE SECURITY MEASURES:** By electing not to incorporate CSS recommended security measures, the Customer consents to assume an elevated level of risk. This includes but is not limited to, the potential compromise and theft of sensitive data, financial losses attributable to fraudulent activities or service disruptions, and operational challenges, such as system downtime or the erosion of customer confidence.
13. **WAIVER OF LIABILITY:** By signing the agreement, the Customer agrees not to hold CSS liable for any negative outcomes that result from Customer failing to employ security measures as proposed by CSS. This waiver protects CSS from legal claims for damages that could arise from the Customer's decisions.
14. **CUSTOMERS RESPONSIBILITIES:** The Customer accepts the full spectrum of risks and consequences that may result from not taking the recommended cybersecurity actions. This means that if a security breach occurs, the client cannot blame CSS for the resultant damages, as they chose to ignore the precautions advised by the provider.
15. **CSS IS NOT AN INSURER; DAMAGES:**
1. It is understood and agreed that CSS is not an insurer; that insurance, if any, shall be obtained by customer, that payments provided herein are based solely upon the value of the system and are unrelated to the value of customer's property or the property of others located in customer's premises. Customer acknowledges that it is impractical and extremely difficult to fix the actual damages if any, resulting loss to customer because of, among other things:
 1. The uncertain amount or value of Customer's property or the property of others kept on the premises which may be lost, stolen, destroyed, damaged, or otherwise affected by occurrences that the System is designed to protect or avert;
 2. The uncertainty of the response time of any police or fire department should the police or fire department be dispatched as a result of a signal being received or an audible device sounding;
 3. The inability to ascertain what portion, if any of any loss would be proximately caused by CSS's failure to perform or its equipment to operate; and
 4. The nature of the System installed by CSS.
 2. Customer understands and agrees that if CSS should be found liable for loss or damage due from failure of CSS to perform any of the obligations herein, including but not limited to: installation, warranty service, or the failure of the System or equipment in any respect whatsoever, CSS's total maximum liability shall be limited to amounts paid to CSS, and that provisions of this Section shall apply whether loss or damage, irrespective of cause or origin, results directly or indirectly to persons or property from performance or non- performance of the obligations imposed by this Agreement, or from negligence, active or otherwise, of CSS, its agents, assigns, or employees. In the event that the Customer wishes CSS to assume greater liability, Customer has the right to obtain from the CSS a higher limit by paying an additional amount for the increase in liability.

and a rider shall be attached hereto setting forth such higher limit and additional costs, but such additional obligation will in no way be to hold CSS as insurer.

Item 10.

16. **INVALID PROVISION:** If any of the terms or provisions of this Agreement shall be determined to be invalid or inoperative, all of the remaining terms and conditions shall remain in full force and effect.
17. **RIGHTS AND SUBCONTRACTORS:** Customer acknowledges and agrees that CSS may subcontract any of the work to be performed pursuant to his Agreement, including, but not limited to, installation and monitoring of the System. Customer acknowledges and agrees that this Agreement and particular those Sections relating to disclaimer of warranties, damages and indemnification, inure to the benefit of and are applicable to any subcontractors employed by CSS, in that they bind Customer with respect to said subcontractors with the same force and effect as they bind Customer to CSS.
18. **TAXES:** Customers will pay all taxes, license fees, or fines that may be assessed on the system by governing bodies, and these costs shall be in addition to any charges paid to the CSS for monitoring or any other service.
19. **PERIODIC TESTING:** Customer agrees to completely test the System at least twice a year.
20. **ATTORNEYS FEES:** In the event it shall become necessary for CSS to institute legal proceedings to collect the cost of installation, monitoring or any progress payments as set forth herein, then, in that event, the Customer shall pay CSS, reasonable attorneys' fees and costs of said legal proceedings.
21. **GOVERNING LAW; CHOICE OF FORUM:** The laws of the State of Wisconsin shall govern the interpretation of this Agreement and any disputes arising under it. The parties acknowledge that this contract originated in the State of Wisconsin and the covenants relating thereunder bear a significant relationship to said State. The parties agree that any litigation resulting from disputes arising under this Agreement shall take place in Waukesha County.
22. **NON-SOLICITATION:** Neither party shall knowingly solicit or hire, any of the other party's employees involved in the Services during the term of the Agreement and for a period of six (12) months from the termination thereof, without the express written consent of the other party. This provision shall not restrict the right of either party to solicit or recruit generally in the media.
23. **ENTIRE AGREEMENT; MODIFICATIONS; ALTERATIONS; WAIVER:** This Agreement is intended by the parties as a final expression of their agreement and is a complete and exclusive statement of the terms thereof. This Agreement supersedes all prior representations, understandings or agreements of the parties; there are no prior writings, verbal negotiations, understandings, representations or agreements not expressed in this Agreement; and the parties rely only upon the context of this Agreement in executing it; and have not relied upon any other representations, oral or otherwise, made by the parties, their agents or employees. This Agreement can only be modified by a writing signed by the parties or their duly authorized agent. No waiver of a breach of any term or condition of this Agreement shall be construed to be a waiver of any succeeding breach.
24. **NOTICES:** All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid, to the address as set forth in this Agreement or to any other address provided by the other party from time to time in writing.

BY: Ryan Sorenson

DATE: 02/04/2026



Proposal #	1082075300
DATE	02/04/2026

CUSTOMER
City Of Sheboygan Ryan Sorenson ryan.sorenson@sheboyganwi.gov

SERVICE LOCATION

DESCRIPTION	<p>Scope of Work: PD Camera Replacement Overview</p> <p>This scope outlines the installation and programming of twenty-eight (28) Axis network cameras and their associated mounts. This is a replacement project involving PTZ, Fixed Dome, and Panoramic cameras. Complex Solutions will be responsible for mounting, installation, and programming the devices to ensure full system integration.</p> <p>*Unused Genetec Licenses can be reimbursed</p> <p>Scope of Work Includes</p> <p>1. Camera Installation Complex Solutions will mount and install (28) Axis cameras with specified mounting hardware at designated locations:</p> <p>(7) AXIS M5526-E PTZ Network Cameras</p> <p>Mounted using (7) AXIS TQ5001-E Wall-and-Pole Mounts.</p> <p>(19) AXIS M3126-LVE Network Cameras</p> <p>Mounted using (19) AXIS TP3201 Recessed Mounts.</p> <p>(2) Axis P3818-PVE Network Cameras (Panoramic)</p> <p>Mounted using (2) AXIS TQ3201-E Indoor/Outdoor Recessed Mounts.</p> <p>2. Camera Programming Complex Solutions will perform the following programming tasks:</p> <p>Program each of the 28 cameras with IP addresses and naming conventions.</p> <p>Set Field of View (FOV), focus, and configure motion detection/recording settings per location requirements.</p> <p>Confirm all devices are online, secure, and communicating with the Video Management System (VMS).</p>
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3. System Integration

Add all new cameras to the existing recording server/VMS.

Verify recording schedules and retention settings.

Coordinate with the client to ensure remote viewing access is functional.

Warranty

Manufacturer Warranty: All AXIS cameras installed under this scope carry a standard 5-Year Manufacturer Warranty covering hardware defects.

Workmanship Warranty: Complex Solutions provides a 1-Year Warranty on all installation labor and configuration. This covers any defects related to the physical mounting, cabling termination, or programming performed by our team.

Project Notes & Assumptions

Cabling: It is assumed that existing CAT6 cabling will be reused for this replacement project. Any new cabling required is to be provided by others unless otherwise specified.

Configuration: Client to provide final IP schemes and desired naming conventions prior to start.

Standards: All installation work performed by Complex Solutions will follow Axis manufacturer best practices.

Estimate

Description	Qty	Rate	Tax	Total
PD Camera Replacement - 28 Cameras, 28 Mounts, Installation, Programming				\$35,811.44
AXIS M5526-E PTZ Network Camera				
AXIS TQ5001-E Wall-and-Pole Mount				
AXIS M3126-LVE Network Camera				
AXIS TP3201 Recessed Mount				
Axis P3818-PVE Network Camera				
AXIS TQ3201-E Indoor/Outdoor Recessed Mount				
Service Technician Installation				
Programming-System and/or devices				
Miscellaneous Parts Including Conduit, Wire, Junction Boxes				

Proposal Exclusions

We specifically exclude the following from our proposal:

- Additional components other than stated above
- Permits, if necessary
- Premium time, holiday time, after hours time, weekend time

Total:

Item 10.

ACCEPTANCE OF PROPOSAL: The above prices, scope, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work specified.

I acknowledge that a 50% down payment is required (for proposals \$5,000.00 or greater) upon acceptance of this proposal.

A service charge of 1.5% per month will be assessed on balances that remain unpaid 30 days beyond the invoice term date.

BY: Ryan Sorenson

DATE: 02/04/2026

Complex Security Solutions Inc. · 5100 S Calhoun Rd New Berlin, WI 53151

1. INSTALLATION TERMS AND CONDITIONS :

1. Complex Security Solutions Inc. ("CSS") agrees to furnish all the materials and labor necessary for the installation of the System in accordance with the specifications as set forth herein, and to complete the installation of the System in a careful workmanlike manner.
2. Customer authorizes and empowers CSS and its designee (whether an employee, agent, or independent contractor) to enter upon the Premises in order to install the System or cause the System to be installed. Customer warrants that it has authority from the owner and/or any other person in control of the Premises to permit the installation of the System under all conditions set forth herein.
3. CSS is hereby authorized to take any preparation such as drilling holes, driving nails, making attachments, or doing other things necessary or pertinent to the installation or service of the System. Customer acknowledges that CSS has no way of knowing whether hidden pipes, wires or other obstructions exist within walls or other concealed spaces, and it is Customer's obligation to make CSS aware of such conditions, failing which, CSS shall have no responsibility for any damage that may be caused.
4. CSS assumes no liability for delay in installation or operation of the System due to strikes, riots, floods, storms, earthquakes, fires, power failures, insurrections, acts of God, or any other cause beyond the control of CSS.
5. Customers shall provide, install and maintain all line voltage and conduit necessary for the installation, maintenance, and operation of the System.
6. If the System is to be installed according to plans and specifications for installation provided by Customer, Customer shall pay any and all costs incurred for any additions, changes, or corrections necessitated by inaccuracies, errors, discrepancies, or changes in said plans and specifications.
7. Customer has approved the location of all System Components in CSS's reasonable discretion. Any changes of location, requested by Customer after installation is commenced, will be at Customer's expense.
8. Customer acknowledges and understands that if the audible alarm has an automatic shut-off device and the alarm sounds for any reason, that it is designed to automatically shut-off after sounding for a period of time not to exceed thirty (30) minutes. Customer further acknowledges that unless attempted entry is apparent or unless Customer is notified that the System was activated, Customer will have no way of knowing that the System was activated and automatically shut-off, and that the System, therefore, must be manually restored by Customer. Customer agrees to check the System each day upon opening the Premises in order to determine whether or not the System was activated during the previous operating period.
9. Customer acknowledges it has chosen the system listed on this agreement and that additional protection may be obtained from CSS, over and above that provided herein at an additional cost to customer.
10. Customers understand that the system is sold as a deterrent only and is only part of the total security concept.
11. Customer understands that the system does not include, and the CSS does not provide, any fire or smoke alarm systems. If a customer purchases, installs and maintains at its own expense, its own fire or smoke alarm system, the customer may be able to link said system to the system if the parties expressly agree to such connection in this agreement. CSS shall not be responsible for the installation, maintenance or monitoring of customer's fire or smoke alarm system.

2. LIMITED WARRANTY :

1. Any part of the system installed under this agreement that proves to be defective in material or workmanship within one (1) year of the date of completion of installation will be repaired or replaced at CSS's option with a new or functionally operative part. Materials required to repair or replace such defective components or necessary to make mechanical adjustments to the system will be free of charge for a period of one (1) year following completion of the original installation. Labor required to replace such defective components or necessary to make mechanical adjustments to the system will be free of charge for a period of thirty (30) days following completion of the original installation and shall thereafter be billed to customer at CSS's current rate for labor.
2. The warranty printed above does not apply to the conditions listed below and in the event, customer calls CSS for service under the warranty and upon inspection by CSS it is determined that one of these conditions has led to the interoperability or the apparent interoperability of the system, a charge will be made for the service call of CSS. Should it actually be necessary to make repairs to the system due to one of the "conditions not covered by warranty," customers shall pay a charge for such work at CSS's then applicable rates for labor and material.

3. CONDITIONS NOT COVERED BY WARRANTY :

1. Damage resulting from accident, acts of God, alteration, misuse, tampering, and abuse.
2. Customer alterations to the System.
3. Failure of Customer to properly close or secure door, window, or other point protected by an Intruder System.
4. Failure of Customer to properly follow operating instructions provided by CSS at time of installation, or any time thereafter.
5. Trouble in leased telephone line.
6. Trouble due to interruption of commercial power.
7. The expense of ordinary maintenance and repair of the System due to normal wear and tear.
8. Except as set forth above CSS makes no express warranties as to any matter whatsoever, including, without limitation, the condition of the service components and other equipment, its merchantability, or its Fitness for any particular use. CSS does not represent nor warrant that the system may not be compromised or circumvented or that the system will prevent any loss by burglary, holdup, fire, or otherwise or that the system will in all cases, provide the protection for which it is installed.
9. Customer acknowledges that CSS shall not be reliable for consequential damages, that any affirmation of fact or promise made by CSS shall not be deemed to create an express warrant, that customer is not relying on CSS's skill or judgment in selecting or furnishing a system suitable for any particular purpose, and that there are no warranties that extend beyond those on the face of this agreement. Customer has read and understands all of this agreement, including sections below which set forth CSS's maximum liability in the event of loss or damage to customer or a third party.

4. **ACCEPTANCE OF INSTALLATION:** Any error or omission in the construction or installation of the System must be called to the attention of CSS, in writing, within five (5) days after completion of installation. Upon the expiration of said five (5) days, the installation shall be deemed totally satisfactory to and accepted by the Customer.

5. **MONITORING:** Except as specifically set forth herein, CSS shall not be obligated to provide service of any type on the System. If Customer wishes CSS to service or monitor the System, such an agreement shall be expressly stated on the front of this Agreement or separately negotiated in writing.

6. **GENERAL TERMS AND CONDITIONS:**

1. CSS shall not be responsible nor liable for any costs or charges necessitated by changes in the standards and regulations of any regulatory agency after the date of execution of this Agreement.
 2. Except as expressly provided in the limited warranty contained in Section 2 of this Agreement, Customer shall be responsible for and shall pay CSS the costs of any additions, corrections, or changes to the System that may be requested or required after the execution of this Agreement by the Customer or by any regulatory agencies or institutions, including but not limited to, the State Fire Marshal, City Fire and Electrical Department, any insurance companies, the National Fire Protection Association, Underwritings Laboratory, Inc., or any other municipal/regulatory agencies.
 3. CSS shall not be bound by additions, corrections, or changes referred to herein, unless the changes are brought to CSS's attention in writing.
 4. Customer acknowledges that it is Customer's responsibility to bring to the attention of CSS any rules, regulations, standards, or codes that Customer may be aware of and that the System must comply with.
7. **RISK OF LOSS, DAMAGE TO SYSTEM:** Customer acknowledges and agrees that title to the System and all the System Components and equipment herein shall remain property of CSS until such time that Customer pays in full for the System Components and installation of the System. Until the System is paid for in full, Customer shall bear the entire risk of loss thereof, and repairs or reinstallation necessary due to damage to the System, caused by persons or entities other than CSS, shall be at Customer's expense.
8. **DEFAULT:**
1. If Customer defaults in the performance of any of the terms or conditions of this Agreement, CSS may pursue any one or more of the following remedies, which are cumulative and not inclusive.
 1. Recovery from Customer the total unpaid balance of the sum provided for in this Agreement (including, but not limited to fees for the System Components, installation, and monitoring);
 1. Repossess that equipment above described;
 2. Immediately cease work on the installation of the System and terminate the Agreement by giving Customer ten (10) days written notice;
 3. Pursue any remedy at law now or hereafter existing;
 4. In the event of non-payment for monitoring fees as required by this Agreement, CSS's designee (whether employee, agent or independent contractor) shall have the right and access necessary to disconnect or deprogram any System Components or equipment related to monitoring. CSS shall also be entitled to collect monitoring fees up to the disconnection date of the applicable System Components.
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9. **CUSTOMER'S PURCHASE ORDER:** It is understood and agreed by and between the parties hereto that if there is any conflict between this Agreement and Customer's purchase order or any other document, this Agreement will govern, whether such purchase order or other document is prior or subsequent to this Agreement.
10. **THIRD-PARTY INDEMNIFICATION:** Customer agrees to and shall indemnify, defend and hold harmless CSS, its employees and agents for and against all claims brought by parties other than the parties of this Agreement. This provision shall apply to all claims regardless of cause including CSS's performance or failure to perform and including defects in products, design, installation, maintenance, operation or non- operation of the system whether based upon negligence, active or passive, express or implied contract or warranty, contribution or indemnification or strict or product liability on the part of the CSS, its employees or agents.
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 1. The uncertain amount or value of Customer's property or the property of others kept on the premises which may be lost, stolen, destroyed, damaged, or otherwise affected by occurrences that the System is designed to protect or avert;
 2. The uncertainty of the response time of any police or fire department should the police or fire department be dispatched as a result of a signal being received or an audible device sounding;
 3. The inability to ascertain what portion, if any of any loss would be proximately caused by CSS's failure to perform or its equipment to operate; and
 4. The nature of the System installed by CSS.
 2. Customer understands and agrees that if CSS should be found liable for loss or damage due from failure of CSS to perform any of the obligations herein, including but not limited to: installation, warranty service, or the failure of the System or equipment in any respect whatsoever, CSS's total maximum liability shall be limited to amounts paid to CSS, and that provisions of this Section shall apply whether loss or damage, irrespective of cause or origin, results directly or indirectly to persons or property from performance or non- performance of the obligations imposed by this Agreement, or from negligence, active or otherwise, of CSS, its agents, assigns, or employees. In the event that the Customer wishes CSS to assume greater liability, Customer has the right to obtain from the CSS a higher limit by paying an additional amount for the increase in liability.

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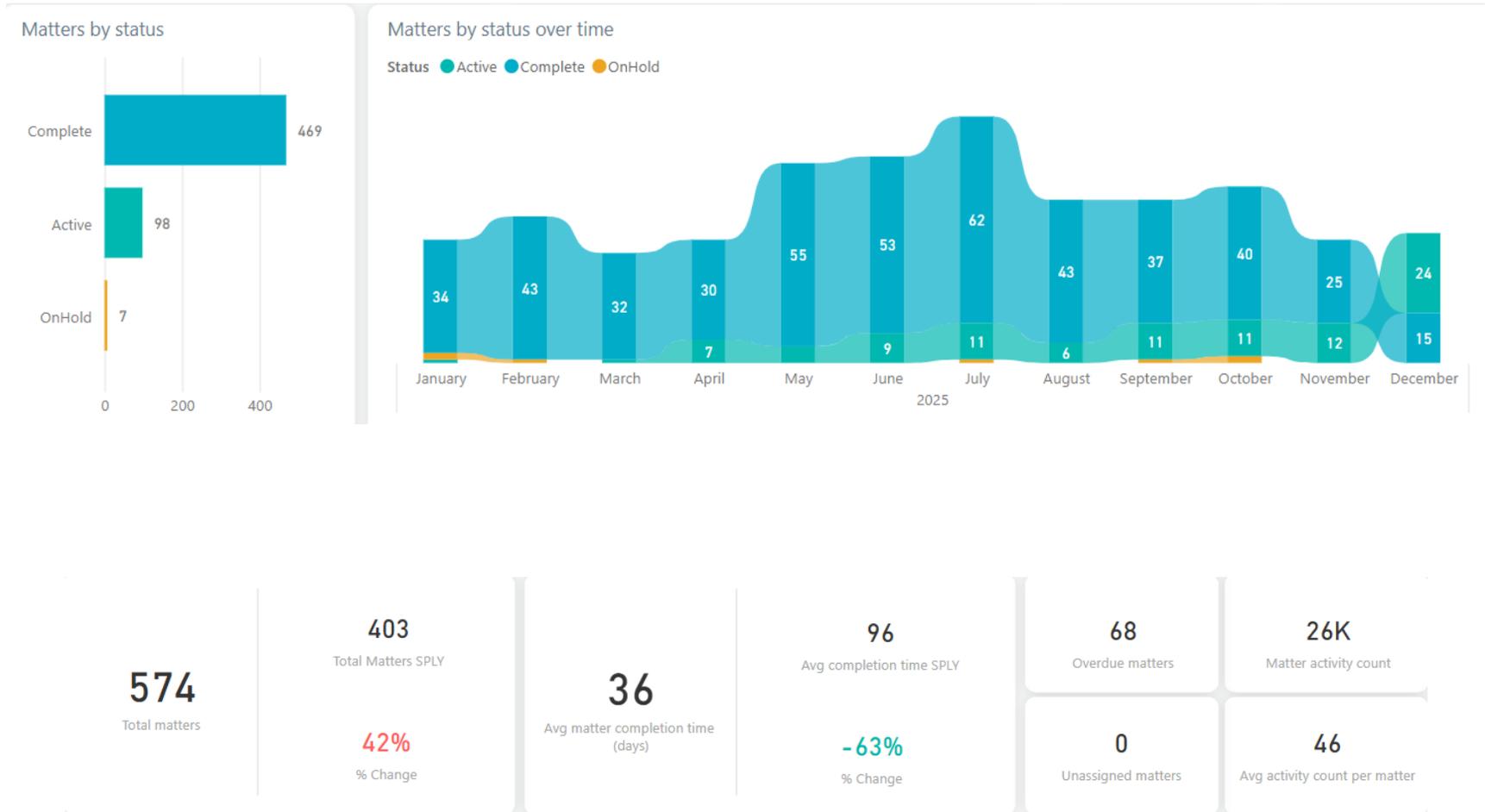
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18. **TAXES:** Customers will pay all taxes, license fees, or fines that may be assessed on the system by governing bodies, and these costs shall be in addition to any charges paid to the CSS for monitoring or any other service.
19. **PERIODIC TESTING:** Customer agrees to completely test the System at least twice a year.
20. **ATTORNEYS FEES:** In the event it shall become necessary for CSS to institute legal proceedings to collect the cost of installation, monitoring or any progress payments as set forth herein, then, in that event, the Customer shall pay CSS, reasonable attorneys' fees and costs of said legal proceedings.
21. **GOVERNING LAW; CHOICE OF FORUM:** The laws of the State of Wisconsin shall govern the interpretation of this Agreement and any disputes arising under it. The parties acknowledge that this contract originated in the State of Wisconsin and the covenants relating thereunder bear a significant relationship to said State. The parties agree that any litigation resulting from disputes arising under this Agreement shall take place in Waukesha County.
22. **NON-SOLICITATION:** Neither party shall knowingly solicit or hire, any of the other party's employees involved in the Services during the term of the Agreement and for a period of six (12) months from the termination thereof, without the express written consent of the other party. This provision shall not restrict the right of either party to solicit or recruit generally in the media.
23. **ENTIRE AGREEMENT; MODIFICATIONS; ALTERATIONS; WAIVER:** This Agreement is intended by the parties as a final expression of their agreement and is a complete and exclusive statement of the terms thereof. This Agreement supersedes all prior representations, understandings or agreements of the parties; there are no prior writings, verbal negotiations, understandings, representations or agreements not expressed in this Agreement; and the parties rely only upon the context of this Agreement in executing it; and have not relied upon any other representations, oral or otherwise, made by the parties, their agents or employees. This Agreement can only be modified by a writing signed by the parties or their duly authorized agent. No waiver of a breach of any term or condition of this Agreement shall be construed to be a waiver of any succeeding breach.
24. **NOTICES:** All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid, to the address as set forth in this Agreement or to any other address provided by the other party from time to time in writing.

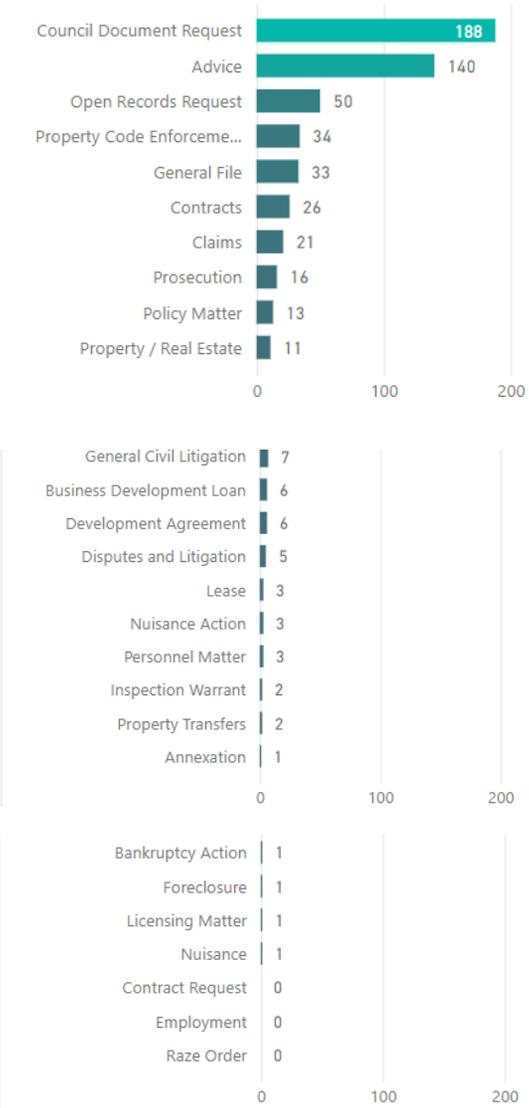
BY: Ryan Sorenson

DATE: 02/04/2026

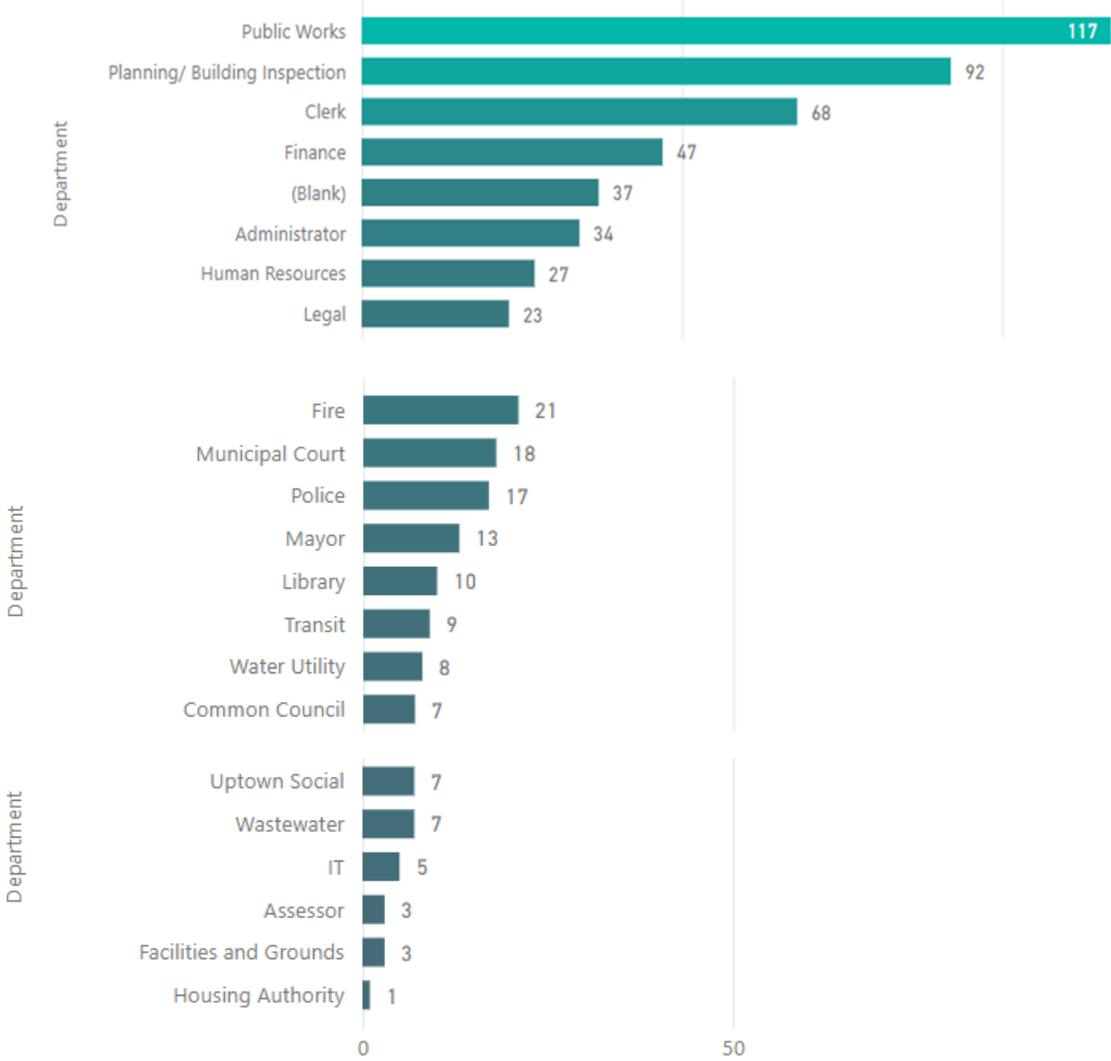
City Attorney's Office Monthly Report – Year in Review 2025



Matters by type



Matters by department, manager, owner, region, team and created by



It's here... 2025 year in review

Let's take a look back at the year and [see how your team used LawVu](#)

What a year!

574

records added

That's **42%** more than last year

574

Matters



0

Contracts



0

Invoices



Your team completed

469

matters

Your team executed

0

contracts

Your team supported

0.00

worth of contracts

When the business needed you most, you were there with the most matters created in

July

74 matters created



The team really worked hard and completed the most matters in

March

104 matters completed



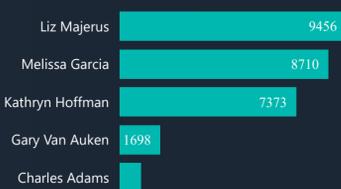
What were the hot topics this year?

Your top matter types:



So, who spent the most time in LawVu?

Your most active users:



So, which departments kept you busy?

Your most active departments:



Property Code Enforcement from last year is up **3300%**

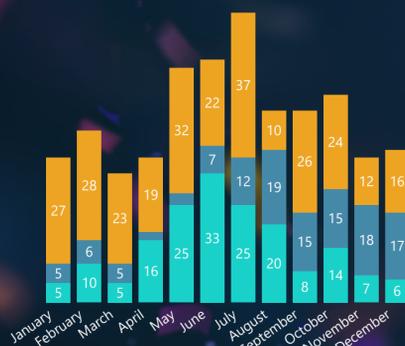
Total Activities is up **51%** from last year

That's **62%** of your total matters

How's the business communicating with legal?

Matters created by...

● Administrator ● Inhouse Legal ● Standard



48%

276 Matters created by business users

Contracts created by...

● Standard



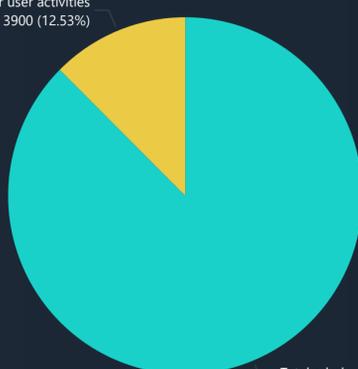
0%

0 Contracts created by business users

You and your business did a lot together this year, you uploaded, downloaded, approved and shared.

Here's how much activity you had:

Total standard and contributor user activities
3900 (12.53%)



Total admin and Inhouse activities
27229 (87.47%)

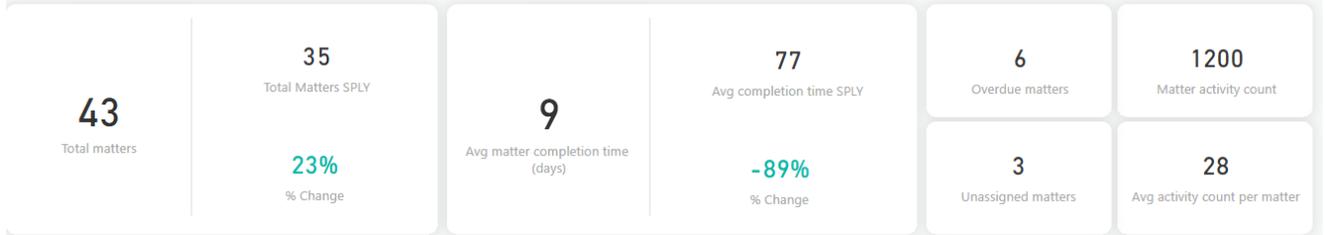
And that's a wrap...

What a year!

we're so thrilled LawVu delivered the value you need to be more productive, elevate your team and support your business.

We can't wait to work with you again in 2026.

City Attorney's Office – Monthly Report – January, 2026



Matters by type

