



COMMON COUNCIL MEETING* AGENDA

TUESDAY, SEPTEMBER 15, 2026 AT 7:00 PM

MUNICIPAL BUILDING COUNCIL CHAMBERS – 106 JONES STREET, WATERTOWN, WI 53094

This meeting will be streamed live on YouTube at: <https://www.youtube.com/c/WatertownTV>

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. MINUTES OF COUNCIL MEETING HELD

A. Meeting minutes from September 1, 2026

5. COMMENTS AND SUGGESTIONS FROM CITIZENS PRESENT

Members of the public who wish to address the Council shall register their request in writing with the City Clerk prior to speaking. Speakers shall be permitted up to three minutes for their comments.

6. REPORTS

A. Board of Health minutes from August 11, 2026

B. Airport minutes from August 12, 2026

C. Licensing Board minutes from August 13, 2026

D. Library Board of Trustees minutes from August 13, 2026

E. Site Plan Review minutes from August 24, 2026

F. Plan Commission minutes from August 24, 2026

G. Public Works Commission minutes from August 25, 2026

H. Public Works minutes from September 8, 2026

7. COMMUNICATION & RECOMMENDATIONS

A. Reminder: November 3 Council meeting will be moved to November 2 due to the Election

B. Employee Recognitions

C. Fire Department: July 2026 Monthly Data Report

D. Police Department: Discussion of Watertown Flock Systems

8. NEW BUSINESS

A. Review and take action: Committee Appointments

B. Convene into closed session per §19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (potential land acquisition via eminent domain for flood mitigation project)

C. Reconvene into open session

D. Convene into closed session per §19.85(1)(g) to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved (Lower/Upper Dam)

E. Reconvene into open session

- F. Convene into closed session per §19.85(1)(c) to consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility and per §19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (IGA for Law Enforcement IT Services)
- G. Reconvene into open session
- H. Review and take action: IGA for Law Enforcement IT Services

9. MISCELLANEOUS BUSINESS

- A. Payroll Summary - August 19, 2026 through September 1, 2026
- B. Paid Invoices Report
- C. Cash and Investments - August 31, 2026

10. LICENSES

- A. Review and take action: application for a change of agent from Watertown Liquor Depot LLC dba Liquor Depot, 1907 Market Way Suite C, from Courtney Hobbs to Robert Schuett for the licensing year expiring June 30, 2027

11. ORDINANCES

- A. Ord. 26-26 - Ordinance to amend the adopted Planned Development (PD) Overlay District - General Development Plan (GDP) for The Oxbow at 100 E. Division Street (PIN: 291-0815-0412-029) and 104 E. Division Street (PIN: 291-0915-3343-053) (Sponsor: Mayor Stocks From: Plan Commission, Second Reading)
- B. Ord. 26-27 - Ordinance to amend the adopted Planned Development (PD) Overlay District - Precise Implementation Plan (PIP) for The Oxbow at 100 E. Division Street (PIN: 291-0815-0412-029) and 104 E. Division Street (PIN: 291-0915-3343-053) (Sponsor: Mayor Stocks From: Plan Commission, Second Reading)
- C. Ord. 26-28 - Ordinance to create section 410-33(H) Camping Prohibited on City Property of the City of Watertown General Ordinances (Sponsor: Ald. Davis From: Public Safety and Welfare, First Reading)

12. RESOLUTIONS

- A. Exh. 9892 - Resolution to Declare Official Intent to Reimburse Expenditures from Proceeds of Borrowing (Sponsor: Ald. Arnett From: Public Works Commission)

13. COMMENTS AND SUGGESTIONS FROM CITIZENS PRESENT

Members of the public who wish to address the Council shall register their request in writing with the City Clerk prior to speaking. Speakers shall be permitted up to three minutes and shall confine their comments to agenda items only.

14. ADJOURNMENT

Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at cityclerk@watertownwi.gov phone 920-262-4000

Any invocation that may be offered before the official start of the Council meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council, and the Council does not endorse the religious beliefs or views of this, or any other speaker.

**Common Council Minutes
Tuesday September 1, 2026**

Section 4, Item A.

CALL TO ORDER

Mayor Stocks called the regular meeting of the City of Watertown Common Council to order at 7:04 p.m. on Tuesday, September 1, 2026. This meeting was open for attendance in the council chambers as well as virtually.

ROLL CALL

Roll call indicated the following Alderpersons present: Ald. Davis, Lampe, Berg, Nitecki (virtual arriving at 7:50 p.m.), Blanke, Smith, Arnett (virtual), Haase, and Moldenhauer. City staff present were Fire Chief Tanya Reynen, Police Chief David Brower, City Attorney Ali Panagopoulos, Finance Director Mark Stevens, Streets Superintendent Stacy Winkelman, Public Works Director Andrew Beyer, and City Clerk Megan Dunneisen.

PLEDGE OF ALLEGIANCE

The Council recited the Pledge of Allegiance to the American Flag.

MINUTES OF PRECEDING MEETING

Mayor Stocks inquired if there were additions or corrections to minutes of the Common Council meeting held Tuesday, August 18, 2026. There being none, Ald. Berg moved to approve, seconded by Ald. Moldenhauer and carried by unanimous voice vote.

COMMENTS & SUGGESTIONS FROM CITIZENS PRESENT

Dr. Bob Rupnow of 313 S. 9th Street spoke about the speed of traffic on 9th street.

REPORTS

(Complete minutes are open for public inspection in the Finance/Clerk Department.)

The following reports were received and filed: Plan Commission minutes from August 10, 2026, Site Plan Review minutes from August 10, 2026, Finance Committee minutes from August 10, 2026, Police & Fire Commission minutes from August 10, 2026, Public Works Commission minutes from August 11, 2026, Parks, Recreation, and Forestry minutes from August 17, 2026, Senior Center Advisory Board minutes from August 18, 2026, Watertown Main Street Program minutes from August 18, 2026, RDA Board minutes from August 19, 2026, Public Safety & Welfare minutes from August 26, 2026.

COMMUNICATIONS & RECOMMENDATIONS

Fire Chief Reynen gave a presentation on the Watertown Fire Department. Main Street Program Quarterly Report was provided by Stefanie Broere.

*Ald. Blanke made a motion to move the section New Business to after Resolutions and Resolution 9891 to be considered after New Business, seconded by Ald. Lampe and carried by unanimous voice vote.

NEW BUSINESS

Ald. Blanke made a motion to take all closed session items together, seconded by Ald. Berg and carried by unanimous voice vote.

Ald. Smith made a motion to convene into closed session per §19.85(1)(g) to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved (Claim of Rupnow) (Solar Power) and per §19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (Indoor Pool), seconded by Ald. Lampe and carried by roll call vote: Yes-9; No-0; Abstain-0.

Ald. Lampe made a motion to reconvene into open session, seconded by Ald. Nitecki and carried by roll call vote: Yes-9; No-0; Abstain-0.

Ald. Lampe made a motion to deny the claim of Rupnow, seconded by Ald. Nitecki and carried by unanimous voice vote.

Ald. Lampe made a motion to approval the Amendment to the Indoor Pool Agreement, seconded by Ald. Berg and carried by unanimous voice vote.

MISCELLANEOUS BUSINESS

Payroll Summary - August 05 through August 18, 2026 was presented.

ORDINANCES

Ord. 26-26 - Ordinance to amend the adopted Planned Development (PD) Overlay District - General Development Plan (GDP) for The Oxbow at 100 E. Division Street (PIN: 291-0815-0412-029) and 104 E. Division Street (PIN: 291-0915-3343-053) (Sponsor: Mayor Stocks From: Plan Commission, First Reading). Ald. Berg moved for adoption of ordinance 26-26 on its first reading, seconded by Ald. Davis and carried by roll call vote: Yes-7; No-2 (Arnett, Haase); Abstain-0.

Ord. 26-27 - Ordinance to amend the adopted Planned Development (PD) Overlay District - Precise Implementation Plan (PIP) for The Oxbow at 100 E. Division Street (PIN: 291-0815-0412-029) and 104 E. Division Street (PIN: 291-0915-3343-053) (Sponsor: Mayor Stocks From: Plan Commission, First Reading). Ald. Berg moved for adoption of ordinance 26-27 on its first reading, seconded by Ald. Moldenhauer and carried by roll call vote: Yes-7; No-2 (Arnett, Haase); Abstain-0.

RESOLUTIONS

Resolutions below are listed in order of the agenda but may not be the order by which they were taken up at the Council meeting.

Exh. 9889 - Resolution to urge the State of Wisconsin to strength enforcement and coordination to combat human sex trafficking (Sponsor: Ald. Blanke). Ald. Blanke moved to adopt resolution 9889, seconded by Ald. Moldenhauer. Ald. Davis made a motion to send back to Ald. Blanke for revision, seconded by Ald. Smith and failed by roll call vote: Yes-3 (Davis, Smith, Moldenhauer); No-5 (Lampe, Berg, Blanke, Arnett, Haase); Abstain-0. Motion to approve carried by roll call vote: Yes-7; No-2 (Davis, Lampe); Abstain-0.

Exh. 9890 - Resolution to approve new solid waste rates (Sponsor: Ald. Arnett From: Public Works Commission). Ald. Berg moved to adopt resolution 9890, seconded by Ald. Moldenhauer and carried by roll call vote: Yes-9; No-0; Abstain-0.

Exh. 9891 - Resolution to Amend 2026 General Fund [01] Budget (Sponsor: Mayor Stocks From: Finance Committee). Ald. Smith moved to adopt resolution 9891, seconded by Ald. Berg and carried by roll call vote: Yes-9; No-0; Abstain-0.

COMMENTS AND SUGGESTIONS FROM CITIZENS PRESENT

No comments were received.

ADJOURNMENT

There being no further business to come before the Council at this time, Ald. Arnett moved to adjourn, seconded by Ald. Blanke, and carried by unanimous voice vote at 9:01 p.m.

Respectfully Submitted,

Megan Dunneisen, City Clerk

DISCLAIMER: These minutes are uncorrected; any corrections will be noted in the proceedings at which these minutes are approved. Complete minutes are open for public inspection in the Clerk's Office. Video recording available at Watertown TV's YouTube page: <https://www.youtube.com/c/WatertownTV>



**Watertown Board of Health
Meeting Minutes
Watertown Dept of Public Health
515 S First Street/Zoom
August 11, 2026 – 3:30 PM**

Members Present: Dr. Donene Rowe, Dr. Todd Huhn, Ald. Dana Davis, Ald. Gina Nietecki

Members Via Zoom: Megan Wierschke

Others in attendance: Carol Quest, Abbigail Kuehn, Kim Hiller

1. Call to Order

Dr. Huhn called the meeting to order at 3:30pm.

2. Citizens to be heard

None.

3. Review and take action: Board of Health Minutes – May 12, 2026

Minutes from the May 12, 2026 meeting were reviewed. Motion by Ald. Dana Davis to approve; second by Ald. Gina Nietecki.

Motion carried by unanimous voice vote.

4. Review and take action: Finance Reports – Preliminary July 2026

The preliminary July 2026 financial report was reviewed.

Carol noted that accounts are continuing as expected for the year.

Environmental Health Revenue accounts are ahead due to license renewal fees being received in May, June & July. The new license year started July 1st.

The Health department budget accounts for electric and fuel appear to be low. Kim will follow up with City Hall to investigate and update accounts as needed.

The vaccine expense account is showing a large unspent amount of the budget. Carol explained that most of the funding is spent later in the year for influenza and other vaccines.

Motion was made by Ald. Dana Davis to approve; second by Ald. Gina Nietecki.

Motion carried by unanimous voice vote.

5. Review & discuss: 140 Review – Thursday, November 5th, 1 p.m. to 4 p.m.

The State requires every health department to complete a 140 Review. This review is completed every 5 years. Due to an uneven number of health departments needing review in 2027, the state requested the review be completed a year early.

The Board of Health members are invited to attend the review for the first hour which will review board of health participation and involvement with the department. Members are able to stay for more of the review if they are able. The Review will be held at the Senior & Community Center in the Terrace Room.

6. Review and discuss: Resolution to Support Sustainable State Funding for Local Public Health Departments

Public Health organizations are working with the Governor's office and other elected officials to highlight the need for funding for public health. Currently the Watertown Department of Public Health receives \$3,600 for communicable disease work. This funding lasts approximately until March.

This resolution states the City is supporting the need for more public health funding. This resolution would be approved by the Common Council and then sent to the Governor's office. Many other communities, local health departments and county boards are presenting similar resolutions of support. Wood County was the first to submit their support.

Carol noted that grant funding is shrinking yearly but the expenses continue to rise in cost.

Motion was made by Dr. Rowe to approve and forward the resolution to the Common Council, seconded by Ald. Dana Davis.

Motion carried by unanimous voice vote.

7. Review and discussion: Public Health Emergency Preparedness Program updates

The Emergency Preparedness grant ends in June. The newest grant started July 1st.

The priorities for this grant year are; Community Preparedness, Volunteer Management, and Information Sharing

The City emergency plans are being reviewed and updated and will be forwarded on to be approved.

The Wisconsin Emergency Assistance Volunteer Registry (WEAVR) database is maintained and updated by staff. It is an important tool for securing volunteers in emergencies situations. The database was crucial during the pandemic and yielded 20 – 25 volunteers for clinics that the Health Department held.

Laci is a CPR trainer and has been training departments throughout the City. A total of 39 City staff has been trained and others are scheduled. Laci works with other trainers in the Police Department to complete these training sessions.

The cooling center was opened in early July for extended hours. The shelter would be open 24 hours if there was a power loss for an extended period of time.

Dr. Huhn and Ald. Gina Nietecki have offered to review procedures as they have experience with this type of operation.

8. Review and discussion: Public Health Environmental Health Program updates

The new inspection year started July 1st.

If facilities did not pay their renewal fee by July 1st, they were assessed a late fee.

If the fees remain unpaid, the facility will be closed August 15th. A Cease & Desist order is issued to the facility for non-payment of the license, and a fine of \$500/day will be issued if the facility continues to operate. To return to operations, the facility will be considered a new business and will go through a site review, pre-inspection and final inspection to receive a license.

There are currently 15 facilities that remain unpaid in Watertown and Jefferson County as of today. The inspectors have made every effort to contact the owners to get their licenses paid. Some of the facilities may be closed due to owners not responding.

There have been some issues with new businesses opening in Watertown that weren't approved by the Health Department. Sydney has been working with other departments to develop a process that allows all departments to communicate and coordinate regarding new businesses and the requirements each department needs to be met. This will help ensure that business owners are not inadvertently given permission to open before all necessary requirements have been satisfied.

The pool policy update was successful. There is a total of 43 pools and 4 of those are on monthly tests. There were no closures. The Environmental Health staff educated pool operators and owners to foster a better understanding of pool chemistry.

The Environmental Health staff will be working on a newsletter highlighting the top violations found during inspections and provide information to avoid the violations.

Human health hazard complaints have increased. Carol handles the Watertown complaints and Holly & Tyler investigate the complaints in Jefferson County.

The water lab is accepting private well samples. A few samples have been processed.

9. Review and discuss: Public Health Community Health Program updates

Three social connection events were held this summer, in June, July and August in connection with Watertown Family Connections playgroups in the park. Prenatal and parenting families are invited to these events to encourage networking and connection with other families. Unfortunately, the events were not well attended due to weather and air quality (smoke). More dates are planned for fall at the library to introduce parents with younger children to the baby bounce sessions.

Previous social events included a visit from the police or fire department. These visits helped introduce families and the children to the department staff and equipment in the hope that it will make these departments less intimidating. Abbey will be contacting the Street Department to invite them to an event with equipment for families & children to see and experience.

The department had a nurse leave. They were with the department for 6 months. Interviews will be starting to find a replacement.

Immunization clinics are held two times a month and are usually full at the start of school. Many times, there is so much demand that additional clinics are added to accommodate the increased need. If parents are unable to receive the necessary vaccines before exclusion date, they are required to fill out a waiver or be excluded from school.

The Health Department hosted an AHEC intern. They were with the department in June and July. They created the Community Health Improvement Plan (CHIP) document that is being reviewed by Dodge & Jefferson Counties. They also worked in the garden, created social media information on mental health for teens and parents, helped with Seal A Smile promotion, and worked on questions for the survey for the Community Health Assessment (CHA). The intern was excellent and worked efficiently and completed tasks quickly.

Drive through building update. There is a construction meeting next week. Nathan from Engineering has been a great help in the process.

Costing and Capacity Assessment. This is an assessment of all local health departments to determine the staff needed to provide foundational public health services. Once completed, a report is issued detailing the information that was collected.

In September, the department will be providing nursing services for the Watertown Unified School District. Laci has been assisting for the past few years. This includes training staff for medications, insulin dispensing, blood sugar checks and other items.

There has been notice of cases of measles in southern Wisconsin. The state will be releasing more information later.

The 2027 budget preparation has started. The guidelines have been provided and there is a 0% increase in expenses except for personnel accounts.

10. New business

None

11. Adjourn.

Motion made to adjourn by Ald. Gina Nietecki and seconded by Ald. Dana Davis. Carried by unanimous voice vote.

Next Board of Health meeting will be Tuesday, November 10, 2026, at 3:30 p.m.

Respectfully Submitted,



Carol Quest
Director/Health Officer

Note: The minutes are uncorrected. Any correction made thereto will be noted in the minutes of the proceedings at which these minutes are approved.

Watertown Airport Commission
1741 River Drive, Watertown, WI 53094 (920) 261-4567
Meeting Minutes from Wednesday, August 12th, 2026

Attendance:

Alderman Fred Smith	Absent
Dr. Terry Turke	Present
Tom Finnel	Present
Sean Lapp	Present
Jeff Baum, Airport Manager	Present
Tom Klug	Present
Tom Hahn	Present
Eric Wegner	Present

Others:

Krys Brown, Wisconsin Aviation – Present
Mayor Stocks – City of Watertown
Jeremy Roberts – MSA Engineering
Mark Graczykowski – Mead & Hunt

1. Terry Turke called the meeting to order at 5:15 PM.
2. A motion to approve the minutes from July 8th was made by Tom Hahn and seconded by Tom Finnel. Motion carried.
3. A motion to approve the June bills in the amount of \$6,111.61 and capital budget item of \$21,633.30 was made by Tom Kluf and seconded by Sean Lapp. Motion carried.
4. Managers’ Report:
 - Monthly use report was not ready.
 - WOW (wings over Watertown) had a very low attendance due to the Canada smoke and lack of aircraft flying in. Overall aircraft going to Air Venture in Oshkosh still brought in over 260 aircraft from 35 states and 3 countries.
 - Hangar updates – Tim Pooler is finishing his walls; EAA chapter is waiting for their hangar door; Brad Grooms structure is going up; David Leikam is planning on going to the planning committee on the 24th to get his hangar approved and then will start his project.. Tom Hahn made a preliminary motion to approve a corporate hangar and seconded by Tom Finnel. Motion carried.
5. Old Business:
 - Review & Discussed: Runway 23/05 reconstruction project –Mark Graczykowski of Mead & Hunt is getting us a schedule and giving us a bi-weekly update for the project.
 - Stormwater plan – Nothing new to report.
 - Discussed: Commission is continuing to prioritize the improvement plan.
6. New Business:
 - A motion to approve the general budget request for 2027 in the amount of \$224,500 and capital budget in the amount of \$57,500 by Tom Klug and seconded by Tom Hahn. Motion carried.
7. Adjournment:
 - There being no further discussion, a motion for adjournment was made by Tom Hahn and seconded by Sean Lapp

Respectfully submitted by: Krys Brown

Minutes are submitted unapproved



LICENSING BOARD MEETING MINUTES

THURSDAY, AUGUST 13, 2026 AT 4:15 PM

WATERTOWN MUNICIPAL BUILDING - 106 JONES STREET, WATERTOWN, WI 53094 UPPER
LEVEL ROOM 2044

The Licensing Board met on the above date and time in person at the Municipal Building 106 Jones St. in room 2044. The following members were present: Mayor Stocks, Ald. Moldenhauer, Ald. Blanke, and Erin Schroeder. Absent was Cheri Martin. Staff present were City Attorney Ali Panagopoulos, Police Chief David Brower, and City Clerk Megan Dunneisen.

1. CALL TO ORDER Mayor Stocks called the meeting to order at 4:19 pm.

2. REVIEW AND APPROVE MINUTES

- A. Ald. Moldenhauer made a motion to approve the licensing Board minutes from July 8, 2026, second by Schroeder and carried by unanimous voice vote.

3. BUSINESS

- A. Ald. Blanke made a motion to approve the applications for Temporary "Class B" Licenses for the Whiskey and Wine Walk event hosted by Watertown Chamber of Commerce on September 10, 2026, during the hours of 4:30pm - 8pm. Locations include 217 E. Main St. - Bradow Jewelers, 212 E. Main St. - Brown's Shoe Fit Co., 300 E. Main St. - Central Block, 618 E. Main St. - Draeger's Floral, 14 E. Main St. - White Oak Builders, 110 N. 3rd St. - Badger State Hydrate, 120 W. Main St. - Rapha Bowls, 118 W. Main St. - Oswald-Konz, 116 W. Main St. - Sassy Sweets, (Linden Peacy, Agent), second by Schroeder and carried by unanimous voice vote.
- B. Ordinance to Amend Chapter 319 Health and Sanitation Article V. Practice of Certain Trades and Professions Requiring State Licensing, Registration or Credentials; Sections 319-35, 319-36, and 319-39 of the City of Watertown General Ordinances.

The Board discussed the proposed ordinance, which would establish licensing requirements for massage establishments as a means of addressing human sex trafficking and illicit activity. Concerns were expressed that while the ordinance may provide additional municipal tools to address the issue, it may not, by itself, prevent human sex trafficking or could result in the activity being displaced to other communities. The Board discussed the idea of a City Council resolution advocating for additional State-level action regarding human sex trafficking. The resolution would be presented to city council and there would be no action on it from licensing board. The Board also suggested inviting individuals with knowledge and experience in the area, including Kathy Riedl from the Watertown Police Department and Chris Davis from Green Bay, to provide additional information at a future Licensing Board meeting.

*Ald. Blanke made a motion to combine C, F, & I due to no persons of interest being present, second by Ald. Moldenhauer and carried by unanimous voice vote.

C.F. I

Schroeder made a motion to convene into Closed Session pursuant to Wis. Stats. 19.85(1)(b) Considering licensing or discipline of any person licensed by a board or commission or the investigation of charges against such a person, and the taking of formal action on any such matter; provided that the person licensed is given actual notice of an evidentiary hearing which may be held prior to final action being taken and of any meeting at which final action may be taken. The notice shall contain a statement that the person has the right to demand the evidentiary hearing or meeting be held in open session. This closed session does not apply to

any such evidentiary hearing or meeting where the person licensed requests that an open session be held to discuss specific licenses: Application for operator license: Paola Montenegro, Thelisha Smith, and Rachel Ramage, second by Ald. Blanke and carried by roll call vote: Yes-4; No-0; Abstain-0.

- D. Ald. Blanke made a motion to reconvene into open session, second Ald. Moldenhauer by and carried by roll call vote: Yes-4; No-0; Abstain-0.
- E. Ald. Blanke made a motion to deny the application for an operator's license from Paola Montenegro, due to Cat. I(b) of the City of Watertown Licensing Guidelines, second by Schroeder and carried by voice vote: Yes-4; No-0; Abstain-1(Mayor Stocks).
- H. Ald. Blanke made a motion to deny the application for an operator's license from Thelisha Smith due to Cat. IV of the City of Watertown Licensing Guidelines, second by and Ald. Moldenhauer and carried by unanimous voice vote.
- K. Schroeder made a motion to deny the application for an operator's license from Rachel Ramage due to Cat. V of the City of Watertown Licensing Guidelines, second by Ald. Blanke and carried by unanimous voice vote.

4. **REPORTS**

- A. Special Events List was presented.
- B. Monthly Operator's List (July 1) (July 2-31) was presented.
- C. Monthly Police Report was reviewed.

5. **ADJOURNMENT – Schroeder** made a motion to adjourn, second by Ald. Moldenhauer and carried by unanimous voice vote at 5:10 pm.

Respectfully submitted,

Megan Dunneisen, City Clerk

Note: These minutes are uncorrected, and any corrections made thereto will be noted in the proceedings at which these minutes are approved

**PUBLIC LIBRARY BOARD OF TRUSTEES MEETING MINUTES
THURSDAY, AUGUST 13 AT 5:30 PM**

1. CALL TO ORDER / ROLL CALL

Meeting called to order at 5:32 p.m.

Chandler	P	Koppes	P	Mueller	P
Haase	P	Lessner	A	Oetken	P
Kohls	P	Morstad	P	Oudenhoven	P

Also present: Watertown Public Library Staff: Tina Peerenboom (V), Cari Gunderson,
City leaders: Mark Stevens, Mayor Stocks
Citizens present: Peg Checkai, John Katisch

2. CITIZENS TO BE HEARD

Peg Checkai | Discussed position of support for library window art, stated local support and out-of-town detractors. One panel remaining near book drop.

3. NEW BUSINESS

- A. Review and take action: Request to fill Library Assistant (Circulation) position

Form will be completed after Jamie's return to office.

Motion to approve request made by Koppes, seconded by Oudenhoven. Motion Approved on roll call vote.

Chandler	Y	Koppes	Y	Mueller	Y
Haase	Y	Lessner		Oetken	Y
Kohls	Y	Morstad	Y	Oudenhoven	Y

- B. Discuss and take possible action: Mayor's request for potential location change of future board meeting

Mayor Stocks provided explanation as to why a request for a change of venue for the board meeting highlighting featuring different city locations for the library board (equivalent of a department chair). Request for the Police Station Tour first.

Board supportive of visiting other sites outside of meeting times

4. UNFINISHED BUSINESS

- A. Review and take action: Election of Library Board Officers and Committees

Motion to move agenda item B as first item to respect Mark Stevens' time made by Oudenhoven, seconded by Mueller. Motion Approved on voice vote.

President: Oudenhoven nominated by Kohls, Chandler nominated by Mueller.

Oudenhoven refused nomination to support Chandler nomination.

Vice-President: Kohls nominated by Koppes, Mueller self-nominated.

Treasurer: Oudenhoven self-nominated

Secretary: Oudenhoven nominated Lessner

Committees:

- Buildings and Grounds | Lessner, Haase, Kohls
- Personnel & Policy | Mueller, Morstad, Oetken
- Finance | Oudenhoven, Koppes, Chandler

Vote was held for VP contested position. Mueller won 5 – 3.

Motion to accept Officers and Committees as determined made by Koppes, seconded by Kohls. Motion Approved on voice vote.

B. Discuss and take action: Convergent Bill

Mark Stevens provided overview of the difference between POTS (analog) lines and PDX (digital lines). Board member Mueller challenged the second trip charge and 1.75 hours of labor based on emails provided prior to the meeting. Mark Stevens will liaise with Convergent regarding the \$280 charge. September agenda item: discussion regarding fax line installation.

Motion to approve payment of \$914 to Convergent made by Mueller, seconded by Oetken. Motion approved on roll call vote.

Chandler	Y	Koppes	Y	Mueller	Y
Haase	Y	Lessner		Oetken	Y
Kohls	Y	Morstad	Y	Oudenhoven	Y

C. Discuss and take possible action: Plaque for Peg

Board member Chandler provided an overview and cost estimate for a brass plaque honoring Peg Checkai at the library. Funding sources were discussed.

Motion to approve payment from Carnegie Fund not to exceed \$400 made by Oetken, seconded by Kohls. Motion Approved on roll call vote.

Chandler	Y	Koppes	Y	Mueller	Y
Haase	Y	Lessner		Oetken	Y
Kohls	Y	Morstad	Y	Oudenhoven	Y

D. Update on hiring of Library Director

Board member Chandler provided an update on status of the new director, starting September 2, as well as onboarding with the city. A brief discussion was held regarding Board onboarding with a determination to add a closed session high level onboarding to the September Board of Trustees meeting. Board member Koppes will schedule a finance committee meeting to discuss upcoming budget discussions. P&P may host a small group onboarding with the new Director, if necessary, after the September meeting. The board will also plan to welcome the new Director on September 3rd or 4th (Chandler to check first day at library with city HR).

5. DIRECTOR'S REPORT

A. Review: Monthly highlights, budget figures and statistics

Tina detailed additional item regarding replacement of filtered computers in the Children's area with Quest machines, loaded with multilingual programs (paid for with Greater Watertown Community Health Foundation Grant and Donations).

Board member Haase asked questions regarding budget. Chandler will follow up with library team for clarification and will share with the Board.

6. PRESIDENT'S REPORT

- A. Review conversations and contacts in official capacity
No report

7. PERSONNEL & POLICY

- A. Resolution 2026-10: Heidi Zipfel

Motion to approve Heidi Zipfel as FT Cataloger made by Mueller, seconded by Morstad. Motion Approved on roll call vote.

Chandler	Y	Koppes	Y	Mueller	Y
Haase	Y	Lessner		Oetken	Y
Kohls	Y	Morstad	Y	Oudenhoven	Y

- B. Resolution 2026-11: Mary Lopez-Childers

Motion to approve Mary Lopez-Childers as Library Director made by Kohls, seconded by Morstad. Motion Approved on roll call vote.

Chandler	Y	Koppes	Y	Mueller	Y
Haase	Y	Lessner		Oetken	Y
Kohls	Y	Morstad	Y	Oudenhoven	Y

8. REVIEW AND TAKE ACTION ON CONSENT AGENDA ITEMS

- A. Minutes from July 9, 2026
B. Minutes from July 29, 2026
C. August 2026 Bills
D. Unplanned expenses as of August 4, 2026

Chandler recommending modifying spelling of John Katsch's name in July 9, 2026 Minutes.

Motion to approve consent agenda as modified made by Mueller, seconded by Morstad. Motion approved on roll call vote.

Chandler	Y	Koppes	Y	Mueller	Y
Haase	Y	Lessner		Oetken	Y
Kohls	Y	Morstad	Y	Oudenhoven	Y

9. ADJOURNMENT

Motion made by Koppes to adjourn at 7:28 p.m. Haase seconded. Approved by voice vote.

These meeting minutes are uncorrected and stand as such until approved at the next Board of Trustees Meeting to be held on Thursday, September 10, 5:30pm.

Respectfully submitted,
Charity Chandler

SITE PLAN REVIEW COMMITTEE
August 24, 2026

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers on the second floor of City Hall. The following members were present: Mayor Robert Stocks, Brian Zirbes – Zoning, Mike Jacek – Building Inspection, Andrew Beyer – Engineering, Maureen McBroom – Stormwater, Laura Bohman – Police, Don Dishno – Fire Department, Stacy Winkelman – Streets & Solid Waste, Ryan Schmidt – Parks & Rec., and Manager of Economic Development and Strategic Initiatives Deb Sybell.

Also in attendance were Tom Stocco of Tessulo Development, Chris Merklein of Dirt Investors, Randy Goll of RE-Optim, David Schroeder, and Nikki Zimmerman.

1. **Call to Order**
The meeting was called to order by Chairperson Brian Zirbes.
2. **Approval of Minutes**
A. Review and take action: Site Plan Review Minutes Dated August 10, 2026
Motion was made and seconded to approve the minutes as submitted. Unanimously approved.
3. **Business**
A. Review and Take Action: Rezoning of 100 E. Division Street & 104 E. Division Street to Planned Development (PD) – Amended General Development Plan (GDP) and Amended Precise Implementation Plan (PIP).
The proposed development looks to create two multi-family buildings with a zero-lot line shared wall between the two buildings. This shared wall will be located along the county- line between Dodge and Jefferson Counties and is required because a single building cannot be built across a property line (county-line).

The proposed amended PD - GDP/PIP will now have 75 total units (up from 67 units) of varying types including: 5 studio apartments, 38 one-bedroom apartments, 25 two-bedroom apartments, and 7 three-bedroom apartments. All townhomes have been removed from the proposal. Additional changes include relocation of storage areas and the fitness room, as well as additional square footage on the second, third, and fourth floors. Changes to the exterior of the buildings include additional balconies, changes in some window types, and the removal of the cornice along the roof of the buildings. Exterior building materials remain the same as the previously approved plans. The multi-family buildings are to be stepped down in height at the south and east ends to better blend the higher density buildings into the surrounding residential areas.

The proposed amended PD - GDP/PIP will include the previously approved 63 underground parking stalls with access from Cole Street and 47 surface parking stalls with access from Cole Street and East Division Street for a total of 110 parking stalls.

The following was presented by staff:

Fire:	No concerns.
Building:	State approval of the plans will be needed along with a building permit from the Building Safety & Zoning Department once the state review is completed.
Police:	No concerns.
Mayor:	No concerns.
Stormwater:	Civil and stormwater plans will need to be reviewed along with review and approval of a stormwater and erosion control permit.
Engineering:	Civil and stormwater plans will need to be reviewed along with review and approval of a stormwater and erosion control permit.
Zoning:	Verified that there will still be 110 parking spaces.
Parks & Rec:	No concerns.

Water/Wastewater: Not present.

Streets/Solid Waste: No concerns.

Econ. Development: No concerns.

Motion was made and seconded to recommend approval of this item to Plan Commission with the conditions of obtaining state approval of the plans, the necessary permits from the Building Safety & Zoning Division, and stormwater and erosion control permit.

Unanimously approved.

4. **Adjournment**

Motion was made and seconded to adjourn. Unanimously approved.

Respectfully submitted,
Nikki Zimmerman, Recording Secretary

Note: These minutes are uncorrected, and any corrections made thereto will be noted in the proceedings at which these minutes are approved.

PLAN COMMISSION MINUTES

August 24th, 2026

The Plan Commission met in the Council Chambers with the following members present: Mayor Robert Stocks, Alderperson Ken Berg, Kerry Kneser, Nick Krueger, Tom Levi, City Engineer Andrew Beyer, and Zoning Administrator Brian Zirbes.

Others in attendance: Mark & Vicki Cichanofsky, Chris Merklein, David Schroeder, Tom Stocco, Randy Goll, and Sonja Kruesel.

1. CALL TO ORDER

Mayor called the meeting to order at 4:03pm.

2. APPROVAL OF MINUTES

A. Review and take action: Site Plan Review Committee minutes dated August 10, 2026

B. Review and take action: Plan Commission minutes dated August 10, 2026

A motion was made by Krueger and seconded by Kneser to approve the above Site Plan Review & Plan Commission minutes as written, and this motion passed unanimously.

3. BUSINESS

A. Public hearing: Rezoning of 100 E. Division Street & 104 E. Division Street to Planned Development (PD) – Amended General Development Plan (GDP) and Amended Precise Implementation Plan (PIP)

Mayor Stocks opened the public hearing and Tom Stocco of Tessuto Development spoke stating the project increased from 67 to 75 to increase revenue and make this project more viable as a long term investment, along with some engineering changes needed. Stocco said he would comment further later in meeting. The public hearing then closed.

B. Review and take action: Rezoning of 100 E. Division Street & 104 E. Division Street to Planned Development (PD) – Amended General Development Plan (GDP) and Amended Precise Implementation Plan (PIP)

Brian stated this public hearing was to consider whether to approve an amendment to the Planned Development Overlay Zoning District, the General Development Plan and the Precise Development Plan. The current PD – GDP & PIP was approved by our council on March 3rd, 2026. The proposed project creates two multi family buildings with a zero lot line shared wall between these two buildings with one in Dodge County and one in Jefferson County. There would be 7 three-bedroom units, 25 two bedroom units, 38 one bedroom units and 5 studio units. Stocco noted there would be 110 parking stalls and these stalls would be individually charged a cost which he felt would deter some applicants from wanting to pay for this amenity.

Brian then commented the city was recommending approval of their amended PD-GDP/PIP with 10 conditions: Complete and obtain approval of the Development Agreement; Record the approved CSM in both Dodge & Jefferson Counties; Record the Riverwalk Easement in both Dodge * & Jefferson Counties; Obtain assigned addresses for each apartment unit; Submit and obtain approval of a Fire Protection permit; Include the installation of a Knox Box on the building plans; Submit a letter from the State of Wisconsin approving the separation wall between the two structures; Obtain approval of an erosion control and stormwater permit; Include State & Federal ADA accessibility requirements on the building plans; Include a design element in the hallway that clearly indicates the separation between the 2 buildings. Mr. Stocco said the studio rentals would be \$1,300, the 1 bedroom would be \$1,600, and so on with a three times rent formula on income to determine affordability of these units for applicants wanting to reside there. They looked at the income levels and feel there is a market for their unique housing and that it will be successful. Brian also reminded Commission members there is no parking requirement per say in the Central Business Zoning District but in other parts of this applicable code, they would need 107 parking stalls, so they satisfy that condition. Randy Goll spoke to the stormwater requirements and he stated our city recognized this project as a redevelopment and they meet the quality & quantity

standards when it comes to stormwater runoff. They use a filtration device to treat stormwater and that greatly reduces the runoff amounts to levels that satisfy that requirement.

Alderperson Berg spoke strongly in favor of this project because of the huge investment of funds going into this development to create quality housing for tenants residing there. He also noted the huge benefit it will have on our city's eventual tax base, knowing these investors are estimating this apartment project at \$15 to \$18 million of valuation. Plus, it will incentivize other investors to look at Watertown favorably for investment. The 150 to 200 or more residents will help our city's downtown district and community as a whole with customers, employees and students for our local schools. Kneser wanted reassurance that the community room/fitness room would be retained but apparently moved elsewhere within the building. Stocco stated yes and the new location will make it better for the building layout and the tenants after the change.

Berg moved to approve the motion to amend the proposed PD-GDP/PIP with the 10 conditions identified by the city and noted above, seconded by Levi and approved unanimously.

- C. Review and Discuss Article VI Performance Standards – Vandewalle** Sonja Kruesel of Vandewalle Associates was present to go over article VI of the proposed zoning ordinance which will create new standards for development and how it should be designed, operated and maintained. She noted criteria in looking at a site or development having to do with parking, vision triangles & driveways as examples; operational impacts having to do with how development affects neighboring properties due to lighting, noise or odors; and property standards for residential and non-residential that involve fences, pools, vacant buildings, etc. Sonja noted existing properties would be exempt from these requirements should they not conform to these new zoning, building standards. Permits would continue to be issued by staff and inspections would continue to occur to ensure compliance with our city code. Conditional use permits would not typically be needed as much since zoning and building code would oversee the type of development being considered.

In the downtown, just like it is currently, there is no parking minimum but with commercial space in general there would be a parking standard of one stall per 500 sq ft instead of one per 300 sq ft, while for industrial it is one parking stall per employee on the largest shift. With construction, it was noted that code requires curbing around concrete or asphalt pavement with less curb and gutter for industrially zoned properties. This flexibility in the requirements for curbing are improvements in the code proposed. Noise and odor are two standards that are measured and thresholds that are monitored for operational standards.

Board members had discussion on property maintenance and tools the city can use for enforcement and compliance where vacant buildings in downtown area need to be addressed. Much of regulation forces the property owner to update the city over time on their intentions. The concern is more with commercial and industrial vs residential and high visibility areas of town. The city starts out with a contact with the property owner, then goes to an annual condition report and removal of any signage from the business entity that was there when they were open for business. Next, would be a need for a fire access box to be installed for public safety to have an ability to get in the building if needed. At five years, there could be a code compliance and enforcement component outlined for property owner. Eventually at the 10-year mark, if no improvement and cooperation with property owner of vacant, blighted building, steps could be taken ultimately for demolition of the building and a return to vegetative cover. Members liked the progression steps overall but 10 seemed too long if vacant and no communication with city or progress in its blighted condition over a period of several years. Consensus of board members was to accelerate the timeline somewhat to shorter time frame than 10 years before serious action by property owner required. It was noted that demolition is not required as the ultimate enforcement for a city, it could be anything less than that which motivates the property owner to take action on their vacant, blighted property.

A question was asked about deed restrictions for a house more stringent than our city code which can happen but city officials are not the enforcers of these deed restrictions and the homeowner association has to come up with ways to enforce their rules and not rely on the city to do it for them.

4. ADJOURNMENT

A motion by Kneser to adjourn at 5:21pm and seconded by Levi was approved unanimously.

Respectfully submitted,

Aldersperson Ken Berg

All materials discussed at this meeting can be found at:

https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/5330/Cow/a7497003-b87d-4154-9cc3-b4fe44fa1b8d/August-24%2C-2026-Plan-Commission-Meeting-Packet.pdf?disposition=in

PUBLIC WORKS COMMISSION

Tuesday, August 25, 2026

5:30 p.m.

The Public Works Commission met at the above date and time. The following members were present: Alderpersons Myron Moldenhauer, Ken Berg, Tony Arnett (remote), Gina Nitecki (remote), Citizen member Pete Thompson. Also present: City Staff Andrew Beyer, Nathan Williams; Ethan Smith from Ayres Associates.

1. **Call to order.** Chairperson Arnett called the meeting to order at 5:31 p.m.
2. **Comments and Suggestions from Citizens Present.** - None.
3. **Review and take possible action. Minutes of PWC meeting of August 11th, 2026.** Mr. Thompson moved to approve the minutes, seconded by Mr. Moldenhauer. Motion carried by unanimous voice vote.
4. **Review and Approve Solid Waste Utility Rate Increase** – The Solid Waste rate study was presented to the Commission in May. The Commission asked staff to prepare a plan with a steady rate increase over 5 years, balancing borrowing with cash for capital expenditures. Rates have not been increased since 2019. The rate increase presented is \$1.10 per year for 5 years, balancing capital expenditures using borrowing and cash. Mr. Berg asked how long a trash collection truck typically lasts. Because of the extensive daily use, they last between 5 and 10 years. Mr. Berg also asked if this rate increase would result in a build-up of fund balance for Solid Waste. It does not accumulate a fund balance over that 5-year period. Mr. Moldenhauer moved to recommend the rate increase to Council, seconded by Mr. Thompson. (Ms. Nitecki arrived at 5:42 pm) Motion carried by unanimous voice vote.
5. **Review and take possible action: N. First Street Parking Lot - Wall Condition Assessment and Feasibility Study** – Ethan Smith from Ayres Associates presented the report on the sea wall assessment stretching along the N. First St. parking lot and by city hall. The current wall has different construction along the length, but all of it is substantially deteriorated (see pictures in the report presented) and in need of replacement. 3 options for replacement were presented, utilizing different construction techniques, with costs ranging from \$1.4 million to \$3.3 million. After significant discussion of the construction techniques and costs and seeking to balance the cost with the anticipated lifespan of the replacement, the Commission asked the staff to come back with a revised proposal utilizing rip-rap to the extent practicable.
6. **Adjournment.** Mr. Moldenhauer moved to adjourn, seconded by Mr. Thompson. Motion carried by unanimous voice vote at 6:30 p.m.

Respectfully submitted,

Tony Arnett, Chairperson

Note: These minutes are uncorrected, and any corrections made thereto will be noted in the proceedings at which these minutes are approved.

PUBLIC WORKS COMMISSION

Tuesday, September 8, 2026

5:30 p.m.

The Public Works Commission met at the above date and time. The following members were present: Alderpersons Myron Moldenhauer, Ken Berg (arrived approx. 5:45), Tony Arnett (remote), Gina Nitecki, Citizen member Pete Thompson. Also present: City Staff Andrew Beyer, Pete Hartz.

1. **Call to order.** Chairperson Arnett called the meeting to order at 5:30 p.m.
2. **Comments and Suggestions from Citizens Present.** - Michelle Elias of 760 W Main St. encouraged the Commission to look long-term at sea wall project discussed at the last meeting. She expressed concern that an approach utilizing rip rap would end up having larger long-term costs.
3. **Review and take possible action. Minutes of PWC meeting of August 25th, 2026.** Mr. Thompson moved to approve the minutes, seconded by Mr. Moldenhauer. Motion carried by unanimous voice vote.
4. **Review and take possible action: Approve resolution declaring official intent to reimburse expenditures from proceeds of borrowing** – Pete Hartz presented this as the next step in securing federal Clean Water Fund financing for the Allerman Lift Station project (currently slated for 2027.) Mr. Moldenhauer moved to recommend the resolution to Council, seconded by Ms. Nitecki. Motion carried by unanimous voice vote.
5. **Review and take possible action: Approve the purchase of one (1) Hach NP600 Phosphate Analyzer with Warranty Plus from Energenecs for a total cost of \$60,510** – This will replace an existing analyzer unit from another manufacturer that experiences frequent failures. The new unit is expected to last 15 years and has already been in trial use for several months with no issues. Ms. Nitecki moved to approve the purchase, seconded by Mr. Thompson. Motion carried by unanimous voice vote.
6. **Review and take possible action: Change Order No. 2 to Contract #6-26 Bituminous Surfacing with Wolf Paving** – This change order will add E. Main Street from S. Maple Street to S. Concord Avenue to this year's bituminous surfacing. This will be paid for by savings from other portions of the bituminous surfacing work this year. Mr. Thompson moved to approve the change order, seconded by Mr. Moldenhauer. Motion carried by unanimous voice vote.
7. **Review and discuss: Infrastructure backlog discussion** – Mr. Arnett walked through a brief presentation on the accumulated backlog of infrastructure projects, focused on the streets in the worst condition (1 or 2 out of 10 on the PASER scale) and the associated water, wastewater, and stormwater work involved in reconstructing those streets. This is currently estimated at more than \$150 million. In addition, a short list of other street, water, wastewater, and stormwater projects due in the next few years totaling more than \$90 million was provided. The intent of the presentation was to bring focus to this issue, driven by decades of under-investment in repair and replacement of this critical infrastructure. Mr. Berg added that driving more growth in the city is important to helping solve this issue over time.
8. **Adjournment.** M. Nitecki moved to adjourn, seconded by Mr. Thompson. Motion carried by unanimous voice vote at 6:05 p.m.

Tony Arnett, Chairperson

Note: These minutes are uncorrected, and any corrections made thereto will be noted in the proceedings at which these minutes are approved.

September 2026

In appreciation of your years
of dedicated service
to the City of Watertown
and its citizens.

5 Years

Kameron Jones
Streets Department

*"There is no greater challenge, and there is no greater
honor than to be in public service."*

Condoleezza Rice

WATERTOWN FIRE DEPARTMENT

Monthly Report / July 2026

Compassion, Dedication,
Integrity, Accountability,
Trust



Greetings!

July was a busy month for the Watertown Fire Department, both in the community and behind the scenes. Our crews participated in the 4th of July Parade, Lights N Sirens, a Girl Scout station tour, Culvers Share Night, a pop-up splash pad, and other community events. We truly enjoy these opportunities to connect with the people we serve outside of an emergency. Building those relationships, answering questions, and giving our community a chance to know their Fire Department is an important part of what we do.

At the same time, the day-to-day work of moving the department forward continued. July included preparation for the 2027 budget, EMS protocol revisions, scheduling and operational improvements, apparatus and equipment work, and continued staff development. Our Fire Prevention Bureau also reached an important milestone with state approval to conduct certain fire alarm and suppression plan reviews locally while continuing progress on our annual inspection program. All of this occurred while our crews responded to 296 calls for service, the busiest month of 2026 so far.

July was a great example of the many ways our department serves Watertown: responding when we are needed, preparing for what is ahead, and staying connected to our community.



Chief Tanya Reynen



Operational Statistics

Incident Count Statistics

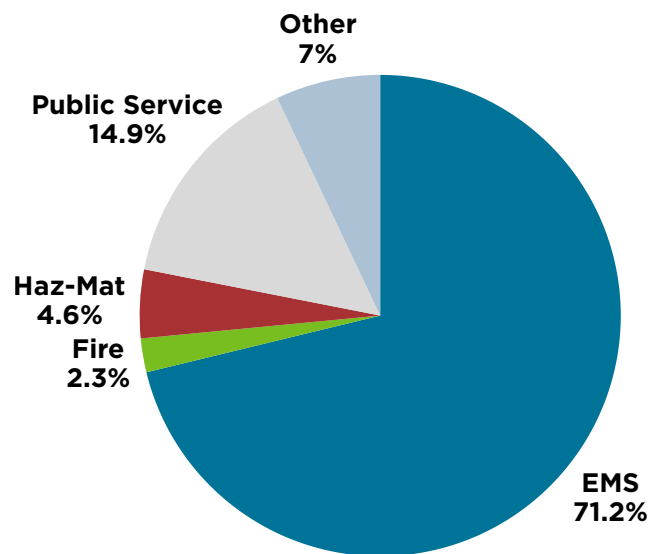
July 2026 Calls: 296

EMS	Fire	Haz-Mat	Public Service	Other
220	9	15	30	22

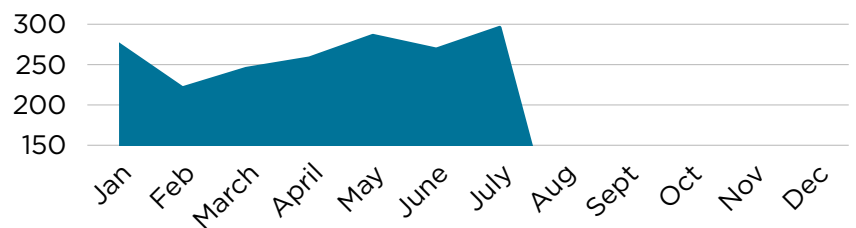
July Incidents by Year

2023	2024	2025	2026
293	242	288	296

Incident Percentages Year to Date

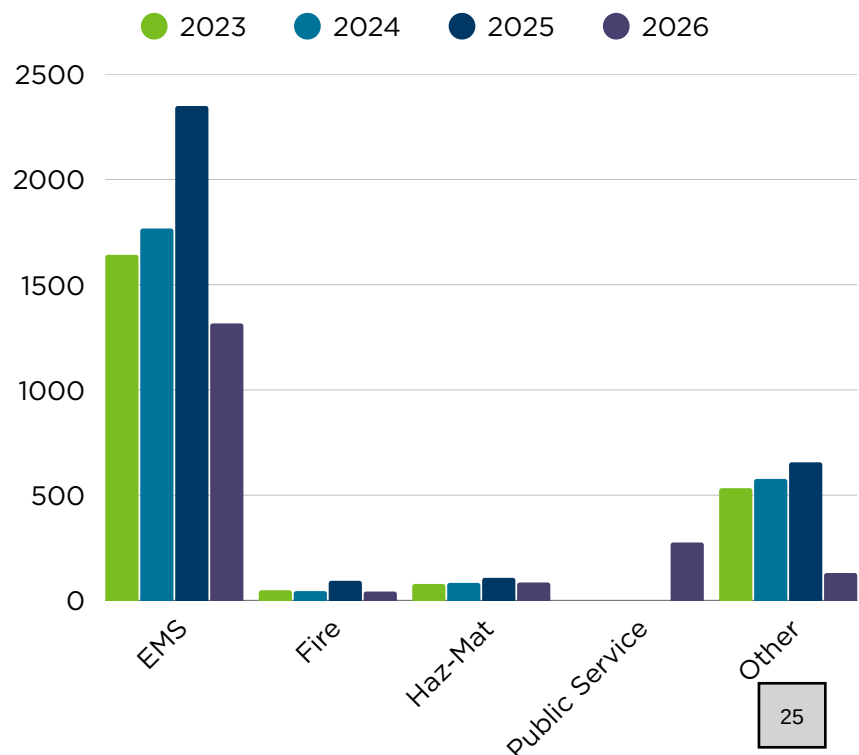


Incident count by Month



2026
Year-to-Date
Incident Count:
1848

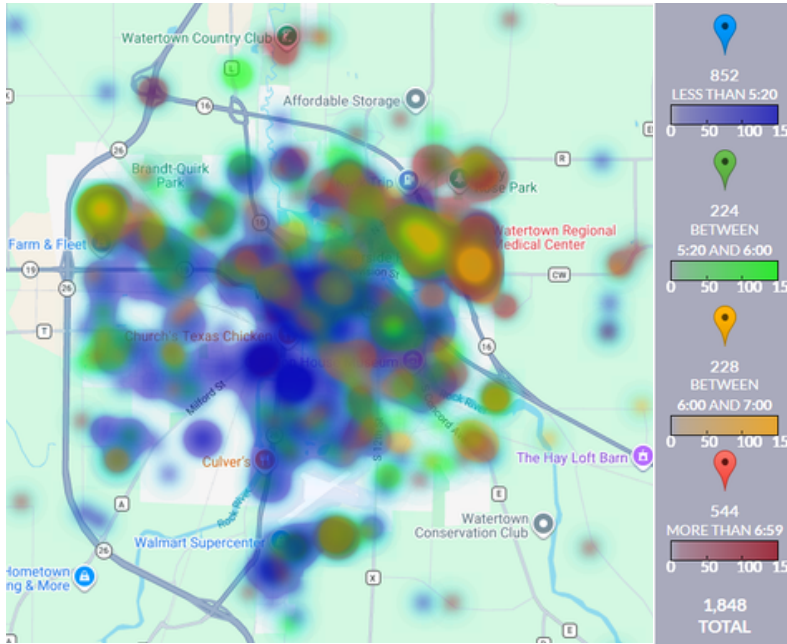
Year-to-Date Incidents by year and type



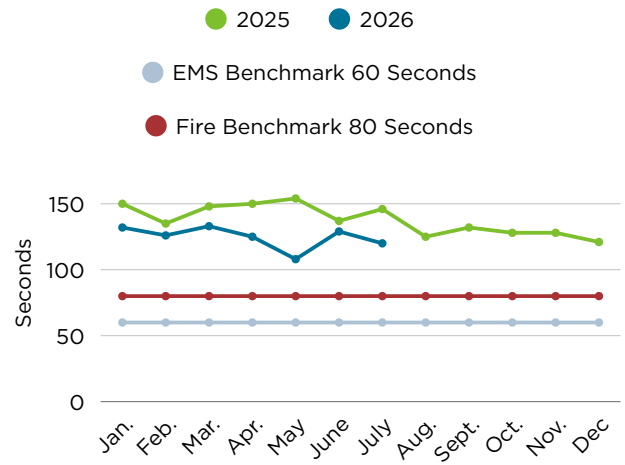
Public Service
 The category Public Service is for incidents such as Lift Assist, CO and Smoke Detector alarm malfunctions

Other
 Consists of Standby, Canceled calls, smoke in area, no patient found, controlled burn etc.

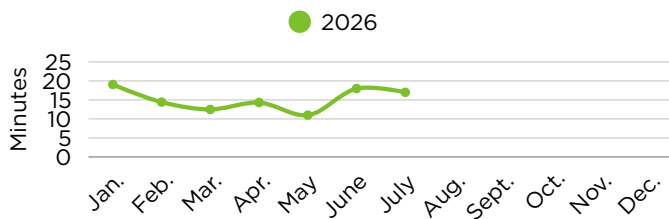
Year-to-Date Response Time Heat Map



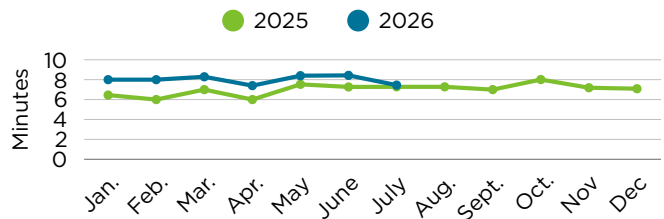
90th Percentile ALL ZONE TURNOUT TIME (Alarm>EnRoute)



90th Percentile TOWNSHIPS RESPONSE TIME (Alarm>First Unit Arrival)



90th Percentile CITY ZONE RESPONSE TIME (Alarm>First Unit Arrival)



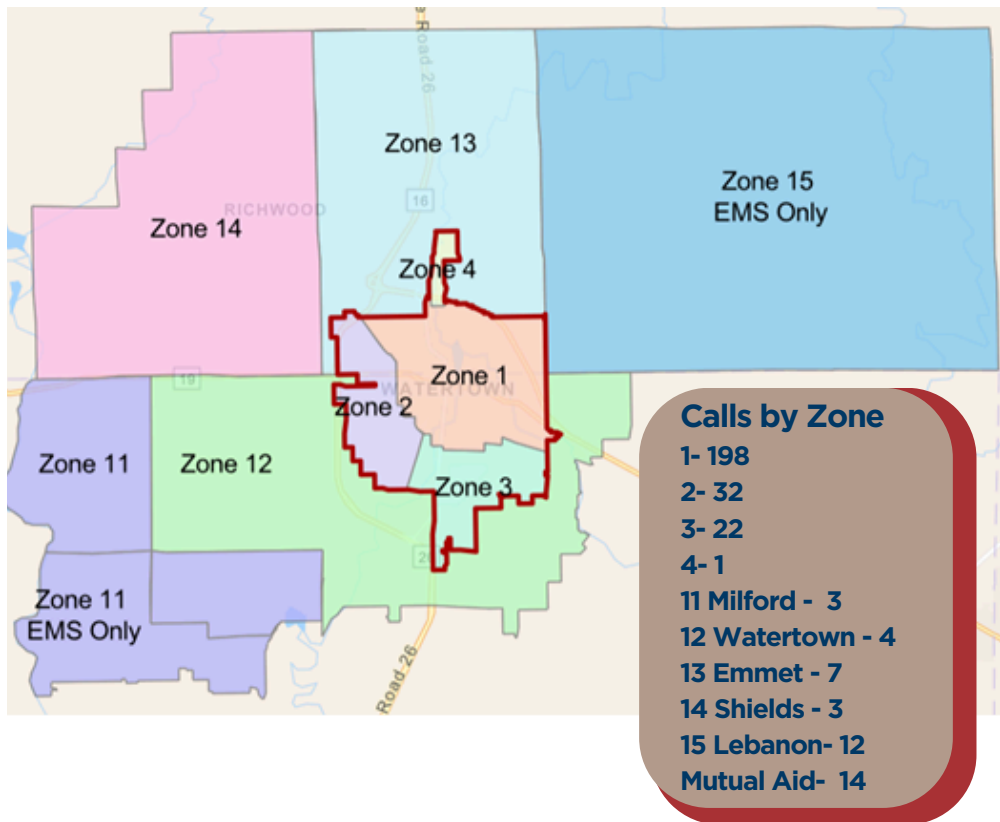
Simultaneous Calls by Month- Year to Year

This means that the crew is out on more than one call at the same time.

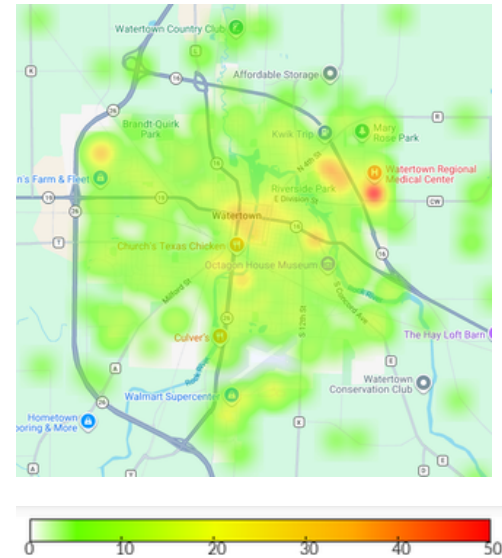
	2024		2025		2026	
January	52	19%	79	28%	51	25%
February	39	18%	63	28%	26	16%
March	52	22%	93	32%	44	23%
April	31	14%	74	28%	49	19%
May	47	20%	103	34%	65	23%
June	68	27%	78	27%	68	25%

	2024		2025		2026	
July	57	24%	87	30%	69	23%
August	50	22%	60	24%		
September	66	25%	89	33%		
October	57	22%	70	25%		
November	64	28%	57	24%		
December	58	28%	80	29%		

Calls per Zone This Month



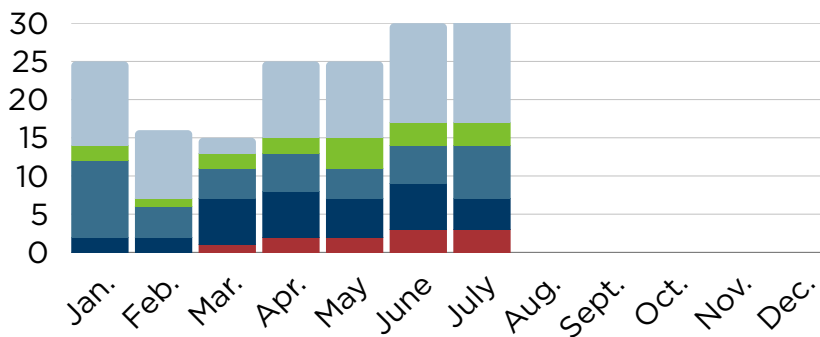
Year-to-Date Call Volume Heat Map



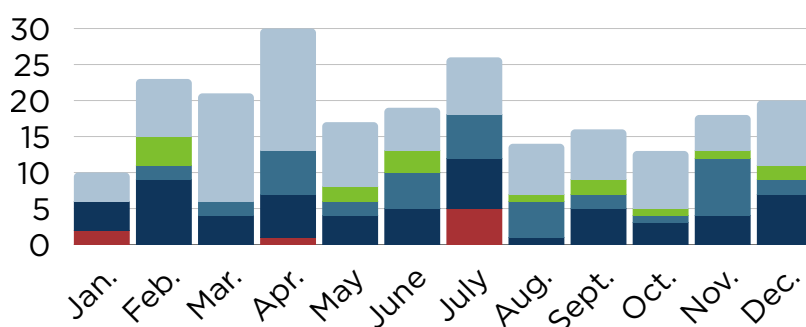
Calls per Township

● Milford 11 ● Watertown 12 ● Emmet 13 ● Shields 14 ● Lebanon 15

2026



2025

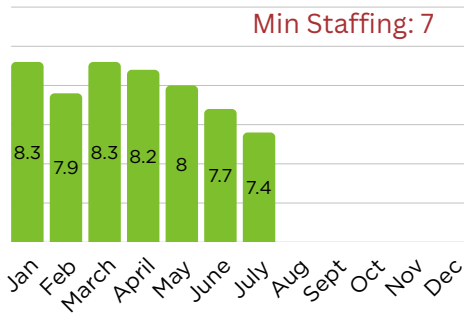


Department Staffing Overview

The department policy minimum staffing is 7 personnel per shift. That gets an engine, an ambulance, and a command vehicle out the door. At 7, everybody has a job and there is nobody left over. If a second call comes in, we have to pull someone off one of those units to cover it.

There are 9 personnel assigned to each shift so we can absorb vacation, sick time, and FMLA and still hit our minimum. When all 9 are working, we can put more apparatus in service. Most of our units, ambulances included, take at least two people to operate. At 9, we can run the ambulance, the tender, and the brush truck or boat, and we can get the ladder out, though not with a full crew.

Average Daily Staffing Level



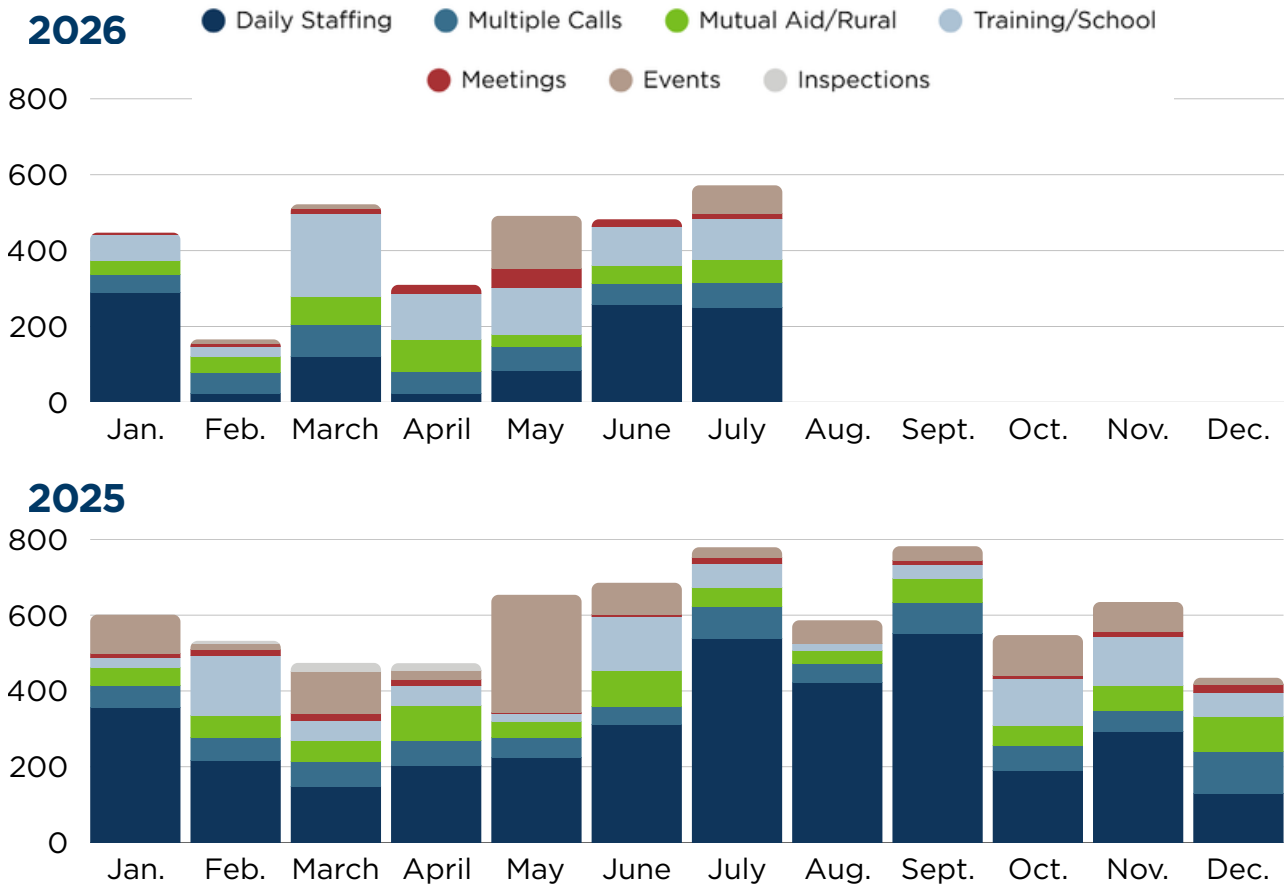
Engine Crew
4
Firefighters required to safely staff and operate the engine on a response

Ambulance Crew
2
Paramedics required to staff and provide care

Shift Commander
1
Battalion Chief responsible for incident command and shift oversight

“Swing”
2
Covers Vacation & Sick leave; If none, staffs Ambulance, Tender, and Ladder

Total Monthly Overtime Hours



Fire Prevention Updates

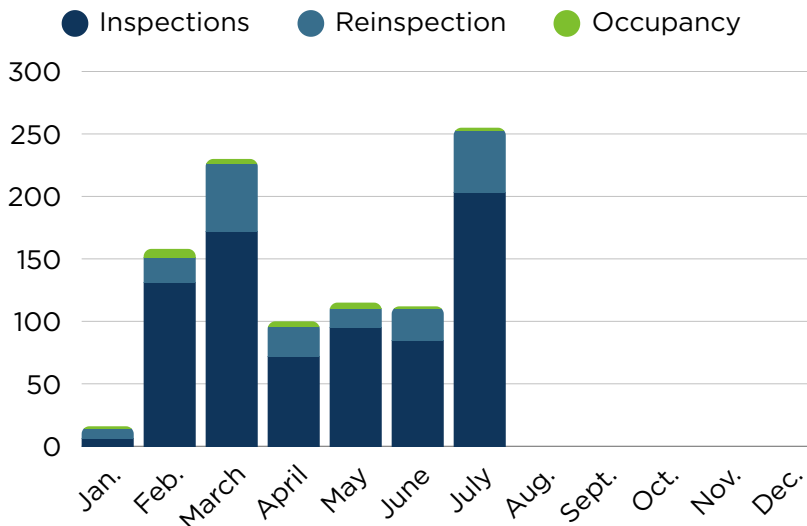
Fire protection plan reviews are an important part of the development and construction process, ensuring that proposed fire alarm and fire suppression systems meet applicable safety and code requirements before installation.

In July, the Watertown Fire Department received approval from the Wisconsin Department of Safety and Professional Services to perform certain fire suppression and fire alarm plan reviews locally for qualifying commercial projects within the City. Fire Marshal Don Dishno will serve as the department's primary certified plan reviewer.

Bringing this service to the local level is expected to provide more timely plan review and more direct communication between contractors, businesses, and the Fire Department. It also allows our Fire Marshal to work directly with applicants to address fire protection considerations specific to their project and our community.

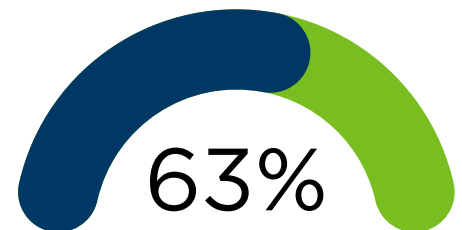
Over the coming months, staff will be updating City ordinances and redesigning the Fire Department's website to support the new process. The goal is a clear, streamlined system for contractors and businesses that provides responsive local support while maintaining the required state standards.

Inspections Completed



Inspection Progress

Total Known Inspectable Properties: 1,198



Fire Marshal Calls for Service

1- Fireworks Standby

Plans Reviewed Year to Date

13

Fire & Safety Tip

As summer winds down, take a few minutes to test smoke and carbon monoxide alarms throughout your home. Replace batteries as needed and make sure everyone in your household knows two ways out in case of a fire.

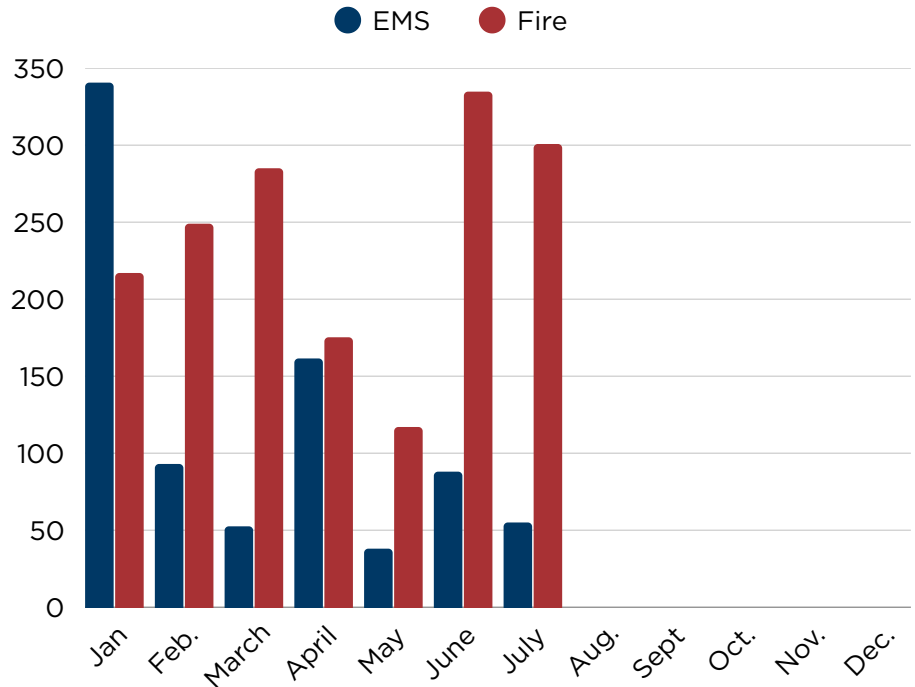
Training Highlights

Hose Deployment
CEVO 4 & 5: Train the Trainer
Power Saw Techniques
CP Trailer Equipment Review
Weather-Related Emergencies
Cardiovascular Emergencies
EMS Skills Review

Public Relations Highlights

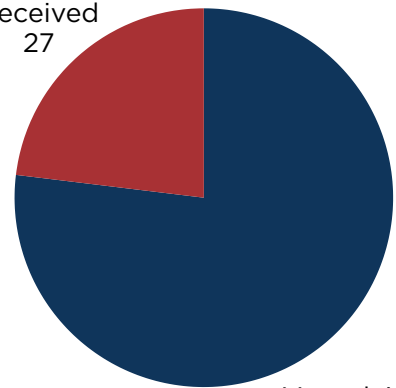
4th of July Parade
Flag Fly from Ladder Truck
Lights N Sirens
Girl Scout Station Tour
Hosted State Peer Support Training
Culvers Share Night
Pop-Up Splash Pad
Chamber Ball Drop

Training Hours



Mutual Aid Given/Received Year to Date

Mutual Aid
Received
27



Mutual Aid Given
90



Robert Stocks

TO: MEMBERS OF THE COMMON COUNCIL

I would appreciate your consideration of the following appointments:

Transit Commission Board

Tom Godfroy – serving his first partial term expiring October 2028 (replacing Michelle Brainbridge)

Thank you for your consideration.

Robert Stocks, Mayor

WATERTOWN PAYROLL SUMMARY

For the Period of: 8/19/2026 9/1/2026

Department	Employees FT PT		Regular Hours	Regular this Pay Period	Y-T-D Regular Actual	Annual Regular Budget	Overtime Hours	Overtime this Pay Period	Y-T-D Overtime Actual	Annual Overtime Budget
Administration	3	4	367	12,255	179,450	281,917	-	-	-	-
Alderpersons (2nd PR)	-	-	0	-	39,162	59,303	-	-	-	-
Attorney	2	1	220	8,551	148,683	222,321	-	-	-	-
Bldg. Inspection	3	4	322	11,661	188,487	286,891	-	-	-	-
Crossing Guards	-	2	12	270	13,158	28,000	-	-	-	-
Engineering	5	1	464	12,896	10,486	27,102	-	-	-	-
Finance	6	42	1088	23,188	294,392	469,248	1	40	2,837	3,000
Fire	32	1	3396	102,002	1,820,330	2,564,329	129	6,981	169,212	247,000
Forestry	1	-	80	2,328	47,307	134,680	-	-	-	-
Health	8	3	734	26,757	510,754	809,474	-	-	-	2,250
Library	6	14	948	23,233	441,744	500,677	-	-	-	-
Mayor	1	-	80	3,634	65,998	94,488	-	-	-	-
Media	2	3	188	5,503	95,745	263,120	-	-	-	-
Municipal Building	1	-	80	2,176	25,836	51,917	-	-	150	1,500
Municipal Court	1	1	100	3,481	59,893	89,258	-	-	-	-
Park	10	2	760	20,337	341,895	458,087	10	385	6,617	11,960
Park/Rec Admin	5	1	442	13,943	231,973	422,408	-	-	535	540
Police	55	1	4190	170,778	2,862,558	4,213,498	335	18,418	148,813	236,600
Police Reserve	-	7	55	545	4,992	15,000	-	-	-	-
Recreation and Pools		22	154	2,593	156,996	187,341	-	-	1,539	4,500
Solid Waste	8	-	640	20,410	353,761	526,359	-	-	1,952	3,000
Street / Storm Water	24	1	1951	59,241	1,082,424	1,604,333	3	204	13,874	35,500
Wastewater	10	1	824	27,065	491,053	779,039	25	1,451	24,082	18,000
Water Dept.	11	-	880	32,476	573,619	839,515	20	895	12,105	23,500
TOTALS	194 FT	111 PT	17973	\$585,323	\$10,040,694	\$14,928,305	522	\$28,374	\$381,716	\$587,350

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
ABENDROTH WATER CONDITIONING						
1074						
0383308	SOFTENER RENTAL-FIRE	01523117	07/31/2026	75.00	468451	08/18/2026
0383309	COMMERCIAL DRINKING RENTAL - FIRE	01523117	07/31/2026	135.00	468451	08/18/2026
Total ABENDROTH WATER CONDITIONING:				210.00		
ADVOCATE AURORA HEALTH						
1858						
1740118	EMPLOYEE DRUG SCREEN: LOPEZ - LIBRARY	11581218	07/19/2026	42.00	468377	08/11/2026
Total ADVOCATE AURORA HEALTH:				42.00		
AIMEE STEGGALL						
556523						
63056749	EMS TRAINING	24581118	07/24/2026	395.00	468309	08/04/2026
Total AIMEE STEGGALL:				395.00		
AKA HYDRAULICS & CONTROLS LLC						
555771						
1371	RETURN LINE - VEH #50	01541120	08/04/2026	125.00	468452	08/18/2026
Total AKA HYDRAULICS & CONTROLS LLC:				125.00		
ALSCO INC						
1512						
IMIL2231262	COVERALL SERVICE	01517118	07/08/2026	60.83	468374	08/11/2026
Total ALSCO INC:				60.83		
ALTERNATIVE MEMORIALS LLC						
556536						
1429109153143005-2025	REFUND RE TAX OVERPAYMENT	01271920	07/31/2026	831.28	468375	08/11/2026
Total ALTERNATIVE MEMORIALS LLC:				831.28		
ANDREA A WETMORE						
556551						
2302160000	REFUND UTILITY OVERPAYMENT	99001105	08/14/2026	93.67	468509	08/25/2026
Total ANDREA A WETMORE:				93.67		
ANTHONY MUELLER						
13831						
777641	55 BALES OF STRAW	16581646	08/13/2026	220.00	468453	08/18/2026
Total ANTHONY MUELLER:				220.00		
APEX ENGINEERING PRODUCTS CORP						
554979						
0183219-IN	RYDLYME-CLEAN PRMRY SLUDGE LINE - WW	02820060	07/22/2026	1,074.10	468376	08/11/2026
Total APEX ENGINEERING PRODUCTS CORP:				1,074.10		
APG OF SOUTHERN WISCONSIN						

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
1003						
21406-0726	PUBLISHED NOTICES-JULY 2026-OFFICIAL PUBS	01511120	07/31/2026	2,176.00	468510	08/25/2026
21406-0726	PUBLISHED NOTICES-JULY 2026-ELECTIONS	01514118	07/31/2026	1,600.85	468510	08/25/2026
Total APG OF SOUTHERN WISCONSIN:				3,776.85		
ASSOCIATED TRUST CO						
1752						
28628	2025 GOPN FILING FEE	04594540	08/11/2026	475.00	468511	08/25/2026
Total ASSOCIATED TRUST CO:				475.00		
AT&T MOBILITY - FIRSTNET						
552664						
287303591659X08012026	CELL PHONES-MAYOR	01513132	08/17/2026	36.71	2609112	08/17/2026
287303591659X08012026	CELL PHONES-CITY CLERK	01514118	08/17/2026	38.93	2609112	08/17/2026
287303591659X08012026	CELL PHONES-ATTY	01516118	08/17/2026	36.71	2609112	08/17/2026
287303591659X08012026	CELL PHONES-MEDIA COMM	01518418	08/17/2026	38.93	2609112	08/17/2026
287303591659X08012026	CELL PHONES-IT	01518632	08/17/2026	44.67	2609112	08/17/2026
287303591659X08012026	CELL PHONES-BSZ	01524132	08/17/2026	147.84	2609112	08/17/2026
287303591659X08012026	CELL PHONES-ENGINEERING	01541032	08/17/2026	213.44	2609112	08/17/2026
287303591659X08012026	CELL PHONES-STREET	01542132	08/17/2026	154.78	2609112	08/17/2026
287303591659X08012026	CELL PHONES-STREET	01542420	08/17/2026	146.96	2609112	08/17/2026
287303591659X08012026	CELL PHONES-RECREATION	01552032	08/17/2026	192.37	2609112	08/17/2026
287303591659X08012026	CELL PHONES-WAC	01552232	08/17/2026	19.00	2609112	08/17/2026
287303591659X08012026	CELL PHONES-PARK	01554132	08/17/2026	418.59	2609112	08/17/2026
287303591659X08012026	CELL PHONES-FORESTRY	01561118	08/17/2026	63.98	2609112	08/17/2026
287303591659X08012026	CELL PHONES-WW	02820032	08/17/2026	408.25	2609112	08/17/2026
287303591659X08012026	CELL PHONES-WATER	03992118	08/17/2026	674.23	2609112	08/17/2026
287303591659X08012026	CELL PHONES-LIBRARY	11581232	08/17/2026	55.61	2609112	08/17/2026
287303591659X08012026	CELL PHONES-STORM WATER	16581631	08/17/2026	70.92	2609112	08/17/2026
287303591659X08012026	CELL PHONES-SOLID WASTE	17581718	08/17/2026	41.93	2609112	08/17/2026
287303591659X08012026	CELL PHONES-ECON DEV	60510518	08/17/2026	39.03	2609112	08/17/2026
Total AT&T MOBILITY - FIRSTNET:				2,842.88		
AUTUMN STEGGALL						
60305						
63056739	EMS WORLD LIVE TRAINING	24581118	07/21/2026	395.00	468310	08/04/2026
Total AUTUMN STEGGALL:				395.00		
AYRES ASSOCIATES INC						
1990						
231574	SEAWALL ASSESS. 2026 CONTRACT ETA 2026	05581141	07/27/2026	2,100.00	468311	08/04/2026
Total AYRES ASSOCIATES INC:				2,100.00		
BADGER PEST CONTROL LLC						
552514						
330962	PARK PEST CONTROL	01554118	07/29/2026	80.00	468378	08/11/2026
330963	PARK PEST CONTROL	01554118	07/27/2026	80.00	468378	08/11/2026
330966	PARK PEST CONTROL	01554118	07/27/2026	65.00	468378	08/11/2026
330981	PARK PEST CONTROL	01554118	07/27/2026	80.00	468378	08/11/2026
330995	MONTHLY PEST CONTROL	17581718	07/27/2026	45.00	468454	08/18/2026
330995	MONTHLY PEST CONTROL	01541218	07/27/2026	45.00	468454	08/18/2026

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
Total BADGER PEST CONTROL LLC:				395.00		
BADGER WELDING SUPPLIES INC						
2043						
3946950	OXYGEN	01523154	07/09/2026	49.90	468312	08/04/2026
3947311	OXYGEN	01523154	07/15/2026	138.21	468312	08/04/2026
Total BADGER WELDING SUPPLIES INC:				188.11		
BEHNKE MATERIALS ENGINEERING LLC						
2201						
2532	LAB/FIELD TESTING PROJ 22.0001	05581169	06/30/2026	3,872.50	468313	08/04/2026
Total BEHNKE MATERIALS ENGINEERING LLC:				3,872.50		
BETTY JIMENEZ						
54426						
73026	REIMBURSE SODA, SIGNS	24581107	07/30/2026	160.26	468314	08/04/2026
81326	REIMBURSE FOR BDAY PARTY SUPPLIES	24581107	08/13/2026	72.86	468455	08/18/2026
Total BETTY JIMENEZ:				233.12		
BLAINS FARM & FLEET						
55126						
SOI000002618	LEAF RAKE, HANDLE	01561118	08/11/2026	92.95	468456	08/18/2026
SOI000002665	WASP SPRAY - PARKS	01554118	08/13/2026	20.97	468512	08/25/2026
Total BLAINS FARM & FLEET:				113.92		
BLUE BUTTERFLY THRIFT STORE						
556284						
F481D5DZ15	RESTITUTION	01436100	08/17/2026	75.00	468513	08/25/2026
Total BLUE BUTTERFLY THRIFT STORE:				75.00		
BMI						
2018						
500003109157	MUSIC ROYALTIES	01552022	08/02/2026	229.50	468457	08/18/2026
500003109157	MUSIC ROYALTIES	26554341	08/02/2026	229.50	468457	08/18/2026
Total BMI:				459.00		
BRUCE HADY						
556549						
82026	REFUND SECURITY DEPOSIT	01271970	08/20/2026	200.00	468514	08/25/2026
Total BRUCE HADY:				200.00		
BURKE TRUCK AND EQUIPMENT INC						
2947						
INV/2026/01028	SINGLE AXLE PLOW AND BOX - VEH #37	05541170	07/21/2026	36,555.00	468458	08/18/2026
Total BURKE TRUCK AND EQUIPMENT INC:				36,555.00		
CARRICO AQUATIC RESOURCES INC						

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
3129						
20265148	CHEMICALS-AQUATIC CENTER	01552240	07/15/2026	6,079.86	468379	08/11/2026
20266048	CPO COURSE FOR JOEL S	01552223	08/13/2026	390.00	468515	08/25/2026
20266054	CHEMICALS-AQUATIC CENTER	01552240	08/13/2026	362.90	468515	08/25/2026
Total CARRICO AQUATIC RESOURCES INC:				6,832.76		
CENTURYLINK						
3301						
796319772	LONG DISTANCE LINE CHARGES-JULY 2026	01517132	08/01/2026	.54	468459	08/18/2026
Total CENTURYLINK:				.54		
CHARTER COMMUNICATIONS						
3417						
170726201072126	PHONE-JULY 2026-CITY HALL	01517132	07/21/2026	166.82	2609113	08/17/2026
170726201072126	PHONE-JULY 2026-POLICE	01521132	07/21/2026	246.41	2609113	08/17/2026
170726201072126	PHONE-JULY 2026-FIRE	01523132	07/21/2026	79.02	2609113	08/17/2026
170726201072126	PHONE-JULY 2026-HEALTH	01531232	07/21/2026	57.07	2609113	08/17/2026
170726201072126	PHONE-JULY 2026-STREET	01542132	07/21/2026	61.46	2609113	08/17/2026
170726201072126	PHONE-JULY 2026-LIBRARY	11581232	07/21/2026	74.63	2609113	08/17/2026
170726201072126	PHONE-JULY 2026-SENIOR CENTER	01552032	07/21/2026	57.07	2609113	08/17/2026
170726201072126	PHONE-JULY 2026-WWW	02820032	07/21/2026	70.24	2609113	08/17/2026
170726201072126	PHONE-JULY 2026-WATER	03992118	07/21/2026	65.85	2609113	08/17/2026
170726201072126	PHONE-JULY 2026-ENVIRO HEALTH	14531332	07/21/2026	17.56	2609113	08/17/2026
Total CHARTER COMMUNICATIONS:				896.13		
CONNER RICHARDS						
556548						
F471FC61QT	WITNESS FEES	01516142	08/12/2026	6.00	468516	08/25/2026
Total CONNER RICHARDS:				6.00		
CONVERGENT SOLUTIONS INC						
3762						
59081	2/24: NO PHONE SERVICES, 2/26: PAGING NOT WORKIN	11581232	02/28/2026	1,194.75	468460	08/18/2026
59081 CREDIT	CREDIT PER EMAIL WITH MARK & TROY	11581232	08/14/2026	280.75	468460	08/18/2026
59811	IPOSS ANNUAL SUPPORT-CITY HALL	01517132	08/05/2026	2,223.12	468517	08/25/2026
59811	IPOSS ANNUAL SUPPORT-WW	02820032	08/05/2026	2,223.12	468517	08/25/2026
59811	IPOSS ANNUAL SUPPORT-LIBRARY	11581232	08/05/2026	720.24	468517	08/25/2026
59811	IPOSS ANNUAL SUPPORT-SR CTR/PARK & REC	01552032	08/05/2026	720.24	468517	08/25/2026
59811	IPOSS ANNUAL SUPPORT-STREETS	01542132	08/05/2026	720.24	468517	08/25/2026
59811	IPOSS ANNUAL SUPPORT-HEALTH	01531232	08/05/2026	720.24	468517	08/25/2026
FC6PO00004	LATE FEE	11581232	06/25/2026	59.46	468461	08/18/2026
Total CONVERGENT SOLUTIONS INC:				8,300.66		
CORE & MAIN LP						
3784						
Z194639	INVENTORY PARTS - WW	02973011	07/09/2026	16,709.94	468315	08/04/2026
Z376817	INVENTORY PARTS - WW	02973011	07/29/2026	418.16	468380	08/11/2026
Z474142	FLANGE ADPTR-PRMRY SLUDGE LINES - WW	02831042	07/31/2026	529.78	468518	08/25/2026
Z483751	FLANGE ADPTR-PRMRY SLUDGE LINES - WW	02831042	07/31/2026	475.00	468518	08/25/2026
Total CORE & MAIN LP:				18,132.88		

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
CORELOGIC TAX SERVICES LLC						
54267						
RETAX-2025	PROPERTY TAX OVERPAYMENT	01271920	08/07/2026	248.45	468381	08/11/2026
Total CORELOGIC TAX SERVICES LLC:				248.45		
CORNERSTONE ENVIRONMENTAL GROUP LLC HOWM						
3785						
52621558	OLD LANDFILL MONITORING	17581726	07/29/2026	1,977.30	468382	08/11/2026
Total CORNERSTONE ENVIRONMENTAL GROUP LLC HOWM:				1,977.30		
COUNTY MATERIALS CORPORATION						
3842						
4319671-00	RCP FOR WILBUR ST	16581646	07/15/2026	8,620.00	468462	08/18/2026
Total COUNTY MATERIALS CORPORATION:				8,620.00		
CULLIGAN WATER CONDITIONING						
3950						
73126	SENIOR SALT	01552017	07/31/2026	19.50	468383	08/11/2026
Total CULLIGAN WATER CONDITIONING:				19.50		
CUMMINS INC						
3957						
4Q-260712803	PLANNED MAINT	01517126	07/09/2026	767.48	468384	08/11/2026
4Q-260713066	REPAIR HEATER/COOLANT	01517120	07/31/2026	617.85	468384	08/11/2026
Total CUMMINS INC:				1,385.33		
DANE CO CLERK OF COURTS						
4059						
ONEFRE SOBERANO 26-	BOND-ONEFRE SOBERANO, ABRIL 200407132	01271990	08/06/2026	290.00	468385	08/11/2026
Total DANE CO CLERK OF COURTS:				290.00		
DEAN HEALTH PLAN						
555757						
2909800	HEALTH BENEFIT ER-SEP	01213163	08/19/2026	284,210.13	2609114	08/19/2026
2909800	HEALTH BENEFIT EE-SEP	01213163	08/19/2026	35,584.97	2609114	08/19/2026
2909800	HEALTH BENEFIT EE-AUG WOHLER F FD	01213163	08/19/2026	141.37	2609114	08/19/2026
2909800	HEALTH BENEFIT ER-AUG WOHLER F FD	01213163	08/19/2026	2,227.93	2609114	08/19/2026
2909800	HEALTH BENEFIT ER-AUG WELLACH S>F FD	01213163	08/19/2026	1,321.14	2609114	08/19/2026
2909800	HEALTH BENEFIT ER-JUL WELLACH S>F FD	01213163	08/19/2026	1,321.14	2609114	08/19/2026
2909800	HEALTH BENEFIT EE-JUL WELLACH S>F FD	01213163	08/19/2026	83.07	2609114	08/19/2026
2909800	HEALTH BENEFIT EE-AUG WELLACH S>F FD	01213163	08/19/2026	83.07	2609114	08/19/2026
Total DEAN HEALTH PLAN:				324,972.82		
DELTA DENTAL PLAN OF WI						
4264						
2601687d	EMPLOYEE DENTAL INSURANCE-ER	01213168	08/19/2026	13,614.61	2609115	08/19/2026
2601687d	EMPLOYEE DENTAL INSURANCE-EE	01213168	08/19/2026	1,512.53	2609115	08/19/2026
2601687d	EMPLOYEE DENTAL INSURANCE- COBRA SEP BACHLER	01213168	08/19/2026	107.33	2609115	08/19/2026
2601687d	EMPLOYEE DENTAL INSURANCE-EE WOHLER F SEP	01213168	08/19/2026	10.73	2609115	08/19/2026
2601687d	EMPLOYEE DENTAL INSURANCE-ER WOHLER F SEP	01213168	08/19/2026	96.60	2609115	08/19/2026

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
2601687v	EMPLOYEE VISION INSURANCE-SEP	01213169	08/19/2026	1,239.46	2609115	08/19/2026
Total DELTA DENTAL PLAN OF WI:				16,581.26		
DIESEL FORWARD INC						
4461						
SRI-032777	DISC & SEALS - VEH 131	01541120	07/21/2026	298.12	468316	08/04/2026
Total DIESEL FORWARD INC:				298.12		
DIGGERS HOTLINE INC						
4466						
260 7 60501	LOCATE TICKET FEES - WTR	03666518	07/31/2026	1,297.80	468386	08/11/2026
Total DIGGERS HOTLINE INC:				1,297.80		
DODGE CO CLERK OF COURTS						
4541						
USCANGA NEGRETE 26-	BOND-USCANGANEGRETE, RIGOBERTO 19850418	01271990	08/20/2026	1,000.00	468519	08/25/2026
Total DODGE CO CLERK OF COURTS:				1,000.00		
DODGE CO TREASURER						
4565						
062026-072026	DOG LICENSES: JUNE - JULY 2026	01431132	08/05/2026	112.50	468387	08/11/2026
072026	COUNTY COURT FINES-JULY 2026	01436100	08/06/2026	269.80	468388	08/11/2026
ADDITIONAL TAX PAYME	DODGE COUNTY TAX PAYMENTS	50121110	08/17/2026	3,425.80	468505	08/18/2026
AUG2026TAXSETTLE	TAX SETTLEMENT-AUG 2026	50216110	08/14/2026	356,264.42	468447	08/14/2026
Total DODGE CO TREASURER:				360,072.52		
DOLLAR GENERAL 06887						
555476						
F481C3B01L	RESTITUTION	01436100	05/29/2025	200.00	468389	08/11/2026
Total DOLLAR GENERAL 06887:				200.00		
EMERGENCY STARTING & TOWING LLC						
5560						
36192	TOWING TRUCK #62	01523142	07/13/2026	1,250.00	468317	08/04/2026
Total EMERGENCY STARTING & TOWING LLC:				1,250.00		
EMPLOYEE BENEFITS CORPORATION						
5284						
5564750	EBC COBRA ADMINISTRATION FEES	01519545	08/15/2026	167.31	2609116	08/30/2026
5564750	EBC FLEX ADMINISTRATION FEES	01519545	08/15/2026	238.50	2609116	08/30/2026
Total EMPLOYEE BENEFITS CORPORATION:				405.81		
ENVIRONMENTAL SPECIALISTS LLC						
5633						
69921	PORTABLE RENTAL-PARK	01554118	08/01/2026	665.00	468318	08/04/2026
69922	PORTABLE RENTAL-PARK	01554118	07/31/2026	190.00	468318	08/04/2026
69923	TS PORTOS	26554320	08/01/2026	371.00	468318	08/04/2026

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
Total ENVIRONMENTAL SPECIALISTS LLC:				1,226.00		
EZ OFFICE PRODUCTS						
5018						
878153	WALL CALENDAR	01552018	07/28/2026	20.94	468319	08/04/2026
Total EZ OFFICE PRODUCTS:				20.94		
EZ PROMOTION & APPAREL LLC						
554285						
INKS1008876	REC SOCCER SHIRTS	01552118	08/18/2026	2,012.50	468521	08/25/2026
Total EZ PROMOTION & APPAREL LLC:				2,012.50		
FARRELL EQUIPMENT & SUPPLY CO						
6077						
336685	4TH/5TH ALLEY -EXPANSION JOINTS AND MORTAR	05581169	07/30/2026	982.95	468463	08/18/2026
Total FARRELL EQUIPMENT & SUPPLY CO:				982.95		
FEHR GRAHAM ENGINEERING & ASSOCIATES						
6094						
141663	SAFETY TRAINING CONTRACT	01543159	07/16/2026	1,000.00	468320	08/04/2026
Total FEHR GRAHAM ENGINEERING & ASSOCIATES:				1,000.00		
FIRE SERVICE INC						
6371						
WI-28264	FIX APPARATUS LIGHTS	01523142	07/20/2026	935.12	468321	08/04/2026
WI-28265	COOLANT FIX	01523142	07/20/2026	3,714.65	468321	08/04/2026
WI-28273	EMS MEDICATION CABINET	24581118	07/21/2026	2,807.69	468390	08/11/2026
WI-28419	4161 REPAIRS	01523142	07/27/2026	1,217.14	468390	08/11/2026
WI-28420	4161 REPAIR	01523142	07/27/2026	398.73	468390	08/11/2026
Total FIRE SERVICE INC:				9,073.33		
FIRST SUPPLY LLC - MADISON						
6383						
15264504-00	WASTE WATER MH AND RINGS	02973011	08/05/2026	676.35	468522	08/25/2026
15264504-00	STORM MH AND RINGS	16581646	08/05/2026	2,029.05	468522	08/25/2026
15270377-00	MANHOLE RINGS - STOCK	16581646	08/10/2026	901.80	468522	08/25/2026
15270377-00	MANHOLE RINGS - WW S	02973011	08/10/2026	300.60	468522	08/25/2026
Total FIRST SUPPLY LLC - MADISON:				3,907.80		
FIVE STAR ENERGY SERVICES LLC						
553599						
001116	PRIVATE LSL RPLMNT PROJECT - WTR	03999990	08/06/2026	914,957.88	2609117	08/28/2026
Total FIVE STAR ENERGY SERVICES LLC:				914,957.88		
FLAG CENTER						
553634						
0123262-IN	FLAG POLE REPAIR	01517120	06/02/2026	484.00	468391	08/11/2026

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
Total FLAG CENTER:				484.00		
FOX VALLEY TECHNICAL COLLEGE						
6697						
SPINV038701	CDL REFRESHER	01543159	08/04/2026	325.00	468464	08/18/2026
Total FOX VALLEY TECHNICAL COLLEGE:				325.00		
FRANKLIN HRASKY						
556532						
2829108150411074-2025	REFUND RE TAX OVERPAYMENT	01271920	07/30/2026	63.13	468322	08/04/2026
Total FRANKLIN HRASKY:				63.13		
FRANKLIN ZABELL						
553357						
806270000	REFUND UTILITY OVERPAMENT	99001105	07/29/2026	86.62	468392	08/11/2026
Total FRANKLIN ZABELL:				86.62		
FRAWLEY OIL COMPANY INC						
6728						
7760477	BULK HYD OIL	17581740	07/20/2026	634.40	468465	08/18/2026
7760477	BULK HYD OIL	16581640	07/20/2026	634.40	468465	08/18/2026
7760477	BULK HYD OIL	01541140	07/20/2026	1,268.80	468465	08/18/2026
Total FRAWLEY OIL COMPANY INC:				2,537.60		
GAPPA SECURITY SOLUTIONS						
7125						
34050	CUT KEY(8) - WTR	03993018	07/16/2026	78.40	468393	08/11/2026
34050	CUT KEY(22) - WW	02831040	07/16/2026	215.60	468393	08/11/2026
34050	DOOR LOCK CORE(12) - WTR	03622618	07/16/2026	576.00	468393	08/11/2026
34050	DOOR LOCK CORE(4) - WTR	03993218	07/16/2026	192.00	468393	08/11/2026
34050	DOOR LOCK CORE(23) - WTR	03600318	07/16/2026	1,104.00	468393	08/11/2026
34050	DOOR LOCK CORE(12) - WTR	03644318	07/16/2026	576.00	468393	08/11/2026
34050	DOOR LOCK CORE(36) - WW	02831020	07/16/2026	1,728.00	468393	08/11/2026
34050	DOOR LOCK CORE(12) - WW	02831040	07/16/2026	576.00	468393	08/11/2026
34050	DOOR LOCK CORE(76) - WW	02820018	07/16/2026	3,648.00	468393	08/11/2026
34113	CUT KEY(10) - WW	02820018	07/29/2026	110.00	468393	08/11/2026
Total GAPPA SECURITY SOLUTIONS:				8,804.00		
GFL ENVIRONMENTAL						
553450						
U90000334443	TRASH DISPOSAL AIRPORT-AUGUST 2026	01545318	07/19/2026	95.63	468523	08/25/2026
V70000024936	LANDFILL FEES	17581742	07/31/2026	17,227.20	468466	08/18/2026
Total GFL ENVIRONMENTAL:				17,322.83		
GILLIDSYSTEMS						
556025						
65127	CUSTOM KEY TAGS	24581107	07/16/2026	1,041.00	468394	08/11/2026
Total GILLIDSYSTEMS:				1,041.00		

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
GORDON FLESCH CO INC						
6450						
I595769	COPIER LEASE	11581218	07/31/2026	265.37	468440	08/13/2026
IN15696975	COPIER USAGE	11581218	07/20/2026	211.58	468441	08/13/2026
Total GORDON FLESCH CO INC:				476.95		
GRAEF						
554795						
0146000	CLARK ST SANITARY FEASIBILITY STUDE PROJ 2026-026	02973011	07/29/2026	6,429.59	468323	08/04/2026
Total GRAEF:				6,429.59		
GRAINGER						
7628						
9015039069	BRUSH/PARTS	01517118	07/22/2026	116.74	468467	08/18/2026
9040976384	DOOR STOPS	01517118	08/12/2026	28.05	468467	08/18/2026
Total GRAINGER:				144.79		
GREEN BAY PIPE & TV						
554962						
APPL FOR PYMT NO 1	#5-26 STORM SEWER CLEANING & TELEVISIONING	16581643	07/27/2026	103,735.84	468324	08/04/2026
Total GREEN BAY PIPE & TV:				103,735.84		
GRINWALD FORD INC						
7675						
59023	SQUAD REPAIRS	01521144	07/07/2026	107.95	468395	08/11/2026
Total GRINWALD FORD INC:				107.95		
HARBOR FREIGHT TOOLS USA INC						
554793						
61D98BB7	STEP BUMPER RECEIVER	01554120	08/11/2026	19.99	468524	08/25/2026
685E1D5F	PAINT BRUSHES	01554118	07/20/2026	34.94	468325	08/04/2026
685E1D5F	WIRE WHEEL, BENCH GRINDERS	05554170	07/20/2026	277.93	468325	08/04/2026
AF02E75D	FLUX WIRE, CONTACT TIPS	01554118	07/27/2026	104.97	468325	08/04/2026
EF97CA20	SWIVEL VISE, CEMENT	01554118	08/03/2026	439.98	468524	08/25/2026
Total HARBOR FREIGHT TOOLS USA INC:				877.81		
HEARTLAND BUSINESS SYSTEMS LLC						
27286						
418590 V1	MAINT AGREEMT MICROFILM READER	11581219	08/05/2026	994.98	468442	08/13/2026
Total HEARTLAND BUSINESS SYSTEMS LLC:				994.98		
HOLIDAY WHOLESALE INC						
556531						
2352219	WAC CONCESSIONS	01552246	06/03/2026	1,728.00	468326	08/04/2026
2355075	WAC CONCESSIONS	01552246	06/05/2026	887.35	468326	08/04/2026
2368092	WAC CONCESSIONS	01552246	06/18/2026	694.95	468326	08/04/2026
2371761	WAC CONCESSIONS	01552246	06/23/2026	711.95	468326	08/04/2026
2376139	WAC CONCESSIONS	01552246	06/25/2026	50.85	468326	08/04/2026
2376330	WAC CONCESSIONS	01552246	06/26/2026	984.55	468326	08/04/2026
2379929	WAC CONCESSIONS	01552246	07/01/2026	597.00	468326	08/04/2026

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
2379950	WAC CONCESSIONS	01552246	06/30/2026	168.00-	468326	08/04/2026
2380766	WAC CONCESSIONS	01552246	07/01/2026	123.60	468326	08/04/2026
2383608	WAC CONCESSIONS	01552246	07/03/2026	246.95	468326	08/04/2026
2385811	WAC CONCESSIONS	01552246	07/08/2026	1,486.35	468326	08/04/2026
2390167	WAC CONCESSIONS	01552246	07/10/2026	516.90	468326	08/04/2026
2392416	WAC CONCESSIONS	01552246	07/15/2026	1,369.25	468326	08/04/2026
2396380	WAC CONCESSIONS	01552246	07/17/2026	934.95	468326	08/04/2026
2400574	WAC CONCESSIONS	01552246	07/22/2026	318.00	468326	08/04/2026
2410059	WAC CONCESSIONS	01552246	07/30/2026	334.10	468396	08/11/2026
2413953	WAC CONCESSIONS	01552246	08/05/2026	500.85	468396	08/11/2026
Total HOLIDAY WHOLESALE INC:				11,215.90		
HOLZ WATERTOWN						
8565						
192827	FILTERS - VEH #7	01541120	07/30/2026	99.63	468468	08/18/2026
Total HOLZ WATERTOWN:				99.63		
HOTSY CLEANING SYSTEMS INC						
8693						
0010805-IN	SWIVEL FOR PRESSURE WASHER	01541220	08/05/2026	298.66	468525	08/25/2026
Total HOTSY CLEANING SYSTEMS INC:				298.66		
HYDROCORP						
8994						
CI-14522	CROSS CONNECTION PROGRAM - WTR	03992318	07/31/2026	1,417.70	468397	08/11/2026
CI-15123	CROSS CONNECTION PROGRAM - WTR	03992318	08/17/2026	1,417.70	468526	08/25/2026
Total HYDROCORP:				2,835.40		
I STATE TRUCK CENTER						
9027						
C272045485:01	ROTOR, SEAL AND GASKET - VEH #30	01541120	07/31/2026	1,109.91	468527	08/25/2026
C272045521:01	CALIPERS - VEH #30	01541120	08/03/2026	992.22	468527	08/25/2026
C272045654:01	PILLAR MOUNTED ANTENNA - VEH #57	01541120	08/11/2026	19.98	468527	08/25/2026
C272045662:01	VALVES AND GASKETS - VEH #57	01541120	08/13/2026	729.61	468527	08/25/2026
C272045738:01	ROTORS - VEH #30	01541120	08/19/2026	777.94	468527	08/25/2026
C272045770:01	CALIPERS CREDIT- VEH #30#	01541120	08/20/2026	316.25-	468527	08/25/2026
Total I STATE TRUCK CENTER:				3,313.41		
IMMANUEL EV LUTHERAN CHURCH						
3659						
82026	REFUND MERIDIAN BARRIER FEE	26446211	08/20/2026	275.00	468528	08/25/2026
Total IMMANUEL EV LUTHERAN CHURCH:				275.00		
INSIGHT FS						
9415						
17019932	DIESEL FUEL - WW	02820040	07/10/2026	9,095.50	468327	08/04/2026
17019933	GASOLINE - WW	02820040	07/10/2026	2,361.88	468327	08/04/2026
50041290	GREENYARD DELUXE, RANGER PRO	01554141	07/27/2026	316.14	468327	08/04/2026
57059714	HYDRO MULCH	16581646	07/24/2026	2,235.00	468469	08/18/2026

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
Total INSIGHT FS:				14,008.52		
INTERSTATE BILLING SERVICE INC						
9490						
X101139590:01	SPLASH GUARD	01541120	07/23/2026	57.32	468470	08/18/2026
X101139971:01	BRAKE PAD SET - VEH #30	01541120	07/30/2026	249.98	468470	08/18/2026
X101139971:02	CALIPER AND CORE CHARGE	01541120	07/31/2026	1,245.64	468529	08/25/2026
X101139984:01	RIMS - STOCK	01541120	07/31/2026	464.00	468470	08/18/2026
X101139984:01	RIMS - STOCK	17581720	07/31/2026	232.00	468470	08/18/2026
X101140434:01	BRAKE PADS AND BATTERIES	01541120	08/07/2026	901.19	468470	08/18/2026
X101140544:01	BATTERIES	17581720	08/10/2026	357.27	468529	08/25/2026
X101140578:01	CORE CREDITS	01541120	08/10/2026	1,203.22-	468529	08/25/2026
Total INTERSTATE BILLING SERVICE INC:				2,304.18		
INTERSTATE PUMP & TANK INC						
9494						
17395A2337	FUEL TANK INSPECTION AND REPAIRS	01541140	07/30/2026	3,060.00	468328	08/04/2026
Total INTERSTATE PUMP & TANK INC:				3,060.00		
INTERSTATE SAWING COMPANY INC						
556517						
62517	CURB CUT FOR EDSUP	05581169	07/21/2026	1,300.00	468398	08/11/2026
62518	CURB CUT FOR EDSUP	05581169	07/21/2026	650.00	468329	08/04/2026
62519	CURB CUT FOR EDSUP	05581169	07/21/2026	650.00	468329	08/04/2026
62520	CURB CUT FOR EDSUP	05581169	07/21/2026	650.00	468329	08/04/2026
62530	CURB CUT FOR EDSUP	05581169	07/22/2026	650.00	468329	08/04/2026
62531	CURB CUT FOR ENDEAVOUR-SHARED USE PATH	05581169	07/22/2026	650.00	468329	08/04/2026
62700	CURB CUTS FOR EDSUP	05581169	07/31/2026	650.00	468471	08/18/2026
Total INTERSTATE SAWING COMPANY INC:				5,200.00		
J&L TIRE INC						
10009						
390856	SQUAD REPAIRS-POLICE	01521144	07/16/2026	54.95	468399	08/11/2026
390914	SQUAD REPAIRS-POLICE	01521144	07/17/2026	54.95	468399	08/11/2026
390981	SQUAD REPAIRS-POLICE	01521144	07/21/2026	821.90	468399	08/11/2026
390982	SQUAD REPAIRS-POLICE	01521144	07/21/2026	1,257.40	468399	08/11/2026
390983	SQUAD REPAIRS-POLICE	01521144	07/21/2026	716.00	468399	08/11/2026
391026	APPARATUS MAINTENANCE	01523142	07/23/2026	918.94	468330	08/04/2026
391248	SQUAD REPAIRS-POLICE	01521144	07/30/2026	279.95	468399	08/11/2026
Total J&L TIRE INC:				4,104.09		
JAMIE HERNANDEZ - PETTY CASH						
556437						
071326 LIB	TEEN PROGRAMS	11581218	07/13/2026	14.97	468443	08/13/2026
Total JAMIE HERNANDEZ - PETTY CASH:				14.97		
JANI KING OF MILWAUKEE						
10100						
MIL08260120	CLEANING SERVICE AT AIRPORT-AUGUST 2026	01545318	08/01/2026	642.75	468530	08/25/2026

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
Total JANI KING OF MILWAUKEE:				642.75		
JASON KORTH						
556540						
2102430003	REFUND UTILITY OVERPAYMENT	99001105	07/30/2026	202.74	468400	08/11/2026
Total JASON KORTH:				202.74		
JEFFERSON CO CLERK OF COURTS						
10226						
HOWE 26-11472	BOND-HOWE, JACOB D 19920923	01271990	08/19/2026	150.00	468531	08/25/2026
KOPINESS 26-10406	BOND-KOPINESS, JAMES F 19700222	01271990	07/30/2026	150.00	468331	08/04/2026
PHILLIPS 26-10440	BOND-PHILLIPS, TUCKER G 20030714	01271990	07/30/2026	150.00	468331	08/04/2026
REAR 26-11090	BOND-REAR, CELIA A 19710221	01271990	08/13/2026	500.00	468472	08/18/2026
Total JEFFERSON CO CLERK OF COURTS:				950.00		
JEFFERSON CO SHERIFF						
10290						
HERNANDEZ LOPEZ 26-1	BOND-HERNANDEZ LOPEZ, NEXTALIS 19861002	01271990	08/06/2026	597.00	468401	08/11/2026
LARSON 26-10776	BOND-LARSON, DEREK A 19900131	01271990	08/06/2026	290.00	468401	08/11/2026
LUNA HERTADO 26-10761	BOND-LUNA HERTADO, STEVEN A 20011031	01271990	08/06/2026	239.50	468401	08/11/2026
Total JEFFERSON CO SHERIFF:				1,126.50		
JEFFERSON CO TREASURER						
10295						
062026-072026	DOG LICENSES: JUNE-JULY 2026	01431132	08/05/2026	225.75	468402	08/11/2026
072026	COUNTY COURT FINES-JULY 2026	01436100	08/06/2026	1,884.00	468403	08/11/2026
AUG2026TAXSETTLE	TAX SETTLEMENTS-AUG 2026	50216110	08/14/2026	458,339.90	468448	08/14/2026
Total JEFFERSON CO TREASURER:				460,449.65		
JEFFERSON CONCRETE LLC						
555376						
3577	SLURRY FOR MH COVERS - WILLMAN AND 5TH ST	05581169	07/27/2026	605.00	468332	08/04/2026
3626	1 CUB YD SLURRY	03667318	08/05/2026	110.00	468473	08/18/2026
3626	1 1/2 CUBIC YD SLURRY	02973011	08/05/2026	165.00	468473	08/18/2026
3626	2 CUBIC YD SLURRY - BACKFILL	16581646	08/05/2026	220.00	468473	08/18/2026
Total JEFFERSON CONCRETE LLC:				1,100.00		
JERRY HEPP EXCAVATING INC						
8356						
32944	WTRMN BRK-LAKESIDE/FRANKLIN - WTR	03667318	07/20/2026	4,247.55	468333	08/04/2026
Total JERRY HEPP EXCAVATING INC:				4,247.55		
JESSICA CRUZ						
52034						
71826	REFUND PARTIAL SECURITY DEPOSIT	01271970	08/06/2026	100.00	468404	08/11/2026
73026	REFUND PARTIAL SECURITY DEPOSIT	01271970	07/30/2026	100.00	468334	08/04/2026
Total JESSICA CRUZ:				200.00		

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
JESUS ARTZ & PRODUCTIONS LLC						
552517						
3481	SQUAD DECALS	01521144	08/14/2026	1,130.00	468532	08/25/2026
3483	SQUAD SET UP	05521170	08/20/2026	1,955.00	468532	08/25/2026
Total JESUS ARTZ & PRODUCTIONS LLC:				3,085.00		
JEWELL ASSOCIATES ENGINEERS INC						
556516						
19696	EMERGENCY PREP - PROFESSIONAL SRVS - DRIVE THR	15531460	08/06/2026	19,045.00	468474	08/18/2026
Total JEWELL ASSOCIATES ENGINEERS INC:				19,045.00		
JIM PUSCHECK						
556534						
7.21.2026	RAIN BARREL RAIN BARREL REBATE 2026	16581645	07/21/2026	40.00	468335	08/04/2026
Total JIM PUSCHECK:				40.00		
JOHNS RECYCLING INC						
10496						
32821	SINGLE STREAM MIX RECYCLING	17581741	07/31/2026	6,863.97	468475	08/18/2026
Total JOHNS RECYCLING INC:				6,863.97		
JOMAR QSUB INC						
555377						
2601160729	WHEEL SPEED SENSOR (2)	01541120	08/07/2026	261.12	468476	08/18/2026
2601165005	WHEEL SPEED SENSOR (2)	17581720	08/12/2026	147.50	468476	08/18/2026
2601166431	PRESSURE VALVE (3) & UJOINT KIT	01541120	08/13/2026	276.00	468476	08/18/2026
Total JOMAR QSUB INC:				684.62		
JOSE IVAN PEREZVILLA						
556529						
71853227	FIRE & ICE W/ POOL INFLATABLE	01552118	07/21/2026	469.00	468336	08/04/2026
Total JOSE IVAN PEREZVILLA:				469.00		
JWR INC						
10015						
0023526	HOSE(12)-TRAILER JETTER - WW	02831045	07/16/2026	232.55	468337	08/04/2026
0023579	PARTS-AIRES CAMERA SYSTEM - WW	02831045	07/16/2026	395.74	468337	08/04/2026
0024140	PARTS-BACKUP CAMERA - WW	02831045	07/29/2026	1,997.00	468477	08/18/2026
0024856	TERMINATION KIT-PATHFINDER - WW	02831045	08/14/2026	625.67	468533	08/25/2026
Total JWR INC:				3,250.96		
JX ENTERPRISES INC						
1094						
13314781P	SENSOR RETURN - VEH #18	17581720	07/28/2026	128.29-	468598	09/01/2026
13315810P	SWITCH KIT	01541120	08/13/2026	59.87	468598	09/01/2026
Total JX ENTERPRISES INC:				68.42-		
KARL DEBELACK						

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
556533						
1429109153324030-2025	REFUND RE TAX OVERPAYMENT	01271920	07/30/2026	360.00	468338	08/04/2026
Total KARL DEBELACK:				360.00		
KIMBALL MIDWEST						
11383						
104727481	NYLON LOCK NUTS	01541120	08/07/2026	78.00	468478	08/18/2026
104727848	MISC SHOP SUPPLIES	01541120	08/07/2026	771.05	468478	08/18/2026
104759622	MISC SHOP SUPPLIES	01541120	08/19/2026	342.05	468534	08/25/2026
Total KIMBALL MIDWEST:				1,191.10		
KLECKERS HEATING & AIR CONDITIONING INC						
54469						
I30359	LABOR, SERVICE & REPAIR CAPACITOR	01545320	07/27/2026	224.53	468535	08/25/2026
Total KLECKERS HEATING & AIR CONDITIONING INC:				224.53		
KWIK TRIP INC						
11970						
10546579	SENIOR CENTER SCRIP CARDS	24581107	08/19/2026	475.00	468536	08/25/2026
NP70925730	PD - CAR WASH/FUEL	01521140	08/03/2026	63.00	468406	08/11/2026
NP70925751	ENVIRO - ICE FOR WATER SAMPLING	14531318	08/13/2026	5.02	468479	08/18/2026
VI926 080426	FUEL	01523140	08/01/2026	153.19	468405	08/11/2026
Total KWIK TRIP INC:				696.21		
LAKESIDE INTERNATIONAL TRUCKS						
12047						
5214398P	RESISTOR - VEH #18	17581720	07/24/2026	41.18	468339	08/04/2026
5214469P	AIR FILTERS - VEH #132/133	16581622	08/04/2026	308.28	468480	08/18/2026
5214756P	TURN SIGNAL- VEH #50	01541120	08/03/2026	48.73	468480	08/18/2026
5215215P	SENSORS - VEH #18	17581720	08/14/2026	184.86	468537	08/25/2026
8130782	CONTROL MODULE - VEH #18	17581720	07/22/2026	2,614.27	468339	08/04/2026
8130829	TRANSMISSION- #18	17581720	07/28/2026	385.00	468480	08/18/2026
8337015P	REMY SWITCH - VEH #18	17581720	07/21/2026	299.62	468339	08/04/2026
8337016P	DEF FILTER (2) & PAC - STOCK	17581720	07/22/2026	485.78	468339	08/04/2026
8337299P	VALVE - VEH #18	17581720	07/24/2026	71.98	468480	08/18/2026
8337352P	TRANSMISSION - VEH #18	17581720	07/27/2026	1,177.63	468407	08/11/2026
8337669P	FUEL TANK STRAPS - VEH #52	01541120	07/31/2026	741.90	468537	08/25/2026
Total LAKESIDE INTERNATIONAL TRUCKS:				6,359.23		
LANGE ENTERPRISES						
12110						
96171	SIGNS	01544118	08/13/2026	374.25	468538	08/25/2026
96171	SIGNS	01542420	08/13/2026	374.25	468538	08/25/2026
Total LANGE ENTERPRISES:				748.50		
LANGUAGE LINE SERVICES						
12115						
11985333	OVER THE PHONE INTERPRETATION	01521117	07/31/2026	286.72	468408	08/11/2026
Total LANGUAGE LINE SERVICES:				286.72		

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
LISA LEMMINGER						
553721						
1905730000	REFUND UTILITY OVERPAYMENT	99001105	08/13/2026	142.54	468539	08/25/2026
Total LISA LEMMINGER:				142.54		
LYCON INC						
553951						
1190158-IN	CONCRETE FOR EDSUP RAMPS	05581169	07/27/2026	1,999.00	468340	08/04/2026
1191447-IN	CONCRETE FOR ADA RAMPS AT EDSUP	05581169	07/31/2026	1,452.50	468481	08/18/2026
1192236-IN	CONCRETE - 4TH 5TH ALLEY	05581169	08/09/2026	4,564.25	468540	08/25/2026
1192911-IN	CONCRETE - 4TH 5TH ALLEY	05581169	08/16/2026	5,234.20	468540	08/25/2026
Total LYCON INC:				13,249.95		
MADISON COLLEGE						
13040						
AUG2026TAXSETTLE-DO	TAX SETTLEMENT DODGE-AUG 2026	50217120	08/14/2026	84,599.07	468449	08/14/2026
AUG2026TAXSETTLE-JEF	TAX SETTLEMENT JEFFERSON-AUG 2026	50217120	08/14/2026	160,729.71	468449	08/14/2026
Total MADISON COLLEGE:				245,328.78		
MAIN STREET PROGRAM						
13067						
62426	MUSIC ON MAIN CONCERT SERIES - NEW DUELING PIAN	26554341	06/24/2026	2,000.00	468541	08/25/2026
81826	MUSIC ON MAIN CONCERT SERIES - HYPNOTIZED BY M	26554341	08/18/2026	2,000.00	468541	08/25/2026
8242026	MUSIC ON MAIN CONCERT SERIES - ROAD CREW	26554341	06/24/2026	2,000.00	468541	08/25/2026
Total MAIN STREET PROGRAM:				6,000.00		
MARK SWEET						
19974						
782026	JUDGE'S SEMINAR	01512122	07/09/2026	557.49	468341	Multiple
782026	JUDGE'S SEMINAR	01512122	07/09/2026	557.49-		
Total MARK SWEET:				.00		
MARTELLE WATER TREATMENT						
13099						
32117	CHEMICALS-CL2 & HFSA - WTR	03644140	07/30/2026	5,560.69	468482	08/18/2026
Total MARTELLE WATER TREATMENT:				5,560.69		
MARTIN SYSTEMS INC						
554284						
137181	FIRE INSPECTIONS	11581219	08/03/2026	958.62	468444	08/13/2026
Total MARTIN SYSTEMS INC:				958.62		
MATTOX PLUMBING LLC						
554280						
63840	TS BACKFLOW TESTING & REGISTRATION	26554320	07/17/2026	714.00	468342	08/04/2026
Total MATTOX PLUMBING LLC:				714.00		
MCPMAHON ASSOCIATES INC						

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
555063						
802115	PROJ 08-25-00106 LABAREE ST RECONSTRUCTION, DES	05581169	07/30/2026	1,207.50	468409	08/11/2026
802115	PROJ 08-25-00106 LABAREE ST RECONSTRUCTION, DES	16581660	07/30/2026	1,207.50	468409	08/11/2026
802115	PROJ 08-25-00106 LABAREE ST RECONSTRUCTION, DES	03999999	07/30/2026	1,207.50	468409	08/11/2026
802115	PROJ 08-25-00106 LABAREE ST RECONSTRUCTION, DES	02973011	07/30/2026	1,207.50	468409	08/11/2026
943896	PROJ 09-26-00325 HUMBOLDT & RR OUTFALL	16581647	07/13/2026	1,072.50	468409	08/11/2026
943897	PROJ 09-26-00254 WESTSIDE CREEK ANALYSIS	16581660	07/13/2026	2,270.50	468409	08/11/2026
Total MCMAHON ASSOCIATES INC:				8,173.00		
MEAD AND HUNT INC						
554744						
412945	R4666751-260406.01 GIS WTR&SWR - WW	02973000	08/13/2026	2,527.00	468542	08/25/2026
412945	R4666751-260406.01 GIS WTR&SWR - WTR	03999998	08/13/2026	2,739.00	468542	08/25/2026
Total MEAD AND HUNT INC:				5,266.00		
MEBULBS PREMIUM QUALITY LIGHTING						
555374						
53740103-02	MUNI BLDG - LIGHT BULBS	01517118	07/06/2026	991.60	468543	08/25/2026
Total MEBULBS PREMIUM QUALITY LIGHTING:				991.60		
MENARDS INC						
13384						
8157	RECEPTACLE TESTER	01554118	07/15/2026	23.96	468343	08/04/2026
8157	LEVEL, FIBER BD, SCREW GUIDE, MOULDING BAR	01552220	07/15/2026	288.06	468343	08/04/2026
8524	CPLNG(4)-CENTRATE TANK - WW	02831042	07/23/2026	17.96	468343	08/04/2026
8533	WHISK BROOM, LIGHTS FOR WAC	01552220	07/23/2026	60.84	468343	08/04/2026
8702	METAL SAWHORSE, STEP LADDER, BLADE	01554120	07/28/2026	180.91	468343	08/04/2026
8964	ELECTRICAL SUPPLIES-DOOR KEY FABS - WTR	03993218	08/03/2026	53.96	468410	08/11/2026
8964	ELECTRICAL SUPPLIES-DOOR KEY FABS - WW	02831040	08/03/2026	63.89	468410	08/11/2026
9013	WINDOW BLINDS	11581250	08/04/2026	998.61	468445	08/13/2026
9074	LOCTITE, HAMMERS, RIVETS, BUSHINGS, PANELS	01554120	08/05/2026	243.22	468411	08/11/2026
9180	PAINT	01554118	08/07/2026	1,439.28	468483	08/18/2026
9381	RIVERSIDE WATER LEAK	01554120	08/13/2026	107.61	468544	08/25/2026
Total MENARDS INC:				3,478.30		
MID STATE EQUIPMENT						
13424						
D13284	CHAINSAW PARTS	01523120	06/18/2026	57.00	468485	08/18/2026
D15314	OIL FILTER & DIP STOCK FOR JOHN DEERE TRACTOR	01545318	07/30/2026	31.78	468545	08/25/2026
Total MID STATE EQUIPMENT:				88.78		
MIDDLETON FARMERS COOPERATIVE COMPANY						
554035						
6040	FUEL PER CONTRACT	01541140	07/21/2026	44,863.15	468484	08/18/2026
Total MIDDLETON FARMERS COOPERATIVE COMPANY:				44,863.15		
MIDWEST METER INC						
553025						
0190740-CM	RTND WATER METERS - WTR	03003460	07/24/2026	10,731.40-	468486	08/18/2026
0190741-IN	CLAMP ON MTR(4)-PRMRY SLUDGE PUMPS - WW	02973012	07/24/2026	26,972.00	468486	08/18/2026

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
Total MIDWEST METER INC:				16,240.60		
MINNESOTA MUTUAL LIFE INS CO						
13558						
029352L Aug 2026	EMPLOYEE LIFE INSURANCE ER AUG	01213167	08/18/2026	2,755.99	2609118	08/19/2026
029352L Aug 2026	EMPLOYEE LIFE INSURANCE EE AUG	01213167	08/18/2026	3,764.78	2609118	08/19/2026
Total MINNESOTA MUTUAL LIFE INS CO:				6,520.77		
MOTOROLA SOLUTIONS INC						
13745						
8282369883	RADIO	01521126	07/24/2026	535.00	468412	08/11/2026
Total MOTOROLA SOLUTIONS INC:				535.00		
NAPA AUTO PARTS - WATERTOWN						
14085						
346015	ALTERNATOR - VEH #18	17581720	07/06/2026	254.09	468546	08/25/2026
346894	GAUGE SWITCH	01554142	07/22/2026	4.75	468344	08/04/2026
348315	CLEANING PRODUCTS-TRUCKS - WTR	03994018	08/19/2026	72.51	468546	08/25/2026
348378	BATTERY-VALVE TURNER - WTR	03667318	08/20/2026	141.64	468546	08/25/2026
Total NAPA AUTO PARTS - WATERTOWN:				472.99		
NATIONAL ASSOC OF FIRE INVESTIGATORS						
555284						
26444-15097 26-27	DUVERNELL NAFI MEMBERSHIP 10/26-27 FIRE	01523122	07/23/2026	70.00	468345	08/04/2026
Total NATIONAL ASSOC OF FIRE INVESTIGATORS:				70.00		
NICHOLE SCHROEDER						
556527						
73026	REFUND SECURITY DEPOSIT	01271970	07/30/2026	200.00	468346	08/04/2026
Total NICHOLE SCHROEDER:				200.00		
NICKI FAUST						
555923						
072026	REIMBURSE MILEAGE TO POST OFFICE-JULY 2026	01514024	08/03/2026	19.76	468347	08/04/2026
Total NICKI FAUST:				19.76		
NOREGON SYSTEMS LLC						
553566						
INV00321907	TESTER CONNECTIONS- VOLVO	01541120	07/30/2026	523.27	468487	08/18/2026
Total NOREGON SYSTEMS LLC:				523.27		
NORTHERN LAKE SERVICE INC						
14672						
2611028	COURIER SERVICE(1) - WW	02820049	07/01/2026	26.50	468413	08/11/2026
2611142	INVESTIGATIVE DRNKNG WTR - WTR	03644218	07/02/2026	275.00	468413	08/11/2026
2611511	WASTEWATER TESTING - WW	02820049	07/09/2026	300.42	468413	08/11/2026
2611515	WASTEWATER TESTING - WW	02820049	07/09/2026	300.42	468413	08/11/2026
2611838	WDNR REQ ANNUAL DRNKNG WTR TESTING - WTR	03644218	07/13/2026	2,856.64	468413	08/11/2026
2611910	WDNR REQ ANNUAL DRNKNG WTR TESTING - WTR	03644218	07/14/2026	379.56	468413	08/11/2026

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
2612319	LEAD & COPPER TESTING - WTR	03644218	07/20/2026	824.00	468413	08/11/2026
2612582	LEAD & COPPER TESTING - WTR	03644218	07/23/2026	412.00	468413	08/11/2026
2612590	WASTEWATER TESTING - WW	02820049	07/23/2026	58.15	468413	08/11/2026
2612826	SLUDGE TESTING - WW	02820049	07/27/2026	855.21	468413	08/11/2026
2612947	WASTEWATER TESTING - WW	02820049	07/28/2026	607.88	468413	08/11/2026
2613352	COURIER SERVICE(1) - WW	02820049	07/31/2026	26.50	468413	08/11/2026
Total NORTHERN LAKE SERVICE INC:				6,922.28		
PACKERLAND RENT A MAT INC						
16040						
3332652	MOP SERVICE-CITY HALL	01517118	07/28/2026	58.70	468415	08/11/2026
3337443	MOP SERVICE-CITY HALL	01517118	08/11/2026	58.70	468488	08/18/2026
Total PACKERLAND RENT A MAT INC:				117.40		
PASSENGER TRANSIT INC						
16165						
2321	TAXI RIDES-SR CTR	24581107	07/15/2026	222.00	468349	08/04/2026
2325	SHARED RIDE SERVICE-JUNE 2026-REVENUE	13427375	07/15/2026	27,104.00-	468416	08/11/2026
2325	SHARED RIDE SERVICE-JUNE 2026-EXPENSE	13571146	07/15/2026	84,027.60	468416	08/11/2026
2335	HEALTH - TAXI VOUCHER FOR CLIENT	01531218	08/14/2026	10.00	468547	08/25/2026
Total PASSENGER TRANSIT INC:				57,155.60		
PITNEY BOWES BANK INC RESERVE ACCOUNT						
18450						
SF073126	REFILL POSTAGE MACHINE - WTR	03992118	07/31/2026	2,000.00	468355	08/04/2026
Total PITNEY BOWES BANK INC RESERVE ACCOUNT:				2,000.00		
POMP'S TIRE SERVICE INC						
556411						
60400666	TIRES (6) AND VALVE STEMS	17581719	07/24/2026	2,210.00	468548	08/25/2026
Total POMP'S TIRE SERVICE INC:				2,210.00		
PROHEALTH MEDICAL GROUP INC						
16681						
331607	MEDICAL EXAM	01523119	08/03/2026	864.00	468417	08/11/2026
Total PROHEALTH MEDICAL GROUP INC:				864.00		
PROMOS 911 INC						
556432						
13217	FIRE DEPT PENS	01523144	07/27/2026	328.47	468350	08/04/2026
Total PROMOS 911 INC:				328.47		
QUILL CORPORATION						
17500						
49381347	OFFICE SUPPLIES	01512118	06/24/2026	361.83	468351	08/04/2026
Total QUILL CORPORATION:				361.83		
R&R INSURANCE SERVICES INC						

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
18005						
3436804	WORKER COMP INSURANCE	01519446	07/02/2026	24,518.00	468352	08/04/2026
3436805	LIABILITY PACKAGE-LWMMI	01519440	07/02/2026	18,918.33	468352	08/04/2026
3452620	WORKER COMP INSURANCE	01519446	08/03/2026	24,518.00	468549	08/25/2026
3452621	LIABILITY PACKAGE-LWMMI	01519440	08/03/2026	18,918.33	468549	08/25/2026
Total R&R INSURANCE SERVICES INC:				86,872.66		
RAISERIGHT						
555609						
I35195355	SCRIP CARDS-SR CTR	24581107	08/04/2026	701.00	468418	08/11/2026
Total RAISERIGHT:				701.00		
REDFORD DATA SERVICES LLC						
18371						
551	TRBLSHT BLWR 4 CTRL FAIL - WW	02850020	08/05/2026	188.26	468419	08/11/2026
Total REDFORD DATA SERVICES LLC:				188.26		
RHYME BUSINESS PRODUCTS						
4092						
42679697	COPIER SERVICE AGREEMENT #22-CITY HALL-MUNI CR	01512118	08/06/2026	72.31	2609119	08/17/2026
42679697	COPIER SERVICE AGREEMENT #22-CITY HALL-ADMIN ST	01513118	08/06/2026	109.29	2609119	08/17/2026
42679697	COPIER SERVICE AGREEMENT #22-CITY HALL-FINANCE	01514018	08/06/2026	417.23	2609119	08/17/2026
42679697	COPIER SERVICE AGREEMENT #22-CITY HALL-ADMIN ST	01516018	08/06/2026	48.35	2609119	08/17/2026
42679697	COPIER SERVICE AGREEMENT #22-CITY HALL-ATTY	01516118	08/06/2026	69.28	2609119	08/17/2026
42679697	COPIER SERVICE AGREEMENT #22-CITY HALL-MAINT	01517118	08/06/2026	22.20	2609119	08/17/2026
42679697	COPIER SERVICE AGREEMENT #22-CITY HALL-MEDIA PR	01518418	08/06/2026	103.21	2609119	08/17/2026
42679697	COPIER SERVICE AGREEMENT #22-CITY HALL-ADMIN ST	01518618	08/06/2026	39.41	2609119	08/17/2026
42679697	COPIER SERVICE AGREEMENT #22-POLICE	01521120	08/06/2026	1,047.48	2609119	08/17/2026
42679697	COPIER SERVICE AGREEMENT #22-CITY HALL-FIRE	01523144	08/06/2026	283.24	2609119	08/17/2026
42679697	COPIER SERVICE AGREEMENT #22-CITY HALL-CITY HAL	01524126	08/06/2026	244.84	2609119	08/17/2026
42679697	COPIER SERVICE AGREEMENT #22-HEALTH	01531226	08/06/2026	146.96	2609119	08/17/2026
42679697	COPIER SERVICE AGREEMENT #22-CITY HALL-CITY HAL	01541026	08/06/2026	396.80	2609119	08/17/2026
42679697	COPIER SERVICE AGREEMENT #22-PUBLIC WORKS	01542118	08/06/2026	183.12	2609119	08/17/2026
42679697	COPIER SERVICE AGREEMENT #22-SENIOR CTR	01552017	08/06/2026	456.14	2609119	08/17/2026
42679697	COPIER SERVICE AGREEMENT #22-HEALTH	14531318	08/06/2026	146.97	2609119	08/17/2026
42679697	COPIER SERVICE AGREEMENT #22-PUBLIC WORKS	17581718	08/06/2026	121.29	2609119	08/17/2026
42679697	COPIER SERVICE AGREEMENT #22-CITY HALL-ADMIN ST	60510518	08/06/2026	39.42	2609119	08/17/2026
Total RHYME BUSINESS PRODUCTS:				3,947.54		
RICHARD BRITTEN						
54555						
104800004	REFUND UTILITY OVERPAYMENT	01271920	08/13/2026	101.68	468551	08/25/2026
Total RICHARD BRITTEN:				101.68		
RICHARD KRAEMER						
556535						
1429109153424008-2026	REFUND RE TAX OVERPAYMENT	01271920	07/30/2026	947.05	468356	08/04/2026
Total RICHARD KRAEMER:				947.05		
RILEY WROBEL						

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
556526						
73026	REIMBURSE SAFETY BOOTS	01554159	07/30/2026	36.38	468357	08/04/2026
Total RILEY WROBEL:				36.38		
RITWAY BUS SERVICE INC						
18513						
76356	DAY CAMP BUS TO FIELD TRIP	01552118	07/15/2026	16.09	468358	08/04/2026
Total RITWAY BUS SERVICE INC:				16.09		
RNOW INC						
552807						
2026-79839	MOUNTING HRDWR-CAMEL TOOL BOX - WW	02831045	06/04/2026	60.50	468552	08/25/2026
2026-80203	TOOL BOX-CAMEL TRUCK - WW	02831045	07/01/2026	1,411.22	468552	08/25/2026
2026-80363	OPERATOR VALVE AND PUMP - VEH #133	16581622	07/14/2026	1,248.92	468354	08/04/2026
2026-80484	SPRINGS FOR BROOMS - VEH #133	16581622	07/24/2026	359.88	468354	08/04/2026
2026-80508	BRACKETS-CAMEL TOOL BOX	02831045	07/27/2026	618.38	468552	08/25/2026
2026-80637	EYE BOLTS - VEH #133	16581622	08/06/2026	35.96	468550	08/25/2026
2026-80710	CAMERA REPLACEMENT - VEH #133	16581622	08/10/2026	376.29	468489	08/18/2026
2026-80785	DOOR GASKETS AND SEALS - VEH #19	17581720	08/17/2026	279.60	468550	08/25/2026
CM11522	BRACKETS NOT ORDERED/RECEIVED - WW	02831045	08/21/2026	300.70	468552	08/25/2026
Total RNOW INC:				4,090.05		
ROBERT GARDNER						
556038						
054165	JULY STATION CLEANING	01523117	07/30/2026	975.00	468420	08/11/2026
Total ROBERT GARDNER:				975.00		
ROBIN ZASTROW						
556537						
DLREIMB	DL REPLACED DUE TO CITY'S REQUIRED CHANGE OF A	01513118	08/03/2026	43.35	468421	08/11/2026
Total ROBIN ZASTROW:				43.35		
ROBYN ENGEL						
556539						
1502347000	REFUND UTILITY OVERPAYMENT	99001105	07/29/2026	70.64	468422	08/11/2026
Total ROBYN ENGEL:				70.64		
RODS DOORS						
18698						
15567	PARK SHOP LIFTMASTER	05554170	08/14/2026	2,100.00	468553	08/25/2026
Total RODS DOORS:				2,100.00		
RTECH SOLUTIONS LLC						
556331						
INV-48933	POTS LINK	01552032	06/20/2026	64.09	468490	08/18/2026
INV-48933	POTS LINK	01552232	06/20/2026	64.09	468490	08/18/2026
INV-48933	POTS LINK	03992118	06/20/2026	147.65	468490	08/18/2026
INV-48933	POTS LINK	11581232	06/20/2026	210.30	468490	08/18/2026
INV-49982	POTS LINK	01552032	07/20/2026	64.09	468490	08/18/2026
INV-49982	POTS LINK	01552232	07/20/2026	64.09	468490	08/18/2026

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
INV-49982	POTS LINK	03992118	07/20/2026	147.65	468490	08/18/2026
INV-49982	POTS LINK	11581232	07/20/2026	210.30	468490	08/18/2026
Total RTECH SOLUTIONS LLC:				972.26		
SAN A CARE INC						
19114						
675583	SR CTR FLOOR SCRUBBER MAINT	24581107	07/30/2026	1,096.08	468491	08/18/2026
Total SAN A CARE INC:				1,096.08		
SANDY CARAVELLA						
55085						
81326	REIMB WESTERN AVE FLOWER BEDS	01554118	08/13/2026	150.00	468492	08/18/2026
Total SANDY CARAVELLA:				150.00		
SANDY ROWOLDT						
556550						
82026	REFUND SECURITY DEPOSIT	01271970	08/20/2026	200.00	468554	08/25/2026
Total SANDY ROWOLDT:				200.00		
SCHAEFER SOFT WATER INC						
19255						
1000858	ENVIRO - DI TANK RENTAL	14531344	08/03/2026	33.99	468423	08/11/2026
Total SCHAEFER SOFT WATER INC:				33.99		
SCHINDLER ELEVATOR CORP						
19271						
4603603628	DOWN PAYMENT ON ELEVATOR UPGRADE	05552470	07/21/2026	49,185.30	468424	08/11/2026
4607576946	SENIOR CENTER ELEVATOR	01552017	09/01/2026	806.32	468555	08/25/2026
Total SCHINDLER ELEVATOR CORP:				49,991.62		
SCHUMACHER ELEVATOR						
556522						
90688508	ELEVATOR QUARTERLY MAINTENANCE	01523117	07/14/2026	435.00	468359	08/04/2026
Total SCHUMACHER ELEVATOR:				435.00		
SHERWIN WILLIAMS						
19523						
41920131970726	PAINT FOR PARKS	01554120	07/30/2026	125.27	468425	08/11/2026
52061102910726	PAINT FOR WAC	01552220	07/17/2026	66.92	468360	08/04/2026
52913102910726	PAINT FOR WAC	01552220	07/20/2026	115.90	468360	08/04/2026
55932102910726	RED & GRAY PAINT	01554120	07/29/2026	120.98	468425	08/11/2026
Total SHERWIN WILLIAMS:				429.07		
SHORT ELLIOTT HENDRICKSON INC						
19563						
512414	PROJ 188964 TDS FIBER OPTIC EXPANS	24541044	07/12/2026	2,388.10	468493	08/18/2026
Total SHORT ELLIOTT HENDRICKSON INC:				2,388.10		

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
SILVER LAKE AUTO & TIRE CENTER						
19572						
P-40494	TOWING-PD	01521149	08/04/2026	99.00	468426	08/11/2026
P-40510	TOWING-PD	01521149	08/06/2026	90.00	468426	08/11/2026
Total SILVER LAKE AUTO & TIRE CENTER:				189.00		
SOUTHPORT ENGINEERED SYSTEMS						
556095						
W63819	TRBLSHTNG SOLIDS BLDG A/C ISSUE - WW	02850020	07/15/2026	991.50	468361	08/04/2026
Total SOUTHPORT ENGINEERED SYSTEMS:				991.50		
STATE OF WI						
19792						
370-0000046789	REVIEW OF RIVERWALK STREAMBANK	05581141	08/04/2026	75.00	468494	08/18/2026
Total STATE OF WI:				75.00		
STATE OF WI - COURT FINES & SURCHARGES						
19788						
072026	COURT FINES DUE STATE-JULY 2026	01436100	08/06/2026	6,389.32	468427	08/11/2026
Total STATE OF WI - COURT FINES & SURCHARGES:				6,389.32		
STATE OF WI DEHCR - FISCAL						
556413						
HO#87RETURN	CDBG-RL RETURN 903 WERNER ST	65500501	08/01/2026	8,750.00	468556	08/25/2026
Total STATE OF WI DEHCR - FISCAL:				8,750.00		
STRAND ASSOCIATES INC						
19850						
0241813	1550.013 ALLERMAN LS & FORCE MAIN - WW	02973011	08/10/2026	10,091.25	468557	08/25/2026
0242429	1550.007 LSL RPL PRGRM - WTR	03992318	08/13/2026	3,183.81	468557	08/25/2026
Total STRAND ASSOCIATES INC:				13,275.06		
TAPCO INC						
20135						
I831627	STREET SIGNS-RIVER RD, LINDA LN, SLAVNEY, EDGE FI	01544118	07/30/2026	830.15	468495	08/18/2026
Total TAPCO INC:				830.15		
TAYLOR COMPUTER SERVICES INC						
27751						
29789	VLAN FOR HVAC CONTROLS	11581220	06/30/2026	135.00	468446	08/13/2026
Total TAYLOR COMPUTER SERVICES INC:				135.00		
THE OBRION AGENCY LLC						
15175						
102809	COPY PAPER	01514018	08/10/2026	280.00	468558	08/25/2026
102809	COPY PAPER	01513118	08/10/2026	20.00	468558	08/25/2026
102809	COPY PAPER	01516018	08/10/2026	20.00	468558	08/25/2026

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
Total THE OBRION AGENCY LLC:				320.00		
THOMAS GODFREY						
7447						
1429109153332037-2025	REFUND RE TAX OVERPAYMENT	01271920	08/04/2026	130.85	468428	08/11/2026
Total THOMAS GODFREY:				130.85		
TIM THEDER LANDSCAPE CONTRACTOR INC						
555160						
26-916	TS PARK MAINT	26554320	08/05/2026	1,000.00	468429	08/11/2026
Total TIM THEDER LANDSCAPE CONTRACTOR INC:				1,000.00		
TOP PACK DEFENSE LLC						
552646						
19501	PATCH INSTALL/AUX	01521154	07/20/2026	10.00	468430	08/11/2026
19571	SIGHTS	01521126	07/30/2026	89.90	468430	08/11/2026
Total TOP PACK DEFENSE LLC:				99.90		
TRITECH SOFTWARE SYSTEMS						
20825						
469309	EMS SOFTWARE SUBSCRIPTION-FIRE	01523128	08/01/2026	532.51	468431	08/11/2026
Total TRITECH SOFTWARE SYSTEMS:				532.51		
TROY ZIMDARS						
556528						
73026	REIMBURSE SECURITY DEPOSIT	01271970	07/30/2026	300.00	468362	08/04/2026
Total TROY ZIMDARS:				300.00		
TURNER GYMNASTICS						
555840						
73026	SUMMER GYMNASTICS PROGRAM	01552117	07/30/2026	1,832.00	468363	08/04/2026
Total TURNER GYMNASTICS:				1,832.00		
U.S. BANK						
552451						
0173 082526	WAC PICTURE FRAME	01552218	08/25/2026	15.98	2609111	08/31/2026
0173 082526	SR CTR CANDY CONCESSIONS	24581107	08/25/2026	8.10	2609111	08/31/2026
0173 082526	PARK SHOP WEATHER RADIO	05554170	08/25/2026	44.99	2609111	08/31/2026
0173 082526	SR CTR COFFEE CREAMER	24581107	08/25/2026	31.99	2609111	08/31/2026
0173 082526	SR CTR VETS DAY GIFTS	24581107	08/25/2026	24.99	2609111	08/31/2026
0173 082526	REC ADMIN USB EXTENSION CABLE	01552018	08/25/2026	5.64	2609111	08/31/2026
0173 082526	SR CTR VETS DAY GIFTS	24581107	08/25/2026	23.98	2609111	08/31/2026
0173 082526	REC ADMIN BLDG MOP HEAD	01552026	08/25/2026	17.99	2609111	08/31/2026
0173 082526	SR CTR VETS DAY CANDY	24581107	08/25/2026	14.69	2609111	08/31/2026
0173 082526	SR CTR POPCORN	24581107	08/25/2026	170.73	2609111	08/31/2026
0173 082526	REC ADMIN BLDG BATTERIES	01552026	08/25/2026	39.95	2609111	08/31/2026
0173 082526	REC ADMIN BLDG HAND SOAP	01552026	08/25/2026	5.07	2609111	08/31/2026
0173 082526	SR CTR NETFLIX	24581107	08/25/2026	19.99	2609111	08/31/2026
0173 082526	SR CTR POPCORN REFUND	24581107	08/25/2026	170.73-	2609111	08/31/2026
0173 082526	SR CTR POPCORN	24581107	08/25/2026	170.73	2609111	08/31/2026

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
0173 082526	REC ADMIN HANGING FILE FOLDERS	01552018	08/25/2026	55.00	2609111	08/31/2026
0173 082526	WAC SCHEDULING SOFTWARE	01552218	08/25/2026	100.00	2609111	08/31/2026
0173 082526	INDOOR POOL SCHEDULING SOFTWARE	01552318	08/25/2026	56.09	2609111	08/31/2026
0173 082526	WAC KEY CABINET	01552218	08/25/2026	37.98	2609111	08/31/2026
0173 082526	SR CTR SR CITIZEN DAY SUPPLIES	24581107	08/25/2026	84.34	2609111	08/31/2026
0173 082526	SR CTR SR CITIZEN DAY SUPPLIES	24581107	08/25/2026	10.77	2609111	08/31/2026
0173 082526	SR CTR CONCESSIONS	24581107	08/25/2026	9.97	2609111	08/31/2026
0173 082526	SR CTR MEMBERSHIP ENVELOPES	01552118	08/25/2026	47.58	2609111	08/31/2026
0173 082526	REC ADMIN BLDG YOUTUBE PREMIUM	01552118	08/25/2026	16.87	2609111	08/31/2026
0236 082526	PSHRA DUES	01516022	08/25/2026	185.00	2609111	08/31/2026
0236 082526	LISA CIVIC CONVENTION FEE	01516024	08/25/2026	310.00	2609111	08/31/2026
0236 082526	DEB CIVIC CONVENTION GUEST FEE	60510524	08/25/2026	100.00	2609111	08/31/2026
0727 082526	SURVEY EQUIPMENT/SUPPLIES	01541018	08/25/2026	279.84	2609111	08/31/2026
0727 082526	SURVEY EQUIPMENT/SUPPLIES	16581618	08/25/2026	184.02	2609111	08/31/2026
0727 082526	SURVEY EQUIPMENT/SUPPLIES	01541018	08/25/2026	27.97	2609111	08/31/2026
0727 082526	SURVEY EQUIPMENT/SUPPLIES	16581618	08/25/2026	27.97	2609111	08/31/2026
1113 082526	WMCA - C. WATERTOWN PROMOTIONS - ETSY	01514118	08/25/2026	114.49	2609111	08/31/2026
1113 082526	HAGEMEISTER	01514024	08/25/2026	15.01	2609111	08/31/2026
1113 082526	CULVERS	01514024	08/25/2026	11.12	2609111	08/31/2026
1113 082526	HYATT REGENCY	01514024	08/25/2026	315.00	2609111	08/31/2026
17535 082526	TOURNIQUETS	01521144	08/25/2026	241.11	2609111	08/31/2026
2084 082526	BRAKES & SHOCKS-CREW LEADER TRUCK - WTR	03994018	08/25/2026	524.97	2609111	08/31/2026
2084 082526	PORTABLE TOILET RENTAL FEE - WTR	03992318	08/25/2026	130.00	2609111	08/31/2026
2084 082526	LAB SUPPLIES-DETERGENT(1GAL) - WW	02820048	08/25/2026	219.83	2609111	08/31/2026
2084 082526	LAB SUPPLIES-DISP PIPET & BOD NUTRIENT - WW	02820048	08/25/2026	523.88	2609111	08/31/2026
2084 082526	TONER-BILL PRINTER - WTR	03903018	08/25/2026	315.28	2609111	08/31/2026
2084 082526	ICLOUD 50GB STORAGE-DEPT HEAD TABLET - WW	02850044	08/25/2026	.99	2609111	08/31/2026
2084 082526	TIRE(1) FOR JOHN DEERE MOWER - WW	02831040	08/25/2026	112.29	2609111	08/31/2026
2084 082526	PORTABLE TOILET RENTAL FEE - WTR	03992318	08/25/2026	130.00	2609111	08/31/2026
2084 082526	QTRLY RENTAL CHARGES - WTR	03992118	08/25/2026	165.54	2609111	08/31/2026
2084 082526	LAB SUPPLIES-BRTH AMPULES/NUTRIENT/BUFFER SOL	02820048	08/25/2026	923.75	2609111	08/31/2026
2084 082526	CL2 REAGENT SET(10) - WTR	03644140	08/25/2026	775.10	2609111	08/31/2026
2084 082526	ICLOUD 200GB STORAGE-COLL SYSTM TABLET - WW	02850044	08/25/2026	2.99	2609111	08/31/2026
2084 082526	FERRIC CHLORIDE SOLUTION - WW	02820060	08/25/2026	9,723.36	2609111	08/31/2026
2084 082526	CERTIFIED W/RTN RECEIPT POSTAGE-LSL LTRS - WTR	03903018	08/25/2026	124.41	2609111	08/31/2026
2084 082526	CERTIFIED W/RTN RECEIPT POSTAGE-LSL LTRS - WTR	03903018	08/25/2026	90.48	2609111	08/31/2026
2084 082526	MULTIFOLD PAPER TOWELS 16PKS/CARTON(3) - WTR	03992118	08/25/2026	105.00	2609111	08/31/2026
2084 082526	DUMPSTER SERVICE - WW	02820018	08/25/2026	1,784.10	2609111	08/31/2026
2569 082526	CHLORINE TEST KITS - LAMOTTE	16581641	08/25/2026	79.13	2609111	08/31/2026
2701 082526	2026 APA-WI CONFERENCE BRIAN ZIRBES	01524124	08/25/2026	290.00	2609111	08/31/2026
2701 082526	LEGAL DESCRIPTION	01524118	08/25/2026	12.61	2609111	08/31/2026
2701 082526	AA & AAA BATTERIES	01524118	08/25/2026	38.66	2609111	08/31/2026
2988 082526	CODE BOOK SECTION FOR STRUCTURAL CONCRETE &	01524118	08/25/2026	93.50	2609111	08/31/2026
3698 082526	SCREWS FOR DESK	01531218	08/25/2026	5.13	2609111	08/31/2026
3698 082526	SB MEMBERSHIP	14531318	08/25/2026	35.00	2609111	08/31/2026
3698 082526	TK LEAD - PREVENTION	14531323	08/25/2026	295.00	2609111	08/31/2026
3698 082526	CLAIMS	01531218	08/25/2026	1.98	2609111	08/31/2026
3698 082526	CLAIMS	01531218	08/25/2026	1.69	2609111	08/31/2026
3698 082526	EH VEHICAL MAINT	14531326	08/25/2026	90.66	2609111	08/31/2026
3698 082526	TK RS	14531318	08/25/2026	180.00	2609111	08/31/2026
3698 082526	TK MEMBERSHIP	14531318	08/25/2026	120.00	2609111	08/31/2026
3698 082526	TOILET PART	01531220	08/25/2026	83.72	2609111	08/31/2026
3698 082526	HOTEL	18531818	08/25/2026	129.00	2609111	08/31/2026
3698 082526	HOTEL	18531818	08/25/2026	129.00	2609111	08/31/2026
3698 082526	SHORT RADON KITS	14531318	08/25/2026	2,358.00	2609111	08/31/2026
3698 082526	EH CERTIFIED MAIL	14531318	08/25/2026	5.55	2609111	08/31/2026
3698 082526	EH PHONE	14531332	08/25/2026	174.56	2609111	08/31/2026

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
3698 082526	HEALTH PHONE	01531232	08/25/2026	200.48	2609111	08/31/2026
3698 082526	SHARPS	01531226	08/25/2026	198.45	2609111	08/31/2026
3698 082526	MEAL 2	18531818	08/25/2026	30.43	2609111	08/31/2026
3698 082526	CPR CLASSES FOR CITY STAFF	01518624	08/25/2026	24.00	2609111	08/31/2026
3698 082526	CPR CLASSES FOR CITY STAFF	01514018	08/25/2026	96.00	2609111	08/31/2026
3698 082526	CPR CLASSES FOR CITY STAFF	16581645	08/25/2026	24.00	2609111	08/31/2026
3698 082526	CPR CLASSES FOR CITY STAFF	01541022	08/25/2026	24.00	2609111	08/31/2026
3698 082526	CPR CLASSES FOR CITY STAFF	01516118	08/25/2026	72.00	2609111	08/31/2026
3698 082526	CPR CLASSES FOR CITY STAFF	01516018	08/25/2026	24.00	2609111	08/31/2026
3698 082526	CPR CLASSES FOR CITY STAFF	60510524	08/25/2026	24.00	2609111	08/31/2026
3698 082526	CPR CLASSES FOR CITY STAFF	01512118	08/25/2026	24.00	2609111	08/31/2026
3736 082526	REIMBURSED CHARGES	01521118	08/25/2026	19.58	2609111	08/31/2026
3736 082526	REIMBURSED CHARGES	01521118	08/25/2026	32.10	2609111	08/31/2026
3736 082526	TRANSPORT HOOD	01521118	08/25/2026	118.98	2609111	08/31/2026
3736 082526	SUBSCRIPTION	01521122	08/25/2026	12.99	2609111	08/31/2026
3921 082526	AK & LC CONFERENCE	01531223	08/25/2026	300.00	2609111	08/31/2026
3921 082526	EPI	01531218	08/25/2026	280.00	2609111	08/31/2026
422 6082526	DELL COMPUTER	01524118	08/25/2026	936.42	2609111	08/31/2026
422 6082526	CDW MONITOR	01511118	08/25/2026	143.33	2609111	08/31/2026
4481 082526	CARTON OF COPY PAPER/LEGAL NOTEPADS	01516118	08/25/2026	75.26	2609111	08/31/2026
4481 082526	SUBSCRIPTION CHARGE-JUL-2026	01516118	08/25/2026	359.00	2609111	08/31/2026
4481 082526	WAGE AND HOUR WINTER WONDERLAND 2025 ONDEMA	01516118	08/25/2026	199.00	2609111	08/31/2026
4481 082526	USB FLASH DRIVE 10-PACK/USB FLASH DRIVE CASE	01516118	08/25/2026	63.08	2609111	08/31/2026
4481 082526	SEARCH/PRINT FOR BUDGET PRINT (HILL)	01516118	08/25/2026	14.72	2609111	08/31/2026
4481 082526	SEARCH/PRINT FOR WATERTOWN HOUSING AUTHORIT	01516118	08/25/2026	20.99	2609111	08/31/2026
4789 082526	GATORADE	01543159	08/25/2026	27.92	2609111	08/31/2026
4789 082526	PARTS FOR FUEL PUMPS	01541120	08/25/2026	30.41	2609111	08/31/2026
4789 082526	CABLE SERVICE AT STREET/SOLID WASTE DIVISION (2	01542118	08/25/2026	188.66	2609111	08/31/2026
4789 082526	MACHINE RENTAL FOR ALLEY WORK	05581169	08/25/2026	1,627.50	2609111	08/31/2026
4789 082526	CREDIT FOR BILLING ERROR	01543118	08/25/2026	19.00-	2609111	08/31/2026
4789 082526	VARIOUS PARTS FOR STREET EQUIPMENT	01541120	08/25/2026	3,440.68	2609111	08/31/2026
4789 082526	ITEMS FOR SIGN SHOP	01544118	08/25/2026	8.18	2609111	08/31/2026
4789 082526	VARIOUS PARTS FOR STORM WATER EQUIPMENT	16581622	08/25/2026	470.20	2609111	08/31/2026
4789 082526	PARTS FOR HEALTH DEPT CAR "REBA"	01531243	08/25/2026	205.57	2609111	08/31/2026
4789 082526	PARTS FOR FUEL PUMPS	01541140	08/25/2026	79.90	2609111	08/31/2026
4789 082526	TIRES FOR STREET DIVISION TRAILER	01541142	08/25/2026	280.99	2609111	08/31/2026
4789 082526	TIRES FOR STREET EQUIPMENT	01541142	08/25/2026	356.26	2609111	08/31/2026
4789 082526	TIRES FOR STREET EQUIPMENT	01541142	08/25/2026	1,096.36	2609111	08/31/2026
4789 082526	VARIOUS ITEMS FOR STREET/SOLID WASTE BUILDING	01542118	08/25/2026	54.97	2609111	08/31/2026
4789 082526	CAKE FOR WILLIAMS' RETIREMENT	01542118	08/25/2026	59.98	2609111	08/31/2026
4789 082526	PORTABLE TOILET AT YARDWASTE SITE	16581619	08/25/2026	130.00	2609111	08/31/2026
4789 082526	ITEMS FOR ALLEY PROJECT	05581169	08/25/2026	109.37	2609111	08/31/2026
4789 082526	ITEMS/PARTS FOR STREET EQUIPMENT	01541120	08/25/2026	26.76	2609111	08/31/2026
4789 082526	LAMINATING COVER PROTECTORS	01542118	08/25/2026	21.65	2609111	08/31/2026
4789 082526	FILM FOR SIGN WORK	01544118	08/25/2026	58.07	2609111	08/31/2026
4789 082526	ITEMS FOR ALLEY PROJECT	05581169	08/25/2026	41.97	2609111	08/31/2026
4789 082526	ITEMS FOR ALLEY PROJECT	05581169	08/25/2026	18.45	2609111	08/31/2026
4789 082526	PARTS FOR VEHICLE #131	01541120	08/25/2026	289.18	2609111	08/31/2026
4789 082526	ITEMS FOR ALLEY PROJECT	05581169	08/25/2026	33.98	2609111	08/31/2026
4789 082526	MILWAUKEE BATTERIES FOR TOOLS	01543154	08/25/2026	189.99	2609111	08/31/2026
4789 082526	RAIN OVERBOOTS	01543159	08/25/2026	258.75	2609111	08/31/2026
4789 082526	KNEE BOARD SLIDERS FOR CONCRETE WORK	16581619	08/25/2026	189.98	2609111	08/31/2026
4789 082526	ITEMS FOR ALLEY PROJECT	05581169	08/25/2026	46.16	2609111	08/31/2026
4789 082526	TAPE MEASURE	01543154	08/25/2026	24.98	2609111	08/31/2026
4789 082526	PARTS FOR STREET EQUIPMENT	01541120	08/25/2026	61.11	2609111	08/31/2026
4789 082526	ITEMS FOR STREET EQUIPMENT	01541120	08/25/2026	40.58	2609111	08/31/2026
4789 082526	ITEMS FOR STREET CREWS	01543118	08/25/2026	48.00	2609111	08/31/2026

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
4789 082526	MILWAUKEE BATTERIES FOR TOOLS	01543154	08/25/2026	118.00	2609111	08/31/2026
4789 082526	PARTS FOR HEALTH DEPT CAR "REBA"	01531243	08/25/2026	45.88	2609111	08/31/2026
4789 082526	TOOLS FOR MASON CREW	16581619	08/25/2026	78.33	2609111	08/31/2026
4789 082526	TOOLS FOR MASON CREW	16581619	08/25/2026	4.19	2609111	08/31/2026
4789 082526	FUEL SYSTEM CLEANER	01541120	08/25/2026	159.80	2609111	08/31/2026
4789 082526	IMPACT DRIVER TOOL	01543154	08/25/2026	179.00	2609111	08/31/2026
4789 082526	FILTER ELEMENT FOR STREET EQUIPMENT	01541120	08/25/2026	162.94	2609111	08/31/2026
4789 082526	PARTS FOR STREET EQUIPMENT	01541120	08/25/2026	17.36	2609111	08/31/2026
4789 082526	CAMERA CHARGE - OLD LANDFILL SITE	17581718	08/25/2026	4.00	2609111	08/31/2026
4796 082526	REC DAY CAMP SUNSCREEN	01552118	08/25/2026	17.36	2609111	08/31/2026
4796 082526	HK PURCHASED - REIMBURSED	01552118	08/25/2026	1.73	2609111	08/31/2026
4796 082526	REC ADULT SOFTBALLS	01552118	08/25/2026	151.63	2609111	08/31/2026
4796 082526	REC BALL DIAMOND PLUGS	01552118	08/25/2026	339.84	2609111	08/31/2026
4815 090226	WIRE SHELVEING	24581105	08/25/2026	1,023.78	2609111	08/31/2026
4815 090226	SERTAC CONFERENCE	24581118	08/25/2026	40.00	2609111	08/31/2026
4815 090226	WFCEA FALL CONFERENCE	01523148	08/25/2026	250.00	2609111	08/31/2026
4815 090226	WIRE SHELVEING	24581105	08/25/2026	430.84	2609111	08/31/2026
5083 082526	TOOLS-MILW BTRY & RECIP SAW - WW	02831040	08/25/2026	339.72	2609111	08/31/2026
5083 082526	WEED KILLER - WW	02831040	08/25/2026	32.25	2609111	08/31/2026
5083 082526	SHOP TOOLS-UTILITY KNIFE 4PK - WW	02831040	08/25/2026	29.19	2609111	08/31/2026
5083 082526	OFFICE SUPPLIES-RED PENS & FILE FOLDERS - WW	02850044	08/25/2026	17.86	2609111	08/31/2026
5083 082526	WHITE-OUT CORRECTION TAPE - WW	02850044	08/25/2026	16.38	2609111	08/31/2026
5083 082526	CALCULATOR BATTERIES(2) - WW	02850044	08/25/2026	10.88	2609111	08/31/2026
5083 082526	WEATHER STATION BATTERY - WW	02820018	08/25/2026	17.25	2609111	08/31/2026
5083 082526	LAB SUPPLIES-DIGITAL THERMOMETER - WW	02820048	08/25/2026	51.56	2609111	08/31/2026
5083 082526	SHELL GADUS LUBRICANT - WW	02820018	08/25/2026	225.87	2609111	08/31/2026
5083 082526	HANDHELD CALCULATOR-DS - WW	02820018	08/25/2026	15.99	2609111	08/31/2026
5083 082526	MINERAL OIL-LIFT STN PUMPS - WW	02831020	08/25/2026	13.98	2609111	08/31/2026
5083 082526	FLANGE-PRMRY BLDG SLUDGE LINES - WW	02831040	08/25/2026	870.77	2609111	08/31/2026
5083 082526	HOSE/CPLNG/NOZZLE/CULTIVATOR-PRIMARY BLDG -W	02831040	08/25/2026	125.38	2609111	08/31/2026
5083 082526	SUPPLIES-DOOR FAB PROJECT - WTR	03993018	08/25/2026	44.21	2609111	08/31/2026
5083 082526	SUPPLIES-DOOR FAB PROJECT - WW	02831040	08/25/2026	44.21	2609111	08/31/2026
5083 082526	CENTER-PULL TOWELS & CELL PH CASE(MZ) - WTR	03992118	08/25/2026	112.66	2609111	08/31/2026
5083 082526	SUPPLIES-DOOR FAB PROJECT - WW	02831040	08/25/2026	12.83	2609111	08/31/2026
5083 082526	SCREEN FOR NETP - WTR	03644318	08/25/2026	32.38	2609111	08/31/2026
5083 082526	WORK APPAREL-PANT(2) -WW	02820018	08/25/2026	66.48	2609111	08/31/2026
5083 082526	TRUCK CLEANING SUPPLIES - WW	02831010	08/25/2026	27.59	2609111	08/31/2026
5083 082526	MAINT SUPPLIES-HI-TEMP GREASE - WTR	03993018	08/25/2026	71.69	2609111	08/31/2026
5083 082526	MAINT TOOL-CORE DRILL BIT - WTR	03993018	08/25/2026	59.99	2609111	08/31/2026
5083 082526	SHOP SUPPLIES-LOCTITE ADHESIVE - WW	02831040	08/25/2026	42.66	2609111	08/31/2026
5083 082526	RPL SPARE PRESSURE TRANSDUCER-NETP BCKWSH T	03645218	08/25/2026	904.99	2609111	08/31/2026
5083 082526	GRIT WASHER - WW	02831042	08/25/2026	360.00	2609111	08/31/2026
5083 082526	WORK APPAREL-PANT - WW	02820018	08/25/2026	41.90	2609111	08/31/2026
5083 082526	SHOP TOOLS-SCREW/NUT DRIVER SET - WW	02831040	08/25/2026	15.97	2609111	08/31/2026
5083 082526	PARTS FOR NETP - WTR	03644318	08/25/2026	10.95	2609111	08/31/2026
5083 082526	HYDRANT FLUSHING HOSE - WTR	03667718	08/25/2026	792.23	2609111	08/31/2026
5083 082526	MAINT SUPPLIES-SILICONE GREASE LUBRICANT -WTR	03993018	08/25/2026	169.99	2609111	08/31/2026
5083 082526	WRWA EXPO ACCOMODATIONS-STEVEN'S POINT WI - W	02820024	08/25/2026	272.08	2609111	08/31/2026
5083 082526	MAINT TOOL-WET CORE DRILL BIT - WTR	03993018	08/25/2026	69.99	2609111	08/31/2026
5083 082526	BALL BEARING-BAR SCREEN - WW	02831042	08/25/2026	310.20	2609111	08/31/2026
5083 082526	SHOP SUPPLIES-OIL ABSORBANT SOCKS&PADS - WW	02831040	08/25/2026	269.89	2609111	08/31/2026
5083 082526	WRWA EXPO ACCOMODATIONS-STEVEN'S POINT WI - W	03992118	08/25/2026	68.02	2609111	08/31/2026
5083 082526	OUTDOOR EXPO REGISTRATION(5) - WTR	03992118	08/25/2026	568.76	2609111	08/31/2026
5083 082526	OUTDOOR EXPO REGISTRATION(3) - WW	02850023	08/25/2026	341.25	2609111	08/31/2026
5083 082526	OUTDOOR EXPO REGISTRATION(1) - WW	02850023	08/25/2026	114.04	2609111	08/31/2026
5083 082526	SHOP TOOLS-BAND SAW BLADE - WW	02831040	08/25/2026	59.00	2609111	08/31/2026
5083 082526	BLUE SHOP TOWELS(8BX) - WW	02831040	08/25/2026	104.30	2609111	08/31/2026

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
5083 082526	BALL BEARING-BAR SCREEN - WW	02831042	08/25/2026	120.00	2609111	08/31/2026
5083 082526	POUR-THRU CELL KIT-HYD FLSHNG WTR TESTING - WT	03667718	08/25/2026	519.15	2609111	08/31/2026
5083 082526	PVC PARTS-CENTRATE TANK - WW	02831040	08/25/2026	272.76	2609111	08/31/2026
5083 082526	SILICONE LUBRICANT-HYD MAINT - WTR	03667718	08/25/2026	740.40	2609111	08/31/2026
5083 082526	SHOP TOOLS-HANDSCREW CLAMP 2PK - WW	02831040	08/25/2026	33.99	2609111	08/31/2026
5083 082526	SHOP SUPPLIES-ZIP TIES - WW	02820018	08/25/2026	117.45	2609111	08/31/2026
5083 082526	CL2 REAGENT SET-HYD FLSHNG WTR TESTING - WTR	03667718	08/25/2026	523.45	2609111	08/31/2026
5083 082526	PARTS FOR NETP - WTR	03644318	08/25/2026	7.95	2609111	08/31/2026
5083 082526	PARTS-PRMRY BLDG LIGHTING - WW	02831040	08/25/2026	19.67	2609111	08/31/2026
5083 082526	LENS CLEANING WIPES - WW	02820018	08/25/2026	37.17	2609111	08/31/2026
5083 082526	TOILET PAPER(1) - WW	02850044	08/25/2026	33.73	2609111	08/31/2026
5083 082526	TOILET PAPER(2) - WTR	03992118	08/25/2026	67.44	2609111	08/31/2026
5083 082526	LAUNDRY DET - WTR	02820018	08/25/2026	40.95	2609111	08/31/2026
5083 082526	PARTS FOR NETP - WTR	03644318	08/25/2026	9.76	2609111	08/31/2026
5083 082526	42" V-BELT(4) - WW	02831040	08/25/2026	55.08	2609111	08/31/2026
5083 082526	LIGHTING-PRMRY BLDG - WW	02831040	08/25/2026	789.60	2609111	08/31/2026
5083 082526	LIGHTING-PRMRY BLDG - WW	02831040	08/25/2026	789.60	2609111	08/31/2026
5083 082526	TRUCK CLEANING SUPPLIES - WTR	03994018	08/25/2026	20.52	2609111	08/31/2026
5083 082526	WORK APPAREL-PANT(2) -WW	02820018	08/25/2026	64.56	2609111	08/31/2026
5083 082526	TRUCK CLEANING SUPPLIES-EMPTY SPRAY BOTTLES 6	03994018	08/25/2026	23.99	2609111	08/31/2026
5083 082526	OFFICE SUPPLIES-RUBBER FINGERTIPS - WW	02850045	08/25/2026	6.67	2609111	08/31/2026
5083 082526	HEX BUSHING/CABLE CONNECT-SOLIDS BLDG - WW	02831040	08/25/2026	12.71	2609111	08/31/2026
5083 082526	ELECTRICAL PARTS-PRMRY BLDG - WW	02831040	08/25/2026	268.97	2609111	08/31/2026
5463 082526	AUXILIARY UNIFORMS	01521154	08/25/2026	165.32	2609111	08/31/2026
5515 082526	VARIOUS ITEMS FOR THE MASON UTILITY TRUCK/CREW	16581619	08/25/2026	207.59	2609111	08/31/2026
5515 082526	PUMP FOR VEHICLE #101	01541120	08/25/2026	59.99	2609111	08/31/2026
5515 082526	BATTERIES FOR MAINTENANCE SHOP	01541120	08/25/2026	6.99	2609111	08/31/2026
5515 082526	BLADES FOR MAINTENANCE SHOP	01541120	08/25/2026	27.37	2609111	08/31/2026
5515 082526	PLATE WACKER	01541120	08/25/2026	149.99	2609111	08/31/2026
6550 082526	TASER BATTERY PACK	01521126	08/25/2026	98.90	2609111	08/31/2026
6550 082526	SUBSCRIPTION	01521122	08/25/2026	17.92	2609111	08/31/2026
6550 082526	TRAINING - HOYT	01521156	08/25/2026	570.00	2609111	08/31/2026
6550 082526	TRAINING - SAUTER	01521156	08/25/2026	144.00	2609111	08/31/2026
6550 082526	CRITICAL SOFTWARE / LICENSE	01521117	08/25/2026	3,000.00	2609111	08/31/2026
6550 082526	SLING KEEPER	01521126	08/25/2026	71.08	2609111	08/31/2026
6550 082526	TRAINING - HEIMERL	01521156	08/25/2026	150.00	2609111	08/31/2026
6550 082526	TRAINING - CAUCUTT	01521156	08/25/2026	249.00	2609111	08/31/2026
6550 082526	SOLID STATE DRIVE	01521119	08/25/2026	449.99	2609111	08/31/2026
6650 082526	POSTAGE	01521118	08/25/2026	5.70	2609111	08/31/2026
6650 082526	POSTAGE	01521118	08/25/2026	5.70	2609111	08/31/2026
6650 082526	POSTAGE	01521118	08/25/2026	5.70	2609111	08/31/2026
6650 082526	POSTAGE	01521118	08/25/2026	5.70	2609111	08/31/2026
6650 082526	POSTAGE	01521118	08/25/2026	5.17	2609111	08/31/2026
6650 082526	POSTAGE	01521118	08/25/2026	5.17	2609111	08/31/2026
6650 082526	POSTAGE	01521118	08/25/2026	5.24	2609111	08/31/2026
6650 082526	POSTAGE	01521118	08/25/2026	5.17	2609111	08/31/2026
6650 082526	POSTAGE	01521118	08/25/2026	5.17	2609111	08/31/2026
6650 082526	POSTAGE	01521118	08/25/2026	5.24	2609111	08/31/2026
6650 082526	FOLDERS	01521218	08/25/2026	5.00	2609111	08/31/2026
6650 082526	GLOVES	01521118	08/25/2026	101.90	2609111	08/31/2026
6650 082526	IT	01521118	08/25/2026	59.67	2609111	08/31/2026
6650 082526	ADOBE SUBSCRIPTION	01521122	08/25/2026	239.88	2609111	08/31/2026
6650 082526	POSTAGE	01521118	08/25/2026	5.70	2609111	08/31/2026
6650 082526	POSTAGE	01521118	08/25/2026	5.70	2609111	08/31/2026
6650 082526	FLASH DRIVES	01521118	08/25/2026	77.99	2609111	08/31/2026
6650 082526	POSTAGE	01521118	08/25/2026	15.58	2609111	08/31/2026
6650 082526	FLASH DRIVES	01521118	08/25/2026	71.80	2609111	08/31/2026

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
6650 082526	POSTAGE	01521118	08/25/2026	5.70	2609111	08/31/2026
6650 082526	BINDERS	01521155	08/25/2026	125.94	2609111	08/31/2026
6650 082526	POSTAGE	01521118	08/25/2026	5.70	2609111	08/31/2026
6650 082526	RAIN COAT	01521218	08/25/2026	39.59	2609111	08/31/2026
6650 082526	AIR FILTER	01521318	08/25/2026	104.45	2609111	08/31/2026
6650 082526	POSTAGE	01521118	08/25/2026	22.34	2609111	08/31/2026
6770 090226	EMS SUPPLIES	01523154	08/25/2026	260.92	2609111	08/31/2026
6770 090226	EMS SUPPLIES	01523154	08/25/2026	862.61	2609111	08/31/2026
6770 090226	EMS SUPPLIES	01523154	08/25/2026	954.00	2609111	08/31/2026
6770 090226	EMS SUPPLIES	01523154	08/25/2026	100.38	2609111	08/31/2026
6770 090226	EMS SUPPLIES	01523154	08/25/2026	642.00	2609111	08/31/2026
6822 082526	COLIFORM	14531344	08/25/2026	468.55	2609111	08/31/2026
6822 082526	BOH PACKETS MAILED	01531218	08/25/2026	9.90	2609111	08/31/2026
6822 082526	PRIME MONTHLY CHARGE	14531318	08/25/2026	14.99	2609111	08/31/2026
6822 082526	POOL CHEMICALS	14531318	08/25/2026	34.07	2609111	08/31/2026
6822 082526	POOL CHEMICALS	14531318	08/25/2026	8.16	2609111	08/31/2026
6822 082526	SB WEHA	14531323	08/25/2026	300.00	2609111	08/31/2026
7236 090426	FILE ORGANIZER	01523144	08/25/2026	39.98	2609111	08/31/2026
7236 090426	RIVER GUAGES	01525118	08/25/2026	27.60	2609111	08/31/2026
7236 090426	PHONES	24581105	08/25/2026	143.28	2609111	08/31/2026
7236 090426	PHONES	01523132	08/25/2026	933.80	2609111	08/31/2026
7236 090426	FASTENERS	01523120	08/25/2026	2.20	2609111	08/31/2026
7236 090426	TETHER	01523120	08/25/2026	74.29	2609111	08/31/2026
7236 090426	DISHWASHER CLEANER	01523118	08/25/2026	44.56	2609111	08/31/2026
7236 090426	ZIPLOC BAGS	01523118	08/25/2026	3.17	2609111	08/31/2026
7236 090426	MOP HANDLE	01523118	08/25/2026	23.82	2609111	08/31/2026
7236 090426	BATTERIES	01523144	08/25/2026	38.98	2609111	08/31/2026
7236 090426	BINS, MARKERS, BOX CUTTER	01523144	08/25/2026	42.91	2609111	08/31/2026
7236 090426	WIPER BLADE	01523142	08/25/2026	56.64	2609111	08/31/2026
7236 090426	CHIEFS CONFERENCE	01523148	08/25/2026	100.00	2609111	08/31/2026
7236 090426	BED BUG FOGGER	01523154	08/25/2026	64.00	2609111	08/31/2026
7236 090426	SAFETY GLASSES	01523154	08/25/2026	81.69	2609111	08/31/2026
7236 090426	POSTAGE SCALE	01523144	08/25/2026	51.14	2609111	08/31/2026
7236 090426	STAMPS	01523144	08/25/2026	164.00	2609111	08/31/2026
7236 090426	ADOBE	01523122	08/25/2026	24.25	2609111	08/31/2026
7236 090426	ADOBE	01523128	08/25/2026	303.71	2609111	08/31/2026
7236 090426	CHATGPT	01523122	08/25/2026	20.00	2609111	08/31/2026
7975 082526	SR CTR GREETING CARDS	24581107	08/25/2026	139.74	2609111	08/31/2026
7975 082526	PARK RETURN BOX	01554118	08/25/2026	15.17	2609111	08/31/2026
7975 082526	SR CTR CONCESSIONS	24581107	08/25/2026	92.16	2609111	08/31/2026
7975 082526	SR CTR SR CITIZENS DAY ICE	24581107	08/25/2026	6.49	2609111	08/31/2026
8339 082526	LEADERSHIP MEETING LUNCH MARQUARDT	01519552	08/25/2026	254.71	2609111	08/31/2026
8345 082526	SINK/DRAIN PLUNGER	01517118	08/25/2026	13.15	2609111	08/31/2026
8345 082526	MAINT SUPPLIES	01517118	08/25/2026	301.34	2609111	08/31/2026
8345 082526	MAINT SUPPLIES	01517118	08/25/2026	113.59	2609111	08/31/2026
8345 082526	MAINT SUPPLIES	01517118	08/25/2026	45.33	2609111	08/31/2026
8345 082526	VACUUM CLEANER BELT/BAGS	01517118	08/25/2026	70.12	2609111	08/31/2026
8345 082526	MEDICAL BATTERY	01517118	08/25/2026	13.06	2609111	08/31/2026
8345 082526	SHELVING	01517118	08/25/2026	70.64	2609111	08/31/2026
8345 082526	CEILING TILE	01517118	08/25/2026	170.66	2609111	08/31/2026
8745 082526	AV SUPPLIES	11581218	08/25/2026	49.40	2609111	08/31/2026
8745 082526	OFFICE AND LIBRARY SUPPLIES	11581218	08/25/2026	30.53	2609111	08/31/2026
8745 082526	OFFICE AND LIBRARY SUPPLIES	11581218	08/25/2026	17.09	2609111	08/31/2026
8745 082526	OFFICE AND LIBRARY SUPPLIES	11581218	08/25/2026	18.99	2609111	08/31/2026
8745 082526	OFFICE AND LIBRARY SUPPLIES	11581218	08/25/2026	44.48	2609111	08/31/2026
8745 082526	POSTAGE	11581218	08/25/2026	7.34	2609111	08/31/2026
8745 082526	JANITORIAL SUPPLIES	11581220	08/25/2026	15.40	2609111	08/31/2026

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
8745 082526	JANITORIAL SUPPLIES	11581220	08/25/2026	25.99	2609111	08/31/2026
8745 082526	JANITORIAL SUPPLIES	11581220	08/25/2026	71.19	2609111	08/31/2026
8745 082526	REPAIRS AND EXPENSE	11581220	08/25/2026	25.98	2609111	08/31/2026
8745 082526	ADULT FICTION	11581246	08/25/2026	11.99	2609111	08/31/2026
8745 082526	ADULT FICTION	11581246	08/25/2026	15.95	2609111	08/31/2026
8745 082526	ADULT FICTION	11581246	08/25/2026	115.87	2609111	08/31/2026
8745 082526	ADULT FICTION	11581246	08/25/2026	37.38	2609111	08/31/2026
8745 082526	ADULT FICTION	11581246	08/25/2026	23.34	2609111	08/31/2026
8745 082526	ADULT FICTION	11581246	08/25/2026	11.99	2609111	08/31/2026
8745 082526	ADULT FICTION	11581246	08/25/2026	15.95	2609111	08/31/2026
8745 082526	ADULT FICTION	11581246	08/25/2026	106.76	2609111	08/31/2026
8745 082526	ADULT FICTION	11581246	08/25/2026	364.49	2609111	08/31/2026
8745 082526	ADULT NONFICTION	11581246	08/25/2026	11.00	2609111	08/31/2026
8745 082526	ADULT NONFICTION	11581246	08/25/2026	18.39	2609111	08/31/2026
8745 082526	ADULT NONFICTION	11581246	08/25/2026	13.30	2609111	08/31/2026
8745 082526	ADULT NONFICTION	11581246	08/25/2026	16.50	2609111	08/31/2026
8745 082526	ADULT NONFICTION	11581246	08/25/2026	15.00-	2609111	08/31/2026
8745 082526	ADULT NONFICTION	11581246	08/25/2026	133.94	2609111	08/31/2026
8745 082526	ADULT NONFICTION	11581246	08/25/2026	34.64	2609111	08/31/2026
8745 082526	ADULT NONFICTION	11581246	08/25/2026	82.11	2609111	08/31/2026
8745 082526	ADULT NONFICTION	11581246	08/25/2026	15.40	2609111	08/31/2026
8745 082526	ADULT NONFICTION	11581246	08/25/2026	14.99	2609111	08/31/2026
8745 082526	ADULT NONFICTION	11581246	08/25/2026	14.97	2609111	08/31/2026
8745 082526	ADULT NONFICTION	11581246	08/25/2026	19.99	2609111	08/31/2026
8745 082526	CHILDREN BOOKS	11581246	08/25/2026	141.99	2609111	08/31/2026
8745 082526	CHILDREN BOOKS	11581246	08/25/2026	16.42	2609111	08/31/2026
8745 082526	CHILDREN BOOKS	11581246	08/25/2026	16.19	2609111	08/31/2026
8745 082526	CHILDREN BOOKS	11581246	08/25/2026	12.34	2609111	08/31/2026
8745 082526	CHILDREN BOOKS	11581246	08/25/2026	5.25	2609111	08/31/2026
8745 082526	CHILDREN BOOKS	11581246	08/25/2026	8.28	2609111	08/31/2026
8745 082526	CHILDREN BOOKS	11581246	08/25/2026	7.00	2609111	08/31/2026
8745 082526	CHILDREN BOOKS	11581246	08/25/2026	24.37	2609111	08/31/2026
8745 082526	CHILDREN BOOKS	11581246	08/25/2026	12.99	2609111	08/31/2026
8745 082526	CHILDREN BOOKS	11581246	08/25/2026	530.82	2609111	08/31/2026
8745 082526	CHILDREN BOOKS	11581246	08/25/2026	15.62	2609111	08/31/2026
8745 082526	CHILDREN BOOKS	11581246	08/25/2026	18.99	2609111	08/31/2026
8745 082526	LARGE PRINT BOOKS	11581246	08/25/2026	44.40	2609111	08/31/2026
8745 082526	LARGE PRINT BOOKS	11581246	08/25/2026	19.80	2609111	08/31/2026
8745 082526	LARGE PRINT BOOKS	11581246	08/25/2026	45.10	2609111	08/31/2026
8745 082526	LARGE PRINT BOOKS	11581246	08/25/2026	17.98-	2609111	08/31/2026
8745 082526	LARGE PRINT BOOKS	11581246	08/25/2026	22.40	2609111	08/31/2026
8745 082526	LARGE PRINT BOOKS	11581246	08/25/2026	18.60	2609111	08/31/2026
8745 082526	LARGE PRINT BOOKS	11581246	08/25/2026	21.11	2609111	08/31/2026
8745 082526	LARGE PRINT BOOKS	11581246	08/25/2026	16.79	2609111	08/31/2026
8745 082526	LARGE PRINT BOOKS	11581246	08/25/2026	19.20	2609111	08/31/2026
8745 082526	LARGE PRINT BOOKS	11581246	08/25/2026	19.20	2609111	08/31/2026
8745 082526	LARGE PRINT BOOKS	11581246	08/25/2026	21.31	2609111	08/31/2026
8745 082526	PERIODICALS (MADISON MAGAZINE 2YR)	11581247	08/25/2026	24.95	2609111	08/31/2026
8745 082526	PERIODICALS (REMIND MAG)	11581247	08/25/2026	29.95	2609111	08/31/2026
8745 082526	AV MATERIALS: DVD	11581248	08/25/2026	19.96	2609111	08/31/2026
8745 082526	AV MATERIALS: DVD	11581248	08/25/2026	22.99	2609111	08/31/2026
8745 082526	AV MATERIALS: DVD	11581248	08/25/2026	597.63	2609111	08/31/2026
8745 082526	AV MATERIALS: DVD	11581248	08/25/2026	14.96	2609111	08/31/2026
8745 082526	AV MATERIALS: DVD	11581248	08/25/2026	37.99	2609111	08/31/2026
8745 082526	AV MATERIALS: DVD	11581248	08/25/2026	19.95	2609111	08/31/2026
8745 082526	AV MATERIALS: DVD	11581248	08/25/2026	14.95	2609111	08/31/2026
8745 082526	AV MATERIALS: DVD	11581248	08/25/2026	93.26	2609111	08/31/2026

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
8745 082526	DONATION PURCHASE (CR PROG)	11581250	08/25/2026	93.25	2609111	08/31/2026
8745 082526	DONATION PURCHASE (CR PROG)	11581250	08/25/2026	126.47	2609111	08/31/2026
8745 082526	DONATION PURCHASE (CR PROG)	11581250	08/25/2026	23.97	2609111	08/31/2026
8745 082526	DONATION PURCHASE (CR PROG)	11581250	08/25/2026	47.49	2609111	08/31/2026
8745 082526	DONATION PURCHASE (CR PROG)	11581250	08/25/2026	39.19	2609111	08/31/2026
8745 082526	DONATION PURCHASE (FRIENDS: AV)	11581250	08/25/2026	108.79	2609111	08/31/2026
8745 082526	DONATION PURCHASE (FRIENDS: AV)	11581250	08/25/2026	10.24	2609111	08/31/2026
8745 082526	DONATION PURCHASE (FRIENDS: COFFEE)	11581250	08/25/2026	150.00	2609111	08/31/2026
8745 082526	DONATION PURCHASE (SLC: ADULT)	11581250	08/25/2026	50.12	2609111	08/31/2026
8745 082526	DONATION PURCHASE (YA BOOKS)	11581250	08/25/2026	25.24	2609111	08/31/2026
8877 082526	GOOGLE CLOUD STORAGE	01518422	08/25/2026	9.99	2609111	08/31/2026
8877 082526	PUBLIC INFORMATION MEETING SUPPLIES	01518418	08/25/2026	34.88	2609111	08/31/2026
8877 082526	PRIME BUSINESS SUBSCRIPTION	01518422	08/25/2026	129.00	2609111	08/31/2026
8877 082526	CABLE SUBSCRIPTION	01518422	08/25/2026	94.44	2609111	08/31/2026
9087 082526	WAC CONCESSIONS	01552246	08/25/2026	41.94	2609111	08/31/2026
9087 082526	WAC CONCESSIONS	01552246	08/25/2026	79.66	2609111	08/31/2026
9588 082526	NOTARY RENEWAL: D COX	01514018	08/25/2026	20.00	2609111	08/31/2026
9588 082526	EGOLDFAX SERVICE FEES	01518644	08/25/2026	60.96	2609111	08/31/2026
9588 082526	EGOLDFAX SERVICE FEES	01523118	08/25/2026	175.00	2609111	08/31/2026
9588 082526	ZOOM: R STOCKS	01513118	08/25/2026	16.99	2609111	08/31/2026
9588 082526	ZOOM: M STEVENS	01514018	08/25/2026	16.99	2609111	08/31/2026
9588 082526	ZOOM: D BROWER	01521118	08/25/2026	16.99	2609111	08/31/2026
9588 082526	ZOOM: B ZIRBES	01524118	08/25/2026	16.99	2609111	08/31/2026
9588 082526	ZOOM: C QUEST	01531218	08/25/2026	16.99	2609111	08/31/2026
9588 082526	ZOOM: A BEYER	01541018	08/25/2026	16.99	2609111	08/31/2026
9588 082526	ZOOM: D SYBELL	60510518	08/25/2026	16.99	2609111	08/31/2026
9588 082526	NOTARY RENEWAL: C RIFFEL	01514018	08/25/2026	20.00	2609111	08/31/2026
9588 082526	OFFICE SUPPLIES	01514018	08/25/2026	131.47	2609111	08/31/2026
9588 082526	ELECTION SUPPLIES	01514118	08/25/2026	67.24	2609111	08/31/2026
9588 082526	ELECTION WORKER SNACKS	01514118	08/25/2026	187.50	2609111	08/31/2026
9588 082526	ELECTION WORKER LUNCH	01514118	08/25/2026	247.96	2609111	08/31/2026
9588 082526	ELECTION WORKER SUPPER	01514118	08/25/2026	91.07	2609111	08/31/2026
9588 082526	ELECTION WORKER SUPPER	01514118	08/25/2026	37.95	2609111	08/31/2026
9588 082526	QTR LEASE PAYMENT	01514026	08/25/2026	198.66	2609111	08/31/2026
9595 082526	PARK WATERPROOF SEALANT	01554120	08/25/2026	25.98	2609111	08/31/2026
9595 082526	WAC RESPIRATOR, BOTTLE BRUSH, ETC	01552220	08/25/2026	74.69	2609111	08/31/2026
9595 082526	PARK - TJ STALL BOLT	01554120	08/25/2026	7.84	2609111	08/31/2026
9595 082526	PARK GREAT STUFF	01554120	08/25/2026	11.98	2609111	08/31/2026
9595 082526	PARK SCRATCHER BLADE	01554118	08/25/2026	26.19	2609111	08/31/2026
9595 082526	FORESTRY PHONE CASE	01561118	08/25/2026	21.79	2609111	08/31/2026
9595 082526	PARK BAR CLAMP, WOOD SCREWS	01554120	08/25/2026	71.94	2609111	08/31/2026
9595 082526	PARK MINERAL SPIRITS	01554118	08/25/2026	15.99	2609111	08/31/2026
9595 082526	PARK MARKER, RUST STOP	01554118	08/25/2026	21.01	2609111	08/31/2026
9595 082526	PARK DISPENSER	01554120	08/25/2026	225.63	2609111	08/31/2026
9595 082526	PARK FERTILIZER	01554141	08/25/2026	40.39	2609111	08/31/2026
9595 082526	PARK MISC FASTENERS	01554120	08/25/2026	5.20	2609111	08/31/2026
9595 082526	PARK URBAN FORESTRY WORKSHOP	01554150	08/25/2026	140.00	2609111	08/31/2026
9595 082526	PARK BRUSH SWEEP, GFCI OUTLET, ETC	01554120	08/25/2026	70.37	2609111	08/31/2026
9595 082526	PARK WASP SPRAY	01554118	08/25/2026	17.73	2609111	08/31/2026
9595 082526	PARK GFCI OUTLET, CIRCUIT BREAKER	01554120	08/25/2026	66.97	2609111	08/31/2026
9595 082526	PARK F-350 LIFT SUPPORT	01554142	08/25/2026	71.38	2609111	08/31/2026
9595 082526	PARK SHOP WORKPLACE COMPLIANCE INFO	05554170	08/25/2026	279.90	2609111	08/31/2026
9595 082526	PARK F-350 TAX RETURN	01554142	08/25/2026	44.32-	2609111	08/31/2026
9595 082526	PARK SPRINKLER HEADS	01554120	08/25/2026	113.99	2609111	08/31/2026
9595 082526	PARK F-350 STARTER	01554142	08/25/2026	146.92	2609111	08/31/2026
9595 082526	FORESTRY TRAUMA KIT	01561118	08/25/2026	27.98	2609111	08/31/2026
9595 082526	PARK SHOP KEYBOARD & MOUSE	05554170	08/25/2026	19.99	2609111	08/31/2026

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
9595 082526	PARK SHOP FIRST AID KITS	05554170	08/25/2026	274.93	2609111	08/31/2026
Total U.S. BANK:				70,553.14		
UNEMPLOYMENT INSURANCE DIVISION						
21482						
07122026-07182026	UNEMPLOYMENT INSURANCE	01518150	08/14/2026	68.61	468496	08/18/2026
Total UNEMPLOYMENT INSURANCE DIVISION:				68.61		
UNIFIRST CORPORATION						
556086						
1470150122	MECHANIC UNIFORMS	01543159	07/24/2026	13.09	468364	08/04/2026
1470150122	MECHANIC UNIFORMS	16581641	07/24/2026	13.09	468364	08/04/2026
1470150122	MECHANIC UNIFORMS & COVERALLS	17581759	07/24/2026	23.68	468364	08/04/2026
1470150477	RIPSTOP OILBLO COVERALLS	01554118	07/31/2026	99.84	468432	08/11/2026
1470151151	MECHANIC UNIFORMS	16581641	07/31/2026	13.09	468497	08/18/2026
1470151151	MECHANIC UNIFORMS	01543159	07/31/2026	13.09	468497	08/18/2026
1470151151	MECHANIC UNIFORMS & COVERALLS	17581759	07/31/2026	23.68	468497	08/18/2026
1470152352	MECHANIC UNIFORMS	01543159	08/07/2026	13.09	468497	08/18/2026
1470152352	MECHANIC UNIFORMS	16581641	08/07/2026	13.09	468497	08/18/2026
1470152352	MECHANIC UNIFORMS & COVERALLS	17581759	08/07/2026	23.68	468497	08/18/2026
1470153408	MECH UNIFORMS	16581641	08/14/2026	13.09	468559	08/25/2026
1470153408	MECH UNIFORMS	01543159	08/14/2026	13.09	468559	08/25/2026
1470153408	MECH UNIFORMS & COVERALLS	17581759	08/14/2026	23.68	468559	08/25/2026
Total UNIFIRST CORPORATION:				299.28		
UNITED ELECTRIC INC						
21526						
102167	BQ LIFT PUMP	05554170	08/15/2026	506.40	468560	08/25/2026
Total UNITED ELECTRIC INC:				506.40		
UNITED INDUSTRIAL AUTOMATION						
21496						
3023	TRBLSHT & FLOW TRANSMITTERS-SOLIDS BLDG - WW	02831042	07/27/2026	3,166.02	468433	08/11/2026
3032	PLC CPU BATTERY RPLMNT-WELL 10 - WTR	03600318	08/10/2026	320.00	468561	08/25/2026
Total UNITED INDUSTRIAL AUTOMATION:				3,486.02		
UNITED SEPTIC & DRAIN SERVICES LLC						
556403						
81215	SKUM PIT PUMPED OUT - WW	02850020	08/03/2026	720.00	468562	08/25/2026
Total UNITED SEPTIC & DRAIN SERVICES LLC:				720.00		
USIC LOCATING SERVICES LLC						
553098						
824874	DIGGERS HOTLINE TICKET LOCATING - STORM	16581632	07/31/2026	5,433.08	468563	08/25/2026
824874	DIGGERS HOTLINE TICKET LOCATING - WTR	03992318	07/31/2026	5,481.90	468563	08/25/2026
824874	DIGGERS HOTLINE TICKET LOCATING - WW	02850020	07/31/2026	5,433.08	468563	08/25/2026
Total USIC LOCATING SERVICES LLC:				16,348.06		
USPS WATERTOWN						

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
21522						
SF080326	PERMIT #93 PRE-PMT - WTR	03903018	08/04/2026	3,000.00	468434	08/11/2026
Total USPS WATERTOWN:				3,000.00		
VISU SEWER INC						
22540						
2	2025 CIPP PROJECT-RETAINAGE RELEASE - WW	02973011	08/17/2026	5,180.55	468564	08/25/2026
Total VISU SEWER INC:				5,180.55		
VMC LLC						
555755						
1889	AT&T PUNCHLIST ITEMS CD REVIEW - WTR	03992318	08/13/2026	448.02	468565	08/25/2026
Total VMC LLC:				448.02		
WACHTEL TREE SCIENCE INC						
23042						
175053	EM ASH BORER INJECTIONS-FOREST	24561119	07/31/2026	8,866.35	468498	08/18/2026
Total WACHTEL TREE SCIENCE INC:				8,866.35		
WATERTOWN AREA CHAMBER OF COMMERCE						
23160						
401	LEADERSHIP WATERTOWN-LINTONEN	01521156	08/12/2026	625.00	468499	08/18/2026
Total WATERTOWN AREA CHAMBER OF COMMERCE:				625.00		
WATERTOWN MAIN STREET PROGRAM						
23221						
QTR3-2026	CONTRACT QTR 3 2026	01513151	08/18/2026	7,500.00	468566	08/25/2026
Total WATERTOWN MAIN STREET PROGRAM:				7,500.00		
WATERTOWN MOOSE LODGE 830						
23228						
189580-2026	JULY 4 PARADE COM MEAL	24581109	07/26/2026	658.00	468365	08/04/2026
Total WATERTOWN MOOSE LODGE 830:				658.00		
WATERTOWN TOURISM COMMISSION						
23461						
062026	ROOM TAX PAID-JUNE 2026	22551205	08/05/2026	21,368.84	468435	08/11/2026
Total WATERTOWN TOURISM COMMISSION:				21,368.84		
WATERTOWN UNIFIED SCHOOL DISTRICT						
23485						
AUG2026TAXSETTLE-DO	TAX SETTLEMENT DODGE-AUG 2026	50217110	08/14/2026	683,995.59	468450	08/14/2026
AUG2026TAXSETTLE-JEF	TAX SETTLEMENT JEFFERSON-AUG 2026	50217110	08/14/2026	1,299,522.71	468450	08/14/2026
Total WATERTOWN UNIFIED SCHOOL DISTRICT:				1,983,518.30		
WATERTOWN WATER DEPT						
23487						
081426 LIB	WATER - LIBRARY	11581231	08/14/2026	441.31	468567	08/25/2026

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
08202026	WATER-CITY HALL	01517131	07/31/2026	683.25	468366	08/04/2026
08202026	WATER-MISC BLDGS	01517231	07/31/2026	607.99	468366	08/04/2026
08202026	WATER-HEALTH BLDG	01531231	07/31/2026	95.76	468366	08/04/2026
08202026	WATER-STREETS	01541231	07/31/2026	1,336.46	468366	08/04/2026
08202026	WATER-AIRPORT	01545331	07/31/2026	4,611.68	468366	08/04/2026
08202026	WATER-SOLID WASTE	17581731	07/31/2026	38.83	468366	08/04/2026
08202026	WATER-PARKS	01552231	07/31/2026	3,631.77	468366	08/04/2026
08202026	WATER-REC ADMIN	01552031	07/31/2026	248.68	468366	08/04/2026
08202026	WATER-PARK	01554131	07/31/2026	1,869.49	468366	08/04/2026
08202026	WATER-WW BILLING	02840000	07/31/2026	20,000.00	468366	08/04/2026
08202026	WATER-WATER DEPT	03993218	07/31/2026	635.46	468366	08/04/2026
09042026	WATER-SOLID WASTE	17581731	08/14/2026	310.23	468500	08/18/2026
09042026	WATER-FIRE	01523131	08/14/2026	1,213.41	468500	08/18/2026
09042026	WATER-PARK	01554131	08/14/2026	3,323.76	468500	08/18/2026
09042026	WATER-BUBBLER	01554148	08/14/2026	738.51	468500	08/18/2026
09042026	WATER-WW	02820031	08/14/2026	4,255.11	468500	08/18/2026
09042026	WATER-WATER DEPT	03993218	08/14/2026	656.24	468500	08/18/2026
09042026	WATER-FUTURE FUND	26554331	08/14/2026	2,235.22	468500	08/18/2026

Total WATERTOWN WATER DEPT:

46,933.16

WE ENERGIES**23530**

6035412548	WE ENERGIES GAS	01554128	08/07/2026	12.87	2609120	08/30/2026
6035907484	WE ENERGIES GAS	02820028	08/07/2026	11.69	2609120	08/30/2026
6036839238	WE ENERGIES GAS	02820028	08/07/2026	12.57	2609120	08/30/2026
6040673518	WE ENERGIES GAS/ELECTRIC	03622330	08/11/2026	25,069.90	2609120	08/30/2026
6042590323	GAS-MUNI BLDG	01517128	08/12/2026	84.98	2609120	08/30/2026
6042590323	ELECTRIC-FIRE	01523130	08/12/2026	3,614.73	2609120	08/30/2026
6042590323	GAS-HEALTH	01531228	08/12/2026	10.29	2609120	08/30/2026
6042590323	GAS-STREET GARAGES	01541228	08/12/2026	58.34	2609120	08/30/2026
6042590323	ELECTRIC-STREET	01544230	08/12/2026	52.47	2609120	08/30/2026
6042590323	GAS-AIRPORT	01545328	08/12/2026	9.57	2609120	08/30/2026
6042590323	GAS-SR CTR	01552028	08/12/2026	56.99	2609120	08/30/2026
6042590323	GAS-AQ CTR	01552228	08/12/2026	992.78	2609120	08/30/2026
6042590323	GAS-PARKS	01554128	08/12/2026	19.14	2609120	08/30/2026
6042590323	GAS-PARK GARAGE	01554128	08/12/2026	11.34	2609120	08/30/2026
6042590323	GAS-WW	02820028	08/12/2026	924.31	2609120	08/30/2026
6042590323	GAS-WW LIFT STATION	02820029	08/12/2026	11.34	2609120	08/30/2026
6042590323	GAS-LIBRARY	11581228	08/12/2026	175.33	2609120	08/30/2026
6042590323	GAS-SOLID WASTE	17581728	08/12/2026	48.32	2609120	08/30/2026
6042592578	ELECTRIC-MUNI BLDG	01517130	08/12/2026	10,381.53	2609120	08/30/2026
6042592578	ELECTRIC-FIRE DEPT	01523130	08/12/2026	15.52	2609120	08/30/2026
6042592578	ELECTRIC-HEALTH DEPT	01531230	08/12/2026	738.14	2609120	08/30/2026
6042592578	ELECTRIC-STREET GARAGE	01541230	08/12/2026	2,556.12	2609120	08/30/2026
6042592578	ELECTRIC-TRAFFIC SIGNALS	01542430	08/12/2026	1,123.47	2609120	08/30/2026
6042592578	ELECTRIC-STREET LIGHTING	01544230	08/12/2026	46,455.51	2609120	08/30/2026
6042592578	ELECTRIC-AIRPORT	01545330	08/12/2026	2,941.36	2609120	08/30/2026
6042592578	ELECTRIC-SR CTR	01552030	08/12/2026	2,207.34	2609120	08/30/2026
6042592578	ELECTRIC-AQ CTR	01552230	08/12/2026	3,759.59	2609120	08/30/2026
6042592578	ELECTRIC-PARKS DEPT	01554130	08/12/2026	4,755.26	2609120	08/30/2026
6042592578	WASHINGTON PARK LIGHTS-PARK	01554144	08/12/2026	406.22	2609120	08/30/2026
6042592578	POWER FOR PUMPING/LIFT STATION-WW	02820029	08/12/2026	2,128.82	2609120	08/30/2026
6042592578	ELECTRIC-PLANT-WW	02820030	08/12/2026	20,646.94	2609120	08/30/2026
6042592578	FUEL FOR POWER-WATER	03622330	08/12/2026	7,230.43	2609120	08/30/2026
6042592578	ELECTRIC-LIBRARY	11581230	08/12/2026	6,075.63	2609120	08/30/2026
6042592578	BLDG ELECTRIC-SOLID WASTE	17581730	08/12/2026	419.34	2609120	08/30/2026

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
6042592578	ELECTRICITY-BENTZIN TOWN SQUARE	26554330	08/12/2026	224.90	2609120	08/30/2026
Total WE ENERGIES:				143,243.08		
WEPCO PRINTING INC						
23585						
46718	RED WTR SHUT OFF DOOR HANGER - WTR	03992118	07/23/2026	121.76	468367	08/04/2026
Total WEPCO PRINTING INC:				121.76		
WI AVIATION INC						
23646						
RYV26-218944	AIRPORT SUPPLIES-JULY 2026	01545318	07/31/2026	535.55	468568	08/25/2026
RYV26-218944	AIRPORT FUEL-JULY 2026	01545328	07/31/2026	915.88	468568	08/25/2026
RYV26-218944	AIRPORT ELECTRIC-JULY 2026	01545330	07/31/2026	150.02	468568	08/25/2026
RYV26-219631	AIRPORT MANAGER FEES-JULY 2026	01545310	07/31/2026	4,812.00	468568	08/25/2026
RYV26-219800	AIRPORT MOWING-JULY 2026	01545336	07/31/2026	3,069.00	468568	08/25/2026
RYV26-219800	AIRPORT DAILY LIGHT CHECKS-JULY 2026	01545338	07/31/2026	671.00	468568	08/25/2026
Total WI AVIATION INC:				10,153.45		
WI DEPT OF AG TRADE & CONS PROTECTION						
552457						
AG872026	ENVIRO - AGENT FEES FOR STATE	14531319	08/07/2026	25,192.50	468436	08/11/2026
Total WI DEPT OF AG TRADE & CONS PROTECTION:				25,192.50		
WI DEPT OF FINANCIAL INSTITUTIONS						
23717						
DCOX	NOTARY RENEWAL-COX	01521117	07/31/2026	20.00	468348	08/04/2026
RENEWRIFFEL	NOTARY RENEWAL	01514018	08/06/2026	20.00	468414	08/11/2026
Total WI DEPT OF FINANCIAL INSTITUTIONS:				40.00		
WI DEPT OF JUSTICE						
23731						
G3488 202607A	BACKGROUND CHECK - LOPEZ - LIBRARY	11581218	08/01/2026	7.00	468437	08/11/2026
Total WI DEPT OF JUSTICE:				7.00		
WI DEPT OF REVENUE						
23788						
072026	07-2026 SALES & USE TAX-HEALTH DEPT REVENUE	01443100	08/26/2026	3.65	2609121	08/28/2026
072026	07-2026 SALES & USE TAX-INDOOR POOL TAXABLE	01446233	08/26/2026	.16	2609121	08/28/2026
072026	07-2026 SALES & USE TAX-SR CTR REVENUE	01446234	08/26/2026	2.07	2609121	08/28/2026
072026	07-2026 SALES & USE TAX-SR CTR MEMBERSHIPS	01446235	08/26/2026	6.49	2609121	08/28/2026
072026	07-2026 SALES & USE TAX-SR CTR RENTALS	01446236	08/26/2026	113.13	2609121	08/28/2026
072026	07-2026 SALES & USE TAX-LIBRARY COPIER	11481218	08/26/2026	22.21	2609121	08/28/2026
072026	07-2026 SALES & USE TAX-AIRPORT HANGAR RENTAL	01482529	08/26/2026	123.83	2609121	08/28/2026
072026	07-2026 SALES & USE TAX-AQUATIC CTR REVENUE	01446230	08/26/2026	2,674.29	2609121	08/28/2026
072026	07-2026 SALES & USE TAX-RECREATION ACTIVITIES REN	01446211	08/26/2026	67.25	2609121	08/28/2026
072026	07-2026 SALES & USE TAX-PARKS/FORESTRY MISC PAR	01446264	08/26/2026	86.80	2609121	08/28/2026
072026	07-2026 SALES & USE TAX-REVENUE	01446266	08/26/2026	13.35	2609121	08/28/2026
072026	07-2026 SALES & USE TAX-TAX	01215810	08/26/2026	41.22	2609121	08/28/2026
072026	07-2026 SALES & USE TAX-SALES TAX DISCOUNT	01441220	08/26/2026	23.66	2609121	08/28/2026

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
Total WI DEPT OF REVENUE:				3,130.79		
WI DEPT OF TRANSPORTATION						
23795						
395-0000312180	BOOMER ST RELOCATION CREDIT 2023	05545370	07/03/2023	5,693.52-	468569	08/25/2026
395-0000441426	PROJECT 39539970179 DEWEY AVE	16581660	06/01/2026	1,767.47	468368	08/04/2026
395-0000441426	PROJECT 39539970179 DEWEY AVE	05581169	06/01/2026	737.75	468368	08/04/2026
395-0000441426	PROJECT 39539970179 DEWEY AVE	03999999	06/01/2026	3,969.14	468368	08/04/2026
395-0000441426	PROJECT 39539970179 DEWEY AVE	02973011	06/01/2026	3,191.24	468368	08/04/2026
395-0000441427	PROJECT 39539970180 DEWEY AVE	05581169	06/01/2026	3,486.99	468368	08/04/2026
395-0000441427	PROJECT 39539970180 DEWEY AVE	03999999	06/01/2026	18,760.35	468368	08/04/2026
395-0000441427	PROJECT 39539970180 DEWEY AVE	02973011	06/01/2026	15,083.61	468368	08/04/2026
395-0000441427	PROJECT 39539970180 DEWEY AVE	16581660	06/01/2026	8,354.03	468368	08/04/2026
395-0000445203	FINAL BOOMER ST RELOCATION	05545370	07/01/2026	21,633.30	468569	08/25/2026
395-0000445234	PROJECT 39539970179 DEWEY AVE	16581660	07/01/2026	2,009.21	468368	08/04/2026
395-0000445234	PROJECT 39539970179 DEWEY AVE	05581169	07/01/2026	838.65	468368	08/04/2026
395-0000445234	PROJECT 39539970179 DEWEY AVE	03999999	07/01/2026	4,512.03	468368	08/04/2026
395-0000445234	PROJECT 39539970179 DEWEY AVE	02973011	07/01/2026	3,627.74	468368	08/04/2026
395-0000445235	PROJ 39539970180 DEWEY AVE	16581660	07/01/2026	61,492.00	468368	08/04/2026
395-0000445235	PROJ 39539970180 DEWEY AVE	05581169	07/01/2026	25,666.95	468368	08/04/2026
395-0000445235	PROJ 39539970180 DEWEY AVE	03999999	07/01/2026	138,090.62	468368	08/04/2026
395-0000445235	PROJ 39539970180 DEWEY AVE	02973011	07/01/2026	111,026.98	468368	08/04/2026
Total WI DEPT OF TRANSPORTATION:				418,554.54		
WIN IT SERVICES LLC						
556070						
218858	TECHNICAL SERVICES BLOCK IT	01518611	06/22/2026	10,000.00	468570	08/25/2026
218970	FORTIGATE FORTIGUARD PROTECTON	01518644	06/30/2026	21,000.00	468570	08/25/2026
218970	FORTIANALYZER	01518644	06/30/2026	2,300.00	468570	08/25/2026
219142	APPRIVER CLOUD TO CLOUD	01518619	07/16/2026	480.00	468369	08/04/2026
219142	DUO ESSENTIALS MFA	01518619	07/16/2026	874.80	468369	08/04/2026
219142	OFFICE 365 G1	01518619	07/16/2026	798.00	468369	08/04/2026
219142	OFFICE 365 G3	01518619	07/16/2026	4,071.00	468369	08/04/2026
219142	WASABI HOT CLOUD STORAGE	05518670	07/16/2026	260.40	468369	08/04/2026
219142	SENTINELONE COMPLETE	01518644	07/16/2026	1,105.00	468369	08/04/2026
219281	IT NETWORK SECURITY UPGRADE - WW	02973012	07/13/2026	22,213.12	468369	08/04/2026
219282	IT NETWORK SECURITY UPGRADE - WW	02973012	07/13/2026	21,572.70	468369	08/04/2026
Total WIN IT SERVICES LLC:				84,675.02		
WISCNET						
553173						
24705	ANNUAL MEMBERSHIP & NETWORK ACCESS	01518644	07/24/2026	8,600.00	468501	08/18/2026
Total WISCNET:				8,600.00		
WOLF PAVING COMPANY INC						
23910						
6-26 APPL FOR PYMT NO	PROJ 6-26 BITUMINOUS SURFACING	02973011	07/13/2026	3,410.22	468438	Multiple
6-26 APPL FOR PYMT NO	PROJ 6-26 BITUMINOUS SURFACING	03999999	07/13/2026	42,821.75	468438	Multiple
6-26 APPL FOR PYMT NO	PROJ 6-26 BITUMINOUS SURFACING	05581169	07/13/2026	8,227.25	468438	Multiple
6-26 APPL FOR PYMT NO	PROJ 6-26 BITUMINOUS SURFACING	05581169	07/13/2026	1,560.61	468438	Multiple
6-26 APPL FOR PYMT NO	PROJ 6-26 BITUMINOUS SURFACING	02973011	07/13/2026	3,410.22-		
6-26 APPL FOR PYMT NO	PROJ 6-26 BITUMINOUS SURFACING	03999999	07/13/2026	42,821.75-		
6-26 APPL FOR PYMT NO	PROJ 6-26 BITUMINOUS SURFACING	05581169	07/13/2026	8,227.25-		

Invoice Number	Description	GL Account	Invoice Date	Invoice Amount	Check Number	Check Issue Date
6-26 APPL FOR PYMT NO	PROJ 6-26 BITUMINOUS SURFACING	05581169	07/13/2026	1,560.61-		
APPL FOR PYMT NO 2 P	PROJ 6-26 BITUMINOUS SURFACING	03999999	08/04/2026	8,898.05	Multiple	Multiple
APPL FOR PYMT NO 2 P	PROJ 6-26 BITUMINOUS SURFACING	05581169	08/04/2026	25,122.11	Multiple	Multiple
APPL FOR PYMT NO 2 P	PROJ 6-26 BITUMINOUS SURFACING	16581660	08/04/2026	8,093.36	Multiple	Multiple
Total WOLF PAVING COMPANY INC:				42,113.52		
WOLFF PACK APPAREL & PROMOTIONS						
23904						
3880	JULY 4 PARADE: FLOAT AWARDS	24581109	08/11/2026	198.00	468520	08/25/2026
Total WOLFF PACK APPAREL & PROMOTIONS:				198.00		
WOLTER INC						
23919						
132695501	ALTERNATOR - FORKLIFT - VEH #90B	17581720	07/28/2026	319.23	468502	08/18/2026
Total WOLTER INC:				319.23		
ZBM INC						
26005						
31886	CLEANING CONTRACT	01517126	07/10/2026	2,323.11	468503	08/18/2026
31967	CLEANING CONTRACT	01517126	08/10/2026	2,334.85	468503	08/18/2026
Total ZBM INC:				4,657.96		
ZUERN BUILDING PRODUCTS INC						
26900						
760931	LUMBER FOR SHOP	05554170	07/14/2026	14.87	468370	08/04/2026
766111	PARK LUMBER	01554120	07/30/2026	7.50	468439	08/11/2026
768920	ALLEY 4TH / 5TH -DOW STRYOFAM	05581169	08/10/2026	22.55	468504	08/18/2026
Total ZUERN BUILDING PRODUCTS INC:				44.92		
Grand Totals:				5,974,144.99		

CITY OF WATERTOWN

Cash & Investment Summary 8/31/2026

Available Cash on Hand		
8/1/2026	\$	1,961,646.72
August Receipts		<u>2,945,617.41</u>
Total Cash	\$	4,907,264.13
Disbursements		
Total Disbursements		<u>(4,246,919.84)</u>
TOTAL AVAILABLE CASH	\$	660,344.29
Cash on Hand (in bank) 08/31/26	\$	1,014,409.25
Less Outstanding Checks		<u>(354,064.96)</u>
TOTAL AVAILABLE CASH	\$	660,344.29

Total Invested Funds:

Local Government Investment Pool	\$	37,090,022.25
Ehlers Investment Partners		<u>11,315,031.40</u>
TOTAL INVESTED FUNDS	\$	48,405,053.65

Breakdown:

General	\$	13,672,800.41
Capital Projects		7,763,430.08
Library		184,356.36
TID #4		2,077.79
TID #5		888,450.45
ARPA		878,507.89
Developer Park Fees		367,364.54
Fire Station		224,542.58
Envrionmental Health		507,457.45
Wastewater Utility		12,869,464.95
Water Utility		7,719,747.23
Storm Water Utility		2,911,722.78
Solid Waste		<u>415,131.14</u>
TOTAL INVESTED FUNDS	\$	48,405,053.65

Interest YTD (net of fees)

Local Government Investment Pool	\$	1,000,235.36
Ehler's (does not include market depreciation/appreciation)		<u>237,788.44</u>
TOTAL INTEREST YTD (all funds)	\$	1,238,023.80

August 30, 2026

City of Watertown Licensing Board
City Hall
106 Jones Street
Watertown, WI 53094

RE: Notice of Membership Sale and Relinquishment of Agent Status
Entity: Watertown Liquor Depot, LLC
Address: 1907 Market Way, Suite C, Watertown, WI 53094

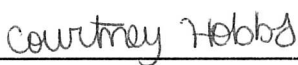
To the Members of the Licensing Board:

Please accept this letter as formal notification that I, Courtney Hobbs, am selling my 100 percent membership interest in Watertown Liquor Depot LLC to Robert Schuett. Accordingly, I will be relinquishing my status as the registered agent on the liquor license for this establishment.

Please note that the sale of the membership interest to Robert Schuett is strictly contingent upon the Licensing Board's approval of the license agent update. My relinquishment of agent status will take effect immediately upon that formal approval.

Thank you for your time and attention to this matter. Please reach out if you require any additional documentation or information to process this change.

Sincerely,



Courtney Hobbs

Email: courtney0501@gmail.com
Phone: 262-352-7895

Amended

Form
AB-200Alcohol Beverage License
Application

For Municipality	Section 10, Item A.
Municipality	C. Watertown
License Period	

Application Type (check one)

☒ Initial (New) ☐ Renewal ☒ AMENDED

License(s) Requested: (up to two boxes may be checked)

☒ Class "A" Beer \$ _____ ☐ Class "B" Beer \$ _____
☒ Class "A" Liquor \$ _____ ☐ Regular "Class B" Liquor \$ _____
☐ "Class A" Liquor (cider only) \$ _____ ☐ Reserve "Class B" Liquor \$ _____
☐ "Class C" Liquor (wine only) \$ _____ ☐ Above-Quota "Class B" Liquor \$ _____

Fees

License Fee(s)	\$ 10.00
Background Check Fee	\$ 7.00
Publication Fee	\$ 0.00
Total Fees	\$ 17.00 pl

\$ 10 Agent

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship) Watertown Liquor Depot, LLC		
2. Business Trade Name or DBA Liquor Depot		
3. FEIN 99-2150486	4. Wisconsin Seller's Permit Number 456-1029886642-05	
5. Entity Type (check one) ☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization		
6. If the applicant business is an LLC, are the controlling members other LLCs or corporations? ☐ Yes ☒ No If yes, the members, managers, officers and directors of those business entities must be listed in Part C and provide a Form AB-100.		
7. State of Organization Wisconsin	8. Date of Organization 2/27/24	9. Wisconsin DFI Registration Number W084465
10. Premises Address 1907 Market Way Suite C		
11. City Watertown	12. State WI	13. Zip Code 53094
14. County Jefferson	15. Governing Municipality: ☒ City ☐ Town ☐ Village of: _____	16. Aldermanic District
17. Premises Phone (920) 605-0024	18. Premises Email watertownliquordepot@gmail.com	19. Website
20. Premises Description Initial (New Applicants Only): Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. Renewal Applicants Only: I am renewing a license and by checking the box following this statement, I affirm that I have reviewed the last issued license certificate and the premises description remains the same. ☐		
21. Mailing Address (if different from premises address) 1907 Market Way Suite C		
22. City Watertown	23. State WI	24. Zip Code 53094

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☒ Yes ☐ No If yes, list the details of violation below. Attach additional sheets if necessary.		
Law/Ordinance Violated alcohol Underage Sale	Location Watertown	Trial Date
Penalty Imposed Staff member fined	Was sentence completed? ☒ Yes ☐ No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? ☐ Yes ☐ No	

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No
If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or wholesaler? ☐ Yes ☒ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☒ Yes ☐ No

5. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☒ No

6. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☒ No

Part C: Individual Information

Check each box to attest that you have provided the appropriate supplementary information to complete your application. See the instructions for Part C of this application, beginning on page 2, to complete this section.

☒ I have accurately listed and provided contact and personal information for all required persons involved in the applicant business and any business identified in Part A, Question 6 using Form AB-200AA.

☒ I have provided an accurate Form AB-100 for each person listed in Form AB-200AA.

☒ (For corporations, limited liability companies, and nonprofit organizations only) I have provided an accurate Form AB-101 to appoint an agent on behalf of my business.

☒ I understand that my application is not complete until this supplementary paperwork is received by the municipal clerk where I am applying for an alcohol beverage license.

Part D: Attestation

One of the following must sign and attest to this application:

- sole proprietor
- one general partner of a partnership
- one corporate officer
- one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Schneett	First Name Robert	M.I.
Title Owner	Email waterburyliquordepot@gmail.com	Phone 920 605-0024
Signature Robert V Schneett		Date 8-31-26

Part E: For Clerk Use Only

Date Application Was Filed With Clerk 8-31-26	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	

[illegible]

Form
AB-101

Alcohol Beverage
Appointment of Agent

Date
8-31-20

Agent Type (check one)	
☐ Original (no fee)	☒ Successor (\$10 fee for municipal licensees only)

Part A: Business Information	
1. Legal Business Name (individual name if sole proprietor) Watertown Liquor Depot LLC	
2. Business Trade Name or DBA Liquor Depot	
3. Entity Type (check one) ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization	
4. Alcohol Beverage Business Authorization (check one) ☒ Municipal Retail License ☐ State Permit	5. If successor agent, provide State Permit or Municipal Retail License Number
6. Describe the reason for appointing a successor agent, if successor is checked above. Successor is buying the LLC, & subsequently the liquor store, upon approval.	

Part B: Agent Information		
1. Last Name Schuett	2. First Name Robert	3. M.I. W
4. Email watertownliquordepot@gmail.com	5. Phone (920) 605-0024	

Part C: Agent Questions	
1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion.	☒ Yes ☐ No
2. Have you completed Form AB-100, <i>Alcohol Beverage Individual Questionnaire</i> (licensee) or Form AB-300, <i>Alcohol Beverage Personal Questionnaire</i> (permittee)?	☒ Yes ☐ No
3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions.	☒ Yes ☐ No

Continued →

TOPP 9/2 MD

Part D: Business Attestation			
READ CAREFULLY BEFORE SIGNING: I, the Undersigned , authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.			
Last Name	First Name	M.I.	
Schwett	Robert	W	
Title	Email	Phone	
Owner	waterdownliquordepot@gmail.com	(920) 605-0024	
Signature		Date	
Robert W Schwett		8-31-26	

Part E: Agent Attestation		
READ CAREFULLY BEFORE SIGNING: I, the Agent , hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.		
Last Name	First Name	M.I.
Schwett	Robert	W
Signature		Date
Robert W Schwett		8-31-26

**ORDINANCE TO
AMEND THE ADOPTED PLANNED DEVELOPMENT (PD) OVERLAY DISTRICT –
GENERAL DEVELOPMENT PLAN (GDP) FOR THE OXBOW AT 100 E. DIVISION
STREET (PIN: 291-0815-0412-029) AND 104 E. DIVISION STREET (PIN: 291-0915-
3343-053)**

**SPONSOR: MAYOR STOCKS
FROM: PLAN COMMISSION WITH POSITIVE RECOMMENDATION**

THE COMMON COUNCIL OF THE CITY OF WATERTOWN DOES ORDAIN AS FOLLOWS:

SECTION 1. That Chapter 550, Zoning., Attachment 1 – Appendix A, Zoning Map Amendments., of the Code of the City of Watertown is hereby amended as follows:

The following flexibilities have been recommended by the City of Watertown Plan Commission in regard to the amended Oxbow's Planned Development (PD) Overlay District - General Development Plan (GDP):

Flexibilities

1. Multifamily Residential Land Use in the Central Business Zoning District – §550-49A(7).
2. First Floor Residential in the Central Business Zoning District - 18 units on the first floor above lower parking level - §550-56A.
3. Two (2) Multifamily Apartment Buildings of 12 units or more on 2 separate lots with a zero-lot line wall - one (1) 18-unit building & one (1) 57-unit building (75 units total) - §550-49A(7).
4. Landscaping Surface Ratio per Site Plan. (33% LSR) – §550-27F(1)(c).
5. Minimum Lot Area 74,465 S.F. (46,311 S.F. & 28,154 S.F.) – §550-27F(2)(a).
6. No buffer yard requirements – §550-27F(2)(e).
7. 110 total parking stalls - 63 Underground & 47 Surface. – §550-27F(2)(j).
8. Direct access to a residential local or collector street, the lower parking level will have direct access to Cole Street. The surface parking lot will have direct access to Cole Street and Division Street. Vehicle traffic from both lots will utilize N Second Street. - §550-34A
9. Minimum off street driveway widths of 24' - §550-107F(9).
10. Minimum parking module widths of 42' single loaded & 63' double loaded - §550-107F(9).
11. Dwelling Units per Acre 43.91 - §550-27F(2)(a).
12. Floor area ratio of 0.33 - §550-34G(1)(c).
13. Maximum building height not to exceed 63'-0" - §550-34G(2)(g).
14. Minimum Waterway Overlay Zoning District setback of 58' - §550-42A(1).
15. Zero Lot Line Access Points - Internal access points between 2 (two) zero lot line buildings (hallways on resident levels and within the parking level) - §550-34G(2)(c)[2].
16. Exceed the Exterior Lighting Standards for the southern lot line of Lot 2 - not exceed 0.50 footcandle above ambient lighting conditions on a cloudless night at the southern ROW line of Cole St - §550-110D(2)(a).
17. Additional signage per Site Plan - §550-132A.

The following conditions were identified by the City of Watertown Plan Commission and Site Plan Review Committee regarding the amended Oxbow Planned Development (PD) Overlay District - General Development Plan (GDP):

1. Complete and obtain approval of the Development Agreement.
2. Record the approved CSM in both Dodge and Jefferson Counties.
3. Record the Riverwalk Easement in both Dodge and Jefferson Counties.

- 4. Obtain assigned addresses for each apartment unit.
- 5. Submit and obtain approval of a Fire Protection permit.
- 6. Include the installation of a Knox Box on the building plans.
- 7. Submit a letter from the State of Wisconsin approving the separation wall between the two structures.
- 8. Obtain approval of an erosion control and stormwater permit.
- 9. Include State and Federal ADA accessibility requirements on the building plans.
- 10. Include a design element in the hallway that clearly indicates the separation between the two buildings.

SECTION 2. That the requirements of Chapter 550-152, Planned Development Procedures, have been abided by for the amended Oxbow Planned Development (PD) Overlay District – General Development Plan (GDP).

SECTION 2. The Common Council of the City of Watertown approves the amended Oxbow Planned Development (PD) Overlay District - General Development Plan (GDP) inclusive of full and continuous compliance with the submittal documents, the list of flexibilities and conditions provided in the submittal, and with any conditions identified by City Staff and the Plan Commission

SECTION 4. This ordinance shall take effect and be in force the day after its passage and publication.

DATE:	Sept. 1, 2026		Sept. 15, 2026	
READING:	1ST		2ND	
	YES	NO	YES	NO
DAVIS				
LAMPE				
BERG				
NITECKI				
BLANKE				
SMITH				
ARNETT				
HAASE				
MOLDENHAUER				
MAYOR STOCKS				
TOTAL				

ADOPTED September 15, 2026

CITY CLERK

APPROVED September 15, 2026

MAYOR



City of Watertown
Planning Commission

Regarding: Development of 100 E Division Street

Dear Committee Members:

Earlier this year, Tom Stocco transitioned from North Town Partners to pursue a broader real estate development focus. As North Town Partners continues to concentrate on opportunities in Sheboygan County, including the overall North Town development in the Town of Sheboygan, Tom formed Tessuto Development to lead and advance projects outside of Sheboygan County, including The Oxbow Apartments in Watertown, Wisconsin.

To further strengthen the development team, Tom recruited Dan Seibel and Randy Goll to support The Oxbow Apartments project. Dan brings extensive legal and real estate development expertise, while Randy contributes decades of construction and project management experience. Together, the team provides a strong combination of financial, legal, and construction leadership to ensure the successful completion of the project.

Sincerely,

Tom Stocco
Principal

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: August 24th, 2026
SUBJECT: Public Hearing and a Recommendation to Council – amended Planned Development (PD) Overlay Zoning District - General Development Plan (GDP) and Precise Development Plan (PIP).

A Public Hearing and a Recommendation to Council for an amended Planned Development (PD) Overlay Zoning District – General Development Plan (GDP) and Precise Development Plan (PIP) requested by Tessuto Development LLC (formally Northtown Partners), agent for Cady Emerald LLC., on parcels located at 100 and 104 East Division Street, Watertown, WI. Parcel PIN(s): 291-0815-0412-029 & 291-0915-3343-053.

SITE DETAILS:

Acres: 0.52 & 1.10 acres
Current Zoning: Central Business (CB) Zoning District
Existing Land Use: Vacant
Future Land Use Designation: Central Mixed Use

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking a Recommendation to Common Council by the Plan Commission for an amended Planned Development (PD) Overlay Zoning District – General Development Plan (GDP) and Precise Development Plan (PIP). The current PD - GDP/PIP was recommended to Common Council by the Plan Commission at its February 9th, 2026 meeting and approved by Common Council at its March 3rd, 2026 meeting. The proposed development looks to create two multi-family buildings with a zero-lot line shared wall between the two buildings. This shared wall will be located along the county- line between Dodge and Jefferson Counties and is required because a single building cannot be built across a property line (county-line).

The proposed amended PD - GDP/PIP will now have 75 total units (up from 67 units) of varying types including: 5 studio apartments, 38 one-bedroom apartments, 25 two-bedroom apartments, and 7 three-bedroom apartments. All townhomes have been removed from the proposal. Additional changes include relocation of storage areas and the fitness room, as well as additional square footage on the second, third, and fourth floors. Changes to the exterior of the buildings include additional balconies, changes in some window types, and the removal of the cornice along the roof of the buildings. Exterior building materials remain the same as the previously approved plans. The multi-family buildings are to be stepped down in height at the south and east ends to better blend the higher density buildings into the surrounding residential areas.

The proposed amended PD - GDP/PIP will include the previously approved 63 underground parking stalls with access from Cole Street and 47 surface parking stalls with access from Cole Street and East Division Street for a total of 110 parking stalls.

A rezoning to Central Business (CB) Zoning and a Certified Survey Map (CSM) related to this development proposal were approved in April and July of 2025. A portion of Cole Street was also vacated for this proposed development.

STAFF EVALUATION:

Land Use and Zoning:

The amended PD - GDP/PIP includes the previously approved flexibilities to the Zoning Standards as allowed under Section § 550-152B of the Zoning Code. The flexibilities include an allowance for Multi-Family Residential Land Use with dwelling units on the first floor within the Central Business (CB) Zoning District. Additional flexibilities within the Central Business (CB) Zoning District include exceeding the maximum building height limit (63'0" previously approved) and reductions to the required off-street parking dimensions for aisle widths and parking module width (aisle widths of 24' previously approved). The proposal also includes the previously approved

BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

reduction of the Waterway Overlay Zoning District setback requirements (58' previously approved), and additional signage due to the two-building/two address design.

The Central Business (CB) Zoning District has a minimum landscape surface ratio (LSR) of 0% and minimal landscaping point requirements for paved areas only. The amended PD-GDP/PIP will now have a LSR of 33% (up from 32%) with a generous landscaping plan that exceeds all landscaping point requirements in the CB Zoning District. The Central Business (CB) Zoning District further prohibits development within the zoning district from taking direct access to a local residential street or a residential collector street. Both Cole and East Division Streets are classified as local streets and North Second Street is classified as a collector street. A flexibility to waive this requirement was approved in the previous PD-GDP/PIP. An additional flexibility to exceed the 'Exterior lighting Standards' along the south end of the property was also previously approved in the PD-GDP/PIP.

Flexibilities allowed by a Planned Unit Development under Section § 550-152B:

B. Provision of flexible development standards for planned developments.

- (1) Permitted location. Planned developments shall be permitted with the approval of a Planned Development Overlay Zoning District specific to the approved planned development.*
- (2) Flexible development standards. The following exemptions to the development standards of the underlying zoning district may be provided with the approval of a planned development:*
 - (a) Land use requirements. All land uses listed as "residential," "institutional" or "commercial" may be permitted within a planned development. Industrial land uses may only be allowed in Planned Developments that use an underlying zoning district which specifically list industrial uses as permitted or conditional uses.*
 - (b) Density and intensity requirements. All requirements listed for residential density and nonresidential intensity may be waived within a planned development.*
 - (c) Bulk requirements. All residential and nonresidential bulk requirements may be waived within a planned development.*
 - (d) Landscaping requirements. All landscaping requirements may be waived within a planned development.*
 - (e) Parking and loading requirements. All requirements for off-street parking, traffic circulation, and offstreet loading may be waived within a planned development.*
 - (f) Waterway Overlay District requirements. All Waterway Overlay District requirements may be waived within a planned development.*
- (3) Requirements to depict all aspects of development. Only development which is explicitly depicted on the required site plan approved by the Common Council as part of the approved planned development shall be permitted, even if such development (including all aspects of land use, density and intensity, bulk, landscaping, and parking and loading) is otherwise listed as permitted. Requested exemptions from these standards shall be made explicit by the applicant in the application and shall be recommended by the Plan Commission and approved explicitly by the Common Council. If not so requested and approved, such exemptions shall not be permitted.*

PUBLIC HEARING COMMENTS:

A Public Hearing for the amended PD-GDP/PIP was held by the Plan Commission on August 24th, 2026 [per §550-152F(2)]. The Plan Commission may consider any comments from that hearing prior to issuing a recommendation to Common Council.

SITE PLAN REVIEW COMMITTEE COMMENTS:

Site Plan Review Committee comments from August 24th, 2026 regarding the amended PD-GDP/PIP, if any, have been made available to the Plan Commission. The Plan Commission may consider any comments or conditions from the committee.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Negative recommendation of the amended General Development Plan (GDP) to Common Council.
2. Positive recommendation of amended General Development Plan (GDP).
3. Positive recommendation of the amended General Development Plan (GDP), with conditions identified by the Plan Commission:
 - Complete and obtain approval of the Development Agreement.
 - Record the approved CSM in both Dodge and Jefferson Counties.
 - Record the Riverwalk Easement in both Dodge and Jefferson Counties.
 - Obtain assigned addresses for each apartment unit.

**BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT**

- Submit and obtain approval of a Fire Protection permit.
- Include the installation of a Knox Box on the building plans.
- Submit a letter from the State of Wisconsin approving the separation wall between the two structures.
- Obtain approval of an erosion control and stormwater permit.
- Include State and Federal ADA accessibility requirements on the building plans.
- Include a design element in the hallway that clearly indicates the separation between the 2 buildings.

STAFF RECOMMENDATION:

- Staff recommends a positive recommendation of the amended Planned Development Overlay Zoning GDP/PIP to the Common Council with conditions.

ATTACHMENTS:

- Application materials.

Project Updates Summary – Oxbow Apartments

July 24, 2026

Project No. 2024-171 – The Oxbow Apartments

This document provides a summary of overall changes to the design documents related to The Oxbow Apartments project, located in the City of Watertown, Wisconsin.

Unit Types:

- ALL Townhomes were Removed
- Studio Count Changed to 5.
- 1 Bed Count Changed to 38.
- 2 Bed Count Changed to 25.
- 3 Bed Count remains at 7.
- Total unit Count changed from 67 to 75. An increase of 8.

Plans:

- Storage units moved to Lower Level.
- Fitness Room moved to Lower Level.
- Community Room patio removed and replaced with direct access to Lower Level Patio via exterior stair.
- Direct access from exterior added to Corner 3 Bed units as able.
- Second and Third Floor square footage added to the East.
- Fourth Floor square footage added to the South.

Exterior Elevations:

- Exterior Materials match 3.25.26 Submittal
- Balconies added in areas previously without.
- Stone Community Room patio on West Elevation Removed.
- Ribbon Windows removed and replaced with typical windows matching rest of design.

Site:

- Impervious surface area decreased to 67%
- Greenspace area increased to 33%
- Concrete sidewalk at surface parking area expanded to allow direct access to first floor 3-bed units
- Structural retaining wall added at Northeast side of building for sidewalk access
- Stormwater management plan and calculations updated to reflect site changes. Stormwater provisions for the City of Watertown are met by these conditions.

REVISED GENERAL DEVELOPMENT PLAN

THE OXBOW

A multifamily residential development in
WATERTOWN, WI



Table of Contents

INTRODUCTION	3
PROJECT NARRATIVE	4
Project Introduction	4
Community Overview	4
PROPOSED PLANNED DEVELOPMENT DESCRIPTION.....	4
General Project Themes and Images.....	4
General Mix of Dwelling Unit Types and Land Uses	5
Residential Densities	5
Natural Features.....	5
Relationship to Nearby Properties and Public Streets.....	6
Cohesion to Watertown’s Guiding Principles	6
Planned Development Rationale	6
Zoning Standards Comparison.....	7
Requested Exemptions.....	8

INTRODUCTION

Tessuto Development

At Tessuto Development, we believe a building is more than just steel and glass – it is a vital thread in the social and economic fabric of a community. Our name, Tessuto, is the Italian word for “texture” or “woven fabric.” It represents our core philosophy: that successful real estate development requires the careful weaving of high-quality design, structural integrity, and the unique needs of the people who live and work within our projects.

Our Vision: To look beyond the blueprints to the long-term impact on the neighborhood, building structures, designed to stand as a legacy for generations.

Our Mission: To develop properties that enhance the community, creating value for the tenants, community and investors, weaving excellence into the foundation of every community we touch.

Before founding Tessuto, Tom served as a Principal at Northtown Partners, where he was the architect of the firm’s strategic vision, forecasting and financing.

Tom’s deep expertise in cultivating relationships and navigating complex financial landscapes led to breaking ground on over \$100 million in projects including multi-family, commercial, hospitality in a five year period. Tom spearheaded municipal and banking negotiations. Tom’s passion to improve the urban fabric of our communities led him to branch off on his own and focus on building a legacy around community infill. At Tessuto, Tom weaves this high-level financial DNA into real estate development, ensuring every project is as fiscally sound as it is structurally impressive.



Figure 1: Proposed Community Logo

PROJECT NARRATIVE

Project Introduction

Tessuto Development (Tessuto) has an agreement in place with CADY EMERALD LLC to acquire the old Johnsonville Meat Processing Plant at the intersection of E Division St. & N 2nd St with the intent to build a 75-unit luxury apartment community known as The Oxbow.

Community Overview

Tessuto’s proposed community includes 75 units within a single structure - a 4-story, 75-unit apartment building. All units are rentable as a singular multifamily community and no unit is individually for sale.

A variety of housing types was a guiding principle of this community. 38 One-bedroom apartments, 25 Two-bedroom apartments, 7 Three-bedroom apartments, and 5 Studio apartments.

Type	#	%
3-Bed Apartment	7	9
2-Bed Apartment	25	33
1-Bed Apartment	38	51
Studio Apartment	5	7

PROPOSED PLANNED DEVELOPMENT DESCRIPTION

General Project Themes and Images



Figure 2: Watertown Public Library

Tessuto collaborated with Abacus Architects to bring the Oxbow project to life. After several visits to Watertown, the project team was inspired by the Public Library, which served as the foundation for the project's theme. The design aesthetic of the Oxbow will reflect clean, classic, and simplistic elegance, skillfully blending elements of historic and classical architecture with modern touches.

Along with the design inspiration, the project team also wanted to incorporate a color palette that would stand the test of time and not select a design trend that with fall out of style within a decade. Again, utilizing the library as an example, a warm neutral palette was selected along with a cream-colored masonry which appears to be the predominant masonry theme in Watertown.

Lastly, the team focused on the active open space to provide an enhanced quality of life & a sense of community that encourages community interaction with the natural and surrounding amenities. The obvious aspect of this is the activation and use of the riverfront to tie the community to the surrounding area. However, this also includes balcony and patio spaces for the units.

Below is a rendered exterior elevation of the front of the building. Please see Exhibit A for the complete Architectural renderings and material selections of the proposed development and Exhibit B for the Site Plan



Figure 3: Exterior Rendering

General Mix of Dwelling Unit Types and Land Uses

Land use will be exclusively Residential (Central Business Apartments).

Residential Densities

The residential density of the proposed development is described by the various intensity calculations below:

- Dwelling Units per Acre – 43.91
- Floor Area Ratio – 0.33
- Impervious Surface Area Ratio = 0.67

Natural Feature

As alluded to earlier in the narrative the existing site condition is a vacant, partially paved & graveled site that generally slopes from N 2nd Street down to the Rock River. The site was the existing location of a Johnsonville meat processing plant that has since been demolished, filled in, and rough-graded to its current state. Based on Aerial Images and historical records the site was fully improved and impervious to the river except for the NW flag parcel that has since been incorporated into the property.



Figure 5: Aerial of Existing Plant



Figure 6: Current Site Conditions

All wet and dry utilities are already available and stubbed into the property given its existing use. Of note, there is a sewer line that crosses under the Rock River along the direction connecting Rock Street to Cole Street and then a lateral extends north running parallel to the river. The proposed building orientation and setback account for this sewer line to ensure no part of the building is over the sewer line and any easement.

Given the sloping topography of the site, the team is proposing a lower parking level, exposed on the west side and underground on the east side. This will allow the community to be developed with reduced impact on the overall mass grading of the site.

Lastly, it should be noted that this property is bisected by the county line separating Dodge and Jefferson counties. Additional considerations are being made to account for this demarcation as it will affect municipal reporting, voting districts, zoning requirements, etc.

Relationship to Nearby Properties and Public Streets

The site is bounded by a mix of business & single-family homes to the north, Cole Street to the south, N 2nd Street to the east, and finally by the Rock River to the west. The table to the right notates the various setback information. To better blend the building into the surrounding residential areas, the apartment building will step down on the edges. The Townhome building will front N 2nd Street in a traditional reduced setback nature to provide that sense of urban/suburban living while still providing access to rear-loaded attached garages. A Location Map provided in Exhibit C also provides further details on the surrounding area.

Setback	Feet
North (Side-Residential)	5
South (Side-Street)	0
East (Front-Street)	3
West (Rear)	58

Cohesion to Watertown’s Guiding Principles

- The Oxbow will contribute to and reinforce Watertown’s 2040 Vision Statement and its Overarching Plan Recommendations such as:
- Promote high-quality design in any new multi-family, mixed-use, commercial, and industrial development, traditional neighborhood development, and interconnected neighborhoods.
 - Facilitate smart growth by utilizing opportunities for redevelopment throughout the city
 - Focus investment downtown and along the Rock River
 - Encourage redevelopment of brownfield sites

Watertown boasts impressive community assets that enhance its appeal to residential development. Located midway between Milwaukee and Madison, the city sits along the Rock River, featuring an up-and-coming downtown area and a beautiful riverwalk. The Oxbow will seek to tap into these assets and design esthetics, amenities, and connectivity around these features.

The main focus will be the Rock River. The Oxbow will be oriented to maximize views of the Rock River, both to the immediate west and the north. A sanitary sewer line running parallel to the river will inherently create a greenspace that will be activated with public-private features. A promenade, grilling stations, a fire pit, and lounge areas will not only provide great community amenities but will also provide access for sanitary line maintenance if required.

Although not located on the main downtown corridor, the Oxbow aims to enhance the overall downtown area. By redeveloping an underutilized site, the Oxbow intends to serve as a catalytic development that will draw further investment into this part of Watertown. This site is identified in various downtown planning efforts as a key area for pedestrian connectivity. Tessuto will collaborate with the City to establish a pedestrian corridor anchor and hopes to bring the envisioned riverwalk to fruition.

According to RINKA’s Downtown River Corridor Opportunity Analysis & Strategic Development Plan, respondents prioritized high-quality public amenities, investment opportunities, and walkability/connectivity. The Oxbow will address these priorities while leveraging residential density to support existing businesses. The spending power of future residents is expected to bolster local businesses and retailers, contributing to economic and employment growth. Exhibit D presents the estimated annual spending by residents of The Oxbow, showing a total estimated spending by households of around \$5,500,000.

Furthermore, housing demand is significantly driven by the need to provide accommodations for a growing population, along with a variety of housing options for a diverse community. The Oxbow offers a range of new housing options that specifically address these needs for current and future residents. With one to three-bedroom apartment units, and traditional townhome units, the proposed community will attract young professionals, provide new opportunities for current City residents, and allow residents to age and thrive in place.

Planned Development Rationale

Tessuto respectfully requests that the City consider this development, as outlined in the accompanying information and drawings. In alignment with the City's overarching principles, Tessuto aims to create inspired, detailed, and engaged communities that feature dynamic, community-oriented amenities. This approach is designed to enhance the area's character, foster a sense of place, and support future investments. Maximizing the overall density of the community is essential for the financial viability of the project. To ensure a high-quality, well-amenitized, and efficiently managed operation, we are seeking a 75-unit development. Achieving this density on this redevelopment site of just 1.708 acres presents challenges that conflict with standard zoning regulations. The overall impact of this project is intended to catalyze revitalization in the Downtown River Corridor and fulfill one of the City’s top three priorities as outlined in the Comprehensive Plan. To accomplish this goal, Tessuto is requesting the proposed PD zoning with requested exemptions as listed below.

Zoning Standards Comparison

Listed below are the zoning standards listed for the Central Business District and how they compare to the proposed Planned Development:

Residential Land Use Standards

Central Business (CB) Zoning District		Proposed PD	
Multifamily Apartment Building with first floor Apartments.	Use not permitted.	Allowance for a Multifamily Apartment Building with first floor Apartments within the Central Business (CB) Zoning District.	PD flexibility requested.
Multi-Family Apartments <i>[per 550-49(7)]</i>			
o Consists of attached multifamily residences that take access from a shared entrance or hallway.		N/A	Proposal meets requirement.
o A minimum building code required fire-rated wall assembly division, separating living areas from the lowest level to the underside of the roof, is required between each dwelling unit.		N/A	Proposal meets requirement.
o No more than 24 dwelling units, and no fewer than three, may be located in a building.		Allowance for up to 75 units.	PD flexibility requested.

Bulk Standards

Zoning District	Minimum Lot Area (sqft)	Minimum Lot Width (ft)	Minimum Setbacks (feet)				Minimum Building Separation (feet)	Maximum Building Height (feet)
			Front / Street; Side	Rear	Side/Rear from Accessory	Pavement		
Central Business	2000	10	Maximum setback of 0 feet or block average, except per Plan Commission as a component of site design; side yard is 10 feet from residential	0/10 ¹	3/5 ²	0 ³	Maximum is 0, except per Plan Commission	50; minimum is 20, except per Plan Commission
Proposed PD	74,400	225	3 Front, 0 side (street), 5 side (residential)	58	NA	0	NA	63'-0" *Note 4

- Notes:
- 1

Zero feet from residential districts
- 2

Accessory buildings shall be three feet from the property line, five feet from an alley
- 3

Five feet from side and rear lot lines, except where modified along district boundary by required buffer yard; see § 550-99; 0 feet from front or street line.
- 4

We would like to round up slightly and request a Maximum Building Height of 63-feet 0-inches.

Regarding the parking and loading standards, it's important to note that "within the Central Business (CB) District, the parking requirements of this chapter are hereby waived" §550-107G(4). Nevertheless, the team aims to comply with the guidelines outlined in this chapter to the best of their ability. The proposed standards related to the code are listed in the table below.

Off-street Parking Layout Dimensions

Description	Parking lot design standards (90-degree parking angle) (feet)					Parking module width (feet)	
	Stall width at parking angle	Stall width parallel to aisle	Stall depth to wall	Stall length (including 1.5-foot curb overhang)	Aisle width	Wall to wall (single-loaded)	Wall to wall (double-loaded)
Code	9	9	18.5	18.5	26	44.5	63
Proposed	9	9	exceeds	18.5	24	42.5	63

Below are the Density and Intensity standards comparison tables for review:

Density Standards

Zoning District	Development Option	Maximum Gross Density (MGD)	Minimum Lot Area (MLA)	Minimum Zoning District Area	Minimum Landscape Surface Ratio (LSR)
Central Business	Conventional	Up to 50 du/acre per the limits of the conditional use permit	9,000 sf	9,000 sf	0%
Proposed PD	Conventional	43.9 du/acre	74,400 sf	74,400 sf	33%

Non-Residential Intensity Standards

Zoning District	Maximum Number of Floors	Minimum Landscape Surface Ratio (LSR)	Maximum Floor Area Ratio (FAR)	Minimum Lot Area (MLA)	Maximum Building Size (MBS)
Central Business	4	0%	3.00	2,000 sf	NA
Proposed PD	4+1	33%	0.33	74,400 sf	114,455 gross sq.ft.

Requested Exemptions

As shown in the previous section, the project team has designed the Oxbow community to almost all of the standards listed for the Central Business District. The exception is the maximum building height. Due to the sloping nature of the site and the exposed lower parking level the height of the building from the west exceeds the 50 feet maximum, while from the east it is below. Measuring the 1st floor to the highest point is 49'-3" while measuring the garage floor to the highest point is approaching 63’, we request a max height restriction of 63’-0”.

Lastly, the Team has provided some conceptual landscaping within the architectural renderings but understands that the City of Watertown has robust landscaping calculations and standards listed per code. The Team plans to meet or exceed these requirements upon full buildout of the Site Landscaping Plans.

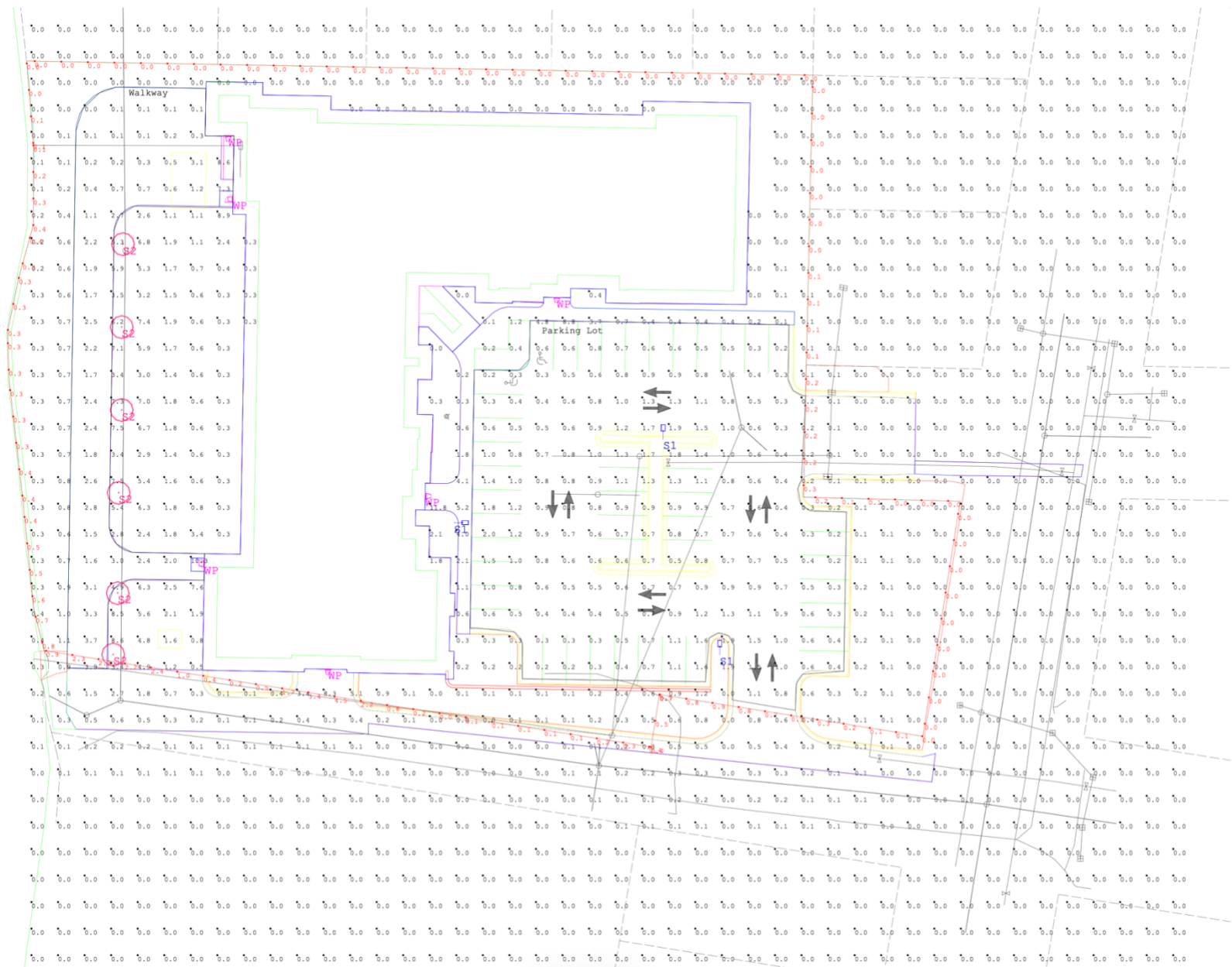
EXHIBIT A

Architectural Renderings
&
General Conceptual Landscaping





EXHIBIT B

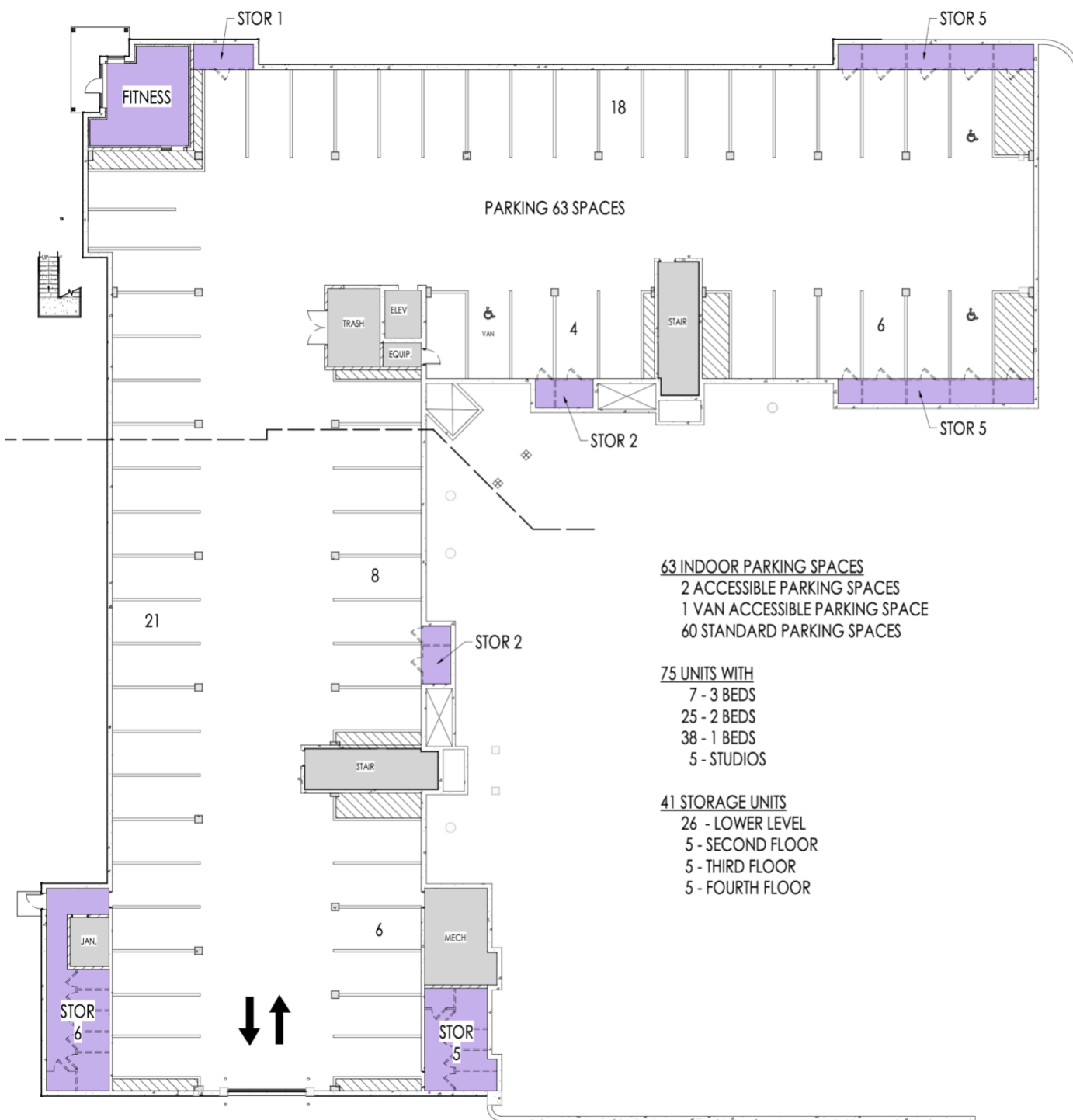


Vertical Lighting + Controls
559 Plate Dr. Ste. 1
East Dundee IL 60118

VERTICAL
LIGHTING + CONTROLS

Watertown Apartments
Watertown, WI

#	REVISIONS	Date
	Description	



LOWER LEVEL



FIRST FLOOR PLAN



SECOND FLOOR PLAN



21 UNITS THIRD FLOOR UNITS
1 - 3 BEDS
7 - 2 BEDS
11 - 1 BEDS
2 - STUDIO

5 THIRD FLOOR STORAGE UNITS

THIRD FLOOR PLAN



FOURTH FLOOR PLAN

EXHIBIT C
Location Map

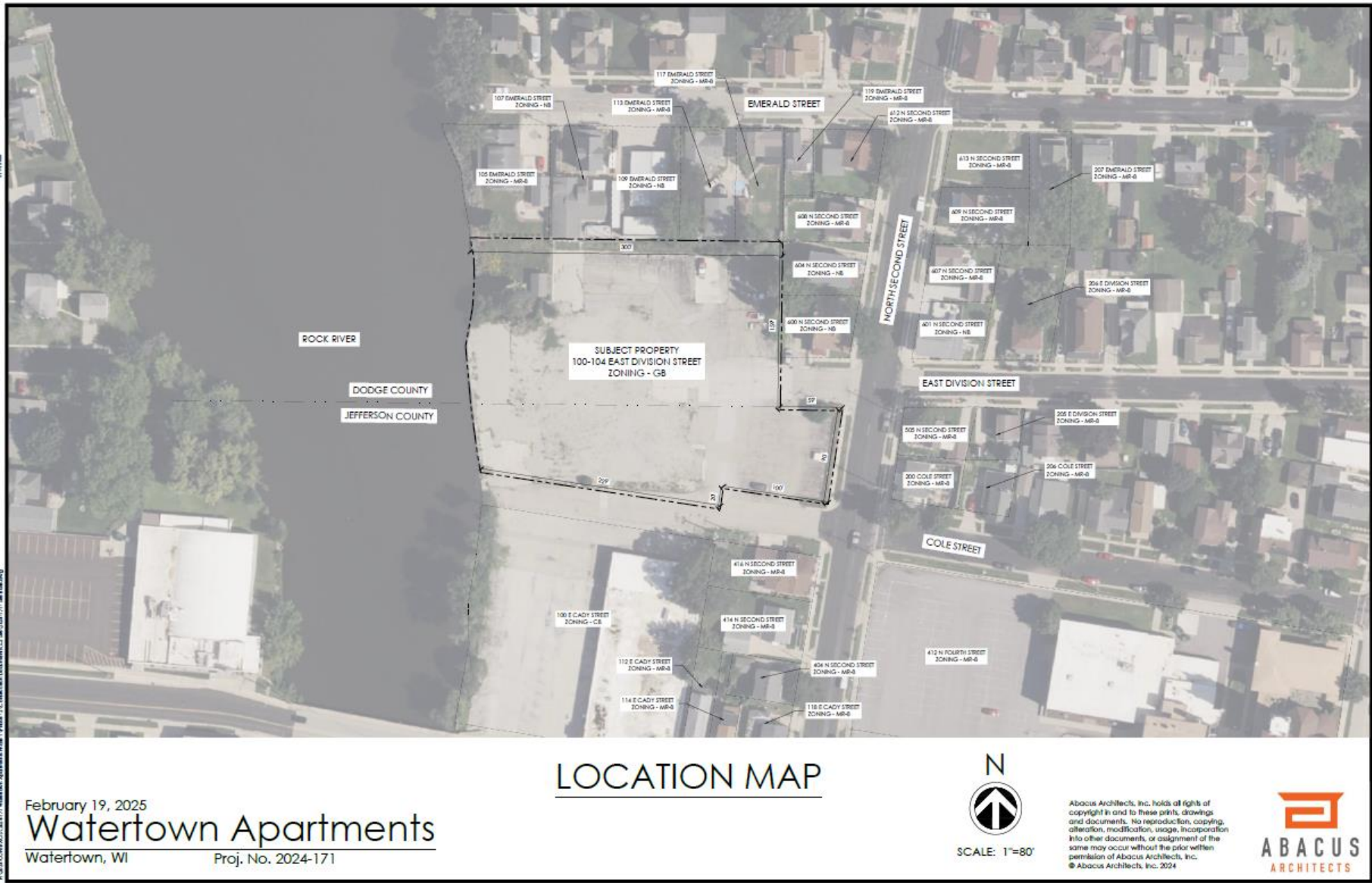


EXHIBIT D

Estimated Annual Spending by Residents
The Oxbow
Watertown, WI
February-25

Cataorgy	Avg. Annual Expenditure
Food	\$ 10,100
Alcoholic beverages	\$ 626
Housing	\$ 25,758
Apparel and services	\$ 2,036
Transportation	\$ 13,310
Healthcare	\$ 6,263
Entertainment	\$ 3,680
Personal care products and services	\$ 940
Reading	\$ 157
Education	\$ 1,644
Tobacco products and smoking supplies	\$ 391
Miscellaneous	\$ 1,253
Cash contributions	\$ 2,427
Personal insurance and pensions	\$ 9,708
Total Average Annual Expenditures per HH	\$ 78,292

LESS "Homeowner Expenses"	
Mortgage Payment & Basics	\$ 13,811
Maintenance & Remodeling Services	\$ 4,639
Maintenance & Remodeling Materials	\$ 752
Lawn & Garden	\$ 662
Subtotal	\$ 19,864

SUBTOTAL - Annual Expenditures per Renter Household
Excluding Rent \$ 58,428

Average monthly rent at The Oxbow \$ 2,030
PLUS Ave. Annual Rent \$ 24,360
TOTAL - Annual Expenditures per Oxbow Household \$ 82,788

Total Homes in the Oxbow Community 69
Adjusted for (95% occupancy) 66
Total Residents (avg. household size of 2.4) 158

TOTAL Annual Expenditures by The Oxbow Households \$ 5,500,000

Source: North Town Partners analysis, Bureau of Labor Statistics & ESRI "Retail Goods & Services Expenditures" report

EXHIBIT E

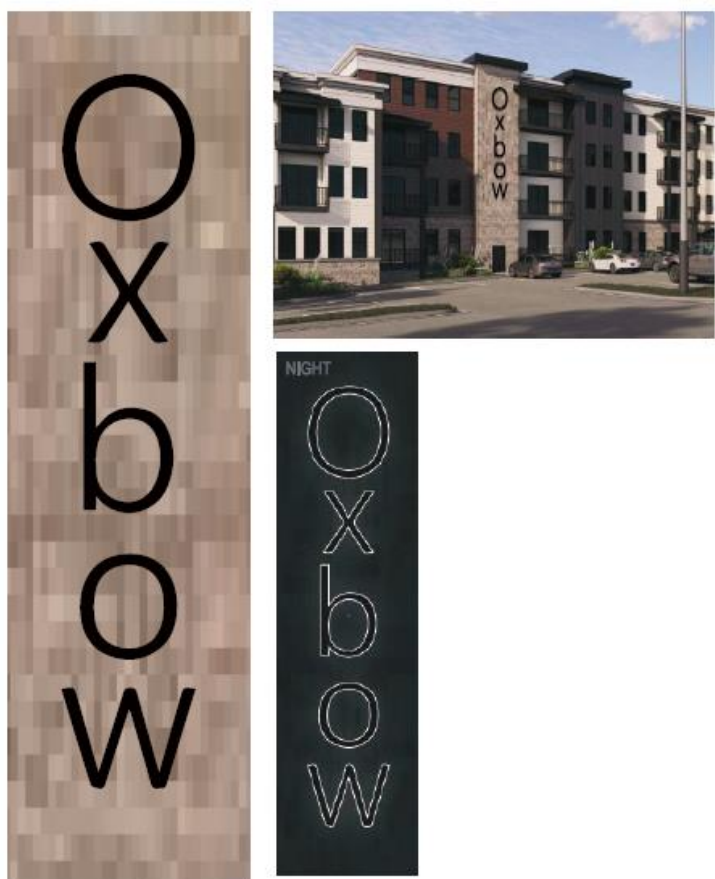
General Signage Plan

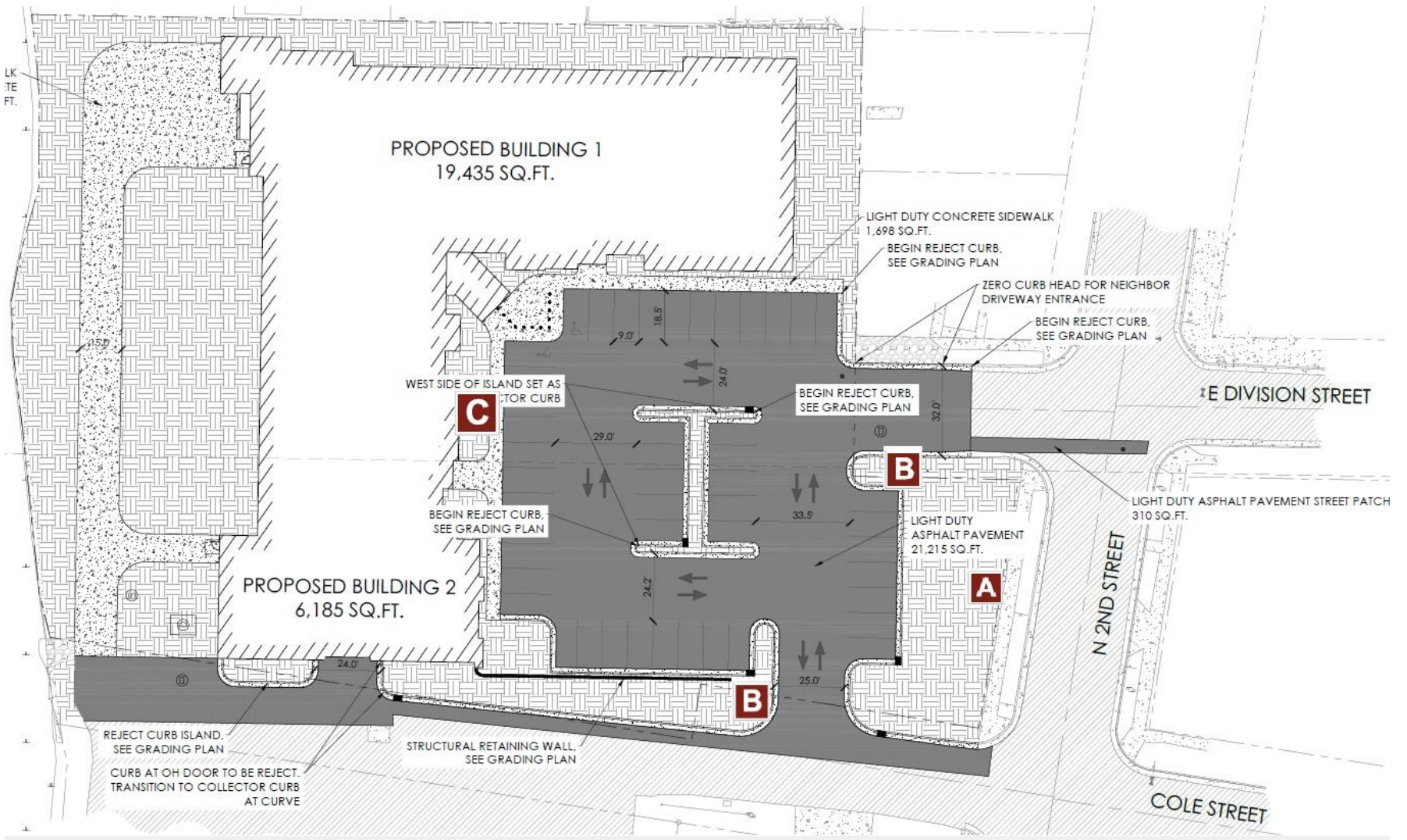


B Qty: 1
Single Sided
Address Sign



C Qty: 1
Halo Illuminated Letters





REVISED PRECISE IMPLEMENTATION PLAN

THE OXBOW

A multifamily residential development in
WATERTOWN, WI



Table of Contents

INTRODUCTION	3
PROJECT NARRATIVE.....	4
PROPOSED PLANNED DEVELOPMENT DESCRIPTION.....	4
General Project Themes and Images.....	4
General Mix of Dwelling Unit Types and Land Uses	6
Residential Densities	6
Natural Features.....	6
Relationship to Nearby Properties and Public Streets.....	7
Cohesion to Watertown’s Guiding Principles	7
Planned Development Rationale	8
Zoning Standards Comparison.....	9
Requested Exemptions.....	11

INTRODUCTION

Tessuto Development

At Tessuto Development, we believe a building is more than just steel and glass – it is a vital thread in the social and economic fabric of a community. Our name, Tessuto, is the Italian word for “texture” or “woven fabric.” It represents our core philosophy: that successful real estate development requires the careful weaving of high-quality design, structural integrity, and the unique needs of the people who live and work within our projects.

Our Vision: To look beyond the blueprints to the long-term impact on the neighborhood, building structures, designed to stand as a legacy for generations.

Our Mission: To develop properties that enhance the community, creating value for the tenants, community and investors, weaving excellence into the foundation of every community we touch.

Before founding Tessuto, Tom served as a Principal at Northtown Partners, where he was the architect of the firm’s strategic vision, forecasting and financing.

Tom’s deep expertise in cultivating relationships and navigating complex financial landscapes led to breaking ground on over \$100 million in projects including multi-family, commercial, hospitality in a five year period. Tom spearheaded municipal and banking negotiations. Tom’s passion to improve the urban fabric of our communities led him to branch off on his own and focus on building a legacy around community infill. At Tessuto, Tom weaves this high-level financial DNA into real estate development, ensuring every project is as fiscally sound as it is structurally impressive.



Figure 1: Proposed Community Logo

PROJECT NARRATIVE

Project Introduction

Tessuto Development (Tessuto) has an agreement in place with CADY EMERALD LLC to acquire the old Johnsonville Meat Processing property at the intersection of E Division St. & N 2nd St with the intent to build a 75-unit luxury apartment community known as The Oxbow.

Community Overview

Tessuto's proposed community includes 75 rental units. The building will have underground parking with 4-stories above ground with a mix of traditional apartments and townhome units. All units will be for rent – not for sale.

A variety of housing types are included in the design: 5 Studio Units, 38 One-bedrooms, 25 Two-bedrooms, and 7 Three bedrooms. Total 75 Rental Units.

Type	#	%
3-Bedroom Apt	7	9
2-Bedroom Apt	25	33
1-Bedroom Apt	38	51
Studio Apt	5	7

PROPOSED PLANNED DEVELOPMENT DESCRIPTION

General Project Themes and Images



Figure 2: Watertown Public Library

Tessuto collaborated with Abacus Architects to bring the Oxbow project to life. After several visits to Watertown, the project team was inspired by the Public Library, which served as the foundation for the project's theme. The design aesthetic of the Oxbow will reflect clean, classic, and simplistic elegance, skillfully blending elements of historic and classical architecture with modern touches.

Along with the design inspiration, the project team also wanted to incorporate a color palette that would stand the test of time and not select a design trend that would fall out of style within a decade. Again, utilizing the library as an example, a warm neutral palette was selected along with a cream-colored masonry which appears to be the predominant masonry theme in Watertown.

Lastly, the team focused on active open spaces to provide an enhanced quality of life & a sense of community that encourages interaction amongst residents with the natural and surrounding amenities. The obvious aspect of this is the activation and use of the riverfront to tie the community to the surrounding area - This includes balcony and patio spaces for the units.

Below is a rendered exterior elevation of the front of the building.



Figure 3: Exterior Rendering

General Mix of Dwelling Unit Types and Land Uses

As mentioned in the Project narrative the general mix of dwelling types is included in the table below. Land use will be exclusively Residential.

Type	#	%
3-Bedroom Apt	7	9
2-Bedroom Apt	25	33
1-Bedroom Apt	38	51
Studio Apt	5	7

Residential Densities

The residential density of the proposed development is described by the various intensity calculations below:

- Dwelling Units per Acre – 43.91
- Floor Area Ratio – 0.33
- Impervious Surface Area Ratio = 0.67

Natural Features

As alluded to earlier in the narrative the existing site condition is a vacant, partially paved & graveled site that generally slopes from N 2nd Street down to the Rock River. The site was the past location of a Johnsonville meat processing plant that has since been demolished, filled in, and rough-graded to its current state. Based on Aerial Images and historical records the site was fully improved and impervious to the river except for the NW flag parcel that has since been incorporated into the property.



Figure 5: Aerial of Past Plant



Figure 6: Current Site Conditions

All wet and dry utilities are available and stubbed into the property. Of note, there is a sewer line that crosses under the Rock River along the direction connecting Rock Street to Cole Street and then a lateral extends north running parallel to the river. The proposed building orientation and setback account for this sewer line to ensure no part of the building is over the sewer line or easement.

Given the sloping topography of the site, the team is proposing a lower parking level, exposed on the west side and underground on the east side. This will allow the community to be developed with reduced impact on the overall mass grading of the site.

Lastly, it should be noted that this property is bisected by the county line separating Dodge and Jefferson counties. Additional considerations are being made to account for this demarcation as it will affect municipal reporting, voting districts, zoning requirements, etc.

It was recommended to the development team that we include a visual indicator within the building hallways to show where the county line is located. The architectural team acknowledges that will be part of the design but has not identified those details yet. We will work with City representatives to come to an agreement on design details that work with the overall high-end architectural design, project budget, and the City's / County's desire to have a differentiation between the counties.

Relationship to Nearby Properties and Public Streets

The site is bounded by a mix of business & single-family homes to the north, Cole Street to the south, N 2nd Street to the east, and finally by the Rock River to the west. The Civil Engineering Site Plans are attached to this submittal for review – all setbacks are outlined in this plan.

Setback	Feet
North (Side-Residential)	5
South (Side-Street)	0
East (Front-Street)	3
West (Rear)	58

To better blend the building mass into the surrounding residential areas, the apartment building will step down on the edges.

Cohesion to Watertown's Guiding Principles

The Oxbow will contribute to and reinforce Watertown's 2040 Vision Statement and its Overarching Plan Recommendations such as:

- Promote high-quality design in any new multi-family, mixed-use, commercial, and industrial development, traditional neighborhood development, and interconnected neighborhoods.
- Facilitate smart growth by utilizing opportunities for redevelopment throughout the city
- Focus investment downtown and along the Rock River

Watertown boasts impressive community assets that enhance its appeal to residential development. Located midway between Milwaukee and Madison, the city sits along the Rock River, featuring an up-and-coming downtown area and a beautiful riverwalk. The Oxbow will seek to tap into these assets and design esthetics, amenities, and connectivity around these features.

The main focus will be the Rock River. The Oxbow will be oriented to maximize views of the Rock River, both to the immediate west and the north. A sanitary sewer line running parallel to the river will inherently

create a greenspace that will be activated with public-private features. A promenade, grilling stations, a fire pit, and lounge areas will not only provide great community amenities but will also provide access for sanitary line maintenance if required.

Although not located on the main downtown corridor, the Oxbow aims to enhance the overall downtown area. By redeveloping an underutilized (ex-industrial) site, The Oxbow intends to serve as a catalytic development that will draw further investment into this part of Watertown. This site is identified in various downtown planning efforts as a key area for pedestrian connectivity. Tessuto will collaborate with the City to establish a pedestrian corridor anchor and hopes to bring this part of the riverwalk to life.

According to RINKA's Downtown River Corridor Opportunity Analysis & Strategic Development Plan, respondents prioritized high-quality public amenities, investment opportunities, and walkability/connectivity. The Oxbow will address these priorities while leveraging residential density to support existing businesses. The spending power of future residents is expected to bolster local businesses and retailers, contributing to economic and employment growth. Exhibit D presents the estimated annual spending by residents of The Oxbow, showing a total estimated spending by households of around \$5,500,000.

Furthermore, housing demand is significantly driven by the need to provide accommodations for a growing population, along with a variety of housing options for a diverse community. The Oxbow offers a range of new housing options that specifically address these needs for current and future residents. Offering studio units to three-bedroom apartment units, the Oxbow will attract young professionals, provide new opportunities for current City residents, and allow residents to age and thrive in place.

Planned Development Rationale

Tessuto respectfully requests that the City consider this development, as outlined in the accompanying information and drawings. In alignment with the City's overarching principles, Tessuto aims to create inspired, detailed, and engaged communities that feature dynamic, community-oriented amenities. This approach is designed to enhance the area's character, foster a sense of place, and support future investments. Maximizing the overall density of the community is essential for the financial viability of the project. To ensure a high-quality, well-amenitized, and efficiently-managed operation, we are seeking to develop this 75-unit facility. Achieving this density on a site of just 1.708 acres presents challenges that conflict with standard zoning regulations. The overall impact of this project is intended to continue the revitalization of the Downtown River Corridor and fulfill one of the City's top three priorities as outlined in the Comprehensive Plan. To accomplish this goal, Tessuto is requesting the proposed PD zoning with requested exemptions as listed below.

Zoning Standards Comparison

Listed below are the zoning standards listed for the Central Business District and how they compare to the proposed Planned Development:

Residential Land Use Standards

Central Business (CB) Zoning District		Proposed PD	
Multifamily Apartment Building with first floor Apartments.	Use not permitted.	Allowance for a Multifamily Apartment Building with first floor Apartments within the Central Business (CB) Zoning District.	PD flexibility requested.
Multi-Family Apartments <i>[per 550-49(7)]</i>			
○ Consists of attached multifamily residences that take access from a shared entrance or hallway.		N/A	Proposal meets requirement.
○ A minimum building code required fire-rated wall assembly division, separating living areas from the lowest level to the underside of the roof, is required between each dwelling unit.		N/A	Proposal meets requirement.
○ No more than 24 dwelling units, and no fewer than three, may be located in a building.		Allowance for up to 75 units.	PD flexibility requested.

Bulk Standards

Zoning District	Minimum Lot Area (sqft)	Minimum Lot Width (ft)	Minimum Setbacks (feet)				Minimum Building Separation (feet)	Maximum Building Height (feet)
			Front / Street; Side	Rear	Side/Rear from Accessory	Pavement		
Central Business	2000	10	Maximum setback of 0 feet or block average, except per Plan Commission as a component of site design; side yard is 10 feet from residential	0/10 ¹	3/5 ²	0 ³	Maximum is 0, except per Plan Commission	50; minimum is 20, except per Plan Commission
Proposed PD	74,400	225	3 Front, 0 side (street), 5 side (residential)	58	NA	0	NA	63'-0" *Note 4

Notes:

- 1 Zero feet from residential districts
- 2 Accessory buildings shall be three feet from the property line, five feet from an alley
- 3 Five feet from side and rear lot lines, except where modified along district boundary by required buffer yard; see § 550-99;
- 4 0 feet from front or street line.
We would like to round up slightly and request a Maximum Building Height of 63-feet 0-inches.

Regarding the parking and loading standards, it's important to note that "within the Central Business (CB) District, the parking requirements of this chapter are hereby waived" §550-107G(4). Nevertheless, the team aims to comply with the guidelines outlined in this chapter to the best of their ability. The proposed standards related to the code are listed in the table below.

Off-street Parking Layout Dimensions

Description	Parking lot design standards (90-degree parking angle) (feet)					Parking module width (feet)	
	Stall width at parking angle	Stall width parallel to aisle	Stall depth to wall	Stall length (including 1.5-foot curb overhang)	Aisle width	Wall to wall (single-loaded)	Wall to wall (double-loaded)
Code	9	9	18.5	18.5	26	44.5	63
Proposed	9	9	exceeds	19.5	24	42.5	63

Density Standards

Zoning District	Development Option	Maximum Gross Density (MGD)	Minimum Lot Area (MLA)	Minimum Zoning District Area	Minimum Landscape Surface Ratio (LSR)
Central Business	Conventional	Up to 50 du/acre per the limits of the conditional use permit	9,000 sf	9,000 sf	0%
Proposed PD	Conventional	43.9 du/acre	74,400 sf	74,400 sf	33%

Non-Residential Intensity Standards

Zoning District	Maximum Number of Floors	Minimum Landscape Surface Ratio (LSR)	Maximum Floor Area Ratio (FAR)	Minimum Lot Area (MLA)	Maximum Building Size (MBS)
Central Business	4	0%	3.00	2,000 sf	NA
Proposed PD	4+1	33%	0.33	74,400 sf	114,455 gross sf

Requested Exemptions

As shown in the previous section, the project team has designed the Oxbow community to almost all of the standards listed for the Central Business District. The exception is the maximum building height. Due to the sloping nature of the site and the exposed lower parking level the height of the building from the west exceeds the 50 feet maximum, while from the east it is below. Measuring the 1st floor to the highest point is 49'-3" while measuring the garage floor to the highest point is approaching 63', we request a max height restriction of 63'-0".

Lastly, the Team has provided some conceptual landscaping within the architectural renderings but understands that the City of Watertown has robust landscaping calculations and standards listed per code. The Team plans to meet or exceed these requirements upon full buildout of the Site Landscaping Plans.

EXHIBIT A
Architectural Renderings









Exhibit B: Elevation Plans
NOTE The actual pdf file will be provided separately so you can zoom in and review details.

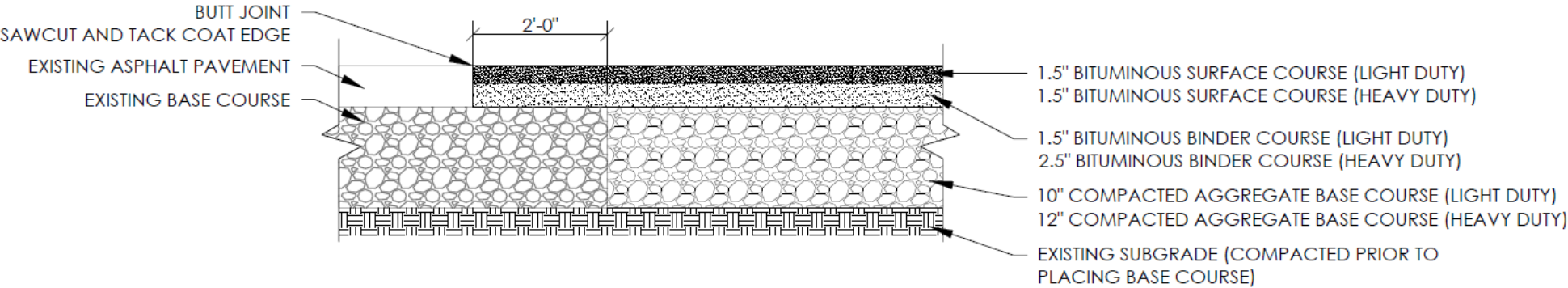




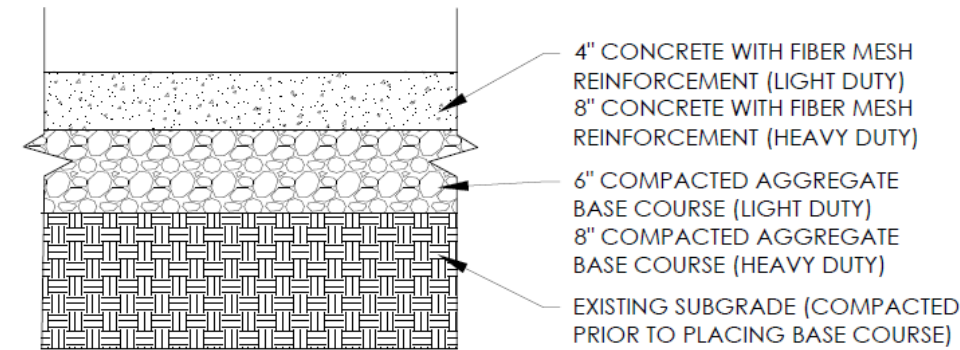
Exhibit C: Site Plan & Landscaping Plan
NOTE Full Civil Plans will be provided as a separate pdf file for detailed review.



Concrete and Pavement Detail
*Note – Riverwalk Path is Concrete



ASPHALT PAVEMENT CROSS SECTION



CONCRETE PAVEMENT CROSS SECTION

****NOTE**** All asphalt installed in ROW must meet City of Watertown standards.
Binder: 2.25" 3LT 58-28-S Binder Course
Surface: 1.75" 4LT 58-28-S Surface Course

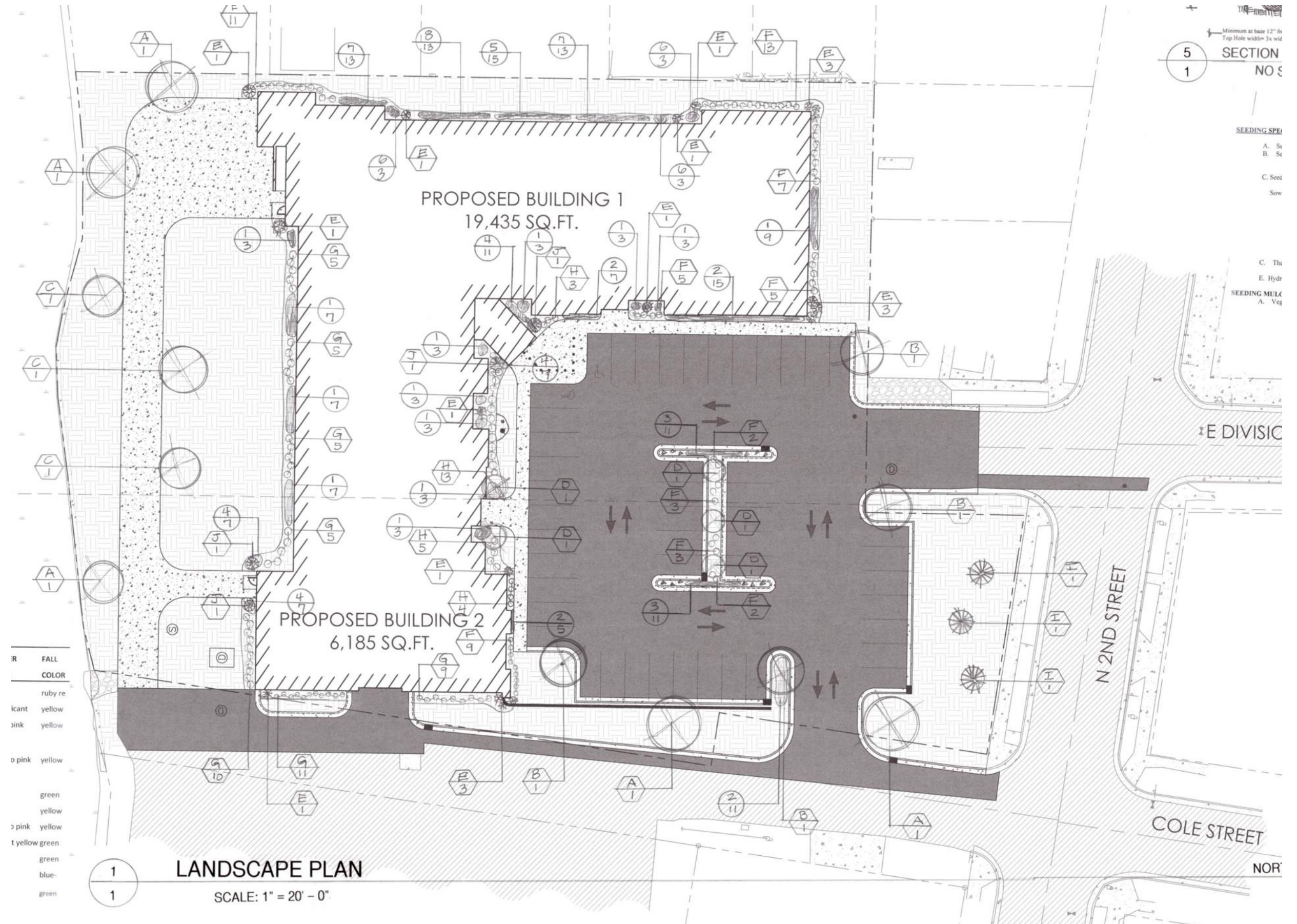


Exhibit D: Estimated Annual Spending by Residents

Estimated Annual Spending by Residents

The Oxbow

Watertown, WI

December-25

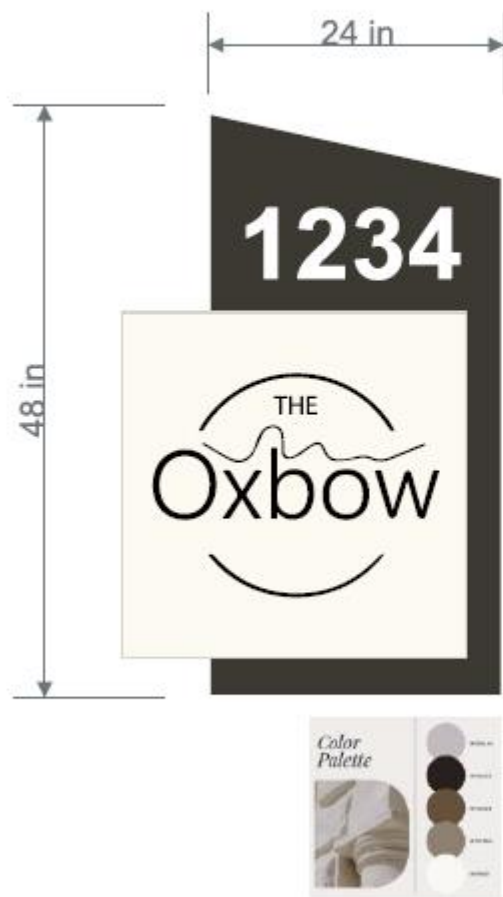
Cataorgy	Avg. Annual Expenditure
Food	\$ 10,100
Alcoholic beverages	\$ 626
Housing	\$ 25,758
Apparel and services	\$ 2,036
Transportation	\$ 13,310
Healthcare	\$ 6,263
Entertainment	\$ 3,680
Personal care products and services	\$ 940
Reading	\$ 157
Education	\$ 1,644
Tobacco products and smoking supplies	\$ 391
Miscellaneous	\$ 1,253
Cash contributions	\$ 2,427
Personal insurance and pensions	\$ 9,708
Total Average Annual Expenditures per HH	\$ 78,292
LESS "Homeowner Expenses"	
Mortgage Payment & Basics	\$ 13,811
Maintenance & Remodeling Services	\$ 4,639
Maintenance & Remodeling Materials	\$ 752
Lawn & Garden	\$ 662
Subtotal	\$ 19,864
SUBTOTAL - Annual Expenditures per Renter Household Excluding Rent	\$ 58,428
Average monthly rent at The Oxbow	\$ 1,935
PLUS Ave. Annual Rent	\$ 23,220
TOTAL - Annual Expenditures per Oxbow Household (includes rent)	\$ 81,648
Total Homes in the Oxbow Community	67
Adjusted for (95% occupancy)	64
Total Residents (avg. household size of 2.4)	154
TOTAL Annual Expenditures by Households	\$ 5,225,480

Source: North Town Partners analysis, Bureau of Labor Statistics & ESRI "Retail Goods & Services Expenditures" report

Exhibit E – Site Signage

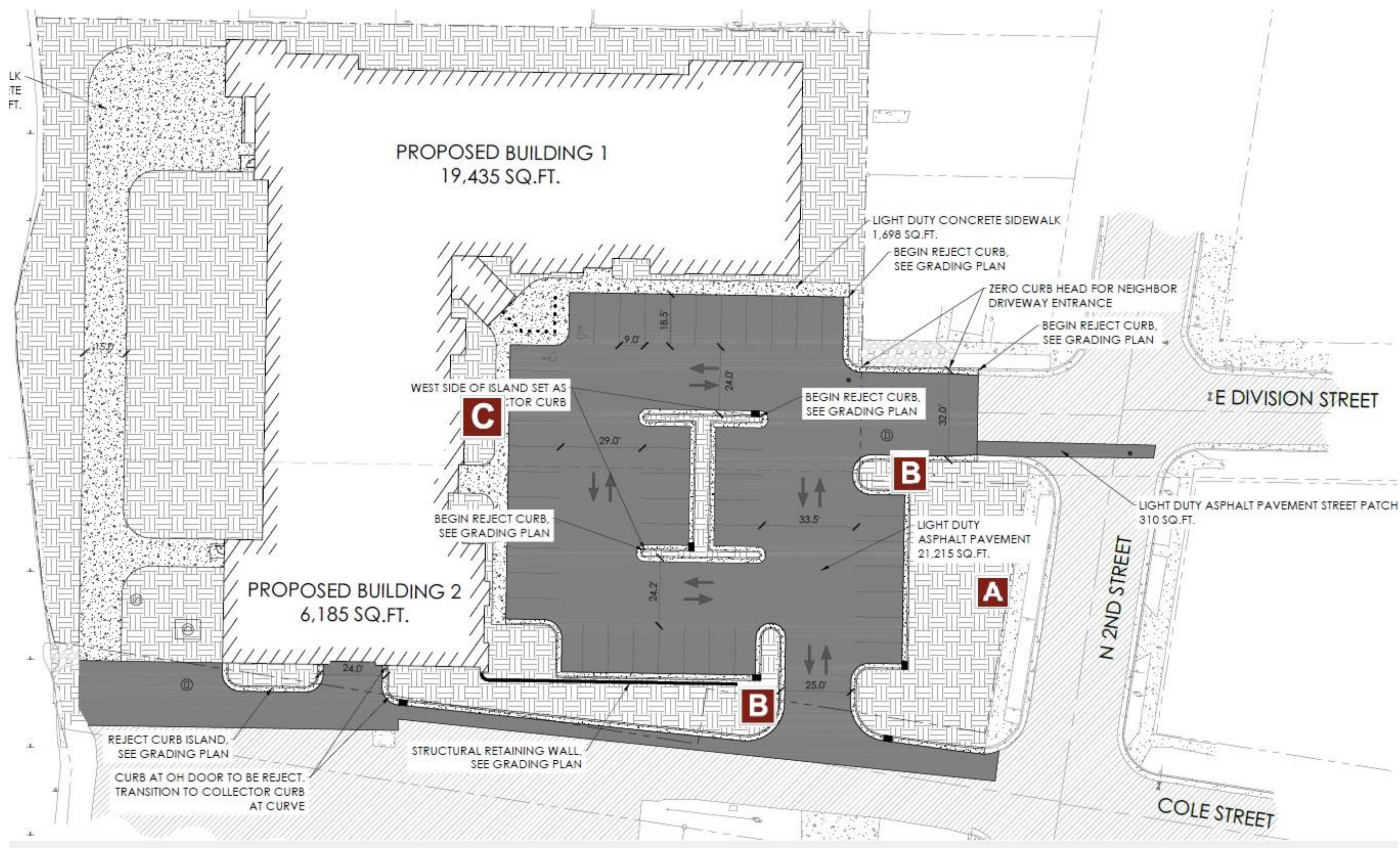


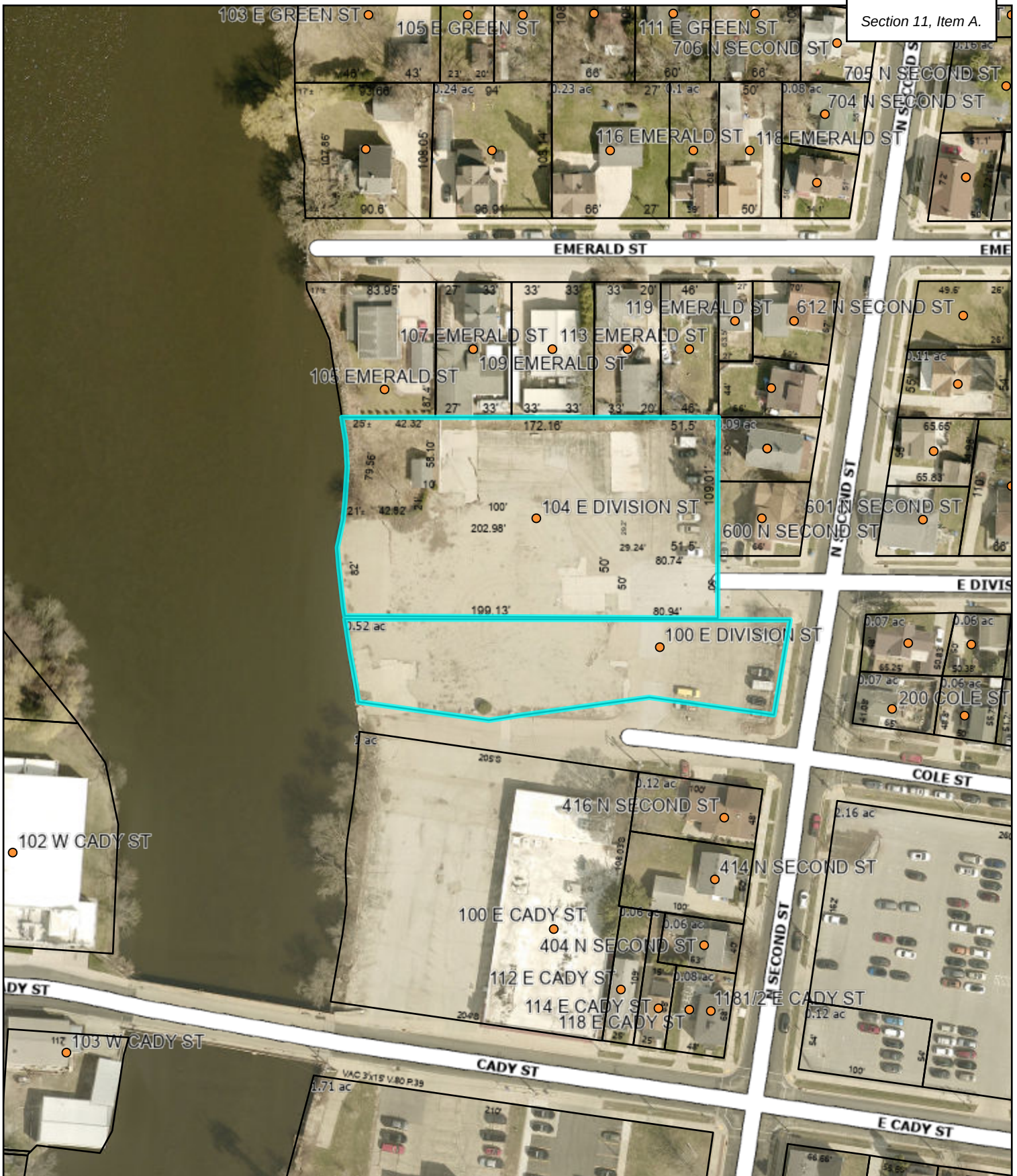
B Qty: 1
Single Sided
Address Sign



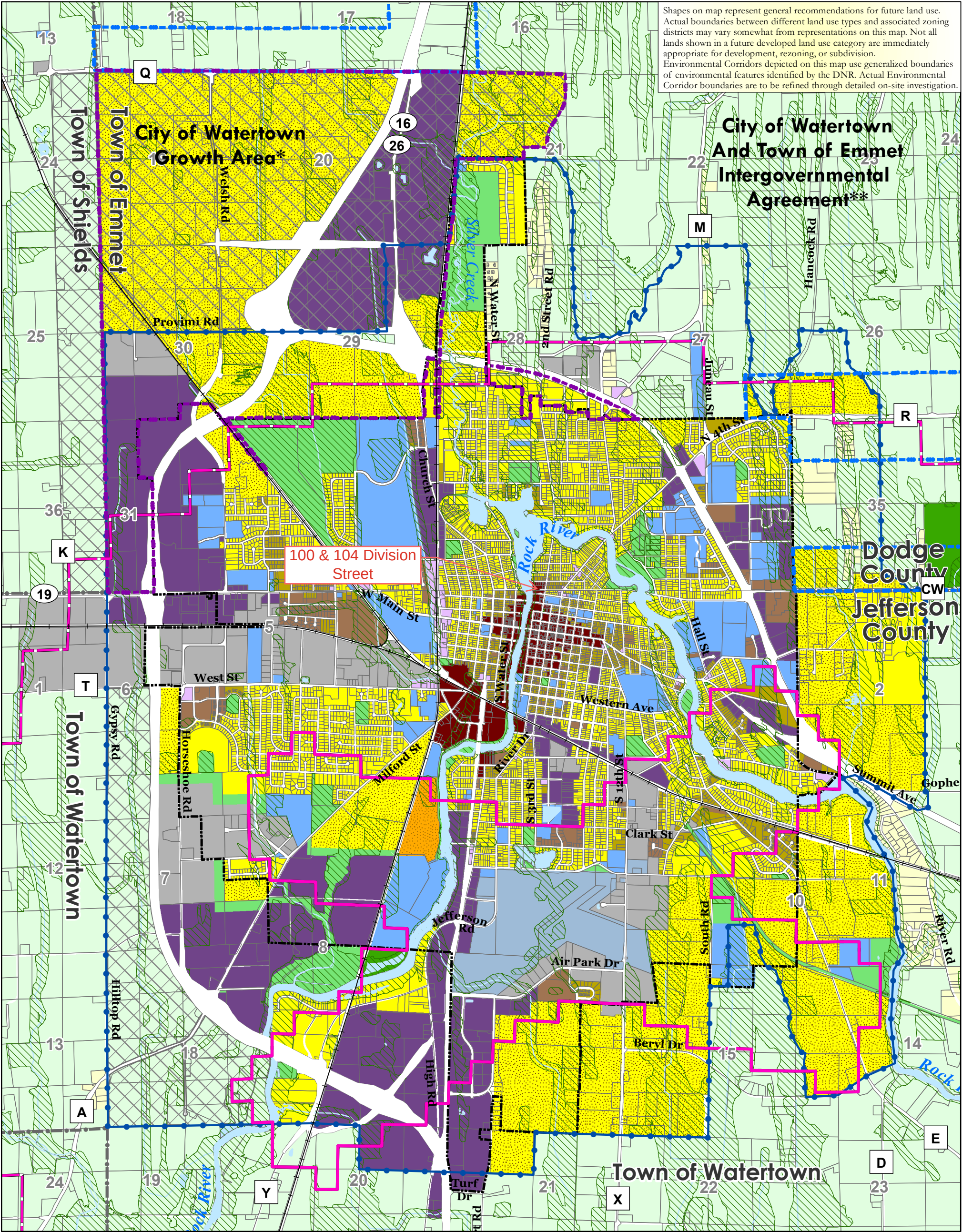
C Qty: 1
Halo Illuminated Letters







- City Boundary
- Parcel Boundary
- Address Points



Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a future developed land use category are immediately appropriate for development, rezoning, or subdivision. Environmental Corridors depicted on this map use generalized boundaries of environmental features identified by the DNR. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.

**City of Watertown
And Town of Emmet
Intergovernmental
Agreement****

**Dodge
County
Jefferson
County**

**Future Land Use
Urban Area**

**Map
6b**

City/Town IGA**
City Growth Area
City Periphery Areas

City of Watertown Comprehensive Plan

Land Use Categories

- Agricultural
- Single-Family Residential - Unsewered
- Single-Family Residential - Sewered
- Two-Family Residential
- Multi-Family Residential
- Planned Neighborhood**
- Institutional
- Airport

- Rights-of-Way
- Neighborhood Mixed Use
- Planned Mixed Use*
- Central Mixed Use
- Riverside Mixed Use***
- Mixed Industrial
- Parks & Recreation
- Environmental Corridor
- Surface Water

*Each "Planned Mixed Use Area" may include mix of:
1. Office
2. Multi-Family Residential
3. Mixed Industrial
4. Commercial Services/Retail
5. Institutional
6. Parks & Recreation



***"Planned Neighborhoods" should include a mix of the following:
1. Single-Family - Sewered (predominant land use)
2. Two-family Residential
3. Multi-Family Residential
4. Institutional
5. Neighborhood Mixed Use
6. Parks & Recreation



***Each "Riverside Mixed Use Area" may include mix of:
1. Office
2. Single-Family - Sewered
3. Two-Family Residential
4. Multi-Family Residential
5. Commercial Services/Retail
6. Institutional
7. Parks & Recreation

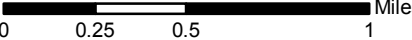


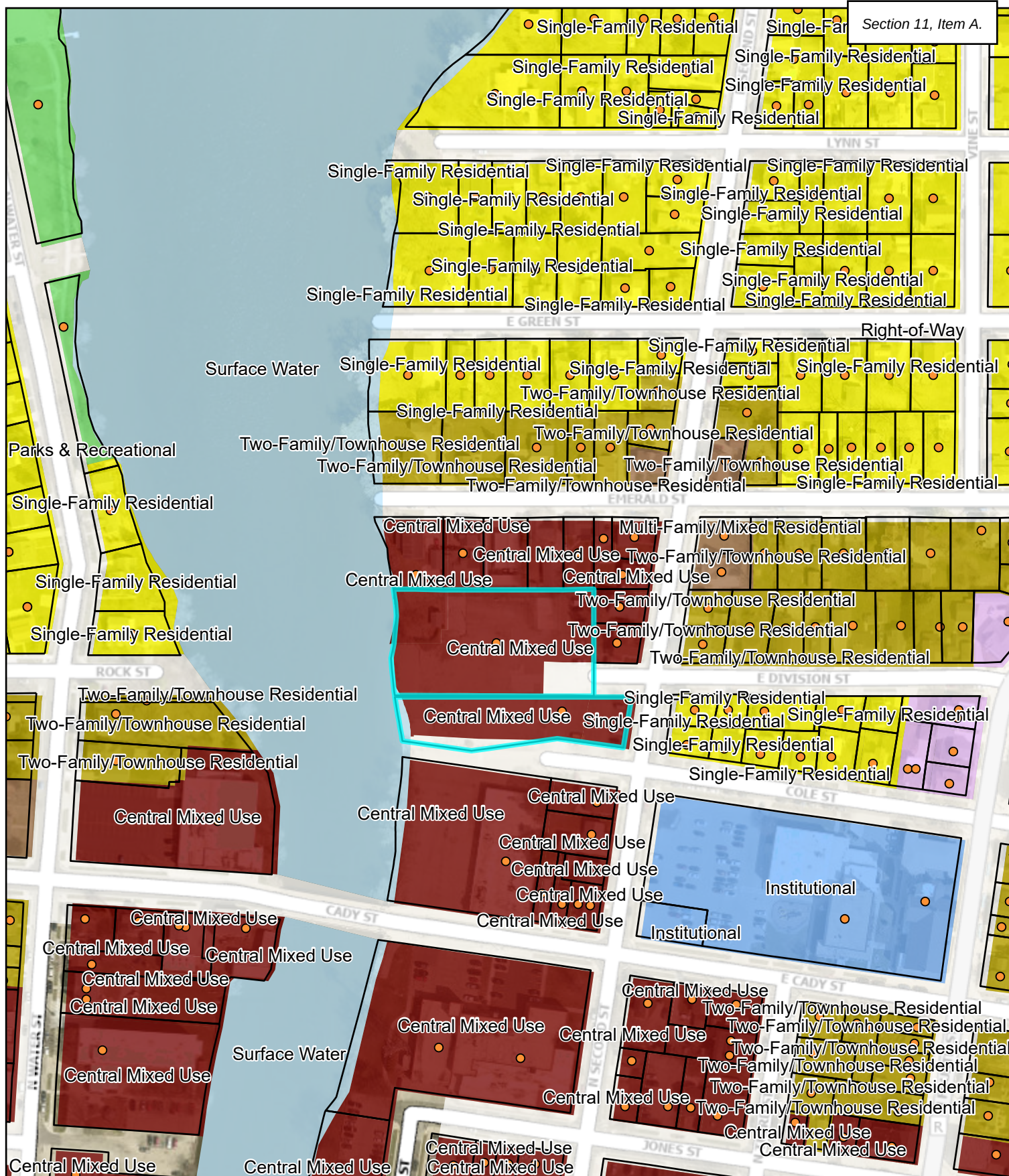
- City of Watertown
- Town Boundary
- Parcel
- Railroad
- Watertown Urban Service Area
- Watertown Long Range Growth Area

Airport Height Limitations
Maximum Building Elevation
b/t 865 and 968 ft
Maximum Building Elevation
b/t 968 and 1005 ft

Draft: August 7, 2019
Source: WisDNR, FEMA,
City of Watertown,
Dodge Co. LIO &
Jefferson Co. LIO, V&A

**VANDEWALLE &
ASSOCIATES INC.**
Shaping places. shaping change





**ORDINANCE TO
AMEND THE ADOPTED PLANNED DEVELOPMENT (PD) OVERLAY DISTRICT –
PRECISE IMPLEMENTATION PLAN (PIP) FOR THE OXBOW AT 100 E. DIVISION
STREET (PIN: 291-0815-0412-029) AND 104 E. DIVISION STREET (PIN: 291-0915-
3343-053)**

**SPONSOR: MAYOR STOCKS
FROM: PLAN COMMISSION WITH POSITIVE RECOMMENDATION**

THE COMMON COUNCIL OF THE CITY OF WATERTOWN DOES ORDAIN AS FOLLOWS:

SECTION 1. That Chapter 550, Zoning., Attachment 1 – Appendix A, Zoning Map Amendments., of the Code of the City of Watertown is hereby amended as follows:

The following flexibilities have been recommended by the City of Watertown Plan Commission and approved by the City of Watertown Common Council in the amended Oxbow Planned Development (PD) Overlay District – General Development Plan (GDP) to be utilized in the amended Planned Development (PD) Overlay District – Precise Implementation Plan (PIP):

Flexibilities

1. Multifamily Residential Land Use in the Central Business Zoning District – §550-49A(7).
2. First Floor Residential in the Central Business Zoning District - 18 units on the first floor above lower parking level - §550-56A.
3. Two (2) Multifamily Apartment Buildings of 12 units or more on 2 separate lots with a zero-lot line wall - one (1) 18-unit building & one (1) 57-unit building (75 units total) - §550-49A(7).
4. Landscaping Surface Ratio per Site Plan. (33% LSR) – §550-27F(1)(c).
5. Minimum Lot Area 74,465 S.F. (46,311 S.F. & 28,154 S.F.) – §550-27F(2)(a).
6. No buffer yard requirements – §550-27F(2)(e).
7. 110 total parking stalls - 63 Underground & 47 Surface. – §550-27F(2)(j).
8. Direct access to a residential local or collector street, the lower parking level will have direct access to Cole Street. The surface parking lot will have direct access to Cole Street and Division Street. Vehicle traffic from both lots will utilize N Second Street. - §550-34A
9. Minimum off street driveway widths of 24' - §550-107F(9).
10. Minimum parking module widths of 42' single loaded & 63' double loaded - §550-107F(9).
11. Dwelling Units per Acre 43.91 - §550-27F(2)(a).
12. Floor area ratio of 0.33 - §550-34G(1)(c).
13. Maximum building height not to exceed 63'-0" - §550-34G(2)(g).
14. Minimum Waterway Overlay Zoning District setback of 58' - §550-42A(1).
15. Zero Lot Line Access Points - Internal access points between 2 (two) zero lot line buildings (hallways on resident levels and within the parking level) - §550-34G(2)(c)[2].
16. Exceed the Exterior Lighting Standards for the southern lot line of Lot 2 - not exceed 0.50 footcandle above ambient lighting conditions on a cloudless night at the southern ROW line of Cole St - §550-110D(2)(a).
17. Additional signage per Site Plan - §550-132A.

The following conditions were identified by the City of Watertown Plan Commission and Site Plan Review Committee and approved by the City of Watertown Common Council in the amended Oxbow Planned Development (PD) Overlay District – General Development Plan (GDP) to be implemented within the amended Oxbow Planned Development (PD) Overlay District – Precise Implementation Plan (PIP):

1. Complete and obtain approval of the Development Agreement.
2. Record the approved CSM in both Dodge and Jefferson Counties.
3. Record the Riverwalk Easement in both Dodge and Jefferson Counties.
4. Obtain assigned addresses for each apartment unit.
5. Submit and obtain approval of a Fire Protection permit.
6. Include the installation of a Knox Box on the building plans.
7. Submit a letter from the State of Wisconsin approving the separation wall between the two structures.
8. Obtain approval of an erosion control and stormwater permit.
9. Include State and Federal ADA accessibility requirements on the building plans.
10. Include a design element in the hallway that clearly indicates the separation between the two buildings.

SECTION 2. That the requirements of Chapter 550-152, Planned Development Procedures, have been abided by for the amended Oxbow Planned Development (PD) Overlay District – Precise Implementation Plan (PIP).

SECTION 3. The Common Council of the City of Watertown approves the amended Oxbow Planned Development (PD) Overlay District – Precise Implementation Plan (PIP), inclusive of full and continuous compliance with the submittal documents, the list of flexibilities and conditions provided in the submittal, and with any conditions identified by City Staff and the Plan Commission.

SECTION 4. This ordinance shall take effect and be in force the day after its passage and publication.

DATE:	Sept. 1, 2026		Sept. 15, 2026	
READING:	1ST		2ND	
	YES	NO	YES	NO
DAVIS				
LAMPE				
BERG				
NITECKI				
BLANKE				
SMITH				
ARNETT				
HAASE				
MOLDENHAUER				
MAYOR STOCKS				
TOTAL				

ADOPTED September 15, 2026

CITY CLERK

APPROVED September 15, 2026

MAYOR



City of Watertown
Planning Commission

Regarding: Development of 100 E Division Street

Dear Committee Members:

Earlier this year, Tom Stocco transitioned from North Town Partners to pursue a broader real estate development focus. As North Town Partners continues to concentrate on opportunities in Sheboygan County, including the overall North Town development in the Town of Sheboygan, Tom formed Tessuto Development to lead and advance projects outside of Sheboygan County, including The Oxbow Apartments in Watertown, Wisconsin.

To further strengthen the development team, Tom recruited Dan Seibel and Randy Goll to support The Oxbow Apartments project. Dan brings extensive legal and real estate development expertise, while Randy contributes decades of construction and project management experience. Together, the team provides a strong combination of financial, legal, and construction leadership to ensure the successful completion of the project.

Sincerely,

Tom Stocco
Principal

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: August 24th, 2026
SUBJECT: Public Hearing and a Recommendation to Council – amended Planned Development (PD) Overlay Zoning District - General Development Plan (GDP) and Precise Development Plan (PIP).

A Public Hearing and a Recommendation to Council for an amended Planned Development (PD) Overlay Zoning District – General Development Plan (GDP) and Precise Development Plan (PIP) requested by Tessuto Development LLC (formally Northtown Partners), agent for Cady Emerald LLC., on parcels located at 100 and 104 East Division Street, Watertown, WI. Parcel PIN(s): 291-0815-0412-029 & 291-0915-3343-053.

SITE DETAILS:

Acres: 0.52 & 1.10 acres
Current Zoning: Central Business (CB) Zoning District
Existing Land Use: Vacant
Future Land Use Designation: Central Mixed Use

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking a Recommendation to Common Council by the Plan Commission for an amended Planned Development (PD) Overlay Zoning District – General Development Plan (GDP) and Precise Development Plan (PIP). The current PD - GDP/PIP was recommended to Common Council by the Plan Commission at its February 9th, 2026 meeting and approved by Common Council at its March 3rd, 2026 meeting. The proposed development looks to create two multi-family buildings with a zero-lot line shared wall between the two buildings. This shared wall will be located along the county- line between Dodge and Jefferson Counties and is required because a single building cannot be built across a property line (county-line).

The proposed amended PD - GDP/PIP will now have 75 total units (up from 67 units) of varying types including: 5 studio apartments, 38 one-bedroom apartments, 25 two-bedroom apartments, and 7 three-bedroom apartments. All townhomes have been removed from the proposal. Additional changes include relocation of storage areas and the fitness room, as well as additional square footage on the second, third, and fourth floors. Changes to the exterior of the buildings include additional balconies, changes in some window types, and the removal of the cornice along the roof of the buildings. Exterior building materials remain the same as the previously approved plans. The multi-family buildings are to be stepped down in height at the south and east ends to better blend the higher density buildings into the surrounding residential areas.

The proposed amended PD - GDP/PIP will include the previously approved 63 underground parking stalls with access from Cole Street and 47 surface parking stalls with access from Cole Street and East Division Street for a total of 110 parking stalls.

A rezoning to Central Business (CB) Zoning and a Certified Survey Map (CSM) related to this development proposal were approved in April and July of 2025. A portion of Cole Street was also vacated for this proposed development.

STAFF EVALUATION:

Land Use and Zoning:

The amended PD - GDP/PIP includes the previously approved flexibilities to the Zoning Standards as allowed under Section § 550-152B of the Zoning Code. The flexibilities include an allowance for Multi-Family Residential Land Use with dwelling units on the first floor within the Central Business (CB) Zoning District. Additional flexibilities within the Central Business (CB) Zoning District include exceeding the maximum building height limit (63'0" previously approved) and reductions to the required off-street parking dimensions for aisle widths and parking module width (aisle widths of 24' previously approved). The proposal also includes the previously approved

BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

reduction of the Waterway Overlay Zoning District setback requirements (58' previously approved), and additional signage due to the two-building/two address design.

The Central Business (CB) Zoning District has a minimum landscape surface ratio (LSR) of 0% and minimal landscaping point requirements for paved areas only. The amended PD-GDP/PIP will now have a LSR of 33% (up from 32%) with a generous landscaping plan that exceeds all landscaping point requirements in the CB Zoning District. The Central Business (CB) Zoning District further prohibits development within the zoning district from taking direct access to a local residential street or a residential collector street. Both Cole and East Division Streets are classified as local streets and North Second Street is classified as a collector street. A flexibility to waive this requirement was approved in the previous PD-GDP/PIP. An additional flexibility to exceed the 'Exterior lighting Standards' along the south end of the property was also previously approved in the PD-GDP/PIP.

Flexibilities allowed by a Planned Unit Development under Section § 550-152B:

B. Provision of flexible development standards for planned developments.

- (1) Permitted location. Planned developments shall be permitted with the approval of a Planned Development Overlay Zoning District specific to the approved planned development.*
- (2) Flexible development standards. The following exemptions to the development standards of the underlying zoning district may be provided with the approval of a planned development:*
 - (a) Land use requirements. All land uses listed as "residential," "institutional" or "commercial" may be permitted within a planned development. Industrial land uses may only be allowed in Planned Developments that use an underlying zoning district which specifically list industrial uses as permitted or conditional uses.*
 - (b) Density and intensity requirements. All requirements listed for residential density and nonresidential intensity may be waived within a planned development.*
 - (c) Bulk requirements. All residential and nonresidential bulk requirements may be waived within a planned development.*
 - (d) Landscaping requirements. All landscaping requirements may be waived within a planned development.*
 - (e) Parking and loading requirements. All requirements for off-street parking, traffic circulation, and offstreet loading may be waived within a planned development.*
 - (f) Waterway Overlay District requirements. All Waterway Overlay District requirements may be waived within a planned development.*
- (3) Requirements to depict all aspects of development. Only development which is explicitly depicted on the required site plan approved by the Common Council as part of the approved planned development shall be permitted, even if such development (including all aspects of land use, density and intensity, bulk, landscaping, and parking and loading) is otherwise listed as permitted. Requested exemptions from these standards shall be made explicit by the applicant in the application and shall be recommended by the Plan Commission and approved explicitly by the Common Council. If not so requested and approved, such exemptions shall not be permitted.*

PUBLIC HEARING COMMENTS:

A Public Hearing for the amended PD-GDP/PIP was held by the Plan Commission on August 24th, 2026 [per §550-152F(2)]. The Plan Commission may consider any comments from that hearing prior to issuing a recommendation to Common Council.

SITE PLAN REVIEW COMMITTEE COMMENTS:

Site Plan Review Committee comments from August 24th, 2026 regarding the amended PD-GDP/PIP, if any, have been made available to the Plan Commission. The Plan Commission may consider any comments or conditions from the committee.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Negative recommendation of the amended General Development Plan (GDP) to Common Council.
2. Positive recommendation of amended General Development Plan (GDP).
3. Positive recommendation of the amended General Development Plan (GDP), with conditions identified by the Plan Commission:
 - Complete and obtain approval of the Development Agreement.
 - Record the approved CSM in both Dodge and Jefferson Counties.
 - Record the Riverwalk Easement in both Dodge and Jefferson Counties.
 - Obtain assigned addresses for each apartment unit.

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

- Submit and obtain approval of a Fire Protection permit.
- Include the installation of a Knox Box on the building plans.
- Submit a letter from the State of Wisconsin approving the separation wall between the two structures.
- Obtain approval of an erosion control and stormwater permit.
- Include State and Federal ADA accessibility requirements on the building plans.
- Include a design element in the hallway that clearly indicates the separation between the 2 buildings.

STAFF RECOMMENDATION:

- Staff recommends a positive recommendation of the amended Planned Development Overlay Zoning GDP/PIP to the Common Council with conditions.

ATTACHMENTS:

- Application materials.

Project Updates Summary – Oxbow Apartments

July 24, 2026

Project No. 2024-171 – The Oxbow Apartments

This document provides a summary of overall changes to the design documents related to The Oxbow Apartments project, located in the City of Watertown, Wisconsin.

Unit Types:

- ALL Townhomes were Removed
- Studio Count Changed to 5.
- 1 Bed Count Changed to 38.
- 2 Bed Count Changed to 25.
- 3 Bed Count remains at 7.
- Total unit Count changed from 67 to 75. An increase of 8.

Plans:

- Storage units moved to Lower Level.
- Fitness Room moved to Lower Level.
- Community Room patio removed and replaced with direct access to Lower Level Patio via exterior stair.
- Direct access from exterior added to Corner 3 Bed units as able.
- Second and Third Floor square footage added to the East.
- Fourth Floor square footage added to the South.

Exterior Elevations:

- Exterior Materials match 3.25.26 Submittal
- Balconies added in areas previously without.
- Stone Community Room patio on West Elevation Removed.
- Ribbon Windows removed and replaced with typical windows matching rest of design.

Site:

- Impervious surface area decreased to 67%
- Greenspace area increased to 33%
- Concrete sidewalk at surface parking area expanded to allow direct access to first floor 3-bed units
- Structural retaining wall added at Northeast side of building for sidewalk access
- Stormwater management plan and calculations updated to reflect site changes. Stormwater provisions for the City of Watertown are met by these conditions.

REVISED GENERAL DEVELOPMENT PLAN

THE OXBOW

A multifamily residential development in
WATERTOWN, WI



Table of Contents

INTRODUCTION	3
PROJECT NARRATIVE	4
Project Introduction	4
Community Overview	4
PROPOSED PLANNED DEVELOPMENT DESCRIPTION.....	4
General Project Themes and Images.....	4
General Mix of Dwelling Unit Types and Land Uses	5
Residential Densities	5
Natural Features.....	5
Relationship to Nearby Properties and Public Streets.....	6
Cohesion to Watertown’s Guiding Principles	6
Planned Development Rationale	6
Zoning Standards Comparison.....	7
Requested Exemptions.....	8

INTRODUCTION

Tessuto Development

At Tessuto Development, we believe a building is more than just steel and glass – it is a vital thread in the social and economic fabric of a community. Our name, Tessuto, is the Italian word for “texture” or “woven fabric.” It represents our core philosophy: that successful real estate development requires the careful weaving of high-quality design, structural integrity, and the unique needs of the people who live and work within our projects.

Our Vision: To look beyond the blueprints to the long-term impact on the neighborhood, building structures, designed to stand as a legacy for generations.

Our Mission: To develop properties that enhance the community, creating value for the tenants, community and investors, weaving excellence into the foundation of every community we touch.

Before founding Tessuto, Tom served as a Principal at Northtown Partners, where he was the architect of the firm’s strategic vision, forecasting and financing.

Tom’s deep expertise in cultivating relationships and navigating complex financial landscapes led to breaking ground on over \$100 million in projects including multi-family, commercial, hospitality in a five year period. Tom spearheaded municipal and banking negotiations. Tom’s passion to improve the urban fabric of our communities led him to branch off on his own and focus on building a legacy around community infill. At Tessuto, Tom weaves this high-level financial DNA into real estate development, ensuring every project is as fiscally sound as it is structurally impressive.



Figure 1: Proposed Community Logo

PROJECT NARRATIVE

Project Introduction

Tessuto Development (Tessuto) has an agreement in place with CADY EMERALD LLC to acquire the old Johnsonville Meat Processing Plant at the intersection of E Division St. & N 2nd St with the intent to build a 75-unit luxury apartment community known as The Oxbow.

Community Overview

Tessuto’s proposed community includes 75 units within a single structure - a 4-story, 75-unit apartment building. All units are rentable as a singular multifamily community and no unit is individually for sale.

A variety of housing types was a guiding principle of this community. 38 One-bedroom apartments, 25 Two-bedroom apartments, 7 Three-bedroom apartments, and 5 Studio apartments.

Type	#	%
3-Bed Apartment	7	9
2-Bed Apartment	25	33
1-Bed Apartment	38	51
Studio Apartment	5	7

PROPOSED PLANNED DEVELOPMENT DESCRIPTION

General Project Themes and Images



Figure 2: Watertown Public Library

Tessuto collaborated with Abacus Architects to bring the Oxbow project to life. After several visits to Watertown, the project team was inspired by the Public Library, which served as the foundation for the project's theme. The design aesthetic of the Oxbow will reflect clean, classic, and simplistic elegance, skillfully blending elements of historic and classical architecture with modern touches.

Along with the design inspiration, the project team also wanted to incorporate a color palette that would stand the test of time and not select a design trend that with fall out of style within a decade. Again, utilizing the library as an example, a warm neutral palette was selected along with a cream-colored masonry which appears to be the predominant masonry theme in Watertown.

Lastly, the team focused on the active open space to provide an enhanced quality of life & a sense of community that encourages community interaction with the natural and surrounding amenities. The obvious aspect of this is the activation and use of the riverfront to tie the community to the surrounding area. However, this also includes balcony and patio spaces for the units.

Below is a rendered exterior elevation of the front of the building. Please see Exhibit A for the complete Architectural renderings and material selections of the proposed development and Exhibit B for the Site Plan



Figure 3: Exterior Rendering

General Mix of Dwelling Unit Types and Land Uses

Land use will be exclusively Residential (Central Business Apartments).

Residential Densities

The residential density of the proposed development is described by the various intensity calculations below:

- Dwelling Units per Acre – 43.91
- Floor Area Ratio – 0.33
- Impervious Surface Area Ratio = 0.67

Natural Feature

As alluded to earlier in the narrative the existing site condition is a vacant, partially paved & graveled site that generally slopes from N 2nd Street down to the Rock River. The site was the existing location of a Johnsonville meat processing plant that has since been demolished, filled in, and rough-graded to its current state. Based on Aerial Images and historical records the site was fully improved and impervious to the river except for the NW flag parcel that has since been incorporated into the property.



Figure 5: Aerial of Existing Plant



Figure 6: Current Site Conditions

All wet and dry utilities are already available and stubbed into the property given its existing use. Of note, there is a sewer line that crosses under the Rock River along the direction connecting Rock Street to Cole Street and then a lateral extends north running parallel to the river. The proposed building orientation and setback account for this sewer line to ensure no part of the building is over the sewer line and any easement.

Given the sloping topography of the site, the team is proposing a lower parking level, exposed on the west side and underground on the east side. This will allow the community to be developed with reduced impact on the overall mass grading of the site.

Lastly, it should be noted that this property is bisected by the county line separating Dodge and Jefferson counties. Additional considerations are being made to account for this demarcation as it will affect municipal reporting, voting districts, zoning requirements, etc.

Relationship to Nearby Properties and Public Streets

The site is bounded by a mix of business & single-family homes to the north, Cole Street to the south, N 2nd Street to the east, and finally by the Rock River to the west. The table to the right notates the various setback information. To better blend the building into the surrounding residential areas, the apartment building will step down on the edges. The Townhome building will front N 2nd Street in a traditional reduced setback nature to provide that sense of urban/suburban living while still providing access to rear-loaded attached garages. A Location Map provided in Exhibit C also provides further details on the surrounding area.

Setback	Feet
North (Side-Residential)	5
South (Side-Street)	0
East (Front-Street)	3
West (Rear)	58

Cohesion to Watertown’s Guiding Principles

- The Oxbow will contribute to and reinforce Watertown’s 2040 Vision Statement and its Overarching Plan Recommendations such as:
- Promote high-quality design in any new multi-family, mixed-use, commercial, and industrial development, traditional neighborhood development, and interconnected neighborhoods.
 - Facilitate smart growth by utilizing opportunities for redevelopment throughout the city
 - Focus investment downtown and along the Rock River
 - Encourage redevelopment of brownfield sites

Watertown boasts impressive community assets that enhance its appeal to residential development. Located midway between Milwaukee and Madison, the city sits along the Rock River, featuring an up-and-coming downtown area and a beautiful riverwalk. The Oxbow will seek to tap into these assets and design esthetics, amenities, and connectivity around these features.

The main focus will be the Rock River. The Oxbow will be oriented to maximize views of the Rock River, both to the immediate west and the north. A sanitary sewer line running parallel to the river will inherently create a greenspace that will be activated with public-private features. A promenade, grilling stations, a fire pit, and lounge areas will not only provide great community amenities but will also provide access for sanitary line maintenance if required.

Although not located on the main downtown corridor, the Oxbow aims to enhance the overall downtown area. By redeveloping an underutilized site, the Oxbow intends to serve as a catalytic development that will draw further investment into this part of Watertown. This site is identified in various downtown planning efforts as a key area for pedestrian connectivity. Tessuto will collaborate with the City to establish a pedestrian corridor anchor and hopes to bring the envisioned riverwalk to fruition.

According to RINKA’s Downtown River Corridor Opportunity Analysis & Strategic Development Plan, respondents prioritized high-quality public amenities, investment opportunities, and walkability/connectivity. The Oxbow will address these priorities while leveraging residential density to support existing businesses. The spending power of future residents is expected to bolster local businesses and retailers, contributing to economic and employment growth. Exhibit D presents the estimated annual spending by residents of The Oxbow, showing a total estimated spending by households of around \$5,500,000.

Furthermore, housing demand is significantly driven by the need to provide accommodations for a growing population, along with a variety of housing options for a diverse community. The Oxbow offers a range of new housing options that specifically address these needs for current and future residents. With one to three-bedroom apartment units, and traditional townhome units, the proposed community will attract young professionals, provide new opportunities for current City residents, and allow residents to age and thrive in place.

Planned Development Rationale

Tessuto respectfully requests that the City consider this development, as outlined in the accompanying information and drawings. In alignment with the City's overarching principles, Tessuto aims to create inspired, detailed, and engaged communities that feature dynamic, community-oriented amenities. This approach is designed to enhance the area's character, foster a sense of place, and support future investments. Maximizing the overall density of the community is essential for the financial viability of the project. To ensure a high-quality, well-amenitized, and efficiently managed operation, we are seeking a 75-unit development. Achieving this density on this redevelopment site of just 1.708 acres presents challenges that conflict with standard zoning regulations. The overall impact of this project is intended to catalyze revitalization in the Downtown River Corridor and fulfill one of the City’s top three priorities as outlined in the Comprehensive Plan. To accomplish this goal, Tessuto is requesting the proposed PD zoning with requested exemptions as listed below.

Zoning Standards Comparison

Listed below are the zoning standards listed for the Central Business District and how they compare to the proposed Planned Development:

Residential Land Use Standards

Central Business (CB) Zoning District		Proposed PD	
Multifamily Apartment Building with first floor Apartments.	Use not permitted.	Allowance for a Multifamily Apartment Building with first floor Apartments within the Central Business (CB) Zoning District.	PD flexibility requested.
Multi-Family Apartments <i>[per 550-49(7)]</i>			
o Consists of attached multifamily residences that take access from a shared entrance or hallway.		N/A	Proposal meets requirement.
o A minimum building code required fire-rated wall assembly division, separating living areas from the lowest level to the underside of the roof, is required between each dwelling unit.		N/A	Proposal meets requirement.
o No more than 24 dwelling units, and no fewer than three, may be located in a building.		Allowance for up to 75 units.	PD flexibility requested.

Bulk Standards

Zoning District	Minimum Lot Area (sqft)	Minimum Lot Width (ft)	Minimum Setbacks (feet)				Minimum Building Separation (feet)	Maximum Building Height (feet)
			Front / Street; Side	Rear	Side/Rear from Accessory	Pavement		
Central Business	2000	10	Maximum setback of 0 feet or block average, except per Plan Commission as a component of site design; side yard is 10 feet from residential	0/10 ¹	3/5 ²	0 ³	Maximum is 0, except per Plan Commission	50; minimum is 20, except per Plan Commission
Proposed PD	74,400	225	3 Front, 0 side (street), 5 side (residential)	58	NA	0	NA	63'-0" *Note 4

- Notes:
- 1

Zero feet from residential districts
- 2

Accessory buildings shall be three feet from the property line, five feet from an alley
- 3

Five feet from side and rear lot lines, except where modified along district boundary by required buffer yard; see § 550-99; 0 feet from front or street line.
- 4

We would like to round up slightly and request a Maximum Building Height of 63-feet 0-inches.

Regarding the parking and loading standards, it's important to note that "within the Central Business (CB) District, the parking requirements of this chapter are hereby waived" §550-107G(4). Nevertheless, the team aims to comply with the guidelines outlined in this chapter to the best of their ability. The proposed standards related to the code are listed in the table below.

Off-street Parking Layout Dimensions

Description	Parking lot design standards (90-degree parking angle) (feet)					Parking module width (feet)	
	Stall width at parking angle	Stall width parallel to aisle	Stall depth to wall	Stall length (including 1.5-foot curb overhang)	Aisle width	Wall to wall (single-loaded)	Wall to wall (double-loaded)
Code	9	9	18.5	18.5	26	44.5	63
Proposed	9	9	exceeds	18.5	24	42.5	63

Below are the Density and Intensity standards comparison tables for review:

Density Standards

Zoning District	Development Option	Maximum Gross Density (MGD)	Minimum Lot Area (MLA)	Minimum Zoning District Area	Minimum Landscape Surface Ratio (LSR)
Central Business	Conventional	Up to 50 du/acre per the limits of the conditional use permit	9,000 sf	9,000 sf	0%
Proposed PD	Conventional	43.9 du/acre	74,400 sf	74,400 sf	33%

Non-Residential Intensity Standards

Zoning District	Maximum Number of Floors	Minimum Landscape Surface Ratio (LSR)	Maximum Floor Area Ratio (FAR)	Minimum Lot Area (MLA)	Maximum Building Size (MBS)
Central Business	4	0%	3.00	2,000 sf	NA
Proposed PD	4+1	33%	0.33	74,400 sf	114,455 gross sq.ft.

Requested Exemptions

As shown in the previous section, the project team has designed the Oxbow community to almost all of the standards listed for the Central Business District. The exception is the maximum building height. Due to the sloping nature of the site and the exposed lower parking level the height of the building from the west exceeds the 50 feet maximum, while from the east it is below. Measuring the 1st floor to the highest point is 49'-3" while measuring the garage floor to the highest point is approaching 63’, we request a max height restriction of 63’-0”.

Lastly, the Team has provided some conceptual landscaping within the architectural renderings but understands that the City of Watertown has robust landscaping calculations and standards listed per code. The Team plans to meet or exceed these requirements upon full buildout of the Site Landscaping Plans.

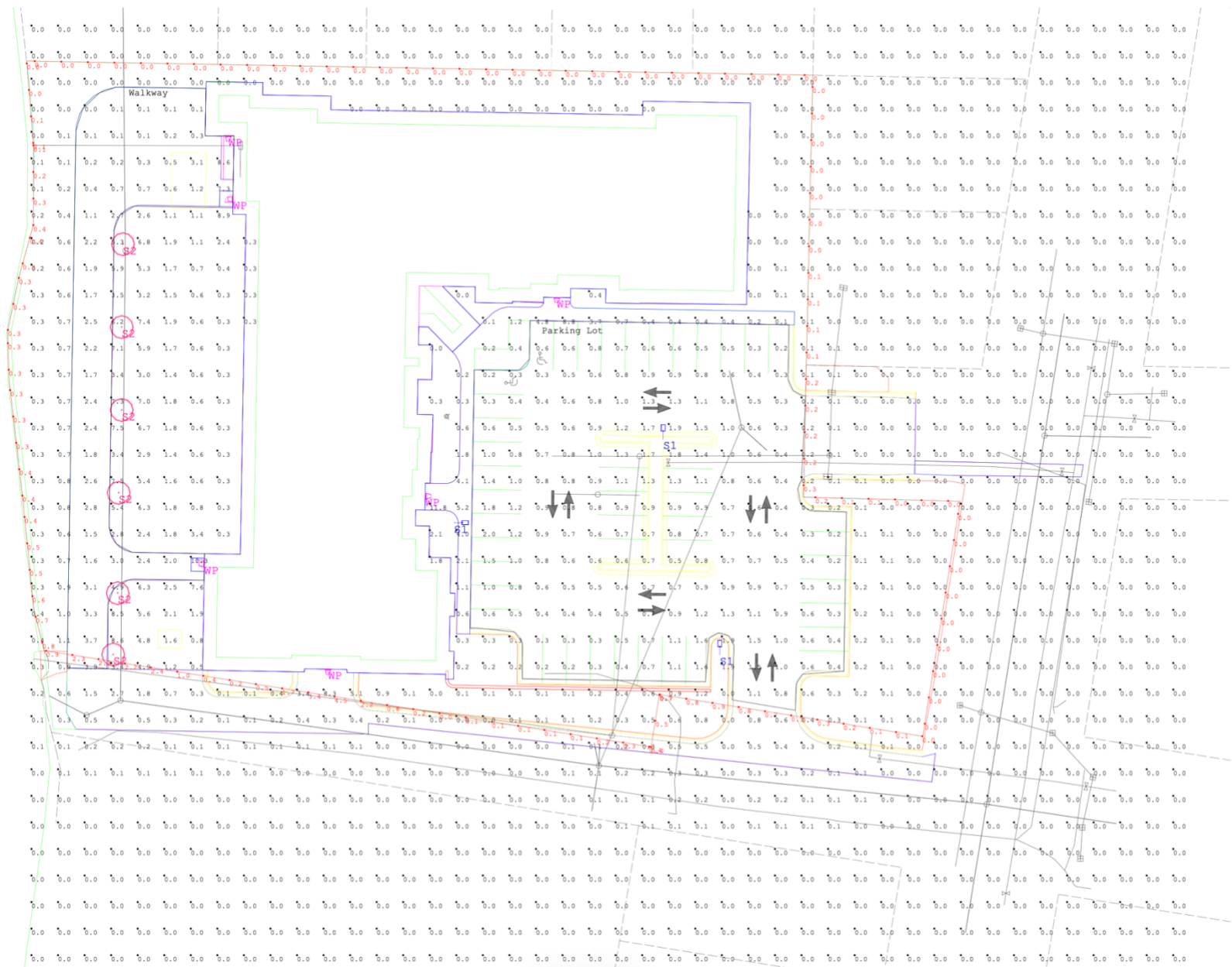
EXHIBIT A

Architectural Renderings
&
General Conceptual Landscaping





EXHIBIT B

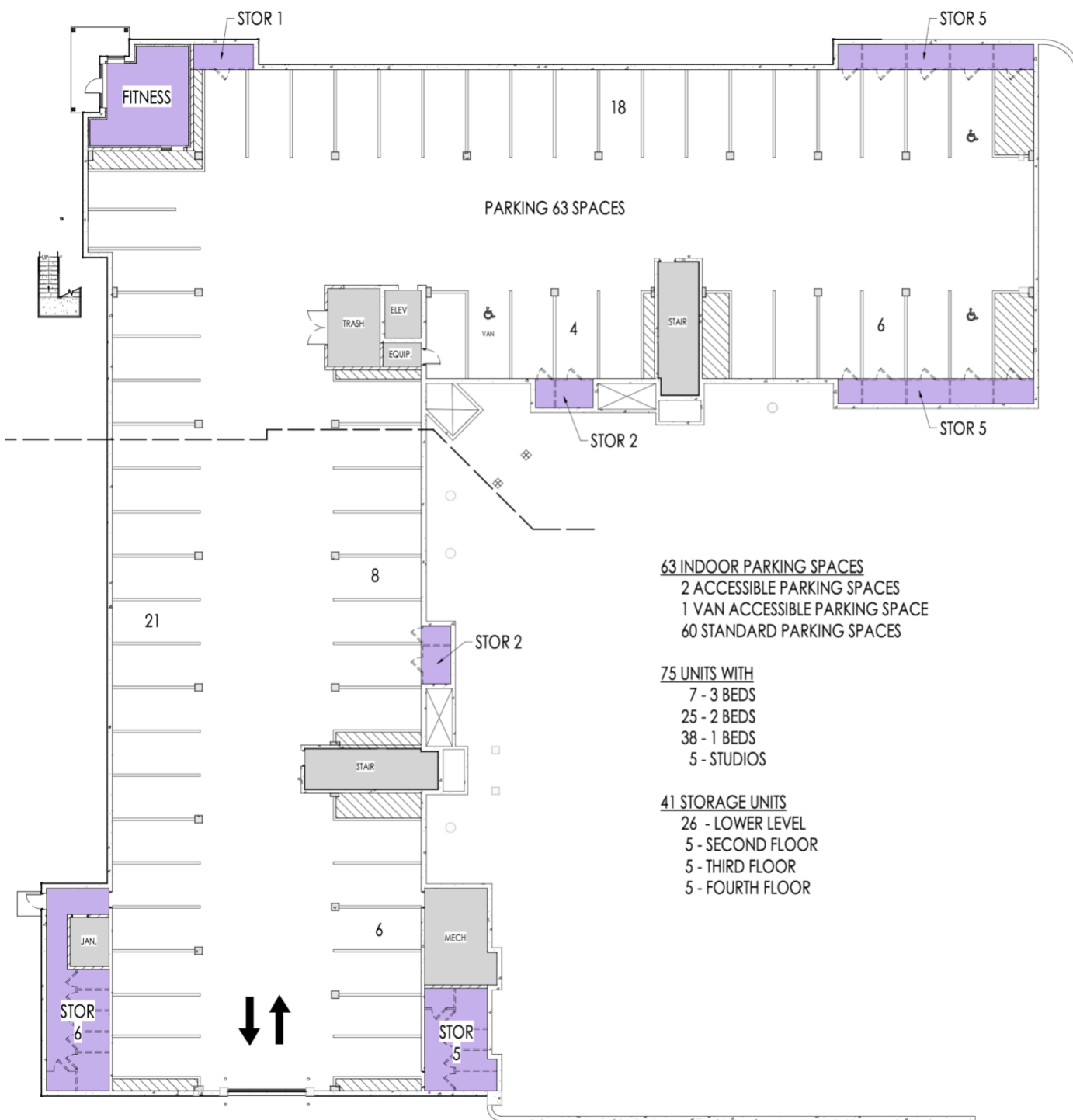


Vertical Lighting + Controls
559 Plate Dr. Ste. 1
East Dundee IL 60118

VERTICAL
LIGHTING + CONTROLS

Watertown Apartments
Watertown, WI

#	REVISIONS	Date
	Description	



LOWER LEVEL



FIRST FLOOR PLAN



21 SECOND FLOOR UNITS
 1 - 3 BEDS
 7 - 2 BEDS
 11 - 1 BEDS
 2 - STUDIO

5 SECOND FLOOR STORAGE UNITS

SECOND FLOOR PLAN



15 UNITS FOURTH FLOOR UNITS
1 - 3 BEDS
6 - 2 BEDS
7 - 1 BEDS
1 - STUDIO

5 FOURTH FLOOR STORAGE UNITS

FOURTH FLOOR PLAN

EXHIBIT C
Location Map

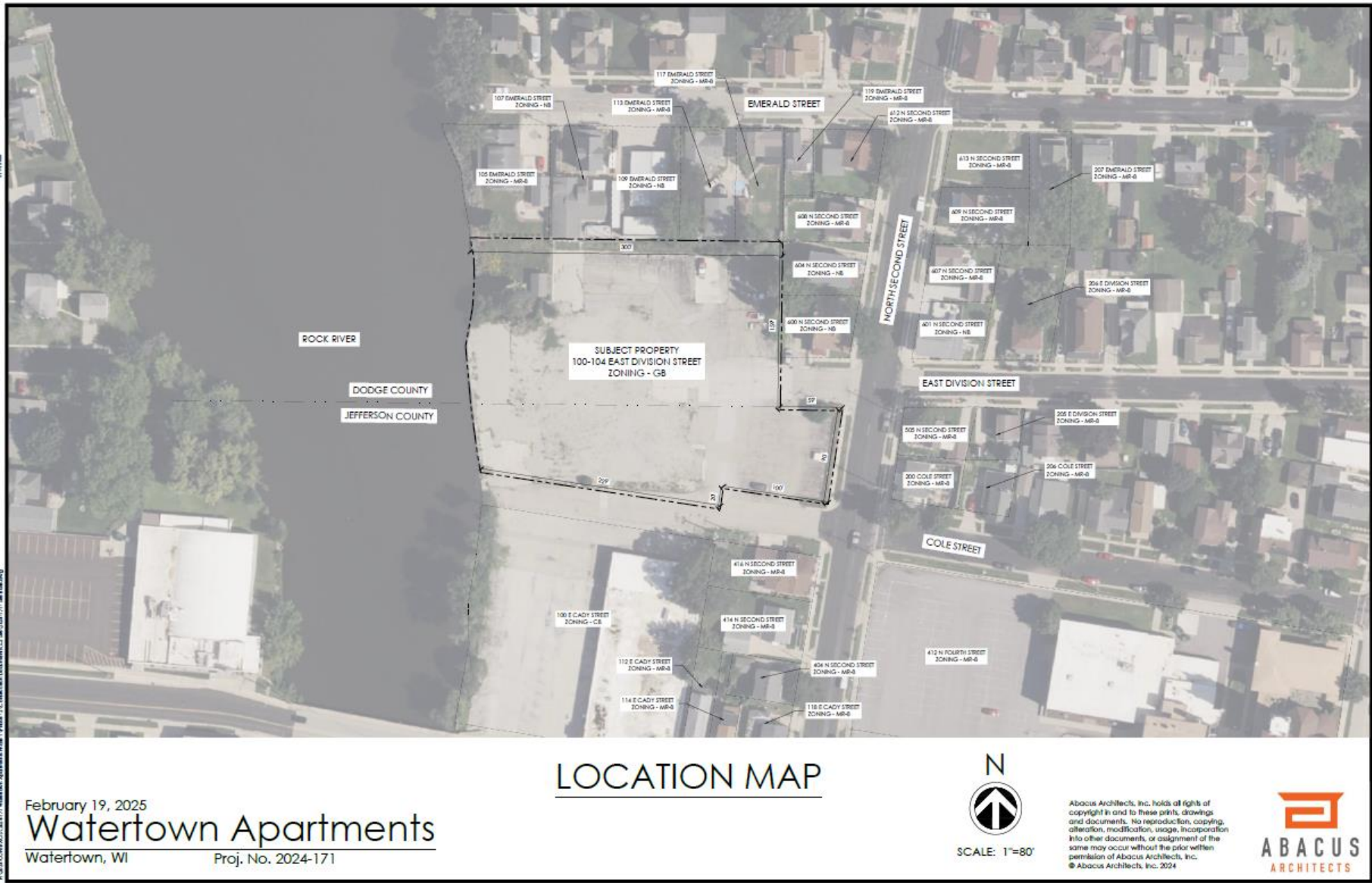


EXHIBIT D

Estimated Annual Spending by Residents
The Oxbow
Watertown, WI
February-25

Cataorgy	Avg. Annual Expenditure
Food	\$ 10,100
Alcoholic beverages	\$ 626
Housing	\$ 25,758
Apparel and services	\$ 2,036
Transportation	\$ 13,310
Healthcare	\$ 6,263
Entertainment	\$ 3,680
Personal care products and services	\$ 940
Reading	\$ 157
Education	\$ 1,644
Tobacco products and smoking supplies	\$ 391
Miscellaneous	\$ 1,253
Cash contributions	\$ 2,427
Personal insurance and pensions	\$ 9,708
Total Average Annual Expenditures per HH	\$ 78,292

LESS "Homeowner Expenses"	
Mortgage Payment & Basics	\$ 13,811
Maintenance & Remodeling Services	\$ 4,639
Maintenance & Remodeling Materials	\$ 752
Lawn & Garden	\$ 662
Subtotal	\$ 19,864

SUBTOTAL - Annual Expenditures per Renter Household
Excluding Rent \$ 58,428

Average monthly rent at The Oxbow \$ 2,030
PLUS Ave. Annual Rent \$ 24,360
TOTAL - Annual Expenditures per Oxbow Household \$ 82,788

Total Homes in the Oxbow Community 69
Adjusted for (95% occupancy) 66
Total Residents (avg. household size of 2.4) 158

TOTAL Annual Expenditures by The Oxbow Households	\$ 5,500,000
---	--------------

Source: North Town Partners analysis, Bureau of Labor Statistics & ESRI "Retail Goods & Services Expenditures" report

EXHIBIT E

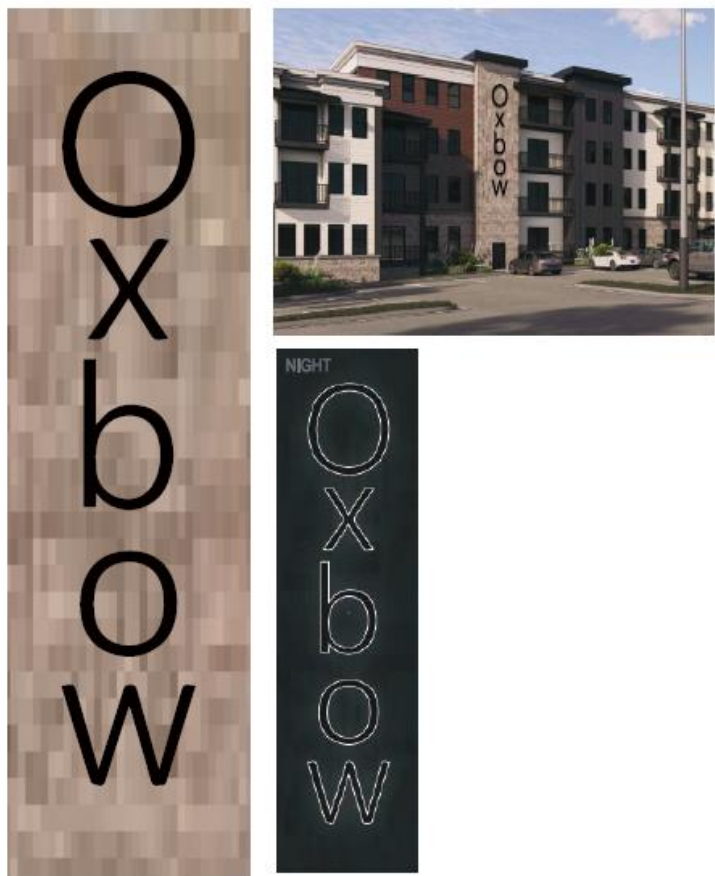
General Signage Plan

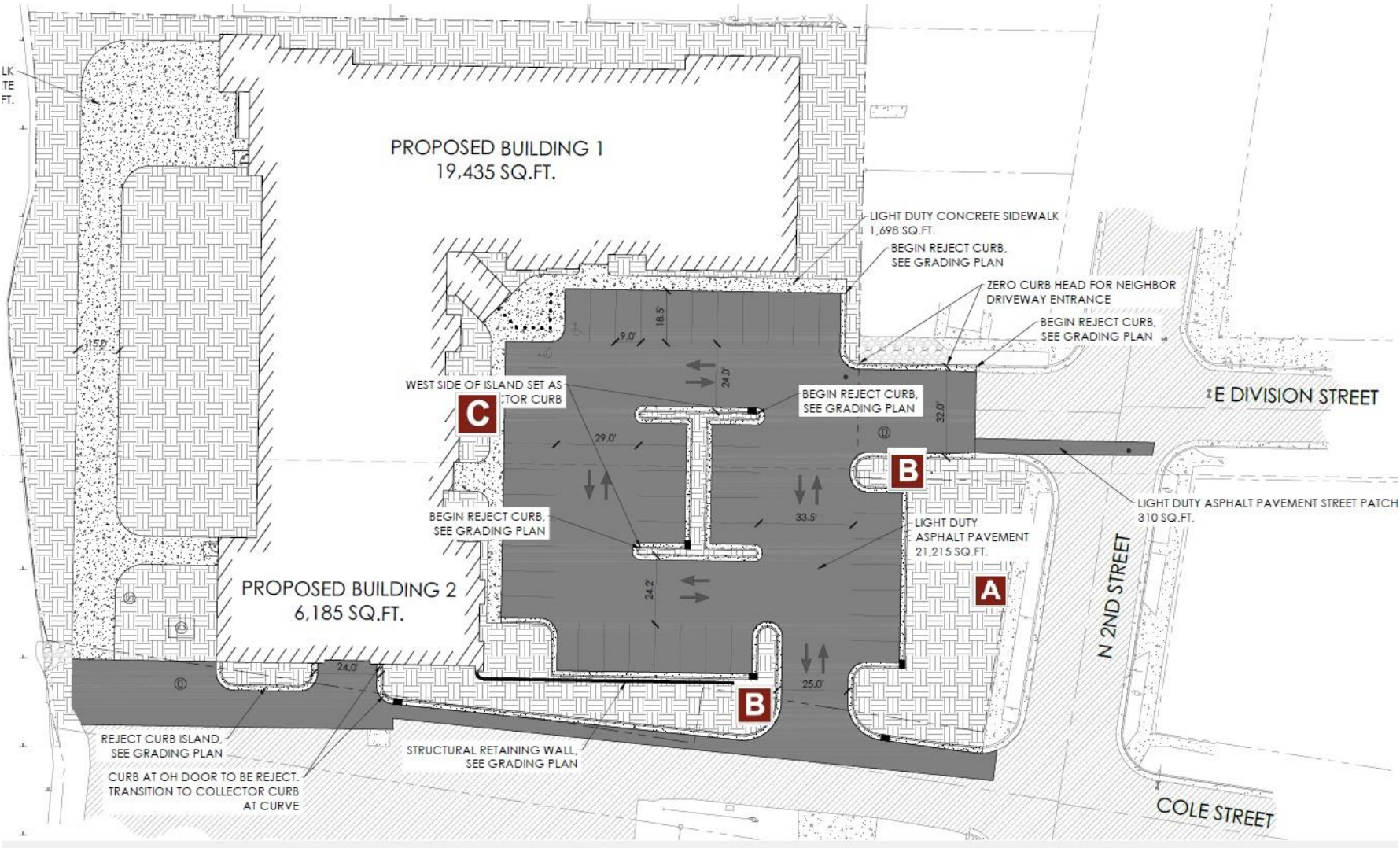


B Qty: 1
Single Sided
Address Sign



C Qty: 1
Halo Illuminated Letters





REVISED PRECISE IMPLEMENTATION PLAN

THE OXBOW

A multifamily residential development in
WATERTOWN, WI



Table of Contents

INTRODUCTION	3
PROJECT NARRATIVE.....	4
PROPOSED PLANNED DEVELOPMENT DESCRIPTION.....	4
General Project Themes and Images.....	4
General Mix of Dwelling Unit Types and Land Uses	6
Residential Densities	6
Natural Features.....	6
Relationship to Nearby Properties and Public Streets.....	7
Cohesion to Watertown’s Guiding Principles	7
Planned Development Rationale	8
Zoning Standards Comparison.....	9
Requested Exemptions.....	11

INTRODUCTION

Tessuto Development

At Tessuto Development, we believe a building is more than just steel and glass – it is a vital thread in the social and economic fabric of a community. Our name, Tessuto, is the Italian word for “texture” or “woven fabric.” It represents our core philosophy: that successful real estate development requires the careful weaving of high-quality design, structural integrity, and the unique needs of the people who live and work within our projects.

Our Vision: To look beyond the blueprints to the long-term impact on the neighborhood, building structures, designed to stand as a legacy for generations.

Our Mission: To develop properties that enhance the community, creating value for the tenants, community and investors, weaving excellence into the foundation of every community we touch.

Before founding Tessuto, Tom served as a Principal at Northtown Partners, where he was the architect of the firm’s strategic vision, forecasting and financing.

Tom’s deep expertise in cultivating relationships and navigating complex financial landscapes led to breaking ground on over \$100 million in projects including multi-family, commercial, hospitality in a five year period. Tom spearheaded municipal and banking negotiations. Tom’s passion to improve the urban fabric of our communities led him to branch off on his own and focus on building a legacy around community infill. At Tessuto, Tom weaves this high-level financial DNA into real estate development, ensuring every project is as fiscally sound as it is structurally impressive.



Figure 1: Proposed Community Logo

PROJECT NARRATIVE

Project Introduction

Tessuto Development (Tessuto) has an agreement in place with CADY EMERALD LLC to acquire the old Johnsonville Meat Processing property at the intersection of E Division St. & N 2nd St with the intent to build a 75-unit luxury apartment community known as The Oxbow.

Community Overview

Tessuto's proposed community includes 75 rental units. The building will have underground parking with 4-stories above ground with a mix of traditional apartments and townhome units. All units will be for rent – not for sale.

A variety of housing types are included in the design: 5 Studio Units, 38 One-bedrooms, 25 Two-bedrooms, and 7 Three bedrooms. Total 75 Rental Units.

Type	#	%
3-Bedroom Apt	7	9
2-Bedroom Apt	25	33
1-Bedroom Apt	38	51
Studio Apt	5	7

PROPOSED PLANNED DEVELOPMENT DESCRIPTION

General Project Themes and Images



Figure 2: Watertown Public Library

Tessuto collaborated with Abacus Architects to bring the Oxbow project to life. After several visits to Watertown, the project team was inspired by the Public Library, which served as the foundation for the project's theme. The design aesthetic of the Oxbow will reflect clean, classic, and simplistic elegance, skillfully blending elements of historic and classical architecture with modern touches.

Along with the design inspiration, the project team also wanted to incorporate a color palette that would stand the test of time and not select a design trend that would fall out of style within a decade. Again, utilizing the library as an example, a warm neutral palette was selected along with a cream-colored masonry which appears to be the predominant masonry theme in Watertown.

Lastly, the team focused on active open spaces to provide an enhanced quality of life & a sense of community that encourages interaction amongst residents with the natural and surrounding amenities. The obvious aspect of this is the activation and use of the riverfront to tie the community to the surrounding area - This includes balcony and patio spaces for the units.

Below is a rendered exterior elevation of the front of the building.



Figure 3: Exterior Rendering

General Mix of Dwelling Unit Types and Land Uses

As mentioned in the Project narrative the general mix of dwelling types is included in the table below. Land use will be exclusively Residential.

Type	#	%
3-Bedroom Apt	7	9
2-Bedroom Apt	25	33
1-Bedroom Apt	38	51
Studio Apt	5	7

Residential Densities

The residential density of the proposed development is described by the various intensity calculations below:

- Dwelling Units per Acre – 43.91
- Floor Area Ratio – 0.33
- Impervious Surface Area Ratio = 0.67

Natural Features

As alluded to earlier in the narrative the existing site condition is a vacant, partially paved & graveled site that generally slopes from N 2nd Street down to the Rock River. The site was the past location of a Johnsonville meat processing plant that has since been demolished, filled in, and rough-graded to its current state. Based on Aerial Images and historical records the site was fully improved and impervious to the river except for the NW flag parcel that has since been incorporated into the property.

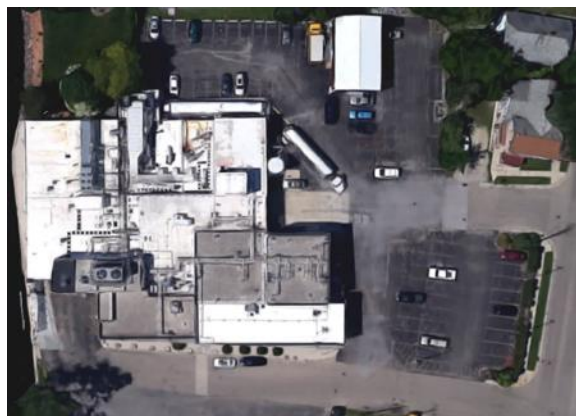


Figure 5: Aerial of Past Plant



Figure 6: Current Site Conditions

All wet and dry utilities are available and stubbed into the property. Of note, there is a sewer line that crosses under the Rock River along the direction connecting Rock Street to Cole Street and then a lateral extends north running parallel to the river. The proposed building orientation and setback account for this sewer line to ensure no part of the building is over the sewer line or easement.

Given the sloping topography of the site, the team is proposing a lower parking level, exposed on the west side and underground on the east side. This will allow the community to be developed with reduced impact on the overall mass grading of the site.

Lastly, it should be noted that this property is bisected by the county line separating Dodge and Jefferson counties. Additional considerations are being made to account for this demarcation as it will affect municipal reporting, voting districts, zoning requirements, etc.

It was recommended to the development team that we include a visual indicator within the building hallways to show where the county line is located. The architectural team acknowledges that will be part of the design but has not identified those details yet. We will work with City representatives to come to an agreement on design details that work with the overall high-end architectural design, project budget, and the City's / County's desire to have a differentiation between the counties.

Relationship to Nearby Properties and Public Streets

The site is bounded by a mix of business & single-family homes to the north, Cole Street to the south, N 2nd Street to the east, and finally by the Rock River to the west. The Civil Engineering Site Plans are attached to this submittal for review – all setbacks are outlined in this plan.

Setback	Feet
North (Side-Residential)	5
South (Side-Street)	0
East (Front-Street)	3
West (Rear)	58

To better blend the building mass into the surrounding residential areas, the apartment building will step down on the edges.

Cohesion to Watertown's Guiding Principles

The Oxbow will contribute to and reinforce Watertown's 2040 Vision Statement and its Overarching Plan Recommendations such as:

- Promote high-quality design in any new multi-family, mixed-use, commercial, and industrial development, traditional neighborhood development, and interconnected neighborhoods.
- Facilitate smart growth by utilizing opportunities for redevelopment throughout the city
- Focus investment downtown and along the Rock River

Watertown boasts impressive community assets that enhance its appeal to residential development. Located midway between Milwaukee and Madison, the city sits along the Rock River, featuring an up-and-coming downtown area and a beautiful riverwalk. The Oxbow will seek to tap into these assets and design esthetics, amenities, and connectivity around these features.

The main focus will be the Rock River. The Oxbow will be oriented to maximize views of the Rock River, both to the immediate west and the north. A sanitary sewer line running parallel to the river will inherently

create a greenspace that will be activated with public-private features. A promenade, grilling stations, a fire pit, and lounge areas will not only provide great community amenities but will also provide access for sanitary line maintenance if required.

Although not located on the main downtown corridor, the Oxbow aims to enhance the overall downtown area. By redeveloping an underutilized (ex-industrial) site, The Oxbow intends to serve as a catalytic development that will draw further investment into this part of Watertown. This site is identified in various downtown planning efforts as a key area for pedestrian connectivity. Tessuto will collaborate with the City to establish a pedestrian corridor anchor and hopes to bring this part of the riverwalk to life.

According to RINKA's Downtown River Corridor Opportunity Analysis & Strategic Development Plan, respondents prioritized high-quality public amenities, investment opportunities, and walkability/connectivity. The Oxbow will address these priorities while leveraging residential density to support existing businesses. The spending power of future residents is expected to bolster local businesses and retailers, contributing to economic and employment growth. Exhibit D presents the estimated annual spending by residents of The Oxbow, showing a total estimated spending by households of around \$5,500,000.

Furthermore, housing demand is significantly driven by the need to provide accommodations for a growing population, along with a variety of housing options for a diverse community. The Oxbow offers a range of new housing options that specifically address these needs for current and future residents. Offering studio units to three-bedroom apartment units, the Oxbow will attract young professionals, provide new opportunities for current City residents, and allow residents to age and thrive in place.

Planned Development Rationale

Tessuto respectfully requests that the City consider this development, as outlined in the accompanying information and drawings. In alignment with the City's overarching principles, Tessuto aims to create inspired, detailed, and engaged communities that feature dynamic, community-oriented amenities. This approach is designed to enhance the area's character, foster a sense of place, and support future investments. Maximizing the overall density of the community is essential for the financial viability of the project. To ensure a high-quality, well-amenitized, and efficiently-managed operation, we are seeking to develop this 75-unit facility. Achieving this density on a site of just 1.708 acres presents challenges that conflict with standard zoning regulations. The overall impact of this project is intended to continue the revitalization of the Downtown River Corridor and fulfill one of the City's top three priorities as outlined in the Comprehensive Plan. To accomplish this goal, Tessuto is requesting the proposed PD zoning with requested exemptions as listed below.

Zoning Standards Comparison

Listed below are the zoning standards listed for the Central Business District and how they compare to the proposed Planned Development:

Residential Land Use Standards

Central Business (CB) Zoning District		Proposed PD	
Multifamily Apartment Building with first floor Apartments.	Use not permitted.	Allowance for a Multifamily Apartment Building with first floor Apartments within the Central Business (CB) Zoning District.	PD flexibility requested.
Multi-Family Apartments <i>[per 550-49(7)]</i>			
○ Consists of attached multifamily residences that take access from a shared entrance or hallway.		N/A	Proposal meets requirement.
○ A minimum building code required fire-rated wall assembly division, separating living areas from the lowest level to the underside of the roof, is required between each dwelling unit.		N/A	Proposal meets requirement.
○ No more than 24 dwelling units, and no fewer than three, may be located in a building.		Allowance for up to 75 units.	PD flexibility requested.

Bulk Standards

Zoning District	Minimum Lot Area (sqft)	Minimum Lot Width (ft)	Minimum Setbacks (feet)				Minimum Building Separation (feet)	Maximum Building Height (feet)
			Front / Street; Side	Rear	Side/Rear from Accessory	Pavement		
Central Business	2000	10	Maximum setback of 0 feet or block average, except per Plan Commission as a component of site design; side yard is 10 feet from residential	0/10 ¹	3/5 ²	0 ³	Maximum is 0, except per Plan Commission	50; minimum is 20, except per Plan Commission
Proposed PD	74,400	225	3 Front, 0 side (street), 5 side (residential)	58	NA	0	NA	63'-0" *Note 4

Notes:

- 1 Zero feet from residential districts
- 2 Accessory buildings shall be three feet from the property line, five feet from an alley
- 3 Five feet from side and rear lot lines, except where modified along district boundary by required buffer yard; see § 550-99;
- 4 0 feet from front or street line.
We would like to round up slightly and request a Maximum Building Height of 63-feet 0-inches.

Regarding the parking and loading standards, it's important to note that "within the Central Business (CB) District, the parking requirements of this chapter are hereby waived" §550-107G(4). Nevertheless, the team aims to comply with the guidelines outlined in this chapter to the best of their ability. The proposed standards related to the code are listed in the table below.

Off-street Parking Layout Dimensions

Description	Parking lot design standards (90-degree parking angle) (feet)					Parking module width (feet)	
	Stall width at parking angle	Stall width parallel to aisle	Stall depth to wall	Stall length (including 1.5-foot curb overhang)	Aisle width	Wall to wall (single-loaded)	Wall to wall (double-loaded)
Code	9	9	18.5	18.5	26	44.5	63
Proposed	9	9	exceeds	19.5	24	42.5	63

Density Standards

Zoning District	Development Option	Maximum Gross Density (MGD)	Minimum Lot Area (MLA)	Minimum Zoning District Area	Minimum Landscape Surface Ratio (LSR)
Central Business	Conventional	Up to 50 du/acre per the limits of the conditional use permit	9,000 sf	9,000 sf	0%
Proposed PD	Conventional	43.9 du/acre	74,400 sf	74,400 sf	33%

Non-Residential Intensity Standards

Zoning District	Maximum Number of Floors	Minimum Landscape Surface Ratio (LSR)	Maximum Floor Area Ratio (FAR)	Minimum Lot Area (MLA)	Maximum Building Size (MBS)
Central Business	4	0%	3.00	2,000 sf	NA
Proposed PD	4+1	33%	0.33	74,400 sf	114,455 gross sf

Requested Exemptions

As shown in the previous section, the project team has designed the Oxbow community to almost all of the standards listed for the Central Business District. The exception is the maximum building height. Due to the sloping nature of the site and the exposed lower parking level the height of the building from the west exceeds the 50 feet maximum, while from the east it is below. Measuring the 1st floor to the highest point is 49'-3" while measuring the garage floor to the highest point is approaching 63', we request a max height restriction of 63'-0".

Lastly, the Team has provided some conceptual landscaping within the architectural renderings but understands that the City of Watertown has robust landscaping calculations and standards listed per code. The Team plans to meet or exceed these requirements upon full buildout of the Site Landscaping Plans.

EXHIBIT A
Architectural Renderings









Exhibit B: Elevation Plans
NOTE The actual pdf file will be provided separately so you can zoom in and review details.

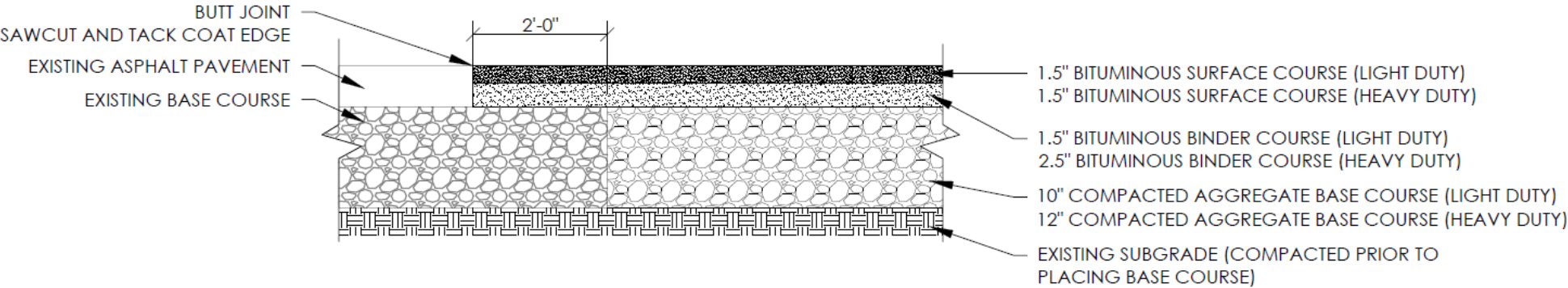




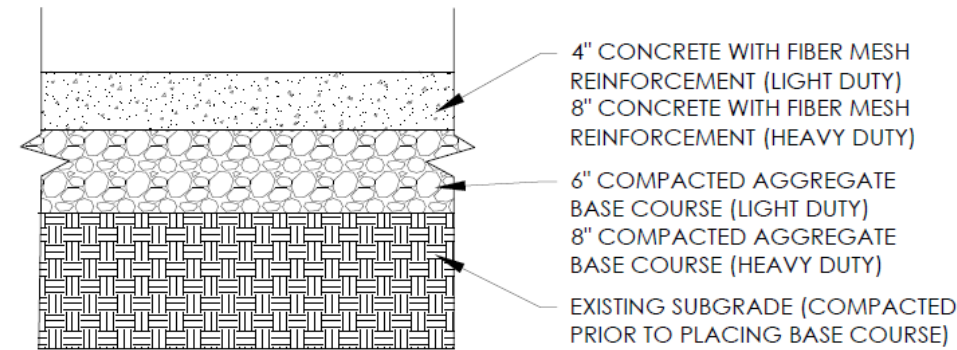
Exhibit C: Site Plan & Landscaping Plan
NOTE Full Civil Plans will be provided as a separate pdf file for detailed review.



Concrete and Pavement Detail
*Note – Riverwalk Path is Concrete



ASPHALT PAVEMENT CROSS SECTION



CONCRETE PAVEMENT CROSS SECTION

****NOTE**** All asphalt installed in ROW must meet City of Watertown standards.
Binder: 2.25" 3LT 58-28-S Binder Course
Surface: 1.75" 4LT 58-28-S Surface Course

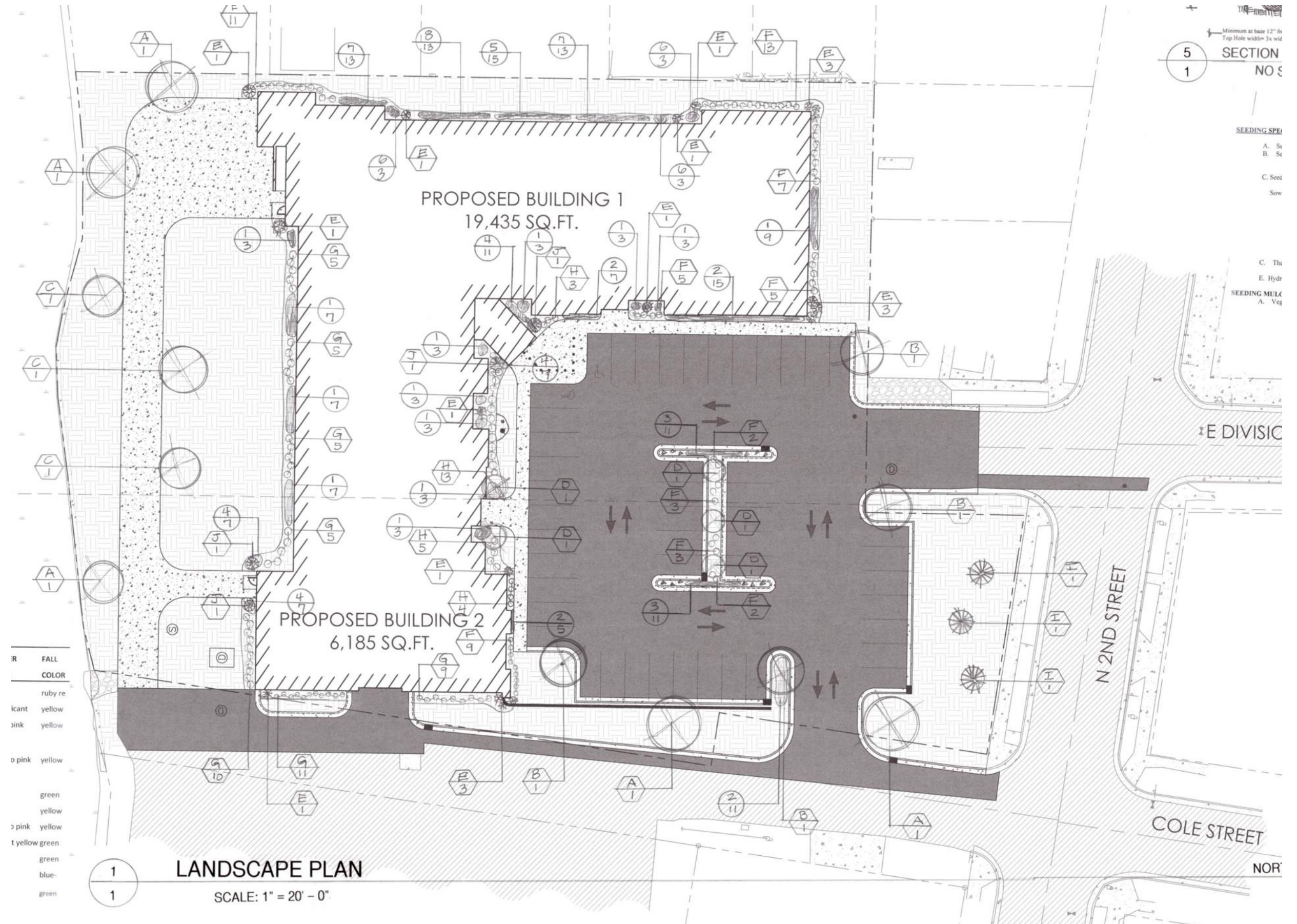


Exhibit D: Estimated Annual Spending by Residents

Estimated Annual Spending by Residents

The Oxbow

Watertown, WI

December-25

Cataorgy	Avg. Annual Expenditure
Food	\$ 10,100
Alcoholic beverages	\$ 626
Housing	\$ 25,758
Apparel and services	\$ 2,036
Transportation	\$ 13,310
Healthcare	\$ 6,263
Entertainment	\$ 3,680
Personal care products and services	\$ 940
Reading	\$ 157
Education	\$ 1,644
Tobacco products and smoking supplies	\$ 391
Miscellaneous	\$ 1,253
Cash contributions	\$ 2,427
Personal insurance and pensions	\$ 9,708
Total Average Annual Expenditures per HH	\$ 78,292

LESS "Homeowner Expenses"	
Mortgage Payment & Basics	\$ 13,811
Maintenance & Remodeling Services	\$ 4,639
Maintenance & Remodeling Materials	\$ 752
Lawn & Garden	\$ 662
Subtotal	\$ 19,864

SUBTOTAL - Annual Expenditures per Renter Household Excluding Rent	\$ 58,428
--	-----------

Average monthly rent at The Oxbow	\$ 1,935
PLUS Ave. Annual Rent	\$ 23,220
TOTAL - Annual Expenditures per Oxbow Household (includes rent)	\$ 81,648

Total Homes in the Oxbow Community	67
Adjusted for (95% occupancy)	64
Total Residents (avg. household size of 2.4)	154

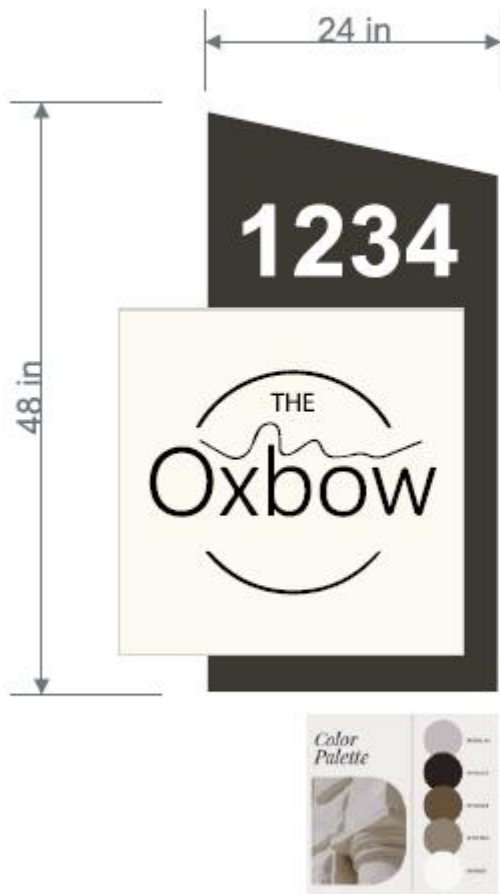
TOTAL Annual Expenditures by Households	\$ 5,225,480
---	--------------

Source: North Town Partners analysis, Bureau of Labor Statistics & ESRI "Retail Goods & Services Expenditures" report

Exhibit E – Site Signage

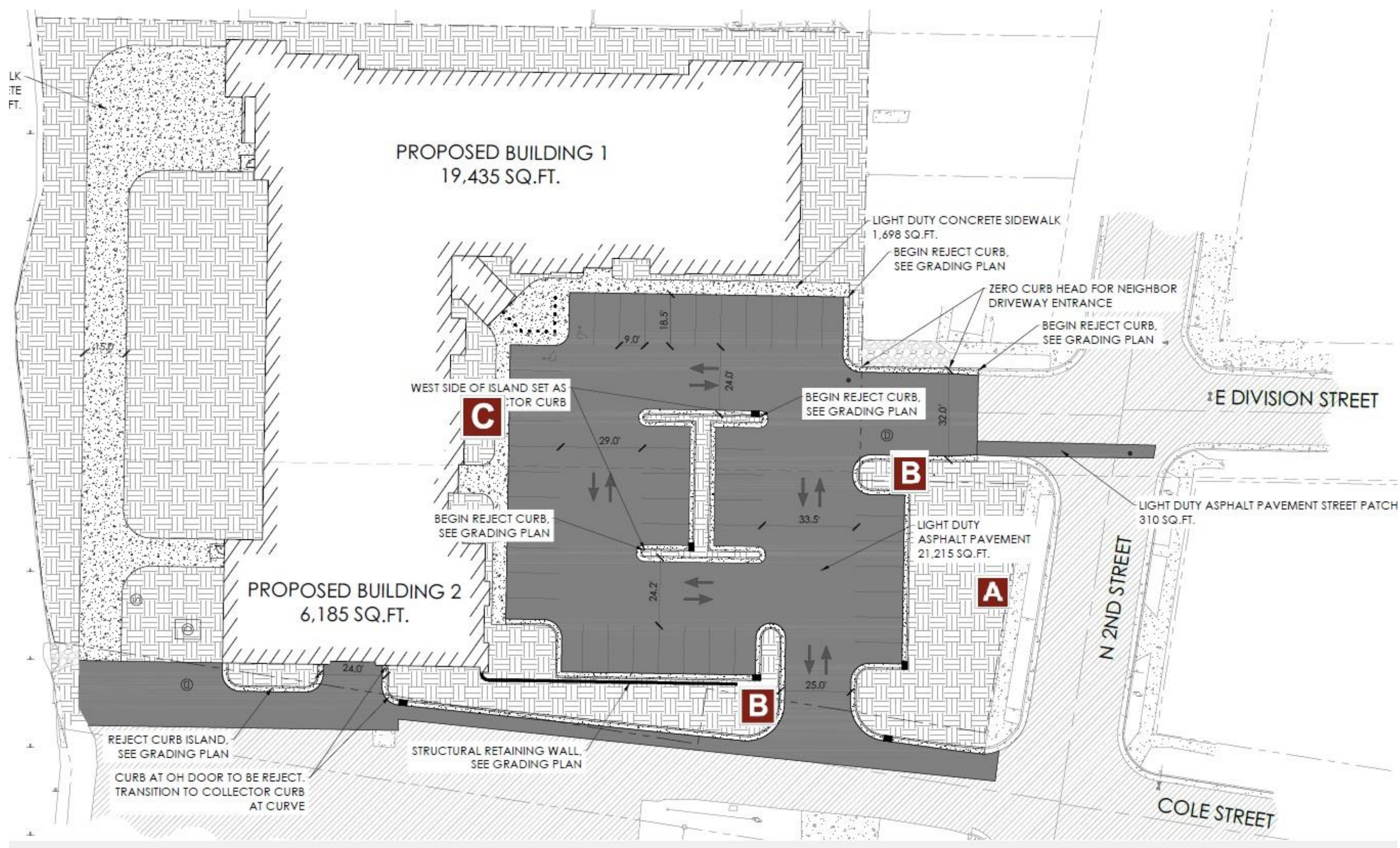


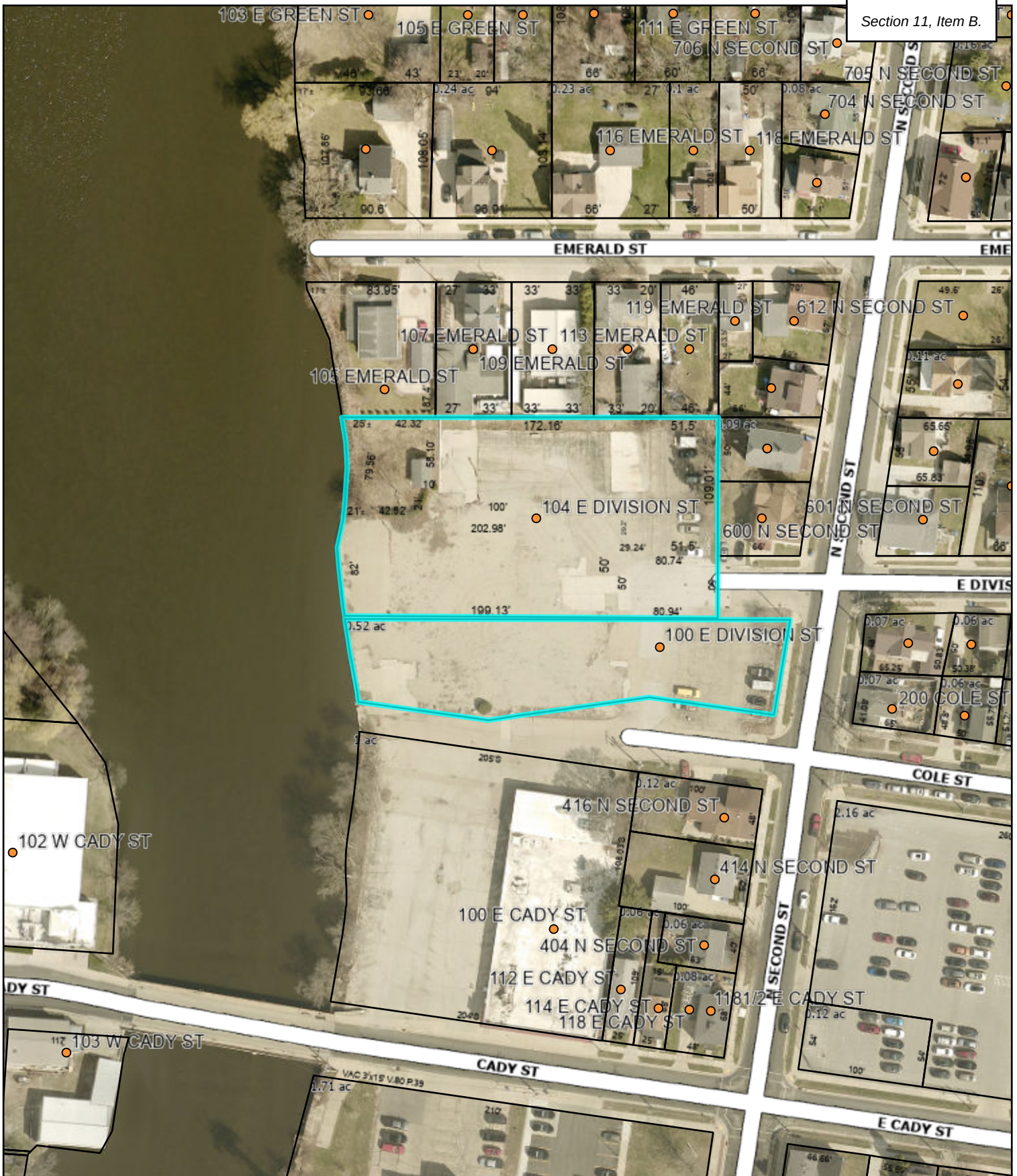
B Qty: 1
Single Sided
Address Sign



C Qty: 1
Halo Illuminated Letters







City Boundary



Parcel Boundary



Address Points



City of Watertown Geographic Information System

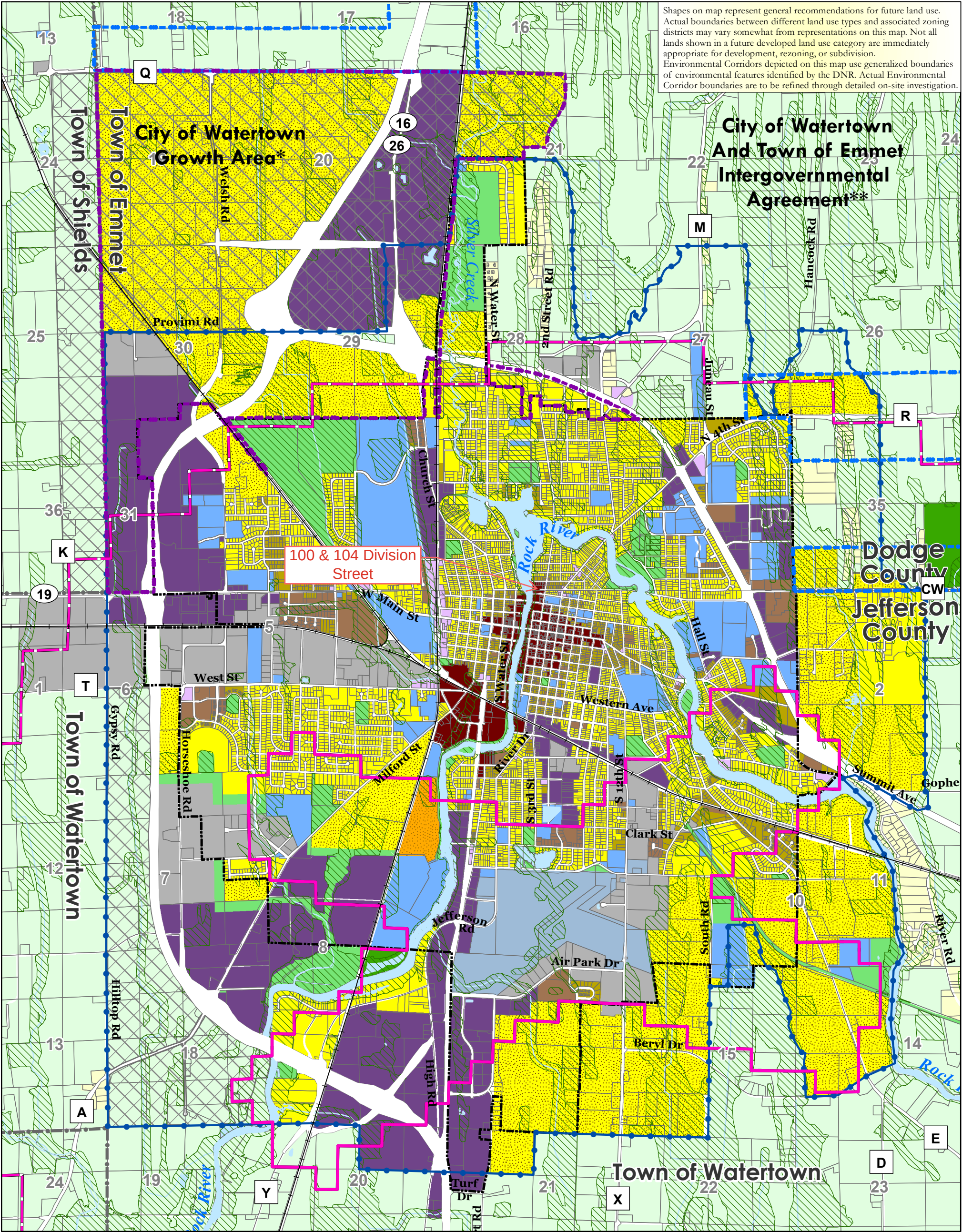
Scale: 1:1,232

SCALE BAR = 1"

Printed on: April 2, 2014
Author:

181

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.



Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a future developed land use category are immediately appropriate for development, rezoning, or subdivision. Environmental Corridors depicted on this map use generalized boundaries of environmental features identified by the DNR. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.

**City of Watertown
And Town of Emmet
Intergovernmental
Agreement****

**Dodge
County
Jefferson
County**

Future Land Use Urban Area

**Map
6b**

City/Town IGA**
City Growth Area
City Periphery Areas

City of Watertown Comprehensive Plan

Land Use Categories

- Agricultural
- Single-Family Residential - Unsewered
- Single-Family Residential - Sewered
- Two-Family Residential
- Multi-Family Residential
- Planned Neighborhood**
- Institutional
- Airport

- Rights-of-Way
- Neighborhood Mixed Use
- Planned Mixed Use*
- Central Mixed Use
- Riverside Mixed Use***
- Mixed Industrial
- Parks & Recreation
- Environmental Corridor
- Surface Water

*Each "Planned Mixed Use Area" may include mix of:
1. Office
2. Multi-Family Residential
3. Mixed Industrial
4. Commercial Services/Retail
5. Institutional
6. Parks & Recreation



**"Planned Neighborhoods" should include a mix of the following:
1. Single-Family - Sewered (predominant land use)
2. Two-family Residential
3. Multi-Family Residential
4. Institutional
5. Neighborhood Mixed Use
6. Parks & Recreation



***Each "Riverside Mixed Use Area" may include mix of:
1. Office
2. Single-Family - Sewered
3. Two-Family Residential
4. Multi-Family Residential
5. Commercial Services/Retail
6. Institutional
7. Parks & Recreation



- City of Watertown
- Town Boundary
- Parcel
- Railroad
- Watertown Urban Service Area
- Watertown Long Range Growth Area

Airport Height Limitations

- Maximum Building Elevation b/t 865 and 968 ft
- Maximum Building Elevation b/t 968 and 1005 ft

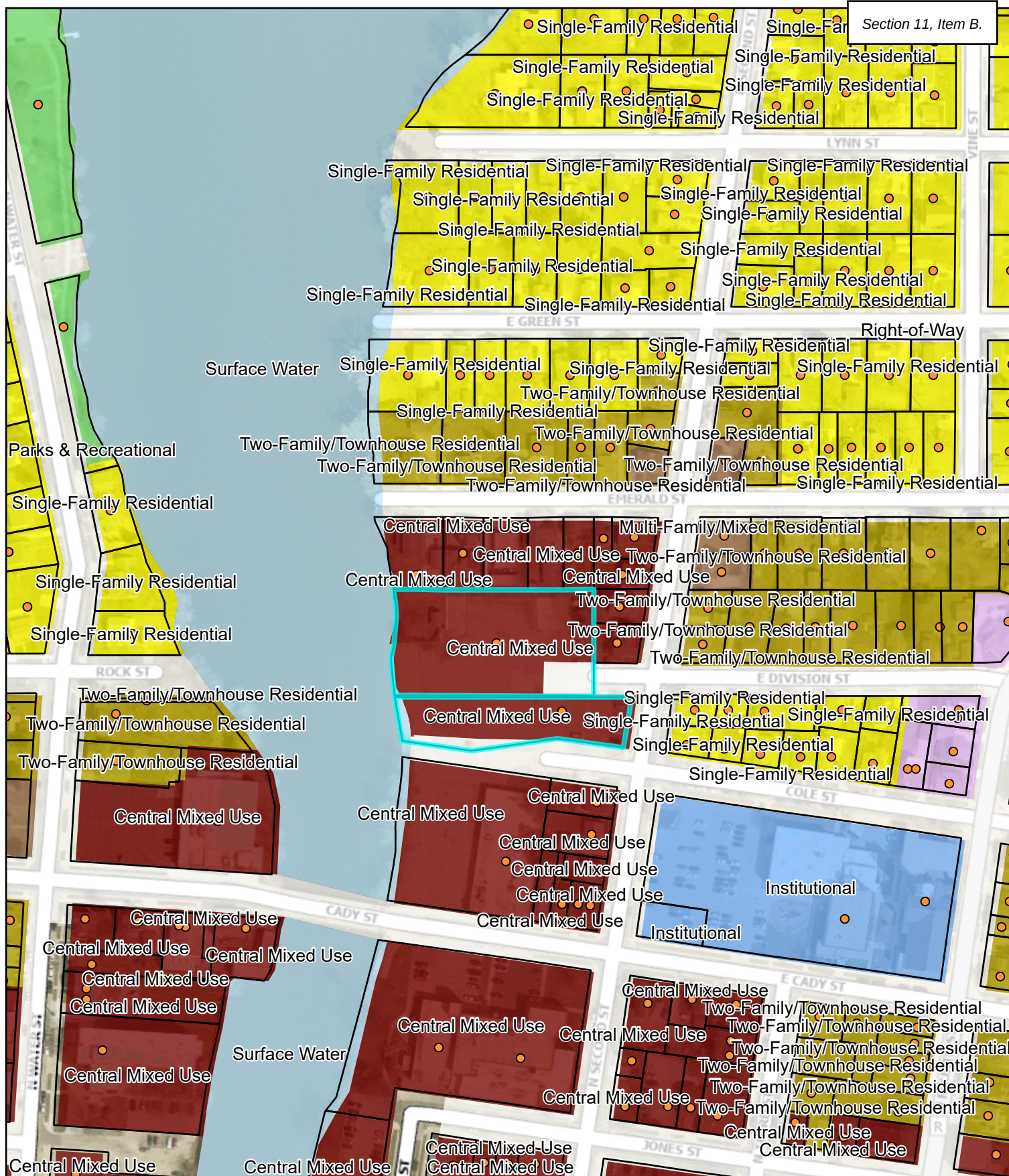
Draft: August 7, 2019
Source: WisDNR, FEMA, City of Watertown, Dodge Co. LIO & Jefferson Co. LIO, V&A

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

**THE CITY OF
WATERTOWN**
Opportunity runs through it.



0 0.25 0.5 1 Miles



**ORDINANCE TO
CREATE SECTION 410-33(H) CAMPING PROHIBITED ON CITY
PROPERTY OF THE CITY OF WATERTOWN GENERAL ORDINANCES**

**SPONSOR: ALD. DANA DAVIS
FROM: PUBLIC SAFETY & WELFARE COMMITTEE**

THE COMMON COUNCIL OF THE CITY OF WATERTOWN DOES ORDAIN AS FOLLOWS:

SECTION 1. § 410-33(H) Camping prohibited on City property is hereby created to read as follows:

§ 410-33(H) Camping prohibited on City property.

- A. Definitions. As used in this subsection, the following terms shall have the meanings indicated:

CITY PROPERTY

All property, parks, rights-of-way, parking lots, easements or other land owned, leased, controlled, or managed by the City of Watertown.

TO CAMP

To maintain a campsite or take habitation in a single location on City property.

- B. It shall be unlawful for any person to camp, lodge, to live in for a time, or to take habitation in any portion of City property within the City of Watertown. Evidence of lodging shall include, but not be limited to, bedrolls, mattresses, blankets, cooking utensils, clothing, and other personal belongings.
- C. The City will remove individuals, personal property, camping materials and campsites from City property after providing reasonable notice of the City's intent to clear the site. Notice may include, but is not limited to, posting the site or notice served pursuant to Wis. Stat. § 801.11.

Disposition and release of personal property.

- 1) Items in an unsanitary condition may be discarded by the City. Items in an unsanitary condition include, but are not limited to, garbage, rubbish, and all refuse accumulations of animal, fruit or vegetable matter that attend the preparation, use, cooking, dealing in or storage of meat, fish, fowl, fruits or vegetables; and items constituting a health hazard or risk.
- 2) Weapons, drug paraphernalia, stolen items, contraband, and evidence of a crime may be retained as evidence by the Police Department until an alternate disposition is determined.

3) All personal property removed by the City, which is not disposed of or held as evidence, as provided above, will be stored by the City for a minimum of 30 days, during which time it shall be made reasonably available for and released to an individual confirming ownership.

SECTION 2. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall take effect and be in force the day after its passage and publication.

DATE:	Sept. 15, 2026		Oct. 6, 2026	
READING:	1ST		2ND	
	YES	NO	YES	NO
DAVIS				
LAMPE				
BERG				
NITECKI				
BLANKE				
SMITH				
ARNETT				
HAASE				
MOLDENHAUER				
MAYOR STOCKS				
TOTAL				

ADOPTED October 6, 2026

CITY CLERK

APPROVED October 6, 2026

MAYOR

**RESOLUTION DECLARING OFFICIAL INTENT
TO REIMBURSE EXPENDITURES
FROM PROCEEDS OF BORROWING**

**SPONSOR: ALDER ARNETT
FROM: PUBLIC WORKS COMMISSION**

WHEREAS, The City of Watertown, Wisconsin (the "Municipality") plans to undertake the Allerman Lift Station and Force Main Project (the "Project"); and

WHEREAS, the project includes construction of a new sanitary sewer lift station replacing the existing station on the same site, and new force main extension and associated roadway, drainage, and restoration improvements along Allerman Dr., Richards Ave., Humboldt St., Clark Ave., and South 12th St., and

WHEREAS, the Municipality expects to finance the Project on a long-term basis by issuing tax-exempt bonds or promissory notes (the "Bonds"); and

WHEREAS, because the Bonds will not be issued prior to January 1, 2027, the Municipality must provide interim financing to cover costs of the Project incurred prior to receipt of the proceeds of the Bonds; and

WHEREAS, it is necessary, desirable, and in the best interests of the Municipality to advance moneys from its funds on hand on an interim basis to pay the costs of the Project until the Bonds are issued.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WATERTOWN, WISCONSIN, That:

Section 1. Expenditure of Funds. The Municipality shall make expenditures as needed from its funds on hand to pay the costs of the Project until Bond proceeds become available.

Section 2. Declaration of Official Intent. The Municipality hereby officially declares its intent under Treas. Regs. Section 1.150-2 to reimburse said expenditures with proceeds of the Bonds, the principal amount of which is not expected to exceed \$ 4,810,000.

Section 3. Unavailability of Long-Term Funds. No funds for payment of the Project from sources other than the Bonds are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside by the Municipality pursuant to its budget or financial policies.

Section 4. Public Availability of Official Intent Resolution. This Resolution shall be made available for public inspection at the City Clerk's office within 30 days after its approval in compliance with applicable State law governing the availability of records of official acts including Subchapter II of Chapter 19 and shall remain available for public inspection until the Bonds are issued.

Section 5. Effective Date. This Resolution shall be effective upon its adoption and approval.

	YES	NO
DAVIS		
LAMPE		
BERG		
NITECKI		
BLANKE		
SMITH		
ARNETT		
HAASE		
MOLDENHAUER		
MAYOR STOCKS		
TOTAL		

ADOPTED September 15, 2026

CITY CLERK

APPROVED September 15, 2026

MAYOR