



A G E N D A
CITY OF WAUPUN COMMON COUNCIL
Waupun City Hall – 201 E. Main Street, Waupun WI
Tuesday, September 09, 2025 at 6:00 PM

VIRTUAL AND TELECONFERENCE ACCESS AVAILABLE

Virtual: <https://us02web.zoom.us/j/81976994115?pwd=T0hORVFNTDFjMXV4ZGliV3A5eDI0UT09>

Teleconference: 1 312 626 6799

Meeting ID: 819 7699 4115

Passcode: 697657

CALL TO ORDER

PLEDGE OF ALLEGIANCE FOLLOWED BY A MOMENT OF SILENT MEDITATION

ROLL CALL--Mayor to excuse any absent members

PERSONS WISHING TO ADDRESS COUNCIL--*State name, address, and subject of comments. (2 Minutes)*

1. Julie Schmidt, Waupun Jr./Sr. High School Principal

RESOLUTIONS AND ORDINANCES:

- [2.](#) Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 9
- [3.](#) Resolution Creating Tax Incremental District No. 10, Approving its Project Plan and Establishing its Boundaries

CONSIDERATION - ACTION

4. Mayoral Appointment to the Board of Public Works
- [5.](#) License-Permit Applications, Expenses
- [6.](#) Consider Change to Elected Official Compensation

MAYORAL CORRESPONDENCE/PRESENTATIONS

7. WI Public Power Week October 5-11
8. WI Fire Prevention Week- October 5-11
9. WI Firefighters/EMS Memorial Day- October 11

CLOSED SESSION (Per Section 19.85 (1) (g) of the WI Statutes) for:

(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved

10. Sale of 301 E Main St, Waupun TID 3

OPEN SESSION (Per Section 19.85 (2) of the WI Statutes)

ACTION FROM CLOSED SESSION

ADJOURNMENT

Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact the City Clerk at 920-324-7915.

RESOLUTION NO. _____

**RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN AND BOUNDARIES OF TAX
INCREMENTAL DISTRICT NO. 9,
CITY OF WAUPUN, WISCONSIN**

WHEREAS, the City of Waupun (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 9 (the "District") was created by the City on September 13, 2022; and

WHEREAS, the City now desires to amend the Project Plan of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

- a. Add territory from the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2.
- b. Amend the categories, locations, or costs of project costs to be made as

WHEREAS, an amended Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the Project Plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Dodge County, the Waupun School District, and the Moraine Park Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 18, 2025 held a public hearing concerning the proposed amendment to the Project Plan of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Waupun that:

1. The boundaries of the District named "Tax Incremental District No. 9, City of Waupun", are hereby amended as identified in Exhibit A of this Resolution.
2. The territory being added shall become part of the District effective as of January 1, 2025.
4. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District, as amended, is suitable for mixed-use development as defined by Wisconsin Statutes Section 66.1105(2)(cm).
 - (b) Based upon the finding stated in 3.a. above, the District was declared to be, and remains, a mixed-use district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (e) The equalized value of the taxable property within the territory to be added to the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (f) That for those parcels to be added to the District that were annexed by the City within the three-year period preceding adoption of this Resolution, the City pledges to pay the Town of Chester an amount equal to the property taxes the town last levied on the territory for each of the next five years.
 - (g) The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
 - (g) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District, as amended.
 - (h) Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.
4. The Project Plan for "Tax Incremental District No. 9, City of Waupun" (see Exhibit B), as amended, is approved, and the City further finds the Project Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2025, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this 9th day of September 2025.

Mayor Rohn W. Bishop

City Clerk/Treasurer Angela J. Hull

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 9
CITY OF WAUPUN**

[INCLUDED WITHIN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

June 4, 2025

PROJECT PLAN AMENDMENT

City of Waupun, Wisconsin

Tax Incremental District No. 9



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for June 17, 2025
Public Hearing Held:	Scheduled for June 18, 2025
Approval by Plan Commission:	Scheduled for June 18, 2025
Adoption by Common Council:	Scheduled for September 9, 2025
Approval by the Joint Review Board:	Scheduled for TBD

TABLE OF CONTENTS

Executive Summary	3
Preliminary Map of Original District Boundary and Territory to be Added.....	6
Map Showing Existing Uses and Conditions Within the Territory to be Added.....	12
Preliminary Identification of Parcels to be Added	14
Equalized Value Test.....	15
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District	16
Map Showing Proposed Improvements and Uses Within the Territory to be Added	23
Detailed List of Estimated Project Costs.....	27
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred	29
Annexed Property.....	34
Estimate of Property to be Devoted to Retail Business.....	35
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances	36
Statement of the Proposed Method for the Relocation of any Persons to be Displaced	37
How Amendment of the Tax Incremental District Promotes the Orderly Development of the City	38
List of Estimated Non-Project Costs.....	39
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f).....	40
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions.....	41

SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 9 (“District”) is a 138.5 - acre Mixed Use District created on September 13, 2022. The District was created to:

- Pay the costs of development incentives and public infrastructure improvements needed to promote mixed use development.
- Provide employment opportunities, increased income and sales tax collection, manufacturing activity, housing opportunities and other benefits to the local economy resulting from the purchase of goods and services related to construction and operation of the Project

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Add territory to the District as permitted under Wis. Stat. § 66.1105(4)(h)2. This amendment will add an additional 14.02 acres and is the first of four permitted territory amendments available to the District.
- Amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. (“Project”).

Estimated Total Project Cost Expenditures

In the original Plan, the City anticipated making total expenditures of approximately \$12.6 million in Project Costs, not including issuance and interest cost, to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$4.3 million in development incentives, \$7.2 million in public infrastructure costs, \$500 thousand in land costs, \$500 thousand for stormwater contribution, and \$200 thousand for professional services/administration.

This amendment will add an additional \$2M in project costs for site cleanup and preparation, streets and utilities and incentives for industrial users.

Incremental Valuation

The City projects that new land and improvements value approximately \$6.3M will result from this amendment. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 16 of its allowable 20 years.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. **The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:**

The expectation that the Project will provide additional employment and housing opportunities once the Projects are fully operational.

That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

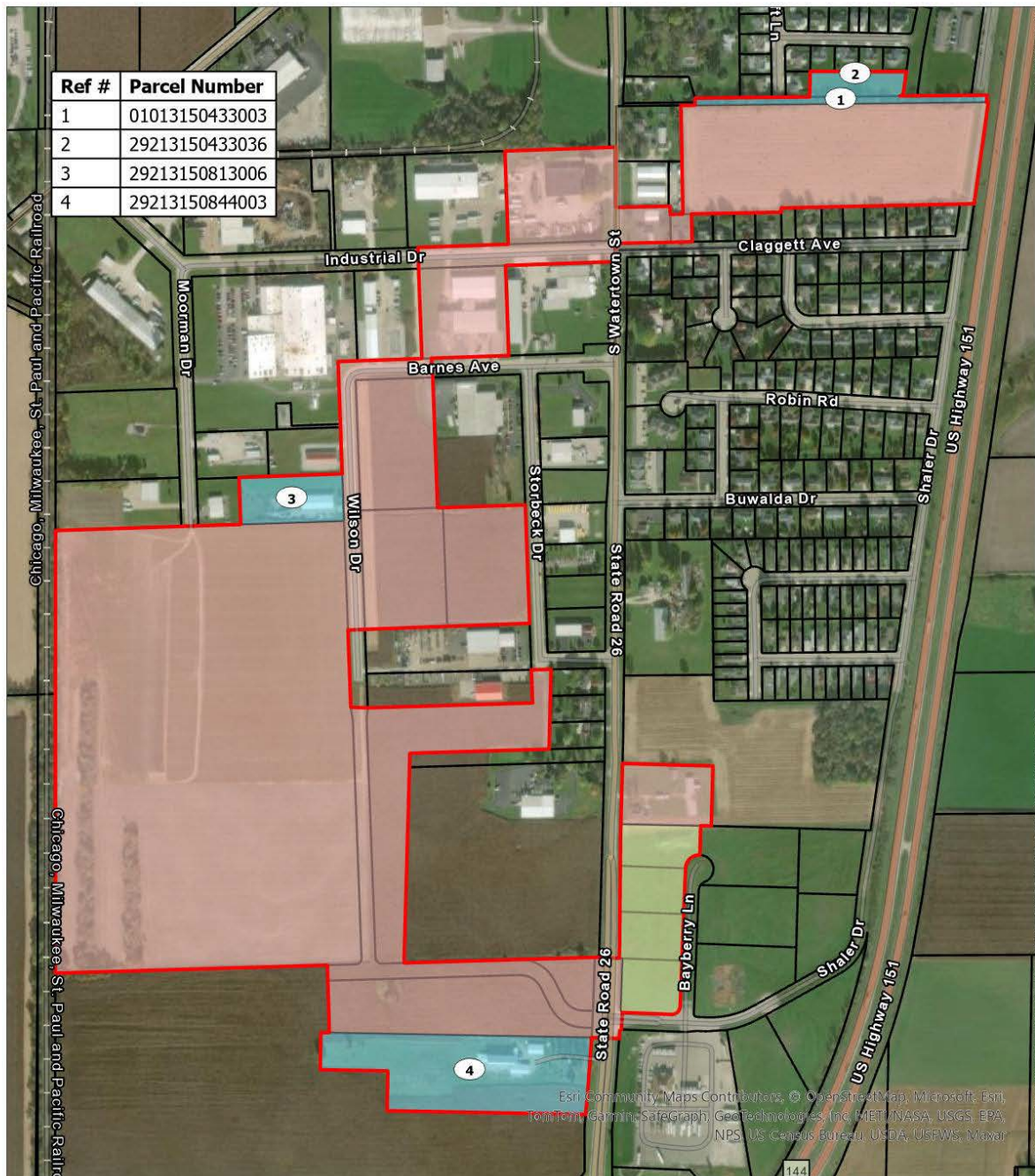
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. Not less than 50% by area of the real property within the District, as amended, is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm).
5. Based on the foregoing findings, the District remains designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created. Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the amended District. Costs related to newly-platted residential development may be incurred based on the proposed development [having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.].
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property within the territory to be added to the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The Plan for the District is feasible and is in conformity with the Master Plan of the City.
10. The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
11. That for those parcels to be included within the District that were annexed by the City within the three-year period preceding adoption of this Resolution, the City pledges to pay the Town of Chester an amount equal to the property taxes the town last levied on the territory for each of the next five years. .

SECTION 2:

Preliminary Map of Original District Boundary and Territory to be Added

Map Found on Following Page.



- LEGEND
- TID No. 9 Proposed Boundary
 - Parcels
 - Original TID No. 9
 - Approved TID No. 9 Amendment No. 1
 - Proposed TID No. 9 Amendment No. 2

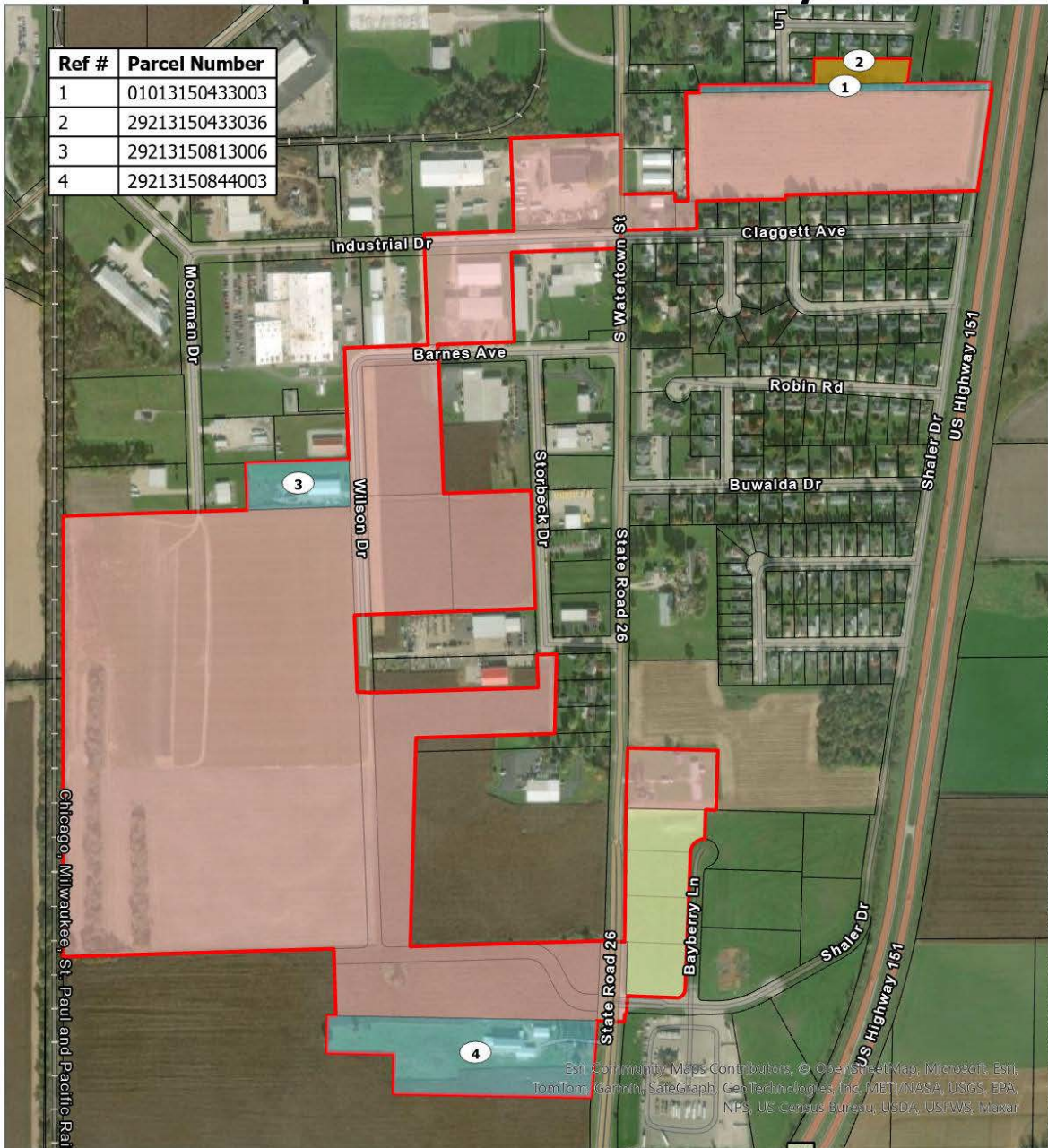
TID No. 9 - Tax Parcels



WAUPUN
CITY OF SCULPTURE



Proposed TID #9 TID Boundary



LEGEND

- TID No. 9 Proposed Boundary
- Approved TID No. 9 Amendment No. 1
- Amendment No. 3 New Parcels
- Amendment No. 3 TID No. 5 Overlay
- Original TID No. 9
- Parcels



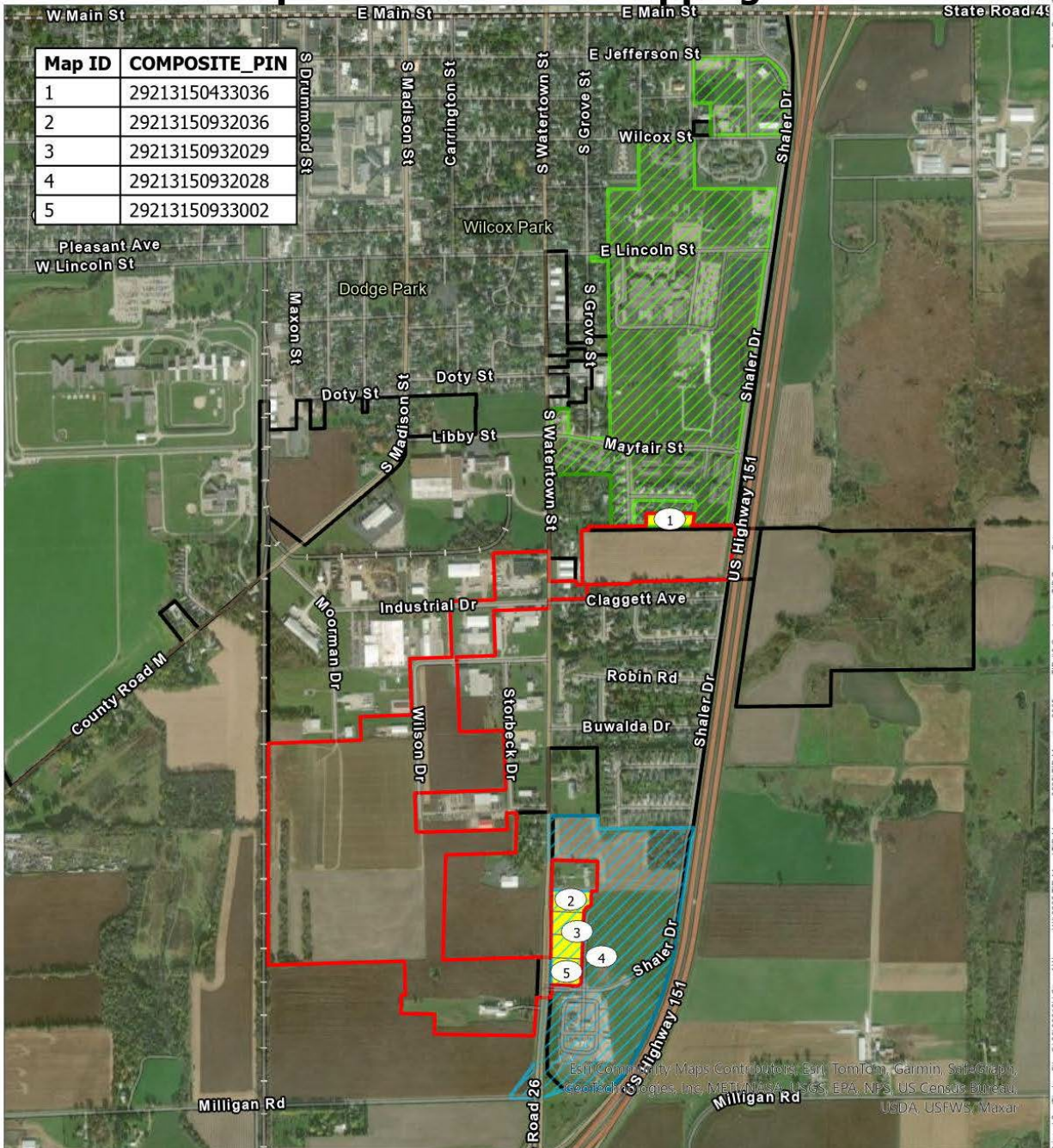
WAUPUN
CITY OF SCULPTURE

Data Sources:
Dodge County
Imagery Provided by ESRI



0 340 680 Feet

Proposed TID #9 Overlapping TID



LEGEND

- TID #9 Proposed Boundary
- Overlapped Parcels
- TID #7 Boundary
- Municipal_Boundaries
- TID #5 Boundary



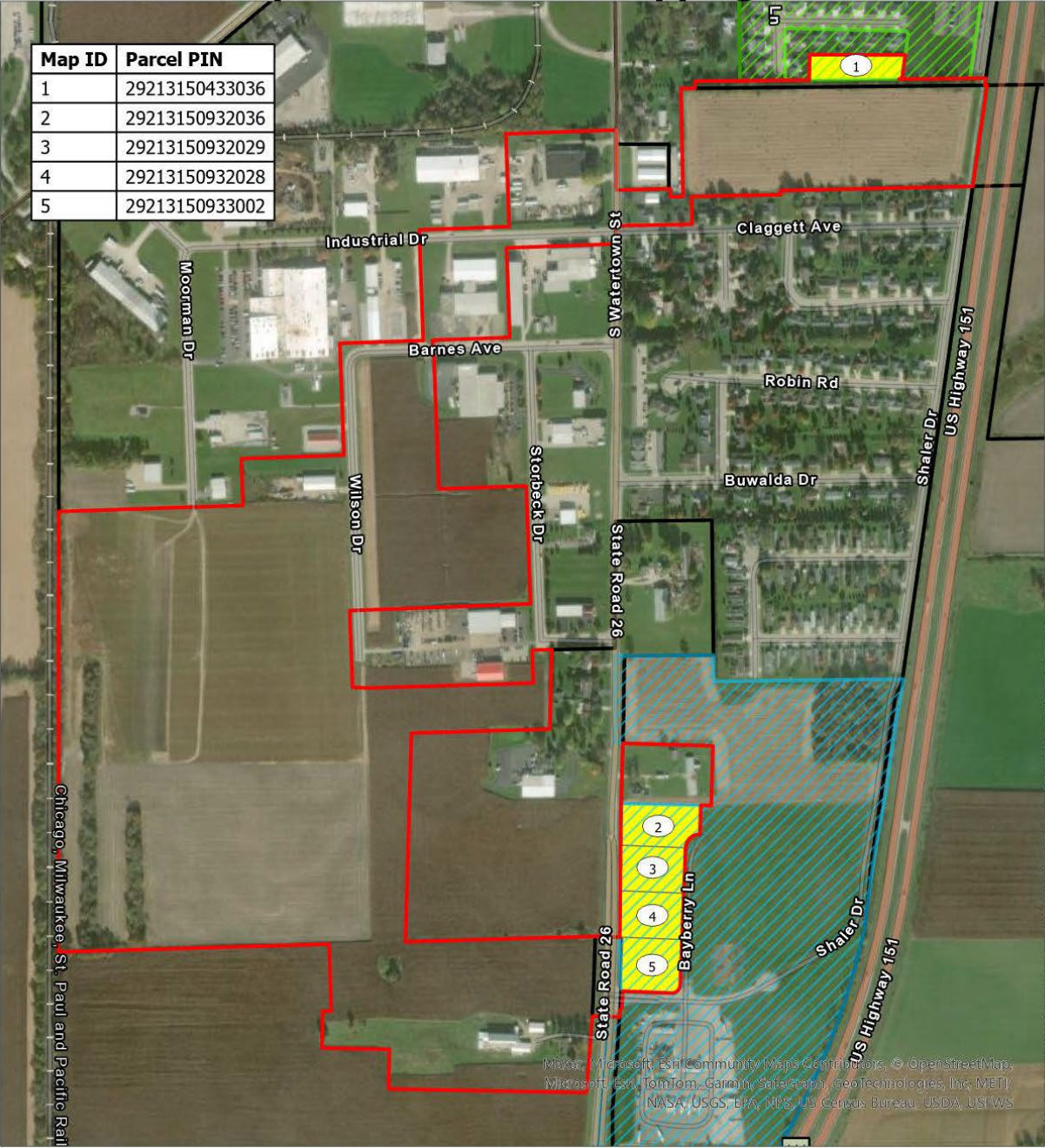
WAUPUN
CITY OF SCULPTURE

Data Sources:
Dodge County
Imagery Provided by ESRI



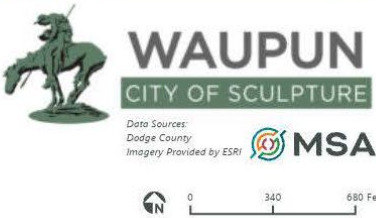
0 660 1,320 Feet

Proposed TID #9 Overlapping TID

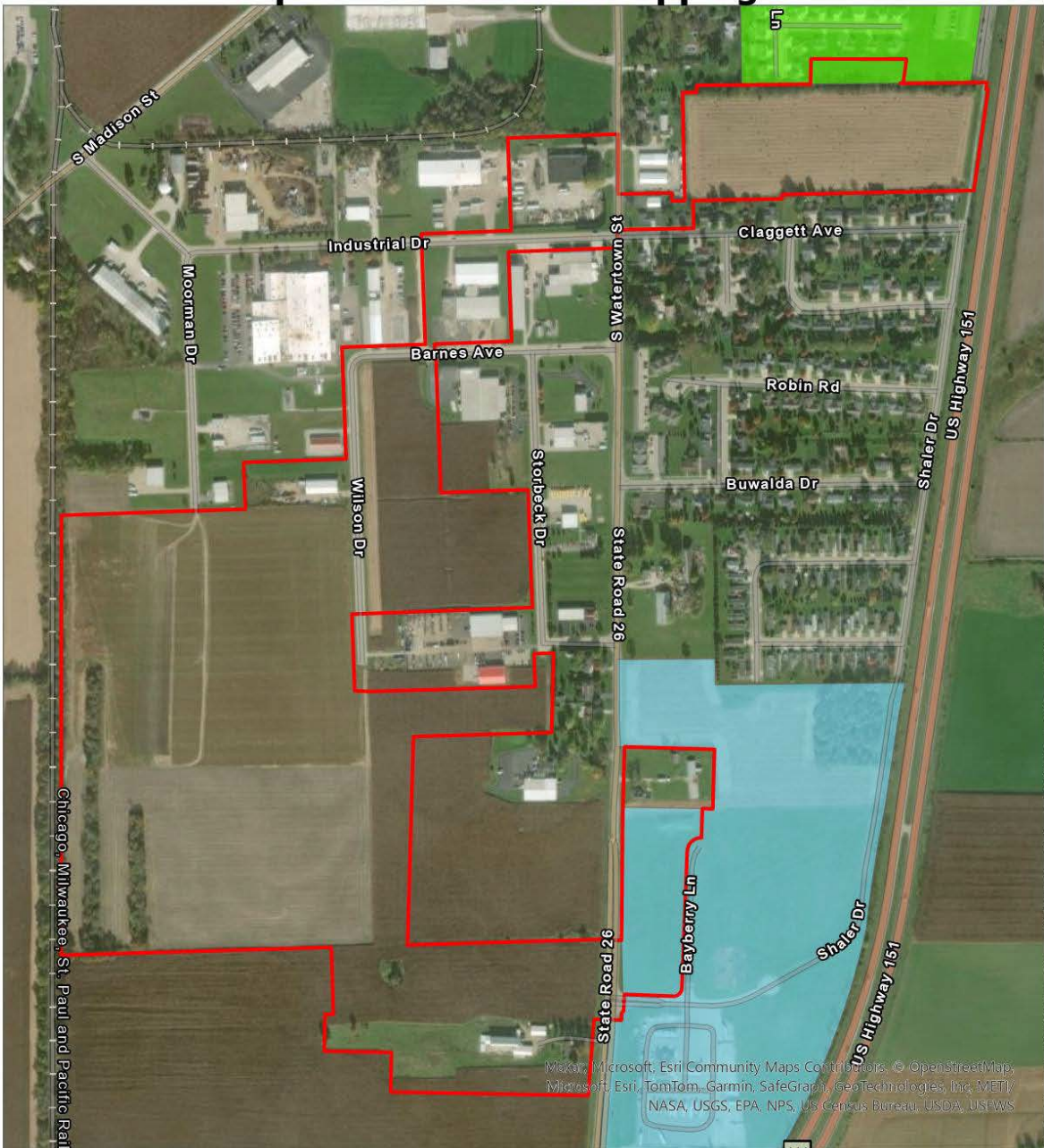


LEGEND

- TID #9 Proposed Boundary
- TID #7 Boundary
- TID #5 Boundary
- Overlapped Parcels
- Municipal Boundaries



Proposed TID #9 Overlapping TID



LEGEND

- TID #9 Proposed Boundary
- TID #7 Boundary
- TID #5 Boundary



WAUPUN
CITY OF SCULPTURE

Data Sources:
Dodge County
Imagery Provided by ESRI



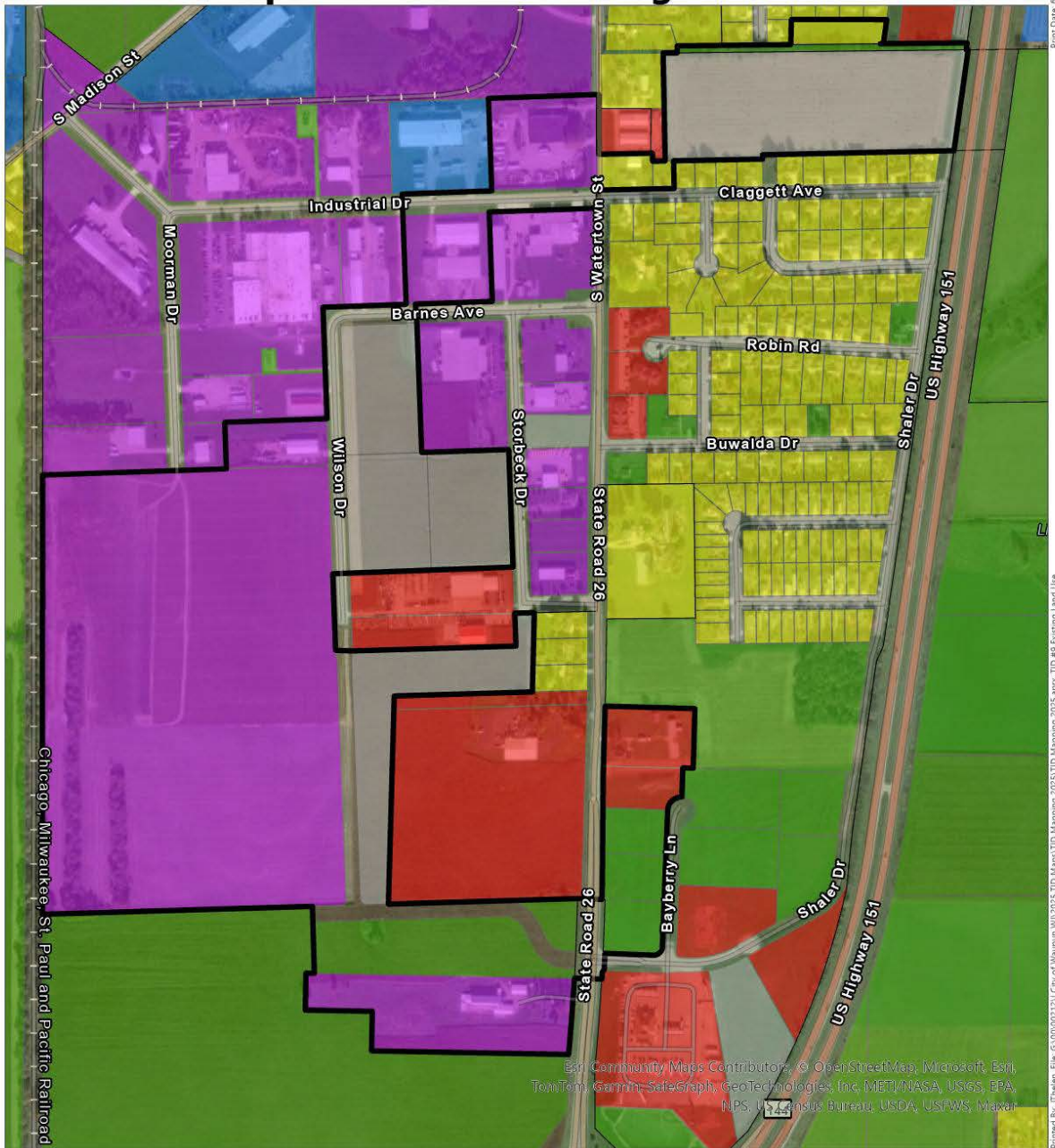
0 340 680 Feet

SECTION 3:

Map Showing Existing Uses and Conditions Within the Territory to be Added

Map Found on Following Page.

Proposed TID #9 Existing Land Use



LEGEND

- | | | |
|--------------------|---------------|-------------|
| TID #9 Boundary | Residential | Agriculture |
| Municipal Boundary | Commercial | Undeveloped |
| Existing Land Use | | |
| Public | Manufacturing | |



WAUPUN
CITY OF SCULPTURE

Data Sources:
Dodge County
Imagery Provided by ESRI



0 340 680 Feet

SECTION 4:

Preliminary Identification of Parcels to be Added

City of Waupun																				
2025 TID 9 Amendment																				
Base Property Information																				
Property Information									Assessment Information			Equalized Value				Purpose Test				
																Mixed Use				
Map Ref #	Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	School District(s)	Annexed Within Prior 3 Years ...Indicate date	Part of Existing TID? ...Indicate TID #	Land	Imp	Total	Assessment Ratio	Land	Imp	Total	Industrial	Commercial/ Business	Previously-Platted Residential	Newly-Platted Residential	Suitable for Mixed Use
N/A	ROW Areas																			
1	292-1315-0844-003	1412 S Watertown Street	City of Waupun	9.20	0.00	Waupun	1/22/2025		26,800	179,900	206,700	100.00%	26,800	179,900	206,700	9.20				9.20
2	292-1315-0433-036	Fraser Lane	City of Waupun	1.20	0.00	Waupun		5	0	0	0	100.00%	0	0	0				1.20	1.20
3	292-1315-0813-006	1208 Wilson Drive	EFP Waupun, LLC	2.48	0.00	Waupun			77,200	298,300	375,500	100.00%	77,200	298,300	375,500	2.48				2.48
4	010-1315-0433-003	No Address	City of Waupun Acquiri	1.14	0.00	Waupun	45,895.00		300	0	300	100.00%	300	0	300				1.14	1.14
Less Wetland Acreage				0.00																
				Total Acreage	14.02				104,300	478,200	582,500		104,300	478,200		11.68	0	0	2.347	14.027
																83.29%	0.00%	0.00%	16.74%	100.03%
The above values are as of January 1, 2024. Actual base value certification of the territory will be based on January 1, 2025 assessed values.																582,500				


Newly Platted Residential:

When TID 9 was created the original parcel list included 25.091 acres of newly platted residential out of the 138.50 acres, which is 18.12%. With this amendment the amount of newly platted residential will increase to 27.438 out of 152.52 acres or 17.989%.

SECTION 5: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property proposed to be added to the District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City. [The value of those parcels located within Tax Incremental District No. 5 that will be overlaid are not included as part of the base value of the territory addition as that value is reflected within the total of existing incremental value.

The equalized value of the increment of existing tax incremental districts within the City, plus the value of the territory proposed to be added to the District, totals \$93,217,200. This value is less than the maximum of \$94,516,200 in equalized value that is permitted for the City.

District Creation Date	9/13/2022
	Valuation Data Currently Available 2024
Total EV (TID In)	787,635,000
12% Test	94,516,200
Increment of Existing TIDs	
TID No. 3	11,826,400
TID No. 5	29,147,400
TID No. 7	4,690,600
TID No. 8	13,166,100
TID No. 9	32,557,000
Total Existing Increment	91,387,500
Projected Base of New or Amended District	1,829,700
Less Value of Any Underlying TID Parcels	0 
Total Value Subject to 12% Test	93,217,200
Compliance	PASS

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

The “Statement of Kind, Number and Location of Proposed Public Works and Other Projects” set forth in the original District Project Plan approved on September 13, 2022 is being amended to add the following Project Costs that the City has made, expects to make, or may need to make, in conjunction with the implementation of the District’s Plan or this Plan Amendment.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that

property, the net amount shall be considered “real property assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its CDA (RDA), may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of

the property and surrounding area, correct safety deficiencies, or as otherwise specified by the CDA (RDA) in the program manual. Any funds returned to the CDA (RDA) from the repayment of loans made are not considered revenues to the District and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA (RDA) for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Property Tax Payments to Town

Property tax payments due to the Town of Chester under Wis. Stat. § 66.1105(4)(gm)1. because of the inclusion of lands annexed after January 1, 2004 within the boundaries of the District are an eligible Project Cost.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

Previously Approved ½ Mile Radius Improvement:

Shaler Drive Extension along US 151 – The TID portion is estimated to be \$1.5M.

Stormwater Pond – The TID portion is estimated to be \$500K.

Industrial Drive Mill and Overlay – The TID portion is estimated to be \$25K.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of

informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

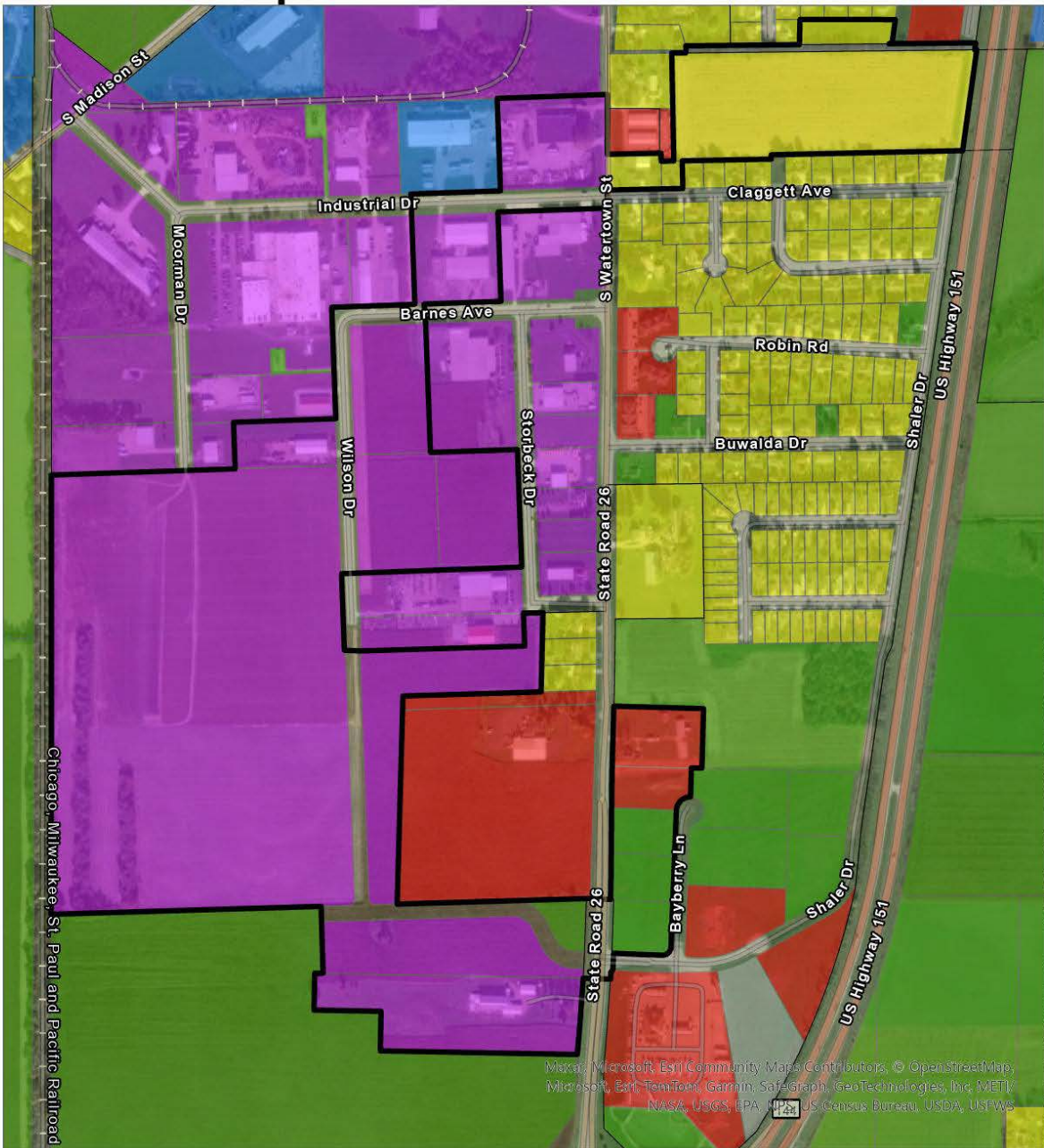
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Map Showing Proposed Improvements and Uses Within the Territory to be Added

Map Found on Following Page.

Proposed TID #9 Future Land Use



LEGEND

- TID #9 Boundary
- Municipal Boundary
- Agriculture
- Commercial
- Residential
- Manufacturing
- Public
- Undeveloped
- ROW



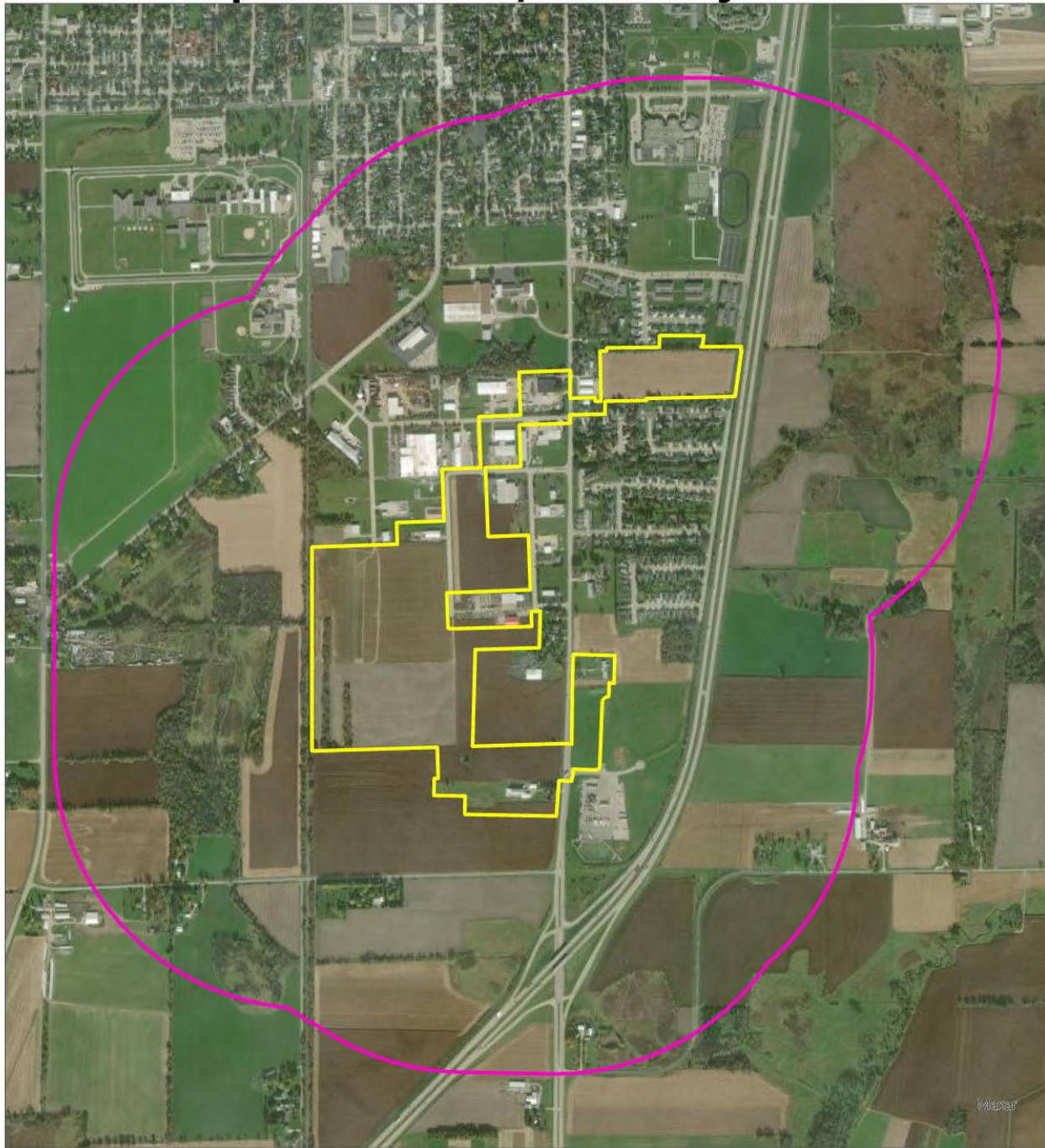
WAUPUN
CITY OF SCULPTURE

Data Source:
Dodge County



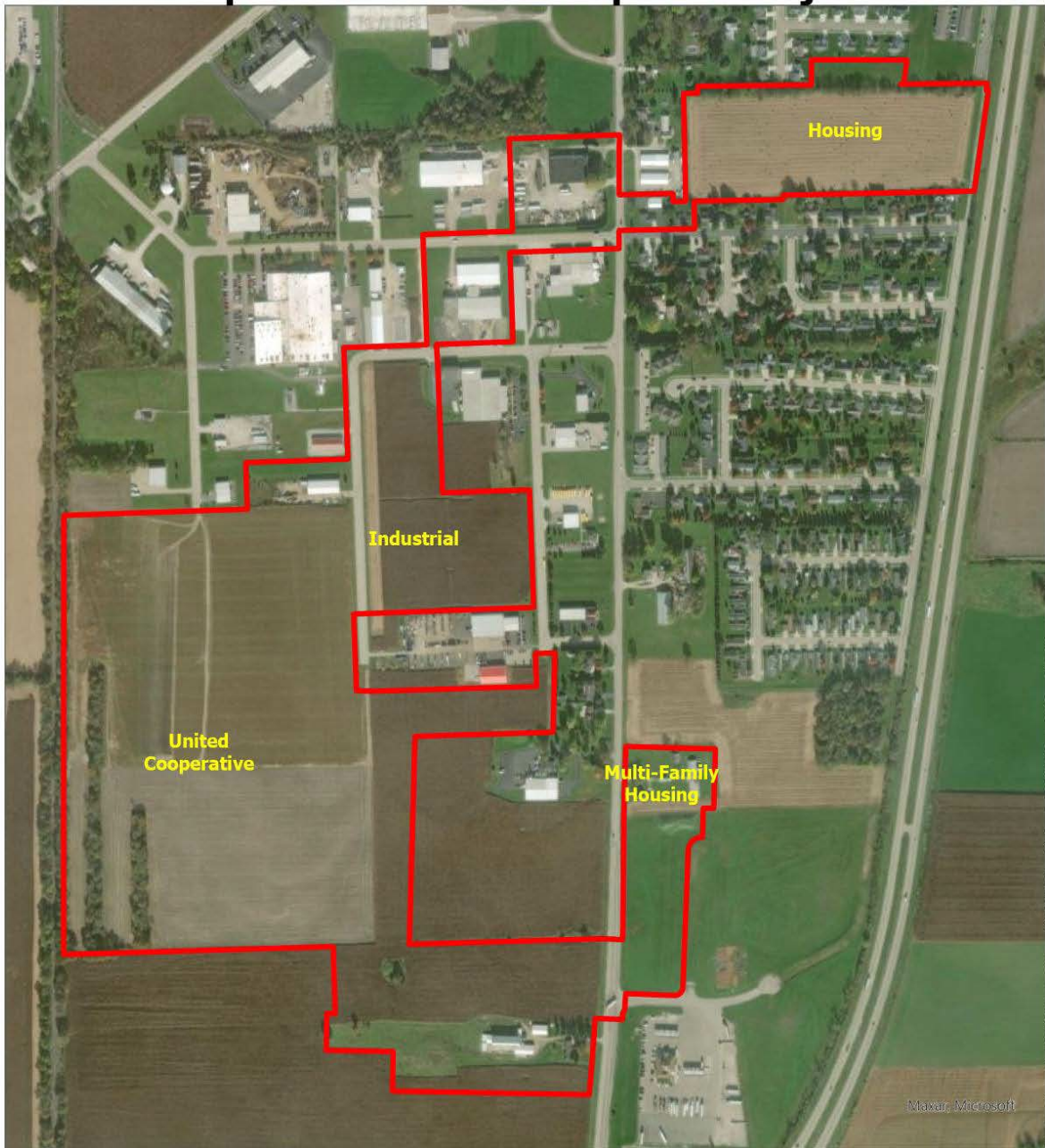
0 340 680 Feet

Proposed TID #9 1/2 Mile Project Area



Printed By: jthelen, File: G:\00\003121\ City of Waupun W12023 TID Maps\TID Mapping 2025.aprx, TID #9 Project Area
 Print Date: 6/12/2025

Proposed TID #9 Development Projects



LEGEND

 TID #9 Boundary



WAUPUN
CITY OF SCULPTURE

Data Source:
Dodge County



SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City has made, expects to make, or may need to make in conjunction with the implementation of the District's Plan or this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Estimated Project List¹

Project ID	Project Name/Type	Est. Cost	2025 Amendment	Est. Timing
1	Public Infrastructure	2,768,740		2023
2	Land	500,000		2023
3	SW Contribution	500,000		2023
4	Professional Services/Administration	296,602		2022-2042
5	Occupancy Incentive (Up-front)			
6	Phase 1	765,000		2025
7	Phase 2	80,000		2025
8	Phase 3	455,000		2026
9	Developer Incentive ("Pay As You Go")	2,500,000		2025-2042
10	Property Tax Payments to the Town of Chester	1,376		2023-2027
11	Shaler Drive (East of Hwy 26)	1,500,000		2025-2026
12	Industrial Drive Mill & Overlay	25,000		2025-2026
13	Bayberry Extension (Storm, Street)	900,000		2025-2026
14	Bayberry Extension (Incentive)	500,000		2025-2026
16	Clagget Housing Subdivision (Infrastructure)	2,000,000		2025-2026
17	2025 Amendment -Site Cleanup and Prep for Industrial Dev.		100,000	2027
18	2025 Amendment - Cost for Street & Utilities		900,000	2027
19	2025 Amendment - Incentives for Future Industrial Exp. Users		250,000	2028
20	2025 Amendment - Infrastructure related to New Housing Dev.		750,000	2028
Total Projects		12,791,719	2,000,000	

Notes:

1) Per Exhibit C of the Development Agreement entered into between the City and United Cooperative on June 14, 2022.

2) Items 19, and 20 aren't included in the cashflow but it TID eligible. It will be paid if/when additional industrial dev. is realized.

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$51M in incremental value by 2028. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$17.03 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$15.5M in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Table 1 – Development Assumptions

Development Assumptions ¹							
Construction Year		Phase 1/ Phase 2	Phase 3	Pelton Development	Annual Total	Construction Year	
1	2022				0	2022	1
2	2023	100,000			100,000	2023	2
3	2024	21,400,000			21,400,000	2024	3
4	2025		12,000,000		12,000,000	2025	4
5	2026				0	2026	5
6	2027				0	2027	6
7	2028			6,300,000	6,300,000	2028	7
8	2029				0	2029	8
9	2030				0	2030	9
10	2031				0	2031	10
11	2032				0	2032	11
12	2033				0	2033	12
13	2034				0	2034	13
14	2035				0	2035	14
15	2036				0	2036	15
16	2037				0	2037	16
17	2038				0	2038	17
18	2039				0	2039	18
19	2040				0	2040	19
20	2041				0	2041	20
Totals		<u>21,500,000</u>	<u>12,000,000</u>		<u>39,800,000</u>		

Notes:

1) Represents the Guranteed Property Valuation per Section 5 of the Development Agreement entered into between the City and United Cooperative on June 14, 2022.

Table 2 – Tax Increment Projection Worksheet

Tax Increment Projection Worksheet									
Type of District	Mixed Use				Base Value	1,829,700			
District Creation Date	August 9, 2022				Appreciation Factor	0.00%			
Valuation Date	Jan 1,	2022			Base Tax Rate	\$17.03			
Max Life (Years)	20				Rate Adjustment Factor	0.00%			
Expenditure Period/Termination	15	8/9/2037							
Revenue Periods/Final Year	20					2043			
Extension Eligibility/Years	Yes					3			
Eligible Recipient District	No								

	Construction		Valuation		Inflation	Total	Revenue		Tax
	Year	Value Added	Year		Increment	Increment	Year	Tax Rate	Increment
1	2022	1,519,700	2023		0	1,519,700	2024	\$17.03	25,874
2	2023	31,037,300	2024		0	32,557,000	2025	\$17.03	554,446
3	2024	0	2025		0	32,557,000	2026	\$17.03	554,446
4	2025	12,000,000	2026		0	44,557,000	2027	\$17.03	758,806
5	2026	0	2027		0	44,557,000	2028	\$17.03	758,806
6	2027	0	2028		0	44,557,000	2029	\$17.03	758,806
7	2028	6,300,000	2029		0	50,857,000	2030	\$17.03	866,095
8	2029	0	2030		0	50,857,000	2031	\$17.03	866,095
9	2030	0	2031		0	50,857,000	2032	\$17.03	866,095
10	2031	0	2032		0	50,857,000	2033	\$17.03	866,095
11	2032	0	2033		0	50,857,000	2034	\$17.03	866,095
12	2033	0	2034		0	50,857,000	2035	\$17.03	866,095
13	2034	0	2035		0	50,857,000	2036	\$17.03	866,095
14	2035	0	2036		0	50,857,000	2037	\$17.03	866,095
15	2036	0	2037		0	50,857,000	2038	\$17.03	866,095
16	2037	0	2038		0	50,857,000	2039	\$17.03	866,095
17	2038	0	2039		0	50,857,000	2040	\$17.03	866,095
18	2039	0	2040		0	50,857,000	2041	\$17.03	866,095
19	2040	0	2041		0	50,857,000	2042	\$17.03	866,095
20	2041	0	2042		0	50,857,000	2043	\$17.03	866,095
Totals		50,857,000			0		Future Value of Increment		15,536,508

Notes:
Actual results will vary depending on development, inflation of overall tax rates.

Financing and Implementation

Table 3 provides a summary of the District's financing plan.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2038 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 – Financing Plan

Estimated Financing Plan				
	G.O. Bond 2023	Municipal Revenue Obligation (MRO) 2025	State Trust Fund Loan 2024	Totals
Projects				
Wilson/Shaler	1,766,472			1,766,472
BayBerry	392,440			392,440
Incentive				
At Occupancy			1,300,000	1,300,000
Developer Incentive ("Pay As You Go")		2,500,000		2,500,000
Total Project Funds	2,158,912	2,500,000	1,300,000	5,958,912
Estimated Finance Related Expenses	96,450			
Debt Service Reserve				
Capitalized Interest	262,775			
Total Financing Required	2,518,137			
Estimated Interest	3.50%	(13,000)		
Assumed spend down (months)	2			
Rounding	44,863			
Net Issue Size	2,550,000	2,500,000	1,300,000	6,350,000
Notes:				

Table 4 – Cash Flow

Cash Flow Projection																										
Year	Projected Revenues				Expenditures												Property Tax Payments to				Balances			Year		
	Tax Increments	Interest Earnings/ (Cost)	Capitalized Interest	Total Revenues	G.O. Bond 2,345,000		Municipal Revenue Obligation (MRO) ¹	City Reimburse United Co-Op Occupancy Incentive \$845K	City Reimburse United Co-Op Occupancy Interest 4.70%	City Reimburse United Co-Op Occupancy Incentive \$455K	City Reimburse United Co-Op Occupancy Interest 4.70%	City Reimburse Business Park Projects Bayberry/Storm Water \$880K	City Reimburse Business Park Interest 4.70%	City Reimburse Future Pelton Incentive \$900K	City Reimburse Future Pelton Interest 5.00%	Town of Chester ²	Expenditures & VaneZande Purchase & Cleanup	Professional Services	Admin. + 2%	Total Expenditures	Annual	Cumulative	Principal/ Incentive Outstanding			
					Dated Date: Principal	05/17/23 Interest																				
2024	25,874	30,340	103,500	159,714		103,500											275	271,782	7,071	13,510	117,285	42,429	121,324	2,345,000	2024	
2025	554,446		103,500	657,946		103,500											275			7,500	111,275	546,670	667,994	5,425,000	2025	
2026	554,446			554,446	0	103,500	283,707	36,597	39,715	-	-	-	10,000	10,000			275	500,062		7,650	991,506	(437,061)	230,934	5,378,403	2026	
2027	758,806			758,806	100,000	103,500	283,866	38,317	37,995	19,706	21,385		43,671	39,399	38,042	45,000	275	100,000		7,803	878,959	(120,154)	110,780	5,138,667	2027	
2028	758,806			758,806	100,000	98,500	287,867	40,118	36,194	20,632	20,458		45,723	37,347	39,945	43,097				7,959	777,840	(19,034)	91,746	4,892,249	2028	
2029	758,806			758,806	115,000	93,500	279,866	42,004	34,308	21,602	19,489		47,872	35,198	41,942	41,100				8,118	779,999	(21,194)	70,552	4,623,829	2029	
2030	866,095			866,095	125,000	87,750	362,298	43,978	32,334	22,617	18,473		50,122	32,948	44,039	39,003				8,281	866,843	(748)	69,804	4,338,073	2030	
2031	866,095			866,095	125,000	81,500	367,298	46,045	30,267	23,680	17,410		52,478	30,592	46,241	36,801				8,446	865,758	336	70,140	4,044,629	2031	
2032	866,095			866,095	125,000	75,250	372,299	48,209	28,103	24,793	16,297		54,944	28,125	48,553	34,489				8,615	864,677	1,418	71,558	3,743,130	2032	
2033	866,095			866,095	135,000	69,000	262,798	50,475	25,837	25,958	15,132		57,527	25,543	50,981	32,061				8,787	759,100	106,995	178,553	3,423,189	2033	
2034	866,095			866,095	145,000	62,250		52,847	23,465	27,178	13,912		60,231	22,839	53,530	29,512				8,963	499,727	366,368	544,921	3,084,403	2034	
2035	866,095			866,095	150,000	55,000		55,330	20,981	28,456	12,635		63,062	20,008	56,206	26,836				9,142	497,656	368,438	913,359	2,731,349	2035	
2036	866,095			866,095	155,000	49,000		57,931	18,381	29,793	11,297		66,025	17,004	59,017	24,025				9,325	496,798	369,296	1,282,655	2,363,583	2036	
2037	866,095			866,095	160,000	42,800		60,654	15,658	31,193	9,897		69,129	15,307	61,967	21,075				9,512	497,192	368,903	1,651,558	1,980,640	2037	
2038	866,095			866,095	170,000	36,400		63,504	12,807	32,659	8,431		84,096	20,692	65,066	17,976				9,702	521,333	344,762	1,996,320	1,565,315	2038	
2039	866,095			866,095	170,000	29,600		66,490	9,823	34,194	6,896		85,780	17,290	68,319	14,723				9,896	513,011	353,084	2,349,404	1,140,532	2039	
2040	866,095			866,095	180,000	22,800		69,315	6,698	35,802	5,289		89,340	13,729	71,735	11,307				10,094	516,109	349,986	2,699,389	694,340	2040	
2041	866,095			866,095	190,000	15,600		73,186	3,427	37,484	3,606				75,322	7,720				10,296	416,641	449,454	3,148,843	318,348	2041	
2042	866,095			866,095	200,000	8,000				39,253	1,850				79,095	3,961				10,502	342,661	523,434	3,672,277	0	2042	
2043	866,095			866,095																15,000	15,000	851,095	4,523,372	0	2043	
Total	15,536,508	30,340	262,775	15,829,623	2,345,000	1,296,725	2,500,000	845,000	375,993	455,000	202,457		880,000	366,021	900,000	428,686	1,376	871,844	7,071	296,602	11,492,922				Total	
Notes:																										
1) Per Section 6.4 of the Development Agreement entered into by the City and United Cooperative on June 14, 2022, 80% of the tax increment retained by the City after the payment of any debt service and other eligible project costs and/or expenses will be reimbursed to the Developer up to a maximum of \$2,500,000. Reimbursements will commence the year following completion of Phases 1, 2, and 3 but in no case prior to calendar year 2026.																										
2) Amount shown is the Town of Chester portion of the property tax bills for parcels 010-1315-0922-000, 010-1315-0932-000, and 010-1315-0843-001. The City will pay this amount to the Town for a period of five years following annexation.																										
Projected TID Closure																										

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. Since territory proposed to be added to the District has been annexed within the past three years, the City pledges to pay the Town of Chester for each of the next five years an amount equal to the property taxes levied on that territory by the town at the time of the annexation. Such payments allow for inclusion of the annexed lands as a permitted exception under Wis. Stat. § 66.1105(4)(gm)1.

SECTION 11:

Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan Amendment is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for mixed-use development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should the continued implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Amendment of the Tax Incremental District Promotes the Orderly Development of the City

This Plan Amendment promotes the orderly development of the City by creating opportunities for mixed use development, providing necessary public infrastructure improvements and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment and housing opportunities in the City.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The Plan includes the following non-project costs:

1. Shaler Drive Extension: Non-TID portion is estimated to be \$500K.
2. Stormwater Pond East of US 151: Non-TID portion is estimated to be \$2.5M

SECTION 16:

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

VANDE ZANDE & KAUFMAN, LLP
ATTORNEYS AT LAW

408 EAST MAIN STREET
POST OFFICE BOX 430
WAUPUN, WISCONSIN 53963-0430
(920) 324-2951
FACSIMILE (920) 324-2968

DANIEL L. VANDE ZANDE, JD, PhD
COURT COMMISSIONER
dan@vklaw.us

CLARENCE VANDE ZANDE
1952 -1999

SAM KAUFMAN
COURT COMMISSIONER
sam@vklaw.us

August 19, 2025

Mayor Rohn W. Bishop
City of Waupun
201 E. Main Street
Waupun, Wisconsin 53963

Re: Project Plan Amendment, City of Waupun Tax Incremental District No. 9

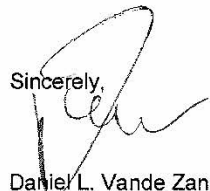
Dear Mayor Bishop:

Wis. Stat. § 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Waupun, I have reviewed the project plan amendment for the City's Tax Incremental District No. 9. In my opinion, the amended project plan is complete and complies with Wis. Stat. 66.1105(4)(f), in that the plan addresses the subject matter required for inclusion in a project plan in accordance with this statute. Please note that I render no opinion with respect to the accuracy, validity or sufficiency of any statement and/or finding contained in the initial or amended project plans, but defer to staff report and pertinent background data in support thereof.

If you have any questions, please contact me.

Sincerely,


Daniel L. Vande Zande

DVZ/cj

cc: Ms. Kathy Schlieve (via email)
Ms. Angie Hull (via email)
Ms. Paula Czaplewski (via email)

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Statement of Taxes Data Year:				2023	Percentage	
Dodge County				1,163,946	19.02%	
City of Waupun				2,508,322	40.99%	
School District of Waupun				2,260,847	36.94%	
Moraine Park Technical College				186,463	3.05%	
Total				6,119,578		
Moraine Park						
Revenue Year	Dodge County	City of Waupun	School District of Waupun	Technical College	Total	Revenue Year
2024	4,921	10,605	9,559	788	25,874	2024
2025	105,456	227,259	204,837	16,894	554,446	2025
2026	105,456	227,259	204,837	16,894	554,446	2026
2027	144,325	311,023	280,337	23,121	758,806	2027
2028	144,325	311,023	280,337	23,121	758,806	2028
2029	144,325	311,023	280,337	23,121	758,806	2029
2030	164,732	354,999	319,974	26,390	866,095	2030
2031	164,732	354,999	319,974	26,390	866,095	2031
2032	164,732	354,999	319,974	26,390	866,095	2032
2033	164,732	354,999	319,974	26,390	866,095	2033
2034	164,732	354,999	319,974	26,390	866,095	2034
2035	164,732	354,999	319,974	26,390	866,095	2035
2036	164,732	354,999	319,974	26,390	866,095	2036
2037	164,732	354,999	319,974	26,390	866,095	2037
2038	164,732	354,999	319,974	26,390	866,095	2038
2039	164,732	354,999	319,974	26,390	866,095	2039
2040	164,732	354,999	319,974	26,390	866,095	2040
2041	164,732	354,999	319,974	26,390	866,095	2041
2042	164,732	354,999	319,974	26,390	866,095	2042
2043	164,732	354,999	319,974	26,390	866,095	2043
<div><div><div>2,955,050</div><div>6,368,179</div><div>5,739,884</div><div>473,396</div><div>15,536,508</div></div></div>						
Notes:						

RESOLUTION NO. _____

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 10,
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES
CITY OF WAUPUN, WISCONSIN**

WHEREAS, the City of Waupun (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 10 (the "District") is proposed to be created by the City as a district in need of rehabilitation or conservation work in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Dodge County, the Waupun School District, and the Moraine Park Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 18, 2025 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Waupun that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 10, City of Waupun", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2025.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work within the meaning of Wisconsin Statutes Section 66.1337(2m)(a).
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be a district in need of rehabilitation or conservation work based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
 - (f) The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting the rehabilitation or conservation of the area consistent with the purpose for which the District is created.
4. The Project Plan for "Tax Incremental District No. 10, City of Waupun" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2025, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this 9th day of September 2025.

Mayor Rohn W. Bishop

City Clerk/Treasurer Angela J. Hull

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 10
CITY OF WAUPUN**

[INCLUDED WITHIN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

June 4, 2025

PROJECT PLAN

City of Waupun, Wisconsin

Tax Incremental District No. 10



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for June 17, 2025
Public Hearing Held:	Scheduled for June 18, 2025
Action by Plan Commission:	Scheduled for June 18, 2025
Action by Common Council:	Scheduled for September 9, 2025
Action by the Joint Review Board:	Scheduled for TBD

TABLE OF CONTENTS

Executive Summary	3
Preliminary Map of Proposed District Boundary	6
Map Showing Existing Uses and Conditions	8
Preliminary Parcel List and Analysis	11
Equalized Value Test.....	12
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District	13
Map Showing Proposed Improvements and Uses	19
Detailed List of Estimated Project Costs.....	22
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred	23
Annexed Property.....	28
Estimate of Property to Be Devoted to Retail Business	29
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances	30
Statement of the Proposed Method for the Relocation of any Persons to be Displaced	31
How Creation of the Tax Incremental District Promotes the Orderly Development of the City	32
List of Estimated Non-Project Costs.....	33
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f).....	34
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions.....	36

SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 10 (“District”) is a 2.65-acre property in need of rehabilitation or conservation, located at 331 Bly Street in Waupun. The District will be created to pay the costs of infrastructure improvements and developer incentives (“Project”) so that the property and surrounding area can be rehabilitated. The City is working with a developer to ensure this property is brought up to code and meets the housing needs of the City (“Developer”). In addition to the incremental property value that will be created, the City expects the Project will result in the rehabilitation of the neighborhood and building providing for improved housing opportunities.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$5.5M (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$1.5M for incentives, \$1,050,000 for road improvements and related utilities, \$555K in interest costs, \$84K in finance costs, and \$64K for ongoing planning and administration.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$6M will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 27 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in

the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The Developer's representation that the Project is not economically viable without public participation based on extraordinary costs associated with rehabilitation of structures and the existing property.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:

That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).
5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.
6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.

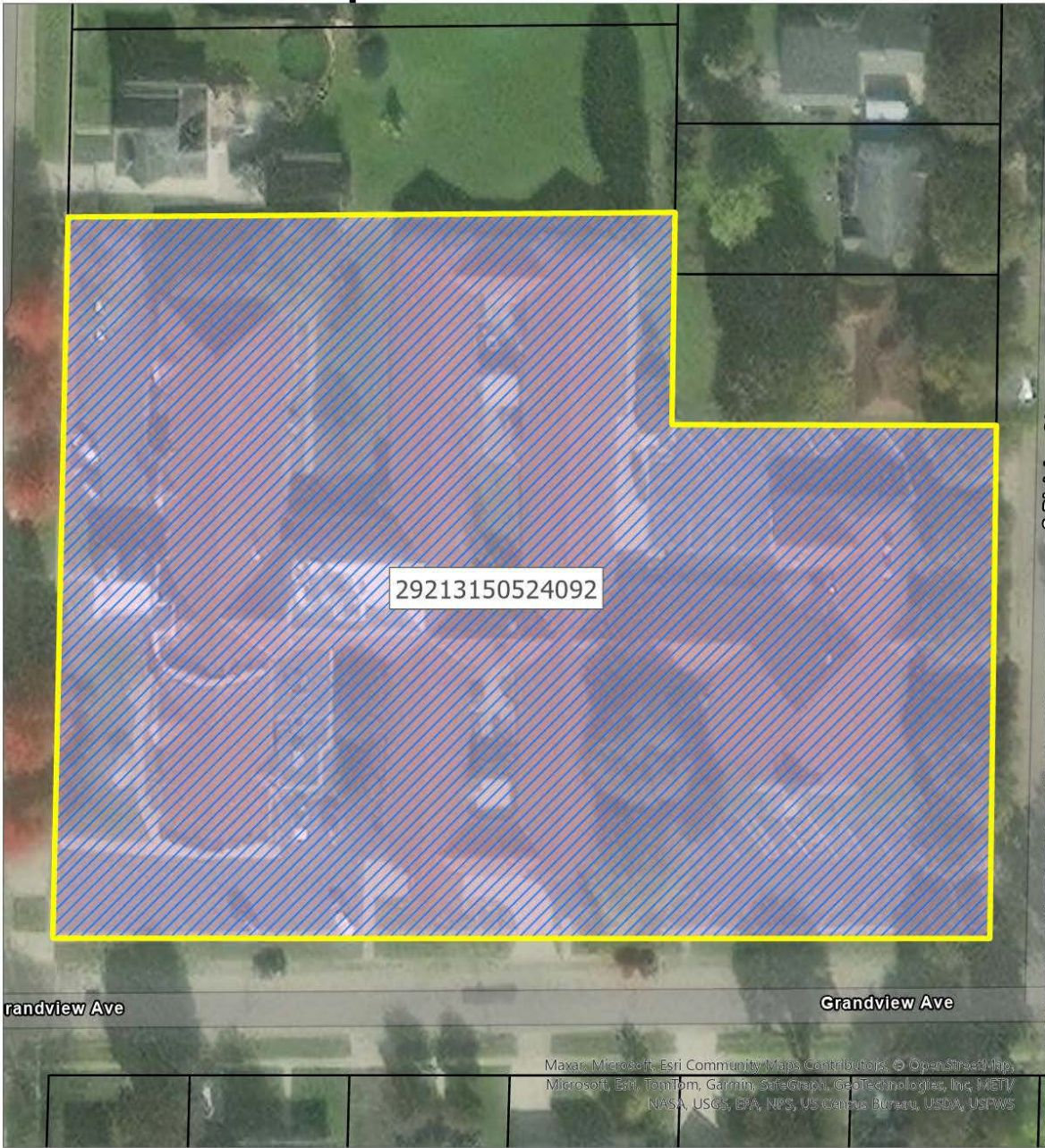
9. The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:




Preliminary Map of Proposed District Boundary


Map Found on Following Page.

Proposed TID #10 Parcels



LEGEND


-  TID No. 10 Boundary
-  Blight Parcel
-  TID No. 10 Parcel
-  Parcels





WAUPUN

CITY OF SCULPTURE

Data Sources:
Dodge County
Imagery Provided by ESRI



SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.

Proposed TID #10 Existing Land Use



LEGEND

- Proposed TID #10 Boundary
- Residential
- Commercial
- Manufacturing
- Public



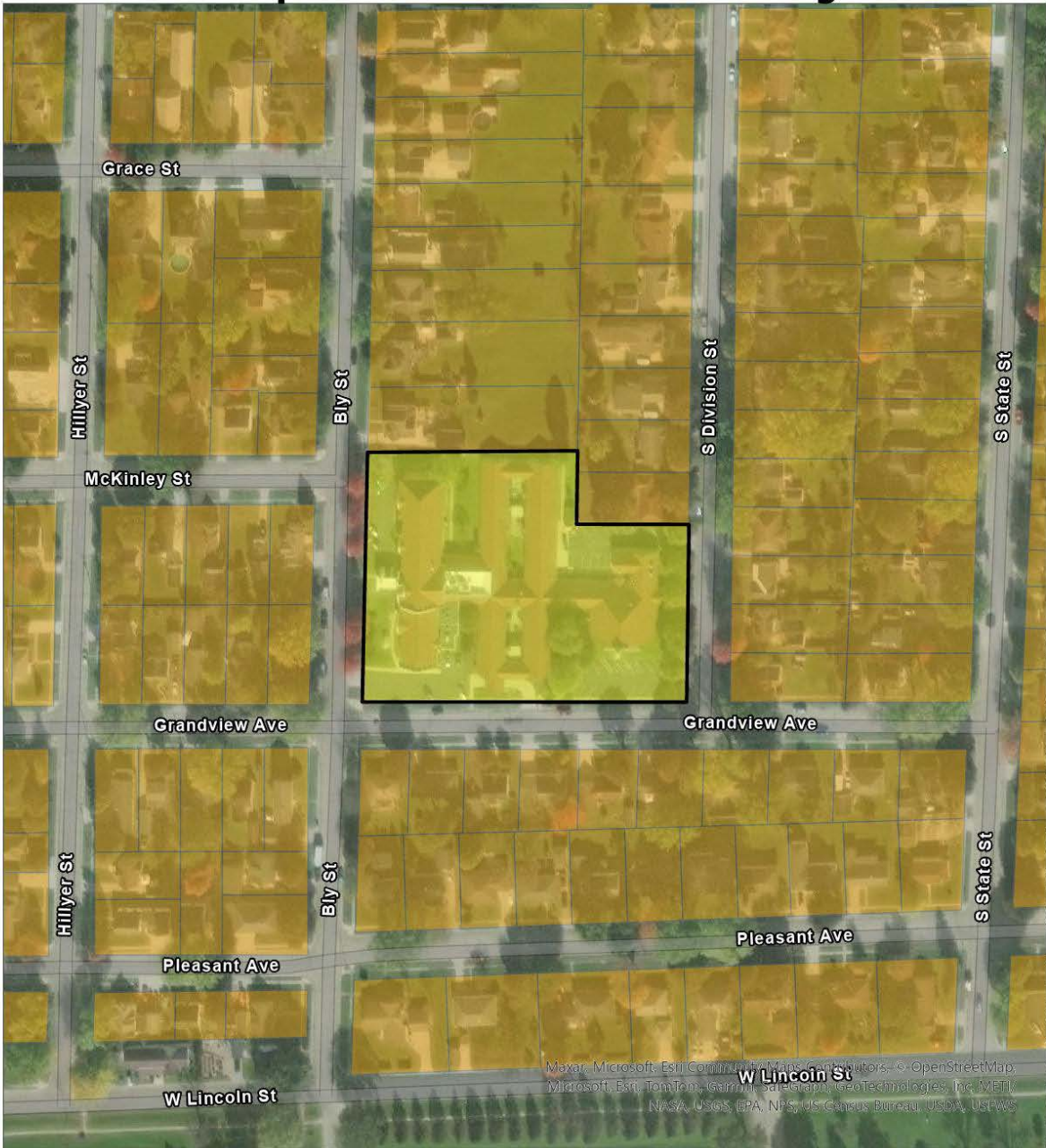
WAUPUN
CITY OF SCULPTURE

Data Sources:
Dodge County
Imagery Provided by ESRI



0 90 180 Feet

Proposed TID #10 Current Zoning



LEGEND

 Proposed TID #10 Boundary

Zoning

 R-4

 R-3



WAUPUN
CITY OF SCULPTURE

Data Sources:
Dodge County
Imagery Provided by ESRI



0 90 180 Feet

SECTION 4:

Preliminary Parcel List and Analysis

Parcel Data

Map Reference Number	Parcel Number	Address	Owner	Acres	Designated Acres			
					Commercial/Business	Previously-Platted Residential	Newly-Platted Residential	Rehab/Conservation
1	292-1315-0524	331 Bly Street	Bly Street, LLC	2.65		2.65		2.65
TOTALS				2.65	0.00	2.65	0.00	2.65

Percentage of TID Area Designated as in Need of Rehabilitation or Conservation (at least 50%)	100%
Percentage of TID Area Not Designated as in Need of Rehabilitation or Conservation	0%
Total Area	100%
Percentage of TID Area Suitable for Newly Platted Residential Development (no more than 35%)	0%
Wetland Acreage Removed from District Boundaries	0.00

Property Information										Assessment Information			Equalized Value			Purpose Test	
Map Ref #	Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	School District(s)	Special District(s)	Annexed Within Prior 3 Years ...Indicate date	Part of Existing TID? ...Indicate TID #	Land	Imp	Total	Assessment Ratio	Land	Imp	Total	Rehab/Conservation
N/A	ROW Areas																
1	292-1315-0524-092	331 Bly Street	Bly Street, LLC	2.65		0 Waupun		No	No	103,000	854,600	957,600	100.00%	103,000	854,600	957,600	2.65
Less Wetland Acreage																	
				Total Acreage	2.65					103,000	854,600	957,600		103,000	854,600		2.65
The above values are as of January 1, 2024. Actual base value certification of the territory will be based on January 1, 2025 assessed values.																957,600	100.00%

SECTION 5:

Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, minus TID 6 increment which was closed April 29, 2025, totals \$92,401,700. This value is less than the maximum of \$94,516,200 in equalized value that is permitted for the City.

Valuation Test Compliance Calculation		
<u>Calculation of City Equalized Value Limit</u>		
City TID IN Equalized Value (Jan. 1, 2024)	\$	787,635,000
TID Valuation Limit @ 12% of Above Value	\$	94,516,200
<u>Calculation of Value Subject to Limit</u>		
Estimated Base Value of Territory to be Included in District	\$	957,600
Plus: Assumed change for Jan. 1, 2025 assessment	\$	-
Incremental Value of Existing Districts (Jan. 1, 2024)	\$	99,990,100
Less: TID 6 Closed in April 29, 2025	\$	(8,546,000)
Less: Value of Parcels Removed from District	\$	-
Less: Value of Underlying TID Parcels	\$	-
Total Value Subject to 12% Valuation Limit	\$	92,401,700
Total Percentage of TID IN Equalized Value		11.73%
Residual Value Capacity of TID IN Equalized Value	\$	2,114,500

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or

expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications,

including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs

and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

1. W. Brown Street Mill & Overly = \$50K
2. Grace Street Reconstruction & Related Utilities = \$1M

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.

Proposed TID #10 Future Land Use



LEGEND

- | | |
|---|---|
|  Proposed TID #10 Boundary |  Commercial |
|  Future Land Use |  Manufacturing |
|  Residential |  Public |



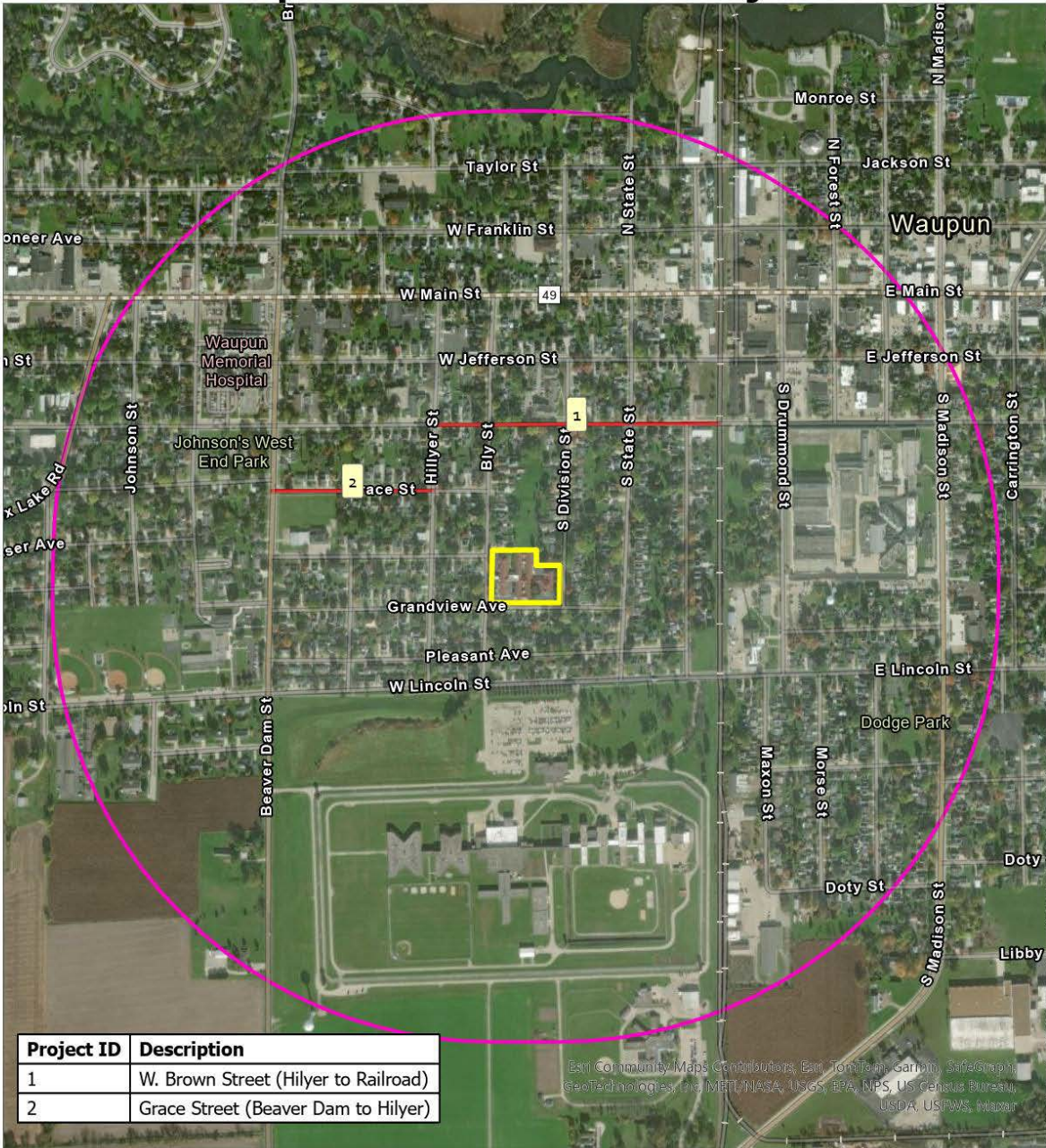
WAUPUN
CITY OF SCULPTURE

Data Sources:
Dodge County
Imagery Provided by ESRI

 **MSA**

0 90 180 Feet

Proposed TID #10 Street Projects



LEGEND

- tid_10_projects
- TID No. 10 Boundary
- Street Projects
- TID No. 10 Project Area



WAUPUN
CITY OF SCULPTURE

Data Sources:
Dodge County
Imagery Provided by ESRI



0 430 860 Feet

SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Detailed List of Estimated Project Costs								
Project ID	Project Name/Type	Est. Cost			Less: Non-Project Costs	Totals	1/2 Mile	Est. Timing
		Phase I	Phase II	Ongoing				
1	Building Rehabilitation Incentive	1,500,000				1,500,000		2026
2	W. Brown Street Mill & Overlay		50,000			50,000		2027
3	Grace Street Reconstruction, Utilities, and Sidewalks		1,000,000		2,200,000	3,200,000		2028
4	TID Setup & Professional Services	20,000				20,000		2025
5	Interest on Long Term Debt			554,988		554,988		Ongoing
6	Financing Costs			64,400		64,400		Ongoing
7	Ongoing Planning & Administrative Costs			61,006		61,006		Ongoing
Total Projects		1,520,000	1,050,000	680,394	2,200,000	5,450,394	0	
Notes:								

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$6M in incremental value by 2028. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$17.03 per thousand of equalized value and declining by .25 of 1% annually, and a 2% economic appreciation or depreciation, the Project would generate \$3,754,382 in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

Table 1 – Development Assumptions

Development Assumptions					
Construction Year		Building Renovation	Annual Total	Construction Year	
1	2025		0	2025	1
2	2026	4,000,000	4,000,000	2026	2
3	2027	2,000,000	2,000,000	2027	3
4	2028		0	2028	4
5	2029		0	2029	5
Totals		<u>6,000,000</u>	<u>6,000,000</u>		
Notes:					

Table 2 – Tax Increment Projection Worksheet

Tax Increment Projection Worksheet										
Type of District	Rehabilitation			Base Value	957,600					
District Creation Date	July 8, 2025			Economic Change Factor	2.00%					
Valuation Date	Jan 1, 2025			Apply to Base Value						
Max Life (Years)	27			Base Tax Rate	\$17.03					
End of Expenditure Period	22 7/8/2047			Rate Adjustment Factor	-0.25%					
Revenue Periods/Final Year	27 2053									
Extension Eligibility/Years	Yes 3									
Eligible Recipient District	Yes									
				Tax Exempt Discount Rate			4.00%			
				Taxable Discount Rate			5.50%			
Construction	Valuation	Economic	Total	Revenue			Tax Exempt			
Year	Value Added	Year	Change	Increment	Year	Tax Rate ¹	Tax Increment	NPV	Taxable NPV	
								Calculation	Calculation	
1	2025	0	2026	0	2027	\$16.99	0	0	0	
2	2026	4,000,000	2027	0	2028	\$16.94	67,780	57,938	54,713	
3	2027	2,000,000	2028	80,000	2029	\$16.90	102,768	142,406	133,344	
4	2028	0	2029	121,600	2030	\$16.86	104,561	225,042	209,177	
5	2029	0	2030	124,032	2031	\$16.82	106,386	305,887	282,310	
6	2030	0	2031	126,513	2032	\$16.78	108,242	384,978	352,840	
7	2031	0	2032	129,043	2033	\$16.73	110,131	462,355	420,861	
8	2032	0	2033	131,624	2034	\$16.69	112,053	538,053	486,460	
9	2033	0	2034	134,256	2035	\$16.65	114,008	612,111	549,724	
10	2034	0	2035	136,941	2036	\$16.61	115,997	684,562	610,736	
11	2035	0	2036	139,680	2037	\$16.57	118,022	755,443	669,577	
12	2036	0	2037	142,474	2038	\$16.53	120,081	824,787	726,324	
13	2037	0	2038	145,323	2039	\$16.48	122,177	892,627	781,051	
14	2038	0	2039	148,230	2040	\$16.44	124,308	958,997	833,830	
15	2039	0	2040	151,194	2041	\$16.40	126,478	1,023,927	884,730	
16	2040	0	2041	154,218	2042	\$16.36	128,685	1,087,449	933,819	
17	2041	0	2042	157,303	2043	\$16.32	130,930	1,149,594	981,161	
18	2042	0	2043	160,449	2044	\$16.28	133,215	1,210,392	1,026,818	
19	2043	0	2044	163,658	2045	\$16.24	135,540	1,269,871	1,070,849	
20	2044	0	2045	166,931	2046	\$16.20	137,905	1,328,061	1,113,314	
21	2045	0	2046	170,269	2047	\$16.16	140,311	1,440,388	1,217,751	
22	2046	0	2047	173,675	2048	\$16.12	142,760	1,498,310	1,259,419	
23	2047	0	2048	177,148	2049	\$16.08	145,251	1,554,975	1,299,603	
24	2048	0	2049	180,691	2050	\$16.04	147,785	1,610,412	1,338,358	
25	2049	0	2050	184,305	2051	\$16.00	150,364	1,664,647	1,375,733	
26	2050	0	2051	187,991	2052	\$15.96	152,988	1,717,705	1,411,777	
27	2051	0	2052	191,751	2053	\$15.92	155,658	1,769,614	1,446,539	
Totals		6,000,000	3,779,298	Future Value of Increment		3,254,382				

Notes:

Financing and Implementation

Table 3. provides a summary of the District's financing plan.

Table 3 – Financing Plan

Estimated Financing Plan			
	DEBT ISSUES	MRO's	
	G.O. Promissory Note 2027	Municipal Revenue Obligation (MRO) 2026	Totals
Projects			
Phase I		1,500,000	1,500,000
Phase II	1,050,000		1,050,000
Total Project Funds	1,050,000	1,500,000	2,550,000
Other Funds			
Debt Service Reserve			
Capitalized Interest			
Estimated Finance Related Expenses	64,400		
Underwriter Discount	12.00	13,380	
Total Financing Required	1,127,780		
Estimated Interest	3.75%	(13,125)	
Assumed spend down (months)	4		
Rounding	345		
Net Issue Size	1,115,000	1,500,000	2,615,000
Notes:			

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year

2052 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 - Cash Flow

Cash Flow Projection																	
Year	Projected Revenues			Projected Expenditures								Balances			Year		
	Tax Increments	Debt Proceeds	Total Revenues	2027 G.O. Promissory Note \$1,115,000 Dated Date: 08/01/27			Total Debt Service	MRO #1 2026 \$1,500,000	Capital Expenditures	Finance Costs	Ongoing Planning & Administratio	Total Expenditures	Liabilities				
				Principal	Est. Rate	Interest							Annual	Cumulative		Outstanding	
2025			0				0		20,000			20,000	(20,000)	(20,000)	0	2025	
2026			0				0				500	500	(500)	(20,500)	0	2026	
2027	0		0				0				1,500	1,500	(1,500)	(22,000)	0	2027	
2028	67,780	1,115,000	1,182,780		3.75%	44,850	44,850	0		1,050,000	65,000	1,530	1,161,380	21,400	(600)	0	2028
2029	102,768		102,768	30,000	3.75%	44,850	74,850	25,757				1,561	102,168	600	(0)	0	2029
2030	104,561		104,561	35,000	3.75%	43,725	78,725	24,244				1,592	104,561	0	(0)	0	2030
2031	106,386		106,386	40,000	3.75%	42,413	82,413	22,350				1,624	106,386	0	(0)	0	2031
2032	108,242		108,242	40,000	3.75%	40,913	80,913	25,673				1,656	108,242	0	(0)	0	2032
2033	110,131		110,131	45,000	3.75%	39,413	84,413	24,029				1,689	110,131	0	(0)	0	2033
2034	112,053		112,053	50,000	3.75%	37,725	87,725	22,605				1,723	112,053	0	(0)	0	2034
2035	114,008		114,008	50,000	3.75%	35,850	85,850	26,401				1,757	114,008	0	(0)	0	2035
2036	115,997		115,997	55,000	3.75%	33,975	88,975	25,230				1,793	115,997	0	(0)	0	2036
2037	118,022		118,022	60,000	4.00%	31,913	91,913	24,281				1,828	118,022	0	(0)	0	2037
2038	120,081		120,081	65,000	4.00%	29,513	94,513	23,704				1,865	120,081	0	(0)	0	2038
2039	122,177		122,177	70,000	4.00%	26,913	96,913	23,362				1,902	122,177	0	(0)	0	2039
2040	124,308		124,308	70,000	4.00%	24,113	94,113	28,256				1,940	124,308	0	(0)	0	2040
2041	126,478		126,478	75,000	4.00%	21,313	96,313	28,186				1,979	126,478	0	(0)	0	2041
2042	128,685		128,685	80,000	4.00%	18,313	98,313	28,353				2,019	128,685	0	(0)	0	2042
2043	130,930		130,930	80,000	4.25%	15,113	95,113	33,759				2,059	130,930	0	(0)	0	2043
2044	133,215		133,215	85,000	4.25%	11,713	96,713	34,402				2,100	133,215	0	(0)	0	2044
2045	135,540		135,540	90,000	4.25%	8,100	98,100	35,297				2,142	135,540	0	(0)	0	2045
2046	137,905		137,905	95,000	4.50%	4,275	99,275	36,445				2,185	137,905	0	(0)	0	2046
2047	140,311		140,311				0	138,082				2,229	140,311	0	(0)	0	2047
2048	142,760		142,760				0	140,486				2,273	142,760	0	(0)	0	2048
2049	145,251		145,251				0	142,932				2,319	145,251	0	(0)	0	2049
2050	147,785		147,785				0	145,420				2,365	147,785	0	(0)	0	2050
2051	150,364		150,364				0	147,952				2,413	150,364	0	(0)	0	2051
2052	152,988		152,988				0	147,903				2,461	152,988	0	0	0	2052
2053	155,658		155,658				0	144,894				10,000	154,894	764	764	0	2053
Totals	3,254,382	1,115,000	4,369,382	1,115,000		554,988	1,669,988	1,500,000	20,000	1,050,000	65,000	61,006	4,368,618				Totals
Notes:																	
PROJECTED CLOSURE YEAR																	
LEGEND: <div>CALLABLE MATURITIES</div> <div>END OF EXP. PERIOD</div>																	

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for multi-family housing.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by rehabilitating and conserving property and eliminating blight by providing appropriate financial incentives for private development projects and infrastructure improvements. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as improved housing opportunities.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The Plan includes the following non-project costs:

1. A portion of the Grace Street Reconstruction, estimated to be \$2.2M

SECTION 16:
**Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)**

Legal Opinion Found on Following Page.

VANDE ZANDE & KAUFMAN, LLP
ATTORNEYS AT LAW

408 EAST MAIN STREET
POST OFFICE BOX 430
WAUPUN, WISCONSIN 53963-0430
(920) 324-2951
FACSIMILE (920) 324-2968

DANIEL L. VANDE ZANDE, JD, PhD
COURT COMMISSIONER
dan@vklaw.us

CLARENCE VANDE ZANDE
1952 - 1999

SAM KAUFMAN
COURT COMMISSIONER
sam@vklaw.us

August 19, 2025

Mayor Rohn W. Bishop
City of Waupun
201 E. Main Street
Waupun, Wisconsin 53963

Re: Project Plan, City of Waupun, Wisconsin Tax Incremental District No. 10

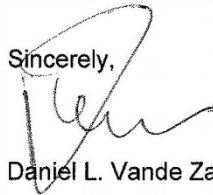
Dear Mayor Bishop:

Wis. Stat. § 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Waupun, I have reviewed the Project Plan for the City's Tax Incremental District No. 10. In my opinion, the TID project plan is complete and complies with Wis. Stat. 66.1105(4)(f), in that the plan addresses the subject matter required for inclusion in a project plan in accordance with this statute. Please note that I render no opinion with respect to the accuracy, validity or sufficiency of any statement and/or finding contained in the project plan, but defer to staff report and pertinent background data in support of the plan.

If you have any questions, please contact me.

Sincerely,



Daniel L. Vande Zande

DVZ/cj

cc: Ms. Kathy Schlieve (via email)
Ms. Angie Hull (via email)
Ms. Paula Czaplewski (via email)

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.						
Revenue Year	Dodge County	City of Waupun	Waupun School District	Moraine Park Technical	Total	Revenue Year
2027	0	0	0	0	0	2027
2028	12,892	27,782	25,041	2,065	67,780	2028
2029	19,546	42,123	37,967	3,131	102,768	2029
2030	19,888	42,858	38,630	3,186	104,561	2030
2031	20,235	43,606	39,304	3,242	106,386	2031
2032	20,588	44,367	39,989	3,298	108,242	2032
2033	20,947	45,141	40,687	3,356	110,131	2033
2034	21,312	45,929	41,397	3,414	112,053	2034
2035	21,684	46,730	42,120	3,474	114,008	2035
2036	22,063	47,546	42,855	3,534	115,997	2036
2037	22,448	48,375	43,602	3,596	118,022	2037
2038	22,839	49,219	44,363	3,659	120,081	2038
2039	23,238	50,078	45,137	3,723	122,177	2039
2040	23,644	50,952	45,925	3,788	124,308	2040
2041	24,056	51,841	46,727	3,854	126,478	2041
2042	24,476	52,746	47,542	3,921	128,685	2042
2043	24,903	53,666	48,372	3,989	130,930	2043
2044	25,338	54,603	49,216	4,059	133,215	2044
2045	25,780	55,556	50,074	4,130	135,540	2045
2046	26,230	56,525	50,948	4,202	137,905	2046
2047	26,687	57,511	51,837	4,275	140,311	2047
2048	27,153	58,515	52,742	4,350	142,760	2048
2049	27,627	59,536	53,662	4,426	145,251	2049
2050	28,109	60,575	54,599	4,503	147,785	2050
2051	28,599	61,632	55,551	4,582	150,364	2051
2052	29,098	62,708	56,521	4,662	152,988	2052
2053	29,606	63,802	57,507	4,743	155,658	2053
Totals	618,985	1,333,922	1,202,315	99,161	3,254,382	

AGENDA SUMMARY SHEET

MEETING DATE: 9/9/25 **TITLE:** License-Permit Applications, Expenses

AGENDA SECTION: CONSIDERATION-ACTION

PRESENTER: Angela Hull, Clerk

FUTURE MEETINGS

Date of Council/COW Meeting	Meeting
Tuesday, September 30, 2025	Committee of the Whole
Tuesday, October 14, 2025	Common Council
Tuesday, October 28, 2025	Committee of the Whole
Tuesday, November 11, 2025	Common Council
Tuesday, November 25, 2025	Committee of the Whole
Tuesday, December 9, 2025	Common Council
Tuesday, December 30, 2025	Committee of the Whole

LICENSE/PERMIT APPLICATIONS

Temporary Operator: Andrea Oosterhouse, Christina Kartechner, Stephen Biever, Heidi Braker, Sarah Beek, Brittany Krentz, Shaina Hanks, Kirsten Quam, Christine Gantner, Kristen Schultz, Meaghan Dejager, Gary DeJager, Lauren Tillema, Valeen Pluim, Mollie Wegner

Temporary Class B: Waupun Downtown Promotions Hops N Shops Beer & Cider Walk- September 26, 2025

RECOMENDED MOTION:

Motion to approve the license and permit applications and authorize payment of expenses

Report Criteria:

Report type: Summary

Invoice.Batch = "A","090925","090425"

Check Issue Date	Check Number	Payee	Amount
08/28/2025	277	CREXENDO	434.43
08/28/2025	278	KWIK TRIP STORES	7,687.35
08/28/2025	279	PAYMENT SERVICE NETWORK INC	5.25
08/28/2025	280	WELLS FARGO PAYMENT REMITT	4,970.33
08/28/2025	281	WI DEPT OF REVENUE	2,903.90
08/29/2025	282	CARDPOINTE	261.57
09/04/2025	110501	AIR ONE EQUIPMENT INC	352.00
09/04/2025	110502	AMAZON CAPITAL SERVICES	1,147.01
09/04/2025	110503	ASSOCIATED APPRAISAL CONSULTA	3,207.53
09/04/2025	110504	AT & T	283.59
09/04/2025	110505	AT&T MOBILITY	1,697.82
09/04/2025	110506	BALLWEG IMPLEMENT	5.97
09/04/2025	110507	BATTERIES PLUS LLC	140.52
09/04/2025	110508	BISHOP, ROHN	40.00
09/04/2025	110509	CARDIO PARTNERS INC	89.00
09/04/2025	110510	CAREW CONCRETE & SUPPLY INC	957.75
09/04/2025	110511	CHARTER COMMUNICATIONS	279.98
09/04/2025	110512	CINTAS CORPORATION NO 2	669.55
09/04/2025	110513	CONWAY SHIELD	550.00
09/04/2025	110514	DEVRIES WELDING LLC	1,240.65
09/04/2025	110515	DIGGERS HOTLINE	1,404.20
09/04/2025	110516	DT FAB LAB	93.00
09/04/2025	110517	FERCH, DAN	150.00
09/04/2025	110518	FOND DU LAC COUNTY	5,617.48
09/04/2025	110519	GFL ENVIRONMENTAL	49,142.23
09/04/2025	110520	GORDON FLESCH CO INC	255.46
09/04/2025	110521	GRAND VALLEY INSPECTION SERVIC	4,924.56
09/04/2025	110522	HOLIDAY WHOLESALE	882.27
09/04/2025	110523	HOMAN AUTO -GATEWAY	278.19
09/04/2025	110524	INSIGHT FS	146.45
09/04/2025	110525	IPROMOTEU	288.91
09/04/2025	110526	JOHN FABICK TRACTOR CO	186.72
09/04/2025	110527	KIMBALL MIDWEST	645.68
09/04/2025	110528	KREUZIGER, JEFFREY D	275.00
09/04/2025	110529	LARSON TRUCKING INC	223.88
09/04/2025	110530	LYCON INC	1,372.50
09/04/2025	110531	LYLE HULL & SON EQUIPMENT LLC	1,645.50
09/04/2025	110532	MICK FISCHER TROPHY AND ENGRA	225.40
09/04/2025	110533	MSA PROFESSIONAL SERVICES INC	10,187.20
09/04/2025	110534	O'REILLY AUTOMOTIVE INC	1,734.51
09/04/2025	110535	OTIS ELEVATOR COMPANY	6,232.68
09/04/2025	110536	PETTY CASH-CITY HALL	30.00
09/04/2025	110537	PETTY CASH-POLICE DEPT	565.00
09/04/2025	110538	PIGGLY WIGGLY DISCOUNT FOODS	20.07
09/04/2025	110539	PITNEY BOWES GLOBAL FINANCIAL S	960.12
09/04/2025	110540	PITNEY BOWES INC	675.00
09/04/2025	110541	POMP'S TIRE	530.00
09/04/2025	110542	PRINT SOLUTIONS	162.50
09/04/2025	110543	PROS 4 TECHNOLOGY INC	6,137.00

Check Issue Date	Check Number	Payee	Amount
09/04/2025	110544	R BAUMAN & ASSOCIATES SC	517.00
09/04/2025	110545	REINDERS INC	129.99
09/04/2025	110546	RENNERTS	253.40
09/04/2025	110547	ROCK GOLF CLUB	1,062.00
09/04/2025	110548	SHARE CORPORATION	253.87
09/04/2025	110549	SSM HEALTH AT WORK	6,654.80
09/04/2025	110550	STAPLES	10.69
09/04/2025	110551	SUNRISE COUNSELING SERVICES LL	750.00
09/04/2025	110552	TOWN OF CHESTER	28.90
09/04/2025	110553	TRU CLEANERS LLC	4,800.00
09/04/2025	110554	TRUCK EQUIPMENT INC	264.29
09/04/2025	110555	VANDEZANDE & KAUFMAN, LLP	6,534.40
09/04/2025	110556	VON BRIESEN & ROPER, S.C.	1,585.00
09/04/2025	110557	WARNER, ALEX	26.00
09/04/2025	110558	WAUPUN AREA ANIMAL SHELTER INC	1,000.00
09/04/2025	110559	WAUPUN UTILITIES	85.01
09/04/2025	110560	WI DEPT OF JUSTICE	168.00
09/04/2025	110561	YMCA OF DODGE COUNTY	6,573.32
09/04/2025	110562	SIGNARAMA	29,000.10
Grand Totals:			181,612.48

Report Criteria:

Report type: Summary

Invoice.Batch = "A","090925","090425"

Report Criteria:

Report type: Invoice detail

Check.Type = {<>} "Adjustment"

Invoice.Batch = "A","090925","090425"

Payee	Description	Check Issue Date	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
AIR ONE EQUIPMENT INC						
AIR ONE EQUIPMENT INC	EXTRICATION GLOVES FOR NEW FIREFIGHTERS	09/04/2025	224913	100-50-5244-3-38	352.00	352.00
Total AIR ONE EQUIPMENT INC:						352.00
AMAZON CAPITAL SERVICES						
AMAZON CAPITAL SERVICES	BUSINESS PRIME ANNUAL MEMBERSHIP FEE	09/04/2025	16RM-6KfV-1	100-10-5141-3-38	349.00	349.00
AMAZON CAPITAL SERVICES	CLOTHING ALLOWANCE - BRZEZINSKI	09/04/2025	1C7J-LQ4V-3	100-12634	26.98	26.98
AMAZON CAPITAL SERVICES	COIN WRAPPERS	09/04/2025	1XH4-R4MC-3	100-10-5141-3-30	24.32	24.32
AMAZON CAPITAL SERVICES	POLYURETHANE SEALANT- CITY HALL STEPS	09/04/2025	1Q1L-6VYJ-3	100-70-5410-3-36	147.00	147.00
AMAZON CAPITAL SERVICES	BATTERIES - FOR FAUCETS	09/04/2025	11FH-JYHV-C	100-70-5411-3-36	132.65	132.65
AMAZON CAPITAL SERVICES	ANTENNA MOUNTS/ANTENNA - SET UP NEW LOADER - 105-25	09/04/2025	1DP6-TV61-C	410-70-5411-4-00	47.09	47.09
AMAZON CAPITAL SERVICES	TABLES - AQUATIC CENTER	09/04/2025	1MJG-1QNM-	410-20-5523-4-00	419.97	419.97
Total AMAZON CAPITAL SERVICES:						1,147.01
ASSOCIATED APPRAISAL CONSULTAN						
ASSOCIATED APPRAISAL CONSULTA	MONTHLY SERVICES-REVAL PROGRAM SEPTEMBER 2025	09/04/2025	182209	100-30-5152-3-38	3,207.53	3,207.53
Total ASSOCIATED APPRAISAL CONSULTAN:						3,207.53
AT & T						
AT & T	MEDEMA FIELD MONTHLY PHONE SERV JULY 20-AUG 19 2025	09/04/2025	JULY20-AUG1	100-20-5525-3-32	213.79	213.79
AT & T	POLICE DEPT MONTHLY PHONE CHARGES	09/04/2025	JULY20-AUG2	100-40-5211-3-32	69.80	69.80
Total AT & T:						283.59
AT&T MOBILITY						
AT&T MOBILITY	FIRSTNET MOBILE AIRCARDS - JUL 24-AUG 23 2025 PD	09/04/2025	287307537700	100-40-5211-3-31	1,101.60	1,101.60
AT&T MOBILITY	FIRSTNET MOBILE AIRCARDS - JULY 24-AUG 23 2025 FIRE DEPT	09/04/2025	JULY24-AUG2	100-50-5244-3-31	596.22	596.22
Total AT&T MOBILITY:						1,697.82
BALLWEG IMPLEMENT						
BALLWEG IMPLEMENT	BUSHING - 157-18	09/04/2025	P24098	100-70-5411-3-36	5.97	5.97
Total BALLWEG IMPLEMENT:						5.97
BATTERIES PLUS LLC						
BATTERIES PLUS LLC	BATTERIES - C, 3V, AA, 9V	09/04/2025	P85088967	100-50-5244-3-36	140.52	140.52
Total BATTERIES PLUS LLC:						140.52
BISHOP, ROHN						
BISHOP, ROHN	REIMBURSEMENT FOR CELL PHONE - SEPT 2025	09/04/2025	9-1-25	100-10-5131-3-31	40.00	40.00

Payee	Description	Check Issue Date	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
Total BISHOP, ROHN:						40.00
CARDIO PARTNERS INC						
CARDIO PARTNERS INC	AED ADULTS PADS	09/04/2025	600126803	100-40-5212-3-38	89.00	89.00
Total CARDIO PARTNERS INC:						89.00
CARDPOINTE						
CARDPOINTE	COMMUNITY CENTER FEE	08/29/2025	8-29-25	100-20-5511-3-38	261.57	261.57
Total CARDPOINTE:						261.57
CAREW CONCRETE & SUPPLY INC						
CAREW CONCRETE & SUPPLY INC	CONCRETE - ICE ARENA - MAKE STEPS WIDER/BLEACHERS	09/04/2025	1325301	100-70-5410-3-36	437.25	437.25
CAREW CONCRETE & SUPPLY INC	CONCRETE - ICE ARENA - MAKE STEPS WIDER/BLEACHERS	09/04/2025	1324986	100-70-5410-3-36	520.50	520.50
Total CAREW CONCRETE & SUPPLY INC:						957.75
CHARTER COMMUNICATIONS						
CHARTER COMMUNICATIONS	NEW COMMUNITY CENTER	09/04/2025	241449301-A	100-20-5511-3-31	129.99	129.99
CHARTER COMMUNICATIONS	CITY HALL - INTERNET	09/04/2025	171156301-AU	100-10-5197-3-31	149.99	149.99
Total CHARTER COMMUNICATIONS:						279.98
CINTAS CORPORATION NO 2						
CINTAS CORPORATION NO 2	GARAGE SHOP TOWELS/UNIFORMS - AUG 2025	09/04/2025	4239477774	100-70-5411-3-38	52.97	52.97
CINTAS CORPORATION NO 2	GARAGE SHOP TOWELS/UNIFORMS - AUG 2025	09/04/2025	4240208729	100-70-5411-3-38	52.97	52.97
CINTAS CORPORATION NO 2	LIBRARY RUGS - AUG 2025	09/04/2025	4240944719	100-70-5410-3-38	108.49	108.49
CINTAS CORPORATION NO 2	NEW COMMUNITY CENTER - AUG 2025	09/04/2025	4240944757	100-20-5511-3-38	93.96	93.96
CINTAS CORPORATION NO 2	SAFETY BUILDING RUGS - AUG 2025	09/04/2025	4240944768	100-70-5410-3-38	95.99	95.99
CINTAS CORPORATION NO 2	CITY HALL RUGS - AUG 2025	09/04/2025	4240944770	100-70-5410-3-38	126.42	126.42
CINTAS CORPORATION NO 2	GARAGE SHOP TOWELS/UNIFORMS - AUG 2025	09/04/2025	4240944910	100-70-5411-3-38	85.78	85.78
CINTAS CORPORATION NO 2	GARAGE SHOP TOWELS/UNIFORMS - AUG 2025	09/04/2025	4241691244	100-70-5411-3-38	52.97	52.97
Total CINTAS CORPORATION NO 2:						669.55
CONWAY SHIELD						
CONWAY SHIELD	STRUCTURE FIREFIGHTING BOOTS - ZAVALA GOMEZ	09/04/2025	0541379	410-50-5231-4-00	550.00	550.00
Total CONWAY SHIELD:						550.00
CREXENDO						
CREXENDO	COMMUNITY CENTER PHONE CHARGES - AUGUST 2025	08/28/2025	AUG2025	100-20-5511-3-31	434.43	434.43
Total CREXENDO:						434.43
DEVRIES WELDING LLC						
DEVRIES WELDING LLC	TUBE/FLAT/ANGLE - ADD HAND RAILS TO BLEACHERS IN ICE ARENA	09/04/2025	02876	100-70-5410-3-36	1,240.65	1,240.65

Payee	Description	Check Issue Date	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
Total DEVRIES WELDING LLC:						1,240.65
DIGGERS HOTLINE	MARCH 2025	09/04/2025	250350101	700-10-5192-3-38	130.90	130.90
DIGGERS HOTLINE	APRIL 2025	09/04/2025	250450101	700-10-5192-3-38	224.40	224.40
DIGGERS HOTLINE	MAY 2025	09/04/2025	250550101	700-10-5192-3-38	188.70	188.70
DIGGERS HOTLINE	JUNE 2025	09/04/2025	250650101	700-10-5192-3-38	142.80	142.80
DIGGERS HOTLINE	JULY 2025	09/04/2025	250750101	700-10-5192-3-38	185.30	185.30
DIGGERS HOTLINE	AUGUST 2025	09/04/2025	250850101	700-10-5192-3-38	132.60	132.60
DIGGERS HOTLINE	2ND PREPAYMENT 2025 - SEPT - DEC 2025	09/04/2025	250950101PP	700-10-5192-3-38	399.50	399.50
Total DIGGERS HOTLINE:						1,404.20
DT FAB LAB						
DT FAB LAB	NUMBERS & DECALS FOR EQUIPMENT	09/04/2025	1047	100-70-5411-3-36	93.00	93.00
Total DT FAB LAB:						93.00
FERCH, DAN						
FERCH, DAN	BOOT ALLOWANCE 2025	09/04/2025	8-29-25	100-70-5412-3-38	150.00	150.00
Total FERCH, DAN:						150.00
FOND DU LAC COUNTY						
FOND DU LAC COUNTY	ROADMARKING PAINT/BEADS	09/04/2025	446	100-70-5441-3-36	6,832.06	6,832.06
FOND DU LAC COUNTY	CREDIT - STREET PAINT/BEADS	09/04/2025	535	100-70-5441-3-36	1,214.58-	1,214.58-
Total FOND DU LAC COUNTY:						5,617.48
GFL ENVIRONMENTAL						
GFL ENVIRONMENTAL	30 YD FOR ASH	09/04/2025	U9000027161	100-70-5443-3-38	49,142.23	49,142.23
Total GFL ENVIRONMENTAL:						49,142.23
GORDON FLESCH CO INC						
GORDON FLESCH CO INC	CANON - COMMUNITY CENTER - 7/19/25-8/20/25	09/04/2025	IN15281352	100-20-5511-3-38	119.49	119.49
GORDON FLESCH CO INC	CANON - COMMUNITY CENTER - 9/20/25-10/19/25	09/04/2025	I01051009	100-20-5511-3-38	135.97	135.97
Total GORDON FLESCH CO INC:						255.46
GRAND VALLEY INSPECTION SERVICES						
GRAND VALLEY INSPECTION SERVIC	BUILDING INSP/ZONING ADMIN FOR AUG 2025	09/04/2025	2025-163	230-30-5241-3-38	4,924.56	4,924.56
Total GRAND VALLEY INSPECTION SERVICES:						4,924.56
HOLIDAY WHOLESALE						
HOLIDAY WHOLESALE	POOL CONCESSIONS	09/04/2025	2104306	100-20-5523-3-39	177.48	177.48
HOLIDAY WHOLESALE	POOL CONCESSIONS	09/04/2025	2097604	100-20-5523-3-39	704.79	704.79
Total HOLIDAY WHOLESALE:						882.27
HOMAN AUTO -GATEWAY						
HOMAN AUTO -GATEWAY	CONDENSER/SEALS - REPAIR AC - 15 -17	09/04/2025	1025351	100-70-5411-3-36	278.19	278.19

Payee	Description	Check Issue Date	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
Total HOMAN AUTO -GATEWAY:						278.19
INSIGHT FS						
INSIGHT FS	GREENYARD DELUXE - NEWTON & ROCK CREEK LANDSCAPE	09/04/2025	220018642	700-10-5192-8-00	146.45	146.45
Total INSIGHT FS:						146.45
IPROMOTEU						
IPROMOTEU	PENCILS - OPEN HOUSE	09/04/2025	2458160PZZ	100-40-5214-3-38	288.91	288.91
Total IPROMOTEU:						288.91
JOHN FABICK TRACTOR CO						
JOHN FABICK TRACTOR CO	SWITCH FOR CAUTION LIGHTS	09/04/2025	PIMK0426909	100-70-5411-3-36	38.35	38.35
JOHN FABICK TRACTOR CO	PLATE	09/04/2025	PIMK0428669	410-70-5411-4-00	77.47	77.47
JOHN FABICK TRACTOR CO	STRUT - STEERING REPAIR - 103-10	09/04/2025	PIMK0428017	100-70-5411-3-36	70.90	70.90
Total JOHN FABICK TRACTOR CO:						186.72
KIMBALL MIDWEST						
KIMBALL MIDWEST	SHOP SUPPLIES	09/04/2025	103678529	100-70-5411-3-36	645.68	645.68
Total KIMBALL MIDWEST:						645.68
KREUZIGER, JEFFREY D						
KREUZIGER, JEFFREY D	AUG LAWN MOWING	09/04/2025	266518	100-70-5613-3-38	275.00	275.00
Total KREUZIGER, JEFFREY D:						275.00
KWIK TRIP STORES						
KWIK TRIP STORES	DPW MONTHLY FUEL PURCHASES - JULY 2025	08/28/2025	DPW-JULY25	100-70-5411-3-38	4,605.45	4,605.45
KWIK TRIP STORES	FIRE DEPT MONTHLY FUEL - JULY 2025	08/28/2025	FD-JULY25	100-50-5244-3-38	210.70	210.70
KWIK TRIP STORES	POLICE DEPT MONTHLY FUEL - JULY 2025	08/28/2025	PD-JULY25	100-40-5212-3-38	2,871.20	2,871.20
Total KWIK TRIP STORES:						7,687.35
LARSON TRUCKING INC						
LARSON TRUCKING INC	HAULED GRAVEL FOR VARIOUS STREET REPAIRS	09/04/2025	9561	100-70-5431-3-36	223.88	223.88
Total LARSON TRUCKING INC:						223.88
LYCON INC						
LYCON INC	STORM SEWER REPAIR - PARK AVE/COCHRANE ST	09/04/2025	1159558-IN	700-10-5192-3-36	896.50	896.50
LYCON INC	CONCRETE - REPAIR STEPS @ CITY HALL & SIDEWALK	09/04/2025	1159559-IN	100-70-5410-3-36	476.00	476.00
Total LYCON INC:						1,372.50
LYLE HULL & SON EQUIPMENT LLC						
LYLE HULL & SON EQUIPMENT LLC	RENTAL - JLG 600S 8/4/25-8/8/25 & JLG 460SJ 8/11/25-8/15/25	09/04/2025	918	100-70-5411-3-38	1,645.50	1,645.50
Total LYLE HULL & SON EQUIPMENT LLC:						1,645.50

Payee	Description	Check Issue Date	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
MICK FISCHER TROPHY AND ENGRAVING						
MICK FISCHER TROPHY AND ENGRA	WATERBARREL FIGHT TROPHIES	09/04/2025	4856	100-50-5244-3-38	225.40	225.40
Total MICK FISCHER TROPHY AND ENGRAVING:						225.40
MSA PROFESSIONAL SERVICES INC						
MSA PROFESSIONAL SERVICES INC	2024 CITY OF WAUPUN SWQMP REVISION	09/04/2025	019876	700-10-5192-3-38	920.00	920.00
MSA PROFESSIONAL SERVICES INC	2025 WAUPUN - HAZEL PATTEE FLOOD PROTECTION CONCEPT	09/04/2025	019878	700-10-5192-3-38	1,902.50	1,902.50
MSA PROFESSIONAL SERVICES INC	CITY OF WAUPUN - PHOENIX CSM	09/04/2025	019686	400-70-5436-3-38	7,214.70	7,214.70
MSA PROFESSIONAL SERVICES INC	ZONING CODE REVIEW	09/04/2025	019924	230-30-5241-3-38	150.00	150.00
Total MSA PROFESSIONAL SERVICES INC:						10,187.20
O'REILLY AUTOMOTIVE INC						
O'REILLY AUTOMOTIVE INC	AMBULANCE 597 ANNUAL SERVICE	09/04/2025	2391-199063	100-50-5230-3-36	183.41	183.41
O'REILLY AUTOMOTIVE INC	EQUIPMENT MAINTENANCE	09/04/2025	2391-195866	100-50-5244-3-36	123.90	123.90
O'REILLY AUTOMOTIVE INC	FIX BRAKES AND AC ON MED 597	09/04/2025	2391-199178	100-50-5230-3-36	888.65	888.65
O'REILLY AUTOMOTIVE INC	MOTOR TRT/TIRE VALVE- SHOP SUPPLIES	09/04/2025	2391-198999	100-70-5411-3-36	110.04	110.04
O'REILLY AUTOMOTIVE INC	CABIN AIR/FUEL/WTR SUP/HYD FILTER/AIR FILTER/FUEL FILTER/OIL FILTER	09/04/2025	2391-199052	100-70-5411-3-36	387.36	387.36
O'REILLY AUTOMOTIVE INC	OIL FILTER - 6-13	09/04/2025	2391-199831	100-70-5411-3-36	41.15	41.15
Total O'REILLY AUTOMOTIVE INC:						1,734.51
OTIS ELEVATOR COMPANY						
OTIS ELEVATOR COMPANY	MAINT SERVICE 9-1-25 TO 8-31-26 - LIBRARY	09/04/2025	100402031195	100-70-5410-3-36	2,077.56	2,077.56
OTIS ELEVATOR COMPANY	MAINT SERVICE 9-1-25 TO 8-31-26 - CITY HALL	09/04/2025	100402031194	100-70-5410-3-36	2,077.56	2,077.56
OTIS ELEVATOR COMPANY	MAINT SERVICE 9-1-25 TO 8-31-26 - SAFETY BUILDING	09/04/2025	100402031196	100-70-5410-3-36	2,077.56	2,077.56
Total OTIS ELEVATOR COMPANY:						6,232.68
PAYMENT SERVICE NETWORK INC						
PAYMENT SERVICE NETWORK INC	CITY OF WAUPUN CLINIC PAYMENTS - 07/01/25-07/31/25	08/28/2025	314173	100-10-5256-3-38	5.25	5.25
Total PAYMENT SERVICE NETWORK INC:						5.25
PETTY CASH-CITY HALL						
PETTY CASH-CITY HALL	DODGE CTY REGISTER OF DEEDS - ANNEXATION RECORDING FEE - PHOENIX PROPERTY	09/04/2025	9-3-25	100-10-5110-3-38	30.00	30.00
Total PETTY CASH-CITY HALL:						30.00
PETTY CASH-POLICE DEPT						
PETTY CASH-POLICE DEPT	START UP FUNDS FOR K-9 BRAT FRY	09/04/2025	9-2-25	100-13850	565.00	565.00
Total PETTY CASH-POLICE DEPT:						565.00
PIGGLY WIGGLY DISCOUNT FOODS						
PIGGLY WIGGLY DISCOUNT FOODS	WATER - FD - FIRE CALLS/TRAINING MEETINGS	09/04/2025	9152	100-50-5244-3-38	20.07	20.07
Total PIGGLY WIGGLY DISCOUNT FOODS:						20.07

Payee	Description	Check Issue Date	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
PITNEY BOWES GLOBAL FINANCIAL SERVICES						
PITNEY BOWES GLOBAL FINANCIAL	LEASE FOR MAIL MACHINE - CITY HALL 6/30/25-9/29/25	09/04/2025	3321223829	100-10-5141-3-36	960.12	960.12
Total PITNEY BOWES GLOBAL FINANCIAL SERVICES:						960.12
PITNEY BOWES INC						
PITNEY BOWES INC	RESERVE ACCT - PD	09/04/2025	090225	100-40-5211-3-33	675.00	675.00
Total PITNEY BOWES INC:						675.00
POMP'S TIRE						
POMP'S TIRE	REPLACE TIRES 157-18	09/04/2025	520158847	100-70-5411-3-36	530.00	530.00
Total POMP'S TIRE:						530.00
PRINT SOLUTIONS						
PRINT SOLUTIONS	INK CARTRIDGES	09/04/2025	172183	100-40-5211-3-38	162.50	162.50
Total PRINT SOLUTIONS:						162.50
PROS 4 TECHNOLOGY INC						
PROS 4 TECHNOLOGY INC	IT MANAGEMENT SEPTEMBER 2025	09/04/2025	57827	100-10-5197-3-38	3,677.00	3,677.00
PROS 4 TECHNOLOGY INC	MICROSOFT 365 AGREEMENT 2025- 2026	09/04/2025	57828	100-10-5197-3-38	2,460.00	2,460.00
Total PROS 4 TECHNOLOGY INC:						6,137.00
R BAUMAN & ASSOCIATES SC						
R BAUMAN & ASSOCIATES SC	FIREFIGHTER PSYCH TEST - HARTGERINK	09/04/2025	2148	100-50-5244-3-38	517.00	517.00
Total R BAUMAN & ASSOCIATES SC:						517.00
REINDERS INC						
REINDERS INC	BUSHING/BLADE - REPLACE BLADES & FUEL GROMMETS - 157-18	09/04/2025	6080349-00	100-70-5411-3-36	129.99	129.99
Total REINDERS INC:						129.99
RENNERTS						
RENNERTS	SERPENTINE BELT - 591	09/04/2025	4727	100-50-5244-3-36	169.85	169.85
RENNERTS	SWITCH - 592	09/04/2025	4755	100-50-5244-3-36	83.55	83.55
Total RENNERTS:						253.40
ROCK GOLF CLUB						
ROCK GOLF CLUB	RETIREMENT PARTY - OPPERMAN & DUER	09/04/2025	8-27-25	100-50-5244-3-38	1,062.00	1,062.00
Total ROCK GOLF CLUB:						1,062.00
SHARE CORPORATION						
SHARE CORPORATION	DRAIN CLEANER	09/04/2025	314190	100-70-5410-3-36	253.87	253.87
Total SHARE CORPORATION:						253.87
SIGNARAMA						
SIGNARAMA	DOWN PMT - MONUMENT ELECTRONIC SIGN - COMM CENTER	09/04/2025	IN-F-50601	220-20-5514-3-38	29,000.10	29,000.10

Payee	Description	Check Issue Date	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
Total SIGNARAMA:						29,000.10
SSM HEALTH AT WORK	WELLNESS CLINIC CITY SHARE -	09/04/2025	46450	100-10-5256-3-38	6,654.80	6,654.80
SSM HEALTH AT WORK	AUGUST 2025					
Total SSM HEALTH AT WORK:						6,654.80
STAPLES	OFFICE SUPPLIES - LEGAL PADS	09/04/2025	6041435995	100-10-5141-3-30	10.69	10.69
STAPLES						
Total STAPLES:						10.69
SUNRISE COUNSELING SERVICES LLC	ANNUAL CHECK-IN SERVICE,	09/04/2025	47	100-40-5211-3-38	750.00	750.00
SUNRISE COUNSELING SERVICES LL	MONTHLY ON-CALL FEE					
Total SUNRISE COUNSELING SERVICES LLC:						750.00
TOWN OF CHESTER	TOWN OF CHESTR PARCELS	09/04/2025	9-1-25	400-70-5436-3-38	28.90	28.90
TOWN OF CHESTER	ANNEXED TO THE CITY 010-1315-0433					
	-003/010-1315-0911-000					
Total TOWN OF CHESTER:						28.90
TRU CLEANERS LLC	CLEANING SERVICE FOR CITY OF	09/04/2025	CW090125	100-70-5410-3-38	4,800.00	4,800.00
TRU CLEANERS LLC	WAUPUN - FOR AUG 2025					
Total TRU CLEANERS LLC:						4,800.00
TRUCK EQUIPMENT INC	PLATE MOTOR/BALL VALVE - REPAIR	09/04/2025	1157930-01	100-70-5411-3-36	264.29	264.29
TRUCK EQUIPMENT INC	SALTER - 5-09					
Total TRUCK EQUIPMENT INC:						264.29
VANDEZANDE & KAUFMAN, LLP	TRAFFIC MONTHLY ATTORNEY FEES	09/04/2025	16877	100-10-5161-3-38	60.00	60.00
VANDEZANDE & KAUFMAN, LLP	- AUG 2025					
VANDEZANDE & KAUFMAN, LLP	MONTHLY CITY ATTORNEY FEES	09/04/2025	AUG2025	100-10-5161-3-38	6,474.40	6,474.40
Total VANDEZANDE & KAUFMAN, LLP:						6,534.40
VON BRIESEN & ROPER, S.C.	005504-00033 GENERAL -	09/04/2025	502637	100-10-5143-3-38	1,585.00	1,585.00
VON BRIESEN & ROPER, S.C.	PERSONNEL					
Total VON BRIESEN & ROPER, S.C.:						1,585.00
WARNER, ALEX	TRAVEL EXPENSE - TRAINING - ALEX	09/04/2025	5-21-25-REIS	100-40-5215-3-37	28.00	28.00
WARNER, ALEX	WARNER					
Total WARNER, ALEX:						28.00
WAUPUN AREA ANIMAL SHELTER INC	MONTHLY CONTRACT - SEPT 2025	09/04/2025	SEPT2025	100-40-5343-3-38	1,000.00	1,000.00
WAUPUN AREA ANIMAL SHELTER IN						

Payee	Description	Check Issue Date	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
Total WAUPUN AREA ANIMAL SHELTER INC:						1,000.00
WAUPUN UTILITIES						
WAUPUN UTILITIES	REIMBURSE UTILITIES - REV REC IN ERROR FROM SSM WAUPUN EMPLOYEE CLINIC	09/04/2025	8-22-25	100-13850	20.00	20.00
WAUPUN UTILITIES	VERIZON CHARGES - DPW I-PADS - AUGUST 2025	09/04/2025	6465	100-70-5420-3-31	65.01	65.01
Total WAUPUN UTILITIES:						85.01
WELLS FARGO PAYMENT REMITT						
WELLS FARGO PAYMENT REMITT	AED SUPERSTORE - AED BATTERY FOR SAFETY BUILDING	08/28/2025	JEFF-JUNE25	100-70-5410-3-36	499.00	499.00
WELLS FARGO PAYMENT REMITT	NFPA - FIRE PREVENTION MATERIALS	08/28/2025	BJ-JUNE25/J	100-50-5244-3-38	1,765.91	1,765.91
WELLS FARGO PAYMENT REMITT	WALMART - POOL CONCESSIONS	08/28/2025	RACHEL-JUN	100-20-5523-3-39	898.08	898.08
WELLS FARGO PAYMENT REMITT	POSITIVE PROMOTIONS - BJ - FIRE PREVENTION MATERIALS	08/28/2025	ANGIE-JUNE2	100-50-5244-3-38	1,322.72	1,322.72
WELLS FARGO PAYMENT REMITT	SPECTRUM BILL - LIBRARY - 07/04/25- 08/03/25	08/28/2025	BRET-JULY25	210-60-5511-3-31	179.97	179.97
WELLS FARGO PAYMENT REMITT	WIND & UNWIND	08/28/2025	PAM-JULY25	210-60-5511-3-44	146.40	146.40
WELLS FARGO PAYMENT REMITT	WELLS FARGO CASH BACK CREDIT	08/28/2025	PAM-JUNE25	400-48-4813-0-00	32.58	32.58
WELLS FARGO PAYMENT REMITT	CREDIT - WINGATE BY WYNDHAM	08/28/2025	KATHY-JUN25	100-10-5191-3-37	161.69	161.69
WELLS FARGO PAYMENT REMITT	PIZZA RANCH - SALVATION ARMY MEETING	08/28/2025	JEREMY-JULY	100-40-5211-3-38	29.14	29.14
Total WELLS FARGO PAYMENT REMITT:						4,970.33
WI DEPT OF JUSTICE						
WI DEPT OF JUSTICE	G3369 - BACKGROUND CHECKS - AUGUST 2025	09/04/2025	G3369-AUG25	100-10-5141-3-38	168.00	168.00
Total WI DEPT OF JUSTICE:						168.00
WI DEPT OF REVENUE						
WI DEPT OF REVENUE	WI MONTHLY STATE TAX - POOL	08/28/2025	8-28-25	100-46-4676-0-00	2,903.90	2,903.90
Total WI DEPT OF REVENUE:						2,903.90
YMCA OF DODGE COUNTY						
YMCA OF DODGE COUNTY	WAUPUN AQUATIC CENTER PAYROLL - 8-17-25 THRU 8-30-25	09/04/2025	9042025	100-20-5523-3-38	6,573.32	6,573.32
Total YMCA OF DODGE COUNTY:						6,573.32
Grand Totals:						181,612.48

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
100-10-5110-3-38	30.00	.00	30.00
100-10-5131-3-31	40.00	.00	40.00
100-10-5141-3-30	35.01	.00	35.01
100-10-5141-3-36	960.12	.00	960.12
100-10-5141-3-38	517.00	.00	517.00
100-10-5143-3-38	1,585.00	.00	1,585.00

GL Account	Debit	Credit	Proof
100-10-5161-3-38	6,534.40	.00	6,534.40
100-10-5191-3-37	175.00	13.31-	161.69
100-10-5197-3-31	432.37	.00	432.37
100-10-5197-3-38	6,067.00	.00	6,067.00
100-10-5256-3-38	4,441.99	.00	4,441.99
100-10-5534-3-36	31.40	.00	31.40
100-12634	148.83	.00	148.83
100-13850	2,803.06	.00	2,803.06
100-20-5511-3-31	173.43	.00	173.43
100-20-5511-3-38	722.24	.00	722.24
100-20-5512-3-32	35.63	.00	35.63
100-20-5523-3-32	35.63	.00	35.63
100-20-5523-3-38	6,573.32	.00	6,573.32
100-20-5523-3-39	1,190.96	.00	1,190.96
100-20-5525-3-32	106.89	.00	106.89
100-20-5525-3-39	548.14	.00	548.14
100-21100	1,227.89	86,445.10-	85,217.21-
100-30-5152-3-38	3,207.53	.00	3,207.53
100-40-5211-3-31	1,101.60	.00	1,101.60
100-40-5211-3-32	87.62	.00	87.62
100-40-5211-3-33	675.00	.00	675.00
100-40-5211-3-38	941.64	.00	941.64
100-40-5212-3-38	2,960.20	.00	2,960.20
100-40-5214-3-38	288.91	.00	288.91
100-40-5215-3-37	26.00	.00	26.00
100-40-5343-3-38	1,000.00	.00	1,000.00
100-46-4676-0-00	2,903.90	.00	2,903.90
100-50-5230-3-31	89.43	.00	89.43
100-50-5230-3-36	1,072.06	.00	1,072.06
100-50-5244-3-31	447.17	.00	447.17
100-50-5244-3-32	17.82	.00	17.82
100-50-5244-3-36	1,131.79	.00	1,131.79
100-50-5244-3-38	4,676.93	.00	4,676.93
100-50-5251-3-31	59.62	.00	59.62
100-70-5410-3-36	9,806.95	.00	9,806.95
100-70-5410-3-38	5,130.90	.00	5,130.90
100-70-5411-3-36	2,727.57	.00	2,727.57
100-70-5411-3-38	5,740.35	.00	5,740.35
100-70-5412-3-31	108.61	.00	108.61
100-70-5412-3-38	150.00	.00	150.00
100-70-5420-3-31	65.01	.00	65.01
100-70-5431-3-36	223.88	.00	223.88
100-70-5441-3-36	6,832.06	1,214.58-	5,617.48
100-70-5443-3-38	1,478.48	.00	1,478.48
100-70-5613-3-38	275.00	.00	275.00
100-80-5670-3-38	31.65	.00	31.65
210-21100	.00	326.37-	326.37-
210-60-5511-3-31	179.97	.00	179.97
210-60-5511-3-42	25.00	.00	25.00
210-60-5511-3-44	121.40	.00	121.40
220-20-5514-3-38	29,000.10	.00	29,000.10
220-21100	.00	29,000.10-	29,000.10-
230-21100	.00	5,074.56-	5,074.56-
230-30-5241-3-38	5,074.56	.00	5,074.56
400-21100	32.58	7,243.60-	7,211.02-
400-48-4813-0-00	.00	32.58-	32.58-
400-70-5436-3-38	7,243.60	.00	7,243.60
410-20-5523-4-00	419.97	.00	419.97

GL Account	Debit	Credit	Proof
410-21100	.00	1,094.53-	1,094.53-
410-50-5231-4-00	550.00	.00	550.00
410-70-5411-4-00	124.56	.00	124.56
420-21100	101.10	12,869.00-	12,767.90-
420-70-5436-3-38	12,869.00	101.10-	12,767.90
425-21100	380.35	35,276.20-	34,895.85-
425-70-5476-3-38	35,276.20	380.35-	34,895.85
700-10-5191-3-38	531.83	.00	531.83
700-10-5192-3-36	896.50	.00	896.50
700-10-5192-3-38	4,450.16	.00	4,450.16
700-10-5192-8-00	146.45	.00	146.45
700-21100	.00	6,024.94-	6,024.94-
Grand Totals:	185,096.32	185,096.32-	.00

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Report type: Invoice detail

Check.Type = {<>} "Adjustment"

Invoice.Batch = "A","090925","090425"



AGENDA SUMMARY SHEET

MEETING DATE: 9/9/25

TITLE: Consider Change to Elected Official Compensation

AGENDA SECTION: CONSIDERATION-ACTION

PRESENTER: Dan Siebers, Council
President/Alderman District 5

DEPARMTENT GOAL(S) SUPPORTED <i>(if applicable)</i>	FISCAL IMPACT	
High Performance Government	TBD	

ISSUE SUMMARY:

From March 25, 2025 COW meeting, this agenda item is being brought back for consideration/action. The council has previously acted on compensation changes for paid on call firefighters and EMRs. This proposal will focus on compensation for elected officials. Under WI Statute 62.09(5)(b) compensation adjustments for elected officials would be effective for newly sworn officials starting with the April 2026 reorganization meeting. WI Stat. 66.09(5)(b) defines that this change requires a 3/4 vote of all members of the council. A minimum of five (5) members would need to vote in favor of any proposed change for it to be enacted.

STAFF RECOMENDATION:

ATTACHMENTS:

RECOMENDED MOTION:

Recommend motion based on discussion outcomes.