



## COMMON COUNCIL MEETING - AMENDED AGENDA

TUESDAY, JULY 01, 2025 AT 7:00 PM

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

**Virtual Meeting Info:** <https://us06web.zoom.us/join> Meeting ID: 965 279 3780 Passcode: 53094 One tap mobile

+16469313860 <https://us06web.zoom.us/j/9652793780?pwd=0glWdtrdiJJHznZXyVgAb9U8pNOstl.1>

*All public participants' phones will be muted during the meeting except during the public comment period. 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 June 17, 2025

**5. COMMENTS AND SUGGESTIONS FROM CITIZENS PRESENT**

*Members of the public who wish to address the Council must register their request in writing before the meeting begins. Each individual who requests to address the Council will be permitted up to three minutes for their comments.*

**6. REPORTS**

A. Transit minutes from April 30, 2025

B. Public Works minutes from May 27, 2025

C. Site Plan Review minutes from June 9, 2025

D. Finance Committee minutes from June 10, 2025

E. Town Square Programming Commission Minutes from June 18, 2025

F. Site Plan Review minutes from June 23, 2025

**7. COMMUNICATIONS AND RECOMMENDATIONS**

A. Economic Development Update Presentation

**8. NEW BUSINESS**

A. Review and take action: Committee Appointments

B. Review and take possible action: Parks and Open Space Plan amendments

C. Review and take possible action: Riverside Bathrooms for Riverfest

**9. MISCELLANEOUS BUSINESS**

A. Payroll Summary - May 28 through June 10, 2025

**10. LICENSES**

A. Review and take action: application for a Temporary "Class B" Wine and Temporary Class "B" Beer License for the July 4th Celebration event on July 3 and July 4, 2025 sponsored by American Legion Pitterle-Beaudoin Post 189 during the hours of 8 a.m. and 10 p.m. for location at Riverside Park

**11. ORDINANCES**

- A. Ord. 25-18 - Amend Chapter 545: Subdivision of Land, through the amendments of language to Sections §545-14A(5), §545-42C(5), § 545-42C(7), §545-50, AND §545-15 (Sponsor: Mayor Stocks From: Plan Commission, First Reading)
- B. Ord. 25-19 - Amend Chapter 550: Zoning Code through the amendment of language to Section §550-150 (Sponsor: Mayor Stocks From: Plan Commission, First Reading)

## **12. RESOLUTIONS**

- A. Exh. 9759 - Resolution to approve WisDOT MOU for Opticom use (Sponsor: Mayor Stocks From: Finance Committee)
- B. Exh. 9760 - Resolution to Adopt the Amendments to the Municipal Bond Deposit Schedule (Sponsor: Mayor Stocks From: Finance Committee)
- C. Exh. 9761 - Resolution to Amend TID #8 (Fund 23) Budget (Sponsor Mayor Stocks, Finance Committee)
- D. Exh. 9762 - Amend TID 7 Budget (Sponsor: Mayor Stocks From: Finance Committee)
- E. Exh. 9763 - Resolution to award S. Church Street Shared-use Path Transportation Alternatives Program (TAP) Grant Design Project to R.H. Batterman & Company, Inc. for \$228,039.00 (Sponsor: Ald. Arnett From: Public Works Commission)
- F. Exh. 9764 - Resolution to Approve Counteroffer on Offer to Purchase City-Owned Property (Sponsor: Mayor Stocks From: Finance Committee)

## **13. COMMENTS AND SUGGESTIONS FROM CITIZENS PRESENT**

*Each individual who requests to address the Council will be permitted up to three minutes for their comments and must fill out the sign in sheet provided.*

## **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](mailto: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  
June 17, 2025**

Section 4, Item A.

**CALL TO ORDER**

Mayor Stocks called the regular meeting of the City of Watertown Common Council to order at 7:00 p.m. on Tuesday, June 17, 2025. This meeting was open for attendance in the council chambers as well as virtually.

**ROLL CALL**

Roll call indicated the following Alderpersons present: Ald. Lampe, Berg, Bartz, Blanke, Smith, Arnett, and Moldenhauer. Absent was Ald. Davis and Wetzel City staff present were City Attorney Steven T. Chesebro (virtual), Police Chief David Brower, Finance Director Mark Stevens, Strategic Coordinator Mason Becker (virtual), 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 the minutes of the Common Council meeting held Tuesday, June 3, 2025. There being none, Ald. Berg moved to approve, seconded by Ald. Arnett and carried by unanimous voice vote.

**COMMENTS & SUGGESTIONS FROM CITIZENS PRESENT**

Amanda Pilsner of 106 Emerald St. spoke on denial recommendation of her operator license. Rev. Dr. Christopher Ross of 432 West Clover Ln Cottage Grove and Barb Weiss of 1118 Riverview Ln. spoke on warming shelters.

**REPORTS**

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

The following reports were received and filed: Licensing Board minutes from May 14, 2025, Parks, Recreation, and Forestry minutes from May 19, 2025, Plan Commission Minutes from May 19, 2025, RDA Minutes from May 21, 2025, Park, Recreation, and Forestry minutes from June 2, 2025, Public Safety and Welfare minutes from June 4, 2025, RDA minutes from June 9, 2025

**COMMUNICATIONS & RECOMMENDATIONS**

Deb Reinbold gave Thrive presentation to the council.

Carol Quest, Health Director, gave employee recognition to Vilma Staude in the Health Department for 5 years. Mayor Stocks gave employee recognition to John Duvernell Fire Department for 25 years.

**NEW BUSINESS**

Ald. Arnett made a motion to approve the appointments of Todd Huhn – serving his first partial term expiring January 2029 replacing Karissa Hurtgen to Redevelopment Authority and Todd Huhn – serving his first partial term expiring January 2027 replacing Andrea Turke to the Watertown Board of Health, seconded by Ald. Lampe and carried by roll call vote: Yes-7; No-0; Abstain-0.

**MISCELLANEOUS BUSINESS**

The Payroll Summary - May 14-27, 2025, Cash and Investments - May 31, 2025, and Paid Invoices Report - May 2025 were presented.

**LICENSES:**

Ald. Arnett made a motion to approve the application for a Temporary Premises Amendment from Local Waters 109 S. 3rd Street, Manager Meredith Degner, on September 20, 2025 during the hours of 11am - 11pm for Special Event – Blocktoberfest Conditional on an updated Certificate of

Insurance and letters from neighboring businesses stating their approval being subseconded by Ald. Lampe and carried by unanimous voice vote.

Ald. Berg made a motion to approve the application for a "Class B" Malt and Liquor License from Fiesta Las Margaritas (Crescenciana Sanchez, Agent) located at 1512 S Church Street for licensing year July 1, 2025 – June 30, 2026 (Change from prior year business legal name Crescenciana Sanchez) Conditional on an approved Conditional Use Permit for the addition of the outdoor patio to the premises description (per zoning) or an amendment to their application removing the outdoor patio from the premises description, seconded by Ald. Bartz and carried by unanimous voice vote.

Ald. Blanke made a motion to approve the renewal application for a "Class B" Malt and Liquor License for Tequila Nights LLC dba Tequila Nights, Agent Michael Martin, located at 617 S First Street for licensing year July 1, 2025 - June 30, 2026 Conditional on the completion of the 30-day suspension imposed by the Council on May 6, 2025, done in increments of no less than 7 consecutive days, by August 4, 2025, seconded by Ald. Arnett and carried by unanimous voice vote.

Ald. Blanke made a motion to approve the renewal of "Class A" Combination Malt and Liquor Licenses, Class "B" Malt Licenses, and "Class B" Combination Malt and Liquor Licenses (Exhibit B) that have missing/outstanding licensing requirements for licensing year July 1, 2025 - June 30, 2026 Conditional on any outstanding licensing requirements listed in Exhibit B being complete, seconded by Ald. Bartz and carried by unanimous voice vote.

Ald. Lampe made a motion to approve the application for a Temporary Class "B" License for the Bentzin Family Town Square Summer Concert Series event on July 18, 2025 sponsored by Whitetails Unlimited during the hours of 5 p.m. and 10 p.m. for location 1 W. Main Street seconded by Ald. Berg and carried by roll call vote: Yes-6; No-0; Abstain-1(Bartz).

Ald. Lampe made a motion to approve the application for a Temporary Class "B" License for the Bentzin Family Town Square Summer Concert Series event on July 20, 2025 sponsored by Whitetails Unlimited during the hours of 11 a.m. and 6 p.m. for location 1 W. Main Street seconded by Ald. Moldenhauer and carried by roll call vote: Yes-6; No-0; Abstain-1(Bartz).

Ald. Bartz made a motion to approve the application for a change of agent from Lyon's Irish Pub LLC dba Lyon's Irish Pub, 201/203 E Main Street from James Baade to Carol Bohlman for the licensing year expiring June 30, 2025, the application for a "Class A" Malt and Liquor License from Speedway LLC DBA Speedway 4178 (Kevin Conley, Agent) located at 104 N Church Street for licensing year July 1, 2025 – June 30, 2026 (Change from prior year Class "A" Malt), the renewals of "Class A" Liquor Licenses, Class "A" Malt Licenses, "Class A" Combination Malt and Liquor Licenses, Class "B" Malt Licenses, "Class B" Combination Malt and Liquor Licenses, "Class C" Wine Licenses (Exhibit A) for licensing year July 1, 2025 - June 30, 2026, and the renewal of Secondhand Article/Jewelry Licenses (Exhibit C) for licensing year July 1, 2025 - June 30, 2026, seconded by Ald. Moldenhauer and carried by unanimous voice vote.

Ald. Arnett made a motion to deny the application for operator's license from Maria D Mares Denial based on Cat I. of the Licensing Guidelines, seconded by Ald. Blanke and carried by unanimous voice vote.

Ald. Smith made a motion to deny the application for operator's license from Amanda Pilsner Denial based on Cat I. of the Licensing Guidelines, seconded by Ald. Lampe and carried by unanimous voice vote.

## **COMMENTS AND SUGGESTIONS FROM CITIZENS PRESENT**

Section 4, Item A.

Rev. Dr. Christopher Ross of 432 West Clover Ln Cottage Grove and Jeremy Schmidt of 1011 Meadow St. spoke on warming shelters.

## **ADJOURNMENT**

There being no further business to come before the Council at this time, Ald. Arnett moved to adjourn, seconded by Ald. Lampe, and carried by unanimous voice vote at 8:03 p.m.

Respectfully Submitted,

Megan Dunneisen, City Clerk

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## TRANSIT COMMISSION MEETING MINUTES

WEDNESDAY, APRIL 30, 2025 AT 5:00 PM

### WATERTOWN MUNICIPAL BUILDING, 106 JONES STREET, ROOM 0041

The Transit Commission met on the above date and time in person and virtually with the following members present: Tom Hahn, Michelle Bainbridge, David Applegarth, Laurie Grosenick, and Ald. Smith. Also in attendance was City Clerk Megan Dunneisen.

1. **CALL TO ORDER** Chair Hahn called the meeting to order at 5:00 pm
2. **REVIEW & APPROVE MINUTES**
  - A. Bainbridge made a motion to approve the Transit Commission minutes from November 18, 2024, second by Applegarth and carried by unanimous voice vote.
3. **COMMENTS AND SUGGESTIONS FROM CITIZENS PRESENT**
4. **REVIEW RIDERSHIP / FINANCIAL STATISTICS**
  - A. Taxi Stats 2024 were presented.
  - B. Taxi Stats 2025 were presented noting increase in ridership.
5. **BUSINESS**
  - A. Ald. Commission Member Fred Smith was introduced.
  - B. Updates from Watertown Transit/Passenger Transit Inc. – Judy Hertel, Watertown Transit Supervisor as of April 2025, spoke on the concern of potholes in a local apartment complex. Commission advised that they should encourage residents of the complex to talk with their building supervisor. Also with her were two Watertown Transit employees, Judy Mills and William Jaeger, who also discussed potholes, the use of step stools for passengers, and staffing. The Commission thanked the employees for bringing items to their attention but advised that some of their concerns should also be directed to management within the company.
  - C. Dunneisen gave a vehicle disposal update - Transit Fleet # 53, 54, and 85 were agreed upon to send to auction. Watertown Transit stated they thought it was Bus 82 going to auction not 85. Information from Watertown Transit on Bus 82 was provided but none on Bus 85.
  - D. Dunneisen gave a vehicle procurement update – Transit van order for 2025 has been accepted by the DOT and order placed with Tesco for a Chrysler Voyager. Delivery date is not known at this time.
6. **REVIEW CITIZEN COMMUNICATIONS AND REPORTS**
  - A. Dunneisen provided information on the quarterly driver report noting one incident.
  - B. Dunneisen provided information on the quarterly vehicle maintenance report – city inspection coming due in June.
  - C. Complaint Log – none – Commission noted that it would be a good idea to have a written policy/contingency plan for when the internet connection goes out regarding ride scheduling.
7. **SET NEXT MEETING DATE** June 23, 2025
8. **ADJOURNMENT** Grosenick made a motion to adjourn, seconded by Bainbridge and carried by unanimous voice vote at 5:54pm.

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# PUBLIC WORKS COMMISSION

Tuesday, May 27, 2025  
5:30 p.m.

The Public Works Commission met on the above date and time. The following members were present: Alderpersons Dan Bartz, Myron Moldenhauer, and Tony Arnett; Citizen member Pete Thompson. Alderperson Brad Blanke was not present at call to order. Also present: City Staff Andrew Beyer, Tim Hayden.

1. **Call to order.** Chairperson Arnett called the meeting to order at 5:30 p.m.
2. **Comments and Suggestions from Citizens Present.** There were no comments.
3. **Review & approve minutes dated May 6, 2025 and May 13, 2025.** Mr. Bartz moved to approve the minutes as presented, seconded by Mr. Moldenhauer. Motion carried by unanimous voice vote.
4. **Review and take action: Purchase Sewer-747-FR2000 Eco Trailer Jetter from Brown Equipment Company for \$103,055.64.** This equipment will initially be used to clear sludge lines at the Wastewater Treatment plant, but the trailer can also easily be transported throughout the city for similar use. Staff will report back on the warranty provided with the unit at the time the resolution is considered by Council. Mr. Moldenhauer moved to recommend the purchase to Council, seconded by Mr. Bartz. Motion carried by unanimous voice vote.
5. **Review and take action: Hire Southport Engineered Systems to install a new HVAC system for the Wastewater Department Administration building for a total cost of \$112,585.** The current HVAC system for the administration building fails too often, putting all required testing by the lab at risk. The current system is overly complicated, proprietary, and expensive to maintain. This expense will be covered by 2025 budget funds set aside for such maintenance and equipment replacement. Mr. Moldenhauer moved to recommend the purchase to Council, seconded by Mr. Bartz. Motion carried by unanimous voice vote.
6. **Review and take possible action: Award Emmet Utility Extension Design Contract to SEH, Inc. for \$64,800.00.** The City of Watertown and the Town of Emmet have entered a Cooperative Boundary Agreement which calls for four mandatory boundary adjustments. The last of these four adjustments, known as the 'Highway 16 Residential Area', was scheduled for attachment to the City on or before September 29, 2024. This contract is for the project design to placing the necessary City/Public utilities (water & sanitary sewer) in the 'Highway 16 Residential Area'. (Note: Mr. Blanke arrived at 5:58 pm, during the discussion of this item.) Mr. Blanke moved to recommend the contract to Council, seconded by Mr. Bartz. Motion carried by unanimous voice vote.
7. **Adjournment.** Mr. Bartz moved to adjourn at 6:03 p.m., seconded by Mr. Moldenhauer. Motion carried by unanimous voice vote.

Respectfully submitted,

Tony Arnett, Chairperson

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## SITE PLAN REVIEW COMMITTEE

### June 9, 2025

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, Mike Jacek – Building Safety & Zoning, Tanya Reynen – Fire Department, Mike Zitelman – Water/Wastewater Departments, Nathan Williams – Engineering, Maureen McBroom – Stormwater, Stacy Winkelman – Streets, Laura Bohlman – Police Department.

Also in attendance were Nikki Zimmerman of Building Safety & Zoning and Mason Becker, Pastor Kurt Liebenow, Jason Romenesko, and Matt Sokol.

#### 1. Call to Order

The meeting was called to order by Acting Chairperson Nathan Williams.

#### 2. Approval of Minutes

##### A. Review and take action: Site Plan Review Minutes Dated May 19, 2025

Motion was made by Mike Zitelman and seconded by Tanya Reynen to approve the minutes as submitted. Unanimously approved.

#### 3. Business

##### A. Review and take action: 1901 Market Way fireworks sales

Matt Sokol of TNT Fireworks was present virtually. This is for fireworks sales at the Wal-Mart parking lot, as have been completed in previous years.

The following was presented by staff:

Fire:	The proposal meets all code requirements. An inspection will just have to be coordinated once everything has been set up, prior to officially opening to sales.
Building:	No comments.
Police:	The inspection the Police Department will have to do can be coordinated so it is completed the same time as the inspection the Fire Department does theirs.
Mayor:	No comments.
Stormwater:	No comments.
Engineering:	No comments.
Zoning:	No comments.
Parks & Rec:	Absent.
Water/Wastewater:	No comments.
Streets/Solid Waste:	No comments.

Motion made Maureen McBroom, seconded by Mike Jacek, to approve this item. Unanimously approved.

##### B. Review and take action: 510 Cole Street lift vestibule

Jason Romenesko was present virtually to describe this proposed project. It is for an upgrade to the current lift – enclosing the lift within a 300 square foot addition.

The following was presented by staff:

Fire:	Will follow up after the meeting. There should be an exterior means of egress lighting with emergency power, an extinguisher in the grade level lobby, and a manual-pull alarm within the vicinity.
Building:	A building permit application and a full set of plans shall be submitted to Building Safety Department. Plan review can be completed in-house.
Police:	No comments.
Mayor:	No comments.

Stormwater:	No comments.
Engineering:	No comments.
Zoning:	No comments.
Parks & Rec:	Absent.
Water/Wastewater:	No comments.
Streets/Solid Waste:	No comments.

Motion made and seconded to approve this item contingent upon Fire Department requirements being satisfied. Unanimously approved.

4. **Adjournment**

Motion was made by Mayor Stocks and seconded by Tanya Reynen to adjourn. Unanimously approved.

Respectfully submitted,  
Nikki Zimmerman  
Recording Secretary

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## FINANCE COMMITTEE MEETING MINUTES

TUESDAY, JUNE 10, 2025, AT 4:00 PM

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

Finance Committee members present: Mayor Stocks, Alderpersons Berg and Lampe. Absent: Alderpersons Smith and Davis.

Others present: Finance Director Stevens (virtual), Attorney Chesebro, Deputy Treasurer Rohr, Mason Becker, Lisa Schwartz, Andrew Beyer, and Ald. Bartz

1. Call to order. Mayor Stocks called the meeting to order at 4:01 p.m.
2. Ald. Berg made a motion, seconded by Mayor Stocks to approve the minutes of the Finance Committee meeting of May 12. Approved unanimously.
3. Mr. Stevens provided highlights on the **2024 General Fund 01 Income Statement**. The year in review provided a fantastic result, increasing the fund balance from the prior year.
4. Mr. Stevens presented the **2025 Budget Timeline**, taking note of several items to be discussed at the next meeting. New position requests are currently being reviewed by the Mayor and will be presented for consideration at the next meeting to be evaluated by McGrath. Special note was taken that this request was not to approve the new positions, only to allow them to be evaluated by McGrath. The results of McGrath's study would be presented to the committee later in the budget season.

Ald. Lampe raised a question regarding **insurance claims** on aging City assets and how the City plans to budget for **repairs that are not covered under our insurance policy** (referring to damaged tennis courts as an example). Mr. Stevens explained the procedure in place that reports on current conditions, additions, and deletions of the City's assets to the insurance company on an annual basis to ensure the insurance company is aware of these changes. Also noted was the use of the City's Contingency Fund for these unknown situations. The Contingency Fund has grown in the past few years but is still undersized in comparison to what the City's annual budget is. There will be work done to try to grow this fund so there is no financial difficulty when handling the unexpected expenses that may occur in the future.

Ald. Lampe inquired about the status of the **City Hall capital improvement plan**. Mr. Stevens advised that current conversations are being held with the architectural firm, the results of which will be discussed at the next meeting.

Ald. Berg asked what the process was for Department Heads when submitting their budget requests. Mr. Stevens explained the process and timeline for **department budget creation**.

5. Mr. Stevens provided highlights on the **2025 Bond Financing Finalization**, identifying savings of over \$600,000 over the life of debt (19 years).
6. Attorney Chesebro explained the statutory requirement for **bond schedule updates** and the request brought forward by Judge Sweet. Attorney Chesebro briefly went over several substantial increases, specifically for violations regarding truancy for minors, dog bites, public nuisance affecting public health, and the addition of a deepfake violation. These increases appear reasonable

to Attorney Chesebro as, even though there are substantial increases, they are not issues that are frequently encountered. Ald. Lampe moved to recommend approval of the bond schedule as presented to be effective on August 1, 2025. Ald. Berg seconded the motion. Approved unanimously.

7. Mr. Beyer presented the **TIF 7 funding request by the 1<sup>st</sup> Brigade Band to support public right-of-way street and utility improvements in the 1000 block of S. Fifth St.** Mr. Beyer noted the estimated request is \$110,000 and would require a budget amendment and agreement between the City and property owner. Mr. Becker confirmed the TID 7 fund balance is roughly \$430,000, which would be healthy enough to support the request. Ald. Berg started the discussion outlining the potential increase in tax revenue from the other parcels should the improvements be completed. Representatives from the 1<sup>st</sup> Brigade Band and Loeb and Co. spoke on the need for the improvement and how it would benefit their businesses and allow new construction on the parcels, that have an estimated cost of \$650,000. Ald. Berg made a motion to allow the improvement using TID 7 funds and to create a budget amendment where required, seconded by Ald. Lampe. Approved unanimously.
8. Mayor Stocks introduced the **discussion on the City's IT needs** due to the recent resignation of the last IT Coordinator. We have started to utilize a shared position with Jefferson County. Other possibilities would be to create new positions, internships, and/or apprenticeships to assist in fulfilling the City's IT needs. Ms. Schwartz noted there is room for growth for this department but it's unknown how much growth that is until we get an individual in the IT position. Ald. Lampe identified a main concern is the scope of the current IT Coordinator job description, citing unclear direction on various facets of the position. Having an external source, such as an **ad hoc committee**, assessing the current scope and needs of the IT Coordinator position would be beneficial to create a needs analysis for the department as a whole and potentially new positions in the future. Due to the time constraints of the budget timeline and potential new IT Coordinator hire, it was decided that the best course of action would be for the Mayor to appoint the ad hoc committee. Documents regarding layout and committee recommendations will be prepared and presented at the next meeting.
9. Finance Committee adjournment. Ald. Berg moved, seconded by Ald. Lampe to adjourn the Finance Committee at 5:10 p.m., and was carried by unanimous voice vote.

Respectfully submitted,

Sheri Rohr, Deputy Treasurer

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**TOWN SQUARE PROGRAMMING COMMISSION MINUTES****WEDNESDAY, JUNE 18, 2025 AT 12:00 PM****514 S. FIRST STREET, WATERTOWN ROOM**

Virtual Meeting Info: <https://us06web.zoom.us/join> Meeting ID: 563 709 0828 Passcode: 53094 One tap mobile +16469313860

All public participants' phones will be muted during the meeting except during the public comment period.

**1. CALL TO ORDER at 12:00 PM**

Present: Zimmerman, Konz, Bartz, Peacy, Butteris, Broere, Juhl

**2. REVIEW AND APPROVAL OF MINUTES**

- A. Approve Minutes from April 16, 2025  
Zimmerman motioned; Bartz seconded; all approved

**3. REVIEW AND APPROVAL OF FINANCIAL REPORTS**

- A. Approve Financial Report  
Konz mentioned it would be nice to see a comparison of where we are now officially and where we thought we would be in our planning. Zimmerman motioned; Konz seconded; all approved

**4. CITIZENS TO BE HEARD**

Present: John Kattish

**5. BUSINESS**

- A. Review: Concessions in Parks Fee Schedule Changes – 2025 fees that are on going no action needed.
- B. Review and take action: ordinance to amend Section 428-7(C)(5) Exemptions and create Section 428-10 Bentzin Family Town Square scheduled events.  
ACTION: motion to table by Bartz, seconded by Peacy, all approved. PRF Commission has requested to make some changes and resubmit.
- C. Review and take action: ordinance to amend Section 410-52(b) and create Section 410-52(c) Possession of Alcohol Beverages on Pubic Ways.  
ACTION: motioned by Konz, seconded by Zimmerman, all approved.

**6. EVENT COORDINATOR'S REPORT**

- A. Updated Event List
- B. Coordinators Report  
New events added, attendance updates for prior events, Beltz grant, RDA new sponsor for Badger Game. We do still have sponsorship opportunities. Glow Run – August 2<sup>nd</sup>. October 4<sup>th</sup> will need volunteers – Badger Game and last market is this same date.
- C. Updated Sponsor List  
Still need a music sponsor potential for Badger Game if it is a late game. Still need t-shirt sponsors for Glow Run.

**7. ADJOURNMENT**

Konz motioned to adjourn Peacy Seconded

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

*A quorum of any City of Watertown Council, Committee, Board, Commission, or other body, may be present at this meeting for observing and gathering of information only*

SITE PLAN REVIEW COMMITTEE  
June 23, 2025

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, Mike Jacek – Building Safety & Zoning, Tanya Reynen – Fire Department, Mike Zitelman – Water/Wastewater Departments, Nathan Williams – Engineering, Andrew Beyer – Engineering, Stacy Winkelman – Streets & Solid Waste, Jon Caucutt – Police Department.

Also in attendance were Nikki Zimmerman of Building Safety & Zoning, Manager of Economic Development and Strategic Initiatives Mason Becker, Sonia Merkt, Chris Oddo, Angela Brzowski, Bob Wolf, Jim Becker, Mario Perez Rivera, and Alondra Perez.

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 June 9, 2025**  
Nathan Williams noted there is an error in Item 3B whereas it states that Mike Jacek made and seconded the motion. This will be corrected to read “Motion was made and seconded”. Motion was made by Mike Zitelman and seconded by Tanya Reynen to approve the minutes with the revision of the motion. Unanimously approved.

3. **Business**

A. **Review and take action: 309 S. Third Street site plan review for proposed new kitchen and exterior storefront**  
Chris Oddo of Insite Consulting Architects was present to explain the project. This is for an existing restaurant/grocery store. The desire is to replace the paneling with metal paneling and clearer, larger signage. The kitchen will be made larger by using a storage area off the kitchen.

The following was presented by staff:

Fire:	The NFPA 1 Code should be followed. Questions on the hood system were answered. Will connect to discuss additional items that will be needed. Also, the address numbers shall be placed on the building front no less than 4” in height or 1” in height for every 10 feet from the center of the roadway, whichever is greater.
Building:	Regarding the size of the signage, touch base with staff to verify it matches code.
Police:	No comments.
Mayor:	No comments.
Stormwater:	No comments.
Engineering:	No comments.
Zoning:	No comments.
Parks & Rec:	Absent.
Water/Wastewater:	Would like additional information on the containment for the grease waste. This will be forwarded.
Streets/Solid Waste:	No comments.

Motion made by Tanyra Reynen, seconded by Mike Jacek, to approve this item contingent upon the Fire Department and Water/Wastewater requirements. Unanimously approved.

- B. **Review and take action: 110 S. Church Street site plan review for St. Bernard proposed parking lot area**  
Angela Brzowski of McGroup, LLC and St. Therese of Lisieux Parish was present to explain this proposed project. There is a need for additional parking and handicap accessibility dropoff at the St. Bernard Church location.

The following was presented by staff:

Fire:	No comments.
Building:	A demolition has been planned and the application and permit has been submitted for a house and a garage currently on the premises.
Police:	No comments.

- Mayor:

No comments.
- Stormwater:

A stormwater and erosion control permit will need to be submitted, reviewed, and approved.
- Engineering:

No comments.
- Zoning:

A lighting plan will have to be submitted.
- Parks & Rec:

Absent.
- Water/Wastewater:

No comments.
- Streets/Solid Waste:

No comments.

Motion made by Tanya Reynen, seconded by Mike Zitelman, to approve this item contingent upon the submittal and approval of a stormwater and erosion control permit and the submittal of a lighting plan. Unanimously approved.

4.   **Adjournment**

Motion was made by Tanya Reynen and seconded by Mike Zitelman 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.**

# Economic Development Update

---

Presented to the Common Council  
July 1, 2025

# Economic Development Update

## *July 1, 2025*

---

- Housing Projects
- Industrial
- Downtown Updates
- Workforce Notes
- RDA Updates
- And an Invitation...

Section 7, Item A.





## Recent and upcoming:

Section 7, Item A.

- **Rock River Ridge** (188 units total)
  - 16 single family lots already sold
  - Harbor Homes is a year ahead of schedule on purchasing lots from the Foundation
  - Lumin Terrace (Horizon) breaking ground this summer (92 apartment units)
  - One twin home build is already up, and work has begun on second (White Oak)
- **Edge Field:** 43 single family homes, 12 twin home units, breaking ground this summer
- **The Enclave:** 48 small-lot single family units, also coming this summer
- **College Park (Habitat):** 12 duplex units (affordable range)
  - Private developer planning 24 duplex units on same block (market rate)
  - Wilbur St extension being partially funded by Dodge County Development Fund Grant
- **The Oxbow** (if approved): 68 higher-end apartment and townhome rental units on downtown riverfront, former Johnsonville site

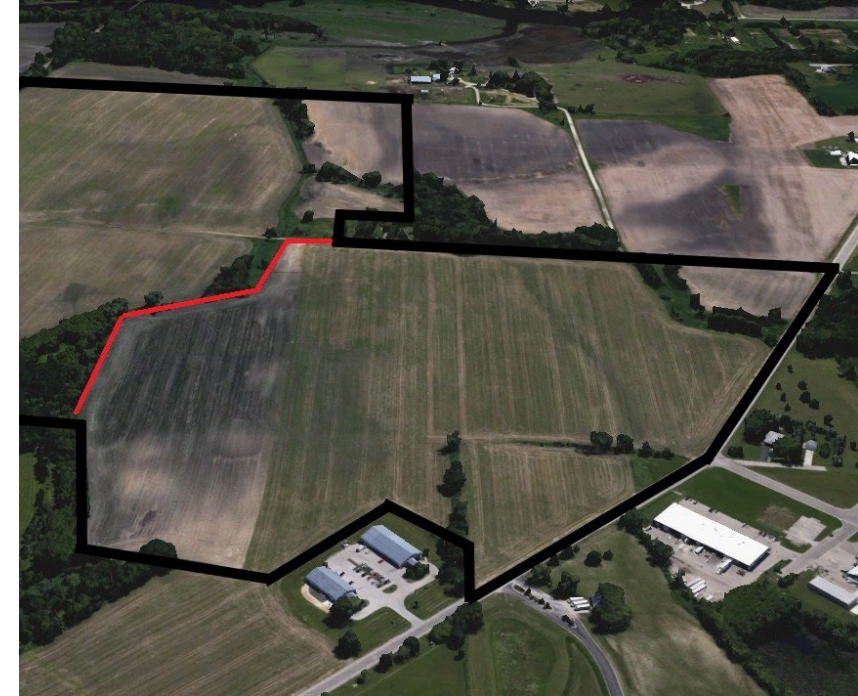
Additional projects are being discussed including Mary Clark LLC (workforce housing) and a potential residential development on the City's southside

**Takeaway:** We're working on housing throughout the City, with a mix of different product types and price-points

## Housing Recap

# Status of Industrial

- We are fortunate to have a strong industrial base
  - Johnsonville recently announced 75 new 2<sup>nd</sup>-shift jobs (\$25-45/hr)
  - Other existing companies are considering expansions
  - **Note:** Wages have been trending upward in Watertown
    - Median Household Income \$68,333/yr
      - Still a bit below state and national averages
    - Had been around \$54,000 in 2015 (US Census Bureau)
  - Highway A (Milford St) site is the only major buildable land the City owns (60 acres)
    - **Process** to rezone to **Planned Industrial** has started
    - **Future marketing** could include branding, listing with a commercial broker
    - **Food and Beverage** or Biohealth are potential targets



# Status of Industrial (cont.)

- We have a lack of existing vacant industrial space:
  - There aren't as many empty buildings as some may think.
  - We do share these sites when appropriate.

**Note:** Inquiries (RFIs) usually come through WEDC.

We work with Thrive ED, MadREP, and the counties to respond to these when we have an appropriate site available.

Private utilities can be limiting factor...we are not able to serve huge projects, data centers, etc.



1007 S Twelfth St – 20K sq feet available

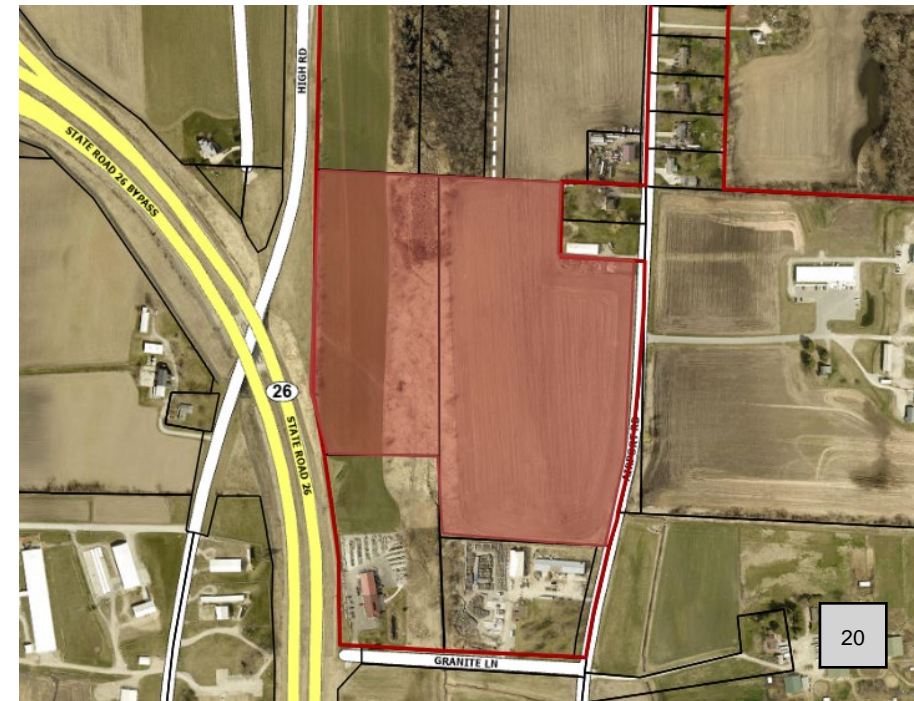
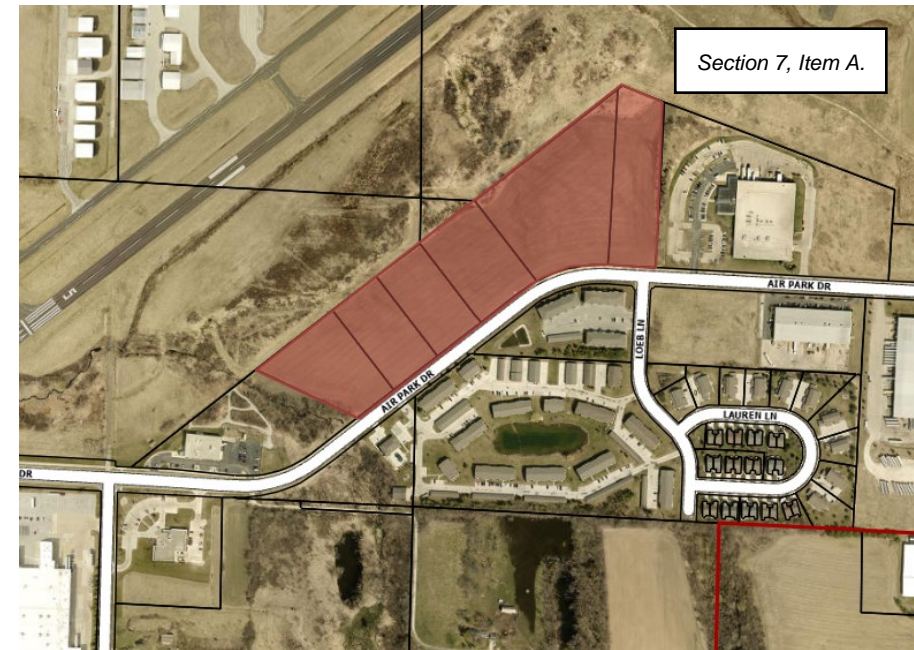


1141 S Tenth St – Now fully leased out  
(as is the 7Up building on S First St)



# Status of Industrial (cont.)

- Other marketable land:
  - There are several lots near the airport (Air Park Dr - zoned Heavy Industrial) – 20 acres
  - Privately owned land near Archie Monuments that owner has given permission to market (Airport Rd) – 35 acres
    - Would need utilities extended
  - We also share these sites when appropriate
  - Long term, the City will need to consider where to place future business and industrial parks after Highway A (60 acres)



# A note on Downtown

- **Vacancies trending downward**
- A few of the recent and upcoming business openings:
  - Sassy Sweets Bakery
  - Mattress by Appointment
  - Wolfgram Sports Bar and Grill
  - Sips on Main
  - Rapha Bowls Café (opening soon)
  - Wisconsin 26 Mercantile
  - Madison's Crafts & Fabric
  - Los Perez Supermarket (renovation/expansion)
- Last five years have seen over **\$11.1 million** in private investment in downtown area and **113 building renovations** (Source: Main Street Program)
- **Over 8,600 event attendees July '24 – May '25** (Source: Main Street Program)
- **Available tools:** TID #8, RDA Revolving Loan Fund, Beltz Foundation Grants, potential assistance through WEDC (CDI, Idle Sites, etc)



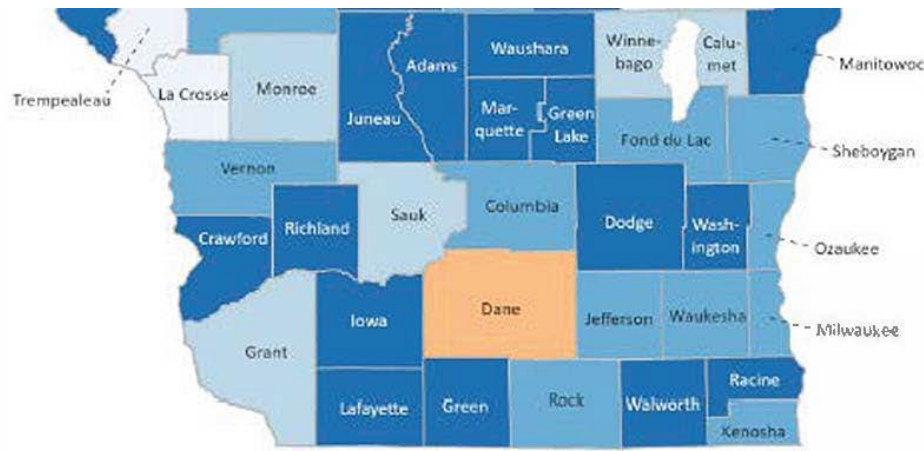
- This program that was started under Mayor McFarland and will be resuming with Mayor Stocks in the near future.
- Visits are generally done in coordination with the Watertown Area Chamber of Commerce, usually once a month or more often as requested/needed.
- Goal is to learn more about business needs, encourage coordination, collaboration, and ensure businesses know how to contact City for any assistance.
- Press release and media department produced video are part of the program (with permission)
- Next visit later this month is to Spuncast.
- Any Watertown business can request a BRE visit. More info can be found at: <https://www.watertownwi.gov/o/cow/page/retention-and-expansion>

## **Business Retention and Expansion (BRE)**

---



# A Note on Workforce



**2020 Census - 2030 Projections:**  
**Percent Change in Total Working Age Population**



Sources: U.S. Census Bureau and Wisconsin Department of Administration



Extension

UNIVERSITY OF WISCONSIN-MADISON

Wisconsin currently has a labor surplus Section 7, Item A.

- In April 2025, there were roughly 26,500 more openings than job seekers (Source: Wisconsin Dept. of Workforce Development)
- Current unemployment (US Bureau of Labor Statistics):
  - United States: 4.2%
  - Wisconsin: 3.3%
  - Jefferson County: 2.7%
  - Dodge County: 2.6%
- We need to continue working to attract workers by:
  - Making sure people who work here can live here
  - Find ways to address childcare shortages and other issues that affect families
  - Currently, our area is showing an aging trend (as is most of Wisconsin) that needs to be reversed if we are going to continue to grow economically
  - Focus on quality of life and being a great place to live, work, and play



# Commuter Data

Commuter data shows us near term and long-term opportunities for the City and its residents.

Nearly 75 percent of workers who commute **into** Watertown are 30-54 or younger.

For workers who commute **out of** Watertown, 56% make \$40K/yr or more.

*Sources: US Census Bureau and Thrive ED*

## INFLOW/OUTFLOW COMMUTING REPORT

Geography: City of Watertown (2022 data)

Employed in Watertown, but living elsewhere

Living and working in Watertown

Living in Watertown, but working elsewhere





## What's the latest?

- Continued conversations about the Rock River District plan and future Riverwalk with a variety of stakeholders
- Beltz Foundation Grants continue to draw interest (currently in Year 3 of three-year commitment from Dr. Beltz)
- Revolving Loan Fund: Approx. \$120K available to loan out (one downtown property owner likely applying soon), 4.95% fixed
- Housing Rehab Grant Program has funded 11 projects, with a 12<sup>th</sup> near approval. Funds are nearly all expended
- Citywide Sign Grant Program will be coming to RDA and Council for approval in near future
- Future strategy sessions will happen to identify future goals, opportunities, and identification of further resources...

## RDA Updates

---

# Economic Development 101

- The RDA board has agreed to bring in the **Wisconsin Economic Development Association (WEDA)** for “Economic Development 101”
- This is a general overview of current Economic Development policies and tools in Wisconsin
- Goal is to gain a baseline understanding, not turn everyone into Certified Economic Developers
- Two 90-minute sessions, presented by WEDA President Melissa Hunt:
- Session 1: Tuesday, July 15, 5:30 PM
- Session 2: Tuesday July 29, 5:30 PM
- **Mayor Stocks and the Common Council are invited and encouraged to attend...other stakeholder groups invited as well**



# Thank you

---

Mason T. Becker

Manager of Economic Development and  
Strategic Initiatives

*[mbecker@watertownwi.gov](mailto:mbecker@watertownwi.gov)*

TO: MEMBERS OF THE COMMON COUNCIL

I would appreciate your consideration of the following appointments:

**Tourism Commission**

Melissa Lampe – serving second term expiring June 30, 2026.

**Library Board**

Sarah Oudenhoven – serving second term expiring June 30, 2028

Erin O'Neill – serving second term expiring June 30, 2028

Jarred Burke – serving second term as the WUSD representative expiring June 30, 2028

Thank you for your consideration.

Robert Stocks, Mayor

# MEMO

## Parks, Recreation, and Forestry Department

To: Parks, Recreation, and Forestry Commission

From: Kristine Butteris, Director of Parks, Recreation, and Forestry

Date: 6/16/2025

Subject: Parks and Open Spaces Plan

### Background

In December of 2024, we started our Parks and Open Spaces Plan, having hired on HKGi that is also working on our Bike and Pedestrian Master Plan for the City.

We would like to move forward with this plan as a map to our needs and next steps for the future.

### Budget Goal

1. Invests in the strategic planning and maintenance of our city buildings
2. Proactively maintains and improves our parks and infrastructure to ensure safety, quality, and equity
3. Supports employee retention and growth, while also evaluating operations and the associated staffing
4. Fosters community growth by assessing opportunities, stakeholder input, environmental needs, and modern code and policy priorities
5. Maintains a safe and healthy community, with an eye toward future needs and trends

### Financial Impact

There will be some financial impact as we move through our proposed needs for the community.

### Recommendation

Motion: Provide a positive recommendation to City Council for the approval of this plan.



# **WATERTOWN** **PARKS &** **OPEN SPACE** **PLAN**

**DRAFT JUNE 2025 - V2**



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# ACKNOWLEDGMENTS

Section 8, Item B.

## WATERTOWN STAFF

**Kristine Butteris**, Parks Director  
**Andrea Draeger**, Senior Center/Office Manager  
**Jarrold Folkman**, Recreation Programmer  
**Steph Juhl**, Events Coordinator  
**Jeff Doyle**, Parks Maintenance  
**Mark Falterstack**, Project Specialist  
**Jim Frey**, Mechanic/Pool Operator  
**Eric Gutzdorf**, Event Set-up/Gen. Laborer  
**Julie Kulke Krueger**, Field Set-up/Gen. Laborer  
**Pete Siebel**, General Laborer  
**Ryan Thurow**, City Forester  
**Joe Degrandt**, General Laborer  
**Tim Hodel**, General Laborer  
**Nick Haas**, Arborist

## WATERTOWN MAYOR

**Robert Stocks**

## WATERTOWN COMMON COUNCIL

**Dana Davis**, District 1  
**Jonathan Lampe**, District 2  
**Ken Barg**, District 3  
**Dan Bartz**, District 4  
**Brad Blanke**, District 5  
**Fred Smith**, District 6  
**Tony Arnett**, District 7  
**Bob Wetzel**, District 8  
**Myron Moldenhauer**, District 9

## WATERTOWN PARK, RECREATION, AND FORESTRY COMMISSION

**Kyle Krueger**  
**Emily Lessner**  
**Julie Chapman**  
**Jennifer Clayton**  
**Brad Clark**  
**Kerry Kneser**

## PLAN COMMISSION

**Robert Stocks**, Chair  
**Andrew Beyer**, Engineering  
**Brian Zirbes**, Zoning  
**Brad Blanke**, Alderman  
**Alyse Talaga**, Citizen Member  
**Kerry Kneser**, Parks and Recreation  
**Melissa Lampe**, Citizen Member  
**Tom Levi**, Citizen Member

## CONSULTANT









# INTRODUCTION

## PLAN PURPOSE

Parks are typically at the top of the list when residents describe the places they love in their city or neighborhood. Parks are sources of civic identity and pride, and parks and recreation are essential to the physical, economic, environmental and social health of cities and their residents. High-quality parks, along with schools and access to transportation, are typically the top three criteria people consider when choosing a place to live.

The primary purpose of this plan is to proactively account for the City's future park and recreation needs. The recommendations in this plan will guide the acquisition, preservation, and development of land for parks, recreation, and other open spaces in Watertown to meet the needs of a dynamic population and to protect the community's natural resources into the future. This plan is aspirational with ambitious recommendations for the next five years and beyond.

This plan was developed in 2025 through close collaboration with City staff, combined with input received from residents through public engagement, along with evaluation of previous findings and recommendations presented in the City's 2019 Park and Open Space Plan. The plan was prepared in accordance with guidelines to make it certifiable by the Wisconsin Department of Natural Resources (WisDNR) and is anticipated to qualify the City for matching grant funds through the funding programs administered by WisDNR. This plan was also prepared in parallel to the City-wide Bicycle and Pedestrian Plan, which is anticipated to be completed in the spring of 2026. Detailed recommendations related to the City's on-street, off-street, and recreational trail network will be developed as part of the parallel planning effort.

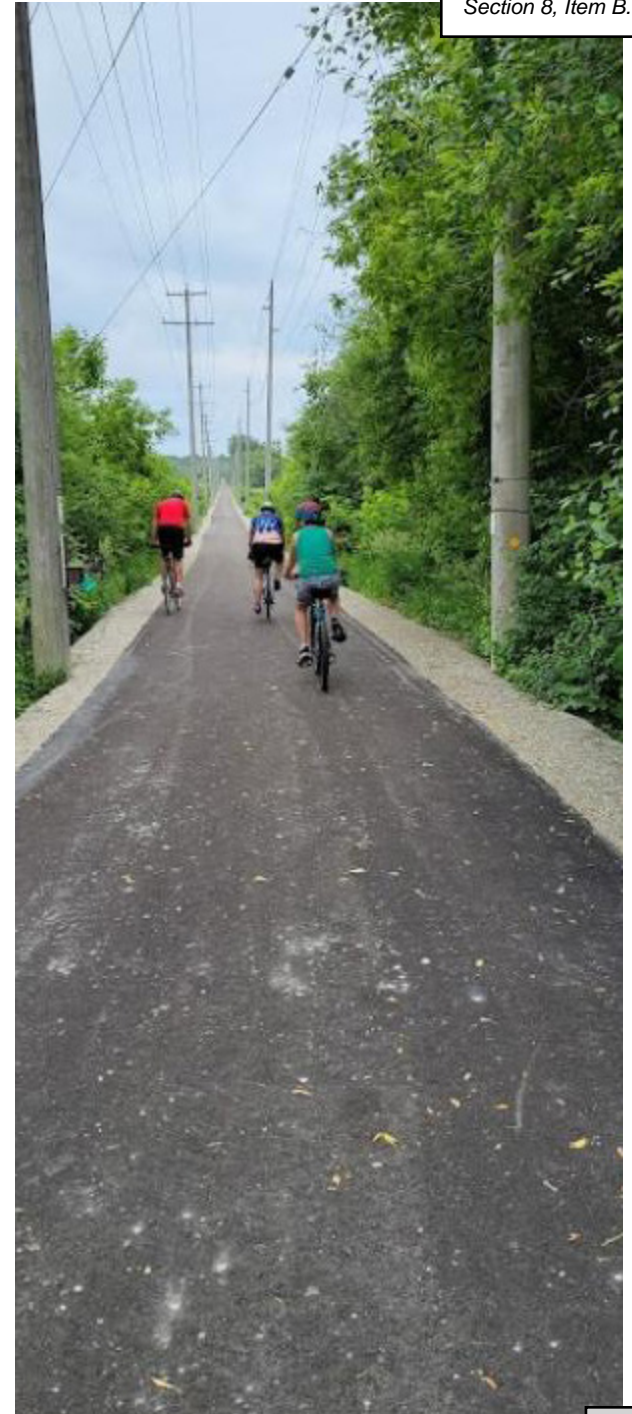
# 1

# HOW TO USE THIS PLAN

Watertown's Park and Open Space Plan is organized into eight chapters:

- » **Chapter 1: Introduction** introduces and provides context for the plan.
- » **Chapter 2: Community Context** describes the city's physical and demographic make-up, as well as summarizes relevant and recent plans.
- » **Chapter 3: Existing Parks and Open Spaces Today** inventories the city's current offerings of parks, trails, and open spaces.
- » **Chapter 4: Needs Analysis** evaluates and synthesizes various identified needs within the existing park and open space system.
- » **Chapter 5: Trends in Parks and Recreation** outlines regional, state, and national trends in parks and recreation use that are mirrored or applicable to Watertown.
- » **Chapter 6: Goals and Objectives** outlines the guiding principles and tools for decision-making into the future.
- » **Chapter 7: Plan Recommendations** identifies future park search areas and outlines recommendations for future improvements within existing parkland.
- » **Chapter 8: Implementation** provides guidance on phasing, costs, and funding opportunities for projects outlined in Chapter 7.

Section 8, Item B.



# COMMUNITY CONTEXT

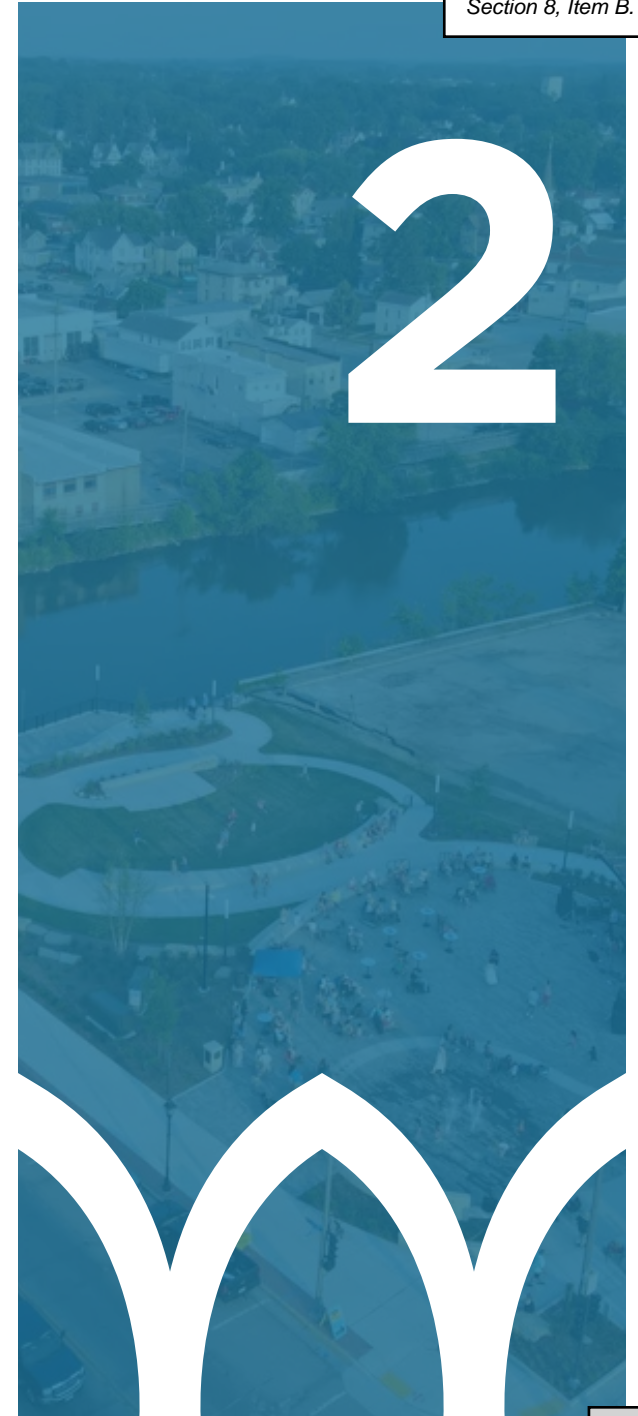
## INTRODUCTION

This section of the plan examines the community context in which Watertown's Parks, Recreation, and Forestry department operates. A review of the physical landscape and environmental conditions alongside a summary of demographic characteristics helps situate Watertown's current parks system and provides a basis for looking at trends and future needs in the community.

Watertown is located in southeastern Wisconsin on the border of Jefferson County and Dodge County. It is approximately 35 miles east of Madison and 45 miles west of Milwaukee. The city has an area of approximately 12.5 square miles. A key feature shaping the city's physical geography and historical development patterns is the Rock River, which runs through the city. The river first flows north where it crosses into the city from the southeastern side, then flows south as it passes through downtown and out the southwestern boundary of the city.

Section 8, Item B.

# 2





## DEMOGRAPHIC ANALYSIS

By looking at demographic data, we can better understand current dynamics and potential issues and opportunities to plan for in Watertown. Are certain populations growing or shrinking? How have conditions changed over time? How does Watertown compare to its neighbors, the region, the state? How do these trends impact who and how people use parks and trails? The following section addresses such questions across a range of topics, drawing from the U.S. Decennial Census, American Community Survey, and other sources.


## POPULATION AND HOUSEHOLDS


As of the 2022 American Community Survey, the population of Watertown is 22,978 and there are 8,756 households. There is an average household size of 2.52 people per household, which is greater than the 2.37 average household size for the State of Wisconsin, and slightly under the national average household size of 2.57. Jefferson County has a lower average household size of 2.42 and Dodge County has an average close to the state average at 2.39.

In Watertown, 28.3% of households have at least one individual under the age of 18 and 31.6% of households have at least one individual aged 65 or over.

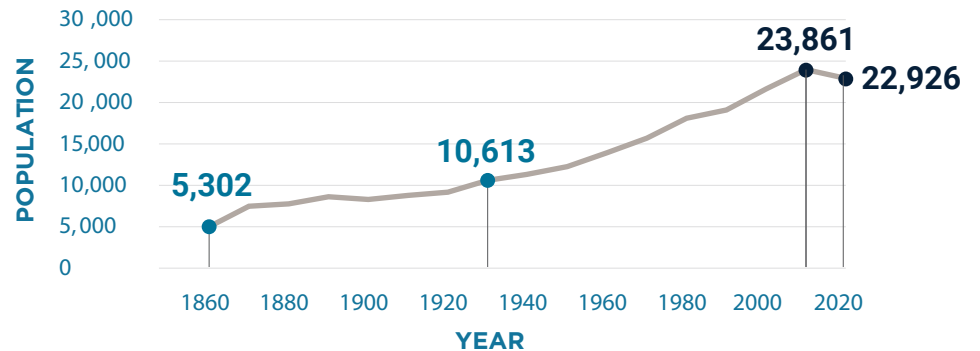
## HISTORICAL POPULATION TRENDS

The population of Watertown has continued to increase since 1860, with slightly larger population increases in the mid-1900s. The first decrease in population occurred from 2010-2020, with a 3.9% population decrease recorded between the two decennial censuses.

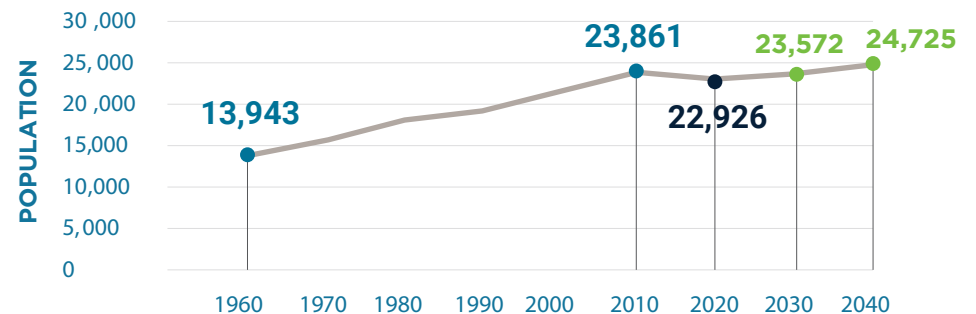
**WATERTOWN** 2.52 

**WISCONSIN** 2.37 

## AVERAGE HOUSEHOLD SIZE



## HISTORICAL POPULATION TRENDS



## LINEAR GROWTH PROJECTION

## AGE AND GENDER

Watertown's gender distribution is skewed slightly female, with 51.1% of the population identifying as female and 48.9% as male. The population of Watertown is fairly evenly distributed across age categories with slight drop in the percent of the population aged 20 to 24. The median age in Watertown is 40, which is slightly younger than Jefferson County (41.0) and Dodge County (43.3), and the same as the State of Wisconsin (40.1).

## RACE AND DIVERSITY

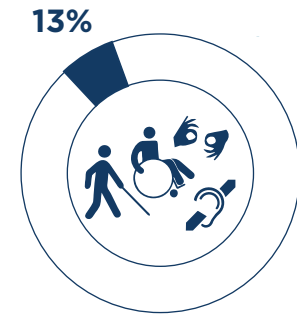
According to the 2020 Census, the population of Watertown is predominantly white (87.9%), with 6.2% of the population reporting as "two or more races", 1.2% as Black or African American, 3.5% as "some other race," and less than 1% as American Indian or Alaska Native, Asian, or Native Hawaiian and other Pacific Islander. 9.6% of the population is Hispanic.

## INCOME

The median household income in Watertown is \$67,189 this is lower than the state median income of \$72,458 and that of Dodge County (\$71,747) and Jefferson County (\$77,018). According to the 2022 ACS, 6.3% of families are below the poverty line, with a total of 8.2% of people in Watertown falling below the poverty line. 13.2% of households received SNAP benefits (food stamps) in the past 12 months.

## PEOPLE WITH DISABILITIES

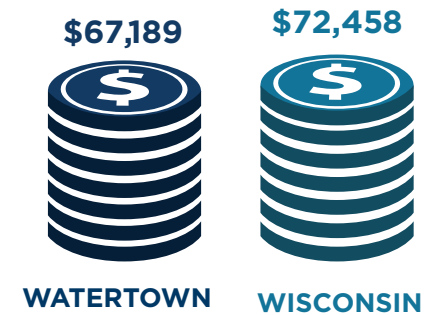
As of 2022, 13.1% of the Watertown non-institutionalized population was living with a disability. Of residents under age 18, 3.2% are living with a disability. Of residents aged 65 or older, 59.3% are living with a disability. Given the number of retirement and care facilities, the high percent of the population 65 and over with a disability makes sense. The data referenced includes a variety of disability types, specifically hearing, vision, cognitive, ambulatory, self-care, and independent living.



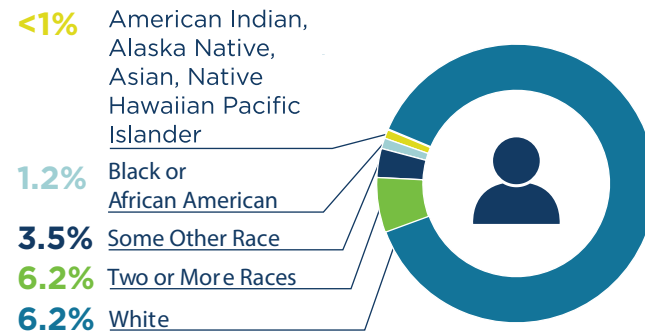
## PEOPLE WITH DISABILITIES



## GENDER DISTRIBUTION



## INCOME

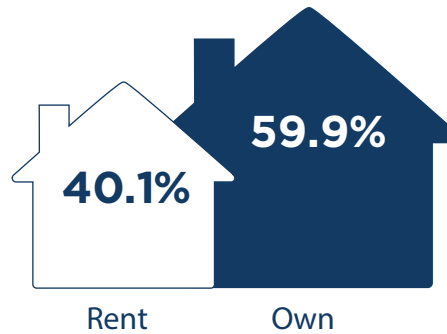


## RACE DISTRIBUTION

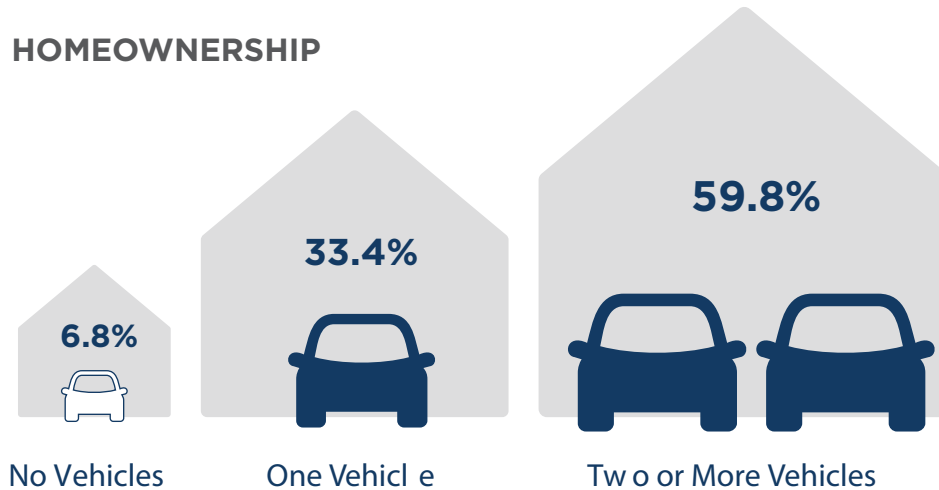
## HOMEOWNERSHIP

Over half (59.9%) of Watertown residents live in owner-occupied housing units, with the remaining 40.1% renting units. This is a higher percentage of renters compared to the state (32.3%), Jefferson County (26.9%), and Dodge County (29.4%).

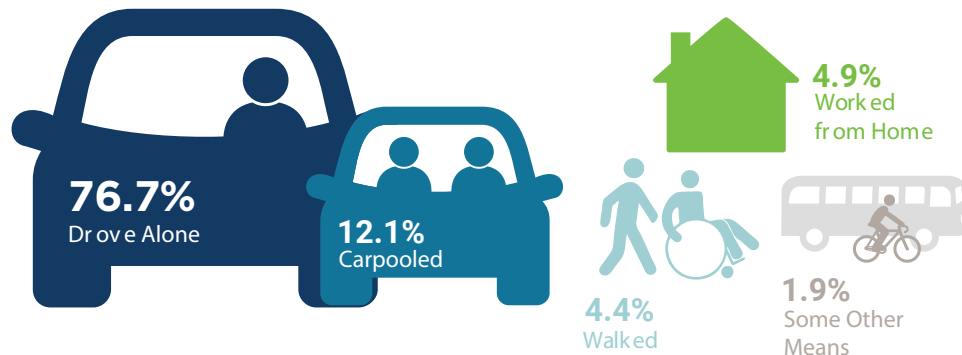
Households are considered housing cost burdened if they spend 30% or more of their income on housing costs. In Watertown, 41.5% of renters are housing-cost burdened, while 21.1% of homeowners with mortgages are housing cost burdened.



## HOMEOWNERSHIP



## VEHICLE OWNERSHIP



## JOURNEY TO WORK

# PHYSICAL CHARACTERISTICS

## CLIMATE

Historically, southeastern Wisconsin's climate has been characterized by four distinct seasons. Warm summers generally span the months of June through August. The winter months of December, January, and February are cold, with average temperatures below freezing. The region is characterized by temperate conditions in spring and autumn. Over the last 30 years, Watertown has seen an average of 5.3 days above 90 degrees Fahrenheit and 141.2 days below 32 degrees Fahrenheit each year.

Over the years, average temperatures and seasonal norms have become less consistent. Over the last 35 years, Watertown's winters have seen an increase in average temperature of 1.5 degrees Fahrenheit and summers have seen a slight decrease in the average temperature by 0.7 degrees Fahrenheit.

Similarly, precipitation patterns are shifting. Southern Wisconsin is projected to see an increase in annual precipitation. Since 1950, Watertown has experienced a 22.9% increase in annual precipitation, for an average of 7.4 inches per year. This plays out differently across seasons, with spring seeing a greater increase in annual precipitation and fall experiencing less of an increase. Watertown is also experiencing more days each year with heavy precipitation. Heavy precipitation includes days with precipitation totals above 1 inch of rain.

## SOILS

According to the Dodge and Jefferson County Soil Surveys, the majority of land within the city is covered by soils rated as generally unsuited, or poorly suited for development utilizing septic systems. The soils in the planning area are of two major types:

- » The Wacousta-Lamartine-Theresa association predominates in the vast majority of the general planning area. This association is characterized by very poorly drained, poorly drained, somewhat poorly drained, and well-drained soils with a silty or loamy subsoil and are underlain by silt loam, sandy loam, or gravelly sandy loam.
- » The Palms-Keowns-Milford association predominates to the south and west of the City along the Rock River corridor. This association is characterized by very poorly drained and poorly drained soils that have loamy or clayey subsoil and are underlain by silty, sandy, or clayey material. This association is also characterized by nearly level soils that are organic.



The Rock River

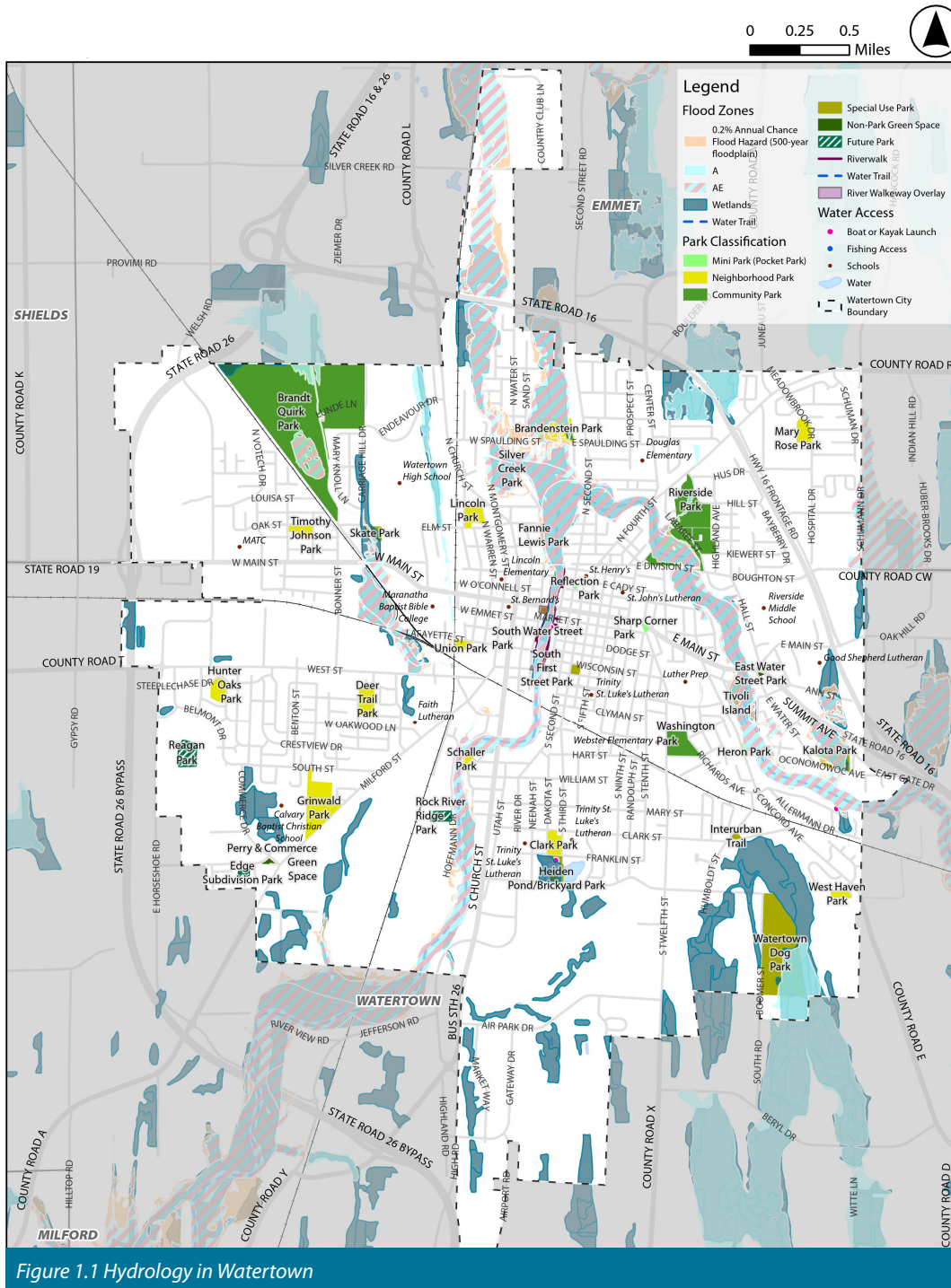


Rock River in Watertown



2008 Rock River Flood





## HYDROLOGY

### WATERSHEDS

The entire detailed planning area is located within the Rock River Basin portion of the Mississippi River system. The dominant feature of the area is the Rock River corridor proper. The Rock River runs from the east side of the planning area, through the City, and exits the planning area to the southwest. Silver Creek, which empties southward into the Rock River on the north side of the City, drains the majority of the lands to the north and northwest. Minor tributaries of the Rock drain south to north on the west, northeast, and east side of the planning area. Finally, the headwaters of Johnson Creek drain the extreme southeast and southern parts of the planning area.

### GROUNDWATER

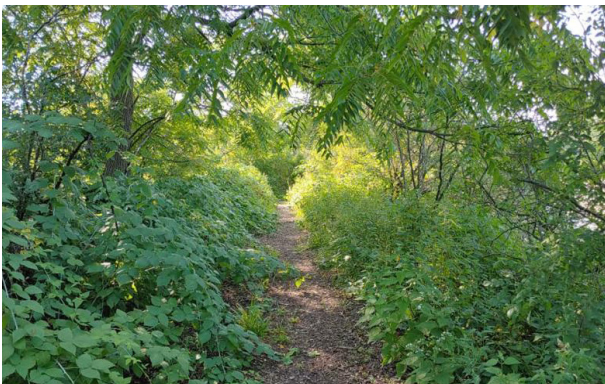
Groundwater resources are plentiful in the planning area at both shallow and deep levels. The shallow dolomite aquifers are likely to be linked to certain surface water features. In areas of granular soils, these aquifers are susceptible to contamination from both surface and subterranean sources. Most private wells draw from this shallow aquifer. The deep sandstone and limestone aquifers in the planning area are generally of higher quality and considered substantially less susceptible to contamination. In this regard, a few deep common wells are preferred over numerous shallow private wells. The water in the planning area is generally very hard, which can present problems with plumbing, taste, odor, and occasionally appearance.



Oak savanna



Agricultural land near Watertown



The Brickyard at Heiden Pond

## VEGETATION

At the time of European settlement, much of southeastern Wisconsin was covered with prairie and oak savannah, oak woods, and lowlands. Since that time, most of the land has been converted to agricultural and urban uses. Small wooded areas are scattered throughout the city. Dominant forest types include oak-hickory and maple basswood woodlands.

## WILDLIFE

Species of wildlife common to the southeastern Wisconsin region are rabbits, squirrels, woodchucks, raccoons, muskrats, and beavers. Larger mammals such as white-tailed deer, coyotes, and foxes also inhabit the region. Common bird species include pheasants, cardinals, robins, wood thrushes, great blue herons, and killdeer. According to the Wisconsin Department of Natural Resources, there are occurrences of aquatic endangered species in the city near the Rock River. There were occurrences of both aquatic and terrestrial endangered species in the southwest and the areas surrounding Rock River.



# REVIEW OF EXISTING PLANS

The following plans were reviewed with relevance to Watertown's existing and future park system.

## 2019 COMPREHENSIVE PLAN



### SUMMARY

The Watertown Comprehensive Plan, adopted in 2019, provides the City with a vision and a plan for the next 20 years. The Comprehensive Plan offers guidance on sustainable growth and development and recommendations on how to bring the city towards its vision across a variety of topic areas. The areas covered in the plan include agricultural resources, natural resources, historic and cultural resources, community character and design, land use, transportation, utilities and community facilities, housing and neighborhood development, economic development, and intergovernmental cooperation.

Within the City's Comprehensive Plan, issues related to management and development of parks and open spaces are woven throughout many different chapters. A thorough summary of relevant existing conditions and recommendations are summarized below.

### RELEVANT POINTS

#### AGRICULTURAL RESOURCES Programs and Recommendations

- » Incorporate Community Gardens: The City can continue to promote community gardening in City plans such as the Park and Open Space Plan by identifying public lands and parklands that may be appropriate sites for community gardens, through specifically addressing community gardens in the City Zoning Ordinance, and continuing to partner with local groups and organizations on their efforts to develop new community gardens.

#### NATURAL RESOURCES Objectives

- » Link the preservation of natural resources with passive recreational opportunities for residents and tourists.

#### Policies

- » Site future parks in areas that forward the City's natural resource protection objectives.
- » Promote native vegetation restoration as passive recreational areas, outdoor laboratories, and open space amenities.

- » Continue to work with the DNR and Jefferson and Dodge County on future planning of bicycle routes, trails, and infrastructure to promote connectivity throughout the area.

### Programs and Recommendations

- » Link natural area preservation with recreational opportunities: When siting new parks and considering improvements to existing park facilities, the City will identify areas that can accommodate both active recreation (e.g. ball fields, playgrounds, courts, jogging trails) and passive recreation (e.g. picnicking, recreation trails, bird watching). Natural resource preservation areas can serve as important components of the City's overall park system, providing opportunities for outdoor education, relaxation, and exercise. Such areas also maintain and enhance the beauty of a community or neighborhood and serve a variety of ecological functions. Through providing habitat for wildlife, enhancing water and air quality, and providing natural flood control.

## COMMUNITY CHARACTER & DESIGN Goals

- » Preserve and enhance Watertown's unique features that contribute to its small-town community character

### Policies

- » Integrate transportation network enhancements and connections into the development review process

## LAND USE Existing Conditions

- » Definition of Parks and Recreation land use: Public and privately-owned open space facilities devoted to playgrounds, play fields, play courts, park shelters, picnic areas, recreation trails, and related to recreation activities.
  - Existing land use: 6% Parks and Recreation (public and private)

### Policies

- » Require all proposed residential developments to dedicate land, or pay a fee in lieu thereof, for public park, recreation, and open space acquisition and development.

### Programs and Recommendations

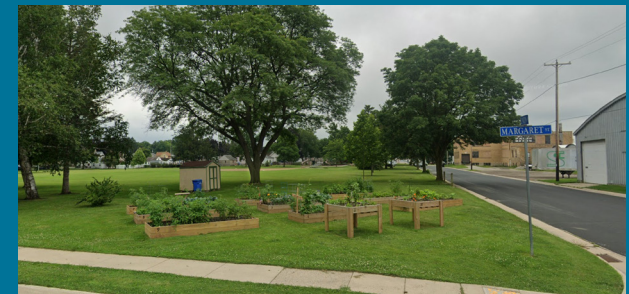
- » Planned neighborhoods: Promote traditional neighborhood design principles for new neighborhood development. Traditional neighborhoods typically include a full range of housing types (single-family, duplex, multifamily, townhouse); parks, plazas, and public squares; civic buildings and public art; bicycle and pedestrian paths/walkways; institutional uses (churches, schools, community centers, etc.); and neighborhood scale commercial, service, and office uses.
- » Parks and Recreation:
  - Provide parks within safe walking distance of all residential neighborhoods.
  - Follow recommendations of the City's Parks and Open Space Plan when acquiring new parkland or making changes to current parks.

## TRANSPORTATION Goals

- » Provide a safe and efficient multi-modal transportation system that meets the needs of pedestrians, bicyclists, motorists, trucks, trains, and transit users.
- » Develop and maintain a comprehensive system of on-street and off-street bicycle and pedestrian facilities in the Watertown area.

### Watertown Community Garden

The Watertown Recreation Department offers community garden plots at Lincoln Park. The community garden has five raised beds measuring 4 by 12 feet and two handicap-accessible raised beds, measuring 4 by 4 feet. The garden was constructed in 2023 and had a successful first season due to significant community support and diligent stewardship of the plots. The garden provides an affordable and accessible means for residents to engage in outdoor recreation.



*Community Garden at Lincoln Park*

## Objectives

- » Provide safe and convenient access between neighborhoods, employment centers, schools, service centers, and recreational centers
- » Consider pedestrian and bicycle accessibility when selecting new sites for public facilities such as schools, parks, libraries, and community centers.

## UTILITIES & COMMUNITY FACILITIES Goals

- » Provide quality, accessible recreation and open space facilities to benefit all residents of the City of Watertown.

## Objectives

- » Locate essential community facilities such as schools, churches, libraries, and community centers in strategic locations that provide convenient access to residential neighborhoods.
- » Work with the School District, private schools, University, and other large institutional uses to coordinate recreational facilities, land acquisition, boundary expansions, and cultural planning community-wide.

## Policies

- » Require acquisition of park and open space lands to occur in coordination with development to provide for reasonable acquisition costs and facilitate site planning for development.
- » Design park system and recreational trail systems to meet the needs of all residents of the City.

- » Implement the recommendations of the City of Watertown Park and Open Space Plan.

## Programs and Recommendations

- » Recommendations for parks and recreation facilities largely reflect the recommendations of the City of Watertown Park and Open Space Plan, 2019-2024. The general recommendations are to continue improvements to the City's many existing parks, and the eventual addition of 13 new neighborhood parks and 2 new community parks to develop as new neighborhoods are established. Other recommendations include a new indoor recreational facility, dog park, river access locations, and additional trail connections.
- » Further recommendations are:
  - Continue to collaborate and partner with private groups and nonprofit organizations to help in funding new recreational facilities and enhance existing facilities to complement the City's park system.
  - Continued development of Brandt-Quirk Park—including additional lighted and drain-tiled playfields, under 10-year old baseball field, new multi-use trails, basketball and volleyball courts, playground equipment, a community pavilion, and a splash pad.
  - Continue to update and develop master plans for each of its current properties. These master plans should indicate current use and conditions of the facilities, equipment, and park grounds. Once established, these master plans form the basis for developing a capital improvements program.

## Change of Plans

The 2019 Comprehensive Plan and the 2019 Parks and Open Space Plan recommended the installation of a splash pad at Brandt-Quirk Park. With the development of the Bentzin Family Town Square and associated community programming in 2023, it was determined that the downtown location would be a better location for a splash pad amenity.



*Splash pad at Bentzin Family Town Square*

## HOUSING & NEIGHBORHOOD DEVELOPMENT Policies

- » Design livable neighborhoods that are well-served by sidewalks, bicycle routes, and other non-motorized transportation facilities and located within a ten-minute walk (approximately 1/3 mile) of a public park or open space area.
- » Design new neighborhoods so that they are centered on civic spaces such as parks, schools, churches, monuments, and similar features.

## Programs and Recommendations

- » Promote traditional neighborhood design through Planned Neighborhoods – this means employing design principles including:
  - Establish community gathering places – design neighborhoods around community gathering places such as parks, public squares, outdoor dining establishments, schools, churches, and other community facilities.
  - Intertwine natural areas -- Integrate environmental features into the neighborhood as common open spaces for active or passive recreation, public gathering spots, or flood protection and stormwater management. Provide adequate vegetated buffers between development and natural features.

## 2019 PARKS AND OPEN SPACE PLAN



## SUMMARY

The 2019 Parks and Open Space Plan is a 5-year guiding document for Watertown's Parks, Recreation, and Forestry Department. The plan provides an overview of existing conditions, analysis of future parks and recreation needs, and recommendations on how the City can meet these future needs through improvements to existing facilities and acquisition or development of new facilities. The Plan also provides calculations and information regarding Watertown's park dedication fees.

## PLAN ORGANIZATION

Section 8, Item B.

The 2019 plan is organized into ten chapters, with three appendices that offer additional information and analysis of the parks system. Below are brief descriptions of what each chapter includes:

### CHAPTER 1: INTRODUCTION AND BACKGROUND INFORMATION

This chapter provides location context; natural environment/natural resource info; population and population projections; other demographic and census information (age, employment, household characteristics, etc.); and a review of existing plans.

### CHAPTER 2: PUBLIC PARTICIPATION

This chapter is an overview of the public engagement that guided the plan. The process included three Parks, Recreation, and Forestry Commission meetings; three focus group meetings; public open house, Plan Commission meeting, and small survey sent to local recreational stakeholders.

### CHAPTER 3: EXISTING PARK AND RECREATIONAL FACILITIES

This chapter describes and classifies park facilities and gives an overview of the Park, Recreation, and Forestry Department staffing.

### CHAPTER 4: GOALS, OBJECTIVES, AND POLICIES

The plan identifies three goals, seven objectives, and 27 policies.

**Goal #1** Ensure the provision of a sufficient number of parks, recreational facilities, and open



space areas to enhance the health and welfare of City residents and visitors. Such facilities should be diverse in accommodating to many different groups such as the elderly, the handicapped, adults and young families.

**Goal #2** Preserve the City's natural resources and amenities for the benefit of current and future residents.

**Goal #3** Prioritize keeping existing recreational and open space facilities and programming maintained and responsive to community interest over acquiring new park and recreational lands.

## CHAPTER 5: PARK AND RECREATION STANDARDS

This chapter details the standards for parks and recreation facilities per 1,000 residents based on a combination of NRPA and local guidelines. The chapter includes standards for mini-parks, neighborhood parks, community parks, school parks, special open space areas, recreation trails, on-street bicycle facilities, off-street recreation trails, and trailheads.

## CHAPTER 6: ANALYSIS OF EXISTING PARK AND RECREATIONAL FACILITIES

The analysis looks at quantitative standards, such as parkland acreage per 1,000 residents and quantity of park amenities per 1,000 residents based on the guidelines in chapter 5, and qualitative analysis that factors in Watertown's characteristics to add nuance to the qualitative analysis. The analysis provides an estimate of future park system needs.

## CHAPTER 7: RECOMMENDED PARKS AND OPEN SPACE IMPROVEMENTS

The improvements detailed in this chapter are split into two categories. One focuses on future parkland and recreational trail acquisition and development to meet the standards and needs identified in chapters 5 and 6. The second set focuses on facility improvements to existing parks, detailed on a park-by-park basis.

## CHAPTER 8: ESTIMATED COST PROJECTIONS FOR FUTURE FACILITIES

The cost estimates include projections for new parkland acquisition and development and other forms of improvements, such as play equipment and restroom facilities. The chapter also provides information to assist the City in park dedication calculations for both land and fee in lieu of land amounts.

## CHAPTER 9: IMPACT ON LOW-INCOME HOUSING

This chapter demonstrates the impact of the park fee amount calculated in Chapter 8 on the cost of housing in Watertown.

## CHAPTER 10: IMPLEMENTATION

This chapter broadly outlines how the plan should be implemented in a phased approach.

# 2022 DOWNTOWN STREET RECONSTRUCTION TASK FORCE



Above photo is the Main Street Reconstruction from 1907. Photo attributed to the Watertown Historical Society.

Watertown Downtown Main Street Reconstruction  
Task Force Recommendations

## SUMMARY

The Downtown Main Street Reconstruction Task Force Recommendation Report details the recommendations from the Task Force, which was convened in response to the anticipated replacement of the Cole Bridge (completed in 2025) and reconstruction of 11 blocks of Main Street (now planned for 2028). The report provides design guidelines based on community feedback for the Main Street reconstruction and wider downtown area. There are two sets of recommendations – one specific to the Main Street reconstruction project, and one set applicable to the entire downtown area. The recommendations fall into four categories: Aesthetic Improvements; Infrastructure Improvements; Pedestrian-oriented Improvements; and Planning Recommendation; and three timeframes: before, during, or after reconstruction.

## RELEVANT POINTS

### MAIN STREET RECOMMENDATIONS

#### Install permanent “parklets.”

Permanent parklets, essentially extensions of the curb that re-purpose former parking spots, provide valuable space for eating and gathering. Well-designed spaces integrate landscaping and built in seating to create a more inviting streetscape and allow for more space along the existing sidewalk for pedestrian flow.

#### Create meeting spaces.

Having visitors stay and linger on Main Street helps give our downtown businesses more opportunities to attract customers. Spending time in well-designed gathering spaces and having conversations with fellow community members activates Main Street.

### DOWNTOWN RECOMMENDATIONS

#### Remove vegetation to open views to the river and create vistas.

Watertown is blessed to have the Rock River run right through downtown. In order to take full advantage of its presence, it is recommended that obstructions and unmanaged brush be cleared in order to open up more viewing opportunities.

#### Install trees and/or plantings to soften aesthetic.

Incorporating greenscape into various locations throughout the downtown helps to soften the built environment, reduce urban heat effects and improve overall aesthetics. Maintenance is always a concern. The City and/or downtown organizations may want to explore different partnerships to facilitate collaborative maintenance of landscaping downtown.

#### Create and/or identify space for winter activities and programming.

Bringing visitors downtown year-round is a priority for assisting downtown businesses. Finding opportunities and locations to create winter events will ensure that Watertown avoids becoming a seasonal destination only.

## 2023 CITY OF WATERTOWN CITY-WIDE FLOOD STUDY



## SUMMARY

The 2024 Watertown Flood Study Report provides flood risk projections for 10-, 100-, and 500- year events and details mitigation and management practices to decrease flooding risks in Watertown. The focus of the plan is on flooding in low-lying developed areas, related to older undersized storm sewer systems, open stormwater management ditches, and river tributaries.

The plan identifies focus areas with recommendations to reduce flooding and provides regional best management practices for stormwater mitigation.

Section 8, Item B.

## RELEVANT POINTS

### AREA OF CONCERN #2: MRR5.2.

Residential Area of Concern on South Street between Milford Street and Maplecrest Lane

- » Stormwater storage in this area is not viable due to the wooded area being a protected part of the Grinwald Park system – the plan offers alternatives to storage that reduce flooding depths in this location.

### AREA OF CONCERN #3: MRR5.10.

Existing residential, commercial, and institutional development in the area of the intersection of Main Street (STH 19) and Carriage Hill Drive.

- » The proposed improvements in this area include a wet-detention basin at the existing skate park along the east side of Carriage Hill Drive with a volume of 2.3 acre-feet.

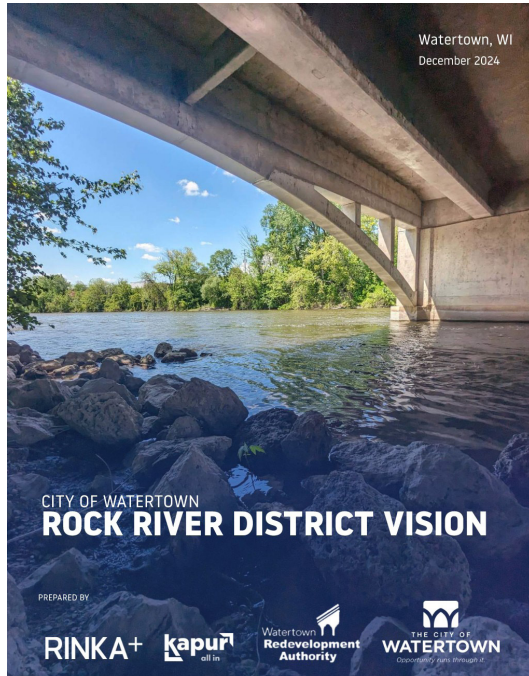
### AREA OF CONCERN #9 - MRR6.2.

Hart Street Area, Hart Street between 9th and 12th Street

- » One recommendation to reduce flooding depths includes constructing an underground detention basin with a volume of 87,000 sf (7.98 acre-feet) in the outfield area of the existing baseball diamond at Washington Park.



# 2024 ROCK RIVER DISTRICT VISION REPORT



## SUMMARY

This report outlines a vision and accompanying principles to guide redevelopment and shape the future of the Downtown River Corridor. The plan states desired outcomes and includes an overview of public participation and existing conditions analysis that offer direction for the vision in this corridor. The purpose of the plan is to promote cohesive and thoughtful development that expands public access and activated public spaces along the riverfront in downtown Watertown.

## RELEVANT POINTS

### DESIRED OUTCOMES

- » Establish publicly accessible spaces on both sides of the river for use as gathering spaces, recreational opportunities (walking, running, biking), and for fostering social interaction
- » The Riverwalk seeks to connect key public nodes including South First Street Park, Watertown Dam pocket park, Bentzin Family Town Square, and Fannie P Lewis Park
- » The Riverwalk is intended to be a key link in a cohesive network of parks and public spaces in downtown, which include planned and recently developed areas and trails

### PUBLIC PARTICIPATION

- » Top-ranked planning principles that emerged included:
  - Amenity Rich Public Realm
  - Walkability
  - Watertown Character & Uniqueness
  - Encourage Redevelopment

## FRAMEWORK

Section 8, Item B.

- » Parks & Open Space: the plan proposes integrating existing green spaces along the riverfront through improved pedestrian connections and green infrastructure – the vision is to offer an expanded recreational network that offers active and passive recreational opportunities; integrating these green spaces also promotes ecological preservation, another goal of the existing parks and open space plan.
- » Existing River Access Points – accesses used for recreational activities including kayaking, fishing, and hiking: Fannie P. Lewis Park, Riverside Park, Rivoli Island Park, Willow Street Access
- » Rock River is part of Rock River National Water Trail – Watertown should establish wayfinding and a clear portage route around the dam in the Rock River through improved access points
- » Placemaking Strategy
  - Goal of a continuous Riverwalk is to integrate existing parks and other fragmented community spaces
  - Streetscape design should include complete streets

# EXISTING PARKS AND OPEN SPACES TODAY

## EXISTING PARKS AND CLASSIFICATIONS

The following is a summary of the existing park and recreational facilities in Watertown. As of 2025, the City has 320.24 acres of existing parkland (29 parks) and 10.72 acres of city-owned green space (3 properties). There are 13.68 acres of planned park areas (3 neighborhood parks and 2 public water access locations) for near-term development in the coming years.

Watertown's park system is organized according to park classifications. These classifications are based both on NRPA definitions, as well as local standards that have been established over the last 20+ years of park planning within the City. Local Standard Service Areas for each classification are noted – this is the assumed approximate distance that residents will travel to visit a park.

A large white number 3 is centered on the right side of the page. The background of the right side is a blue-tinted photograph of a forest path with trees. At the bottom of the right side, there are three white arches.

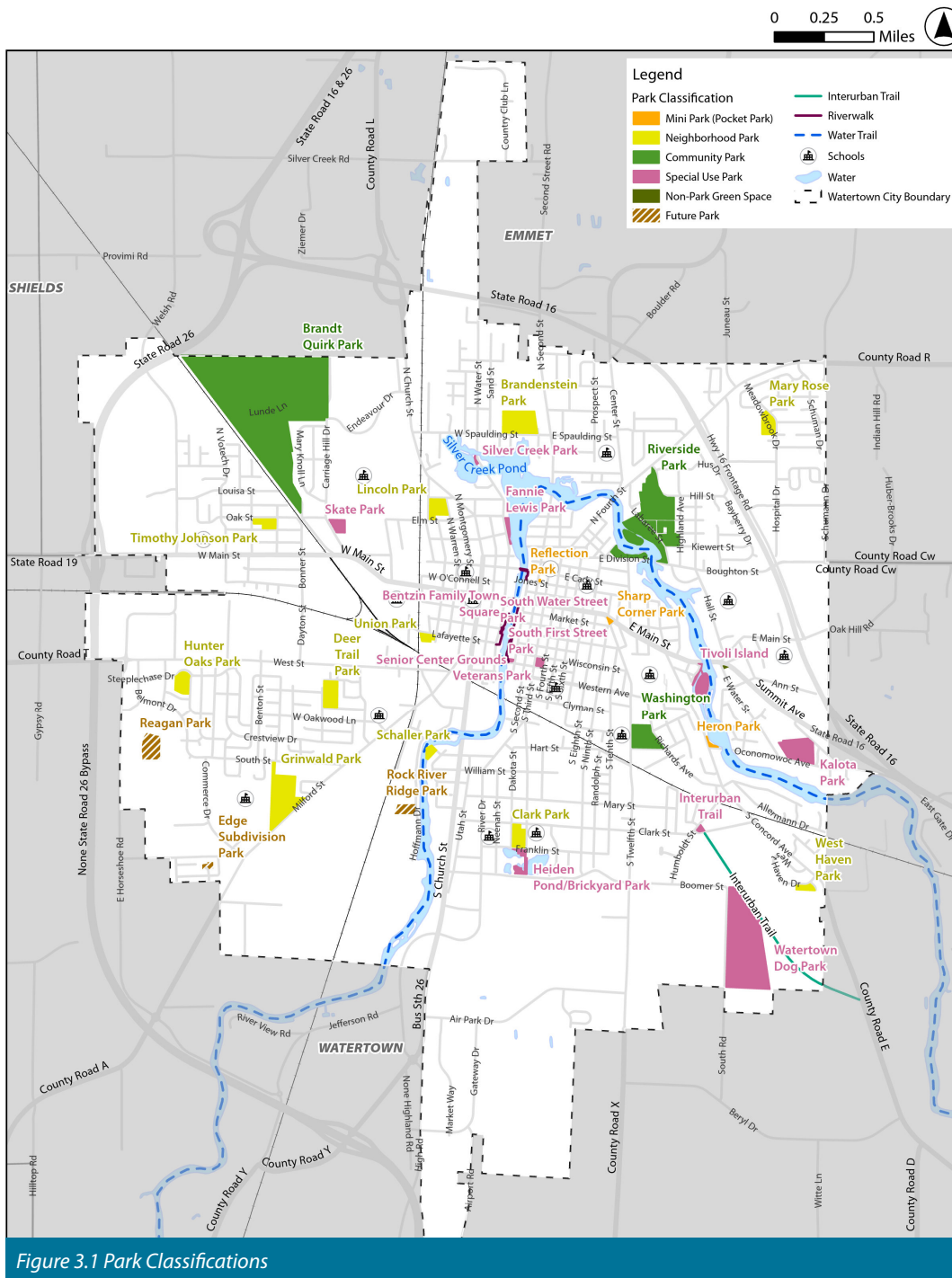


Figure 3.1 Park Classifications

## PARK CLASSIFICATIONS

### MINI PARKS

Mini parks, also called pocket parks, are small green spaces typically less than one acre in size. They are often passive recreation spaces providing niche recreation opportunities and may be home to public art, monuments, or picnic areas. Mini parks have been re-classified as special use parks for calculating park service areas and standards in Chapter 4.

### NEIGHBORHOOD PARKS

Neighborhood parks are designed to serve nearby residents. They provide recreational facilities to anyone within walking distance, or about a 1/4 to 1/2 mile radius, and are often 5-10 acres. A typical neighborhood park will have active recreation facilities, such as a playground, baseball field, or soccer field and informal gathering and open space areas.

### COMMUNITY PARKS

Community parks are larger than neighborhood parks and are designed to provide recreational facilities for residents across a larger area, typically within a 1/2 mile to 3 mile radius. These parks may provide active recreation, such as tennis courts or ballfields, passive recreation, such as trails and picnic areas, and other types of educational, cultural, or programmed areas.

### SPECIAL USE PARKS

Special use parks are those that are designed for a specific use or single-purpose activity. They may be intended for recreation or natural resource protection. Examples of special use parks include skate parks, disc golf courses, dog parks, river access points, woodland areas, and city plazas/public event areas. Special use parks vary in size due to the needs of the recreational amenity they provide.

# COMMUNITY PARKS



Community parks are larger parks that are designed to provide recreational facilities for residents across a farther geography. These parks may provide active recreation (such as tennis courts of ballfields), passive recreation (such as trails and picnic areas), access to water features or natural areas, and/or provide other types of educational, cultural or programmed activities.

## BASIC FACILITIES AND ACTIVITIES

- » Active recreational facilities (swimming, boating, ballfields, playgrounds, tennis, pickleball courts, basketball courts, etc.)
- » Passive recreational facilities (walking trails, picnic or gathering areas, biking trails, etc.)
- » Restrooms
- » Shelters
- » Storage or maintenance buildings
- » Performance areas for plays and concerts
- » Community Center building with indoor activity areas
- » Lighting for nighttime security
- » Parking areas

## PREFERRED SITE CHARACTERISTICS

- » Natural areas with access to water bodies or wooded areas
- » Accessible to nearby residents for walking, biking, and rolling
- » ADA accessible
- » Sized to accommodate the desired activities; typically 30 – 50 acres
- » Local Standard Service Area: 1.5 miles

	INFORMATION				AMENITIES					WATER ACCESS			PASSIVE RECREATION							ACTIVE RECREATION										WINTER					
	CLASSIFICATION	ADDRESS	ACRES	YEAR EST.	PARKING LOT	RESTROOMS (PERMANENT)	RESTROOMS (PORTABLE)	DRINKING FOUNTAIN	BENCHES / SEATING AREA	RIVERFRONT	WATER FEATURE	TERRACE / OVERLOOK	FISHING PIER	KAYAK LAUNCH	WALKING PATH	PICNIC AREA	INTERPRETATION	PLAYGROUND	AMPHITHEATER	FITNESS EQUIPMENT	SHELTERS	PICKLEBALL COURTS	BASKETBALL COURT (FULL-COURT)	BALL DIAMONDS	BATTING CAGES	CONCESSIONS	DUGOUTS	SOCCER FIELDS	MULTI-USE TURF FIELD	TENNIS COURTS	VOLLEYBALL COURTS	DISC GOLF	HORSESHOE PITS	WARMING HOUSE	ICE SKATING RINK / SKATING
Brandt-Quirk Park	Community	800 Carriage Hill Dr	169.03	1980		x								x				1						6				9		10		x			
Riverside Park	Community	916 Labaree St	37.00	1910	x	x		x	x	x			x	x	x	x		1	x		x	4	2	3	x	x				4	7		x		
Washington Park	Community	641 S 12th St	9.16	1927		x											x	1			x			1	x	x	x								

Figure 3.1. Inventory of Community Parks





### BRANDT-QUIRK PARK

This 169-acre park is located in the northwest portion of the City next to the high school. The park was established in 1980 after the city quarry on this site was decommissioned. Hiking trails, cross-country ski trails, and pet exercise trails are provided, along with soccer fields, tennis courts, lighted baseball diamonds, a concession stand, playground equipment, a batting cage, picnic shelters and restrooms. The Rock River Disc Golf Course is located here, with shared access from the high school property.



### RIVERSIDE PARK

Riverside Park is the primary community gathering location for the City of Watertown. At 37 acres, this is the first public park in the city, established in 1910. The park is located along the Rock River with towering shade trees and scenic views from multiple bridges. Community celebrations such as the Fourth of July and Riverfest are held here. There are multiple park shelters, newly constructed restroom facilities, softball diamonds, volleyball courts, fishing pier and kayak dock, tennis courts (with pickleball stripes overlaid), basketball courts, and a bandshell. Riverside Park is also the location for the Watertown Aquatic Center. Chamberland playground, a beloved play area, will be renovated in coming years, and a new inclusive play area will be constructed in the future. Labaree Street, which runs through the park, is also planned for reconstruction in the coming years with additional pedestrian amenities; this area is also used today as the Main Street Program's farmers market location.



### WASHINGTON PARK

Washington Park, located in the southeast area of the City, is a 9-acre community park that was established in 1927. This park has a lighted baseball facility, batting cages, restrooms, a concessions stand, and playground equipment. Interpretive elements within the park highlight the City's legacy of baseball players.

## NEIGHBORHOOD PARKS



Neighborhood parks are designed to serve nearby residents. They provide recreational facilities to anyone within walking distance, or about a 1/4 to 1/2 mile radius, and are often 5-10 acres. A typical neighborhood park will have active recreation facilities, such as a playground, baseball field, or soccer field and informal gathering and open space areas.

### BASIC FACILITIES AND ACTIVITIES

- » Active recreation (multi-purpose play fields, tennis or pickleball courts, basketball courts, ice skating rinks)
- » Passive recreation (playgrounds, shelters, seating and access to water or natural views)
- » Restrooms
- » Shelters
- » Storage or maintenance buildings
- » Lighting for night security
- » Off-street parking availability
- » Shade trees, community gardens, or other landscaped areas

	INFORMATION				AMENITIES				WATER ACCESS				PASSIVE RECREATION				ACTIVE RECREATION										WINTER									
	CLASSIFICATION	ADDRESS	ACRES	YEAR EST.	PARKING LOT	RESTROOMS (PERMANENT)	RESTROOMS (PORTABLE)	DRINKING FOUNTAIN	BENCHES / SEATING AREA	RIVERFRONT	WATER FEATURE	TERRACE / OVERLOOK	FISHING PIER	KAYAK LAUNCH	WALKING PATH	PICNIC AREA	INTERPRETATION	PLAYGROUND	AMPHITHEATER	FITNESS EQUIPMENT	SHELTERS	PICKLEBALL COURTS	BASKETBALL COURT (FULL-COURT)	BALL DIAMONDS	BATTING CAGES	CONCESSIONS	DUGOUTS	SOCCER FIELDS	MULTI-USE TURF FIELD	TENNIS COURTS	VOLLEYBALL COURTS	DISC GOLF	HORSESHOE PITS	WARMING HOUSE	ICE SKATING RINK / SKATING	
Brandenstein Park	Neighborhood	30 W Spaulding St	12.00	1980		x		x	x									1		x				x					1	1		1	x			
Clark Park	Neighborhood	223 Clark St	5.00	1941 / 2018		x												1			2		x	x					1	1	2	1				x
Deer Trail Park	Neighborhood	603 Deer Tr	6.46	1999			x									x		1						x					1	1		1				
Edge Field Subdivision Park	Neighborhood	Ryan Ridge	0.98																																	
Grinwald Park	Neighborhood	760 Milford St	18.89	1978 / 1992			x								x			1											2							
Hunter Oaks Park	Neighborhood	600 Arlington Way	4.41	1999			x								x	x		1						x					1			1	x			
Lincoln Park	Neighborhood	510 West Green St	5.00	1941		x												1			x		x	x					1			1				
Mary Rose Park	Neighborhood	1324 Meadowbrook Dr	4.40	1999			x									x		1			x		x	x					1			1	x			
Reagan Park	Neighborhood	Hunter Oaks Blvd	7.44																																	
Rock River Ridge Park	Neighborhood	Hoffman Dr	3.06																																	
Schaller Park	Neighborhood	1200 Riverview Ln	1.56				x	x	x	x						x		1																		
Timothy Johnson Park	Neighborhood	1115 Oak St	3.00	1967		x												1			x		x	x												
Union Park	Neighborhood	709 Lafayette St	2.00	1926		x		x										1			x		x	x												
West Haven Park	Neighborhood	236 West Haven Dr	1.50	2019														1											1							

Table 3.2 Inventory of Neighborhood Parks



## PREFERRED SITE CHARACTERISTICS

- » Located within an easily accessible walking distance from residential development
- » Entrances are visible from the surrounding neighborhood
- » Connected to the city's sidewalk and bike network
- » May be developed as a shared school facility
- » Sized to accommodate the desired activities; typically 5 – 10 acres
- » Local Standard Service Area: ¼ to ½ mile uninterrupted by major roadway or other barriers

## NEIGHBORHOOD PARKS IN WATERTOWN



### BRANDENSTEIN PARK

This 12-acre park is located in the northern portion of the city and was established in 1980. This park has playground equipment, a fitness pad, a baseball field, disc golf basket, restrooms with a small shelter and open space for future improvements. The park is named after Daniel Charles Brandenstein, a former NASA astronaut from Watertown.



### CLARK PARK

This 5-acre park is located in the southern portion of the city and was established in 1941. The park has playground equipment, a multi-use baseball and soccer field, pickle and tennis courts, a picnic shelter and restrooms. The park also has a walking trail and nature area. In 2018, the City expanded the park to the north with a 0.3-acre acquisition.



### DEER TRAIL PARK

This 6-acre park is located in the southwest portion of the city and was established in 1999. The park has playground equipment, volley standards, a baseball field, a soccer field and a picnic area.



## GRINWALD PARK

This 18-acre park is located in the southwest portion of the city and was formerly known as Milford Street Park. The park was established in 1978 when the City purchased 9 acres of land along Milford Street. The park was renamed after receiving a donation for an additional 11 acres of land from Donald Grinwald in 1992. The park has playground equipment, two soccer fields, and a wooded walking trail.



## HUNTER OAKS PARK

This 4-acre park is located in the northeast portion of the city and was established in 1999. The park has playground equipment, volleyball standards, a baseball field, a soccer field and a picnic/grill area.



## LINCOLN PARK

This 5-acre park is located in the near northwest portion of the city and was established in 1941. The park has play equipment, a baseball field, and a shelter with restrooms. In 2023, raised community garden beds have been installed at this park.



## MARY ROSE PARK

This 4-acre park is located in the northeast portion of the city and was established in 1999. The park has playground equipment, volley standards, a baseball playfield, a soccer field, a shade structure, and a picnic area.



## SCHALLER PARK

This 1.5-acre park provides a quiet setting along the Rock River in the south-central portion of the city. The park has a picnic area, open playfield, and play equipment. Access is from Stimpson Street, which is somewhat isolated from view from the surrounding area.



## TIMOTHY JOHNSON PARK

This 3-acre neighborhood park is located in the northwest portion of the city and was established in 1967. The park has playground equipment, a baseball field and a shelter with restrooms.





## UNION PARK

This 2-acre park was established in 1926 and is in the west-central portion of the city. The park has play equipment, a baseball field and a shelter with restrooms.



## WEST HAVEN PARK

This 1.5-acre park was established in 2019 and is located in the West Haven development on the east side of Watertown. The park has play equipment and an open play field.

## PLANNED NEIGHBORHOOD PARKS IN WATERTOWN

### EDGE FIELD SUBDIVISION PARK

This planned 1-acre park will be located in the southwest portion of the city as part of the addition to the Hepp Heights development. Access will be from Casey Drive to the south.

### REAGAN PARK

This 7-acre park will be located in the Hunter Oaks neighborhood on the west side of Watertown as part of the Enclave at Hunter Oaks Subdivision. Access will be from Hunter Oaks Blvd, which will be extended with the future development. The fully wooded lot is today used by the neighborhood for informal hiking and a backdrop for family photos.

### ROCK RIVER RIDGE PARK

This 3-acre park is a planned neighborhood park that will serve the developing Rock River Ridge neighborhood. Access will be from Hoffman Drive to the east. The park will overlook the Rock River and currently has a number of mature trees that will remain.



## SPECIAL USE PARKS



Special use parks are those that are designed for a specific use or single-purpose activity. They may be intended for recreation or natural resource protection. Examples of special use parks include skate parks, disc golf courses, dog parks, river access points, woodland areas and city plazas or public event areas. Special use parks vary in size to meet the needs of the amenity that they provide.

### BASIC FACILITIES AND ACTIVITIES

- » Active recreational facilities (swimming, boating, playfields, playgrounds, tennis or pickleball courts, basketball courts, etc.)
- » Passive recreational facilities (walking trails, picnic or gathering areas, biking trails, etc.)
- » Restrooms
- » Shelters
- » Storage or maintenance buildings
- » Signage, trail markers, trash receptacles, information booths or interpretive panels
- » Performance areas for plays and concerts
- » Lighting for nighttime security
- » Parking areas (off- and on-street)

### PREFERRED SITE CHARACTERISTICS

- » Accessible to nearby residents for walking, biking, and rolling
- » ADA accessible
- » Sized to accommodate the desired activities; varies
- » Local Standard Service Area: not applicable

Special use parks in Watertown are characterized by their primary features:

- » Riverfront
- » Waterfront (lake)
- » Plazas
- » Trailhead
- » Memorial
- » Dog Park
- » Skate Park

	INFORMATION				AMENITIES					WATER ACCESS				PASSIVE RECREATION						ACTIVE RECREATION														Section 8, Item B.	
	CLASSIFICATION	ADDRESS	ACRES	YEAR EST.	PARKING LOT	RESTROOMS (PERMANENT)	RESTROOMS (PORTABLE)	DRINKING FOUNTAIN	BENCHES / SEATING AREA	RIVERFRONT	WATER FEATURE	TERRACE / OVERLOOK	FISHING PIER	KAYAK LAUNCH	WALKING PATH	PICNIC AREA	INTERPRETATION	PLAYGROUND	AMPHITHEATER	FITNESS EQUIPMENT	SHELTERS	PICKLEBALL COURTS	BASKETBALL COURT (FULL-COURT)	BALL DIAMONDS	BATTING CAGES	CONCESSIONS	DUGOUTS	SOCCER FIELDS	MULTI-USE TURF FIELD	TENNIS COURTS	VOLLEYBALL COURTS	DISC GOLF	HORSESHOE PITS	WARMING HOUSE	ICE SKATING RINK / SKATING
Bentzin Family Town Square	Special Use - Plaza	1 W Main St	0.64	2023					x	x	x	x		x	x																				
Fanny P Lewis Park	Special Use - Riverfront	415 N Water Street	1.00	1983	x		x		x	x	x		x	x	x						x														
Front Street Fishing Area	Special Use - Riverfront	314 Front St	1.90																																
Heiden Pond/ Brickyard	Special Use - Waterfront	219 Franklin St	2.00						x				x	x											x										
Heron View Park	Special Use - Riverfront	249 S Concord Ave	0.61	2018						x			x	x																					
Interurban Bike Trailhead	Special Use - Trailhead	423 Humboldt St	0.15	2020	x	x		x													x														
Reflection Park	Special Use - Plaza	301 N 2nd Street	0.06	2024					x												x														
River Walk	Special Use - Riverfront	410 First St	1.50	1986					x	x				x	x																				
Senior Center Grounds	Special Use - Riverfront	514 S First St	2.43	1972		x				x		x									x														
Sharp Corner Park	Special Use - Plaza	914 East Main Street	0.40	2020					x												x														
Silver Creek Park	Special Use - Riverfront	730 N Water St	0.20	1960						x				x	x																			x	x
South Water Street Park	Special Use - Riverfront	301 S Water St	0.98	2000				x	x	x		x			x				x		x														
Tivoli Island	Special Use - Riverfront	101 Tivoli Drive	8.50	2016						x						x																			
Veterans Park	Special Use - Memorial	610 S 4th Street	1.00	1940s					x								x																		
Watertown Dog Park	Special Use - Dog Park	1534 Boomer Street	13.39	2000	x		x			x		x			x	x																			
Watertown Skate Park	Special Use - Skate Park	Carriage Hill Drive	3.00		x																														
Willow Street Boat Launch	Special Use - Riverfront	Willow Street	0.30																																

Table 3.3. Inventory of Special Use Parks

## SPECIAL USE PARKS IN WATERTOWN



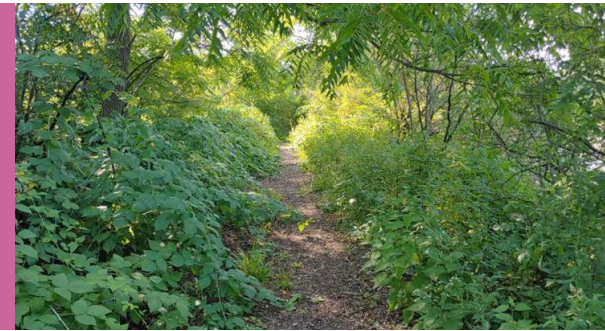
### FANNY P. LEWIS PARK

This 1-acre park is located north of downtown and was established in 1983. The park offers a quiet setting along the Rock River with a boat landing, handicap accessible fishing pier, flower gardens and a small shelter. The Glacial River Trail passes through this park as well.



## BENTZIN FAMILY TOWN SQUARE

Bentzin Family Town Square was constructed in 2023 and is located along the west side of the Rock River just south of Main Street. The plaza is 0.64 acres and is integrated with Water Street with a shared street design to allow for more space for events. The park features an amphitheater, decorative paving, an interactive water feature, a river overlook area and an ADA accessible kayak launch. This is the location for the city's summer music series and other gathering events in downtown Watertown.



## HEIDEN POND / BRICKYARD

Heiden Pond is connected to Lake Victoria and is located just north of the airport and south of Clark Park. The city-owned area surrounding Heiden Pond is approximately 2 acres that is almost entirely in the floodplain. This is a great spot for fishing; Rock River Rescue, a local not-for-profit organization, regularly stocks the pond for fishing.



## HERON VIEW PARK

This 0.6-acre park is located on the west bank of the Rock River adjacent to Oconomowoc Avenue. The intention of this park is to enhance the ecological function of the shoreline and provide a community access point to the river with a fishing pier and seating area.



## INTERURBAN BIKE TRAILHEAD

The Interurban Trail is a planned 11-mile recreational multi-use paved trail that will link Watertown to Oconomowoc. A 7-mile segment of the trail was built in 2022. A trailhead with parking, bike parking, bike rental, a shelter with restrooms, and a green infrastructure element were built at the intersection of Clark St and Humboldt St. The trailhead serves as a gathering spot for group or individual rides on the Interurban Trail.



## REFLECTION PARK

In 2018, the City acquired a 0.06-acre parcel across from City Hall to develop as a green space within the Central Business District. Today, the park serves as a plaza area with seating, a small shade structure, and green infrastructure improvements for stormwater management.



## SILVER CREEK PARK

This small 0.2-acre park was established in 1972 and is located along the east side of the Rock River adjacent to the Water St bridge north of downtown. In addition to providing access to the Rock River, the park is the site of the City's largest and most heavily-used skating facility with skate rentals.





## RIVER WALK

The River Walk, also known as the River Walkway, was developed in 1986 as part of the Downtown Revitalization effort. The walkway is located along the Rock River between Main St and Milwaukee St (6 blocks). In total, the park area encompasses 1.5 acres today. The River Walk is primarily a paved multi-use trail with a 500-ft boardwalk, kayak dock and a plaza area with park tables and benches. In 2025, the City adopted the Rock River District Plan, which has a significant number of proposed improvements for the River Walk.



## SENIOR CENTER GROUNDS

This 2.4-acre park was established in 1972 and is located at Milwaukee St. and South First St. along the east side of the Rock River. This parkland is adjacent to the City's Senior and Community Center and is the southern access point for the River Walk.



## TIVOLI ISLAND

This 8.5-acre park includes an island that is located in the Rock River. Connected to Tivoli Drive via a trestle bridge, the park offers a unique opportunity for picnicking and wildlife observation. In 2016, an additional 2 acres were added to the park along Tivoli Drive to provide a seating area and better access to the island.



## SHARP CORNER PARK

Developed in 2020, Sharp Corner Park is a 0.4-acre plaza located at the intersection of Main St and Market St. The park land was created when the intersection was re-aligned to open up better visibility for drivers at this intersection, which was formerly nicknamed 'Sharp Corner'. The plaza was designed by a 2020 graduate of the Landscape Architecture program at UW-Madison who happened to be from Watertown. Today, the park is identified with sculptural letters along the sidewalk announcing the park's name, along with a seating area and shelter.



## SOUTH WATER STREET PARK

South Water Street Park is a 1-acre park located on the east side of Water St along the Rock River. The park serves as a gathering space with seating, a small shelter and amphitheater area, as well as a sculptural piece of art. Views from the river can be seen from the walkway that runs throughout this park.



## VETERANS PARK

This 1-acre park is located in downtown Watertown. It is the site of multiple monuments honoring veterans of various wars. The park was built after World War II.



## WATERTOWN DOG PARK

The Watertown Dog Park is a 12.5-acre park located in the southeast portion of the city on the City's former landfill site. Designated as a park in 2000, the park has an informal off-street parking lot, picnic tables, an off-leash area for dogs, and a natural-surface trail.



## WATERTOWN SKATE PARK

The Watertown Skate Park is located east of Carriage Hill Drive near the Watertown High School. The 3-acre park has a collection of metal ramps and obstacles for skateboarders and BMX bike riders. The park is lighted and has a small parking lot, footbridge, and service road. A small area is designated for graffiti artwork by the community.

## PLANNED SPECIAL USE PARKS IN WATERTOWN

### FRONT STREET FISHING AREA

The Front Street Fishing Area is a planned fishing access location on the west bank of the Rock River at Watertown Dam 2.

### WILLOW STREET BOAT LAUNCH

The Willow Street Boat Launch is a planned boat access amenity within the Willow Street right-of-way along the Rock River just north of Oconomowoc Ave.



# CITY-OWNED GREEN SPACES



The City of Watertown owns a handful of open green spaces that the City maintains. Some of these parcels were donated to the city; most are not currently developed as parkland, but could be improved upon in the future for nature-based neighborhood or special-use parks if a need is identified.



## EAST WATER STREET

The City acquired this 0.2-acre property in 1933, and the City maintains the property with regular mowing. At this time, there are no plans to develop this green space with additional recreational facilities.



## PERRY AND COMMERCIAL GREEN SPACE

This 0.55-acre parcel at the intersection of Perry Way and Commercial Dr is maintained by the City with regular mowing. At this time, there are no plans to develop this green space with additional recreational amenities, although there are plans for a future neighborhood park within very close proximity (Edge Field Subdivision Park) to this property.

## KOLATA PARK

This 10.5-acre parcel is on the far east side of the city near the Rock River. The property was donated to the City in 1989 by former Mayor Carl Kolata. The parcel is currently undeveloped with no amenities, is home to many cranes, and is being preserved and managed as a wetland area.



# SCHOOL RECREATIONAL FACILITIES



A number of private and public schools in Watertown partner with the City to provide recreation amenities which are open to the public.

PUBLIC SCHOOLS									
NAME	ADDRESS	PLAYGROUND EQUIPMENT	BASKETBALL COURT	BASEBALL FIELDS	SOCCER FIELDS	OPEN PLAYFIELD	RUNNING TRACK	SWIMMING POOL	XC SKIING
Douglas Elementary School	101 Prospect St	x	x						
Lincoln Elementary School	210 N Montgomery St	x	x						
Schurz Elementary School	1508 Neenah St	x	x						
Webster Elementary School	634 S 12th St	x	x						
Riverside Middle School	131 Hall St			x		x	x	x	
Watertown High School	825 Endeavour Dr			x	x	x	x		x

PRIVATE SCHOOLS									
NAME	ADDRESS	PLAYGROUND EQUIPMENT	BASKETBALL COURT	BASEBALL FIELDS	SOCCER FIELDS	OPEN PLAYFIELD	RUNNING TRACK	SWIMMING POOL	XC SKIING
St. Bernard's School	111 S Montgomery St		x			x			
St. Henry's School	300 E Cady ST	x	x			x			
St. John's School	317 N 6th St		x			x			
St. Mark's School	706 Jones St	x	x			x			
Trinity Lutheran School	801 5th St	x	x			x			
Luther Preparatory School*	1300 Western Ave		x	x	x	x			
Maranatha Bible College*	745 W Main St		x	x	x	x			
Good Shepherd Lutheran School	1611 E Main St	x	x			x			

\*Limited public access

Table 3.4 Inventory of School Recreational Facilities

# RECREATIONAL TRAILS



Recreational trails accommodate various outdoor activities such as biking, hiking, walking, jogging, wildlife viewing, cross-country skiing, roller-blading, and more. A well-designed recreational trail network connects users to parks, natural areas, and to community destinations. A trail network can consist of on-street (bike lanes, sharrows, bikeways) facilities and off-street facilities (multi-use trails or shared-use paths, greenways, and natural surface trails). A thorough, in-depth evaluation of Watertown's recreational trail and multi-modal transportation network will be conducted as part of the 2025 – 2026 City-wide Bicycle and Pedestrian Plan development. With TAP grant funding through WisDOT, the City of Watertown will be developing and adopting a full plan that will address safety, connectivity and outline guidance for investments in the city's bicycle and pedestrian network. Recommendations for the recreational trail network will defer to this plan.



Interurban Trail

## RECREATIONAL TRAILS IN WATERTOWN

Today there are a variety of city, county, and regional trails that make up Watertown's recreational trail network.

### BRANDT-QUIRK TRAILS

Brandt-Quirk Park has a 4-mile trail system for hiking, cross-country running, cross-country skiing, and dog walking. These trails are maintained in collaboration with the Watertown Unified School District, and cross-country ski trails are groomed when adequate snow has accumulated. The Pet Exercise Trail within the park is a scenic trail through the woods. In parallel to the rail line along the east side of Brandt-Quirk Park is Story Book Trail, which displays segments of a children's story through signage along the way.

### CITY BIKE ROUTES (ON-STREET)

Today there are 4.76 miles of on-street bike routes in Watertown. Located along Church St, Milford St, Carriage Ln, Boughton St and Fourth St. These routes are generally striped as bike lanes that are between 3 – 5' in width on either side of the roadway.

### CITY TRAILS (OFF-STREET, PAVED)

Most of the paved, off-street trails within Watertown are within the City's community parks. A walking loop at Riverside Park is popular for year-round walking near the River. The City designates a Winter Walking Loop to encourage residents to get outdoors in the wintertime. An off-street trail along Carriage Hill Drive connects Watertown High School to Brandt-Quirk Park.

### GLACIAL RIVER TRAIL

The Glacial River Trail is a 52-mile trail spanning from Janesville to the Wild Goose Trail in Dodge County. There are 9.17 miles of the Glacial River Trail within Watertown. These miles of the Glacial River Trail are primarily an on-street facility that utilizes wide shoulders and small wayfinding signs to indicate the route. There is a 0.79-mile segment of paved off-street trail in southern Watertown.

### INTERURBAN TRAIL

The Interurban Trail is an 11-mile planned trail to connect between Watertown and Oconomowoc. Today, seven miles of the trail are built, with 1.2 of those miles falling within Watertown's boundary. The Interurban Trailhead represents a significant investment in this trail network.

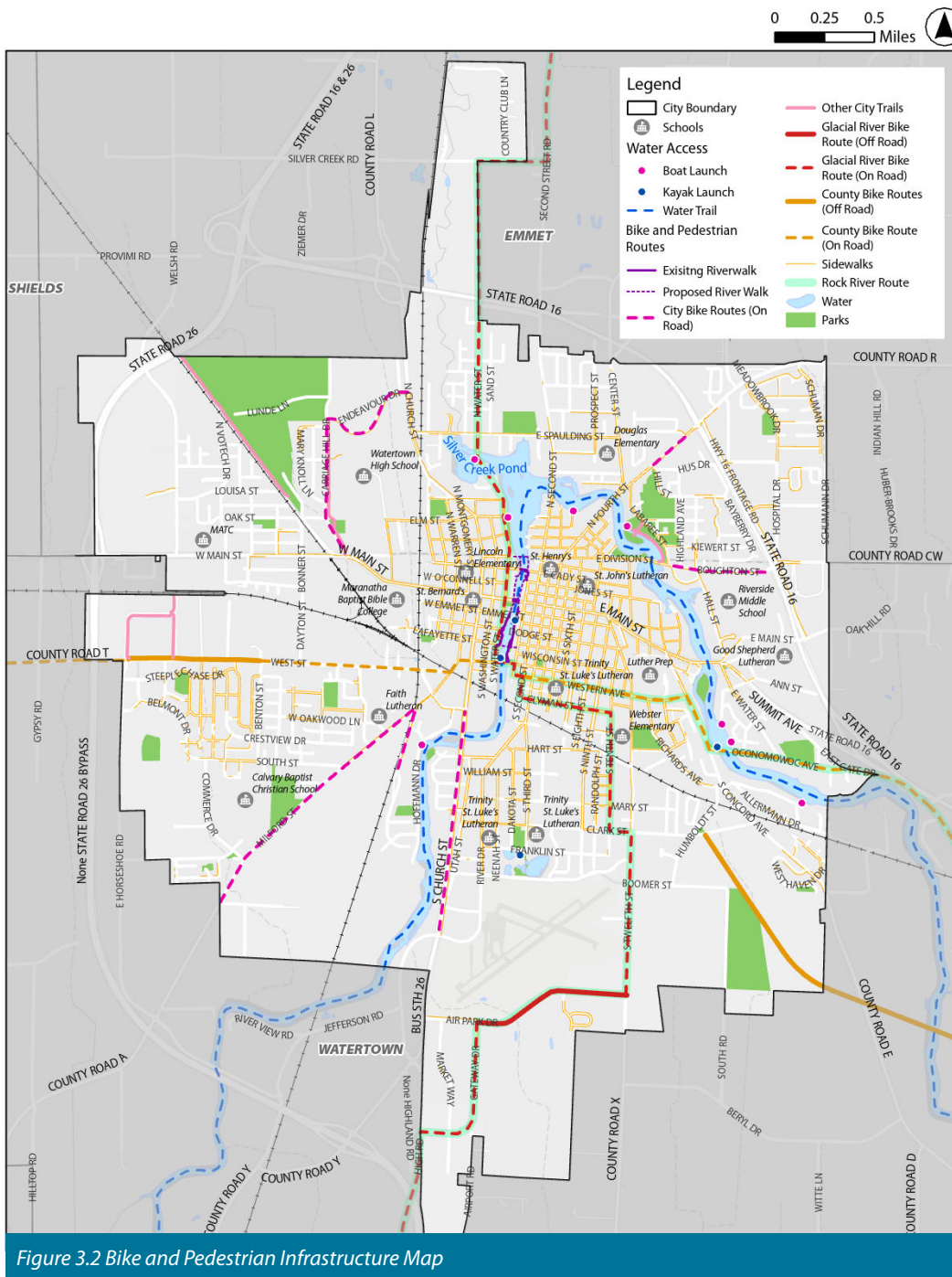


Figure 3.2 Bike and Pedestrian Infrastructure Map

## RIVER WALK

The River Walk is a trail network that runs along the Rock River in downtown Watertown between Cady St and Milwaukee St. The River Walk is an integral component to the recently completed Rock River District Plan; future improvements are planned throughout this corridor, including amenities for biking, walking, and additional river crossings.

## ROCK RIVER WATER TRAIL

The Rock River Water Trail is a 320-mile water trail connecting following the Rock River from its headwaters in south central Wisconsin to where it meets the Mississippi River in the Quad Cities on the border of Illinois and Iowa. Within Watertown, there are nine water access points that provide opportunities for kayakers, canoers, and other water craft enthusiasts a means to enter and exist the water trail.



Rock River Water Trail



# NEEDS ANALYSIS

## INTRODUCTION

A number of methods were used to evaluate and assess the needs of Watertown's parks and open spaces for the next 5+ years. In-depth community engagement, staff input, analysis of current recreation trends, evaluation of local standards from previous park and open space plans, comparison to national park metrics, mapping analysis, and observation contributed to the needs identified at the end of this chapter. It is clear that the residents of Watertown value their parks, open spaces, and recreational programming. The existing facilities are well-used and loved. The needs analysis provides a snapshot of how well the City of Watertown's existing park and recreational facilities satisfy current needs in the community.

## LOCAL STANDARDS

Since 2002, the City of Watertown has used a set of locally-derived standards to evaluate levels of service that are being met within the city's park system. The local standard uses acres per 1,000 residents as a baseline unit. The following table shows the local standard per 1,000 residents for the various park classifications in Watertown, along with the current quantity that exists today. At the 2022 ACS Estimates, the population of Watertown is 22,978 people. For the purposes of this analysis, the 2022 population is the baseline. Population projections based on least squares method to determine best fit trend lines for population values show a projected population growth to 23,572 people by 2030 and 24,725 people by 2040.

In previous park plans for Watertown, mini parks were a classification that applied to a handful of smaller parks within the system. Upon evaluation of the size and use of these spaces, it was determined that special use park is a more applicable classification for these parks.

Based on the analysis of existing Neighborhood, Community, and Special Use parkland in Watertown today, the City is meeting the standard set in the 2019 Parks and Open Space Plan of a minimum of 10.0 acres per 1,000 residents.





Using the 2025 park acreage to update the city standard to a minimum of 10.4 unconstrained acres of parkland per 1,000 residents, there will be additional need for 6.9 acres of parkland by 2030 and an additional 18.9 acres by 2040. As of today, there are 11.48 acres of planned neighborhood park development (Reagan Park, Edge Field Subdivision Park, and Rock River Ridge Park), along with 2.2 acres of Special Use parkland (Willow Street Boat Launch and Front Street Fishing Area). The planned parkland acreage has not been evaluated for constrained and unconstrained areas.

PARK TYPES	EXISTING TOTAL ACRES 2025	CONSTRAINED ACRES 2025	UNCONSTRAINED ACRES 2025	EXISTING UNCONSTRAINED PARK ACRES PER 1,000 RESIDENTS***	CITY STANDARD UNCONSTRAINED ACRES PER 1,000 RESIDENTS****
Neighborhood Parks*	64.2	18.0	46.2	2.0	1.9
Community Parks	215.2	38.0	177.0	7.7	7.5
Special Use Areas**	47.1	31.0	15.0	0.7	0.6
<b>Totals</b>	<b>326.5</b>	<b>87.0</b>	<b>238.2</b>	<b>10.4</b>	<b>10.0</b>

\*Does not include planned neighborhood parks

\*\*Includes City-Owned Green Spaces

\*\*\*Based on 2022 Population of 22,978 people

\*\*\*\*As established in the 2019 Parks and Open Space Plan

Table 4.1 Existing Park Acreage Per 1,000 Residents

PARK TYPES	CITY STANDARD UNCONSTRAINED ACRES PER 1,000 RESIDENTS*	RECOMMENDED ACREAGE BASED ON ACRES PER 1,000 PEOPLE IN 2030**	RECOMMENDED ACREAGE BASED ON ACRES PER 1,000 PEOPLE IN 2040	MINIMUM ADDITIONAL ACRES NEEDED BY 2030	MINIMUM ADDITIONAL ACRES NEEDED BY 2040
Neighborhood Parks	2.0	47.1	49.5	0.9	3.3
Community Parks	7.7	181.5	190.4	4.5	13.4
Special Use Areas	0.7	16.5	17.3	1.5	2.3
<b>Totals</b>	<b>10.4</b>	<b>245.1</b>	<b>257.1</b>	<b>6.9</b>	<b>18.9</b>

\*As established in the 2025 Parks and Open Space Plan

\*\*Based on a projected population of 23,572 by 2030

\*\*\*Based on a projected population of 24,725 by 2040

Table 4.2 Future Park Acreage Needs

# LEVEL OF SERVICE

The location and distribution of parks and recreational facilities across the City and in relation to residential areas provide an indicator of how well the park system is meeting the needs of residents. The National Recreation and Park Association (NRPA) sets guidelines for the level of service expected for each park classification. The level of service is the minimum expected distance that people will travel to reach a park.

## NEIGHBORHOOD PARKS

Neighborhood parks, which provide park services to nearby residents, have a level of service of  $\frac{1}{4}$  to  $\frac{1}{2}$  of a mile. For most able-bodied adults,  $\frac{1}{4}$  mile is approximately a 5-minute walk and a  $\frac{1}{2}$  mile is approximately a 10-minute walk. Providing access to parkland and neighborhood parks within reasonable walking distances of residents contributes to quality of life and is linked to health benefits.

Figure 4.1 shows the location of existing and planned Neighborhood parks in Watertown, along with a  $\frac{1}{4}$  and  $\frac{1}{2}$  mile service area radii. The service area radius has been modified to exclude areas that are beyond barriers to walking access, such as busy roadways, railroad tracks, or the Rock River. Because many neighborhood park amenities are also found within the many Special Use and Community Parks within Watertown, the service area analysis map also includes these parks. Areas with single-family, two-family, and multi-family housing are shown on the map as an underlay reference.

In conclusion, there are a handful of residential zoned areas within the city boundaries that are not currently served by neighborhood parks. The largest of these areas is in the northern expansion of the City surrounding Silver Creek and the Watertown Country Club. Areas in the south and southwest of the city that are not currently served with neighborhood park access have not yet been developed for residential use.

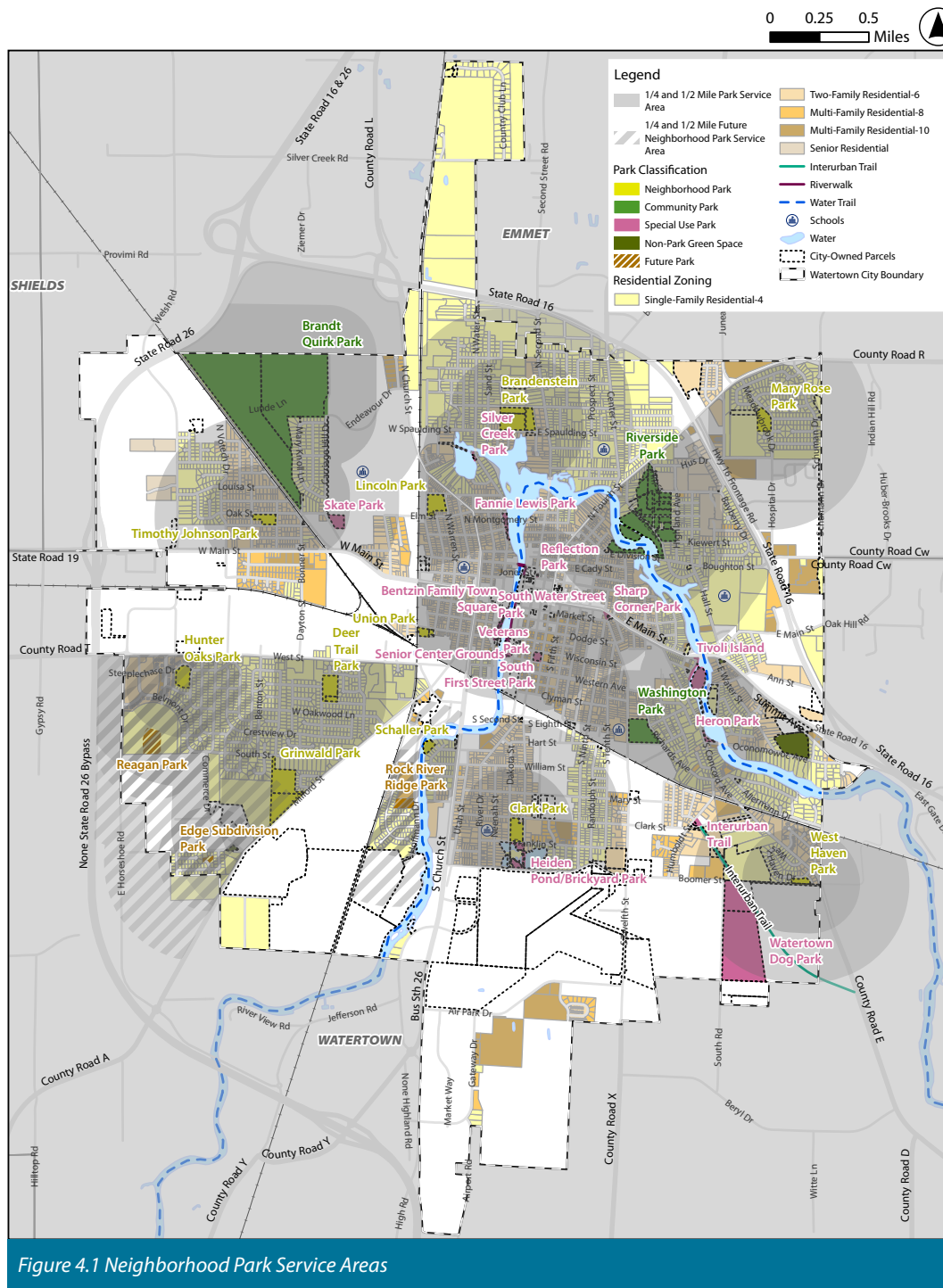


Figure 4.1 Neighborhood Park Service Areas

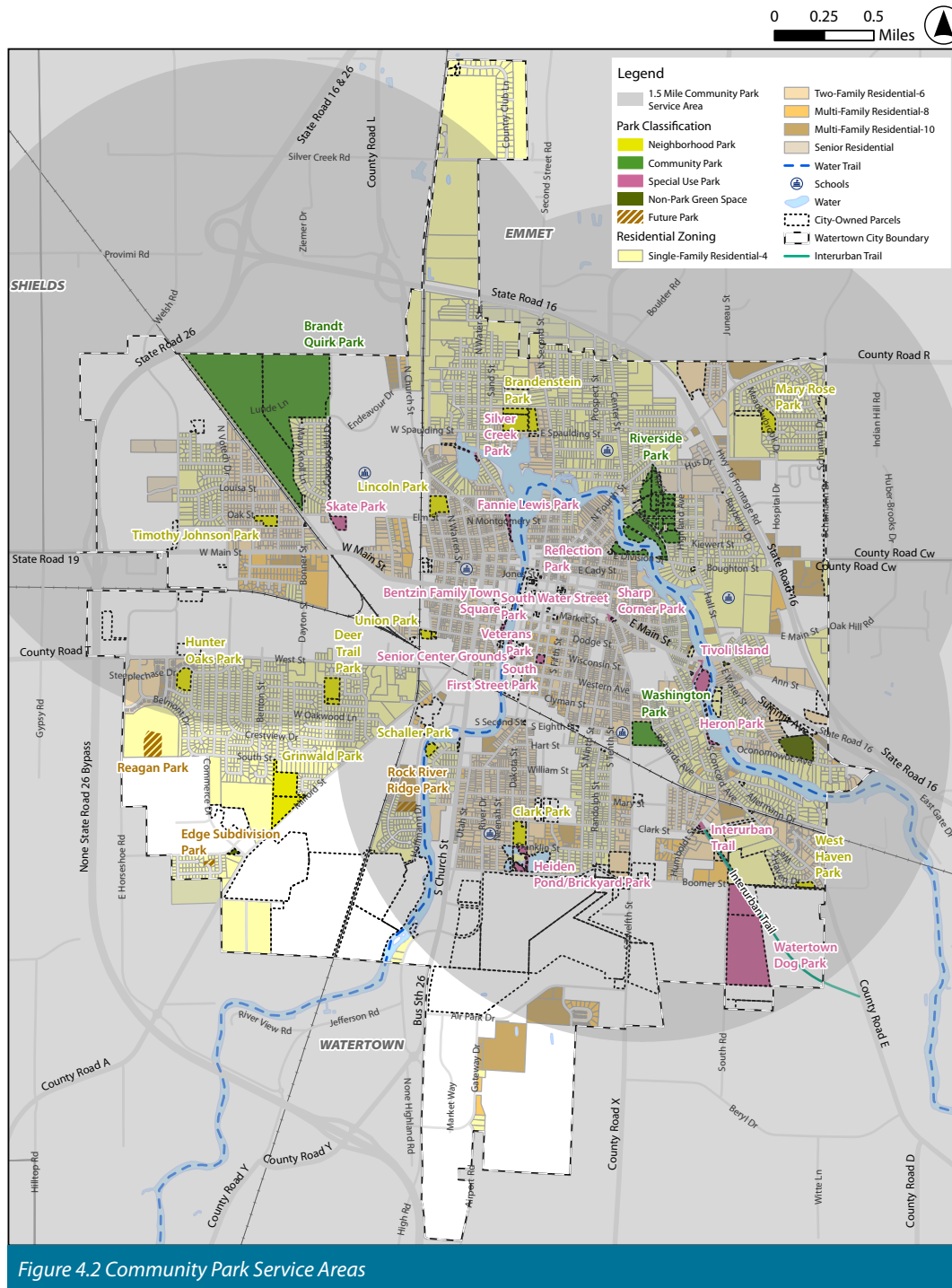


Figure 4.2 Community Park Service Areas

## COMMUNITY PARKS

Community parks are expected to provide for a larger service area. In Watertown, precedent planning efforts have set this service area at 1.5 miles. Within Watertown, there is fairly broad coverage of areas serviced by Community Parks. The southwest and southern areas of the City are lacking in service, as set by the local standard. Future search areas for larger areas for a new community park could be evaluated for parkland development. As of current, there are many larger parcels of land that are city-owned in this area.

## NATIONAL RECREATION AND PARK ASSOCIATION METRICS

The NRPA collects data from communities and park agencies around the country on a volunteer basis. Not all park agencies classify their data the same or have the same needs. Climate, culture, and other variables affect the number of park facilities and the size of a park system. The following information offers one lens through which to compare Watertown's park system, and evaluate potential needs.

## PARKS AND FACILITIES

Based on the 2024 NRPA Agency Performance Review, the typical park and recreation agency in the United States offers one park for every 2,386 residents, with 10.6 acres of parkland per 1,000 residents. By comparison, Watertown offers one park per 792 residents, with 13.72 acres of parkland per 1,000 residents. The following table presents NRPA data on parkland and facilities provided by the 2024 NRPA Agency Performance Review for communities with a population between 20,000 – 49,999 people, with comparison to existing park and recreation facilities in

Watertown. Watertown generally meets or exceeds peer communities across the country in nearly every category of outdoor recreation facility, with the exception of inclusive play areas, golf courses and driving ranges.

## STAFFING

The Park, Recreation, and Forestry Department in Watertown is staffed by 18 full-time employees and a single part-time employee, 7 of which are mostly in recreational programming and/or management roles, while 11 are generally park maintenance staff. As of 2025, the department was under in terms of both employees and hours. In order to provide the high level of service that the City desires, it is recommended that at a minimum, the existing ratio of full-time to part-time staff, in addition to the ratio of programming to maintenance staff remain the same over the next five years.

According to the 2024 NRPA Agency Performance Review, the median number of full-time employees in communities of similar size is 11.2. In comparison, Watertown has 7.8 full-time employees per 10,000 residents. If new or expanded programming, facilities, or land acquisition takes place, additional staff should be considered and is recommended to maintain a high level of service for the community.

	WATERTOWN	NRPA METRIC, BASED ON MEDIAN POPULATION PER FACILITY FOR COMMUNITIES WITH A POPULATION OF 20,000 - 49,999	MEDIAN (FOR NATIONAL COMMUNITIES SIZED 20,000 - 49,999)	WATERTOWN OVERAGE/ DEFICIT
Population (2022 ACS Estimate)	22,978			
Number of Parks	29.0	11.1		17.9
Total Park Acreage	315.3	257.4		57.9
Residents Per Park	792	2,062	2,062	1,270
Acres of Parkland Per 1,000 Residents	13.7	11.2	11.2	2.5
Playgrounds or Play Structures	13.0	7.4	3,105	5.60
Inclusive Playgrounds	0.0	1.2	19,729	-1.16
Diamond Fields (Ballfields)	18.0	7.6	3,007	10.36
Basketball Courts*	4.5	3.1	7,501	1.44
Rectangular Fields (Soccer Fields)	17.0	6.9	3,333	10.11
Dog Park**	2.0	0.8	27,508	1.16
Tennis / Pickleball Courts***	16.0	1.8	13,000	14.23
18-hole golf courses	0.0	0.7	32,812	-0.70
Driving Range	0.0	1.8	12,700	-1.81
Disc Golf Courses****	1.0	0.8	29,445	0.22
Ice Rink	2.0	1.2	19,770	0.84

\*This count reflects 5 half-size basketball courts and 2 full size basketball courts.

\*\*This count reflects the Watertown Dog Park and the Off-Leash Dog Walk Area at Brandt-Quirk Park.

\*\*\*\*Today there are (16) tennis courts within the City of Watertown's park system. There are 12 striped pickleball courts at Riverside Park (doubling over existing tennis courts); however players need to bring their own net or pay \$30/year to access the locked nets on-site.

\*\*\*\*This count does not include locations with a single basket or practice/driving range.

Table 4.3 Watertown NRPA Metrics



# COMMUNITY ENGAGEMENT

Over the course of the project, a variety of methods were employed to gather information from residents and community members on how they use Watertown's parks today, and how they would like to see the park system grow into the future. Information collected through community input was used to develop the goals, objectives, and direct priorities for future projects and recommendations.

Early on in the planning process, a Communication and Engagement Plan was drafted in collaboration with City staff. This document guided engagement and helped to identify community stakeholders, as well as outline outreach and communication efforts. A project page was hosted on the City's website; printed flyers and social media posts were shared to let people know about events and ways to get involved.

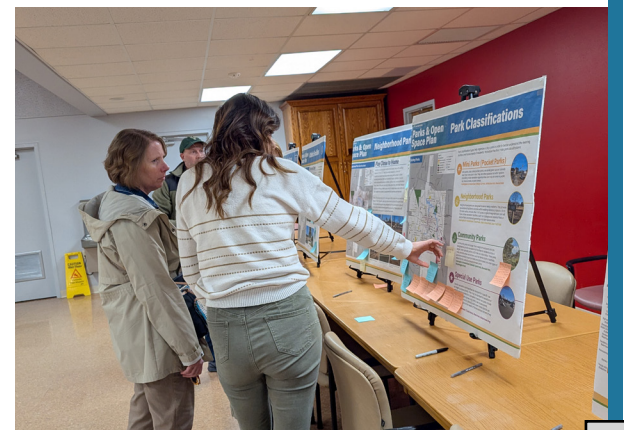
The following is a description of the engagement events, tools, and input collected.

## OPEN HOUSE

A Community-wide Open House was held on Tuesday, April 16th, 2025 at the Senior and Community Center. The open house featured presentation boards and information about the project area topics (neighborhood parks, river access, athletics, recreational trails), trends in parks that are relevant to Watertown, and information about three new parks that will be developed in the coming years. Participants were invited to speak one-on-one with staff and the consulting team, as well as provide comments on comment cards or place comments directly on the boards. There were approximately 12 people who attended the open house. While the number of participants were on the low side, the conversations and ideas shared were incredibly valuable in shaping the plan.

### Ideas shared at the open house:

- **Ideas for a new fishing pier facility at Heiden Pond**
- **Ideas for dog park development and enhancements**
- **Ideas about improving accessibility**
- **Ideas about incorporating nature-based play and recreation at Reagan Park**



## STAKEHOLDER LISTENING SESSION

A stakeholder listening session was hosted on Tuesday, May 13th, 2025. Identified stakeholders representing organizations related to youth athletics, seniors, the YMCA, Maranatha Bible University, and Watertown School District were invited to learn about the plan and share their ideas.

### Ideas and topics discussed at the stakeholder listening session:

- **Desire for more gathering events and programming in parks with food and drink vendors**
- **Desire for more winter activities**
- **Expand walking trails throughout parks**
- **Need for more dog parks**
- **Need for additional basketball courts, baseball fields**
- **Desire for more water features or splash pads**

## COMMUNITY SURVEY

The City launched an online community survey to collect ideas and concerns from residents. The survey was open from March 1, 2025 until May 30, 2025. Over the three-month period, 196 people participated in the survey. Demographic information on survey participants was also collected.

## SUMMARY OF PARK-RELATED QUESTIONS

- » Most residents are visiting Watertown Parks frequently, with over **53% visiting parks either daily or weekly.**
- » The most popular park activities are passive-recreation related. **Hiking, biking, walking or rolling are the most popular**, with visiting playgrounds, visiting a farmers market, listening to a music performance, or wildlife viewing are the next most popular activities.
- » **Most people are driving to parks (63%), while a significant number of people are walking (30%) or biking (5%).**
- » Larger community parks, such as **Riverside Park and Brandt-Quirk Park are the community's favorites**, with Bentzin Family Town Square and Tivoli Island as also popular. Understandably, neighborhood parks tend to be more popular with the people who tend to live nearby (within walking distance).
- » **Overall, most residents are satisfied with the City's Park System**, with 92% of survey participants reporting that they are somewhat satisfied or very satisfied.

- » Suggested improvements to parks Section 8, Item B.
  - Addition and maintenance of restrooms throughout the park system
  - Better hiking, biking, and walking connections to and within parks
  - Allow dogs (on-leash) in parks, provide more dog-friendly parks
  - More events such as outdoor concerts, art, vendor fairs
  - More consistent maintenance within the existing park system
  - Updated playground equipment
  - Updated and complete information on parks posted to the City's website

## SUMMARY OF RECREATION / PROGRAM QUESTIONS

- » Most people who visit the City's larger recreational facilities (Aquatic Center, Indoor Pool, Senior and Community Center) do so a few times per year.
- » **Youth sports are the most popular programs**, followed by Community Center activities, aquatics classes, and free swim.
- » The **majority of residents hear about recreation programming and events through social media (63%)**, followed by the City's website (36%) and the City newsletter (30%).
- » **84% of residents are generally satisfied with the City's program offerings, and most (91%) feel that program fees are reasonable.**

- » Suggested ideas for new programs include:
  - **More programming for younger children** and families, such as yoga, zumbini, gymnastics
  - **More programming for adults** – evening classes that have shorter durations
- Family enrichment programs
- Yoga for all ages
- More swim lesson offerings
- » 85% of residents are satisfied with the City's ability to maintain and improve the park and recreation system.
- » 87% of residents are satisfied with the safety, cleanliness and appearance of parks and recreation facilities.

## SUMMARY OF DEMOGRAPHICS OF SURVEY PARTICIPANTS

- » Most survey participants are between the ages of 18 and 44.
- » Race and ethnicity of participants skewed slightly more white than other races or ethnicities, when compared to the overall make-up of the City's population.
- » 61% are part of a family with children who use the City's park system.
- » 14% are business owners.
- » 43% work in Watertown.
- » 83% live in Watertown.
- » 83% are homeowners.
- » 7% are renters.
- » 11% have a disabilities that affects their use of Watertown Parks and Recreation facilities.

## SOCIAL PINPOINT

In addition to the community survey, the City provided an online map of the City's park system, linked to the project website. Within the map, visitors were invited to provide comments to explain places that they love, ideas, or concerns. Overall, the online map was viewed by 392 visitors who provided 142 comments. The map was open from March 1st to May 1st, 2025.

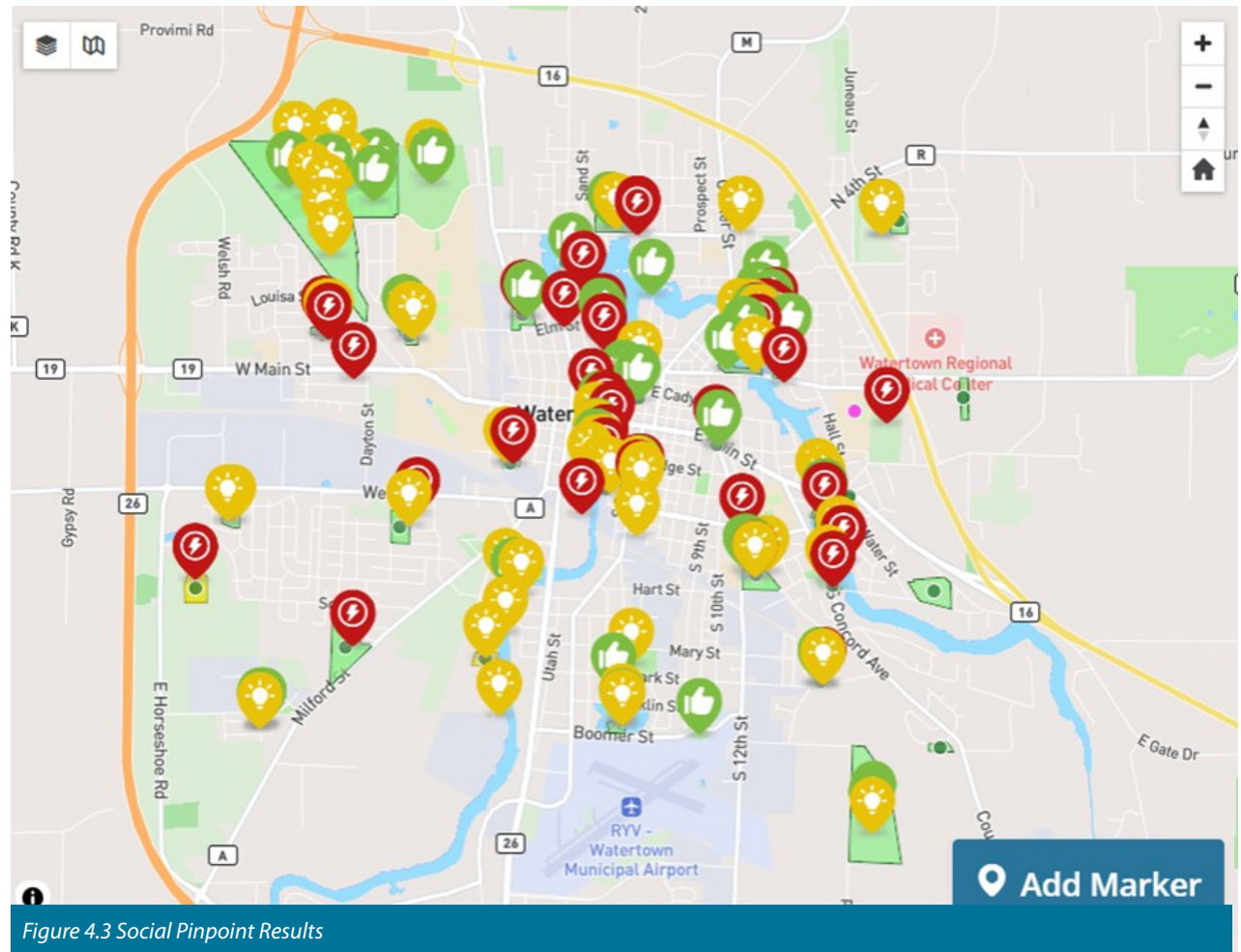


Figure 4.3 Social Pinpoint Results



## SUMMARY OF PLACES PEOPLE LIKE

» Places that are well-loved by the community:

- Brandt-Quirk Park – ballfields, tennis and walking trails
- Riverside Park – Volleyball, walking trails, views of the river
- The Riverwalk
- Fanny P Lewis Park

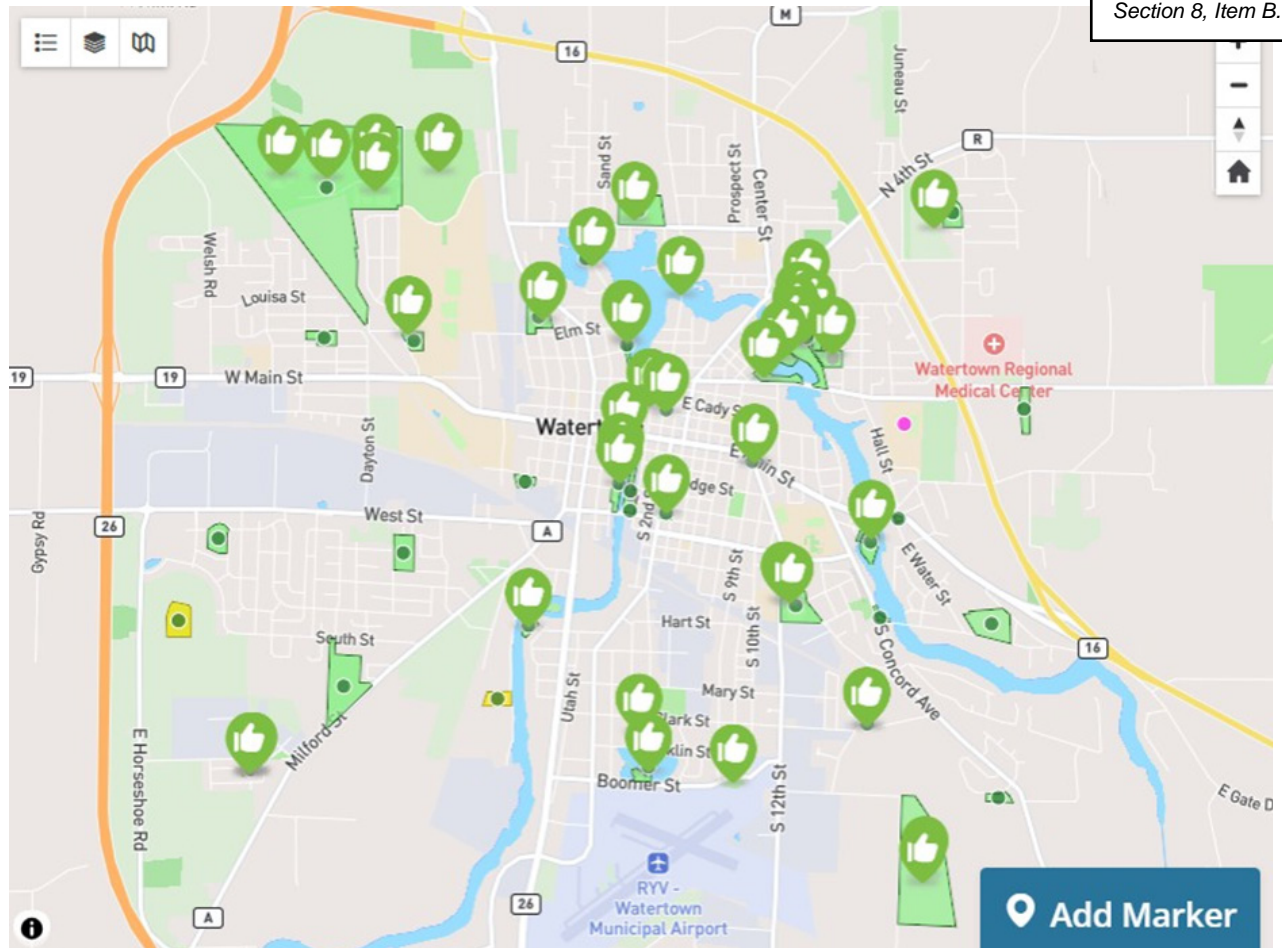


Figure 4.4 Social Pinpoint Results: Places People Like



**PLACES PEOPLE LIKE**



## SUMMARY OF IDEAS

- » Future Rock River Ridge Park – music/outdoor performance venue
- » Many suggestions for additional fishing spots along the Rock River
- » Brandt-Quirk Park:
  - Ideas for additional trails
  - Indoor play facility
- » Riverwalk:
  - Extend in both directions to connect along a longer stretch of the river
  - Ideas for beautification along the walkway
  - Add more fishing spots
- » Veterans Memorial Park:
  - Add more benches
  - Consider a 'Friends' group or other collaboration to help with landscape maintenance
- » Riverside Park:
  - Add a kayak launch and more fishing spots
  - Bocce ball and other lawn games
  - Fence in the playground area
- » Tivoli Island Park:
  - Add more signage for parking and wayfinding

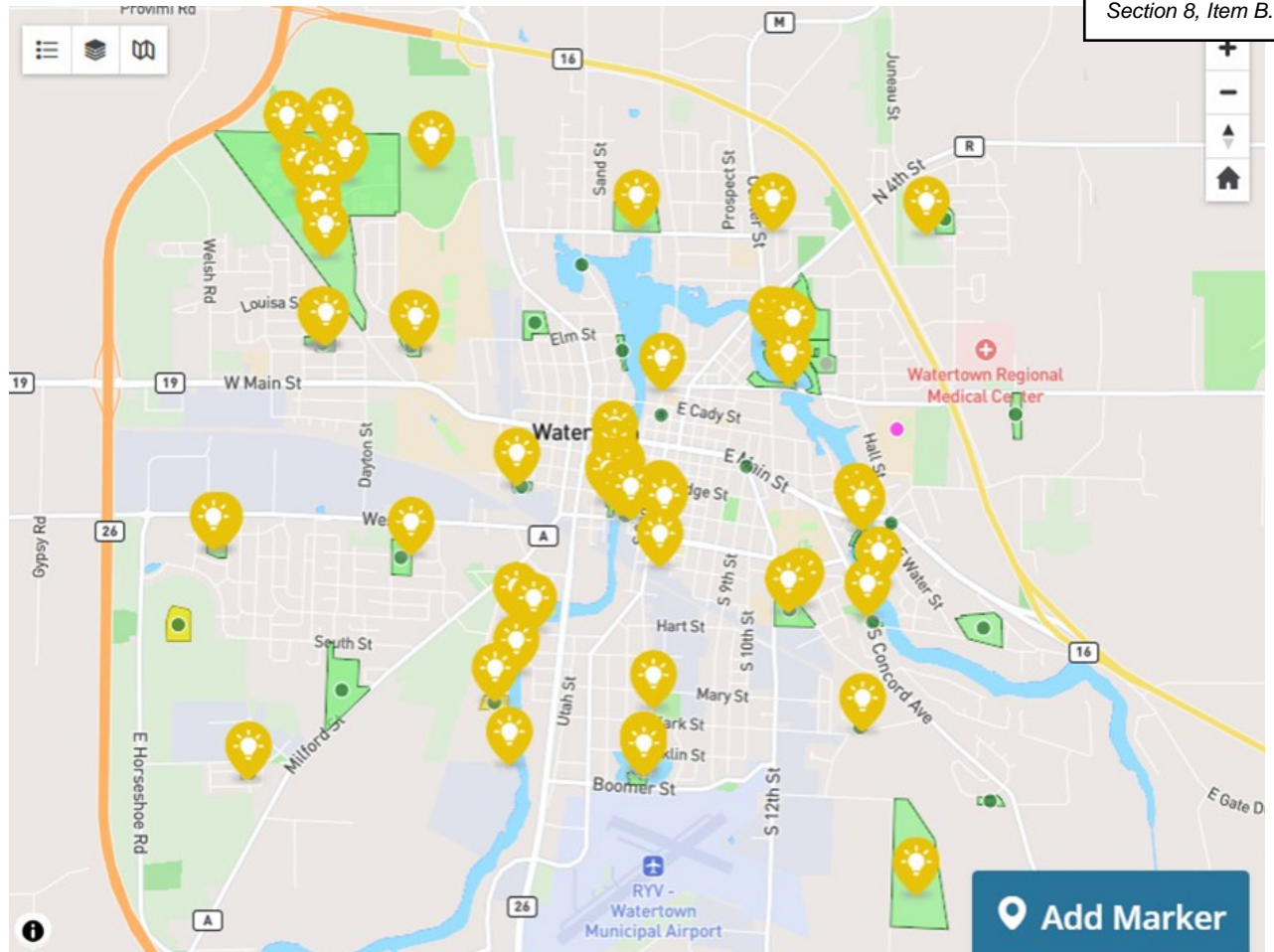


Figure 4.5 Social Pinpoint Results: Ideas



IDEAS

## SUMMARY OF CONCERNS

- » Concerns with safety at intersections near park entrances
- » Playground equipment that needs upgrading
- » Veterans Memorial Park is getting too crowded with memorials
- » Maintenance, trash clean-up along the Riverwalk
- » Shade structure needs improvement at Bentzin Family Town Square
- » Facilities at Riverside Park get a lot of use and are in need up updating or replacing
- » Need for more trash receptacles within smaller parks
- » Concern that park development at Reagan Park will eliminate too many trees

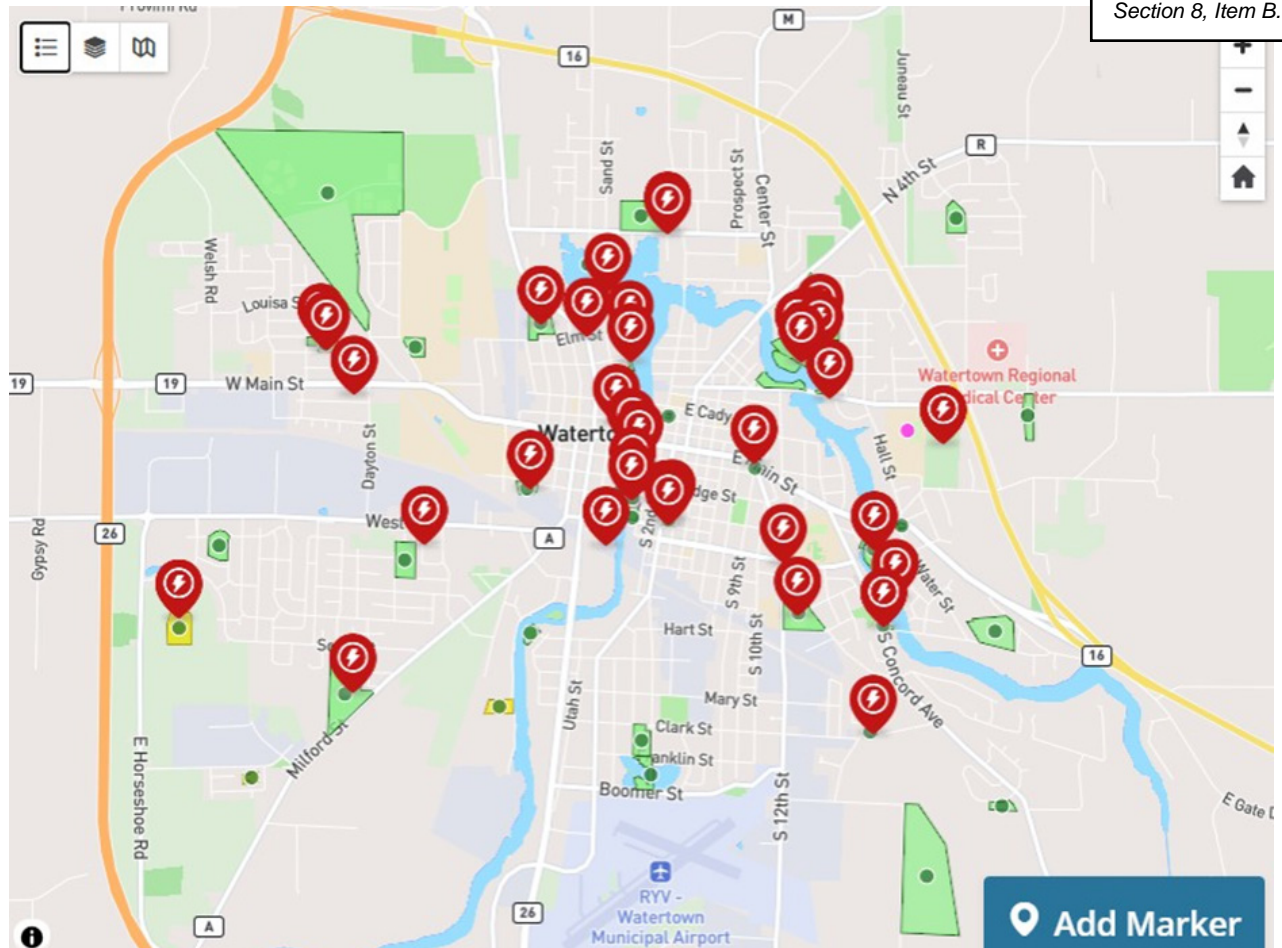


Figure 4.6 Social Pinpoint Results: Concerns



CONCERNS

# IDEAS, OPPORTUNITIES, AND CHALLENGES

The following is a summary of additional issues, opportunities, and observations on potential needs for Watertown's park system. This list was compiled through on-site observation, conversations with staff, and community input.

- » Many parks do not have any bike racks, or existing bike racks are challenging to identify and use.
- » Dogs are not allowed in any parks today. However, this is clearly a desire by residents.
  - **Idea:** allow dogs (on-leash) and provide waste receptacles
- » Play containers are not accessible; most have a 6 – 12" wood curb around the edges and engineered wood fiber (EWF) surfacing compacts lower than the edge of the curb, which creates an inaccessible step down into playground containers.
  - **Idea:** With surfacing upgrades, replace wood curb with landscape edging or an integrated seat wall.
  - **Idea:** With surfacing upgrades, overfill EWF to compensate for settling
- » Although pickleball courts are available today at Riverside Park, players need to bring their own net or pay \$30/year to access the locked nets on-site.
  - **Idea:** Permanently convert some tennis courts at Riverside Park for permanent pickleball and identify another location for dedicated pickleball courts.
- » Signage at parks is somewhat inconsistent; larger community parks have nice big signs; older neighborhood parks have older, less ornate signs. Many specialty parks today do not have any signs.
  - **Idea:** install 1-2 new signs every year to create a consistent city branding
- » Seating and shade is needed at playgrounds to encourage more intergenerational play.
- » There are many opportunities to decrease mowing areas (over time), increase habitat for birds and other wildlife along the river's edge throughout the park system with increased native planting. This will also alleviate some of the issues with geese overcrowding park areas.
- » There are opportunities to grow Watertown as a kayak and water sport destination. Additional launches, wayfinding, and outreach could bring in a lot of visitors to the area.
  - **Idea:** Map put-ins and take-outs and look for ways to create a water trail within the park system.
  - **Idea:** Integrate kayak rental into parks with river access.
- » Walking, biking, and hiking are the most popular activities with Watertown residents; there are opportunities to integrate more trails within and through parks
- » Playgrounds are closed in the wintertime, however there is a desire to integrate more winter facilities and programming.
  - **Idea:** keep playgrounds open during winter where possible.
- » Flooding is an issue along the Rock River. The Senior Center has had repeated flooding and this creates a challenge for investing and permitting of new facilities that are within floodplains.
- » Playgrounds – most within the system are aging and beyond repair and in need of replacement
- » Restrooms within parks are mostly older, some are closed because lack of function
- » K-3 Soccer is the biggest need for athletics – additional fields (up to 3) that fit this age group would be useful.
- » Full-size basketball courts is an identified need
- » ADA pathway and accessibility is inconsistent throughout the system. Consider performing an ADA evaluation and targeting improvements to address accessibility.

# TRENDS IN PARKS AND RECREATION

The following are regional and national trends in parks and recreation that are applicable to Watertown.

## PARKS ARE PLACES TO CONNECT

As people spend more time on screens, they are interacting less with the people, community, and environment around them. Parks provide an opportunity to create places for people to gather, engage, and meet off-line and outdoors.

**The average person spends 93% of their life indoors. Children aged 8-18 spend an average 7.5 hours per day on screens.**

**72.4% of Wisconsin's SCORP respondents cited connection with nature as a motivation for recreating.**

## CONSIDERATIONS FOR PARK & RECREATION PLANNING

- » Offer spaces that balance active recreation (eg. athletic facilities) with unstructured or creative spaces (eg. adventure play for younger kids, hammock groves and passive social spaces for teens).
- » Nature-based play, which incorporates natural elements such as balancing logs, is a growing trend. These areas are often less expensive to build than conventional playgrounds.
- » Expand inclusive play offerings based on universal design principles. Consider how playgrounds can accommodate residents of varying ages and abilities.
- » The future playground at Riverside Park is an example of an inclusive play offering.
- » Re-purpose under-utilized open space for community gardens, gathering spaces, and other low-impact social spaces.

# 5





# AGING ACTIVELY

An increasing percentage of the population will be aged 65 or over in the coming years. It is important to consider the recreational needs and interests of older adults. From the growth in popularity of pickleball to more passive activities, like birdwatching, there needs to be a multi-generational approach to park and recreation facilities and programming.

**In 2022, 17.3% of Americans were aged 65 or older, which is about 1 in 6 Americans. By 2040, it is predicted that 22% of the population will be aged 65 or older.**

**18.4% of Watertown residents are aged 65 or older.**

**Between 2019 and 2023, participation rates for American's aged 55-64 increased from 41.2% to 49.7% and for those 65 and older, rates grew from 28.8% to 39.5%**

## CONSIDERATIONS FOR PARKS & RECREATION PLANNING

- » Seek ways to add more senior recreation opportunities, including more mid-day recreation programs.
- » Develop park and recreation facilities for a variety of mobility, ability, and activity levels.
- » Promote passive outdoor recreation, such as walking, gardening, low-impact sports, etc.
- » Seek ways to engage seniors in volunteer opportunities within Watertown.
- » Ensure that information shared regarding parks and recreation does not solely rely on internet access, or other technologies that may not be used by seniors in the community.



# PARKS AS FLEXIBLE, RESILIENT SPACES

Our changing climate means more severe weather events. Parks can, and often already do, serve multiple recreational and resilience purposes. Stormwater mitigation and treatment, floodwater storage, pollinator habitat, ecosystem restoration, and opportunities to manage invasive and native plant species are all functions parks can provide a city. Extreme heat events and warmer winters affect the recreational activities available to residents at different times of the year.

**Parks can provide places to cool off, or warm up. Watertown currently has an excellent aquatics facility and the recently constructed Bentzin Family Town Square has a water feature. Watertown also benefits from great access to the Rock River, with 10 kayak and canoe access points throughout the city.**

## CONSIDERATIONS FOR PARKS & RECREATION PLANNING

- » Adopt policies to prioritize native plantings, pollinator-friendly gardens, and other resilient landscaping practices.
- » Evaluate maintenance plans to balance manicured and mown spaces with restoring natural landscapes, such as prairies, which require less maintenance over time.
- » Provide splash pads and water-based recreation access as a way to stay cool and engage in outdoor activities on hotter days.
- » Seek ways to provide more opportunities for outdoor recreation in winter months that do not rely on snow or ice (ie – clearing trails for use throughout the year).





# RIVER-BASED RECREATION

Like other trails, water trails generate economic benefits, capturing this benefit requires providing easy entry/exit points along the river. Watertown is unique because there are so many places to access and see the Rock River within the city. Currently, the City of Watertown has 10 parks that are along the Rock River waterfront, 7 parks with fishing access, and 10 parks with a kayak or boat launch. The Bentzin Family Town Square has an ADA-accessible kayak launch.

**36.2% of respondents to Wisconsin's SCORP survey stated they participated in kayaking, canoeing, or stand-up paddleboarding within the last year and another 28.4% said they had participated in the past.**

**In 2012, Rock River became the first recognized National Water Trail in Wisconsin and Illinois. This water trail is 320-miles long and winds through Watertown.**

**Currently, the City of Watertown has (8) parks that are along the Rock River waterfront, (4) parks have a fishing pier, and (7) parks have a kayak launch. The recently completed Bentzin Family Town Square Park has an ADA-accessible kayak launch.**

**Water trails offer an alternative, accessible form of recreation and provide increased access to waterways and shorelines.**

## CONSIDERATIONS FOR PARKS & RECREATION PLANNING

- » Accessible and high-quality entry and exit points to rivers and water bodies will increase access for all users.
- » Support amenities for river recreation, such as campgrounds and storage, in close proximity to entry/exit points.
- » Partner with local vendors to provide paddle-shares or other low-barrier ways to access water-related activities.
- » Wayfinding to guide visitors to river access points is important, from both the land and from the water.
- » Planning for riverfront shops and access along the river.
- » Planning for more docking areas along the river for day-trippers visiting from outside of the area.



# EMERGING RECREATION ACTIVITIES

As new activities trend and more traditional recreational pursuits, such as baseball, softball, basketball, and soccer decline in popularity, there are new demands on park and recreation facilities. The role parks facilities play is changing, providing more variety in both passive and active recreational pursuits, from dog parks and nature centers to skate parks and other specialized facilities.

**In a recent survey for Wisconsin's SCORP, only 16.5% of respondents reported participating in field sports (e.g. soccer, football, baseball).**

**According to Wisconsin's 2019-2024 SCORP, there is a moderate demand for dog parks, and disc golf courses, and a high demand for campsites in the Southern Gateways region, which includes both Jefferson and Dodge Counties.**

**Pickleball continues to grow in popularity across the United States.**

**45.5% of all households in the U.S. own dogs, and dog parks are increasingly viewed as needed recreational amenities in communities.**

## CONSIDERATIONS FOR PARKS & RECREATION PLANNING

- » Requests for additional specialized, single-use facilities, such as pickleball courts, are in high demand (nationally).
- » Consider programming to help young people and people new to outdoor recreation feel confident and welcome learning new types of activities, such as mountain biking or introduction to pickleball.
- » Accommodations for new or emerging sports may already exist within the park system. For example, cricket and lacrosse can be played on multi-use turf fields.





# OUTDOOR RECREATION IS GROWING IN POPULARITY

The COVID-19 pandemic led to major growth in the number of participants in outdoor recreation due to the flexibility outdoor spaces provided for socializing, exercising, and passive activities that could no longer occur in indoor facilities. Since 2020, growth in the number of Americans participating in outdoor recreation has continued to grow, even as pre-pandemic routines return in other aspects of everyday life.

**Since COVID, the number of users who are accessing parks has continuously increased**

**In 2023, national participation grew 4.1%, with a total of 57.7% of all Americans aged 6 and over participating in outdoor recreation. 22.2 million more Americans are participating in outdoor recreation in 2023 compared to 2019.**

**7.7 million people tried a new outdoor activity in 2023.**

**Many new participants are casual participants, meaning they do not participate regularly in specific activities, and there is greater diversity within this group compared to historical groups of core participants.**

## CONSIDERATIONS FOR PARKS & RECREATION PLANNING

- » Facilities are potentially undergoing higher usage than in previous years, requiring more maintenance to address wear and tear on park facilities.
- » There is an opportunity to engage new participants with specific programming that encourages repeat involvement and reduces barriers to participation. These ideas are commonly understood as 'Active Living,' which aim to provide low- or no-cost ways for people to exercise and get outside on a daily basis. Examples of this include park bingo, birding, and hiking.



# DISCONNECTION FROM NATURE

Much of life has moved online, including many services and social activities. This means Americans spend more and more time on screens and have limited opportunities to engage with the people, community, and environment around them. Park and recreation facilities and programs can offer alternatives to this trend.

**According to the Environmental Protection Agency (EPA), the average person spends 93% of their life indoors. Children aged 8-18 spend an average 7.5 hours per day on screens.**

**The amount of unstructured play in a child's day is an average of 4-7 minutes per day.**

**Children's play has moved from outdoors to indoors since the 1950s, reducing people's connections to parks and nature**

**72.4% of Wisconsin's SCORP respondents cited connection with nature as a motivation to recreate, suggesting the desire to reconnect and spend more time outdoors.**

## CONSIDERATIONS FOR PARKS & RECREATION PLANNING

- » Seek ways to integrate educational and interpretive programs that partner with schools and after school programs.
- » Seek ways to balance passive (unstructured) and active (structured) recreational opportunities for kids.
- » Offer spaces for unstructured, exploratory and creative play for a variety of age groups (eg. adventure play for younger kids, hammock groves and passive social spaces for teens).
- » Seek ways to offer adventure and non-traditional sport activities opportunities
- » Seek ways to incorporate technology into outdoor and exploration-related programming (ie- citizen scientist programs)
- » Nature-based play is a growing trend; this type of play incorporates natural elements into play experiences and offers unstructured, creative play environments. These types of play areas can often be less expensive to build than conventional 'off-the-shelf' play features and can be place specific or incorporate educational features.





# COMFORT AND SAFETY

Safety is an important factor in how often and in what ways residents use park and trail facilities. Parks and trails that foster a sense of safety through their design and facilities, such as good lighting and open sight lines, provide recreational opportunities to more residents and for longer periods of time.

**Though only 6% of Wisconsin SCORP survey respondents identified safety and welcomeness as a barrier to participating in outdoor recreation, the responses showed that a disproportionate number of people of color feel unsafe or unwelcome in outdoor recreation spaces. This was a sentiment reiterated in the SCORP focus group meetings.**

## CONSIDERATIONS FOR PARKS & RECREATION PLANNING

- » Improving safety and the perception of safety along trail facilities will benefit a large number of recreation users.
- » Improved lighting within parks and trails can significantly increase perceptions of safety and availability of facilities throughout the seasons.
- » Review for potential crossing treatments for pedestrians and bicyclists at roadways may be necessary to address specific areas of conflict.
  - The City of Watertown will be completing a city-wide bicycle and pedestrian plan in 2025; specific areas for future improvements will be included in this plan.
- » Providing facilities within safe walking or biking distances of neighborhoods increases the ability for youths, seniors, and mobility-challenged residents to participate in outdoor recreation.
- » Ensure information and wayfinding is available in multiple languages if this is an identified need in the community.



# INCREASING DEMANDS ON TIME AND CHANGING SCHEDULES

Section 8, Item B.

There are ever-increasing demands on Americans' time and schedules are becoming more structured at younger and younger ages. Remote work means some peoples' schedules are shifting, sometimes becoming more flexible. Finding ways to make parks and recreation opportunities easily accessible will ensure participants have more options to fit their day-to-day life.

**Not having enough time or having other priorities was cited as the number one barrier to accessing or limiting outdoor recreation by Wisconsin SCORP survey respondents (54%).**

**20% of respondents cited costs as a barrier to participation and 19% of SCORP respondents identified the distance to go for outdoor recreation as being too far as an obstacle to participating**

**Increased mobility of the workforce (remote work, freelance work) has resulted in individuals choosing where to live based on lifestyle and proximity to family and friends rather than employment opportunities. In Watertown, 4.9% of residents work from home.**

**Although recreation participation has increased overall, the number of outings per person has decreased.**

## CONSIDERATIONS FOR PARKS & RECREATION PLANNING

- » Seek ways to increase recreational opportunities for people close to their home.
- » Flexible hours and increased hours of operation could be a consideration. Programs that can be individualized or scheduled after school or after work hours may be needed.
- » Look for ways to increase multi-functional community spaces for more flexibility in programming.
- » Continue to grow partnerships with local organizations for programming
- » Consider how special events or seasonal closures may affect daily users of park and trail facilities.
- » Seek new technologies to allow for increased web-based registration for programs.





# PARKS AS INCLUSIVE GATHERING SPACES

More communities are building parks and facilities that facilitate placemaking opportunities and offer places to gather. Fostering social interaction through inclusive recreation opportunities is a key role parks can play. In local communities, parks offer no- and low-cost ways for people to gather, engage, and meet off-line and outdoors. There is an increasing emphasis on inclusivity and accessibility, and parks can lead the way in providing spaces where all ages and abilities feel welcome.

**Parks offer free and low-cost environments for people of all ages to gather, interact, and socialize, an increasingly important role given the loneliness epidemic impacting all generations in this country.**

**Creating inclusive spaces where people of all ages and abilities are able to participate and engage is recognized with increasing importance.**

**Over 90% of parents believe playground equipment should accommodate a wide range of abilities, a sentiment being realized across the U.S.**

**In a 2018 NRPA survey, 74% of parks and recreation-related agencies offer programs and activities for individuals with physical disabilities and 62% of agencies offer programs and activities for individuals with cognitive disabilities.**

## CONSIDERATIONS FOR PARKS & RECREATION PLANNING

- » Expand inclusive play offerings based on universal design principles. Consider how playgrounds can accommodate children and adults with varying needs. Seating, shaded areas, resilient surfacing, low-slope pathways, and proximity to parking areas are all ways to increase accessibility, in addition to upgraded play features or ADA-accessible equipment.
- » The future playground (2025) to be constructed within Riverside Park is an example of an inclusive play offering that will be available to residents.
- » Offer varied programming that is accessible to participants of different ages and abilities.
- » Consult with advocacy groups, schools, parents, and neighbors to match inclusive and accessible elements with the people who will most benefit from these investments.
- » Partner with organizations or school districts to use under-utilized open space for community gardens, gathering spaces, and other low-impact social spaces.



# PASSIVE RECREATION

Trails provide universal and flexible facilities that can be used for both passive and active recreation, as well as commuting options and trail users include dog-walkers, walkers, bikers, runners, and commuters. Additionally, COVID-19 saw many activities move into parks and outdoor spaces, such as yoga and other fitness classes, putting flexible park facilities to use.

Over the last few years, there has been an increase in participation of passive activities such as biking, walking, running, and hiking at the expense of participation in organized activities, such as adult league softball and other sports.

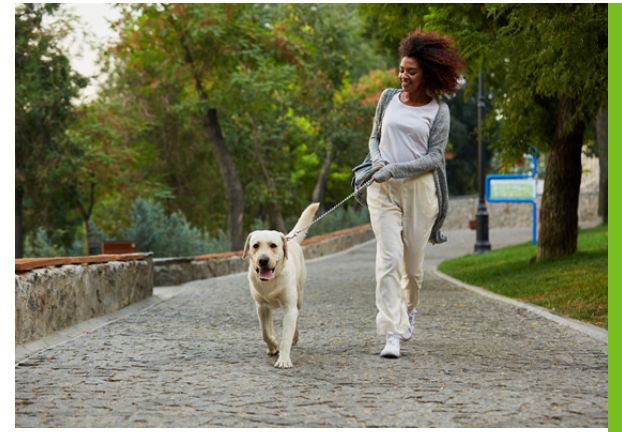
According to Wisconsin's 2019-2024 SCORP, there is a moderate demand for bicycling trails (recreational/rail-trail) in the Southern Gateways region, which includes both Jefferson and Dodge Counties.

According to the most recent state-wide SCORP survey, 65.7% of respondents participated in walking/hiking/running (on paved trails) and 59.2% participated in Hiking/Walking/Running (on unpaved trails).

After trail usage, the most highly participated in outdoor activities include swimming in lakes, ponds, or rivers (46.3%), wildlife watching/nature photography (45.1% of respondents participated), and picnicking (43.9%).

## CONSIDERATIONS FOR PARKS & RECREATION PLANNING

- » Regular maintenance of trail networks within parks is important. Fog sealing, patching and other frequent and lower-cost maintenance activities on the existing paved trails within parks is vital to prolonging the life of these investments.
- » Consider how trails are used beyond walking, running, and biking. For example, dog walking, photography, and roller blading are all other ways that trails within parks can be used.
  - With the exception of the Watertown Dog Park and paths within Brandt Quirk Park, most parks within Watertown do not allow dog-walking. This may be a policy to reconsider to increase offerings and use of neighborhood parks without the need to build additional dog-walking areas to meet community demands.
- » Seek ways to support the use of parks for passive recreation through partnerships with organizations to host community-wide free classes and events.





# PARKS CAN DRIVE ECONOMIC DEVELOPMENT

Park and recreation systems benefit local economies in a number of ways, from hosting tournaments to trail-based tourism, to park access increasing the desirability of neighborhoods. Recognizing and supporting recreation-related tourism and businesses can help support the local economy and increase awareness of the importance of access to parks and recreation.

**According to Wisconsin's 2019-2024 SCORP, direct visitor spending in Dodge County was \$81 million and in Jefferson County it totaled \$95 million.**

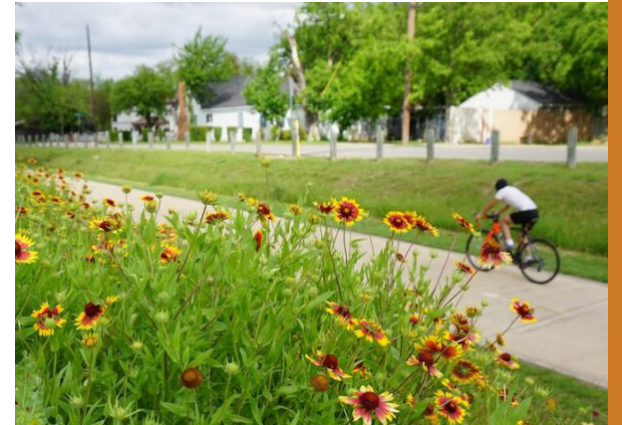
**Proximity to parks and trails is valued by potential home buyers and can set a community apart when people are making decisions about where to live.**

**Home values near parks and trail facilities tend to be higher than those farther away.**

**With the recent development of the Rock River District Plan, there is an increased interest in redevelopment sites along the River in downtown Watertown. All of the identified opportunity sites are within very close walking distance to a handful of City parks.**

## CONSIDERATIONS FOR PARKS & RECREATION PLANNING

- » Continue to work with county and regional partners to connect into regional trail systems and routes. More specific recommendations and initiatives will be identified through the city-wide bicycle and pedestrian plan effort.
- » Seek ways to partner with local businesses to provide facilities and amenities, such as bike racks and fix-it stations within parks. Trek is an example of a local business that could be a great supporter of this initiative.
- » Provide clear wayfinding and signage to ensure visitors can easily find, access and explore recreational offerings within the City's park system.
- » Today – there are a number of city parks that do not have signage, or are advertised as 'closed' during winter seasons.
- » Seek ways to provide pedestrian and bicycle paths between neighborhoods and parks to facilitate connectivity.





# GOALS & OBJECTIVES

Goals, objectives, and policies were developed through staff input, feedback collected by the community and through a thorough review of the 2019 plan to understand ideas that could be carried through this plan. The statements below will steer implementation of the plan and provide staff with tools for decision-making when new ideas or challenges arise.

## DEFINITIONS

### GOALS

Broad statements that express general public priorities. Goals are formulated based on the identification of key issues, opportunities, and challenges that affect the park system.

### OBJECTIVES

These are more specific milestones or actions and are usually attainable through strategic planning and implementation activities. Implementation of an objective contributes to the fulfillment of a goal.

### POLICIES

Rules and guidance to ensure plan implementation. Policies often accomplish a number of objectives.

A large white number 6 is positioned in the upper right quadrant of the page. The background is a blue-tinted photograph of a park with lush green trees and a paved path. At the bottom of the page, there are three white, stylized arches that resemble a bridge or a decorative border.

## GOAL #1

### Provide inclusive, safe, and active places for all.



Provide a sufficient number of parks, recreational facilities, and open space areas to support active living, and to enhance the health and quality of life for City of Watertown residents and visitors.

Such facilities should be diverse in accommodating people of many different ages and abilities, such as the elderly, people with disabilities, adults, youth, and children. Parks should be welcoming, safe, and accessible for all.

## OBJECTIVES

- 1.1 Provide high-quality public outdoor recreation sites and open space lands **for each neighborhood** in Watertown.
- 1.2 Ensure that **at least one park is within a safe and comfortable walking distance** for all Watertown residents, generally within ¼ to ½ mile from where people live.
- 1.3 Provide a **diversity of recreational opportunities** (active, passive, water-based, and land-based). Where possible, ensure that these opportunities are **well-distributed** throughout the City.
- 1.4 Offer a wide range of recreational opportunities to adequately **serve different age groups**, including children, teenagers, adults, and senior citizens.
- 1.5 Neighborhood Parks should be sited and designed to **enhance neighborhood cohesion** and provide a common neighborhood gathering place. Neighborhood parks should have **multiple access points** and should be visible from the surrounding roadways.
- 1.6 Community Parks should **accommodate the broadest variety of users** from across the city. Considerations for parking, restroom facilities, and gathering spaces should be integrated into the design and planning of community parks.
- 1.7 Work to ensure that existing park facilities are upgraded to **comply with ADA** design guidelines. Future parks should be designed so that they are **barrier-free and accessible** to persons with disabilities.

## GOAL #2

### Maintain and improve parks with community support.



Continue to manage and maintain existing parks, open space facilities, and recreational programming in response to community interest and needs. Leverage partnerships, grants, and agency programs to implement initiatives and to secure funding for projects.

## OBJECTIVES

- 2.1** **Leverage public-private partnerships, local associations and foundations, and other creative funding sources** to help improve and meet the long-term park and recreational needs of the community.
- 2.2** **Explore various means of funding land acquisition and improvements for parks and facilities.** This could include impact fees / park improvement fees, state and federal grants, conservation easements, and non-profit organizational funding sources.
- 2.3** **Integrate public health** in all decision-making processes city-wide by working with the Health Department on its “Health in All Policies” policy.
- 2.4** **Integrate projects identified through this plan into the City’s 5-Year Capital Improvements Plan** to prioritize new facilities and programs, in addition to maintenance of existing
- 2.5** **Develop partnerships** with the following organizations to assist in funding and implementing capital projects:
  - » Greater Watertown Area Community Health Foundation
  - » Local non-profits
- 2.6** **Continue to partner with the local school districts** to collaborate on programming and services.
- 2.7** **Explore formation of a Friends of Watertown Parks group** to lead private fundraising efforts, assist with park maintenance, and raise awareness about the City’s park facilities.
- 2.8** **Engage local neighborhood groups, stakeholder groups, and community residents** in the planning, design, and implementation of new park facilities, especially for neighborhood parks. Engage with local groups to assist with park maintenance, stewardship opportunities, invasive species removal, equipment installation or maintenance.



## GOAL #3

### Foster a resilient future.



Preserve, manage, and plan for the City's natural resources and outdoor amenities to create a resilient, sustainable park system that works for the benefit of current and future residents.

## OBJECTIVES

- 3.1 **Balance the need to acquire and develop new park and recreational facilities with the need to maintain and upgrade existing park sites and facilities.**
- 3.2 **Acquisition of park and open space lands should occur in advance of or in coordination with new developments** to provide for reasonable acquisition costs and facilitate site planning to meet the needs of future and current residents. **Parkland in undeveloped areas should be acquired through land developer dedications**, where feasible. This land should be desirable and usable as park land. **Minimum sizes for land areas should correspond to park classifications. New parks should be accessible from adjacent roadways and sidewalks**, comply with ADA requirements for accessibility, and be reasonably suited for providing areas for play and recreation.
- 3.3 All new **residential development should meet the park and open space standards and recommendations as outlined in this Plan** and implemented by the City of Watertown zoning and subdivision ordinances.
- 3.4 Planning and budgeting for park improvements, updated features, and new park acquisitions should include **consideration and capacity for city staff** to operate and maintain facilities.
- 3.5 The preservation of city-owned primary and secondary environmental corridors, isolated natural resource areas, steep slopes, woodlands and forests, lakes, ponds, streams, lakeshores, floodplains, riparian habitats, and wetlands should be **maintained and managed to ensure their ecological functions** to support vegetative, wildlife and fish habitats. Where appropriate and feasible, **city-owned natural drainage and stormwater management areas can be utilized** for passive recreation.
- 3.6 The City should continue to **develop a diversity of park sizes** and types based on the characteristics and needs of individual neighborhoods, the surrounding land use and natural resource features. The City should continue its Neighborhood Planning process to **identify future land uses, road and lot layouts, and the locations of parks open space corridors, and trails.**

## GOAL #4

### Connect parks and open spaces to the city's multi-modal network.



Ensure that parks, recreational facilities, and open space areas are connected to the City's multi-modal network for driving, biking, walking, and rolling.

## OBJECTIVES

- 4.1** Provide pedestrian, bicycle and vehicular **connections to all parks and recreation facilities.**
- 4.2** **New park developments should be integrated early** on in development planning to adequately link trails, bike routes, and sidewalks to parks.
- 4.3** Develop a City-wide Bicycle and Pedestrian Plan to prioritize active transportation facilities, connections, and utilization. This plan should **support a well-integrated network of sidewalks, recreation paths and trails, and bike lanes** throughout the city (and beyond) and should follow State and AASHTO standards. This plan process will include stakeholders from the DNR, Watertown Bicycle and Pedestrian Task Force, Jefferson and Dodge County, as well as other community representatives.
- 4.4** **Encourage public awareness** of the City's parks, trails, and outdoor recreational facilities by promoting them through maps, signage, and other print and web-based materials.
- 4.5** **Coordinate with Jefferson County and Dodge County** in efforts to implement projects from their respective Bicycle and Pedestrian
- 4.6** **Prioritize the connection of regional and state multi-use trails** (such as the Interurban Trail) to connect to the city's parks, employment and commercial destinations, Watertown's historic downtown, and to other regional multi-use trails.
- 4.7** **Continue bicycle and pedestrian educational programs** like the Police Department's bicycle rodeo and other trainings to increase safety and utilization of trails, paths, sidewalks, and streets.







# RECOMMENDATIONS & PROJECTS

## PLAN RECOMMENDATIONS

The following recommendations are based on information collected through community engagement, as well as suggestions from staff, along with issues and deficiencies identified through the needs analysis. With anticipated growth rates (see Chapter 4 Needs Analysis), additional acreage is needed to be added to the current system in order to meet local standards for neighborhood, community, and special use parks by 2030 and 2040. The timing of parkland acquisitions and development should coincide with the actual demand for recreational facilities in the City, along with available staffing to maintain the park system.

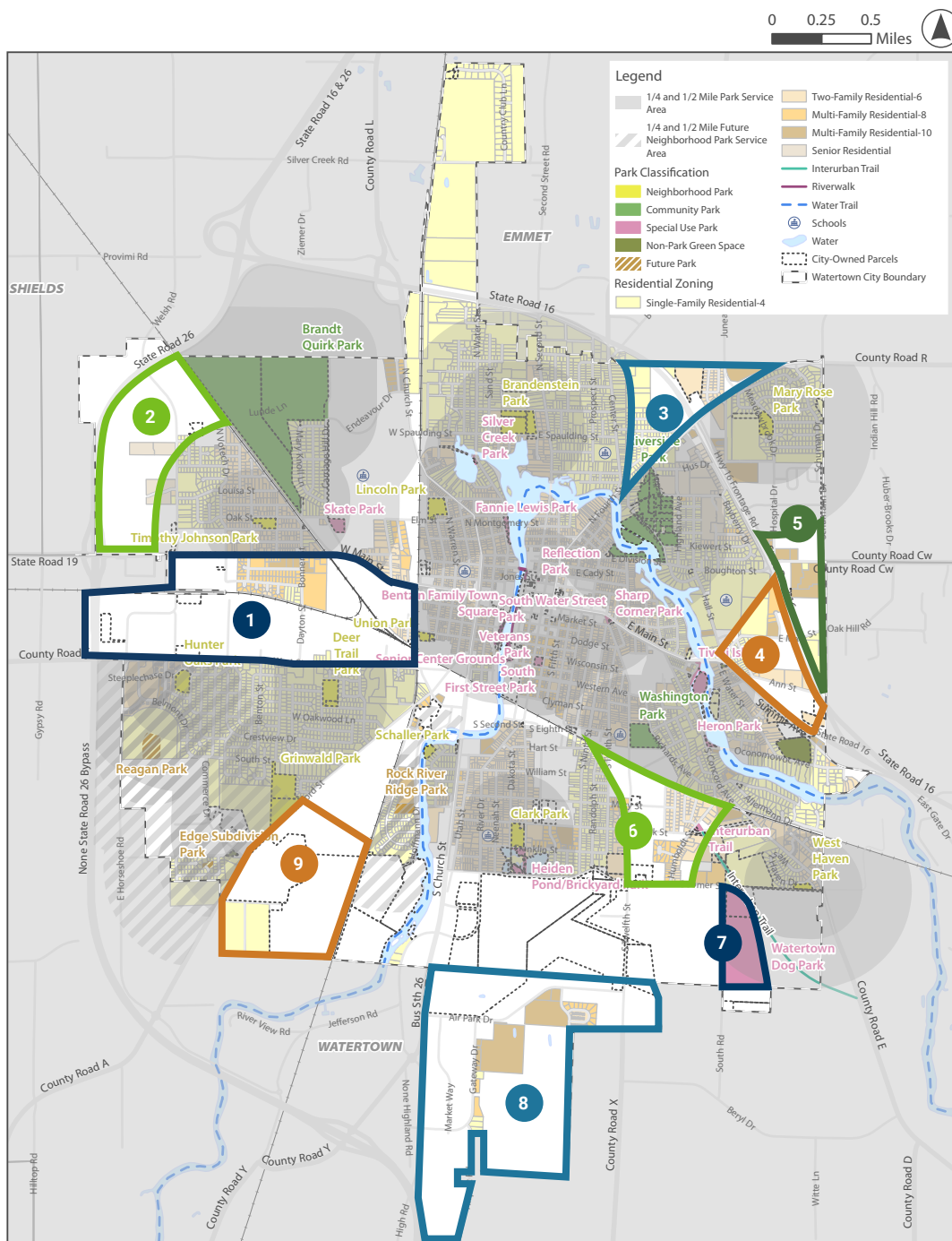
# 7

# FUTURE NEIGHBORHOOD PARK SEARCH AREAS

## PARK DEVELOPMENT

Figure 8.1 identifies residential areas that do not fall within a 5- or 10-minute walk zone of a park with neighborhood park amenities. These areas should be considered for either future park development or improvements to pedestrian access to expand service area access. Where possible, City-owned land is identified for potential future parkland.

- 1 The neighborhood zoned for multi-family residential south of Main St and north of the railroad tracks on the west side of the City is currently under-served for neighborhood park access. There is a city-owned parcel within this area that could be developed as a future park. Improvements to roadway crossings along Main Street would also assist in expanding the service area for Timothy Johnson Park to this neighborhood.
- 2 The expanded senior housing areas on the west side of the City are lacking in walkable access to a neighborhood park. With future development in this area, neighborhood parkland development should be considered.
- 3 North of Riverside Park, there is a residential area that is not currently within a neighborhood service area. Douglas Elementary School, which is nearby, provides a playground and basketball court access. Also, future improvements to better connect residents via sidewalk or trail network to Riverside Park would improve park access.
- 4 East of Tivoli Island, there is a residential neighborhood that is not currently within a park service area. Future development along Ann Street could serve as a catalyst for future park development. City owned property in this area could be evaluated for future parkland.
- 5 The area east of State Road 16 at County Road CW has a significant amount of multi-family housing that is not currently within a neighborhood park service area. A narrow parcel along the City boundary could provide a potential future site for park development.
- 6 The Humboldt Street/Clark Street area near the Interurban Trailhead is currently under-served for neighborhood park access. There are a handful of City-owned properties in this area that could serve as candidates for future park development.
- 7 Redevelopment of the Watertown Dog Park with more neighborhood park amenities could also be evaluated in this area.
- 8 The area southeast of Air Park Drive is developing with multi-family housing. This area is completely under-served with walkable park access today; new park development should be prioritized in this area as housing units increase.
- 9 There is an area zoned for single-family residential southeast of Milford St. Pedestrian connections across Milford St. will better connect this future development area to neighborhood parks. Conversely, future development could spur another neighborhood park in this search area.



*Figure 7.1 Future Park Search Areas*



# IMPROVEMENTS TO EXISTING PARKS

## NEIGHBORHOOD PARKS AND PLAYGROUNDS

### PLAYGROUND REPLACEMENT

The following playgrounds are past due for replacement: Brandenstein, Deer Trail Park, Hunter Oaks, Lincoln Park, Mary Rose Park, Schaller Park, Timothy Johnson Park, Union Park and Washington Park. Of these parks, priority should be placed on Lincoln Park, Timothy Johnson or Union Park, and Washington Park. The remaining parks should be included in future plans for replacement.



*Lincoln Park playground*



*Timothy Johnson Park playground*

### PLAYGROUND SURFACING

Playground surfacing within Watertown is primarily made of engineered wood fiber (EWF). Over the years, this surface compacts and requires refreshing with additional layers of EWF to meet fall zone requirements and ADA requirements. The majority of playground containers in Watertown have a 6 – 12" wood curb, which poses a barrier to ADA accessibility. When refreshing playground surfacing, the wood curb should be removed and replaced with an ADA-compliant concrete perimeter walk with a minimum width of 4'-0" and a concrete pedestrian ramp with a 1:16 maximum slope at an entry point. When refreshed, containers should have 12" of engineered wood fiber throughout.



*Existing playground surfacing and container at Clark Park*

### OTHER PLAYGROUND UPDATES

Other recommended playground upgrades include:

- » Additional bench seating at playground areas when updated.
- » Where possible, plant trees or incorporate shade structures around playground equipment.
- » Consideration for alternative play equipment that could meet neighborhood needs, such as:
  - Nature-based or adventure play
  - Sensory or educational features
  - Inclusive and universal play equipment
- » Modest splash or water features to provide cooling opportunities in the summer.



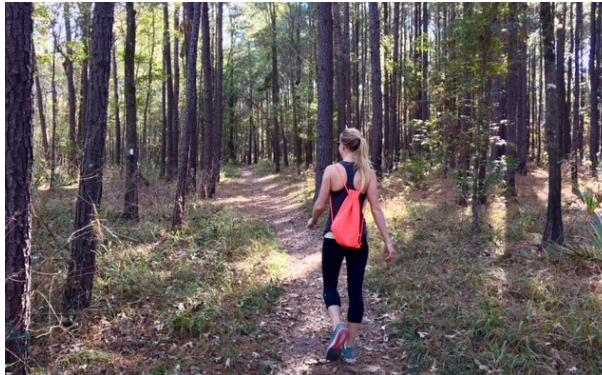
*Example of inclusive play features*

## PLANNED NEIGHBORHOOD PARKS

The following parks are in the process of being developed in the coming years due to development of residential areas. Ideas were collected through the community engagement process to identify amenities and features to be included at each location.



*Example of nature-based play*



*Example of wooded, soft-surface walking trail*



*Example of large swinging benches (Dash Park, Onalaska)*

### EDGE FIELD SUBDIVISION PARK

As part of the Edge Field Subdivision in Hepp Heights in the southwest area of Watertown, this future park will provide a new 1-acre neighborhood park amenity for residents. Improvements should be focused on providing an access path from Casey Drive (to the south) and stormwater management within the park will need to be considered with the final design. A park shelter, low-impact nature-based play and seating are all recommended here.

### REAGAN PARK

Reagan Park is a future neighborhood park that will serve the Enclave at Hunter Oaks Subdivision neighborhood of Watertown. Access will be from Hunter Oaks Blvd. Today, the park area is a fully wooded lot and is already used by nearby residents for hiking and also serves as a backdrop for family photos. The future park should be developed with minimal impact to the existing trees and focus on providing nature-based recreation, such as walking trails (soft surface), a mountain bike course, a simple park shelter and a nature-based play area.

### ROCK RIVER RIDGE PARK

Rock River Ridge Park is a future neighborhood park that will serve the Rock River Ridge neighborhood. Access will be from Hoffman Drive on the east, and a new trail is under construction (2025) that will also connect to the park. Overlooking the Rock River, future park development should preserve the existing mature trees on site, and take advantage of the river views with seating areas. Ideas from the community for this park include integration of passive recreation, picnic area and large swinging benches.



## COMMUNITY PARKS

The following are recommended improvements at the City's three existing community parks.

### RIVERSIDE PARK

- » Riverside Park will be undergoing development of a master plan in the coming year. This planning effort should include a robust community engagement effort to identify and design future park improvements and amenities. Considerations for the master plan should include the following:
- » Labaree Street, which runs along the east side of Riverside Park, is undergoing improvements and re-design for better pedestrian accessibility. Other opportunities could exist to better connect to the basketball courts and other park amenities on both sides of the roadway.
- » There is already a plan and fundraising effort to develop a future inclusive play area.
- » Bank restoration and stormwater elements to manage flooding and stormwater, as well as provide habitat for wildlife should be explored at Riverside Park. This could be a continued partnership with the Rock River Coalition and Dodge County.
- » Chamberland Playground is in need of a large renovation and safety updates.

### BRANDT-QUIRK PARK

- » Brandt-Quirk Park is a potential location for an expanded future dog park. Other recommended improvements at this park include expansion of the trail network. Long-term, the adjacent quarry will be considered for future park expansion and swimming area.

### WASHINGTON PARK

- » The playground at Washington Park has been identified as a priority for replacement in the coming 5 years.



*Example of stream bank restoration in a park (Steelman Park Greensboro, NC)*



## SPECIAL USE PARKS

The following are recommendations for upgrades within existing or future Special Use Parks:

- » Consider moving or developing a dog park at the former Fire Department Training Location on Twelfth St.
- » Identify a future location for another dog park – perhaps on the north side of the City, Brandt-Quirk Park.
- » Consider or explore future location for a municipal golf course or driving range. Potential locations include Brandenstein Park or Kolata Park.



Example dog park



Example of a municipal driving range

## ATHLETIC FIELDS AND COURTS

The following are recommendations for expanding the existing city-wide offerings for athletic fields and courts:

- » Identify locations and develop (3) more soccer fields (multi-use natural turf fields).
- » Identify a location and develop (1) additional ball field.
- » Develop (1) additional full-size basketball court at Grinwald Park.
- » Identify a location and study the development of indoor facilities for pickleball and other indoor activities.
- » With high demand for pickleball today:
  - Convert (2) existing tennis courts to (4) dedicated pickleball courts at Riverside Park.
  - Convert (2) existing tennis courts at Clark Park to (4) dedicated pickleball courts.
  - Build (2) pickleball courts at Grinwald Park (long-term).
  - In total, these actions will bring the number of pickleball courts available to (10) dedicated courts and (8) temporary courts remaining at Riverside Park.



Example of indoor pickleball facility (Chicken N Pickle, San Antonio, TX)



## RIVER AND WATER ACCESS

The following are recommendations that address access and management of the Rock River and other bodies of water in Watertown.

- » Work with City's Stormwater Management Department to integrate more native planting at lake and river edges both as a water quality project, but also to mitigate geese at parks along water.
- » Continue to expand kayak rental along the Rock River Water Trail . Today the City provides a rental station at Bentzin Family Town Square. Future expansion could provide locations downriver and be connected to the bike and pedestrian network.
- » Install a fishing pier at Heiden Pond in partnership with Rock River Rescue.
- » Explore future location for a constructed beach to provide additional swimming access within the city.
- » Develop water access locations as planned:
  - Front Street Fishing Area



Example Kayak Rental Facility

## RECREATIONAL TRAILS

The City of Watertown is developing a city-wide bicycle and pedestrian network plan in 2025, with expected completion in 2026. This effort will include a robust community engagement effort and will identify gaps in the trail, sidewalk, and on-street bikeway network and intersection safety improvements that should be prioritized for development to support the city's recreational trail network, as well as to support multi-modal transportation within the City. Because this planning effort is currently underway, the Parks and Open Space Plan will defer to the future Bicycle and Pedestrian Plan and abstain from specific recommendations at this time. Within the city's existing parkland assets, hiking, biking and walking on trails within parks has been identified as one of the most popular activities. For this reason, it is recommended to continue to expand and maintain trails within parks to create longer routes and more loop trails. Examples of future projects include:

- » Extension of the Riverwalk to the north and additional river crossings for biking and walking, as part of implementation of the Rock River District Plan
- » Trail expansion at Brandt-Quirk Park
- » Trail development at Watertown Dog Park to address accessibility

## SIGNAGE / COMMUNICATION

The following are recommendations related to signage and communication within Watertown's park system:

- » Install signs where missing to City standard signs.
- » Explore additional ways to communicate about events, fundraising efforts within parks using kiosks or community bulletin boards.
- » Continue to advertise program registration through the City's website.



Watertown Park Signage



Example of an innovative park kiosk

# OTHER RECOMMENDATIONS

## PROGRAMMING

The following are recommendations related to recreational programming within Watertown's park system:

- » Explore opportunities to host more gathering, music, and community events in parks.
  - Provide equipment rental or borrowing for informal yard games (bags, etc.)
  - Explore and continue to support public/private partnerships for vendors and concessions.
- » Explore expansion of winter programming:
  - Identify potential future locations for ice skating, cross-country skiing, and snowshoeing.
  - Program events, such as Kickball in the Snow and continue or revive events such as Winter Wellness Walks.
  - Explore hosting a Winter Festival at Riverside Park.
  - Consider keeping playgrounds open throughout the year (do not close in the winter).
- » Explore remote control (RC) events at Brandt-Quirk, Riverside and Washington Parks.
- » Create facility use agreements to structure partnerships with YMCA, Maranatha, Watertown Unified SD for shared use of facilities and programming; create facility use agreements to structure partnerships into the future and clarify roles and responsibilities.



*Example of a food truck vendor as part of park programming*



*Kickball in the snow*



## FUTURE PLANNING / EVALUATION

The following are recommended planning and evaluation efforts:

### **Bicycle and Pedestrian Plan (2026)**

The Park, Recreation and Forestry Department is participating on both the Technical Advisory Committee and the Community Advisory Group for this planning effort.

### **Rock River District Plan (2025)**

This plan was adopted in 2025; continue to support implementation efforts.

### **Riverside Park Master Plan**

This master plan process is intended to be complete by 2027.

### **ADA Accessibility Audit**

A complete audit of the City's outdoor public spaces should be prioritized in the next 5 years to identify specific areas and priorities for improvement. Other city facilities may need to be included in this audit.

### **Annual Park Survey**

It is recommended that the Park, Recreation, and Forestry Department builds from the community engagement tools that were employed to create the 2025 Parks and Open Spaces Plan by administering an annual community-wide survey to gather information about user preferences, concerns, and ideas for the future. Information collected over repeated years can also serve to show how improvements or initiatives are improving the City's quality of life.

## POLICIES

The following are recommended policy or ordinance changes that should be explored in the next five years.

- » Update the City's ordinance regarding dogs in parks to allow dogs if on-leash and require owners to clean up after dogs. Prohibit dogs on athletic fields or other signed areas where maintenance is a concern.
- » Adopt an asset management tracking system to budget for future replacements.
- » Explore easing city ordinances to allow for more flexibility in programming for events in parks related to vendors and concessions.

# IMPLEMENTATION

## PROJECTS, PHASING AND COSTS

The recommendations described in Chapter 7 will need to be implemented with a phased approach, which will depend primarily on funding and staffing capacity. The table below outlines the identified projects (capital improvements, long-term/exploration projects, programming initiatives, planning projects and policy initiatives). Each project is categorized by the project type, park location, park classification, anticipated budget year, estimated cost range, and potential project partners or funding sources. It should be noted that this table does not commit the City to implementing any projects by a certain year. This project list is ambitious and aspirational, and intended to serve as a guide for staff as annual budgets and work plans are established.

# 8



CAPITAL PROJECTS

Section 8, Item B.

PROJECT #	CAPITAL PROJECTS	PROJECT TYPE	PARK / LOCATION	PARK CLASSIFICATION	ANTICIPATED BUDGET YEAR	COST RANGE	PROJECT FUNDING
1	Replace Playground	Replacement	Lincoln Park	Neighborhood	2027	\$75K - \$200K	
2	Replace Playground	Replacement	Timothy Johnson/Union Park	Neighborhood	2028	\$75K - \$200K	
3	Replace Playground	Replacement	Washington Park	Neighborhood	2029	\$75K - \$200K	
4	Refresh EWF Surface + bench seating/shade	Maintenance	Brandt-Quirk Park	Community	2026	\$5K - \$15K	
5	Refresh EWF Surface + bench seating/shade	Maintenance	Deer Trail Park	Neighborhood	2027	\$5K - \$15K	
6	Refresh EWF Surface + bench seating/shade	Maintenance	Hunter Oaks	Neighborhood	2028	\$5K - \$15K	
7	Refresh EWF Surface + bench seating/shade	Maintenance	Mary Rose Park	Neighborhood	2029	\$5K - \$15K	
8	Refresh EWF Surface + bench seating/shade	Maintenance	Schaller Park	Neighborhood	2030	\$5K - \$15K	
9	Reagan Park Development	Park Development	Reagan Park	Neighborhood	2027	\$400K - \$600K	Park Dedication
10	Rock River Park Development	Park Development	Rock River Park	Neighborhood	2026	\$400K - \$600K	Park Dedication
11	Edge Subdivision Park Development	Park Development	Edge Subdivision Park	Neighborhood	2027	\$400K - \$600K	Park Dedication
12	Fenced Dog Park	New Feature	Brandt-Quirk Park	Community	2028	\$15K - \$40K	
13	Driving Range	New Feature	Brandenstein Park	Neighborhood	2029	\$10K - \$40K	
14	Multi-use open field	New Feature	TBD	Neighborhood	2028	\$40K - \$100K	
15	Multi-use open field	New Feature	TBD	Neighborhood	2029	\$40K - \$100K	
16	Multi-use open field	New Feature	TBD	Neighborhood	2030	\$40K - \$100K	
17	Full-size basketball court	New Feature	Grinwald Park	Neighborhood	2029	\$60K - \$120K	
18	Pickleball court	New Feature	Grinwald Park	Neighborhood	2029	\$40K - \$100K	
19	Pickleball court conversions	Re-purposed Features	Riverside Park / Clark Park	Community/Nbhd	2026	\$500 - \$1,000	
20	Ball field	New Feature	TBD	Neighborhood	2030	\$150K - \$200K	
21	Inclusive Play Area (planned)	New Feature	Riverside Park	Community	2025	\$200K - \$400K	
22	Bank restoration and stormwater management	New Feature / Maintenance	Riverside Park	Community	2026 - 2030	\$10K - \$40K	Rock River Coalition / Urban Green Space Grants
23	Bank restoration and stormwater management	New Feature / Maintenance	Fannie Mae Park	Special Use	2027 - 2030	\$10K - \$40K	Rock River Coalition / Urban Green Space Grants
24	Bank restoration and stormwater management	New Feature / Maintenance	Schaller Park	Neighborhood	2028 - 2030	\$10K - \$40K	Rock River Coalition / Urban Green Space Grants
25	Front Street Fishing Area	Park Development	Front Street	Special Use	2026	\$10K - \$40K	Urban Rivers Grants
26	Willow Street Boat Launch	Park Development	Willow Street	Special Use	2027	\$10K - \$40K	Recreational Boating Facilities Grant / Urban Rivers Grants
27	Fishing Pier	New Feature	Heiden Pond	Special Use	2026	\$10K - \$40K	Rock River Rescue
28	Updated Sign Installation	New Feature	Various	All	2026	\$5K - \$15K	
29	Updated Sign Installation	New Feature	Various	All	2027	\$5K - \$15K	
30	Updated Sign Installation	New Feature	Various	All	2028	\$5K - \$15K	
31	Updated Sign Installation	New Feature	Various	All	2029	\$5K - \$15K	
32	Updated Sign Installation	New Feature	Various	All	2030	\$5K - \$15K	

Table 8.1 Capital Projects



LONG-TERM / EXPLORATION PROJECTS

Section 8, Item B.

PROJECT #	CAPITAL PROJECTS	PROJECT TYPE	PARK / LOCATION	PARK CLASSIFICATION	ANTICIPATED BUDGET YEAR	COST RANGE	PROJECT PARTNERS / FUNDING
33	Indoor Athletic / Recreation Facility	Park Development	Brandt-Quirk Park/TBD	Community			
34	Park Trail Expansion	New Feature	Brandt-Quirk Park	Community			Recreational Trails Program
35	Riverwalk Expansion	New Feature	Riverwalk	Special Use			Rock River District Implementation / Urban Rivers Grant
36	Park Kiosks	New Feature	City-wide	All			
37	Splash Water Feature	New Feature	TBD	All			
38	Fenced Dog Park	Park Development	New location - Fire Dept Training Site	Special Use			

Table 8.2 Long-term / Exploration Projects

PROGRAMMING INITIATIVES

PROJECT #	CAPITAL PROJECTS	PROJECT TYPE	PARK / LOCATION	PARK CLASSIFICATION	ANTICIPATED BUDGET YEAR	COST RANGE	PROJECT PARTNERS / FUNDING
39	Explore additional gathering/music/food events	Programming	City-wide	All			Vendor / Public - Private Partnership
40	Expand winter programming	Programming	City-wide	All			Vendor / Public - Private Partnership
41	RC events	Programming	Brandt-Quirk Park	Community			Vendor / Public - Private Partnership
42	Additional kayak rental	Programming	Water Access Locations	Special Use			Vendor / Public - Private Partnership

Table 8.3 Programming Initiatives

PLANNING PROJECTS + POLICY INITIATIVES

PROJECT #	CAPITAL PROJECTS	PROJECT TYPE	PARK / LOCATION	PARK CLASSIFICATION	ANTICIPATED BUDGET YEAR	COST RANGE	PROJECT PARTNERS / FUNDING
43	Riverside Park Master Plan	Planning	Riverside Park	Community	2026	\$50K - \$100K	
44	Brandt-Quirk Park Master Plan	Planning	Brandt-Quirk	Community	2030	\$50K - \$100K	
45	Bicycle and Pedestrian Path Network Plan	Planning	City-wide		2025	\$100K	Funded - TAP Grant + City Funding
46	ADA Evaluation Audit	Planning	City-wide		2026	\$100K - \$150K	
47	Annual Park Survey	Planning	City-wide		2026	\$1K - \$5K	
48	Annual Park Survey	Planning	City-wide		2027	\$1K - \$5K	
49	Annual Park Survey	Planning	City-wide		2028	\$1K - \$5K	
50	Annual Park Survey	Planning	City-wide		2029	\$1K - \$5K	
51	Annual Park Survey	Planning	City-wide		2030	\$1K - \$5K	
52	Update dog ordinance	Policy	City-wide		2027		
53	Adopt asset management tracking system	Policy	City-wide		2027		
54	Update event ordinance	Policy	City-wide		2027		

Table 8.4 Planning Projects + Policy Initiatives

## LAND DEDICATION AND IMPROVEMENT FEES

The 2019 Parks and Open Space Plan explored detailed capital cost estimates for providing new park and recreational facilities in order to confirm the calculation for projected parkland dedication and fee-in-lieu of land dedication. At this time, the [City's ordinance](#) regarding parkland dedication and fees in lieu of land dedication dictates that at least 1,005 square feet of land shall be dedicated for each proposed residential dwelling unit within the approved final subdivision, minor subdivision, or planned development project and 402 square feet of land for each institutional project. Land to be dedicated shall be reasonably adaptable for the intended park and recreation uses and shall be at a location convenient to the people being served. The determination of land suitability will be at the sole discretion of the Plan Commission acting on the recommendation of the Park, Recreation and Forestry Commission. All lands dedicated under this section shall have at least 100 feet of frontage on a public street. Other provisions require convenient and accessible pedestrian and bicycle connections to park and recreation sites. Fees in lieu of parkland dedication may be permitted (or a combination thereof), per the Park, Recreation and Forestry Commission.

Recreation facility improvement fees are also imposed for improvement of land for public parks, including grading, seeding and landscaping, installing utilities, constructing sidewalks, purchasing and installing playground and other recreational equipment, and constructing or installing restroom facilities on land intended for public park purposes.

# OPERATIONAL GOALS

The following goals have been developed and adopted as City of Watertown policy to guide budgeting decisions. These Operational Goals have been considered as part of this plan process and align with the Parks and Open Space Plan Goals, Objectives and Policies:

## ***2025 City of Watertown Operational Goals***

***The purpose of our operational goals is to identify, prior to the budgeting process, what work the city intends to achieve in 2025. The goals should align with our mission. Not only will the operational goals inform budget prioritization, but they will also guide the creation of the 2025 Department Work Plans.***

***Present a budget that (in no particular order):***

- 1. Invests in the strategic planning and maintenance of our city buildings.***
- 2. Proactively maintains and improves our parks and infrastructure to ensure safety, quality, and equity.***
- 3. Supports employee retention and growth, while also evaluating operations and the associated staffing.***
- 4. Fosters community growth by assessing opportunities, stakeholder input, environmental needs, and modern code and policy priorities.***
- 5. Maintains a safe and healthy community, with an eye toward future needs and trends.***



# FUNDING OPPORTUNITIES

There are a number of potential funding sources available to help finance implementation, including state and federal grant programs. Funds from any of these grant programs are subject to change due to fluctuations in federal, state and local budgets. The park and open space improvements recommended in this plan should also be incorporated into the City-wide Capital Improvement Plans and Programs, as recommended in the City's Comprehensive Plan. Generally, the City of Watertown should continue to utilize its existing planning framework and regulations to implement the recommendations, and should continue to use the development review process to secure parklands as development occurs.

The City should consider coordinating efforts with other units of government, such as Dodge and Jefferson Counties, other City departments, as well as public agencies and non-profit agencies to help fund projects. These partnerships can also be leveraged for pursuing grant funding. The following table outlines potential state funding sources that could be used to implement projects in Watertown.

STATE GRANT PROGRAMS 2025				
GRANT NAME	PURPOSE	FUNDING AGENCY	FUNDING CYCLE / DEADLINE	LINK
Aids for the Acquisition and Development of Local Parks (ADLP)	To acquire or develop public, nature-based outdoor recreation areas and facilities.	Administered under the Local Assistance Stewardship Grant Program (Wisconsin DNR)	Annual: May 1st	<a href="https://dnr.wisconsin.gov/topic/Stewardship/ApplyLUG">https://dnr.wisconsin.gov/topic/Stewardship/ApplyLUG</a>
Urban Green Space (UGS) Grants	To acquire land to provide natural space within or near urban areas, or to protect scenic or ecological features.			
Urban Rivers (UR) Grants	To acquire lands, or rights in lands, adjacent to urban rivers for the purpose of preserving or restoring them for economic revitalization or nature-based outdoor recreation activities.			
Land and Water Conservation Fund	To acquire or develop public outdoor recreation areas and facilities.			
Recreational Trails Program (RTP)	To provide funds for maintenance, development, rehabilitation and acquisition of land for motorized, non-motorized, and diversified trails.			
Recreational Boating Facilities Grant	Recreational boating facility projects.	Wisconsin Department of Revenue Aid Program	Annual: June 1st and September 1st	<a href="https://dnr.wisconsin.gov/aid/RBF.html">https://dnr.wisconsin.gov/aid/RBF.html</a>
Urban Forestry Grants	Supports new, innovative projects that will develop sustainable urban and community forestry programs.	Wisconsin Department of Natural Resources	Applications for 2026 will be accepted from July 1, 2025 through October 1, 2025	<a href="https://dnr.wisconsin.gov/topic/urbanforests/grants">https://dnr.wisconsin.gov/topic/urbanforests/grants</a>

Table 8.5 State Grant Programs 2025

# PAYROLL SUMMARIES

For the Period of: 5/28/2025 6/10/2025

Section 9, Item A.

Department	Employees FT PT	Regular Hours	Overtime Hours	Overtime Costs this Pay Period	Y-T-D Overtime Costs	Overtime Budget	Total Payroll
Police	53 1	4,153.00	257.75	12,215.31	102,732.53	183,000.00	163,780.21
Fire	29 3	3,213.00	336.00	15,873.98	140,671.22	170,000.00	104,407.77
Municipal Court	1 1	100.00	-	-	-	-	3,358.87
Mayor	1 -	80.00	-	-	-	-	3,562.89
Bldg. Inspection	3 4	300.00	-	-	-	-	11,552.12
Attorney	2 1	220.00	-	-	-	-	7,929.00
Finance	6 -	480.00	-	101.04	1,492.68	1,500.00	15,642.65
Media	2 2	195.50	-	-	-	-	4,915.21
Administration	3 2	287.00	-	-	-	-	10,990.52
Engineering	5 3	576.50	-	-	-	-	12,740.65
Health	9 3	829.50	-	-	-	3,000.00	25,711.98
Library	7 14	1,073.00	-	-	31.07	-	23,729.16
Municipal Building	1 -	80.00	-	36.26	326.30	1,546.00	1,969.86
Solid Waste	6 -	480.00	-	-	765.78	3,000.00	12,263.00
Street	24 1	1,951.50	2.00	804.39	9,349.65	35,500.00	60,931.65
Park	9 4	998.25	8.75	275.36	1,709.90	11,500.00	19,196.96
Forestry	2 -	160.00	-	-	-	-	6,068.00
Park/Rec Admin	7 1	590.00	-	-	65.58	520.00	17,936.70
Recreation and Pools	- 59	864.75	-	-	-	3,038.00	2,794.88
Wastewater	11 -	880.00	14.25	674.03	7,477.15	19,000.00	28,355.33
Water Dept.	11 -	880.00	11.50	689.97	3,587.72	23,501.00	30,730.77
Crossing Guards	- 9	118.00	-	-	-	-	1,192.50
Police Reserve	- 7	46.50	-	-	-	-	713.32
Alderpersons (2nd PR)	- 9	9.00	-	-	-	-	4,848.48
<b>TOTALS</b>	<b>192 FT 124 PT</b>	<b>18,565.50</b>	<b>630.25</b>	<b>30,670.34</b>	<b>268,209.58</b>	<b>455,105.00</b>	<b>575,322.48</b>

## Temporary Alcohol Beverage License

Municipality

C. Watertown

Section 10, Item A.

License(s) Requested	Fees	
	License Fees	\$ 10.00
	Background Check	\$ PREVIOUSLY PAID
	Total Fees	\$ 10.00

## Part A: Organization Information

1. Organization Name AMERICAN LEGION PITIERIE - BEAUDIN Post 189		
2. Organization Permanent Address 206 S. FIRST ST., PO BOX 22		
3. City WATERTOWN	4. State WI	5. Zip Code 53094
6. Mailing Address (if different from permanent address)		
7. FEIN 39-0784079	8. Date of Organization/Incorporation 10/10/1935	9. State of Organization/Incorporation WISCONSIN
10. Phone 920-262-9189	11. Email rogsan8152att.net	
12. Organization type (check one) <input type="checkbox"/> Bona Fide Club <input type="checkbox"/> Church <input type="checkbox"/> Fair Association/Agricultural Society <input checked="" type="checkbox"/> Veteran's Organization <input type="checkbox"/> Lodge/Society <input type="checkbox"/> Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.		
13. Is this organization required to hold a Wisconsin Seller's permit? ..... <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
14. Wisconsin Seller's Permit Number (if applicable) 456-1030347772-02		

## Part B: Individual Information

List the name, title, and phone number for all officers, directors, and agent of the organization. Include an Individual Questionnaire (Form AB-100) for each person listed below. Attach additional sheets if necessary.

Corporations must also include Alcohol Beverage Appointment of Agent (Form AB-101).

Last Name	First Name	Title	Phone
ZILLMER	STEPHEN	COMMANDER	920-960-9111
GRILL	KIRK	ADJUTANT	920-285-9214
HERBERT	ROGER	FINANCE OFFICER	920-253-9373

Continued →



**Part C: Event Information**

1. Name of Event (if applicable) <b>JULY 4th CELEBRATION</b>			
2. Dates of Operation <b>JULY 3 AND JULY 4, 2025</b>		3. Hours of Operation <b>8am - 10 PM</b>	
4. Premises Address <b>RIVERSIDE PARK</b>			
5. City <b>WATERTOWN</b>		6. State <b>WI</b>	7. Zip Code <b>53094</b>
8. County <b>JEFFERSON</b>	9. Governing Municipality <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: <b>WATERTOWN</b>		10. Aldermanic District
11. Organizer of Event (if not the named applicant)		12. Email and/or Phone Number for Organizer of Event	
13. Organizer Website		14. Event Website	
15. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages and records are 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.  <b>ENTIRE RIVERSIDE PARK, INCLUDING, BUT NOT LIMITED TO, UPPER PAVILION, CELEBRATION SHELTER, ISLAND (FOR FIREWORKS).</b>			

**Part D: Attestation**

Who must sign this application?

- one officer or director of the nonprofit organization

**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 organization 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 according to the law, including but not limited to, purchasing alcohol beverages from Wisconsin-permitted 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 <b>HERBERT</b>		First Name <b>ROGER</b>		M.I. <b>W.</b>
Title <b>FINANCE OFFICER</b>	Email <b>rogsan815@att.net</b>		Phone <b>920-253-7373</b>	
Signature <b>Roger W. Herbert</b>			Date <b>6/10/25</b>	

**Part E: For Clerk Use Only**

Date Application Was Filed With Clerk <b>06-10-2025</b>	License Number <b>2025-027</b>
Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk	

# Outdoor Open Container Entertainment Event

## Permit Application

The following items **MUST** accompany this application:

- Event map including fencing plans and street closures
- Specific plan indicating where patrons will be permitted to carry alcoholic beverages
- Detailed description of all public entertainment associated with the event
- Detailed security plan for the event
- Proof of insurance must be provided no later than 10 days prior to the event

### Section 1 – Applicant Information

Corporation/ Organization Name:

AMERICAN LEGION PITTLERLE - BEAUDOIN POST 189

Responsible Party:

ROGER W. HERBERT

Driver's License # (list State if not WI):

H616-7394-8067-01

Date of Birth:

2/27/1948

Address:

1502 UTAH ST

City:

WATERTOWN

State:

WI

Zip Code:

53094

Telephone Number:

920-253-7373

E-mail Address:

rogsan815@aatt.net

### Section 2 – Event Information

Name of Event:

JULY 4TH CELEBRATION

Purpose of Event:

ALLOW COMMUNITY AND VISITORS TO CELEBRATE AMERICA'S INDEPENDENCE.

Locations/Address of Event (must include event map including fencing plans, barricades, street closures, etc.):

RIVERSIDE PARK, 916 LABAREE ST, WATERTOWN, WI 53094

Event Dates (limit 4 consecutive days):

JULY 3-4, 2025

Event Hours (must be between 6 a.m. & 11 p.m.):

8AM - 10 PM

ALCOHOLIC BEVERAGES WILL ONLY BE AT THE UPPER PAVILION AND CELEBRATION SHELTER. THIS WILL ALSO BE WHERE THE MUSICAL ENTERTAINMENT WILL BE. BASIC SECURITY WILL BE BY LEGION MEMBERS.

Maximum Daily Attendance:

1000

Have you applied for a temporary Class "B" malt or temporary "Class B" wine license for the event? ☒ Yes ☐ No  
If no, contact Clerk's Office to obtain proper licenses/permits. No hard liquor may be sold/served/given away at events.

Have you applied for a special event permit for the event? ☒ Yes ☐ No  
If no, contact Clerk's Office to obtain proper licenses/permits.

Permit # (office use only)

Date Application Received:

Approved ☐

Denied ☐

INSURANCE

Each applicant shall furnish to the City, no later than 10 days prior to the event, a certificate of insurance written by a company licensed in the State of Wisconsin, approved by the City Attorney and covering any and all liability or obligations which may result from the operations by the applicant's employees, agents, contractors or subcontractors, and including workers' compensation coverage in accordance with Ch. 101, Wis. Stats. The certificate shall provide that the company will furnish the City with a 10-day prior written notice of cancellation, nonrenewal or material change. The insurance shall be written in comprehensive form and shall protect the applicant and City against claims arising from injuries to members of the public or damage to property of others arising out of any act or omission of the applicant, its employees, agents, contractors and subcontractors. The policy of insurance shall provide minimum combined single limits for bodily injury and property damage of at least \$1,000,000.00 per person/aggregate.

I hereby make an application for an Outdoor Open Container Entertainment Event Permit as detailed above. The applicant agrees to indemnify and hold harmless the City from and against all liabilities, claims, demands, judgments, losses and all suits at law or in equity, costs and expenses, including reasonable attorney fees, for injury or death of any person or loss or damage to the property of any person, firm, organization or corporation, arising in any way as a consequence of the granting of a permit for an Outdoor Open Container Entertainment Event.

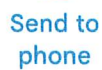
Signature: Roger W. Herbert                      Date Signed: 6/10/2025





THERE WILL BE NO FENCING,  
BARRICADES OR STREET CLOSURES.

## Building



## Photos

**AN ORDINANCE  
TO AMEND CHAPTER 545: SUBDIVISION OF LAND, THROUGH THE AMENDMENTS  
OF LANGUAGE TO SECTIONS §545-14A(5), §545-42C(5), § 545-42C(7), §545-50,  
AND §545-15**

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

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

**SECTION 1.** Section § 545-14A(5), Final Plat Procedure, is hereby amended to read as follows:

- (5) The final plat shall be recorded with the Dodge or Jefferson County Register of Deeds only after certificates of the Wisconsin Department of Administration, of the Common Council, of the surveyor, and those certificates required by § 236.21, Wis. Stats., are placed on the face of the plat. The developer shall record the final plat with the proper County Register of Deeds within 12 months after the date of the last approval of the plat and within 36 months after the first approval. All required fees, including parkland dedication fees in lieu of land dedication, shall be due and payable prior to the proper City officials' signing of the approved final plat except for utility impact, ~~parkland dedication~~, and ~~park recreation facilities improvement~~ impact fees, which shall be paid prior to issuance of any building permits. Failure to record any plat within the required timeframes shall be deemed withdrawn, and a new certification is required.

**SECTION 2.** Section § 545-42C(5) and Section § 545-42C(7), Dedication and Improvement of Public Parks and Other Public Sites – Fee Revenue Administration, is hereby amended to read as follows:

- (5) The fees imposed under Subsections ~~A and B~~ above shall be paid in full by the subdivider, developer, or owner of record of the land development ~~unless expressly excepted under this section at the time of issuing a full building permit by the office of the Building Safety and Zoning Division Inspector for any new construction.~~ final land division or plat approval. ~~If the total amount of impact fees due for a development shall be more than \$75,000, a developer may defer payment of the impact fees for a period of four years from the date of issuing the building permit or until six months before the municipality incurs the costs to construct, expand, or improve the public facilities related to the development for which the fee was imposed, whichever is earlier. If the developer elects to defer payment under this paragraph, the developer shall maintain in force a bond or irrevocable letter of credit in the amount of the unpaid fees executed in the name of the municipality. At the time the municipality collects an impact fee, it shall provide the developer from which it received the fee an accounting of how the fee will be spent.~~ The fees imposed under Subsection ~~B~~ above shall be paid in full by the subdivider, developer, or owner of record of the land development at the time of issuing a building permit by the Building Safety and Zoning Division for any new construction.
- (7) For all unplatted lands requiring a plat and for all land divisions, rezonings, or conditional use permits requiring a certified survey map, no final plat or certified survey map shall be certified approved for recording unless the requirements for the dedication of parkland ~~dedication fee is and/or a fee in lieu of land dedication~~ are calculated and ~~noticed on the face of~~ invoiced for collection for the instruments to be recorded ~~for collection~~ under this section. A notation shall be placed upon the face of the plat, certified survey map, survey, or other document to be recorded, ~~advising of fees to be imposed the indicating that the parkland dedication and/or fee in lieu of land dedication requirements~~ on all buildable lots or developments containing institutional or residential housing units ~~have been~~

(July 1, 2025) Ord. 25-18

satisfied. For all land divisions not requiring a plat or certified survey map, no rezoning permit, conditional use permit, or building permit shall be issued for land development unless the fees imposed under this section are calculated and invoiced for collection.

**SECTION 3.** Section § 545-50, Definition of Terms, is hereby amended to read as follows:

### **Certified Survey Map**

A map or plan of record of a minor subdivision meeting all the requirements of § 236.34, Wis. Stats. and of this chapter, ~~or used to document, for recording purposes, survey and dedication data relating to single parcels.~~ Certified Survey Maps are also referred to as minor subdivisions.

### **Minor Subdivision**

The division of a lot or parcel of land for the purpose of transfer of ownership or building development where the act of division ~~creates four or fewer parcels, lots, or building sites, any one of which is 35 acres or less in area. A minor subdivision of a lot or parcel shall occur not more than once in five years.~~

- A. Creates four or fewer parcels, lots, or building sites, any one of which is 35 acres or less in area by division or by successive divisions of any part of the original parcel within a period of five years; or
- B. Creates not more than 12 parcels, inclusive of lots or outlots, on land that is zoned for multi-family residential development; or
- C. Creates not more than 8 parcels, inclusive of lots or outlots, on land that is zoned for commercial or industrial development.

### **Multi-Family Development**

“Multi-Family Residential Development” means development specified in Wis. Stat. Section 101.971 containing apartment buildings, rowhouses, townhouses, condominiums, or modular homes (defined in Wis. Stat. Section 101.971(6) and does not mean mobile or manufactured homes defined in Wis. Stat. Section 101.91(2) and (10)), that do not exceed 60 feet in height or 6 stories that consist of 3 or more attached dwelling units in which the initial construction began on or after January 1, 1993. Such developments do not include facilities licensed under Chapter 50 of the Statutes, such as adult family homes, community-based residential facilities, nursing homes, and residential care apartment complexes.

### **Subdivision**

The division of a lot or parcel of land for the purpose of transfer of ownership or of building development where:

- A. The act of division creates five or more parcels or building sites of 35 acres each or less in area by division or by successive divisions of any part of the original property within a period of five years; or
- B. ~~The act of division creates five or more parcels or building sites of 35 acres each or less in area by successive divisions within a period of five years.~~ In accordance with Wis. Stat. Section 236.34(1)(ar), the word “subdivision” does not include a division of land that creates not more than 12 parcels, lots, or outlots, on land that is zoned for multi-family residential development; or
- C. In accordance with Wis. Stat. Section 236.34(1)(ar), the word “subdivision” does not include a division of land that creates not more than 8 parcels, lots, or outlots, on land that is zoned for commercial or industrial development.



**SECTION 4.** Section § 545-15, Minor Subdivisions (Certified Survey Maps), is hereby amended to read as follows:

No person, firm or corporation shall divide any land located within the corporate limits of the City of Watertown that shall result in a minor subdivision as defined by this chapter without first filing an application and a certified survey map for approval by the Plan Commission (and the Common Council when dedication of land is involved) and subsequently recording said map with the Dodge or Jefferson County Register of Deeds. The certified survey map shall comply fully with § 236.34, Wis. Stats. and with all applicable requirements of this chapter.

**A. Procedure.**

- (1) Before filing an application for approval of a certified survey, the subdivider shall follow the preapplication consultation procedures outlined in § 545-11.

**B. Expanded use of certified survey maps.**

- (1) In accordance with Wis. Stat. Section 236.34(1)(ar), a certified survey map may also be used for dividing land into more than four parcels under the following conditions:
  - (a) The division includes not more than 12 parcels if the land being divided is zoned for multi-family development as defined by this chapter.
  - (b) The division includes not more than 8 parcels if the land is zoned for commercial or industrial development.
- (2) This section does not apply to land lying outside the City boundaries but within the extraterritorial plat review jurisdiction of the City.

**~~B-C.~~ Certified survey map requirements.**

- (1) The certified survey map shall be prepared by a professional land surveyor and shall comply with the provisions of § 236.34, Wis. Stats., and of this chapter.
- (2) The certificate of approval shall be placed on the face of the map.
- (3) When a dedication of land is required, the Common Council resolution accepting the dedication and approving the map shall be placed on the face of the map.
- (4) The applicant shall comply with the provisions of § 545-4 (General requirements) and Article III (Required Improvements and Design Standards) of this chapter.
- (5) Where streets or other areas are dedicated to the public, the certified survey map shall contain an owner's and a mortgagee's certificate that are in substantially the same form as required by § 236.21(2)(a), Wis. Stats.

**~~C-D.~~ Plan Commission action.** Within 90 days, the Plan Commission shall, or where there is dedication of land, the Common Council shall approve, approve conditionally, or reject the certified survey map. The reason for conditional approval or for rejection shall be recorded in the minutes, and a letter detailing the action taken shall be sent to the applicant. Before an approved certified survey map is recorded, the applicant must pay to the City or other unit of government any accrued real estate taxes and special assessments owing on any land dedicated by the survey and to the Dodge or Jefferson County Treasurer any delinquent taxes on the dedicated land. Upon recording by the developer, two copies of the recorded document shall be furnished to the City.

**SECTION 5.** All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

**SECTION 6.** This ordinance shall take effect and be in force the day after its passage and publication.

DATE:	July 1, 2025		July 15, 2025	
READING:	1ST		2ND	
	YES	NO	YES	NO
DAVIS				
LAMPE				
BOARD				
BARTZ				
BLANKE				
SMITH				
SCHMID				
WETZEL				
MOLDENHAUER				
MAYOR STOCKS				
TOTAL				

ADOPTED July 15, 2025

\_\_\_\_\_  
CITY CLERK

APPROVED July 15, 2025

\_\_\_\_\_  
MAYOR

AN ORDINANCE  
TO AMEND CHAPTER 550: ZONING CODE, THROUGH THE AMENDMENT OF  
LANGUAGE TO SECTION §550-150

SPONSOR: MAYOR STOCKS, CHAIR  
FROM: PLAN COMMISSION WITH POSITIVE RECOMMENDATION

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

**SECTION 1.** The introductory paragraph of Section § 550-150, Community Entry Corridor Overlay Zoning District is hereby amended to read as follows:

§550-150 Community Entry Corridor Overlay Zoning District.  
The following requirements shall be effective upon the ~~date of adoption~~ date of depicting these overlay zoning districts on the Official Zoning Map. Any new development, other than single-family and two-family residential, *in this overlay district shall be subject to the requirements of this section.*

**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:	July 1, 2025		July 15, 2025	
READING:	1ST		2ND	
	YES	NO	YES	NO
DAVIS				
LAMPE				
BOARD				
BARTZ				
BLANKE				
SMITH				
SCHMID				
WETZEL				
MOLDENHAUER				
MAYOR STOCKS				
TOTAL				

ADOPTED July 15, 2025

\_\_\_\_\_  
CITY CLERK

APPROVED July 15, 2025

\_\_\_\_\_  
MAYOR



**RESOLUTION TO  
APPROVE WISDOT MOU FOR OPTICOM USE**

**SPONSOR: MAYOR STOCKS  
FROM: FINANCECOMMITTEE**

**WHEREAS,** The Emergency Vehicle Pre-emption (EVP) system project is currently underway as part of the Fire Department’s relocation to a new station near State Highway 26; and,

**WHEREAS,** the Common Council has previously approved and fully funded the installation of a cloud-based EVP system through 2025 capital project funds; and

**WHEREAS,** one of the city’s intersections is owned and operated by the Wisconsin Department of Transportation (WisDOT).; and,

**WHEREAS,** the WisDOT has drafted a Memorandum of Understanding to authorize the installation and use of an Emergency Vehicle Pre-emption (EVP) system at the stat-owned intersection of STH 16 and CTH R/4<sup>th</sup> St.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE  
CITY OF WATERTOWN, WISCONSIN:**  
Approve the MOU with WisDOT for Opticom use.

That this Resolution shall be in full force and effect upon its passage and adoption.

	YES	NO
DAVIS		
LAMPE		
BERG		
BARTZ		
BLANKE		
SMITH		
ARNETT		
WETZEL		
MOLDENHAUER		
MAYOR STOCKS		
TOTAL		

ADOPTED July 1, 2025

\_\_\_\_\_

CITY CLERK

APPROVED July 1, 2025

\_\_\_\_\_

MAYOR

# MEMO

## Fire Department

To: Finance Committee

From: Chief Tanya Reynen

Date: June 15, 2025

Subject: MOU between WisDOT and City of Watertown re: Opticom

### Background

The Emergency Vehicle Pre-emption (EVP) system project is currently underway as part of the Fire Department's relocation to a new station near State Highway 26. The City Council has previously approved and fully funded the installation of a cloud-based EVP system through 2025 capital project funds. One of the city's intersections is owned and operated by the Wisconsin Department of Transportation (WisDOT). WisDOT has drafted a Memorandum of Understanding to authorize the installation and use of an Emergency Vehicle Pre-emption (EVP) system at the state-owned intersection. This intersection is STH 16 and CTH R/4<sup>th</sup> Street.

### Budget Goal

This has no cost impact as equipment is purchased, and maintenance costs are expected to be minimal if any.

### Financial Impact

No financial impact.

### Recommendation

Approve the MOU as drafted by WisDOT so this project can continue.

DRAFT

WISCONSIN DEPARTMENT OF TRANSPORTATION

*Emergency Vehicle Pre-emption (EVP) System Agreement*

This is a binding agreement between the Wisconsin Department of Transportation (WisDOT) and the **City of Watertown** (City).

This agreement stipulates the terms and conditions for use of Emergency Vehicle Pre-emption (EVP) systems at the state-owned traffic control signal located at the intersection of **STH 16 & CTH R/4<sup>th</sup> St** in **City of Watertown, Dodge Co, Wisconsin**.

Description of route: **EB & WB STH 16, NB & SB CTH R/4<sup>th</sup> St, WB Frontage**

Listing of estimated number of vehicles to be outfitted: 13

**Inventory of spare EVP equipment will be provided by City of Watertown.**

The Department's Policy for Use of Emergency Vehicle Pre-emption (EVP) Systems at State-Owned Traffic Control Signals is hereby made a part of this agreement (copy attached). The following special terms or conditions also apply to this agreement:

- An Opticom Cloud-based Priority Control EVP System (hereafter referred to as EVP System) shall be funded for and supplied by the City. City funding responsibilities shall include: initial system purchase, replacement equipment (due to damage, malfunction, or WisDOT project impacts), & ongoing system operational fees.
- The EVP System shall not preclude compatibility with Infrared- or GPS-based systems in the future, if needed.
- The EVP System installation will be completed by the City or their representatives, with oversight by WisDOT. Modification of the traffic signal cabinet, as well as EVP System equipment connections directly to devices on the WisDOT network, is not permissible.
- WisDOT’s electrical staff will be responsible for any future reinstallations needed due to equipment malfunction &/or damage due to weather or vehicle knockdowns. The City will maintain an inventory of spare parts & provide any equipment to WisDOT for this purpose.
- Configuration of devices that may be needed prior to installation will be completed by the City or their representatives.
- The City is responsible for purchasing & installing a Cloud-based emitter devices for all authorized response vehicles.

**ACCEPTED FOR THE CITY OF WATERTOWN**

By \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_

**APPROVED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION**

By \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_



**RESOLUTION TO  
ADOPT THE AMENDMENTS TO THE MUNICIPAL BOND DEPOSIT  
SCHEDULE**

**SPONSOR: MAYOR STOCKS  
FROM: FINANCE COMMITTEE**

**WHEREAS**, Section 800.037 of the Wisconsin Statutes and Section 38-4 of the Watertown General Ordinances provides that the Municipal Court, with the approval of the governing body of the municipality, shall set the deposit schedule for ordinance violations; and,

**WHEREAS**, the last amendments to the municipal bond deposit schedule were approved on August 17, 2021; and,

**WHEREAS**, the Honorable Mark S. Sweet, Municipal Judge of the City of Watertown requested a review and update of the municipal bond deposit schedule in part due to recent ordinances which have created potentially new municipal forfeitures and in collaboration with others; and,

**WHEREAS**, a true and accurate copy of the amended municipal bond deposit schedule is attached hereto, and for review and consideration purposes only, the amendments thereto are indicated in red and blue on the attached Exhibit A; and,

**WHEREAS**, the adopted and approved amended municipal bond deposit schedule shall supersede all previous municipal bond deposit schedules and become effective on or after August 1, 2025; and,

**WHEREAS**, the Finance Committee has reviewed same and recommends adoption and approval of the municipal bond deposit schedule.

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

That the Municipal Bond Schedule attached hereto as Exhibit 1 is hereby adopted and the proper City Officials are directed to implement Exhibit 1.

That this Resolution shall be in full force and effect upon its passage and adoption.

	YES	NO
DAVIS		
LAMPE		
BERG		
BARTZ		
BLANKE		
SMITH		
ARNETT		
WETZEL		
MOLDENHAUER		
MAYOR STOCKS		
TOTAL		

ADOPTED July 1, 2025

\_\_\_\_\_

CITY CLERK

APPROVED July 1, 2025

\_\_\_\_\_

MAYOR

## BOND SCHEDULE

Total deposit includes the shown forfeiture, the 26% penalty surcharge, \$10.00 jail surcharge, \$38.00 court costs and \$13.00 crime lab drug surcharge. Parenthetical amounts shown denote the penalty range set by Statutes. A capital "M" indicates a mandatory appearance by the defendant. Appearance is mandatory as to any violation by a licensed owner/operator/bartender, even if not designated by an "M".

CHAPTER	GENERAL PROVISIONS	RECOMMENDED FORFEITURE	TOTAL DEPOSIT
	<del>VIOLATIONS BY PERSON UNDER THE AGE OF 17:</del>		
	<del>Ages 12, 13 and 14</del>	<del>\$10.00</del>	<del>\$73.60</del>
	<del>Ages 15 and 16</del>	<del>\$35.00</del>	<del>\$105.10</del>
<b>211</b>	<b>AIRPORT</b>		
211.13F(2)(s)	In Aero Park after hours (10-500)	\$100.00	\$187.00
<b>216</b>	<b>ALARM SYSTEMS</b>		
216-2	Fail to apply for alarm permit (0-2,000)	\$100.00	\$187.00
<b>220</b>	<b>ALCOHOL BEVERAGES AND OTHER BEVERAGES</b>		
220-2A	Sell distribute/manufacture alcohol w/o license/permit (50-1,000)	\$100.00	\$187.00
220-8A	Fail/post license on premises (0-50)	\$40.00	\$111.40
220-8B	Operator's license not in work (0-50)	\$40.00	\$111.40
220-9A	Allow unlawful conduct on licensed premises (0-1,000)	\$40.00	\$111.40
220-9E	Permit sales w/o licensed bartender on premises (0-1,000)	\$40.00	\$111.40
220-9H(2)	Permit/display/perform/engage in explicit sexual act (50-1,000)	\$100.00	\$187.00
220-10A(1)	Violate closing hours/Class A liquor license (0-500)	\$200.00	\$313.00
220-10A(2)	Violate closing hours/Class A fermented beverage license (0-500)	\$200.00	\$313.00
220-10A(3)	Violate closing hours/Class B retail license (0-500)	\$200.00	\$313.00
220-10D	Violate obstruction of front windows/doors (0-500)	\$50.00	\$124.00
<p><del>NOTE: VIOLATION DATES ARE USED TO MEASURE FIRST AND SUBSEQUENT OFFENSES.</del></p> <p><del>REMINDER: Section 125.07 (1)(b) 3 provides that, as to violations of s. 125.07 (1), a court shall suspend any license or permit issued under this chapter to a person for a 2nd violation within 12 months, 0-3 days; a 3rd violation within 12 months, 3-10 days; and a 4th violation within 12 months, 15-30 days. The foregoing refers to tavern licenses and bartender's permits only. Notice of the suspension is to be mailed to Dept. of Transportation. Watertown Ordinance s.220-11 provides that upon conviction of a retail or wholesale licensee the licensing board may suspend 5 to 30 days, a bartender 10 to 60 days upon conviction of a bartender.</del></p>			
125.07(1)(a) 1	Non-parent (any age) procures for, sell, dispense, give away alcohol to underage (0-500)	\$200.00	\$313.00
	2nd offense w/in 12 months (200-500)	\$300.00	\$439.00

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EXHIBIT

A



	3rd offense w/in 12 months (500-1,000)	\$500.00	\$691.00
	4th offense w/in 12 months (1,000 - 5,000)	\$1,000.00	\$1,321.00
125.07(1)(a) 2	Licensee sell/vend/deal/traffic in alcohol w/underage (0-500)	M \$200.00	M \$313.00
	2nd offense w/in 12 months (200-500)	M \$300.00	M \$439.00
	3rd offense w/in 12 months (500-1,000)	M \$500.00	M \$691.00
	4th offense w/in 12 months (1,000 - 5,000)	M \$1,000.00	M \$1,321.00
125.07(1)(a) 3	Adult (non-parent, age 17) knowingly permit or fail to prevent underage consumption on premises owned/controlled by the adult (0-500)	\$100.00	\$187.00
	2nd offense w/in 12 months (200-500)	\$200.00	\$313.00
	3rd offense w/in 12 months (500-1,000)	\$500.00	\$691.00
125.07(2)(a) 1	Person who procures for/sells/gives alcoholic beverages to intoxicated person (100-500)	\$100.00	\$187.00
125.07(2)(a) 2	Licensee/permittee sells/traffics in alcoholic beverages to/with intoxicated person (100-500)	\$200.00	\$313.00
125.07(3)(b)	Licensee directly/indirectly permits underage to enter/be on premises (0-500)	M \$100.00	M \$187.00
	NOTE: VIOLATION DATES ARE USED TO MEASURE 1st & SUBSEQUENT OFFENSES. STATUTE PROVIDES FOR DRIVER'S LIC. PENALTIES UNDERAGER VIOLATIONS: 1st violation within 12 months: 30-90 day license suspension 2nd violation within 12 months: 1 year license suspension 3rd violation within 12 months: 2 year license revocation NOTE: Court will suspend driver's license for 90 days on first offense for any violation whereby the underage's activity had the potential to or did result in a bartender, owner or other licensee having his or her license suspended or revoked.		
125.07(4)(a) 1	Procures/attempts to procure alcohol from licensee		
125.07(4)(a) 2	Possess/consume on licensed premises not accompanied by parent or overage spouse		
125.07(4)(a) 3	Enters/attempts to/is on licensed premises		
125.07(4)(a) 4	Misrepresents age for purpose of receiving alcohol from licensee/operator		
	PENALTY: CHILD UNDERAGE 17		
	1st violation w/in 12 months (250-500)	M \$250.00	M \$376.00
	2nd violation w/in 12 months (300-500)	M \$300.00	M \$439.00
	3rd violation w/in 12 months (500)	M \$500.00	M \$691.00
	4th & subsequent w/in 12 months (500)	M \$500.00	M \$691.00
	PENALTY: AGE 17 BUT UNDERAGE 21		
	1st violation w/in 12 months (250-500)	M \$250.00	M \$376.00
	2nd violation w/in 12 months (300-500)	M \$300.00	M \$439.00
	3rd violation w/in 12 months (500-750)	M \$500.00	M \$691.00

	4 <sup>th</sup> & subsequent w/in 12 months (750-1,000)	M \$750.00	M \$1,006.00
125.07(4)(b) 2	Knowingly possess/consume alcohol, unaccompanied by parent or overage spouse		
	PENALTY: CHILD UNDERAGE 17		
	1st violation w/in 12 months (0-50)	<del>\$20.00</del> <sup>M</sup> \$40.00	<del>\$111.40</del> <sup>M</sup> \$86.20
	2nd violation w/in 12 months (0-100)	<del>\$60.00</del> <sup>M</sup> \$80.00	<del>\$161.80</del> <sup>M</sup> \$136.60
	3rd violation w/in 12 months (0-500)	<del>\$120.00</del> <sup>M</sup> \$150.00	<del>\$250.00</del> <sup>M</sup> \$212.20
	4th & subsequent w/in 12 months (0-500)	<del>\$180.00</del> <sup>M</sup> \$250.00	<del>\$376.00</del> <sup>M</sup> \$287.80
	PENALTY: AGE 17 BUT UNDERAGE 21		
	1st violation w/in 12 months (100-200)	M \$100.00	M \$187.00
	2nd violation w/in 12 months (200-300)	M \$200.00	M \$313.00
	3rd violation w/in 12 months (300-500)	M \$300.00	M \$439.00
	4th & subsequent w/in 12 months (500-1,000)	M \$500.00	M \$691.00
	NOTE: VIOLATION DATES ARE USED TO MEASURE FIRST & SUBSEQUENT OFFENSES. Court will suspend driver's license for 90 days of underage for any violation of S. 125.085 (3)(b).		
<b>125.085</b>	<b>UNDERAGER: IDENTIFICATION CARDS</b>		
125.085(3)(b) 1	ID: Intentionally carry illegal card		
125.085(3)(b) 2	ID: Make/alter/duplicate		
125.085(3)(b) 3	ID: False information to issuer		
125.085(3)(b) 4	ID: Intentionally carry card/other document showing legal age, knowing it to be false		
	PENALTY: CHILD UNDERAGE 17		
	1st violation w/in 12 months (100-500)	M \$100.00	M \$187.00
	2nd violation w/in 12 months (300-500)	M \$300.00	M \$439.00
	3rd violation w/in 12 months (500)	M \$500.00	M \$691.00
	4th & subsequent w/in 12 months (500)	M \$500.00	M \$691.00
	PENALTY: AGE 17 BUT UNDERAGE 21		
	1st violation w/in 12 months (100-500)	M \$100.00	M \$187.00
	2nd violation w/in 12 months (100-500)	M \$200.00	M \$313.00
	3rd violation w/in 12 months (100-500)	M \$300.00	M \$439.00
	4 <sup>th</sup> & subsequent w/in 12 months (100-500)	M \$500.00	M \$691.00
125.09(1)	Unlicensed owner/lessee/manager of public place permitting consumption of alcohol on the premises of the	\$100.00	\$187.00

	public place (100-200)		
125.09(2)(b) 1	SCHOOLS: Possess/consume alcohol on premises		
125.09(2)(b) 2	SCHOOLS: Possess/consume alcohol in school vehicle if pupil is in vehicle		
125.09(2)(b) 3	SCHOOL: Possess/consume alcohol while participating in school activity		
	PENALTY: UNDERAGE 17		
	1st violation w/in 12 months (0-50)	<del>\$30.00</del> <sup>M</sup> \$50.00	<del>\$124.00</del> <sup>M</sup> \$98.80
	2nd violation w/in 12 months (0-100)	<del>\$60.00</del> <sup>M</sup> \$100.00	<del>\$187.00</del> <sup>M</sup> \$136.60
	3rd violation w/in 12 months (0-500)	<del>\$100.00</del> <sup>M</sup> \$200.00	<del>\$313.00</del> <sup>M</sup> \$187.00
	4th & subsequent w/in 12 months (0-500)	<del>\$180.00</del> <sup>M</sup> \$300.00	<del>\$439.00</del> <sup>M</sup> \$287.80
	PENALTY: OVER AGE 17 BUT UNDER 21		
	1st violation w/in 12 months (100-200)	\$100.00	\$187.00
	2nd violation w/in 12 months (200-300)	\$200.00	\$313.00
	3rd violation w/in 12 months (300-500)	<del>\$300.00</del> \$400.00	<del>\$565.00</del> \$439.00
	4th & subsequent w/in 12 months (500-1,000)	<del>\$500.00</del> \$600.00	<del>\$817.00</del> \$691.00
	PENALTY: AGE 21 OR OLDER (0-200)	\$100.00	\$187.00
<b>228</b>	<b>ANIMALS</b>		
228-1	Dog license required (0-2,000)	\$100.00	\$187.00
228-5	Violate rabies vaccination (0-2,000)	\$100.00	\$187.00
228-5{a}	Violate quarantine order (0-2,000)	\$300.00	\$439.00
228-9A	Keep more than 10 rodents/reptiles/small mammals (0-2,000)	\$200.00	\$313.00
228-9B	Keep more than 4 dogs/5 cats (0-2,000)	\$200.00	\$313.00
228-9D	Keep/maintain exotic animal (0-2,000)	\$300.00	\$439.00
228-11	Violate animal housing requirement (0-2,000)	\$200.00	\$313.00
228-12	Animal unlawfully upon food establishment (0-2,000)	\$100.00	\$187.00
<del>228-14</del>	<del>Cat license required (0-2,000)</del>	<del>\$100.00</del>	<del>\$187.00</del>
<b>240</b>	<b>BICYCLES 1<sup>ST</sup> Offense w/in 1 year (10)</b>	\$10.00	\$73.60
	<b>2<sup>ND</sup> Offense w/in 1 year (25)</b>	\$25.00	\$92.50
240-2	Fail to register bicycle (10-50)	\$10.00	\$73.60

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240-8A	Fail keep bike to the right side of roadway (0-20)	\$10.00	\$73.60
240-8B	Bike carry passenger/towing (10-50)	\$10.00	\$73.60
240-8C	Bike cling to moving vehicle (10-50)	\$10.00	\$73.60
240-8D	Bike riding abreast (10-50)	\$10.00	\$73.60
240-8E	Bike fail to yield to pedestrian (10-50)	\$10.00	\$73.60
240-8F	Bike fail to stop sign/signal (10-50)	\$10.00	\$73.60
240-8G	Bike improper parking (10-50)	\$10.00	\$73.60
240-8H	Operate mechanically unsafe bike (10-50)	\$10.00	\$73.60
240-8I	Fail to have headlamp on bike at night (10-50)	\$10.00	\$73.60
240-8J	Bike operate w/unsafe brakes (10-50)	\$10.00	\$73.60
240-8K	Over age 12 operate bike on sidewalk (10-50)	\$10.00	\$73.60
<b>247</b>	<b>BOATING 1<sup>st</sup> Offense w/in 1 year (0-50)</b> <b>2<sup>nd</sup> Offense w/in 1 year (0-100)</b>		
247-3	Adopts all State boating statutes enforceable		
247-5(A)	No wake during hi-water conditions (10-50) 2 <sup>nd</sup> Offense (0-100)	\$50.00 \$100.00	\$124.00 \$187.00
247-5(B)	Violate "slow-no-wake" requirements (10-50) 2 <sup>nd</sup> Offense (0-100)	\$50.00 \$100.00	\$124.00 \$187.00
247-5(C)	25 mph speed limit for motorboats (10-50) 2 <sup>nd</sup> Offense (0-100)	\$50.00 \$100.00	\$124.00 \$187.00
<b>253</b>	<b>BUILDING CONSTRUCTION</b>		
	All Building Violations (0-2,000)	\$500.00	\$691.00
<b>282</b>	<b>ELECTRICAL STANDARDS</b>		
	All Electrical Violations (0-2,000)	\$500.00	\$691.00
<b>288</b>	<b>EROSION AND SEDIMENT CONTROL</b>		
	<u>All Erosion and Settlement Control Violations (100-1,000)</u>	<u>\$500.00</u>	<u>\$691.00</u>
<b>303</b>	<b>FIRES AND FIRE PREVENTION</b> Chapter 303 of the ordinances adopts several chapters of the Wisconsin Administrative Code. If a citation is issued for a violation of the Administrative Code, <u>court appearance is mandatory</u> & the forfeiture is.....	M \$500.00	M \$691.00
303-12A	Violation of recreational burning restrictions (0-2,000)	\$100.00	\$187.00
303-29B(1)	Fail/prevent false fire alarm 1 <sup>st</sup> offense (0-2,000)	\$100.00	\$187.00
303-29B(2)	Fail/prevent false fire alarm 2 <sup>nd</sup> offense (0-2,000)	\$200.00	\$313.00
303-29B(3)	Fail/prevent false fire alarm 3 <sup>rd</sup> offense (0-2,000)	\$300.00	\$439.00

303-29B(4)	Fail/prevent false fire alarm 4 <sup>th</sup> offense (0-2,000)	\$500.00	\$691.00
<b>319</b>	<b>HEALTH AND SANITATION</b>		
319	Operate w/o required license (500-2,000)	\$500.00	\$691.00
319-26B	Engage in tattooing/body piercing w/o license (500-2,000)	\$500.00	\$691.00
319-38	Massage therapists operate w/o license (500-1,000)	\$500.00	\$691.00
319-39A	Engage in credentialed practice unlawfully (500-2,000)	\$500.00	\$691.00
319-39B	Advertise as a credentialed practice unlawfully (500-2,000)	\$500.00	\$691.00
319-39C	Business allows credentialed practice unlawfully (500-2,000)	\$500.00	\$691.00
319-39D	Business advertises as a credentialed practice unlawfully (500-2,000)	\$500.00	\$691.00
319-40	Fail to display required license (200-500)	\$500.00	\$691.00
<b>332</b>	<b>HOUSING STANDARDS</b>		
	All violations of Housing Standards (0-2,000)	\$500.00	\$691.00
<b>390</b>	<b>NUISANCES</b>		
	<b>Chronic Nuisances 1<sup>st</sup> Offense (200-500)</b>	\$300.00	\$439.00
	<b>2<sup>nd</sup> Offense (500-1,000)</b>	\$500.00	\$691.00
390-3	Public nuisances affecting health (0-2,000)	<del>\$100.00</del> <u>\$300.00</u>	<del>\$439.00</del> <u>\$187.00</u>
390-4	Public nuisances offend public (0-2,000)	<del>\$200.00</del> <u>\$300.00</u>	<del>\$439.00</del> <u>\$187.00</u>
390-5	Public nuisance affecting peace/safety (0-2,000)	<del>\$200.00</del> <u>\$300.00</u>	<del>\$439.00</del> <u>\$187.00</u>
390-6	Public nuisance/Dutch Elm disease (0-2,000)	<del>\$40.00</del> <u>\$300.00</u>	<del>\$439.00</del> <u>\$111.40</u>
<b>398</b>	<b>PARKS AND RECREATION</b>		
398-4A	Damage/tamper w/park building/equipment (5-500)	\$100.00	\$187.00
398-4B	Use washroom designated for opposite sex (5-500)	\$100.00	\$187.00
398-4C	Dig/remove park soil/rock/sand/trees/shrubs (5-500)	\$100.00	\$187.00
398-4D	Construct/erect any building/structure in park (5-500)	\$100.00	\$187.00
398-4E	Damage/remove park plant/flower/grass (5-500)	\$100.00	\$187.00
398-4F	Climb/walk/sit on park prop not designated area (5-500)	\$100.00	\$187.00
398-4G	Attach rope/cable to park tree/fence/failing (5-500)	\$100.00	\$187.00
398-4H	Throw/discharge pollutant in water at park (5-500)	\$100.00	\$187.00
398-4I	Litter/dump in park (5-500)	\$100.00	\$187.00
398-4J	Bring glass beverage container into park (5-500)	\$100.00	\$187.00

398-4K	Cause/permit any animal to run loose (5-500)	\$100.00	\$187.00
398-4L	Tie/hitch an animal to plant or tree (5-500)	\$100.00	\$187.00
398-4M	Hunt/molest/harm animal/wildlife/bird in park (5-500)	\$100.00	\$187.00
398-4N	Ride horse in park except on designated bridle trails (5-500)	\$100.00	\$187.00
398-4O	Unlawfully have domesticated animal in park (5-500)	\$100.00	\$187.00
398-4P	Play music/volume that interferes w/enjoyment of park (5-500)	\$100.00	\$187.00
398-4Q	Interfere/hinder park employees in performing duty (5-500)	\$100.00	\$187.00
398-5A	Drive motor vehicle on park grounds w/o permit (5-500)	\$100.00	\$187.00
398-5B	Park motor vehicle on park grounds w/o permit (5-500)	\$100.00	\$187.00
398-5C	Discharge motor oil/other vehicle fluid in park (5-500)	\$100.00	\$187.00
398-5D	Wash motor vehicle in park (5-500)	\$100.00	\$187.00
398-5E	Perform vehicle maintenance in park (5-500)	\$100.00	\$187.00
398-6A	Unlawfully carry concealed weapon in park (5-500)	\$100.00	\$187.00
398-6B	Unlawfully discharge weapon/spring gun/bow in park (5-500)	\$100.00	\$187.00
398-7A	Post/paint display placard in park (5-500)	\$100.00	\$187.00
398-7B	Advertising/assemblages/entertainment w/o permit (5-500)	\$100.00	\$187.00
398-7C	Amplified music w/o permit in park (5-500)	\$100.00	\$187.00
398-8	Park concession sales w/o permit (5-500)	\$100.00	\$187.00
398-9	Start fire in park except in provided places (5-500)	\$100.00	\$187.00
398-10A	Camp/stay overnight in park w/o permission (5-500)	\$100.00	\$187.00
398-10B	Unlawfully play propelled object sports in park (5-500)	\$100.00	\$187.00
398-10C	Use wheeled device on park structures/equipment (5-500)	\$100.00	\$187.00
398-10D	Enter park area "closed" to public (5-500)	\$100.00	\$187.00
398-10E	Disorderly conduct in park (5-500)	\$120.00	\$212.20
398-10F	Fail/display park permit upon request (5-500)	\$100.00	\$187.00
398-10G	Disturb/interfere with person/group activity in park (5-500)	\$100.00	\$187.00
398-10H	Erect/occupy tent/stand/similar structure w/o permission (5-500)	\$100.00	\$187.00
398-10I	Use wheeled device in prohibited places (5-500)	\$100.00	\$187.00
398-10J	Fly/launch model airplanes/similar devices in park (5-500)	\$100.00	\$187.00
398-10K	Play/practice golf in undesignated areas within park (5-500)	\$100.00	\$187.00



398-10L	Ride/operate ATV/snowmobile in undesignated area w/in park (5-500)	\$100.00	\$187.00
398-10M	Play/practice basketball during prohibited hours in park (5-500)	\$100.00	\$187.00
398-11	Use of swimming pool when closed (5-500)	\$100.00	\$187.00
398-12	Unlawfully boating (5-500)	\$100.00	\$187.00
398-13	Violate park closing hours (5-500)	\$100.00	\$187.00
398-14	Violate park director emergency measures (5-500)	\$100.00	\$187.00
398-20	Sale of merchandise in parks w/o permit or unlawfully (5-500)	\$100.00	\$187.00
<b>403</b>	<b>PAWNBROKERS AND SECONDHAND DEALERS</b>		
	1 <sup>st</sup> Offense (50-1,000)	\$50.00	\$124.00
	2 <sup>nd</sup> Offense (500-2,000)	\$500.00	\$691.00
403-3	Fail obtain pawn broker license	\$100.00	\$187.00
403-4	Fail obtain secondhand article dealer license	\$100.00	\$187.00
404-5	Fail obtain secondhand jewelry license	\$100.00	\$187.00
403-9A	Complete transaction w/o checking ID	\$100.00	\$187.00
403-9B	Transaction with person under 18 years of age	\$100.00	\$187.00
403-9C	Fail maintain transaction records	\$100.00	\$187.00
403-9D	Fail make an electronic report	\$100.00	\$187.00
403-9E	Fail comply with holding period	\$100.00	\$187.00
403-9F	Fail to report to Law Enforcement Agency	\$100.00	\$187.00
<b>410</b>	<b>PEACE AND GOOD ORDER</b>		
410-6	Battery (Add \$50 if involves domestic abuse) (0-2,000)	\$350.00	\$502.00
410-7A(1)	Disorderly conduct provoke disturbance/annoy (0-2,000)	\$100.00	\$187.00
410-7A(2)	Disorderly conduct provoke or engage in fight/brawl (0-2,000)	\$250.00	\$376.00
410-7A(3)	Disorderly conduct disturb any lawful meeting (0-2,000)	\$100.00	\$187.00
410-7B(2)	Disorderly conduct in school (0-2,000)	\$100.00	\$187.00
410-8	Unlawful use of computerized communication system (0-2,000)	\$250.00	\$376.00
410-9A(1)	Harassment by physical contact or attempt same (0-2,000)	\$300.00	\$439.00
410-9A(2)	Harassment by engaging in course of conduct or repeated acts (0-2,000)	\$200.00	\$313.00
410-10	Harboring runaway (0-2,000)	\$200.00	\$313.00
410-11A(1)(a)	Off road operation of vehicle on city property (0-2,000)	\$100.00	\$187.00
410-11A(1)(b)	Off road operation of vehicle on school district property	\$100.00	\$187.00

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	(0-2,000)		
410-11A(1)(c)	Off road operation of vehicle on private property (0-2,000)	\$100.00	\$187.00
410-11B	Walk/ride/or drive upon any barricaded area (0-2,000)	\$100.00	\$187.00
410-11C	Operate motorized vehicle on public sidewalk (0-2,000)	\$100.00	\$187.00
410-11C(2)	Operate motorized play vehicle on public street/ hwy (0-2,000)	\$100.00	\$187.00
410-11D(1)	Fail to prevent deposits on public roadways (0-2,000)	\$50.00	\$124.00
410-11E(3)	Cruising on Main Street (0-2,000)	\$100.00	\$187.00
410-11F	Operate racetrack (0-2,000)	\$100.00	\$187.00
410-12A	Firearms prohibited in municipal buildings (0-2,000)	\$350.00	\$502.00
410-12B(1)	Unlawful carry concealed weapon (0-2,000)	\$350.00	\$502.00
410-12B(2)	Discharge firearm (0-2,000)	\$500.00	\$691.00
410-12B(3)	Unlawful open or conceal carry weapon in prohibited place (0-2,000)	\$350.00	\$502.00
410-12C	Throw shoot missile/obj at property of person (0-2,000)	\$200.00	\$313.00
410-13A	Cutting holes in ice on river (0-2,000)	\$40.00	\$111.40
410-13B	Operate wheeled device in Central Business District (0-2,000)	\$10.00	\$73.60
410-13C	Climbing on railroad cars (0-2,000)	\$40.00	\$111.40
410-13D	Dive/jump from/or sit upon bridge (0-2,000)	\$40.00	\$111.40
410-13E	Jaywalking prohibited (0-2,000)	\$5.00	\$67.30
410-13F(1)	Sale/possess or use fireworks prohibited (0-2,000)	\$250.00	\$376.00
410-13F(2)	Possess or use fireworks prohibited w/o permit (0-2,000)	\$250.00	\$376.00
410-14	Tampering with water system (0-2,000)	\$600.00	\$817.00
410-15A	Tampering with traffic signs (0-2,000)	\$250.00	\$376.00
410-15B	Possess traffic control device (0-2,000)	\$200.00	\$313.00
410-16	Damage to property (0-2,000)	\$350.00	\$502.00
410-17	Damage to public facilities (0-2,000)	\$350.00	\$502.00
410-18	Deposit in sewers (0-2,000)	\$100.00	\$187.00
410-19	Hinder or obstruct repairs to public facilities (0-2,000)	\$60.00	\$136.60
410-20	Littering (0-2,000)	\$120.00	\$212.20
410-21	Dumping on private property (0-2,000)	\$250.00	\$376.00
410-22B	Damage to property by graffiti (0-2,000)	\$350.00	\$502.00
410-22F	Owner fails to notify police of graffiti (0-2,000)	\$10.00	\$73.60
410-22G	Owner fail to comply with 72 hr remove graffiti (0-2,000)	\$10.00	\$73.60

410-23A(1)	Trespass on municipal parking facility (0-2,000)	\$100.00	\$187.00
410-23A(2)	Trespass/remain on municipal parking facility after parking (0-2,000)	\$100.00	\$187.00
410-23B(1)(a)	Trespass to land/building (0-2,000)	\$250.00	\$376.00
410-23B(1)(b)	Trespass to posted land/building (0-2,000)	\$250.00	\$376.00
410-23B(1)(c)	Trespass to other property w/o consent or refuse to leave (0-2,000)	\$250.00	\$376.00
410-23B(1)(d)	Refuse to leave or remain upon prop after request to leave (0-2,000)	\$250.00	\$376.00
410-23C	Trespass on business parking lots (0-2,000)	\$100.00	\$187.00
410-23D(2)	Residential picketing (0-2,000)	\$200.00	\$313.00
410-24A(1)(a)	Ordinary theft \$750.00 or less (0-2,000)	\$350.00	\$502.00
410-24A(1)(b)	Fail to return leased goods (MAND.APPEAR)	--- M	--- M
	If restitution is made	\$20.00	\$86.20
	If not: Value rounded to next \$10 + \$100 + costs		
410-24B(2)	Retail theft (0-2,000)	\$350.00	\$502.00
410-24D(2)	Fail to return library books (MAND. APPEAR) (0-2,000)	--- M	--- M
	If return or pay for books	\$10.00	\$73.60
	If not: Value rounded to next \$10 + \$100 + costs		
410-24E	Issue of worthless checks (MAND. APPEAR) (0-2,000)	--- M	--- M
	If restitution is made	\$20.00	\$86.20
	If not: Check rounded up to next \$10 + \$100 + costs		
410-25	Resisting or obstructing officer (0-2,000)	\$350.00	\$502.00
410-26	Harassment of police officer (0-2,000)	\$120.00	\$212.20
410-27	Assisting escape of prisoner (0-2,000)	\$300.00	\$439.00
410-28	False swearing (0-2,000)	\$150.00	\$250.00
410-29	False alarms (0-2,000)	\$350.00	\$502.00
410-30	False reports (0-2,000)	\$150.00	\$250.00
410-31	Impersonating police officer (0-2,000)	\$120.00	\$212.20
410-32	Violate regulations imposed by Mayor during civil emergency (0-2,000)	\$200.00	\$313.00
410-33B	Loitering or prowling prohibited generally (0-2,000)	\$120.00	\$212.20
410-33C	Obstruction of traffic by loitering (0-2,000)	\$100.00	\$187.00
410-33D	Obstruction of entryways by loitering (0-2,000)	\$100.00	\$187.00
410-33E(2)	Loitering on school grounds (0-2,000)	\$100.00	\$187.00
410-33F	Loitering on roadways in Central Business District (0-	\$100.00	\$187.00

	2,000)		
410-33G	Loitering on Main Street bridge (0-2,000)	\$100.00	\$187.00
410-34A	Curfew violation for minors 1 <sup>st</sup> offense warning (MAND.APPEAR) (0-2,000)	---M	---M
	2 <sup>nd</sup> > offense (0-2,000)	\$30.00	\$98.80
410-34F	Adult custodian permitting violation of curfew (0-2,000)	\$30.00	\$98.80
410-35	Distribution of commercial advertising material (0-2,000)	\$80.00	\$161.80
410-36	Unlawful use of phone (0-2,000)	\$250.00	\$376.00
410-37B	Habitual truancy (0-500, 30-365 day license suspension)	<del>\$200.00</del> --- M	<del>\$313.00</del> --- M
410-37C	Truancy 1 <sup>st</sup> offense w/in 1 year (0-500)	M \$10.00	M \$73.60
	2 <sup>nd</sup> offense w/in 1 year (0-100)	M \$50.00	M \$124.00
410-38B	Contribute to truancy (0-2,000)	<del>\$200</del> 350.00	<del>\$313</del> 502.00
410-39B	Violate regulation of sexually oriented conduct in public (0-2,000)	\$50.00	\$124.00
<u>410-39C</u>	<u>Deepfake (0-2,000)</u>	<u>\$120.00</u>	<u>\$212.20</u>
410-40A	Loud/unnecessary noise operate vehicle w/def muffler (0-2,000)	\$50.00	\$124.00
410-40B	Loud/unnecessary noise cause vehicle tires to squeal (0-2,000)	\$50.00	\$124.00
410-40C	Loud/Unnecessary noise operate const equip when prohibited (0-2,000)	\$100.00	\$187.00
410-40D	Loud/unnecessary noise operate snowmobile on Rock River (0-2,000)	\$70.00	\$149.20
410-40E	Loud/unnecessary noise operate noisy equipment (0-2,000)	\$70.00	\$149.20
410-40F	Loud/unnecessary noise speaker from motor vehicle w/o permit (0-2,000)	\$30.00	\$98.80
410-40G	Loud/unnecessary noise use domestic power equipment (0-2,000)	\$30.00	\$98.80
410-40H	Loud/unnecessary noise vehicle/container cargo transfer (0-2,000)	\$30.00	\$98.80
410-40I	Loud/unnecessary noise dynamic braking prohibited (0-2,000)	\$30.00	\$98.80
410-41A	Loud/unnecessary noise from vehicle audible more than 75ft 1 <sup>st</sup> offense w/in one year (40-80)	\$100.00	\$187.00
	2 <sup>nd</sup> offense w/in one year (100-200)	\$120.00	\$212.20
410-42	Electrical interference w/signal reception (0-2,000)	\$100.00	\$187.00
410-43A	Unnecessary blowing of train whistle (0-200)	\$80.00	\$161.80
410-44A	Animals not to run at large (0-2,000)	\$100.00	\$187.00

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410-45C(1)	Dogs not to be at large (0-2,000)	\$100.00	\$187.00
	2 <sup>nd</sup> offense (0-2,000)	\$200.00	\$313.00
	3 <sup>rd</sup> > offense (0-2,000)	\$600.00	\$817.00
410-45C(2)(a)	Dog damage/attempt damage property (0-2,000)	\$50.00	\$124.00
	2 <sup>nd</sup> offense (0-2,000)	\$200.00	\$313.00
	3 <sup>rd</sup> > offense (0-2,000)	\$600.00	\$817.00
410-45C(2)(b)	Dog barks/whines/howls annoy complainant (0-2,000)	\$50.00	\$124.00
	2 <sup>nd</sup> offense (0-2,000)	\$100.00	\$187.00
	3 <sup>rd</sup> > offense (0-2,000)	\$200.00	\$313.00
410-45C(2)(c)	Dog bites/attempts to bite (0-2,000)	\$200.00	\$313.00
	2 <sup>nd</sup> offense (0-2,000)	<del>\$300.00</del> \$600.00	<del>\$817.00</del> \$439.00
	3 <sup>rd</sup> > offense (0-2,000)	\$800.00	\$1,069.00
410-45C(2)(d)	Dog attempt/scratch/otherwise harm or accost (0-2,000)	\$100.00	\$187.00
	2 <sup>nd</sup> offense (0-2,000)	\$300.00	\$439.00
	3 <sup>rd</sup> > offense (0-2,000)	\$600.00	\$817.00
410-45C(2)(e)	Dog causes reasonable fear of attack or accost (0-2,000)	\$100.00	\$187.00
	2 <sup>nd</sup> offense (0-2,000)	\$300.00	\$439.00
	3 <sup>rd</sup> > offense (0-2,000)	\$600.00	\$817.00
410-45D(1)	Own prohibited dangerous dog (0-2,000)	\$600.00	\$817.00
	2 <sup>nd</sup> offense (0-2,000)	\$1,000.00	\$1,321.00
	3 <sup>rd</sup> > offense (0-2,000)	\$1,500.00	\$1,951.00
410-45D(2)(a)	Fail leash/control vicious dog (0-2,000)	\$120.00	\$212.20
	2 <sup>nd</sup> offense (0-2,000)	\$500.00	\$691.00
	3 <sup>rd</sup> > offense (0-2,000)	\$800.00	\$1,069.00
410-45D(2)(b)	Improper confinement of vicious dog (0-2,000)	\$100.00	\$187.00
	2 <sup>nd</sup> offense (0-2,000)	\$200.00	\$313.00
	3 <sup>rd</sup> > offense (0-2,000)	\$600.00	\$817.00
410-45D(2)(c)	Fail/have warning sign for vicious dog (0-2,000)	\$100.00	\$187.00
	2 <sup>nd</sup> offense (0-2,000)	\$200.00	\$313.00
	3 <sup>rd</sup> > offense (0-2,000)	\$600.00	\$817.00
410-45D(2)(d)	Fail/spay or neuter vicious dog (0-2,000)	\$100.00	\$187.00
	2 <sup>nd</sup> offense (0-2,000)	\$200.00	\$313.00
	3 <sup>rd</sup> > offense (0-2,000)	\$600.00	\$817.00

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410-45D(2)(e)	Fail/insure, register, license vicious dog (0-2,000)	\$120.00	\$212.20
	2 <sup>nd</sup> offense (0-2,000)	\$200.00	\$313.00
	3 <sup>rd</sup> > offense (0-2,000)	\$600.00	\$817.00
410-45D(2)(f)	Own or have vicious dog in multi-family building (0-2,000)	\$120.00	\$212.20
	2 <sup>nd</sup> offense (0-2,000)	<del>\$200.00</del> <u>\$600.00</u>	<del>\$817.00</del> <u>\$313.00</u>
	3 <sup>rd</sup> > offense (0-2,000)	<del>\$600.00</del> <u>\$800.00</u>	<del>\$1,069.00</del> <u>\$817.00</u>
410-45D(2)(g)	Fail/notify police of disposition of vicious dog (0-2,000)	\$50.00	\$124.00
	2 <sup>nd</sup> offense (0-2,000)	\$200.00	\$313.00
	3 <sup>rd</sup> > offense (0-2,000)	\$600.00	\$817.00
410-45D(2)(h)	Ownership of vicious dog/exceed limit dog ownership (0-2,000)	\$50.00	\$124.00
	2 <sup>nd</sup> offense (0-2,000)	\$200.00	\$313.00
	3 <sup>rd</sup> offense (0-2,000)	\$600.00	\$817.00
410-45D(2)(i)	Violate order or agreement for vicious dog (0-2,000)	<del>\$120.00</del> <u>\$200.00</u>	<del>\$313.00</del> <u>\$212.20</u>
	2 <sup>nd</sup> offense (0-2,000)	<del>\$200.00</del> <u>\$600.00</u>	<del>\$817.00</del> <u>\$313.00</u>
	3 <sup>rd</sup> offense (0-2,000)	<del>\$600.00</del> <u>\$800.00</u>	<del>\$1,069.00</del> <u>\$817.00</u>
410-46A	Harassment of police animals (0-2,000)	\$100.00	\$187.00
410-47	Sale or gift of animals prohibited (0-2,000)	\$100.00	\$187.00
410-48	Fail to remove dog defecation (0-2,000)	\$50.00	\$124.00
410-49A	Prohibited gambling/lottery/fraud devices practices (0-2,000)	\$40.00	\$111.40
410-50A	Underage possess/attempt possess tobacco (0-50)	\$50.00	\$124.00
410-50E	Use tobacco on school property (0-50)	\$50.00	\$124.00
410-51B(1)	Retailer sell/give tobacco to minor 1 <sup>st</sup> offense (0-50) plus suspend license/permit 0-3 days	\$50.00	\$124.00
	2 <sup>nd</sup> offense w/in 1 year (0-500) plus suspend license/permit 3-10 days	\$200.00	\$313.00
	3 <sup>rd</sup> > offense (200-500) plus suspend license/permit 15-30 days	\$300.00	\$439.00
410-51B(2)	Tobacco retailer/vendor fail/post proper sign (0-25)	\$25.00	\$92.50
410-51B(3)(a)	Keep tobacco vend machine/public place w/o meeting criteria (0-2,000)	\$50.00	\$124.00
410-51B(4)	Retailer place tobacco vend machine w/in 500 ft of school	\$50.00	\$124.00

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	(0-2,000)		
410-51B(5)	Unlawfully give/provide tobacco to minor (0-2,000)	\$120.00	\$212.20
410-52A	Possess open intoxicants on public ways (0-2,000)	\$120.00	\$212.20
410-52B	Possess open intoxicants on Riverwalk/contiguous public property (0-2,000)	\$120.00	\$212.20
410-53B(1)	Procure lodging fail/prevent underage alcohol consumption 1 <sup>st</sup> offense (0-500)	\$100.00	\$187.00
	2 <sup>nd</sup> offense (200-500)	\$200.00	\$313.00
410-53B(2)	Procure lodging fail/prevent controlled substance use (0-500)	\$100.00	\$187.00
	2 <sup>nd</sup> offense within 12 months (200-500)	\$200.00	\$313.00
410-54A	Possession of marijuana (10-500)	\$120.00	\$212.20
410-55D	Sale/display simulated controlled substance/instruments for use of controlled substance (0-2,000)	\$120.00	\$212.20
410-55E	Possession of instruments for use of controlled substance (0-2,000)	\$120.00	\$212.20
410-55F	Manufacture/deliver of drug paraphernalia (0-2,000)	\$120.00	\$212.20
410-55G	Manufacture/delivery of drug paraphernalia age restriction enhanced (200-2,000)	\$200.00	\$313.00
410-56B	Smoke in prohibited place (0-2,000)	\$100.00	\$187.00
410-56C(1)	Allow person to smoke in prohibited place (0-2,000)	\$100.00	\$187.00
410-56C(2)	Provide smoking material/other equipment in prohibited place (0-100)	\$100.00	\$187.00
410-56C(3)(a)	Fail/post signs prohibiting use of tobacco products 1 <sup>st</sup> offense warning	WARNING	WARNING
	2 <sup>nd</sup> offense \$100/day maximum	\$100.00	\$187.00
410-56C(3)(b)	Fail/refuse to serve person smoking in prohibited place 1 <sup>st</sup> offense warning	WARNING	WARNING
	2 <sup>nd</sup> offense \$100/day maximum	\$100.00	\$187.00
410-56C(3)(c)	Fail/ask person smoking prohibited place/leave or vacate 1 <sup>st</sup> offense warning	WARNING	WARNING
	2 <sup>nd</sup> offense \$100/day maximum	\$100.00	\$187.00
410-56C(4)	Fail/notify police of smoker refusing to leave premises (0-2,000)	\$100.00	\$187.00
<b>419</b>	<b>PLUMBING</b>		
	All Plumbing Violations (0-2,000)	\$500.00	\$691.00
<b>424</b>	<b>PROPERTY MAINTENANCE, COMMERCIAL</b>		
	All Property Maintenance Violations (0-2,000)	\$500.00	\$691.00
<b>428</b>	<b>PUBLIC EVENTS</b>		

428-17F	Carry alcohol beverage into/out Riverfest grounds (0-2,000)			\$60.00
428-18	Unlawful commercial activity on Riverfest grounds (0-2,000)	\$120.00	\$212.20	
428-19A	Use/operate wheeled device on Riverfest grounds (0-2,000)	\$30.00	\$98.80	
428-19B	Fail/obey official sign on Riverfest grounds (0-2,000)	\$30.00	\$98.80	
<b>446</b>	<b>SOLID WASTE</b>			
446-10	Fail separate recyclable materials 1 <sup>st</sup> Offense (50)	\$50.00	\$124.00	
	2 <sup>nd</sup> Offense (200)	\$200.00	\$313.00	
	3 <sup>rd</sup> Offense (300)	\$300.00	\$439.00	
446-13A	Improper disposal lead acid batteries (0-2,000)	\$100.00	\$187.00	
446-13B	Improper disposal major appliances (25-100)	\$100.00	\$187.00	
446-13C	Improper disposal waste oil/tires (0-2,000)	\$100.00	\$187.00	
446-13D	Improper disposal yard waste (0-2,000)	\$50.00	\$124.00	
446-14	Garbage/recycle bin time violation (0-2,000)	\$20.00	\$86.20	
446-17	Theft recyclable materials (200-500)	\$200.00	\$313.00	
446-23	Noxious weeds/grasses/brush prohibited/height limit (0-2,000)	\$40.00	\$111.40	
<b>457</b>	<b>STREETS AND SIDEWALKS</b>			
457-11A	Fail to remove snow/ice within 24 hours (50-2,000)	\$50.00	\$124.00	
457-11C	Deposit snow in street or alley (50-2,000)	\$50.00	\$124.00	
457-18.1B	Food vend w/o permit (0-2,000)	\$100.00	\$187.00	
457-18.1D	Food vend w/o inspection (0-2,000)	\$100.00	\$187.00	
457-18.1E	Food vend sidewalk obstruct (0-2,000)	\$100.00	\$187.00	
457-18.1G	Food vend-violate restrictions (0-2,000)	\$100.00	\$187.00	
457-18.1H	Food vend w/illegal sound amp (0-2,000)	\$100.00	\$187.00	
468-2	License required for Taxicabs (0-2,000) 1 <sup>st</sup> offense	\$50.00	\$124.00	
	2 <sup>nd</sup> offense	\$120.00	\$212.20	
	3 <sup>rd</sup> offense	\$225.00	\$344.50	
<b>480</b>	<b>TRANSIENT MERCHANTS</b>			
480-1	Transient merchant/food vendor fail register with city (50-1,000)	\$100.00	\$187.00	
<b>497</b>	<b>VEHICLES, ABANDONED AND JUNKED</b>			
497-2A	Junked vehicle/parts on property (0-2,000)	\$150.00	\$250.00	

497-2B	Permit storage/junked vehicle/parts private property (0-2,000)	\$150.00	\$250.00
497-2C	Unlawful move of junked vehicle/parts (0-2,000)	\$150.00	\$250.00
497-3A	Abandon vehicle on public property (0-2,000)	\$150.00	\$250.00
497-3B	Abandon vehicle on private property w/o consent (0-2,000)	\$150.00	\$250.00
500	VEHICLES AND TRAFFIC		
	Adopts Traffic Code		
500-10D	Left turn prohibited	\$30.00	\$98.80
500-15	Fail stop crosswalk/school crossing guard	\$200.00	\$313.00
550	ZONING		
	All Zoning Violations (0-2,000)	\$500.00	\$691.00



500-6	PARKING LIMITATIONS				
DESCRIPTION	MUNICIPAL/ STATE CODE	BOND AMOUNT	AFTER 10 DAYS	AFTER 20 DAYS	AFTER 30 DAYS
15 minute limit parking violation	500-6A(1)	5.00	15.00	30.00	55.00
Loading zone parking violation	500-6A(2)	15.00	25.00	40.00	65.00
72 hour parking violation	500-6A(3)	15.00	25.00	40.00	65.00
Two hour limit parking violation	500-6A(4)	5.00	15.00	30.00	55.00
Municipal lot overtime parking	500-6A(5)	5.00	15.00	30.00	55.00
30 minute limit parking violation	500-6A(6)	5.00	15.00	30.00	55.00
30 minute parking during school hours	500-6A(7)	15.00	25.00	40.00	65.00
School bus parking during school year	500-6A(8)	15.00	25.00	40.00	65.00
Handicap parking violation	500-6B	150.00	160.00	175.00	200.00
Parking in posted lot	500-6C	15.00	25.00	40.00	65.00
Parking on one way street >12" from curb/facing wrong way	500-6D(1)	15.00	25.00	40.00	65.00
Parking on two way street >12" from curb/facing wrong way	500-6D(2)	15.00	25.00	40.00	65.00
Violate angle parking	500-6D(3)	15.00	25.00	40.00	65.00
Overnight parking prohibited	500-6D(5)	15.00	25.00	40.00	65.00
Park in/at marked yellow curb	500-6D(6)	15.00	25.00	40.00	65.00
Encroach into adjacent stall	500-6D(7)	15.00	25.00	40.00	65.00
Violate fire lane	500-6D(8)	30.00	40.00	55.00	80.00
Violate temporary posted no parking	500-7E(1)	15.00	25.00	40.00	65.00
Operate heavy vehicle on prohibited street	500-8C	187.00			
Heavy traffic prohibited by posted street	500-8F	187.00			
Posted no parking specific places	500-9A	15.00	25.00	40.00	65.00

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Posted no parking specific time	500-9B	15.00	25.00	40.00	65.00
Violate winter parking	500-9C	50.00	60.00	75.00	100.00
Violate bus stop	500-9D	15.00	25.00	40.00	65.00
Overweight vehicle parking	500-9E(2)	15.00	25.00	40.00	65.00
High profile vehicle parking prohibited	500-9F(2)	15.00	25.00	40.00	65.00
Boulevard parking prohibited	500-9G(1)	15.00	25.00	40.00	65.00
Parking motor home/5 <sup>th</sup> wheel/ camping trailer	500-9H(2)	15.00	25.00	40.00	65.00
Park/trailer on street while detached	500-9I(1)	50.00	60.00	75.00	100.00
Park/trailer on street while attached longer than 48 hours	500-9I(2)	50.00	60.00	75.00	100.00

\* NOTE: All parking tickets citing a violation of s. 500 should also state the statutory section.

DESCRIPTION	MUNICIPAL/ STATE CODE	BOND AMOUNT	AFTER 10 DAYS	AFTER 20 DAYS	AFTER 30 DAYS
Within intersection	500-1 346.52(1)(a)*	15.00	25.00	40.00	65.00
Stopping on crosswalk	500-1 346.52(1)(b)*	15.00	25.00	40.00	65.00
Too close to safety zone	500-1 346.52(1)(c)*	15.00	25.00	40.00	65.00
Park on sidewalk	500-1 346.52(1)(d)*	15.00	25.00	40.00	65.00
Obstruct highway excavation	500-1 346.52(1)(e)*	15.00	25.00	40.00	65.00
Double parking	500-1 346.52(1)(f)*	15.00	25.00	40.00	65.00
Too close to fire station	500-1 346.52(1)(g)*	5.00	15.00	30.00	55.00
Prohibited by sign on highway	500-1 346.52(1)(h)*	5.00	15.00	30.00	55.00

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Within 25 ft. of rail at railroad crossing	<b>500-1</b> <b>346.52(1)(l)*</b>	5.00	15.00	30.00	55.00
School zone, 7:30 a.m. – 4:30 p.m. (Am. Exhibit #6944)	<b>500-1</b> <b>346.52(2)*</b>	25.00	35.00	50.00	75.00
In loading zone	<b>500-1</b> <b>346.53(1)*</b>	15.00	25.00	40.00	65.00
In alley in business district	<b>500-1</b> <b>346.53(2)*</b>	15.00	25.00	40.00	65.00

Within 10 ft. of fire hydrant	<b>500-1</b> <b>346.53(3)*</b>	30.00	40.00	55.00	80.00
Within 4 ft. of alley/driveway	<b>500-1</b> <b>346.53(4)*</b>	15.00	25.00	40.00	65.00
Within 15 ft. of crosswalk	<b>500-1</b> <b>346.53(5)*</b>	15.00	25.00	40.00	65.00
No parking sign (on highway)	<b>500-1</b> <b>346.53(6)*</b>	15.00	25.00	40.00	65.00
Too close to other vehicle	<b>500-1</b> <b>346.54(1)(d)*</b>	15.00	25.00	40.00	65.00
On highway with for sale sign	<b>500-1</b> <b>346.55(2)*</b>	15.00	25.00	40.00	65.00
On private property of other	<b>500-1</b> <b>346.55(3)*</b>	15.00	25.00	40.00	65.00

## BOND SCHEDULE

Total deposit includes the shown forfeiture, the 26% penalty surcharge, \$10.00 jail surcharge, \$38.00 court costs and \$13.00 crime lab drug surcharge. Parenthetical amounts shown denote the penalty range set by Statutes. A capital "M" indicates a mandatory appearance by the defendant. Appearance is mandatory as to any violation by a licensed owner/operator/bartender, even if not designated by an "M".

CHAPTER	GENERAL PROVISIONS	RECOMMENDED FORFEITURE	TOTAL DEPOSIT
<b>211</b>	<b>AIRPORT</b>		
211.13F(2)(s)	In Aero Park after hours (10-500)	\$100.00	\$187.00
<b>216</b>	<b>ALARM SYSTEMS</b>		
216-2	Fail to apply for alarm permit (0-2,000)	\$100.00	\$187.00
<b>220</b>	<b>ALCOHOL BEVERAGES AND OTHER BEVERAGES</b>		
220-2A	Sell distribute/manufacture alcohol w/o license/permit (50-1,000)	\$100.00	\$187.00
220-8A	Fail/post license on premises (0-50)	\$40.00	\$111.40
220-8B	Operator's license not in work (0-50)	\$40.00	\$111.40
220-9A	Allow unlawful conduct on licensed premises (0-1,000)	\$40.00	\$111.40
220-9E	Permit sales w/o licensed bartender on premises (0-1,000)	\$40.00	\$111.40
220-9H(2)	Permit/display/perform/engage in explicit sexual act (50-1,000)	\$100.00	\$187.00
220-10A(1)	Violate closing hours/Class A liquor license (0-500)	\$200.00	\$313.00
220-10A(2)	Violate closing hours/Class A fermented beverage license (0-500)	\$200.00	\$313.00
220-10A(3)	Violate closing hours/Class B retail license (0-500)	\$200.00	\$313.00
220-10D	Violate obstruction of front windows/doors (0-500)	\$50.00	\$124.00
125.07(1)(a) 1	Non-parent (any age) procures for, sell, dispense, give away alcohol to underage (0-500)	\$200.00	\$313.00
	2nd offense w/in 12 months (200-500)	\$300.00	\$439.00
	3rd offense w/in 12 months (500-1,000)	\$500.00	\$691.00
	4th offense w/in 12 months (1,000 - 5,000)	\$1,000.00	\$1,321.00
125.07(1)(a) 2	Licensee sell/vend/deal/traffic in alcohol w/underage (0-500)	M \$200.00	M \$313.00
	2nd offense w/in 12 months (200-500)	M \$300.00	M \$439.00
	3rd offense w/in 12 months (500-1,000)	M \$500.00	M \$691.00



	4th offense w/in 12 months (1,000 - 5,000)	M \$1,000.00	M \$1,321.00
125.07(1)(a) 3	Adult (non-parent, age 17) knowingly permit or fail to prevent underage consumption on premises owned/controlled by the adult (0-500)	\$100.00	\$187.00
	2nd offense w/in 12 months (200-500)	\$200.00	\$313.00
	3rd offense w/in 12 months (500-1,000)	\$500.00	\$691.00
125.07(2)(a) 1	Person who procures for/sells/gives alcoholic beverages to intoxicated person (100-500)	\$100.00	\$187.00
125.07(2)(a) 2	Licensee/permittee sells/traffics in alcoholic beverages to/with intoxicated person (100-500)	\$200.00	\$313.00
125.07(3)(b)	Licensee directly/indirectly permits underage to enter/be on premises (0-500)	M \$100.00	M \$187.00
	NOTE: VIOLATION DATES ARE USED TO MEASURE 1st & SUBSEQUENT OFFENSES. STATUTE PROVIDES FOR DRIVER'S LIC. PENALTIES UNDERAGER VIOLATIONS: 1st violation within 12 months: 30-90 day license suspension 2nd violation within 12 months: 1 year license suspension 3rd violation within 12 months: 2 year license revocation NOTE: Court will suspend driver's license for 90 days on first offense for any violation whereby the underage's activity had the potential to or did result in a bartender, owner or other licensee having his or her license suspended or revoked.		
125.07(4)(a) 1	Procures/attempts to procure alcohol from licensee		
125.07(4)(a) 2	Possess/consume on licensed premises not accompanied by parent or overage spouse		
125.07(4)(a) 3	Enters/attempts to/is on licensed premises		
125.07(4)(a) 4	Misrepresents age for purpose of receiving alcohol from licensee/operator		
	PENALTY: CHILD UNDERAGE 17		
	1st violation w/in 12 months (250-500)	M \$250.00	M \$376.00
	2nd violation w/in 12 months (300-500)	M \$300.00	M \$439.00
	3rd violation w/in 12 months (500)	M \$500.00	M \$691.00
	4th & subsequent w/in 12 months (500)	M \$500.00	M \$691.00
	PENALTY: AGE 17 BUT UNDERAGE 21		
	1st violation w/in 12 months (250-500)	M \$250.00	M \$376.00
	2nd violation w/in 12 months (300-500)	M \$300.00	M \$439.00
	3rd violation w/in 12 months (500-750)	M \$500.00	M \$691.00
	4th & subsequent w/in 12 months (750-1,000)	M \$750.00	M \$1,006.00
125.07(4)(b) 2	Knowingly possess/consume alcohol, unaccompanied by parent or overage spouse		
	PENALTY: CHILD UNDERAGE 17		
	1st violation w/in 12 months (0-50)	\$40.00	\$111.40
	2nd violation w/in 12 months (0-100)	\$80.00	\$161.80
	3rd violation w/in 12 months (0-500)	M \$150.00	M \$250.00

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	4th & subsequent w/in 12 months (0-500)	M \$250.00	M \$376.00
	PENALTY: AGE 17 BUT UNDERAGE 21		
	1st violation w/in 12 months (100-200)	M \$100.00	M \$187.00
	2nd violation w/in 12 months (200-300)	M \$200.00	M \$313.00
	3rd violation w/in 12 months (300-500)	M \$300.00	M \$439.00
	4th & subsequent w/in 12 months (500-1,000)	M \$500.00	M \$691.00
	NOTE: VIOLATION DATES ARE USED TO MEASURE FIRST & SUBSEQUENT OFFENSES. Court will suspend driver's license for 90 days of underage for any violation of S. 125.085 (3)(b).		
<b>125.085</b>	<b>UNDERAGER: IDENTIFICATION CARDS</b>		
125.085(3)(b) 1	ID: Intentionally carry illegal card		
125.085(3)(b) 2	ID: Make/alter/duplicate		
125.085(3)(b) 3	ID: False information to issuer		
125.085(3)(b) 4	ID: Intentionally carry card/other document showing legal age, knowing it to be false		
	PENALTY: CHILD UNDERAGE 17		
	1st violation w/in 12 months (100-500)	M \$100.00	M \$187.00
	2nd violation w/in 12 months (300-500)	M \$300.00	M \$439.00
	3rd violation w/in 12 months (500)	M \$500.00	M \$691.00
	4th & subsequent w/in 12 months (500)	M \$500.00	M \$691.00
	PENALTY: AGE 17 BUT UNDERAGE 21		
	1st violation w/in 12 months (100-500)	M \$100.00	M \$187.00
	2nd violation w/in 12 months (100-500)	M \$200.00	M \$313.00
	3rd violation w/in 12 months (100-500)	M \$300.00	M \$439.00
	4 <sup>th</sup> & subsequent w/in 12 months (100-500)	M \$500.00	M \$691.00
125.09(1)	Unlicensed owner/lessee/manager of public place permitting consumption of alcohol on the premises of the public place (100-200)	\$100.00	\$187.00
125.09(2)(b) 1	SCHOOLS: Possess/consume alcohol on premises		
125.09(2)(b) 2	SCHOOLS: Possess/consume alcohol in school vehicle if pupil is in vehicle		
125.09(2)(b) 3	SCHOOL: Possess/consume alcohol while participating in school activity		
	PENALTY: UNDERAGE 17		
	1st violation w/in 12 months (0-50)	\$50.00	\$124.00
	2nd violation w/in 12 months (0-100)	\$100.00	\$187.00
	3rd violation w/in 12 months (0-500)	\$200.00	\$313.00
	4th & subsequent w/in 12 months (0-500)	\$300.00	\$439.00

	PENALTY: OVER AGE 17 BUT UNDER 21		
	1st violation w/in 12 months (100-200)	\$100.00	\$187.00
	2nd violation w/in 12 months (200-300)	\$200.00	\$313.00
	3rd violation w/in 12 months (300-500)	\$400.00	\$565.00
	4th & subsequent w/in 12 months (500-1,000)	\$600.00	\$817.00
	PENALTY: AGE 21 OR OLDER (0-200)	\$100.00	\$187.00
<b>228</b>	<b>ANIMALS</b>		
228-1	Dog license required (0-2,000)	\$100.00	\$187.00
228-5	Violate rabies vaccination (0-2,000)	\$100.00	\$187.00
228-5{a}	Violate quarantine order (0-2,000)	\$300.00	\$439.00
228-9A	Keep more than 10 rodents/reptiles/small mammals (0-2,000)	\$200.00	\$313.00
228-9B	Keep more than 4 dogs/5 cats (0-2,000)	\$200.00	\$313.00
228-9D	Keep/maintain exotic animal (0-2,000)	\$300.00	\$439.00
228-11	Violate animal housing requirement (0-2,000)	\$200.00	\$313.00
228-12	Animal unlawfully upon food establishment (0-2,000)	\$100.00	\$187.00
<b>240</b>	<b>BICYCLES 1<sup>ST</sup> Offense w/in 1 year (10)</b>	\$10.00	\$73.60
	<b>2<sup>ND</sup> Offense w/in 1 year (25)</b>	\$25.00	\$92.50
240-2	Fail to register bicycle (10-50)	\$10.00	\$73.60
240-8A	Fail keep bike to the right side of roadway (0-20)	\$10.00	\$73.60
240-8B	Bike carry passenger/towing (10-50)	\$10.00	\$73.60
240-8C	Bike cling to moving vehicle (10-50)	\$10.00	\$73.60
240-8D	Bike riding abreast (10-50)	\$10.00	\$73.60
240-8E	Bike fail to yield to pedestrian (10-50)	\$10.00	\$73.60
240-8F	Bike fail to stop sign/signal (10-50)	\$10.00	\$73.60
240-8G	Bike improper parking (10-50)	\$10.00	\$73.60
240-8H	Operate mechanically unsafe bike (10-50)	\$10.00	\$73.60
240-8I	Fail to have headlamp on bike at night (10-50)	\$10.00	\$73.60
240-8J	Bike operate w/unsafe brakes (10-50)	\$10.00	\$73.60
240-8K	Over age 12 operate bike on sidewalk (10-50)	\$10.00	\$73.60
<b>247</b>	<b>BOATING 1<sup>st</sup> Offense w/in 1 year (0-50)</b>		
	<b>2<sup>nd</sup> Offense w/in 1 year (0-100)</b>		
247-3	Adopts all State boating statutes enforceable		
247-5(A)	No wake during hi-water conditions (10-50)	\$50.00	\$124.00

	2 <sup>nd</sup> Offense (0-100)	\$100.00	\$187.00
247-5(B)	Violate "slow-no-wake" requirements (10-50)	\$50.00	\$124.00
	2 <sup>nd</sup> Offense (0-100)	\$100.00	\$187.00
247-5(C)	25 mph speed limit for motorboats (10-50)	\$50.00	\$124.00
	2 <sup>nd</sup> Offense (0-100)	\$100.00	\$187.00
<b>253</b>	<b>BUILDING CONSTRUCTION</b>		
	All Building Violations (0-2,000)	\$500.00	\$691.00
<b>282</b>	<b>ELECTRICAL STANDARDS</b>		
	All Electrical Violations (0-2,000)	\$500.00	\$691.00
<b>288</b>	<b>EROSION AND SEDIMENT CONTROL</b>		
	All Erosion and Settlement Control Violations (100-1,000)	\$500.00	\$691.00
<b>303</b>	<b>FIRES AND FIRE PREVENTION</b> Chapter 303 of the ordinances adopts several chapters of the Wisconsin Administrative Code. If a citation is issued for a violation of the Administrative Code, <u>court appearance is mandatory</u> & the forfeiture is.....	M \$500.00	M \$691.00
303-12A	Violation of recreational burning restrictions (0-2,000)	\$100.00	\$187.00
303-29B(1)	Fail/prevent false fire alarm 1 <sup>st</sup> offense (0-2,000)	\$100.00	\$187.00
303-29B(2)	Fail/prevent false fire alarm 2 <sup>nd</sup> offense (0-2,000)	\$200.00	\$313.00
303-29B(3)	Fail/prevent false fire alarm 3 <sup>rd</sup> offense (0-2,000)	\$300.00	\$439.00
303-29B(4)	Fail/prevent false fire alarm 4 <sup>th</sup> offense (0-2,000)	\$500.00	\$691.00
<b>319</b>	<b>HEALTH AND SANITATION</b>		
319	Operate w/o required license (500-2,000)	\$500.00	\$691.00
319-26B	Engage in tattooing/body piercing w/o license (500-2,000)	\$500.00	\$691.00
319-38	Massage therapists operate w/o license (500-1,000)	\$500.00	\$691.00
319-39A	Engage in credentialed practice unlawfully (500-2,000)	\$500.00	\$691.00
319-39B	Advertise as a credentialed practice unlawfully (500-2,000)	\$500.00	\$691.00
319-39C	Business allows credentialed practice unlawfully (500-2,000)	\$500.00	\$691.00
319-39D	Business advertises as a credentialed practice unlawfully (500-2,000)	\$500.00	\$691.00
319-40	Fail to display required license (200-500)	\$500.00	\$691.00
<b>332</b>	<b>HOUSING STANDARDS</b>		
	All violations of Housing Standards (0-2,000)	\$500.00	\$691.00



<b>390</b>	<b>NUISANCES</b>		
	<b>Chronic Nuisances 1<sup>st</sup> Offense (200-500)</b>	\$300.00	\$439.00
	<b>2<sup>nd</sup> Offense (500-1,000)</b>	\$500.00	\$691.00
390-3	Public nuisances affecting health (0-2,000)	\$300.00	\$439.00
390-4	Public nuisances offend public (0-2,000)	\$300.00	\$439.00
390-5	Public nuisance affecting peace/safety (0-2,000)	\$300.00	\$439.00
390-6	Public nuisance/Dutch Elm disease (0-2,000)	\$300.00	\$439.00
<b>398</b>	<b>PARKS AND RECREATION</b>		
398-4A	Damage/tamper w/park building/equipment (5-500)	\$100.00	\$187.00
398-4B	Use washroom designated for opposite sex (5-500)	\$100.00	\$187.00
398-4C	Dig/remove park soil/rock/sand/trees/shrubs (5-500)	\$100.00	\$187.00
398-4D	Construct/erect any building/structure in park (5-500)	\$100.00	\$187.00
398-4E	Damage/remove park plant/flower/grass (5-500)	\$100.00	\$187.00
398-4F	Climb/walk/sit on park prop not designated area (5-500)	\$100.00	\$187.00
398-4G	Attach rope/cable to park tree/fence/failing (5-500)	\$100.00	\$187.00
398-4H	Throw/discharge pollutant in water at park (5-500)	\$100.00	\$187.00
398-4I	Litter/dump in park (5-500)	\$100.00	\$187.00
398-4J	Bring glass beverage container into park (5-500)	\$100.00	\$187.00
398-4K	Cause/permit any animal to run loose (5-500)	\$100.00	\$187.00
398-4L	Tie/hitch an animal to plant or tree (5-500)	\$100.00	\$187.00
398-4M	Hunt/molest/harm animal/wildlife/bird in park (5-500)	\$100.00	\$187.00
398-4N	Ride horse in park except on designated bridle trails (5-500)	\$100.00	\$187.00
398-4O	Unlawfully have domesticated animal in park (5-500)	\$100.00	\$187.00
398-4P	Play music/volume that interferes w/enjoyment of park (5-500)	\$100.00	\$187.00
398-4Q	Interfere/hinder park employees in performing duty (5-500)	\$100.00	\$187.00
398-5A	Drive motor vehicle on park grounds w/o permit (5-500)	\$100.00	\$187.00
398-5B	Park motor vehicle on park grounds w/o permit (5-500)	\$100.00	\$187.00
398-5C	Discharge motor oil/other vehicle fluid in park (5-500)	\$100.00	\$187.00
398-5D	Wash motor vehicle in park (5-500)	\$100.00	\$187.00
398-5E	Perform vehicle maintenance in park (5-500)	\$100.00	\$187.00
398-6A	Unlawfully carry concealed weapon in park (5-500)	\$100.00	\$187.00
398-6B	Unlawfully discharge weapon/spring gun/bow in park (5-500)	\$100.00	\$187.00

398-7A	Post/paint display placard in park (5-500)	\$100.00	\$187.00
398-7B	Advertising/assemblages/entertainment w/o permit (5-500)	\$100.00	\$187.00
398-7C	Amplified music w/o permit in park (5-500)	\$100.00	\$187.00
398-8	Park concession sales w/o permit (5-500)	\$100.00	\$187.00
398-9	Start fire in park except in provided places (5-500)	\$100.00	\$187.00
398-10A	Camp/stay overnight in park w/o permission (5-500)	\$100.00	\$187.00
398-10B	Unlawfully play propelled object sports in park (5-500)	\$100.00	\$187.00
398-10C	Use wheeled device on park structures/equipment (5-500)	\$100.00	\$187.00
398-10D	Enter park area "closed" to public (5-500)	\$100.00	\$187.00
398-10E	Disorderly conduct in park (5-500)	\$120.00	\$212.20
398-10F	Fail/display park permit upon request (5-500)	\$100.00	\$187.00
398-10G	Disturb/interfere with person/group activity in park (5-500)	\$100.00	\$187.00
398-10H	Erect/occupy tent/stand/similar structure w/o permission (5-500)	\$100.00	\$187.00
398-10I	Use wheeled device in prohibited places (5-500)	\$100.00	\$187.00
398-10J	Fly/launch model airplanes/similar devices in park (5-500)	\$100.00	\$187.00
398-10K	Play/practice golf in undesignated areas within park (5-500)	\$100.00	\$187.00
398-10L	Ride/operate ATV/snowmobile in undesignated area w/in park (5-500)	\$100.00	\$187.00
398-10M	Play/practice basketball during prohibited hours in park (5-500)	\$100.00	\$187.00
398-11	Use of swimming pool when closed (5-500)	\$100.00	\$187.00
398-12	Unlawfully boating (5-500)	\$100.00	\$187.00
398-13	Violate park closing hours (5-500)	\$100.00	\$187.00
398-14	Violate park director emergency measures (5-500)	\$100.00	\$187.00
398-20	Sale of merchandise in parks w/o permit or unlawfully (5-500)	\$100.00	\$187.00
<b>403</b>	<b>PAWNBROKERS AND SECONDHAND DEALERS</b>		
	<b>1<sup>st</sup> Offense (50-1,000)</b>	\$50.00	\$124.00
	<b>2<sup>nd</sup> Offense (500-2,000)</b>	\$500.00	\$691.00
403-3	Fail obtain pawn broker license	\$100.00	\$187.00
403-4	Fail obtain secondhand article dealer license	\$100.00	\$187.00
404-5	Fail obtain secondhand jewelry license	\$100.00	\$187.00

403-9A	Complete transaction w/o checking ID	\$100.00	\$187.00
403-9B	Transaction with person under 18 years of age	\$100.00	\$187.00
403-9C	Fail maintain transaction records	\$100.00	\$187.00
403-9D	Fail make an electronic report	\$100.00	\$187.00
403-9E	Fail comply with holding period	\$100.00	\$187.00
403-9F	Fail to report to Law Enforcement Agency	\$100.00	\$187.00
<b>410</b>	<b>PEACE AND GOOD ORDER</b>		
410-6	Battery (Add \$50 if involves domestic abuse) (0-2,000)	\$350.00	\$502.00
410-7A(1)	Disorderly conduct provoke disturbance/annoy (0-2,000)	\$100.00	\$187.00
410-7A(2)	Disorderly conduct provoke or engage in fight/brawl (0-2,000)	\$250.00	\$376.00
410-7A(3)	Disorderly conduct disturb any lawful meeting (0-2,000)	\$100.00	\$187.00
410-7B(2)	Disorderly conduct in school (0-2,000)	\$100.00	\$187.00
410-8	Unlawful use of computerized communication system (0-2,000)	\$250.00	\$376.00
410-9A(1)	Harassment by physical contact or attempt same (0-2,000)	\$300.00	\$439.00
410-9A(2)	Harassment by engaging in course of conduct or repeated acts (0-2,000)	\$200.00	\$313.00
410-10	Harboring runaway (0-2,000)	\$200.00	\$313.00
410-11A(1)(a)	Off road operation of vehicle on city property (0-2,000)	\$100.00	\$187.00
410-11A(1)(b)	Off road operation of vehicle on school district property (0-2,000)	\$100.00	\$187.00
410-11A(1)(c)	Off road operation of vehicle on private property (0-2,000)	\$100.00	\$187.00
410-11B	Walk/ride/or drive upon any barricaded area (0-2,000)	\$100.00	\$187.00
410-11C	Operate motorized vehicle on public sidewalk (0-2,000)	\$100.00	\$187.00
410-11C(2)	Operate motorized play vehicle on public street/ hwy (0-2,000)	\$100.00	\$187.00
410-11D(1)	Fail to prevent deposits on public roadways (0-2,000)	\$50.00	\$124.00
410-11E(3)	Cruising on Main Street (0-2,000)	\$100.00	\$187.00
410-11F	Operate racetrack (0-2,000)	\$100.00	\$187.00
410-12A	Firearms prohibited in municipal buildings (0-2,000)	\$350.00	\$502.00
410-12B(1)	Unlawful carry concealed weapon (0-2,000)	\$350.00	\$502.00
410-12B(2)	Discharge firearm (0-2,000)	\$500.00	\$691.00
410-12B(3)	Unlawful open or conceal carry weapon in prohibited place (0-2,000)	\$350.00	\$502.00

410-12C	Throw shoot missile/obj at property of person (0-2,000)	\$200.00	\$313.00
410-13A	Cutting holes in ice on river (0-2,000)	\$40.00	\$111.40
410-13B	Operate wheeled device in Central Business District (0-2,000)	\$10.00	\$73.60
410-13C	Climbing on railroad cars (0-2,000)	\$40.00	\$111.40
410-13D	Dive/jump from/or sit upon bridge (0-2,000)	\$40.00	\$111.40
410-13E	Jaywalking prohibited (0-2,000)	\$5.00	\$67.30
410-13F(1)	Sale/possess or use fireworks prohibited (0-2,000)	\$250.00	\$376.00
410-13F(2)	Possess or use fireworks prohibited w/o permit (0-2,000)	\$250.00	\$376.00
410-14	Tampering with water system (0-2,000)	\$600.00	\$817.00
410-15A	Tampering with traffic signs (0-2,000)	\$250.00	\$376.00
410-15B	Possess traffic control device (0-2,000)	\$200.00	\$313.00
410-16	Damage to property (0-2,000)	\$350.00	\$502.00
410-17	Damage to public facilities (0-2,000)	\$350.00	\$502.00
410-18	Deposit in sewers (0-2,000)	\$100.00	\$187.00
410-19	Hinder or obstruct repairs to public facilities (0-2,000)	\$60.00	\$136.60
410-20	Littering (0-2,000)	\$120.00	\$212.20
410-21	Dumping on private property (0-2,000)	\$250.00	\$376.00
410-22B	Damage to property by graffiti (0-2,000)	\$350.00	\$502.00
410-22F	Owner fails to notify police of graffiti (0-2,000)	\$10.00	\$73.60
410-22G	Owner fail to comply with 72 hr remove graffiti (0-2,000)	\$10.00	\$73.60
410-23A(1)	Trespass on municipal parking facility (0-2,000)	\$100.00	\$187.00
410-23A(2)	Trespass/remain on municipal parking facility after parking (0-2,000)	\$100.00	\$187.00
410-23B(1)(a)	Trespass to land/building (0-2,000)	\$250.00	\$376.00
410-23B(1)(b)	Trespass to posted land/building (0-2,000)	\$250.00	\$376.00
410-23B(1)(c)	Trespass to other property w/o consent or refuse to leave (0-2,000)	\$250.00	\$376.00
410-23B(1)(d)	Refuse to leave or remain upon prop after request to leave (0-2,000)	\$250.00	\$376.00
410-23C	Trespass on business parking lots (0-2,000)	\$100.00	\$187.00
410-23D(2)	Residential picketing (0-2,000)	\$200.00	\$313.00
410-24A(1)(a)	Ordinary theft \$750.00 or less (0-2,000)	\$350.00	\$502.00
410-24A(1)(b)	Fail to return leased goods (MAND.APPEAR)	--- M	--- M
	If restitution is made	\$20.00	\$86.20



	If not: Value rounded to next \$10 + \$100 + costs		
410-24B(2)	Retail theft (0-2,000)	\$350.00	\$502.00
410-24D(2)	Fail to return library books (MAND. APPEAR) (0-2,000)	--- M	--- M
	If return or pay for books	\$10.00	\$73.60
	If not: Value rounded to next \$10 + \$100 + costs		
410-24E	Issue of worthless checks (MAND. APPEAR) (0-2,000)	--- M	--- M
	If restitution is made	\$20.00	\$86.20
	If not: Check rounded up to next \$10 + \$100 + costs		
410-25	Resisting or obstructing officer (0-2,000)	\$350.00	\$502.00
410-26	Harassment of police officer (0-2,000)	\$120.00	\$212.20
410-27	Assisting escape of prisoner (0-2,000)	\$300.00	\$439.00
410-28	False swearing (0-2,000)	\$150.00	\$250.00
410-29	False alarms (0-2,000)	\$350.00	\$502.00
410-30	False reports (0-2,000)	\$150.00	\$250.00
410-31	Impersonating police officer (0-2,000)	\$120.00	\$212.20
410-32	Violate regulations imposed by Mayor during civil emergency (0-2,000)	\$200.00	\$313.00
410-33B	Loitering or prowling prohibited generally (0-2,000)	\$120.00	\$212.20
410-33C	Obstruction of traffic by loitering (0-2,000)	\$100.00	\$187.00
410-33D	Obstruction of entryways by loitering (0-2,000)	\$100.00	\$187.00
410-33E(2)	Loitering on school grounds (0-2,000)	\$100.00	\$187.00
410-33F	Loitering on roadways in Central Business District (0-2,000)	\$100.00	\$187.00
410-33G	Loitering on Main Street bridge (0-2,000)	\$100.00	\$187.00
410-34A	Curfew violation for minors <sup>1st</sup> offense warning (MAND.APPEAR) (0-2,000)	---M	---M
	<sup>2nd</sup> > offense (0-2,000)	\$30.00	\$98.80
410-34F	Adult custodian permitting violation of curfew (0-2,000)	\$30.00	\$98.80
410-35	Distribution of commercial advertising material (0-2,000)	\$80.00	\$161.80
410-36	Unlawful use of phone (0-2,000)	\$250.00	\$376.00
410-37B	Habitual truancy (0-500, 30–365-day license suspension)	M \$200.00	M \$313.00
410-37C	Truancy <sup>1st</sup> offense w/in 1 year (0-50)	M \$10.00	M \$73.60
	<sup>2nd</sup> offense w/in 1 year (0-100)	M \$50.00	M \$124.00
410-38B	Contribute to truancy (0-2,000)	\$350.00	\$502.00
410-39B	Violate regulation of sexually oriented conduct in public (0-2,000)	\$50.00	\$124.00

410-39C	Deepfake (0-2,000)	\$120.00	\$212.20
410-40A	Loud/unnecessary noise operate vehicle w/def muffler (0-2,000)	\$50.00	\$124.00
410-40B	Loud/unnecessary noise cause vehicle tires to squeal (0-2,000)	\$50.00	\$124.00
410-40C	Loud/Unnecessary noise operate const equip when prohibited (0-2,000)	\$100.00	\$187.00
410-40D	Loud/unnecessary noise operate snowmobile on Rock River (0-2,000)	\$70.00	\$149.20
410-40E	Loud/unnecessary noise operate noisy equipment (0-2,000)	\$70.00	\$149.20
410-40F	Loud/unnecessary noise speaker from motor vehicle w/o permit (0-2,000)	\$30.00	\$98.80
410-40G	Loud/unnecessary noise use domestic power equipment (0-2,000)	\$30.00	\$98.80
410-40H	Loud/unnecessary noise vehicle/container cargo transfer (0-2,000)	\$30.00	\$98.80
410-40I	Loud/unnecessary noise dynamic braking prohibited (0-2,000)	\$30.00	\$98.80
410-41A	Loud/unnecessary noise from vehicle audible more than 75ft 1 <sup>st</sup> offense w/in one year (40-80)	\$100.00	\$187.00
	2 <sup>nd</sup> offense w/in one year (100-200)	\$120.00	\$212.20
410-42	Electrical interference w/signal reception (0-2,000)	\$100.00	\$187.00
410-43A	Unnecessary blowing of train whistle (0-200)	\$80.00	\$161.80
410-44A	Animals not to run at large (0-2,000)	\$100.00	\$187.00
410-45C(1)	Dogs not to be at large (0-2,000)	\$100.00	\$187.00
	2 <sup>nd</sup> offense (0-2,000)	\$200.00	\$313.00
	3 <sup>rd</sup> > offense (0-2,000)	\$600.00	\$817.00
410-45C(2)(a)	Dog damage/attempt damage property (0-2,000)	\$50.00	\$124.00
	2 <sup>nd</sup> offense (0-2,000)	\$200.00	\$313.00
	3 <sup>rd</sup> > offense (0-2,000)	\$600.00	\$817.00
410-45C(2)(b)	Dog barks/whines/howls annoy complainant (0-2,000)	\$50.00	\$124.00
	2nd offense (0-2,000)	\$100.00	\$187.00
	3 <sup>rd</sup> > offense (0-2,000)	\$200.00	\$313.00
410-45C(2)(c)	Dog bites/attempts to bite (0-2,000)	\$200.00	\$313.00
	2 <sup>nd</sup> offense (0-2,000)	\$600.00	\$817.00
	3 <sup>rd</sup> > offense (0-2,000)	\$800.00	\$1,069.00
410-45C(2)(d)	Dog attempt/scratch/otherwise harm or accost (0-2,000)	\$100.00	\$187.00

	2 <sup>nd</sup> offense (0-2,000)	\$300.00	\$439.00
	3 <sup>rd</sup> > offense (0-2,000)	\$600.00	\$817.00
410-45C(2)(e)	Dog causes reasonable fear of attack or accost (0-2,000)	\$100.00	\$187.00
	2 <sup>nd</sup> offense (0-2,000)	\$300.00	\$439.00
	3 <sup>rd</sup> > offense (0-2,000)	\$600.00	\$817.00
410-45D(1)	Own prohibited dangerous dog (0-2,000)	\$600.00	\$817.00
	2 <sup>nd</sup> offense (0-2,000)	\$1,000.00	\$1,321.00
	3 <sup>rd</sup> > offense (0-2,000)	\$1,500.00	\$1,951.00
410-45D(2)(a)	Fail leash/control vicious dog (0-2,000)	\$120.00	\$212.20
	2 <sup>nd</sup> offense (0-2,000)	\$500.00	\$691.00
	3 <sup>rd</sup> > offense (0-2,000)	\$800.00	\$1,069.00
410-45D(2)(b)	Improper confinement of vicious dog (0-2,000)	\$100.00	\$187.00
	2 <sup>nd</sup> offense (0-2,000)	\$200.00	\$313.00
	3 <sup>rd</sup> > offense (0-2,000)	\$600.00	\$817.00
410-45D(2)(c)	Fail/have warning sign for vicious dog (0-2,000)	\$100.00	\$187.00
	2 <sup>nd</sup> offense (0-2,000)	\$200.00	\$313.00
	3 <sup>rd</sup> > offense (0-2,000)	\$600.00	\$817.00
410-45D(2)(d)	Fail/spay or neuter vicious dog (0-2,000)	\$100.00	\$187.00
	2 <sup>nd</sup> offense (0-2,000)	\$200.00	\$313.00
	3 <sup>rd</sup> > offense (0-2,000)	\$600.00	\$817.00
410-45D(2)(e)	Fail/insure, register, license vicious dog (0-2,000)	\$120.00	\$212.20
	2 <sup>nd</sup> offense (0-2,000)	\$200.00	\$313.00
	3 <sup>rd</sup> > offense (0-2,000)	\$600.00	\$817.00
410-45D(2)(f)	Own or have vicious dog in multi-family building (0-2,000)	\$120.00	\$212.20
	2 <sup>nd</sup> offense (0-2,000)	\$600.00	\$817.00
	3 <sup>rd</sup> > offense (0-2,000)	\$800.00	\$1,069.00
410-45D(2)(g)	Fail/notify police of disposition of vicious dog (0-2,000)	\$50.00	\$124.00
	2 <sup>nd</sup> offense (0-2,000)	\$200.00	\$313.00
	3 <sup>rd</sup> > offense (0-2,000)	\$600.00	\$817.00
410-45D(2)(h)	Ownership of vicious dog/exceed limit dog ownership (0-2,000)	\$50.00	\$124.00
	2 <sup>nd</sup> offense (0-2,000)	\$200.00	\$313.00
	3 <sup>rd</sup> offense (0-2,000)	\$600.00	\$817.00

410-45D(2)(i)	Violate order or agreement for vicious dog (0-2,000)	\$200.00	\$313.00
	2 <sup>nd</sup> offense (0-2,000)	\$600.00	\$817.00
	3 <sup>rd</sup> offense (0-2,000)	\$800.00	\$1,069.00
410-46A	Harassment of police animals (0-2,000)	\$100.00	\$187.00
410-47	Sale or gift of animals prohibited (0-2,000)	\$100.00	\$187.00
410-48	Fail to remove dog defecation (0-2,000)	\$50.00	\$124.00
410-49A	Prohibited gambling/lottery/fraud devices practices (0-2,000)	\$40.00	\$111.40
410-50A	Underage possess/attempt possess tobacco (0-50)	\$50.00	\$124.00
410-50E	Use tobacco on school property (0-50)	\$50.00	\$124.00
410-51B(1)	Retailer sell/give tobacco to minor 1 <sup>st</sup> offense (0-50) plus suspend license/permit 0-3 days	\$50.00	\$124.00
	2 <sup>nd</sup> offense w/in 1 year (0-500) plus suspend license/permit 3-10 days	\$200.00	\$313.00
	3 <sup>rd</sup> > offense (200-500) plus suspend license/permit 15-30 days	\$300.00	\$439.00
410-51B(2)	Tobacco retailer/vendor fail/post proper sign (0-25)	\$25.00	\$92.50
410-51B(3)(a)	Keep tobacco vend machine/public place w/o meeting criteria (0-2,000)	\$50.00	\$124.00
410-51B(4)	Retailer place tobacco vend machine w/in 500 ft of school (0-2,000)	\$50.00	\$124.00
410-51B(5)	Unlawfully give/provide tobacco to minor (0-2,000)	\$120.00	\$212.20
410-52A	Possess open intoxicants on public ways (0-2,000)	\$120.00	\$212.20
410-52B	Possess open intoxicants on Riverwalk/contiguous public property (0-2,000)	\$120.00	\$212.20
410-53B(1)	Procure lodging fail/prevent underage alcohol consumption 1 <sup>st</sup> offense (0-500)	\$100.00	\$187.00
	2 <sup>nd</sup> offense (200-500)	\$200.00	\$313.00
410-53B(2)	Procure lodging fail/prevent controlled substance use (0-500)	\$100.00	\$187.00
	2nd offense within 12 months (200-500)	\$200.00	\$313.00
410-54A	Possession of marijuana (10-500)	\$120.00	\$212.20
410-55D	Sale/display simulated controlled substance/instruments for use of controlled substance (0-2,000)	\$120.00	\$212.20
410-55E	Possession of instruments for use of controlled substance (0-2,000)	\$120.00	\$212.20
410-55F	Manufacture/deliver of drug paraphernalia (0-2,000)	\$120.00	\$212.20



410-55G	Manufacture/delivery of drug paraphernalia age restriction enhanced (200-2,000)	\$200.00	\$313.00
410-56B	Smoke in prohibited place (0-2,000)	\$100.00	\$187.00
410-56C(1)	Allow person to smoke in prohibited place (0-2,000)	\$100.00	\$187.00
410-56C(2)	Provide smoking material/other equipment in prohibited place (0-100)	\$100.00	\$187.00
410-56C(3)(a)	Fail/post signs prohibiting use of tobacco products 1 <sup>st</sup> offense warning	WARNING	WARNING
	2 <sup>nd</sup> offense \$100/day maximum	\$100.00	\$187.00
410-56C(3)(b)	Fail/refuse to serve person smoking in prohibited place 1 <sup>st</sup> offense warning	WARNING	WARNING
	2 <sup>nd</sup> offense \$100/day maximum	\$100.00	\$187.00
410-56C(3)(c)	Fail/ask person smoking prohibited place/leave or vacate 1 <sup>st</sup> offense warning	WARNING	WARNING
	2 <sup>nd</sup> offense \$100/day maximum	\$100.00	\$187.00
410-56C(4)	Fail/notify police of smoker refusing to leave premises (0-2,000)	\$100.00	\$187.00
<b>419</b>	<b>PLUMBING</b>		
	All Plumbing Violations (0-2,000)	\$500.00	\$691.00
<b>424</b>	<b>PROPERTY MAINTENANCE, COMMERCIAL</b>		
	All Property Maintenance Violations (0-2,000)	\$500.00	\$691.00
<b>428</b>	<b>PUBLIC EVENTS</b>		
428-17F	Carry alcohol beverage into/out Riverfest grounds (0-2,000)	\$60.00	\$136.60
428-18	Unlawful commercial activity on Riverfest grounds (0-2,000)	\$120.00	\$212.20
428-19A	Use/operate wheeled device on Riverfest grounds (0-2,000)	\$30.00	\$98.80
428-19B	Fail/obey official sign on Riverfest grounds (0-2,000)	\$30.00	\$98.80
<b>446</b>	<b>SOLID WASTE</b>		
446-10	Fail separate recyclable materials 1 <sup>st</sup> Offense (50)	\$50.00	\$124.00
	2 <sup>nd</sup> Offense (200)	\$200.00	\$313.00
	3 <sup>rd</sup> Offense (300)	\$300.00	\$439.00
446-13A	Improper disposal lead acid batteries (0-2,000)	\$100.00	\$187.00
446-13B	Improper disposal major appliances (25-100)	\$100.00	\$187.00
446-13C	Improper disposal waste oil/tires (0-2,000)	\$100.00	\$187.00
446-13D	Improper disposal yard waste (0-2,000)	\$50.00	\$124.00

446-14	Garbage/recycle bin time violation (0-2,000)	\$20.00	\$86.20
446-17	Theft recyclable materials (200-500)	\$200.00	\$313.00
446-23	Noxious weeds/grasses/brush prohibited/height limit (0-2,000)	\$40.00	\$111.40
<b>457</b>	<b>STREETS AND SIDEWALKS</b>		
457-11A	Fail to remove snow/ice within 24 hours (50-2,000)	\$50.00	\$124.00
457-11C	Deposit snow in street or alley (50-2,000)	\$50.00	\$124.00
457-18.1B	Food vend w/o permit (0-2,000)	\$100.00	\$187.00
457-18.1D	Food vend w/o inspection (0-2,000)	\$100.00	\$187.00
457-18.1E	Food vend sidewalk obstruct (0-2,000)	\$100.00	\$187.00
457-18.1G	Food vend-violate restrictions (0-2,000)	\$100.00	\$187.00
457-18.1H	Food vend w/illegal sound amp (0-2,000)	\$100.00	\$187.00
468-2	License required for Taxicabs (0-2,000)		
	1st offense	\$50.00	\$124.00
	2 <sup>nd</sup> offense	\$120.00	\$212.20
	3 <sup>rd</sup> offense	\$225.00	\$344.50
<b>480</b>	<b>TRANSIENT MERCHANTS</b>		
480-1	Transient merchant/food vendor fail register with city (50-1,000)	\$100.00	\$187.00
<b>497</b>	<b>VEHICLES, ABANDONED AND JUNKED</b>		
497-2A	Junked vehicle/parts on property (0-2,000)	\$150.00	\$250.00
497-2B	Permit storage/junked vehicle/parts private property (0-2,000)	\$150.00	\$250.00
497-2C	Unlawful move of junked vehicle/parts (0-2,000)	\$150.00	\$250.00
497-3A	Abandon vehicle on public property (0-2,000)	\$150.00	\$250.00
497-3B	Abandon vehicle on private property w/o consent (0-2,000)	\$150.00	\$250.00
<b>500</b>	<b>VEHICLES AND TRAFFIC</b>		
	Adopts Traffic Code		
500-10D	Left turn prohibited	\$30.00	\$98.80
500-15	Fail stop crosswalk/school crossing guard	\$200.00	\$313.00
<b>550</b>	<b>ZONING</b>		
	All Zoning Violations (0-2,000)	\$500.00	\$691.00

500-6	PARKING LIMITATIONS				
DESCRIPTION	MUNICIPAL/ STATE CODE	BOND AMOUNT	AFTER 10 DAYS	AFTER 20 DAYS	AFTER 30 DAYS
15 minute limit parking violation	500-6A(1)	5.00	15.00	30.00	55.00
Loading zone parking violation	500-6A(2)	15.00	25.00	40.00	65.00
72 hour parking violation	500-6A(3)	15.00	25.00	40.00	65.00
Two hour limit parking violation	500-6A(4)	5.00	15.00	30.00	55.00
Municipal lot overtime parking	500-6A(5)	5.00	15.00	30.00	55.00
30 minute limit parking violation	500-6A(6)	5.00	15.00	30.00	55.00
30 minute parking during school hours	500-6A(7)	15.00	25.00	40.00	65.00
School bus parking during school year	500-6A(8)	15.00	25.00	40.00	65.00
Handicap parking violation	500-6B	150.00	160.00	175.00	200.00
Parking in posted lot	500-6C	15.00	25.00	40.00	65.00
Parking on one way street >12" from curb/facing wrong way	500-6D(1)	15.00	25.00	40.00	65.00
Parking on two way street >12" from curb/facing wrong way	500-6D(2)	15.00	25.00	40.00	65.00
Violate angle parking	500-6D(3)	15.00	25.00	40.00	65.00
Overnight parking prohibited	500-6D(5)	15.00	25.00	40.00	65.00
Park in/at marked yellow curb	500-6D(6)	15.00	25.00	40.00	65.00
Encroach into adjacent stall	500-6D(7)	15.00	25.00	40.00	65.00
Violate fire lane	500-6D(8)	30.00	40.00	55.00	80.00
Violate temporary posted no parking	500-7E(1)	15.00	25.00	40.00	65.00
Operate heavy vehicle on prohibited street	500-8C	187.00			
Heavy traffic prohibited by posted street	500-8F	187.00			
Posted no parking specific places	500-9A	15.00	25.00	40.00	65.00

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Posted no parking specific time	500-9B	15.00	25.00	40.00	65.00
Violate winter parking	500-9C	50.00	60.00	75.00	100.00
Violate bus stop	500-9D	15.00	25.00	40.00	65.00
Overweight vehicle parking	500-9E(2)	15.00	25.00	40.00	65.00
High profile vehicle parking prohibited	500-9F(2)	15.00	25.00	40.00	65.00
Boulevard parking prohibited	500-9G(1)	15.00	25.00	40.00	65.00
Parking motor home/5 <sup>th</sup> wheel/ camping trailer	500-9H(2)	15.00	25.00	40.00	65.00
Park/trailer on street while detached	500-9I(1)	50.00	60.00	75.00	100.00
Park/trailer on street while attached longer than 48 hours	500-9I(2)	50.00	60.00	75.00	100.00

\* NOTE: All parking tickets citing a violation of s. 500 should also state the statutory section.

DESCRIPTION	MUNICIPAL/ STATE CODE	BOND AMOUNT	AFTER 10 DAYS	AFTER 20 DAYS	AFTER 30 DAYS
Within intersection	500-1 346.52(1)(a)*	15.00	25.00	40.00	65.00
Stopping on crosswalk	500-1 346.52(1)(b)*	15.00	25.00	40.00	65.00
Too close to safety zone	500-1 346.52(1)(c)*	15.00	25.00	40.00	65.00
Park on sidewalk	500-1 346.52(1)(d)*	15.00	25.00	40.00	65.00
Obstruct highway excavation	500-1 346.52(1)(e)*	15.00	25.00	40.00	65.00
Double parking	500-1 346.52(1)(f)*	15.00	25.00	40.00	65.00
Too close to fire station	500-1 346.52(1)(g)*	5.00	15.00	30.00	55.00
Prohibited by sign on highway	500-1 346.52(1)(h)*	5.00	15.00	30.00	55.00

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Within 25 ft. of rail at railroad crossing	<b>500-1</b> <b>346.52(1)(l)*</b>	5.00	15.00	30.00	55.00
School zone, 7:30 a.m. – 4:30 p.m. (Am. Exhibit #6944)	<b>500-1</b> <b>346.52(2)*</b>	25.00	35.00	50.00	75.00
In loading zone	<b>500-1</b> <b>346.53(1)*</b>	15.00	25.00	40.00	65.00
In alley in business district	<b>500-1</b> <b>346.53(2)*</b>	15.00	25.00	40.00	65.00

Within 10 ft. of fire hydrant	<b>500-1</b> <b>346.53(3)*</b>	30.00	40.00	55.00	80.00
Within 4 ft. of alley/driveway	<b>500-1</b> <b>346.53(4)*</b>	15.00	25.00	40.00	65.00
Within 15 ft. of crosswalk	<b>500-1</b> <b>346.53(5)*</b>	15.00	25.00	40.00	65.00
No parking sign (on highway)	<b>500-1</b> <b>346.53(6)*</b>	15.00	25.00	40.00	65.00
Too close to other vehicle	<b>500-1</b> <b>346.54(1)(d)*</b>	15.00	25.00	40.00	65.00
On highway with for sale sign	<b>500-1</b> <b>346.55(2)*</b>	15.00	25.00	40.00	65.00
On private property of other	<b>500-1</b> <b>346.55(3)*</b>	15.00	25.00	40.00	65.00

**RESOLUTION TO  
AMEND TID #8 (FUND 23) BUDGET**

Section 12, Item C.

**SPONSOR: MAYOR STOCKS  
FROM: FINANCE COMMITTEE**

**WHEREAS**, Tax Increment District (TID) #8 was created in 2021 to promote investment, rehabilitation, and redevelopment in the downtown area of the City of Watertown; and,

**WHEREAS**, the City wishes to see the redevelopment of blighted and underutilized property in the same area; and,

**WHEREAS**, a private developer is proposing a multifamily residential development, to be located on the same location of the former Johnsonville factory which was heavily damaged by a fire in 2015 and later demolished, which will likely require assistance through Tax Increment Financing (TIF); and,

**WHEREAS**, the property is split into two parcels, the southern parcel [PIN #291-0815-0412-029] located in Jefferson County, and the northern parcel [PIN # 291-0915-3343-053] located in Dodge County, and the Dodge County parcel was not included when the original TID #8 boundary was drawn,

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

Agree to approve City staff to utilize the services of Vandewalle & Associates, the same firm that assisted in creating the TID #8 Project Plan, to draft an amendment to the TID #8 boundary at a cost not to exceed \$11,000.00:

That the proper City Officials be and are hereby authorized to enter into a financial agreement with Vandewalle & Associates for such services and coordinate the necessary meetings, public notices, and other steps necessary to amend the TID #8 boundary area.

That the budget amount of \$2,500.00 (account #23-58-08-48) be increased in the amount of \$11,000.00 from the TID #8 fund balance for the 2025 budget year.

That this Resolution shall be in full force and effect upon its passage and adoption.

	YES	NO
DAVIS		
LAMPE		
BERG		
BARTZ		
BLANKE		
SMITH		
ARNETT		
WETZEL		
MOLDENHAUER		
MAYOR STOCKS		
TOTAL		

ADOPTED July 1, 2025

\_\_\_\_\_  
CITY CLERK

APPROVED July 1, 2025

\_\_\_\_\_  
MAYOR



June 19, 2025

**Agreement for the City of Watertown TID #8 Amendment Services**

THIS AGREEMENT is made and entered into by and between the “Client” City of Watertown, Wisconsin, and VANDEWALLE & ASSOCIATES, Inc., Madison, Wisconsin, a professional planning and design firm. For purposes of this Agreement, the “Project” is defined as assisting the City with preparing a boundary Amendment for the Tax Increment District (TID) # 8.

**Article I     Scope of Work**

- A.     The scope outlines those tasks to be undertaken by VANDEWALLE & ASSOCIATES and those to be undertaken by the City in order to reduce costs.

VANDEWALLE & ASSOCIATES agrees to provide the following “Services”:

- 1.     Attend meetings/conference calls with City Staff and others as appropriate to determine the redevelopment potential and future values of properties included in the TID, identify potential project costs, and determine an appropriate project schedule.
- 2.     Prepare and maintain a detailed project schedule with dates for all required meetings/hearings and notices, responsible parties, data gathering, document completion, and related administrative tasks.
- 3.     Finalize proposed boundary maps and related tables with property owner names, parcel numbers, addresses, assessed valuations and blight determination for added territory, if required.

4. Prepare increment and project costs projections and coordinate with the City's Independent Registered Municipal Advisor concerning financial feasibility.
  5. Assemble additional information as necessary and prepare a full Project Plan Amendment document consistent with the requirements in the Tax Increment Law with related appendices for City Staff, Plan Commission, Common Council, and Joint Review Council (JRB) review and approval.
  6. Prepare draft notices, taxing jurisdiction letters, and agendas for all public meetings pertaining to TID amendment for the City to finalize and post or transmit as required.
  7. Prepare draft adoption resolutions for the Plan Commission, Common Council, and Joint Review Council for City Staff and attorney to review and finalize.
  8. Provide electronic files of the Project Plans and all other documents to City staff for reproduction and distribution.
  9. Attend and participate in all required public meetings (whether in person or virtual, as determined by the City), which include: a JRB organizational meeting, Plan Commission public hearing, Common Council adoption meeting, and JRB final action meeting. Where possible, multiple in person meetings will be held on the same day in order to expedite the process and minimize costs.
  10. Within 60 days of adoption, transmittal of the Project Plan Amendment, notices, and resolutions to the Wisconsin Department of Revenue for their initial review.
  11. Following certification of the 2025 tax roll, completion of required DOR property value forms for review and finalization by City Staff and assessor and provide follow-up support as necessary.
  12. Organize the final Project Plan Amendment documents with all required appendices and forms suitable for the City's formal submittal to the DOR prior to October 31, 2025.
- B. Additional Services, beyond those stated in Article I.A., may be provided through a "Work Order".
- C. VANDEWALLE & ASSOCIATES agrees to provide its professional Services in accordance with generally accepted standards of its profession.



## Article II Client's Responsibilities

- A. Client agrees to provide VANDEWALLE & ASSOCIATES with all base maps, blueprints, aerial photos, studies, reports, and ordinances needed to complete these Services. VANDEWALLE & ASSOCIATES may reasonably rely on the accuracy and completeness of these items. Client agrees to provide these items and to render decisions in a timely manner so as not to delay the orderly and sequential progress of VANDEWALLE & ASSOCIATES Services.
- B. Client Staff will reproduce and distribute all documents and correspondence to the Joint Review Council, Plan Commission, Common Council, and the public with appropriate attachments. VANDEWALLE & ASSOCIATES will provide one bound hardcopy of the final Project Plan Amendment documents. Additional hardcopies can be provided through a work order.
- C. Client will finalize and transmit all required notices (drafts to be provided by VANDEWALLE & ASSOCIATES), including Class 1 & 2 notices for publication in the local newspaper, verify that notices appear on the correct dates, and securing Proofs of Publication.
- D. Client will assist in the presentation of the Project Plan Amendments to the Joint Review Council, Plan Commission, and Common Council.
- E. Client will finalize, sign, and submit all required forms and documents to DOR (VANDEWALLE & ASSOCIATES will prepare complete drafts of the required DOR forms and documents).
- F. Client's engineer/surveyor will prepare a legal description of the TID boundaries and also may be asked to provide cost estimates for proposed infrastructure projects.
- G. Client's Independent Registered Municipal Advisor will prepare financial projections that may involve borrowing for inclusion in the Project Plan.
- H. Client's attorney will prepare a legal opinion as to compliance with the statutory TID amendment process.
- I. Client will assist with other tasks as may be necessary to complete the statutory and TID adoption process

Client acknowledges that although VANDEWALLE & ASSOCIATES may provide municipal advice for this Project as defined in Securities and Exchange Rule 15Ba1-1, VANDEWALLE & ASSOCIATES is not an

Independent Registered Municipal Advisor (IRMA) and is, therefore, not subject to the specific rules and fiduciary standard required of an IRMA when providing advice on the potential issuance of municipal securities. Advice, if any, provided by VANDEWALLE & ASSOCIATES to the Client with respect to the issuance of municipal securities shall be discussed with Client’s IRMA before taking any action. Should there be questions or concerns about VANDEWALLE & ASSOCIATES’ role in this Project, Client shall talk immediately with Client’s IRMA and/or seek appropriate legal assistance. In accordance with the above, Client shall provide VANDEWALLE & ASSOCIATES an original, signed copy of a City of Watertown disclosure indicating that Client has retained an IRMA to provide advice for the Project.

- J. The administrative liaison between VANDEWALLE & ASSOCIATES and the Client will be Mason Becker, Manager of Economic Development and Strategic Initiatives.
- K. Client agrees that the following individuals are approved to authorize Additional Services via a Work Order:

Name	Title

- L. Client understands that any work product delivered in electronic form under this Agreement may require Client to use certain third-party hardware and/or software products. Client shall be solely responsible for obtaining licenses to use such third-party software. VANDEWALLE & ASSOCIATES makes no warranties or representations as to the quality, capabilities, operations, performance or suitability of any third-party hardware or software including the ability to integrate with any software currently in use by the Client. Client acknowledges that the quality, capabilities, operations, performance, and suitability of any third-party hardware or software lie solely with Client and the vendor or supplier of that hardware or software.

- M. If Client makes any modifications to Deliverables, Client shall either 1) obtain the prior written consent of VANDEWALLE & ASSOCIATES; or 2) remove VANDEWALLE & ASSOCIATES name from the Deliverables. In the event that Client selects option #2, VANDEWALLE & ASSOCIATES shall not be liable or otherwise responsible for such modifications or their effect on the results of the implementation of the recommendations contained in such Deliverables.

**Article III Estimated Schedule**

- A. Services in this Agreement shall commence from July 1, 2025, and be in effect through December 31, 2025, unless the parties agree otherwise.
- B. VANDEWALLE & ASSOCIATES shall render its Services as expeditiously as is consistent with professional skill and care. During the course of the Project, anticipated and unanticipated events may impact the Project schedule and VANDEWALLE & ASSOCIATES shall not be responsible for any delays caused by factors beyond its reasonable control.

**Article IV Costs and Payment**

- A. All work will be completed on a time and materials basis with the budget for the Project not to exceed \$11,000. Client acknowledges that significant changes to the Project schedule, budget or Project’s scope may require Additional Services for which the parties may (but are not required to) enter into a separate Work Order (see Article I.B.).
- B. Invoice charges to the Client are divided into these two elements:
  - 1. Professional Fees.  
Charged for all Services rendered at current billing rates as listed in Attachment One.
  - 2. Reimbursable Expenses.

- a. Most will be invoiced at cost, including travel and all in-house charges.
  - b. Some Reimbursable Expenses will be charged at cost multiplied by 1.1. These are limited to items charged through a third party vendor. Examples of these would include: printing, reproduction, and delivery charges.
- C. VANDEWALLE & ASSOCIATES shall send Client an invoice for Professional Fees and Reimbursable Expenses once a month. Client shall pay VANDEWALLE & ASSOCIATES the amounts due under such invoice upon receipt of such invoice. A service charge of 1% per month may be charged on all amounts more than 30 days after date of invoice.

Article V Termination

- A. Either Client or VANDEWALLE & ASSOCIATES may terminate this Agreement upon seven days written notice.
- B. If terminated, Client agrees to pay VANDEWALLE & ASSOCIATES the hourly rates for all Services rendered and Reimbursable Expenses incurred, up to the date of termination.
- C. Upon not less than seven days’ written notice, VANDEWALLE & ASSOCIATES may suspend the performance of its Services if Client fails to pay VANDEWALLE & ASSOCIATES in full for Services rendered or Reimbursable Expenses incurred. VANDEWALLE & ASSOCIATES shall have no liability because of such suspension of service or termination due to nonpayment.

Article VI Dispute Resolution

VANDEWALLE & ASSOCIATES and Client agree to mediate claims or disputes arising out of or relating to the Agreement. The mediation shall be conducted by a mediation service acceptable to the parties. A demand for mediation shall be made within a reasonable time after a claim or dispute arises. In no



event shall any demand for mediation be made after such claim or dispute would be barred by the applicable law.

Article VII Intellectual Property; Confidentiality

- A.

Except as otherwise provided by law: upon payment in full by Client to VANDEWALLE & ASSOCIATES for Services rendered and Reimbursable Expenses incurred pursuant to this Agreement, VANDEWALLE & ASSOCIATES shall grant Client a non-transferable, non-exclusive, perpetual license to use any and all Work Product developed or produced by VANDEWALLE & ASSOCIATES pursuant to this Agreement. As used in this Agreement, “Work Product” means all inventions, processes, data, documents, drawings, records, and works of authorship, whether or not copyrightable or patentable, that are originated or prepared by VANDEWALLE & ASSOCIATES in the course of rendering the Services under this Agreement. Until Client pays VANDEWALLE & ASSOCIATES in full for Services rendered and expenses incurred pursuant to this Agreement, Client may not use any Work Product to complete the Project with others unless VANDEWALLE & ASSOCIATES is in material breach of this Agreement.
- B.

Except as otherwise provided by law: Client shall not communicate, publish, or otherwise disclose to a third party or authorize or induce anyone else to use, communicate, publish, or otherwise disclose, any nonpublic information pertaining to VANDEWALLE & ASSOCIATES, including, without limitation, any information relating to pricing, products, or ideas of VANDEWALLE & ASSOCIATES. Until VANDEWALLE & ASSOCIATES is paid in full by Client for Services rendered and expenses incurred pursuant to this Agreement, Client shall not communicate, publish, or otherwise disclose to any third party, any information pertaining to or summaries of the Work Product.

Article VIII Miscellaneous Provisions

- A.

Wisconsin law governs this Agreement (without regard to its conflict of law principles or rules of construction concerning the draftsman hereof).

- B. This Agreement is the entire and integrated agreement between the Client and VANDEWALLE & ASSOCIATES, and supersedes all prior negotiations, statements or agreements, either written or oral, with regard to its subject matter. This Agreement may be amended only by written instrument signed by both Client and VANDEWALLE & ASSOCIATES. Neither party can assign this Agreement without the other party's prior written permission.
- C. Notwithstanding any other term in this Agreement, VANDEWALLE & ASSOCIATES shall not control or be responsible for another party's means, methods, techniques, schedules, sequences or procedures, or for construction safety or any other related programs.
- D. The parties acknowledge that society has become more and more litigious over the years. Despite having done everything right and fulfilling its obligations under this Agreement, VANDEWALLE & ASSOCIATES may be brought into a lawsuit or other action regarding the Project or other activities of the Client. To avoid VANDEWALLE & ASSOCIATES from incurring significant financial obligations when it has properly performed under this Agreement, Client agrees to indemnify, defend and hold VANDEWALLE & ASSOCIATES, its agents and employees harmless from and against any and all claims, liabilities, suits, demands, losses, costs and expenses (including reasonable attorneys' fees), arising out of the Project or the performance or non-performance of obligations under this Agreement, except to the extent the same are directly caused by VANDEWALLE & ASSOCIATES' negligence or willful misconduct related to this Agreement.
- E. In the event that any suit or action is instituted to enforce any provision in this Agreement, the prevailing party in such dispute shall be entitled to recover from the losing party all fees (including legal and accounting fees), costs and expenses of enforcing any right of such prevailing party under or with respect to this Agreement, including without limitation, all costs of appeals. For purposes of this provision, "prevailing party" shall include a party that dismisses an action in exchange for payment of the sum allegedly due, performance of covenants allegedly breached, or consideration substantially equal to the relief sought in the action or proceeding.

- F. VANDEWALLE & ASSOCIATES reserves the right to include representations of the Project in its promotional and professional materials.
- G. In order for VANDEWALLE & ASSOCIATES’ to provide cost effective services, the parties agree that VANDEWALLE &ASSOCIATES shall not be liable to client or any third party for any losses, lost profits, lost data, consequential, special, incidental, or punitive damages, delays, or interruptions arising out of or related to this agreement, regardless of the basis of the claim. VANDEWALLE & ASSOCIATES’ aggregate liability (including attorneys’ fees) to Client shall not exceed the amount of fees actually paid to VANDEWALLE & ASSOCIATES by Client with regard to the Services or the Work Order for which liability has been asserted.

**IN WITNESS WHEREOF, the parties hereto entered into this Agreement as of the latest date noted, below.**

**City of Watertown**

By:

\_\_\_\_\_  
Signature of Authorized Representative Date

\_\_\_\_\_  
Printed Name Title

**VANDEWALLE & ASSOCIATES**

By: *Nonna Anderson*

\_\_\_\_\_  
Nonna Anderson, Business Manager Date

ATTACHMENT ONE

FEE SCHEDULE

	<u>Hourly Rates</u>
Company President	\$250 to \$350
Principal	\$225 to \$300
Associate	\$130 to \$175
Assistant	\$110 to \$125
GIS Analyst/Cartographer	\$110 to \$125
Communications Specialist	\$70 to \$125
Project Assistant	\$45 to \$75



RESOLUTION TO AMEND TID 7 BUDGET

SPONSOR: MAYOR STOCKS  
FROM: FINANCE COMMITTEE

WHEREAS, the First Brigade Band seeks to develop parcel 291-0815-0442-084, a vacant lot at 1013 S Fifth Street; and,

WHEREAS, the abutting Right-of-Way, S Fifth Street, is unimproved; and,

WHEREAS, the City of Watertown requires right-of-way improvements be made as part of the development; and,

WHEREAS, the First Brigade Band has requested TID #7 funds for said right-of-way improvements; and,

WHEREAS, a budget amendment is required to decrease TID #7 fund balance by \$110,000, and increase the TID #7 Infrastructure Improvements Expense account #19-58-07-61 by the amount of \$110,000; and,

WHEREAS, TID #7 has sufficient funds to cover the estimated cost of improvements; and,

WHEREAS, this matter has been presented to the Finance Committee and they have considered this budget amendment and recommend the adoption of this resolution; and,

WHEREAS, this budget amendment requires a resolution be adopted by the Common Council.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WATERTOWN, WISCONSIN: That the fund balance of TID #7 be decreased by \$110,000, and the budget amount of TID #7 Infrastructure Improvements Expense account be increased by \$110,000 to cover the cost of the right-of-way improvements required on S Fifth Street.

	YES	NO
DAVIS		
LAMPE		
BERG		
BARTZ		
BLANKE		
SMITH		
ARNETT		
WETZEL		
MOLDENHAUER		
MAYOR STOCKS		
TOTAL		

ADOPTED July 1, 2025

\_\_\_\_\_  
CITY CLERK

APPROVED July 1, 2025

\_\_\_\_\_  
MAYOR

**RESOLUTION TO  
AWARD DESIGN CONTRACT FOR S. CHURCH STREET SHARED-USE  
PATH TRANSPORTATION ALTERNATIVES PROGRAM (TAP)  
PROJECT TO R.H. BATTERMAN & COMPANY, INC.**

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

**WHEREAS**, it is determined to be in the best interests of the City of Watertown to proceed with the design of the S. Church Street Shared-Use Path TAP Project to advance the City's commitment to enhancing its multimodal transportation infrastructure and improving public safety; and,

**WHEREAS**, the Engineering Division prepared and advertised a Request for Proposals (RFP) for the design of a shared-use bicycle and pedestrian path along S. Church Street from Jefferson Road to Air Park Drive; and,

**WHEREAS**, the City received five (5) proposals and utilized a Qualifications-Based Selection (QBS) process to evaluate and rank the proposals; and,

**WHEREAS**, four (4) top-ranked firms were interviewed, and R.H. Batterman & Company, Inc. was selected based on qualifications, project understanding, and experience with Wisconsin Department of Transportation (WisDOT)-funded projects; and,

**WHEREAS**, the project scope includes design of an off-street shared-use path with necessary environmental & cultural documentation, signal modifications, stormwater infrastructure adjustments, retaining walls, utility coordination, airport coordination, and public involvement, in accordance with WisDOT and WDNR requirements; and,

**WHEREAS**, funding for the design phase of the project will be sourced from the Annual Street Reserve Account #05-58-11-69 and the Storm Water Utility Capital Outlay Account #16-58-16-60; and,

**WHEREAS**, the contract award to R.H. Batterman & Company, Inc. is for a not-to-exceed amount of \$228,039.00, and the cost is within the budgeted amount for the design phase.

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

that the proper City Officials be and are hereby authorized to enter into an agreement for the design of the S. Church Street Shared-Use Path TAP Project with R.H. Batterman & Company, Inc., of Beloit, Wisconsin, for a not-to-exceed fee of \$228,039.00.

	YES	NO
DAVIS		
LAMPE		
BERG		
BARTZ		
BLANKE		
SMITH		
ARNETT		
WETZEL		
MOLDENHAUER		
MAYOR STOCKS		
TOTAL		

ADOPTED July 1, 2025

\_\_\_\_\_  
CITY CLERK

APPROVED July 1, 2025

\_\_\_\_\_  
MAYOR

RESOLUTION TO  
APPROVE COUNTEROFFER ON OFFER TO PURCHASE CITY-OWNED  
PROPERTY

SPONSOR: MAYOR STOCKS  
FROM: FINANCE COMMITTEE

WHEREAS, the Plan Commission previously approved consideration of sale of a portion of a City-owned parcel located at 315 Mary Street (Parcel PIN # 291-0815-0912-013) and the Finance Committee previously approved acceptance of a Vacant Land Offer to Purchase from Mary Clark LLC for same; and,

WHEREAS, City staff recommended the sale, seeing no future use for this portion of the property by the City; and,

WHEREAS, the property is being purchased to facilitate a multifamily residential development, which will also incorporate adjacent parcels owned by the developer, bringing the combined area to a higher use; and,

WHEREAS, the City Attorney has reviewed the Vacant Land Offer to Purchase and wishes to recommend language to be included in a counteroffer to Mary Clark LLC.

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

That the proper City Officials be and are hereby authorized to complete any necessary paperwork, legal filings, and closing to complete this transaction in accordance with the Vacant Land Offer to Purchase and Counter Offer No. 1 by Seller attached hereto as Exhibit 1.

That this Resolution shall be in full force and effect upon its passage and adoption.

	YES	NO
DAVIS		
LAMPE		
BERG		
BARTZ		
BLANKE		
SMITH		
ARNETT		
WETZEL		
MOLDENHAUER		
MAYOR STOCKS		
TOTAL		

ADOPTED July 1, 2025

\_\_\_\_\_  
CITY CLERK

APPROVED July 1, 2025

\_\_\_\_\_  
MAYOR



**WB-13 VACANT LAND OFFER TO PURCHASE**

1 ~~LICENSEE DRAFTING THIS OFFER ON~~ February 27, 2025 ~~(DATE) IS (AGENT OF BUYER)~~

2 ~~(AGENT OF SELLER/LISTING FIRM) (AGENT OF BUYER AND SELLER) (STRIKE THOSE NOT APPLICABLE)~~

3 The Buyer, Mary Clark LLC

4 offers to purchase the Property known as a portion of 315 Mary Street

5 (Tax Parcel No. 291-0815-0912-013), as shown on Exhibit A attached hereto

6 [e.g., Street Address, Parcel Number(s), legal description, or insert additional description, if any, at lines 655-660, or attach

7 as an addendum per line 682] in the City of Watertown, County

8 of Jefferson Wisconsin, on the following terms:

9 **PURCHASE PRICE** The purchase price is Seven Thousand

10 Dollars (\$ 7,000.00).

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

13  
14 **NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are included  
15 or not included. Annual crops are not part of the purchase price unless otherwise agreed.**

16 **NOT INCLUDED IN PURCHASE PRICE** Not included in purchase price is Seller's personal property (unless included at  
17 lines 12-13) and the following: None.

18  
19 **CAUTION: Identify Fixtures that are on the Property (see lines 21-25) to be excluded by Seller or that are rented  
20 and will continue to be owned by the lessor.**

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

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

28 **BINDING ACCEPTANCE** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer  
29 on or before March 14, 2025.

30 Seller may keep the Property on the market and accept secondary offers after binding acceptance of this Offer.

31 **CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.**

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

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

36 **CLOSING** This transaction is to be closed on March 31, 2025

37  
38 at the place selected by Seller, unless otherwise agreed by the Parties in writing. If the date for closing falls on a Saturday,  
39 Sunday, or a federal or a state holiday, the closing date shall be the next Business Day.

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

44 **EARNEST MONEY**

45 ■ EARNEST MONEY of \$ \_\_\_\_\_ accompanies this Offer.

46 If Offer was drafted by a licensee, receipt of the earnest money accompanying this Offer is acknowledged.

47 ■ EARNEST MONEY of \$ 500.00 will be mailed, or commercially, electronically  
48 or personally delivered within 5 days ("5" if left blank) after acceptance.

49 All earnest money shall be delivered to and held by (listing Firm) (drafting Firm) (other identified as Fidelity Land

50 Title, Inc. (herein referred to as the "Firm") (STRIKE THOSE NOT APPLICABLE)

51 (listing Firm if none chosen; if no listing Firm, then drafting Firm; if no Firm then Seller).

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

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

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

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

77 **TIME IS OF THE ESSENCE** "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3)  
78 occupancy; (4) date of closing; (5) contingency Deadlines **STRIKE AS APPLICABLE** and all other dates and Deadlines in  
79 this Offer except: None.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



178 aa. Archeological artifacts, mineral rights, orchards, or endangered species, or one or more burial sites on the Property.  
179 bb. Owner is a foreign person as defined in the Foreign Investment in Real Property Tax Act in 26 IRC § 1445(f).  
180 cc. Other Defects affecting the Property such as any agreements that bind subsequent owners of the property, such as a  
181 lease agreement or an extension of credit from an electric cooperative.  
182 **N/A** **GOVERNMENT PROGRAMS:** Seller shall deliver to Buyer, within \_\_\_\_\_ days ("15" if left blank) after acceptance  
183 of this Offer, a list of all federal, state, county, and local conservation, farmland, environmental, or other land use programs,  
184 agreements, restrictions, or conservation easements, which apply to any part of the Property (e.g., farmland preservation  
185 agreements, farmland preservation or exclusive agricultural zoning, use value assessments, Forest Crop, Managed Forest,  
186 Conservation Reserve Program, wetland mitigation, shoreland zoning mitigation plan or comparable programs), along with  
187 disclosure of any penalties, fees, withdrawal charges, or payback obligations pending, or currently deferred, if any. This  
188 contingency will be deemed satisfied unless Buyer delivers to Seller, within 7 days after the deadline for delivery, a notice  
189 terminating this Offer based upon the use restrictions, program requirements, and/or amount of any penalty, fee, charge, or  
190 payback obligation.  
191 **CAUTION: If Buyer does not terminate this Offer, Buyer is hereby agreeing that Buyer will continue in such**  
192 **programs, as may apply, and Buyer agrees to reimburse Seller should Buyer fail to continue any such program**  
193 **such that Seller incurs any costs, penalties, damages, or fees that are imposed because the program is not**  
194 **continued after sale. The Parties agree this provision survives closing.**  
195 **MANAGED FOREST LAND:** If all, or part, of the Property is managed forest land under the Managed Forest Law (MFL)  
196 program, this designation will continue after closing. Buyer is advised as follows: The MFL is a landowner incentive  
197 program that encourages sustainable forestry on private woodlands by reducing and deferring property taxes. Orders  
198 designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the  
199 MFL program changes, the new owner must sign and file a report of the change of ownership on a form provided by the  
200 Department of Natural Resources and pay a fee. By filing this form, the new owner agrees to the associated MFL  
201 management plan and the MFL program rules. The DNR Division of Forestry monitors forest management plan  
202 compliance. Changes a landowner makes to property that is subject to an order designating it as managed forest land,  
203 or to its use, may jeopardize benefits under the program or may cause the property to be withdrawn from the program  
204 and may result in the assessment of penalties. For more information call the local DNR forester or visit  
205 <https://dnr.wisconsin.gov/topic/forestry> .  
206 **USE VALUE ASSESSMENTS:** The use value assessment system values agricultural land based on the income that  
207 would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural  
208 land to a non-agricultural use (e.g., residential or commercial development), that person may owe a conversion charge.  
209 To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's  
210 Equalization Bureau or visit <http://www.revenue.wi.gov/> .  
211 **FARMLAND PRESERVATION:** The early termination of a farmland preservation agreement or removal of land from such  
212 an agreement can trigger payment of a conversion fee equal to 3 times the per acre value of the land. Contact the  
213 Wisconsin Department of Agriculture, Trade and Consumer Protection Division of Agricultural Resource Management or  
214 visit <http://www.datcp.state.wi.us/> for more information.  
215 **CONSERVATION RESERVE PROGRAM (CRP):** The CRP encourages farmers, through contracts with the U.S.  
216 Department of Agriculture, to stop growing crops on highly erodible or environmentally sensitive land and instead to plant  
217 a protective cover of grass or trees. CRP contracts run for 10 to 15 years, and owners receive an annual rent as well as  
218 certain incentive payments and cost share assistance for establishing long-term, resource-conserving ground cover.  
219 Removing lands from the CRP in breach of a contract can be quite costly. For more information call the state Farm Service  
220 Agency office or visit <http://www.fsa.usda.gov/> .  
221 **SHORELAND ZONING ORDINANCES:** All counties must adopt uniform shoreland zoning ordinances in compliance with  
222 Wis. Admin. Code Chapter NR 115. County shoreland zoning ordinances apply to all unincorporated land within 1,000  
223 feet of a navigable lake, pond or flowage or within 300 feet of a navigable river or stream and establish minimum standards  
224 for building setbacks and height limits, cutting trees and shrubs, lot sizes, water runoff, impervious surface standards (that  
225 may be exceeded if a mitigation plan is adopted and recorded) and repairs to nonconforming structures. Buyers must  
226 conform to any existing mitigation plans. For more information call the county zoning office or visit <https://dnr.wi.gov/> .  
227 Buyer is advised to check with the applicable city, town or village for additional shoreland zoning or shoreland-wetland  
228 zoning restrictions, if any.  
229 **FENCES:** Wis. Stat. § 90.03 requires the owners of adjoining properties to keep and maintain legal fences in equal shares  
230 where one or both of the properties is used and occupied for farming or grazing purposes.  
231 **CAUTION: Consider an agreement addressing responsibility for fences if Property or adjoining land is used and**  
232 **occupied for farming or grazing purposes.**  
233 **PROPERTY DEVELOPMENT WARNING:** If Buyer contemplates developing Property for a use other than the current use,  
234 there are a variety of issues that should be addressed to ensure the development or new use is feasible. Buyer is solely  
235 responsible to verify the current zoning allows for the proposed use of the Property at lines 251-255. Municipal and zoning  
236 ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or uses  
237 and therefore should be reviewed. Building permits, zoning or zoning variances, Architectural Control Committee approvals,  
238 estimates for utility hook-up expenses, special assessments, changes for installation of roads or utilities, environmental  
239 audits, subsoil tests, or other development related fees may need to be obtained or verified in order to determine the  
240 feasibility of development of, or a particular use for, a property. Optional contingencies that allow Buyer to investigate certain  
241 of these issues can be found at lines 244-304 and Buyer may add contingencies as needed in addenda (see line 682).



242 Buyer should review any plans for development or use changes to determine what issues should be address

243 contingencies.

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

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

252 \_\_\_\_\_ [insert proposed use

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

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

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

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

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

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

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

277 ☐ electricity \_\_\_\_\_; ☐ gas \_\_\_\_\_; ☐ sewer \_\_\_\_\_;  
278 ☐ water \_\_\_\_\_; ☐ telephone \_\_\_\_\_; ☐ cable \_\_\_\_\_;  
279 ☐ other: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

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

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

325 \_\_\_\_\_ (list any Property component(s)

326 to be separately inspected, e.g., dumpsite, timber quality, invasive species, etc.) that discloses no Defects.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

381 (1) signed by Buyer; or

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

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

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

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

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

395 N/A **SELLER FINANCING:** Seller shall have 10 days after the earlier of:

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

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

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

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

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

407 ~~(2) \_\_\_\_\_~~

408 ~~\_\_\_\_\_ [Specify documentation Buyer agrees to deliver to Seller].~~

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

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

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

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

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



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

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

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

431 (a) Seller delivers written notice that Seller will not adjust the purchase price; or

432 (b) Seller does not timely deliver the written notice adjusting the purchase price to the value shown on the appraisal  
433 report.

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

435 **[N/A] CLOSING OF BUYER'S PROPERTY CONTINGENCY:** This Offer is contingent upon the closing of the sale of  
436 Buyer's property located at \_\_\_\_\_ (the Deadline). If closing does not occur by the Deadline, this Offer shall  
437 no later than \_\_\_\_\_

438 become null and void unless Buyer delivers to Seller, on or before the Deadline, reasonable written verification from a  
439 financial institution or third party in control of Buyer's funds that Buyer has, at the time of verification, sufficient funds to close  
440 or proof of bridge loan financing, along with a written notice waiving this contingency. Delivery of verification or proof of  
441 bridge loan shall not extend the closing date for this Offer.

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

445 (1) Written waiver of the Closing of Buyer's Property Contingency if line 435 is marked;

446 (2) Written waiver of \_\_\_\_\_ (name other contingencies, if any); and

447 (3) Any of the following checked below:

448 ☐ Proof of bridge loan financing.

449 ☐ Proof of ability to close from a financial institution or third party in control of Buyer's funds which shall provide  
450 Seller with reasonable written verification that Buyer has, at the time of verification, sufficient funds to close.

451 Other: \_\_\_\_\_

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

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

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

464 **[CLOSING PRORATIONS]** The following items, if applicable, shall be prorated at closing, based upon date of closing values:  
465 real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners or homeowners  
466 association assessments, fuel and ~~other items of income or expense related to the Property~~

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

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

469 Real estate taxes shall be prorated at closing based on **[CHECK BOX FOR APPLICABLE PRORATION FORMULA]:**

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

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

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

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

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



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

**488 TITLE EVIDENCE**

489 ■ **CONVEYANCE OF TITLE:** Upon payment of the purchase price, Seller shall convey the Property by warranty deed  
490 (trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as  
491 provided herein), free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements  
492 entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use  
493 restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Vacant Land  
494 Disclosure Report and in this Offer, general taxes levied in the year of closing and thereafter, and no others.

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

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

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

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

512 ■ **DELIVERY OF MERCHANTABLE TITLE:** The required title insurance commitment shall be delivered to Buyer's attorney  
513 or Buyer not more than 10 days after acceptance ("15" if left blank), showing title to the Property as of a date no more  
514 than 15 days before delivery of such title evidence to be merchantable per lines 489-498, subject only to liens which will be  
515 paid out of the proceeds of closing and standard title insurance requirements and exceptions, as appropriate.

516 ■ **TITLE NOT ACCEPTABLE FOR CLOSING:** If title is not acceptable for closing, Buyer shall notify Seller in writing of  
517 objections to title within 5 days ("15" if left blank) after delivery of the title commitment to Buyer or Buyer's attorney. In  
518 such event, Seller shall have 5 days ("15" if left blank) from Buyer's delivery of the notice stating title objections, to  
519 deliver notice to Buyer stating Seller's election to remove the objections by the time set for closing. If Seller is unable to  
520 remove said objections, Buyer shall have five days from receipt of notice thereof, to deliver written notice waiving the  
521 objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, Buyer shall deliver  
522 written notice of termination and this Offer shall be null and void. Providing title evidence acceptable for closing does not  
523 extinguish Seller's obligations to give merchantable title to Buyer.

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

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

534 **[LEASED PROPERTY]** ~~If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights~~  
535 ~~under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the~~  
536 ~~(written) (oral) [STRIKE ONE] lease(s), if any, are~~ The Property is not subject to any leases

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

**539 DEFINITIONS**

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

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

545 registered mail or make regular deliveries on that day.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

597 If Buyer defaults, Seller may:

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

601 If Seller defaults, Buyer may:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

655 **ADDITIONAL PROVISIONS/CONTINGENCIES** Buyer's obligation to purchase the Property is  
656 subject to the approval, by all governmental agencies having jurisdiction over the matter,  
657 of a new certified survey map that divides the property known as 315 Mary Street into two  
658 parcels as shown on Exhibit A attached hereto, within 60 days after acceptance of this  
659 Offer. The certified survey map will be prepared at Buyer's expense. The triangular-shaped  
660 parcel shown on Exhibit A attached hereto is referred to in this Offer as the "Property".

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



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

666 Name of Seller's recipient for delivery, if any: Mayor Emily McFarland

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

668 ☐ **N/A** (2) **Fax**: fax transmission of the document or written notice to the following number:

669 Seller: ( ) Buyer: ( )

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

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

675 Address for Seller: 106 Jones Street, Watertown, WI 53094

676 Address for Buyer: 1111 S. 10th St., Watertown, WI 53094-4911

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

678 Email Address for Seller: emcfarland@watertownwi.gov

679 Email Address for Buyer: ruthm@loebco.com

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

682 ☒ **ADDENDA**: The attached Exhibit A is are made part of this Offer.

683 This Offer was drafted by [Licensee and Firm] Martin W. Meyer of Mawicke & Goisman, S.C.

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

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

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

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

Mary Clark LLC

696 (x) By: Bruce Loeb February 27, 2025  
697 Buyer's Signature ▲ Print Name Here ▶ Bruce Loeb, Its Manager Date ▲

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

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

704 (x)  
705 Seller's Signature ▲ Print Name Here ▶ Date ▲

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

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

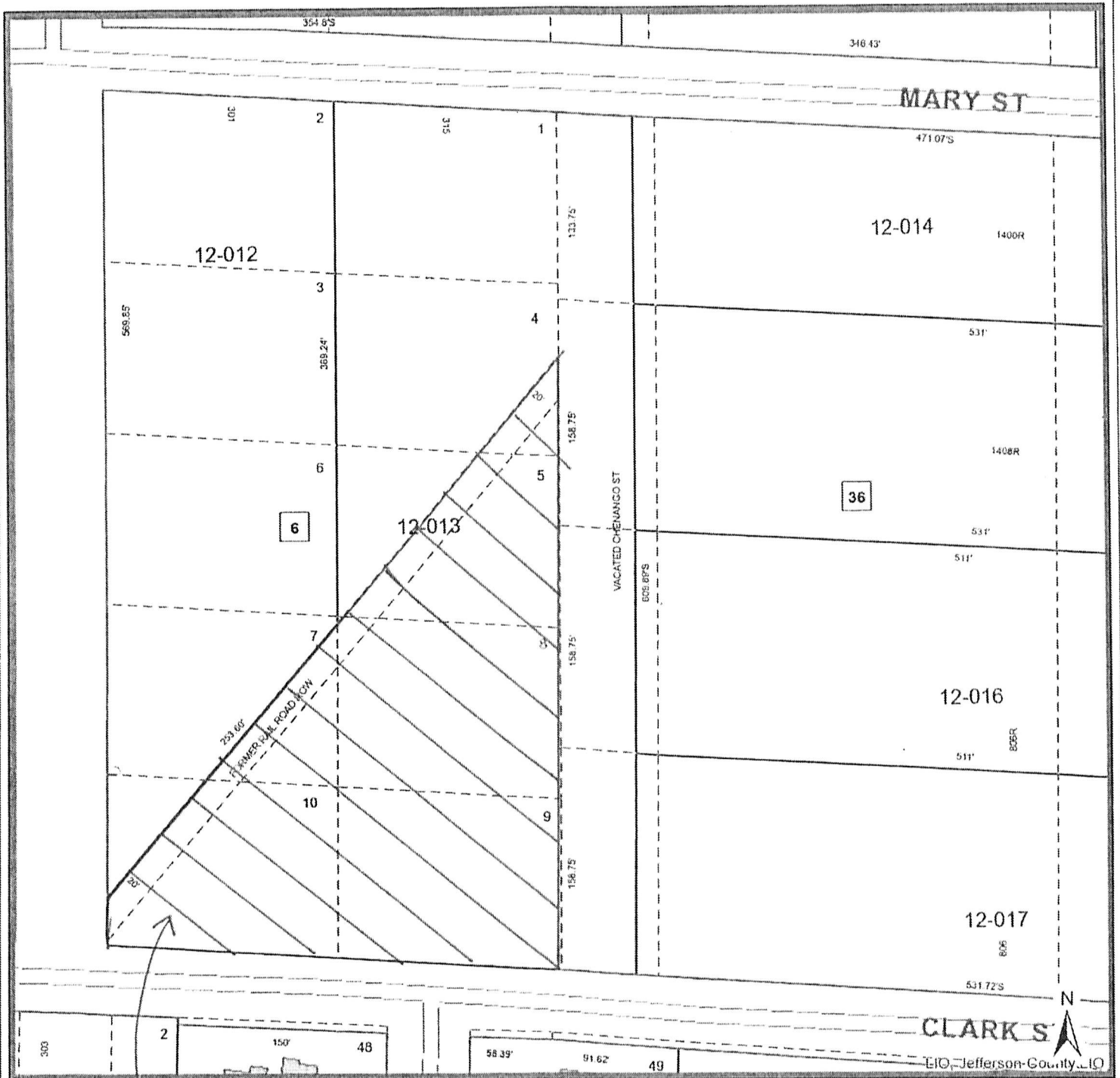
709 \_\_\_\_\_ on \_\_\_\_\_ at \_\_\_\_\_ a.m./p.m.

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



# EXHIBIT A

Section 12, Item F.



Property

WB-44 COUNTER-OFFER

Counter-Offer No. 1 by (Buyer)(Seller) STRIKE ONE

NOTE: Number this Counter-Offer sequentially, e.g. Counter-Offer No. 1 by Seller, Counter-Offer No. 2 by Buyer, etc.

1 The Offer to Purchase dated 02/27/2025 and signed by Buyer Mary Clark LLC  
2 for purchase of real estate at a portion of 315 Mary Street, Watertown, WI  
3 Tax Parcel No. 291-0815-0912-013 is rejected and the following Counter-Offer is hereby made.  
4 CAUTION: This Counter-Offer does not include the terms or conditions in any other counter-offer or multiple  
5 counter-proposal unless incorporated by reference.  
6 All terms and conditions remain the same as stated in the Offer to Purchase except the following:  
7 Property is purchased "As Is".  
8 Line 36 This transaction is to be closed on September 30, 2025.  
9 Line 666 Name of Seller's recipient for delivery, Mayor Robert Stocks.  
10 Line 678 Email Address for Seller rstocks@watertownwi.gov  
11 Exhibit A of the Offer to Purchase will be substituted with the attached Exhibit A.

28 The attached is/are made part of this Counter-Offer.  
29 Any warranties, covenants and representations made in this Counter-Offer survive the closing of this transaction.  
30 This Counter-Offer is binding upon Seller and Buyer only if a copy of the accepted Counter-Offer is delivered to the Party  
31 making the Counter-Offer on or before July 25, 2025 (Time is of  
32 the Essence). Delivery of the accepted Counter-Offer may be made in any manner specified in the Offer to Purchase,  
33 unless otherwise provided in this Counter-Offer.  
34 NOTE: The Party making this Counter-Offer may withdraw the Counter-Offer prior to acceptance and delivery as  
35 provided at lines 30-32.

36 This Counter-Offer was drafted by Attorney Steven T. Chesesbro on June 27, 2025  
37 Licensee and Firm ▲ Date ▲

38 (x) (x)  
39 Buyer's Signature ▲ Date ▲ Seller's Signature ▲ Date ▲  
40 Print name ► Print name ►

41 (x) (x)  
42 Buyer's Signature ▲ Date ▲ Seller's Signature ▲ Date ▲  
43 Print name ► Print name ►

44 This Counter-Offer was presented by on  
45 Licensee and Firm ▲ Date ▲

46 This Counter-Offer is (rejected)(countered) STRIKE ONE (Party's Initials)

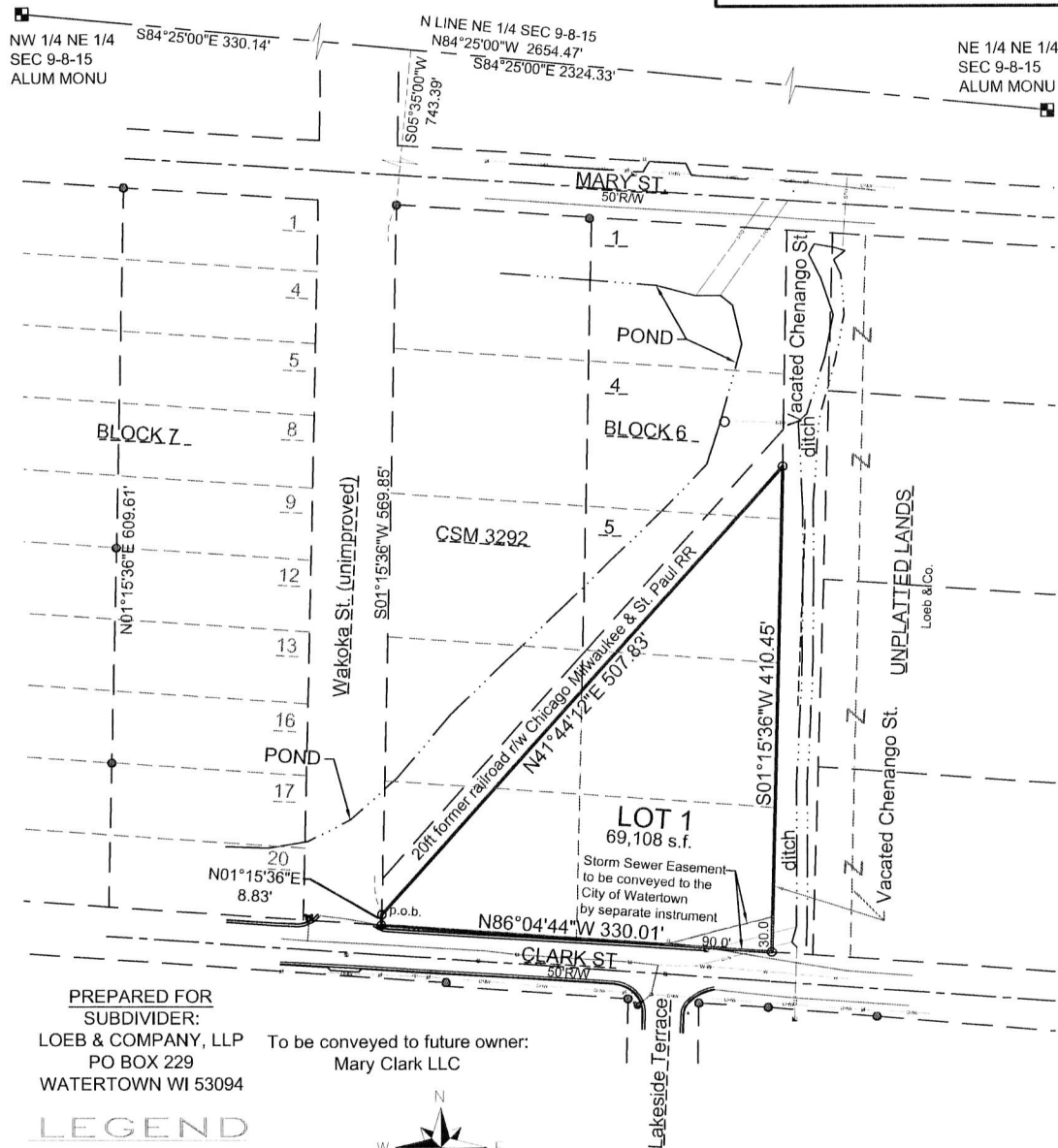
47 NOTE: Provisions from a previous Counter-Offer may be included by reproduction of the entire provision or  
48 incorporation by reference. Provisions incorporated by reference may be indicated in the subsequent Counter-  
49 Offer by specifying the number of the provision or the lines containing the provision. In transactions involving  
50 more than one Counter-Offer, the Counter-Offer referred to should be clearly specified.

EXHIBIT

**A**

## CERTIFIED SURVEY MAP NO - \_\_\_\_\_

BEING A PART OF BLOCK 6, WITHIN THE RECORDED PLAT OF A.L. PRITCHARD'S ADDITION TO WATERTOWN, BEING IN THE SEVENTH WARD OF THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN. ALL LANDS BEING A PART OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, ALL LYING IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF WISCONSIN



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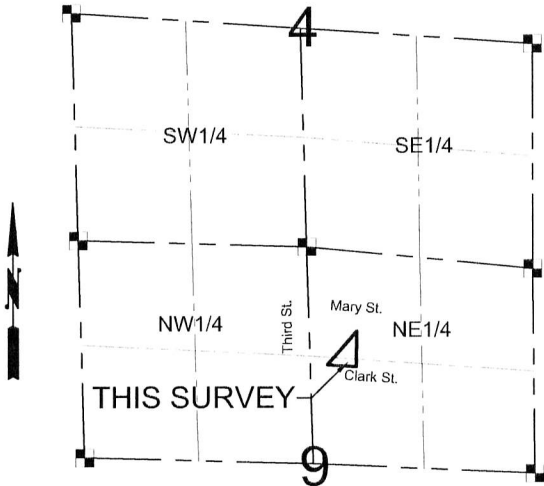
SURVEYOR'S CERTIFICATE

I, James R. Beaty, Professional Land Surveyor, do hereby certify that at the direction of the Owner(s), I have made this survey, being a part of Block 6 of the recorded plat of A.L. Pritchard's Addition to Watertown, being in the Seventh Ward of the City of Watertown, Jefferson County, Wisconsin. all lands being a part of the northwest 1/4 and southwest 1/4 of the northeast 1/4 of Section 9, all lying in Township 8 North, Range 15 East, in the City of Watertown, County of Jefferson, State of Wisconsin. Said lands are bounded and described as follows:

Beginning at the found aluminum monument at the Northeast corner of the Northeast 1/4 of said Section 9; thence North 84°25'00" West, 2324.33 feet along the North line of said Northeast 1/4 of said Section 9 to a point; thence South 05°35'00" West, 743.39 feet to a found 1" iron pipe at the northwest corner of CSM 3292; thence South 01°15'36" West 569.85 feet along the west line of CSM 3292 and east line of unimproved Wakota St to the point of beginning, lying on the southeasterly line of former Chicago Milwaukee & St Paul Railroad Company right of way; thence North 41°44'12" East, 507.83 feet along the southeasterly line of a tangent section of the former Chicago Milwaukee & St Paul Railroad Company right of way and its extension northeasterly to a point on the west line of vacated Chenango Street; thence South 01°15'36" West, 410.45 feet on the west line of vacated Chenango Street, to a point on the north line of Clark St.; thence North 86°04'44" West, 330.01 feet along said north line to a point on the west line of aforesaid Block 6 of the recorded plat of A.L. Pritchard's Addition to Watertown and and easterly line of unimproved Wakota St.; thence North 01°15'36" East; 8.83 feet to the to the point of beginning. Said described lands containing 69,108 s.f. (1.5865 Acres), more or less of land.

That I have made this survey, land division and map by the direction of The City of Watertown, Owner(s) of said land.  
That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.  
That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the City of Watertown ordinances in surveying, dividing and mapping and dedicating of same.

PREPARED BY / SURVEYOR:  
Horizon Land Development Services, LLC  
W313 S2562 Penny Lane  
Wales, Wisconsin 53183  
1-262-349-1575



LOCATION MAP  
N 1/2 SECTION 4  
S 1/2 SECTION 9  
T8N R15E

*James R. Beaty*  
James R. Beaty, PLS 1834  
DATED: MARCH 23, 2025  
revised: June 20, 2025



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CORPORATE OWNER'S CERTIFICATE

The City of Watertown, a Wisconsin Municipal Corporation, organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said municipal entity caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. Aforesaid owner, the City of Watertown, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: City of Watertown

IN WITNESS WHEREOF, the said the City of Watertown, has caused these presents to be signed by Robert Stocks, its Mayor, and Megan Dunneisen, its Clerk on this \_\_\_\_\_, day of \_\_\_\_\_, 2025.

In the presence of:

The City of Watertown  
Corporate Name

\_\_\_\_\_  
Robert Stocks, Mayor

\_\_\_\_\_  
Megan Dunneisen, Clerk

STATE OF WISCONSIN)  
(SS  
JEFFERSON COUNTY)


Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, Robert Stocks & Megan Dunneisen, of the above named municipal entity, to me known to be the person(s) who executed the foregoing instrument, and to me known to be such Mayor and Clerk of said municipal entity, and acknowledged that they executed the foregoing instrument as such officers as the deed of said company, by its authority.

\_\_\_\_\_  
name Notary Public: Jefferson, Wisconsin  
My commission expires \_\_\_\_\_, 20

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Watertown this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Robert Stocks, Chair

  
James R. Beaty, PLS 1834  
DATED: MARCH 23, 2025  
revised: June 20, 2025