



Common Council Meeting

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190
*In Person and Virtual

Tuesday, August 18, 2026 - 6:00 PM

Citizens are welcome (and encouraged) to join our webinar via computer, smart phone, or telephone.
Citizen participation is welcome during topic discussion periods.

Please click the link below to join the webinar:

<https://teams.microsoft.com/meet/234308351864657?p=TAVFznxHsMgsc9YMK8>

Meeting ID: 234 308 351 864 657

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Please note that although every effort will be made to provide for virtual participation, unforeseen technical difficulties may prevent this, in which case the meeting may still proceed as long as there is a quorum. Should you wish to make a comment in this situation, you are welcome to call this number: (262) 473-0108.

AGENDA

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

A councilmember can choose to remove an item from the agenda or rearrange its order; however, introducing new items to the agenda is not allowed. Any proposed changes require a motion, a second, and approval from the Council to be implemented. The agenda shall be approved at each meeting even if no changes are being made at that meeting.

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any council members requests that an item be removed for individual consideration.

1. Public Works Committee meeting minutes from July 14, 2026.
2. Staff report regarding viability of condo projects in the City of Whitewater.

- [3.](#) Plan & Architectural Review Commission Minutes of July 13, 2026.
- [4.](#) July 2026 Financials

CITY MANAGER REPORT

- [5.](#) City Manager Report.

STAFF REPORTS

- [6.](#) Mid-year review of Budget, Strategic Goals & Milestones- **City Manager**
- [7.](#) Downtown Activation Initiative update.- **Community Development**
- [8.](#) Staff report recapping Jefferson Street Request for Proposal process and rental market in City of Whitewater.- **Community Development**
- [9.](#) Ethics Boards and Surrounding Cities.- **City Attorney**
- [10.](#) Follow-up information regarding Flock Guardrails.- **Police Department**
- [11.](#) Railing & fence damage Old Stone Mill Dam (Cravath Lake).- **Parks and Recreation Department**
- [12.](#) Mid-block pedestrian crossing on West Main Street near Fairfield Inn and Suites.- **Public Works**

HEARING OF CITIZEN COMMENTS

No formal Council action will be taken during this meeting although issues raised may become a part of a future agenda. Participants are allotted a three minute speaking period. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Council discusses that particular item.

To make a comment during this period, or during any agenda item: On a computer or handheld device, locate the controls on your computer to raise your hand. You may need to move your mouse to see these controls. On a traditional telephone, dial *6 to unmute your phone and dial *9 to raise your hand.

RESOLUTION

- [13.](#) **Approval of Property Sale: 2026-R-40** Resolution approving Sale of City owned property located on N Prospect Drive immediately south and west of the existing East West Wisconsin Business, Parcel # 292-0515-3432-000.- **Community Development**
- [14.](#) **Contract Award: 2026-R-41** Resolution awarding Contract 7-2026, 2026 Detention Basin Maintenance.- **Public Works**
- [15.](#) **Contract extension: 2026-R-42** Resolution for 2023 – 2026 Biosolids Hauling Contract and the Option to Extend for two additional years.- **Public Works**
- [16.](#) **2026-R-43** A resolution regarding proposed BECI 765 kV Transmission Line Project- **Community Development**

ORDINANCES

First Reading

17. **Amending Ordinance: 2026-O-20** an ordinance amending 5.20.025 Alcohol License Review Committee to add review of and advising on public safety concerns to the duties of the Committee. - **City Attorney**

CONSIDERATIONS

18. Review, discuss, and direct staff regarding the Mobile Home Park License for Twin Oaks WI LLC located at 755 N Tratt St, Whitewater.- **Community Development.**
19. Review, discuss, and direct staff regarding phone line updates.- **Police Department**
20. Councilmember Requests for Future Agenda Items or Committee items. Questions

FUTURE AGENDA ITEMS

21. Helmets for Scooters and E-Bikes- *Parks & Rec* - **M. Smith Q2**
22. Update on Food Pantry Lease- *Parks & Rec.* -**O. Artsmith October**
23. Explore Flock guardrails- September 1, 2026
24. Ethics Complaint from Brad Ceranske- **Special Meeting August 31, 2026**
25. Fire Department turnout times update.- **Artsmith December**
26. Speed/Safety on Ann Street.- *Smith Public Works Committee*
27. Polling Locations.- **Hicks September 15, 2026**
28. Whitewater Comparative Analysis. - **Finance**
29. ATV/UTV ordinance amendment.- **Hicks September**

ADJOURNMENT

Anyone requiring special arrangements is asked to call the Office of the City Manager / City Clerk (262-473-0102) at least 72 hours prior to the meeting.

The City of Whitewater's strategic goals for 2026–2028 are: Expand Housing Opportunities and Support Responsible Community Growth; Enhance Communication, Transparency, and Community Engagement; Support Economic and Downtown Development, Business Growth, and Tax Base Expansion; Foster a Vibrant, Engaged, and Welcoming Community; Ensure Long-Term Financial Stability and Strategic Investment.

This agenda may include quasi-judicial items addressing the specific outcome for an individual or property, such as zoning appeals, conditional use permits, land use decisions, licensing, or ethics decisions. For quasi-judicial items, Council Members are only able to consider information presented by interested parties or the public on the record during this meeting. Council Members should not conduct their own investigation but may request additional information from the interested parties.



Public Works Committee Meeting

Cravath Lakefront Room, 2nd floor
312 W. Whitewater St.
Whitewater, WI 53190
*In Person and Virtual

Tuesday, July 14, 2026 - 5:00 PM

MINUTES

CALL TO ORDER

The Public Works Committee meeting was called to order by Board President Hicks at 5:00 p.m.

ROLL CALL

PRESENT: Board Member Schanen, Board Member Smith, Board President Hicks

ABSENT: None

OTHERS: Marquardt

APPROVAL OF AGENDA

Motion was made by Board Member Schanen to approve the agenda for Tuesday, July 14, 2026,
Seconded by Board Member Smith.

Voting Yea: all via voice (3)

Voting Nay: None

APPROVAL OF MINUTES

1. Approval of minutes from May 12, 2026

Motion made by Board Member Schanen to approve the minutes from May 12, 2026,
Seconded by Board Member Smith.

Voting Yea: all via voice (3)

Voting Nay: None

HEARING OF CITIZEN COMMENTS

None

CONSIDERATIONS / DISCUSSIONS

2. **Discussion and Possible Action regarding the extension of Jakes Way to Howard Road.**

Marquardt stated the Town of Whitewater received DOT funding to improve and repave Howard Road from Cox Road to Bluff Road. The Town reached out to Marquardt and asked if Jakes Way should be extended to Howard Road as part of the project. Currently, the pavement on Jakes Way ends approximately 30 feet from the Howard Road right-of-way. The sidewalk on the north side ends approximately 50 feet and the sidewalk on the south side ends approximately 15 feet from the Howard Road right-of-way.

Marquardt researched the files for the subdivision and found the following:

- Preliminary Plat dated April 16, 2004, showed the right-of-way for Jakes Way extending to the right-of-way of Howard Road.

- Notes that the right-of-way of Jakes Way at Howard Road should be angled like the rest of the intersections within the Plat.
- Final Plat for Walton's Pine Bluff signed on February 28, 2005, showing the right-of-way for Jakes Way extending to the right-of-way of Howard Road.
- An email indicating the improvements for Howard Road should be removed from the Developer Agreement due to the owner to the east laying claim to the ownership of the land to the city limits, including the land where Howard Road sits.

Based on this information, Marquardt determined it was the intention of the City to connect Jakes Way to Howard Road at some point, and thus, told the Town to go ahead and include the intersection in their plans.

Some additional details:

- The construction of the intersection is part of the design and overall construction of Howard Road. The City has not been asked to financially participate.
- Construction is currently set for the summer of 2027.
- Maintenance of Jakes Way would be the City's responsibility up to the Howard Road right-of-way.
- Snow removal would be a coordinated effort with the Town of Whitewater much like the other abutting streets between the Town and City.
- The property owners would not need to maintain the pedestrian ramps in the winter, as they lie in the Town of Whitewater jurisdiction, thus the City cannot issue warnings or citations.
- The intersection of Jakes Way and Howard Road will need to meet all the required sight and stopping distances for the design speed on Howard Road per the Wisconsin Department of Transportation's Facilities Design Manual.
- Howard Road is currently paved at 20 feet with 2-foot gravel shoulders. It will be widened to 22 feet with 4-foot shoulders.
- The extension of Jakes Way to Howard Road has nothing to do with the apartment complex at the west end of Jakes Way as the Plat showing Jakes Way and Howard Road intersecting was approved in 2005.

If Jakes Way is extended to Howard Road, one possibility to address the safety of children (due to the assumed increase in traffic) going to and from Walton's East Gate Park on the south side of Jakes Way, could be the installation of an "All Way" stop at the intersection of Jakes Way and Ash Lane. This stop sign would not be recommended per the Manual of Uniform Traffic Control Devices, nor would it be endorsed by City staff. However, the City Council has the final say on the installation of stop signs. This would allow pedestrians and bicycles from the north side of Jakes Way to cross Jakes Way at a controlled intersection. As a side note, the aerial diagram shows crosswalks painted at this intersection. When the final lift of asphalt was installed a couple of years ago, the crosswalks were never repainted. Staff will add these crosswalks to the list to get them painted this year regardless.

This memo was presented to the Common Council on June 2, 2026. The Council asked for more discussion on this topic at a future Public Works Committee meeting.

Since the Common Council meeting, staff have also received an email from Strand Associates with their estimate on traffic projections for the new intersection. Also, additional comments were received in response to a letter sent to all property owners and residents in the subdivision.

Staff recommended proceeding with the extension of Jakes Way to Howard Road.

Board President Hicks opened the floor to Public Comments:

Kristy Legerski, 1365 E. Jakes Way, addressed the Board regarding speeding traffic on Howard Road. She expressed concern about the safety of children, bicyclists, and other pedestrians in the area, with her primary concern being the speed limit on Howard Road. Ms. Legerski also requested clarification regarding the proposed stop sign, asking whether only one additional stop sign would be installed on Howard Road. Marquardt responded that he believed adding a single stop sign was the Town's intent.

Board President Hicks reminded those in attendance that this is a Town project and not a City project.

Donna Kollwelter, W7977 Bluff Road, stated that she and her husband own the right-of-way in question. She explained when they purchased the property years ago, the City had no interest in the right-of-way. She said the City later proposed extending E. Jakes Way, but Mr. Kollwelter objected because the roadway would have crossed their property. According to Ms. Kollwelter, Attorney Mitch Simon advised the City at that time that it could not proceed because the Kollwelter's owned the property.

Ms. Kollwelter stated she had spoken with Mr. Tanis and another Town of Whitewater Board Members, and they were not in favor of the project. She also noted they had previously gone on record expressing opposition to connecting the roadway. She questioned whether there was a conflict and asked Marquardt what compensation the Kollwelter's would receive for the right-of-way, specifically asking whether the property would be acquired through eminent domain. She reiterated that they had paid for the property.

Marquardt responded that the City's right-of-way ends at the Kollwelter property line. As a result, any construction beyond that point would be within the Town of Whitewater rather than the City.

Ms. Kollwelter expressed concern that the proposed roadway could increase the risk of serious traffic accidents, including fatalities, at the location. She questioned why the road could not instead be routed toward Pete's Tire or Highway 12. She also stated that traffic on Howard Road is expected to increase with development in the Industrial Park and noted that there has previously been a fatal accident at the intersection of Bluff Road and Howard Road.

She suggested that the roadway connection be located near Pete's Tire or Highway 12 instead.

Maria Kubicz, 229 S. Maple Lane, expressed concern about the safety of children riding bicycles and pedestrians in the area. She stated that motorists traveling on Howard Road may not see children near the roadway, increasing the risk of accidents.

Board President Hicks closed the floor to Open Comments.

Board Member Smith asked the board members to table this project according to perpetuity. For better clarification Board Member Smith motioned to deny the extension of E. Jakes Way, Seconded by Schanen.

Voting Yea: Board Member Smith, Board President Hicks, Board Member Schanen

Voting Nay: None

3. Discussion and Possible Action regarding parking restrictions on Elizabeth Street between Walworth Avenue and Highland Street.

Marquardt stated this item was last discussed in November 2025 at the Public Works Committee, mainly due to discrepancies in the parking restrictions listed in the Municipal Code versus what is posted in the field. Discussion also revolved around the safety of students getting picked up after school on Elizabeth Street. Refer to the November 2025 meeting memo, attachments, and minutes for additional information.

At the meeting it was stated that it might make sense to wait to discuss this topic until changes are made at the Middle School regarding the bus drop-off/pick-up location and the parent drop-off/pick-up location for students. The new parent drop-off/pick-up location/map was included in the attachments.

At the November 11, 2025, Public Works meeting, the committee decided to leave the signage and the ordinance as is and asked for the item to be back on a future agenda in the summer of 2026.

Any changes to signage would involve a minimal financial impact for purchasing new signs. Installation would be completed by city crews.

Staff is looking for direction from the committee to update the Municipal Code for better enforcement. Staff recommended updating the Municipal Code to reflect the current signage:

- West Side, from 115 ft. north of Melrose Street to Kay Street: No Stopping, Standing or Parking
- West Side, from Kay Street Walworth Avenue: 2 Hr. Parking during School Hours, 8:00 – 4:00
- West Side, from Walworth Avenue to cul-de-sac: No Parking
- East Side, from cul-de-sac to Middle School Property: 2 Hr. Parking during School Hours, 8:00 – 4:00

- East Side, adjacent to Middle School Property: No Stopping, Standing or Parking

Here are crude definitions provided by the Police Department:

Stopping: momentarily halting the vehicle (could include stopping to drop off or picking up passengers while still in control of the vehicle).

Standing: vehicle remains motionless for a brief period while the driver remains in the vehicle with the engine running.

Parking: the vehicle is stopped, whether occupied or not, for an extended duration. Includes turning off the vehicle or leaving it unattended.

It would be the Police Department's recommendation that the two areas by the Middle School be posted "No Stopping, Standing or Parking" for easier enforcement if the intention is not to allow kids to be picked up on Elizabeth Street.

Motion was made by Board Member Smith to move forward with the recommendations to update the Municipal Code, as stated above, Seconded by Board Member Schanen.

Voting Yea: Board President Hicks, Board Member Schanen, Board Member Smith

Voting Nay: None

4. Discussion and Possible Action regarding parking restrictions on Highland Street associated with new Whitewater Middle School driveway.

Marquardt stated the Whitewater Middle School is relocating their bus drop-off/pick-up location to the north side of the Middle School. Buses will turn off Elizabeth Street and exit onto Highland Street. Buses exiting onto Highland Street will be making a left turn to head back to Elizabeth Street. With buses exiting onto Highland Street, a section of angle parking stalls on the south side of Highland Street adjacent to the school property will need to be removed. The attached bus turning movement analysis indicates no parking restrictions are required on the north side of Highland Street.

There will be a minimal financial impact with the purchase of two "No Parking" signs that will be installed by City crews.

Staff recommended approval to create an ordinance prohibiting parking from the west property line of 1057 W. Highland Street, west 75 feet. This would encompass the seven easternmost angle parking stalls.

Currently, there are no parking restrictions on Highland Street between Elizabeth Street and Prince Street.

Motion was made by Board Member Schanen to approve the parking restrictions on Highland Street associated with the new Whitewater Middle School driveway, Seconded by Board Member Smith.

Voting Yea: Board Member Schanen, Board Member Smith, Board President Hicks

Voting Nay: None

5. Discussion and Possible Action regarding the sale of Department of Public Works and Wastewater Utility equipment.

Marquardt stated the Wastewater Utility is looking to dispose of the following items through auction: Truck 220 – Year 2006 with 76,000 miles.

This truck is currently used mainly for snowplowing. It needs a new head gasket with repair quotes of over \$10,000. Kelly Blue Book value is around \$8,200.

The Public Works Department is looking to dispose of the following items through auction:

- 1998 Mack CL713 Quad axle dump truck
- 2024 New Holland L320 skid steer
- 2024 New Holland L328 skid steer

The quad-axle dump truck requires a new dump box and has exceeded its useful service life. A replacement quad-axle dump truck was purchased earlier this year.

The two skid steers were previously replaced through an annual trade-in program. Due to changes in that program, the City has transitioned to a different vendor.

Proceeds from the auction will go to the respective Department's revenue account.

Staff recommended approval of the disposition of the listed items and forward to Council for final approval.

Motion was made by Board Member Smith to recommend the sale of the Wastewater Utility vehicle and the Department of Public Works truck and skid steers, Seconded by Schanen.

Voting Yea: Board Member Smith, Board President Hicks, Board Member Smith

Voting Nay: None

6. Discussion and Possible Action regarding the award of Contract 6-2026, 2026 Street Paving.

Marquardt stated Contract 6-2026, 2026 Street Paving Project, was advertised June 18, and 25, with bids opened on July 8, 2026. The project includes:

- Paving the access road to Well 9
- Repaving Universal Blvd from Industrial Drive to the cul-de-sac
- Repaving Technology Drive from Universal Boulevard to Innovation Drive
- Repaving Lakeview Drive from Wisconsin Street to just south of Amber Drive
- Repaving Amber Drive from Lakeview Drive to Waters Edge Drive
- Repaving Wisconsin Street from Colburn Lane south to the City Limits

Two bids were received:

Payne & Dolan, Inc	\$1,071,422.99
Wolf Paving	\$1,073,615.75

The projects listed above were approved in the 2026-2027 CIP budget. Task Order 26-03 for designing and bidding of this project was approved by Public Works Committee and Council in February 2026.

\$80,000 was included in the Water Utility budget, \$273,000 was included in TID 10 budget, and \$625,000 was budgeted in the General Fund for a total of \$978,000. The biggest discrepancy in the budget versus the bid was in Lakeview Drive and Amber Drive. The budgeted amount was \$270,000, with actual bid numbers coming in at \$340,831.13. This cost overrun can be accounted for in a few bid items that were included in the bid in case they were needed. These include:

• Excavation Below Subgrade (EBS)	850 C.Y.	\$25/C.Y.	\$21,250
• EBS Backfill	1700 Ton	\$22/T	\$37,400
• Geotextile Subgrade Stabilization	2550 S.Y.	\$5/S.Y.	\$12,750
• Dense Graded Base Course	1000 Ton	\$25/T	<u>\$25,000</u>
			\$96,400

These four bid items, which were not accounted for in the original budget, make up the difference between the budget and the actual bid price (\$93,422). These items were included in case conditions warrant some of these items instead of asking the contractor for a change order, which typically results with higher prices.

Staff discussed the potential cost overrun with Finance Director Blitch. The consensus is to use some of the fund balance located in Fund 280 Street Repairs where this project is budgeted. Based on this, staff recommended accepting the low bid from Payne & Dolan and forward to Council for final approval of the award of Contract 6-2026.

Motion made by Board President Hicks to award the Contract 6-2026, 2026 Street Paving to Payne & Dolan, Inc., Seconded by Board Member Schanen.

Voting Yea: Board Member Hick, Board Member Schanen, Board Member Smith
Voting Nay: None

7. Discussion and Possible Action regarding the award of Contract 6-2026, 2026 Street Paving

This item was a duplicate of Item 6 above and no discussion took place.

8. Discussion and Possible Action regarding current Five-Year Street Improvement Program.

Marquardt stated at a recent Public Works Committee meeting, Alderperson Schanen requested a future agenda item to discuss the pavement condition of Indian Mound Parkway and when it is scheduled for improvements. With budget season kicking off, and updates soon to be needed for the Capital Improvement Plan, staff thought it would be a good idea to review all the streets currently listed in the Five-Year Street Improvement Program that were submitted as part of the 2026-2027 budget.

Projects

2026

Jefferson Street (Main Street – Old Landfill)

- Full reconstruction – sanitary, water, storm, sidewalk, curb and gutter, asphalt

Putnam Street (Janesville Street – Walworth Avenue)

- Full reconstruction – sanitary, water, storm, curb and gutter, asphalt

Main Street/Franklin Street Intersection

- Redo southeast corner, concrete

Whitewater Street/Cravath Park – **Delayed to 2027**

- Replace bricks with colored stamped concrete

Prospect Drive/Universal Blvd (Executive Drive – Industrial Drive)

- Replace water, sub cut and EBS road, keep curb and gutter, asphalt

Universal Blvd (Industrial Drive – cul-de-sac)

- Mill and overlay 2"

Technology Drive (Universal Blvd – Innovation Drive)

- Mill and overlay 2"

Wisconsin Street (Colburn Lane to City limits)

- Pulverize and pave

Lakeview Drive (Wisconsin Street – Amber Drive)

- Full mill and Pave

Amber Drive (Lakeview Drive – Waters Edge Drive)

- Full mill and Pave

2027

Janesville Street (Highway 59 – Railroad) - \$92,000 – **Will postpone, State took care worst part in 2026**

- Mill and Overlay 2 1/2"

W. Main Street (Cold Spring Road – Warner Road) - \$250,000

- Mill and Overlay 2 1/2"

Old Highway 12 (W. Main Street – City Limits) – Included with price for W. Main Street

- Mill and Overlay 2 1/2"

2028

N. Harmony Lane (Tratt Street – Terminus) - \$342,000

- Full reconstruction – storm, curb and gutter, asphalt, parking stalls

Harmony Drive (Tratt Street – S. Harmony Lane) - \$328,000

- Full reconstruction – storm, curb and gutter, asphalt, parking stalls

S. Harmony Lane (Tratt Street – Harmony Drive) - \$576,000

- Full reconstruction – storm, curb and gutter, asphalt, parking stalls

Hyer Lane (Salisbury Lane – Florence Street) - \$986,000

- Full reconstruction – sanitary sewer, water, storm, curb and gutter, sidewalk, asphalt

Douglas Court (Walworth Avenue – cul-de-sac) - \$914,000

- Full reconstruction – sanitary sewer, water, storm, curb and gutter, asphalt

Scott Street (Walworth Avenue – Whitewater Street – Franklin Street) - \$1,057,000

- Replace water and sanitary sewer, Base Course, asphalt

Trippe Street (Ann Street – Whitewater Street)

- Replace water, Full mill and Pave

2029

Coburn Lane (Wisconsin Street – Parking Lot) - \$125,000

- Pulverize and Pave

Ehlert Court (Coburn Lane – Cul-de-sac) - \$95,000

- Full mill and Pave

Forest Avenue (Fourth Street – Fremont Street) - \$40,000

- Full mill and Pave

2030

Prairie Street (W. Main Street – Starin Road) - \$2,104,160

- Full reconstruction – sanitary sewer, water, storm, curb and gutter, sidewalk (east side only), asphalt, pavement markings

Indian Mound Parkway (Walworth Avenue – W. Main Street) - \$680,000

- Spot Sidewalk, Curb ramps, Full mill and Pave

Commercial Avenue (Newcomb Street – Industrial Drive) - \$1,583,300

- Replace water, sanitary sewer, Full mill and Pave

Elizabeth Street (Walworth Avenue – Cul-de-sac) - \$178,000

- Full mill and Pave

Marquardt stated this schedule could change depending on the monies available.

9. Discussion and Possible Action regarding Amendment No. 2 to Task Order 24-10, Starin Park Underground Wet Detention Basin for assistance with financial application for Clean Water Fund.

Marquardt stated Staff intended to apply again for a Clean Water Fund loan for the Starin Road Underground Wet Detention Basin to hopefully receive principal forgiveness on a portion of the loan. Amendment No. 2 will have Strand assist with the application and submittal to the DNR.

Task Order 24-10 was approved by the Public Works Committee and Council in November 2024. Amendment No. 1 was approved by the Public Works Committee and Council in March 2025.

Staff recommended approval of Amendment No. 2 - raising the compensation from \$149,500 to \$157,400, an increase of \$7,900.

Motion was made by Board Member Schanen to recommend Amendment No. 2 to Task Order 24-10, Starin Park Underground Wet Detention Basin for assistance with financial application for Clean Water fund to the full Council, Seconded by Smith.

Voting Yea: Board Member Schanen, Board Member Smith, Board President Hicks

Voting Nay: None

10. Discussion and Possible Action regarding the financing of construction of the Starin Park Underground Wet Detention Basin.

Marquardt stated, as discussed in the previous memo, the City is preparing to apply again for a Clean Water Fund loan to help finance the Starin Park Underground Wet Detention Basin. As in the past, the City is hoping to rank high enough to obtain Principal Forgiveness on a portion of the loan. The question for the Committee is, if the City does not rank high enough for Principal Forgiveness, should the City still move forward with the project.

As a reminder, the University of Whitewater is also financially responsible for their prorated share of the project, and they would also need to be onboard to move forward without receiving Principal Forgiveness.

The project was approved in the CIP budget for 2026. However, the City did not rank high enough to receive Principal Forgiveness so the project was dropped for 2026.

The estimated cost is \$3,625,000. The estimated breakdown is as follows:

<u>Funding Source</u>	<u>With Principal Forgiveness</u>	<u>Without Principal Forgiveness</u>
City	\$800,000	\$1,390,000
UW Whitewater	\$1,075,000	\$2,085,000
Principal Forgiveness	\$1,600,000	\$0
DNR Grant	\$150,000	\$150,000

Updates will soon be needed for the Capital Improvement Plan projects for 2027. Additionally, if the project moves forward regardless of funding, the project should be bid in December/January. Last year, the priority list for Principal Forgiveness projects was not known until February. Staff is looking to start discussions regarding the funding for this project and if the project should move forward regardless. A decision is not currently needed.

11. Discussion and Possible Action regarding purchase of work truck at Wastewater Utility.

Marquardt stated the Wastewater Utility is looking to dispose of a 2006 Ford F-250 truck (#220) with 76,000 miles and are looking to replace it. Quotes were received for a 2025 work truck with a dump box through Kunes for a Ford, Ram and Chevrolet. The Chevrolet Silverado 3500 was the least expensive option. A second quote was then requested from another vendor for the Silverado 3500.

Kunes Ford Super Duty F-350	\$71,267.50
Kunes Ram 3500	\$72,861.50
Kunes Chevrolet Silverado 3500	\$67,661.50
Holz Chevrolet Silverado 3500	\$66,275.00

The City Council approved the updated projects for the 2026 borrowing at the June 2, 2026, meeting.

\$75,000 was planned to be borrowed for 2026. The lowest quote of \$66,275.00 is within budget.

Staff recommended approval of the purchase of the Chevrolet Silverado 3500 from Holz and forwarding the recommendation to the City Council for final approval.

Motion was made by Board President Hicks to approve the purchase of Chevy Silverado 3500 from Holz Chevrolet for the Wastewater Utility, Seconded by Board Member Schanen.

Voting Yea: Board President Hicks, Board Member Schanen

Voting No: None

Abstained: Board Member Smith

FUTURE AGENDA ITEMS

12. Discussion and Possible Action regarding mid-block pedestrian crossing on W. Main Street near Fairfield Inn and Suites.
Marquardt stated he is still waiting for information to be released from the police department.
13. Indian Mound Parkway Truck Traffic Discussion – to be placed on the August 11, 2026, Public Works agenda.

ADJOURNMENT

Motion made by Board Member Smith to adjourn the Public Works meeting at 5:16 p.m., Seconded by Board Member Schanen.

Voting Yea: all via voice (3)

Voting Nay: None

Respectfully submitted,

Alison Stoll

Alison Stoll, Administrative Assistant
Department of Public Works

- Minutes Approved on August 11, 2026

To: Community Development Authority; City of Whitewater Common Council

From: Mason Becker, Community Development Authority

Date: August 18, 2026

Re: Preliminary Feasibility of Condominium Development in Whitewater

Purpose

This memo summarizes a preliminary look at whether new condominium development is viable in Whitewater, where such a project might be sited, and what financing and insurance factors would shape its structure. This is a directional screening exercise based on current market data and industry cost benchmarks, not a formal appraisal or a substitute for a developer-commissioned feasibility study.

Market Context

- Whitewater's housing demand is anchored by UW-Whitewater; a recent city study found the community needs approximately 175 new rental units annually to keep pace with demand.¹
- Local condo sales cluster between \$240,000 and \$390,000, at roughly \$150 to \$220 per square foot, based on recent Whitewater transactions (Pine Bluff, Waters Edge South, and Bloomingfield Drive developments).²
- Statewide, condo prices are essentially flat to slightly down year-over-year even as sales volume ticks up; single-family and multi-family product are outperforming condos in most markets.
- Regional context underscores how dormant condo development has been: a 226-unit luxury tower proposed for downtown Milwaukee this summer would be the first significant new condo project built in that market in over 15 years. That project is a different scale and market segment than anything contemplated here (units priced from roughly \$458,000 to nearly \$3 million), but it illustrates how selective developers and lenders have been about condos statewide.
- Walworth County-wide condo averages (roughly \$800,000 to \$900,000) are not a usable comparison for Whitewater; that figure is driven by Lake Geneva and Fontana lakefront product and does not reflect our community's local market.

¹ Legendary Real Estate Services, "Whitewater Wisconsin Real Estate Zipcode Guide for Investors," 2026, <https://legendaryrealestateservices.com/investment-guide/whitewater-wisconsin-real-estate-zipcode-guide-for-investors>.

² Recent Whitewater condo sales: BEXRealty, "Whitewater WI Condos for Sale" (Pine Bluff, 1277 E Bluff Rd #6), <https://www.bexrealty.com/Wisconsin/Whitewater/?propertytype=Condo>; Milwaukee Realty Inc., "Whitewater WI Real Estate Realtor" (Waters Edge South, 635 Darcy Ln 24), <https://www.milwaukeeirealtyinc.com/Whitewater/>; Shorewest Realtors, "Homes for Sale in Whitewater" (Bloomingfield Drive), https://www.shorewest.com/homes-for-sale/Whitewater_listing-city/Condominium_type/.

Previous Condo Projects

Based on data available to department staff, these are the previously completed condominium projects in Whitewater:

- Lakeside Acres Condominiums: 1988
- Indian Ridge Terrace Condominiums: 1993
- Tripp Lake Condominiums: Started in 1998, completed in 2000
- Water's Edge of Whitewater Condominiums: 2019
- Pine Bluff Condos 1277 Moraine View Parkway: 2001
- East Willows Condominiums: 2006
- Jakes Way Condominiums: Started in 2007, completed in 2020
- Water's Edge South Condominiums: Started in 2007, uncompleted, potentially three future buildings
- Lakeview Condominiums: First two buildings in 2008, eight more in 2026
- Mound Ridge Condominiums: Started in 1993, finished in 1996

Essentially, no new owner-occupied condo projects have moved forward in the City of Whitewater since 2020.

It is important to note that while some of these units are included as platted condo developments, some of them are currently marketed as rental units, including to the student market.

Cost and Pricing Gap

Using an illustrative 12-unit development (modeled at approximately 1,600 square feet per unit), estimated development costs run well above what local comparable sales support:

Cost component	Estimate	Basis
Hard construction costs	~\$3.8M	~\$200/sq ft x 19,200 sq ft
Soft costs (design, permitting, financing, developer fee)	~\$770K	~20% of hard costs
Land and site development	\$150K – \$1M+	Depends heavily on whether utilities are already at the site
Estimated total development cost	\$4.8M – \$5.6M+	~\$400K – \$470K per unit (12 units)

This estimated per-unit cost runs roughly \$50,000 to \$230,000 above what condos currently sell for in Whitewater, depending on unit size and finish level. On a raw site with land acquisition and full infrastructure buildout, a market-rate condo project does not currently pencil out without one or more

of the following: donated or below-market land, a pricing point above what local comps currently support, or gap financing assistance through Tax Increment Financing (TIF) or other mechanisms.

Financing and Insurance Considerations

Recent and upcoming changes to federal condo underwriting standards add real complexity for a small, newly-formed association, and should factor into project design from the outset:

- Fannie Mae and Freddie Mac are retiring the streamlined “Limited Review” process for most condo projects effective August 3, 2026. Nearly all condo buildings will require a Full Review of the association's budget, reserves, insurance, and repair history before buyers can obtain conventional financing. Projects with 10 or fewer units qualify for an expanded review waiver, so keeping a project at 10 units rather than 12 meaningfully eases buyer financing.³
- New construction condo projects typically carry a separate presale requirement, generally 50% of units in the project or legal phase under contract, before conventional buyer financing becomes broadly available. This affects how a construction loan is structured and when it can be taken out. The proposed downtown Milwaukee tower noted above illustrates the same dynamic at a larger scale: its developer has said construction will not begin until internal presale targets are met, and has pointed to strong early reservation activity as the basis for moving forward. Unlike apartments, which give a lender steady rental income to underwrite against, condos are inherently a speculative bet until enough units are under contract, which is a core reason lenders and developers have been more cautious with condo product than with apartments in recent years.
- HOA reserve funding minimums are increasing from 10% to 15% of annual budgeted assessment income by January 2027. A new association would need to build this into its budget and dues from day one; falling short risks losing “warrantable” status, which cuts buyers off from conventional loans entirely.⁴
- Master insurance policies must cover at least 100% of estimated replacement cost, and a per-unit deductible above \$50,000 renders a project non-warrantable, pushing buyers toward costlier, non-conforming financing. Insurance premiums for new associations have risen sharply statewide and will be a material factor in projected dues.⁵

³ Fannie Mae, Lender Letter LL-2026-03 (March 18, 2026), <https://singlefamily.fanniemae.com/media/44986/display>, coordinated with Freddie Mac Bulletin 2026-C; summarized in InterCap Lending, “2026 Condo Underwriting Requirements,” <https://www.intercaplending.com/2026-condo-loan-changes/>, and Michigan Community Association Law Blog, “Fannie Mae’s New 2026 Condominium Lending Guidelines,” <https://micondolaw.com/2026/05/11/fannie-mae-2026-condominium-lending-guidelines/>.

⁴ InterCap Lending, “2026 Condo Underwriting Requirements,” <https://www.intercaplending.com/2026-condo-loan-changes/>, summarizing Fannie Mae Lender Letter LL-2026-03 and Freddie Mac Bulletin 2026-C.

⁵ Michigan Community Association Law Blog, “Fannie Mae’s New 2026 Condominium Lending Guidelines,” <https://micondolaw.com/2026/05/11/fannie-mae-2026-condominium-lending-guidelines/>; Condo Approval, “Full Review Condo Requirements After August 3, 2026,” <https://www.condo-approval.com/2026/07/01/full-review-condo-requirements-2026/>.

- Taken together, a small association's financial health, not just individual buyers' creditworthiness, now determines whether units can be financed at all. Budget, reserve, and insurance structuring need to be planned before units are marketed, not after.

Conclusion and Recommendation

Whitewater has present demand drivers: a university anchor, workforce and downsizer demand, and a documented shortfall in rental and ownership housing. However, the local price ceiling (\$240,000 to \$390,000) does not currently support the cost of new condo construction on a raw site, and new federal condo-financing rules add meaningful complexity for a small, newly-formed association.

Taken together, staff's preliminary conclusion is that condominium development could be viable in Whitewater, but only in small, limited quantities that match realistic local absorption, historically a handful of condo sales per month. A project kept at or below 10 units, to preserve the expanded financing-review waiver, sited where infrastructure costs are already minimized, and paired with early attention to HOA reserve and insurance structuring, represents the version of this product most likely to succeed. A larger, speculative condo development is not supported by current comparable sales or cost data. Staff recommends treating any condo proposal that comes before the CDA or Council with this scale and structure in mind.



Plan & Architectural Review Meeting

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190
*In Person and Virtual

Monday, July 13, 2026 - 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:00 p.m.

ROLL CALL

PRESENT

Chairman, Councilmember Neil Hicks
Board Member Bruce Parker
Board Member Marjorie Stoneman
Board Member Carol McCormick
Vice Chairman Lynn Binnie
Board Member Sherry Stanek

ABSENT

Board Member Tom Miller
Common Council Representative Gavin Kelleher

STAFF

Mason Becker, Community Development Director
Aftin Hill, Zoning Administrator designee
Llana Dostie, Zoning Specialist
Brad Marquardt, Director of Public Works

APPROVAL OF AGENDA

A committee member can choose to remove an item from the agenda or rearrange its order; however, introducing new items to the agenda is not allowed. Any proposed changes require a motion, a second, and approval from the Committee to be implemented. The agenda shall be approved at each meeting even if no changes are being made at that meeting.

Hicks requested that item number 10 be moved prior to item number 6.

Motion to approved agenda with the requested change.

Motion made by Vice Chairman Binnie, Seconded by Board Member Stanek.
Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Stoneman, Board Member McCormick, Vice Chairman Binnie, Board Member Stanek

HEARING OF CITIZEN COMMENTS

No formal Plan Commission action will be taken during this meeting although issues raised may become a part of a future agenda. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Committee discusses that particular item.

None

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any commission member requests that an item be removed for individual consideration.

1. Approval of June 1, 2026 Special Meeting Minutes.

Motion made by Board Member McCormick, Seconded by Board Member Stanek.

Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Stoneman, Board Member McCormick, Vice Chairman Binnie, Board Member Stanek

2. Approval of June 8, 2026 Minutes

Motion made by Board Member McCormick, Seconded by Board Member Stanek.

Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Stoneman, Board Member McCormick, Vice Chairman Binnie, Board Member Stanek

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

3. Discussion and recommendation to Common Council the vacation of the public platted unnamed alley west of North Jefferson Street, North of East Main Street and South of East North Street.

Brad Marquardt, Public Works Director provided a background as to why the vacation of the alley is being requested.

Motion to recommend to Common Council the vacation of the public platted unnamed alleyway.

Motion made by Board Member Stanek, Seconded by Board Member Parker.

Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Stoneman, Board Member McCormick, Vice Chairman Binnie, Board Member Stanek

4. Discussion and possible approval for a Conditional Use Permit and Site Plan Review for Dan Legge for a detached garage of 2,263.2 square feet. Located at 212 South Esterly Street-Parcel #: /A288100003.

Board Member Hicks recused himself from this matter.

Zoning Administrator Designee Hill provided a background of the application.

Randall Aschbrenner, Project Manager Legge Construction provided a background to the owner's plans for the structure.

Motion to deny the conditional use for the 2,263 square foot detached garage due to the size and would set a precedent.

Motion made by Board Member Stanek, Seconded by Board Member McCormick.
Voting Yea: Board Member Parker, Board Member Stoneman, Board Member McCormick, Vice Chairman Binnie, Board Member Stanek
Voting Abstaining: Chairman, Councilmember Hicks

5. Discussion and possible approval of a Conditional Use Permit for Danielle Parsell d/b/a Flowing Well Saloon for alcohol by the drink. Located at 132 West Center Street. Parcel Id # /OT 00065.

Zoning Administrator Designee Hill provided a background to the application.

Board member McCormick had a question about the site plan.

Applicant answered the question.

Zoning Specialist Dostie answered question regarding entertainment license. And provided background that owner drew site plan.

Motion to approved Conditional use for alcohol by the drink.

Motion made by Board Member Parker, Seconded by Board Member McCormick.
Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Stoneman, Board Member McCormick, Vice Chairman Binnie, Board Member Stanek

CONSIDERATION/DISCUSSION/REPORTS

6. Review and Discuss a concept plan for Seven Brew Coffee to be located at the former Bicyclewise location at 1155 W Main Street. Tax Parcel # /L 00007.

Zoning Administrator Designee Hill provided a background as to the concept plan application.

John Thorsen the developer, Elm Grove, Jonathan and Kayla Lipncot answered Board member questions.

Board asked the applicant to look at landscaping, snow removal and traffic study.

7. Discussion and Possible Approval for an Amended Site Plan Review for parking lot modifications for Lavelle Industries. Located at 1215 N Universal Blvd, Parcel # /A521000001.

Zoning Administrator Designee Hill provided a background to the application. The applicant's site plan was previously approved; this is just an amendment.

Jacob Breckler provided additional information and answered Board member questions.

Motion to approve amended site plan with planner's recommendations.

Motion made by Board Member Stanek, Seconded by Board Member Parker.
Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Stoneman, Board Member McCormick, Vice Chairman Binnie, Board Member Stanek

8. Review and Discuss with Attorney Steven Cheseboro regarding limitations relating to site visitation and role of commission members.

Attorney Cheseboro provided information regarding site visits and answered board member questions.

Parker read off his google search regarding plan commission members and site visits and what is allowed.

Board members asked further questions and comments.

Community Development Director Becker stated staff could come up with a notification for all agendas and bring back to the board at a future meeting.

9. Review, discuss and direct staff regarding Policy for Preliminary and Final Certified Survey Maps.

Zoning Specialist Dostie provided a background as to the policy creation.

David Stone commented on a concern as to some of the wording within the policy.

Zoning Specialist Dostie stated that the concern regarding some of the approval language would be reworded.

10. Review and Discuss the notification of an application to Landmark the Stone Stable, located in Municipal Parking Lot A.

Zoning Specialist Dostie provided a background that the Landmarks commission has received an application to landmark the Stone Stable. It is City owned property and Plan Commission is one of the bodies that needs notification of the public hearing.

FUTURE AGENDA ITEMS

NEXT MEETING DATE AUGUST 10, 2026.

ADJOURNMENT

Meeting adjourned at 7:30 p.m.

Motion made by Board Member Stanek, Seconded by Board Member Parker.

Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Stoneman, Board Member McCormick, Vice Chairman Binnie, Board Member Stanek



Jeremiah Thomas
Comptroller
P.O. Box 690
Whitewater, WI 53190

PHONE: (262) 473-1381
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Email: jthomas@whitewater-wi.gov
WEBSITE: www.whitewater-wi.gov

TO: City Manager and Common Council Members

FROM: Jeremiah Thomas, Comptroller

RE: July 2026 Financial Statements

DATE: August 13, 2026

Attached are the following financial statements/summary information:

1. Manual Check Totals by Fund
2. Manual Check Detail
3. Summary of Cash/Investment Balance and Fund Balance for all funds
4. Summary of Investment Balances – All Funds
5. General Fund – Fund #100
6. Water Utility – Fund #610
7. Wastewater Utility – Fund #620
8. Storm Water Utility – Fund #630

If you have any questions, please do not hesitate to contact me.

**CITY OF WHITEWATER
BALANCE SHEET
JULY 31, 2026**

GENERAL FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
100-11100 CASH	(1,240,199.61)	(189,128.76)	2,147,959.09	907,759.48
100-11150 PETTY CASH	1,450.00	.00	(150.00)	1,300.00
100-11300 INVESTMENTS	1,111,202.34	3,261.01	22,417.90	1,133,620.24
100-11301 LGIP-INVESTMENTS	2,648,095.36	8,548.99	65,799.72	2,713,895.08
100-12100 TAXES RECEIVABLE - CURRENT Y	7,743,599.00	.00	(5,446,462.24)	2,297,136.76
100-12300 TAXES RECEIVABLE/DELINQUENT	85.02	.00	.00	85.02
100-12400 DELINQUENT SPECIALS-A/R	6,373.86	(195.93)	2,182.85	8,556.71
100-12623 SPECIAL ASSESSMENTS/SEWER	168,161.43	.00	.00	168,161.43
100-12624 SPECIAL ASSESSMENTS/WATER	9,021.12	.00	.00	9,021.12
100-12625 A/R - WEEDS	165.00	165.00	55.00	220.00
100-12626 A/R - SNOW	.00	(94.88)	94.88	94.88
100-12627 A/R - MISC	8,669.22	420.86	(779.14)	7,890.08
100-13100 AMBULANCE RECEIVABLE	(1,232.33)	.00	.00	(1,232.33)
100-13102 ACCOUNTS REC-WW SCHOOL DIST	.00	43,535.10	43,535.10	43,535.10
100-13104 A/R-ENG,PLAN,DESIGN,MISC SER	176.40	180.00	680.00	856.40
100-13105 ACCOUNTS REC-UW WHITEWATER	45,000.00	.00	(45,000.00)	.00
100-13106 ACCOUNTS RECEIVABLE-OTHER	63,644.96	(54.00)	(63,644.96)	.00
100-13120 A/R--MOBILE HOMES	.00	(7,410.71)	37,053.10	37,053.10
100-13122 A/R--TOTERS	50.00	(25.00)	75.00	125.00
100-13125 A/R--FALSE ALARMS	600.00	.00	(400.00)	200.00
100-13132 A/R--STREET LIGHTS	1,067.00	5,766.98	6,467.44	7,534.44
100-13134 A/R--SIGNAL DAMAGE	.00	394.26	1,106.53	1,106.53
100-13138 A/R--TREE DAMAGE	907.00	.00	1,061.68	1,968.68
100-13150 A/R-TREASURER	200.00	.00	100.00	300.00
100-13170 A/R--RE-INSPECTION FEES	600.00	50.00	3,250.00	3,850.00
100-13199 UNAPPLIED ACCOUNTS REC V	(160.41)	.00	.41	(160.00)
100-13300 INTEREST REC-LEASES GASB 87	772.43	.00	.00	772.43
100-13310 ST LEASE RECEIVABLE GASB 87	52,386.66	.00	.00	52,386.66
100-13350 LT LEASE RECEIVABLE GASB 87	187,147.86	.00	.00	187,147.86
100-13500 REC DESK RECEIVABLE	(30,770.87)	15,216.13	(5,575.14)	(36,346.01)
100-15200 DUE FROM FD 250 FORESTRY	12,115.99	.00	(12,115.99)	.00
100-15202 DUE FROM FD 235 RIDE SHARE	200,948.65	.00	(200,948.65)	.00
100-15204 DUE FROM FD 200 CABLE T.V.	3,267.97	.00	(3,267.97)	.00
100-15205 DUE FROM FD 900 & 910 CDA	13,787.23	55,636.06	41,848.83	55,636.06
100-15211 DUE FROM FD 280 STREET REPAIR	60,691.48	.00	(60,691.48)	.00
100-15219 DUE FROM FD 219 AQUA CTR CAPTL	45,484.07	.00	(45,484.07)	.00
100-15272 DUE FROM FD 272 LAKES IMPRV	379.30	.00	(379.30)	.00
100-15400 DUE FROM FD 450 CIP FUND	535,024.63	.00	(535,024.63)	.00
100-15410 DUE FROM TID 10,11,12,13,14	168,838.61	.00	(168,838.61)	.00
100-15601 DUE FROM FD 610 WATER UTILITY	12,935.00	.00	.00	12,935.00
100-15800 DUE FROM FD 800 TAX COLLECTION	60,155.82	.00	(60,155.81)	.01
100-15801 DUE FROM FD 800 TAX INTEREST	7,202.38	.00	(7,202.38)	.00
100-15803 DUE FROM FD 216 POLICE VEH	128,369.06	.00	(128,369.06)	.00
100-15807 DUE FROM FD 295 POLICE TRUST	.00	309.50	309.50	309.50
100-15815 DUE FROM FD 850 FIRE & RESCUE	12,501.00	.00	(12,501.00)	.00
100-16100 PREPAID HEALTH INSURANCE PREM	(146,121.22)	(9,253.83)	(37,998.34)	(184,119.56)
100-16500 PREPAID POSTAGE	292.33	1,071.74	(236.56)	55.77
100-16600 PREPAID FUEL	4,051.67	(1,478.52)	(6,655.70)	(2,604.03)
100-16700 PREPAID PROFESSIONAL SVCS	26,204.38	.00	.00	26,204.38
TOTAL ASSETS	11,923,139.79	(73,086.00)	(4,467,884.00)	7,455,255.79

LIABILITIES AND EQUITY

CITY OF WHITEWATER
BALANCE SHEET
JULY 31, 2026

GENERAL FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>LIABILITIES</u>				
100-21100 ACCOUNTS PAYABLE	222,836.00	.00 (	222,836.00)	.00
100-21106 WAGES CLEARING	263,003.62	.00 (	263,003.62)	.00
100-21511 SOCIAL SECURITY TAXES PAYABL	(12,654.18)	.00	.00 (	12,654.18)
100-21513 WIS WITHHOLDING TAX PAYABLE	12,655.18	.00	.00	12,655.18
100-21520 WIS RETIREMENT PAYABLE	132,469.34	66,070.29	62,546.19	195,015.53
100-21531 LIFE INSURANCE PAYABLE	186.70	11.27 (	65.48)	121.22
100-21532 WORKERS COMP PAYABLE	36,856.46	18,734.83 (	65,754.85)	(28,898.39)
100-21550 UNION DUES DEDUCTION PAYABLE	.00	.00 (	1.00)	(1.00)
100-21575 FLEXIBLE SPENDING-125-MEDICAL	30,973.50	1,114.60 (	3,848.40)	27,125.10
100-21576 FLEX SPEND-125-DEPENDENT CARE	4,812.20 (	2,050.56)	2,360.97	7,173.17
100-21585 DENTAL & VISION INS PAYABLE	434.00	390.45	140.99	574.99
100-21590 OTHER DEDUCTIONS PAYABLE	(622.80)	253.80	622.80	.00
100-21660 DEPOSITS-STREET OPENING PERMIT	3,650.00	.00	1,150.00	4,800.00
100-21680 DEPOSITS-FACILITY RENTALS	6,190.60 (	600.00)	2,219.63	8,410.23
100-21690 MUNICIPAL COURT LIABILITY	(1,296.41)	(5,778.12)	2,689.48	1,393.07
100-23125 DOT- LICENSE RENEW PAYABLE	633.75	795.00	605.00	1,238.75
100-24213 SALES TAX DUE STATE	1,019.30 (	215.61)	158.78	1,178.08
100-25212 DUE TO FD 295 POLICE TRUST	(898.96)	.00	898.96	.00
100-25601 DUE TO FD 610 WATER UTILITY	14,924.98	.00 (	14,924.98)	.00
100-25800 DUE TO FD 810 RESCUE/HOSPITAL	268.00	.00 (	268.00)	.00
100-26100 ADVANCE INCOME	7,743,599.00	.00 (	5,319,569.64)	2,424,029.36
100-26200 DEFERRED SPECIAL ASSESSMENTS	177,182.55	.00	.00	177,182.55
100-26500 DEF INFLOW OF RESOURCES LEASES	257,585.38	.00	.00	257,585.38
TOTAL LIABILITIES	8,893,808.21	78,725.95 (	5,816,879.17)	3,076,929.04
<u>FUND EQUITY</u>				
100-34300 FUND BALANCE	3,029,331.58	.00	.00	3,029,331.58
UNAPPROPRIATED FUND BALANCE:				
REVENUE OVER EXPENDITURES - YTD	.00 (	151,811.95)	1,348,995.17	1,348,995.17
BALANCE - CURRENT DATE	.00 (	151,811.95)	1,348,995.17	1,348,995.17
TOTAL FUND EQUITY	3,029,331.58 (	151,811.95)	1,348,995.17	4,378,326.75
TOTAL LIABILITIES AND EQUITY	11,923,139.79 (	73,086.00)	(4,467,884.00)	7,455,255.79

**CITY OF WHITEWATER
BALANCE SHEET
JULY 31, 2026**

WATER UTILITY FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
610-11100 CASH-COMBINED	183,342.74	3,215,676.31	2,766,391.28	2,949,734.02
610-11310 SOURCE OF SUPPLY - LAND	76,703.91	.00	.00	76,703.91
610-11311 STRUCTURES & IMPROVEMENTS	1,119,652.70	.00	.00	1,119,652.70
610-11314 WELLS	366,520.36	.00	.00	366,520.36
610-11316 SUPPLY MAINS	17,028.80	.00	.00	17,028.80
610-11321 PUMPING PLANT/STRUCTURES	107,481.74	.00	.00	107,481.74
610-11325 ELECTRIC PUMPING EQUIPMENT	281,250.49	.00	.00	281,250.49
610-11326 DIESEL PUMPING EQUIPMENT	51,850.78	.00	.00	51,850.78
610-11328 OTHER PUMPING EQUIPMENT	27,830.00	.00	.00	27,830.00
610-11331 WATER TREATMENT - STRUCTURES	155,594.35	.00	.00	155,594.35
610-11332 WATER TREATMENT - EQUIPMENT	692,449.35	.00	.00	692,449.35
610-11340 TRANSMISSION - LAND	897.98	.00	.00	897.98
610-11342 RESERVOIRS & STANDPIPES	2,983,139.90	.00	.00	2,983,139.90
610-11343 MAINS	11,244,073.97	.00	.00	11,244,073.97
610-11345 SERVICES	1,510,647.50	.00	.00	1,510,647.50
610-11346 METERS	930,746.41	.00	.00	930,746.41
610-11348 HYDRANTS	1,251,287.71	.00	.00	1,251,287.71
610-11389 GENERAL PLANT - LAND	146,904.44	.00	.00	146,904.44
610-11390 GENERAL PLANT - STRUCTURES	102,032.15	.00	.00	102,032.15
610-11392 TRANSPORTATION EQUIPMENT	285,846.98	.00	.00	285,846.98
610-11396 POWER OPERATED EQUIPMENT	431,706.23	.00	.00	431,706.23
610-11397 COMMUNICATION EQUIPMENT	9,348.00	.00	.00	9,348.00
610-11398 MISC EQUIPMENT	136,967.92	.00	.00	136,967.92
610-11399 COMPUTER EQUIPMENT	23,150.21	.00	.00	23,150.21
610-11400 SCADA EQUIPMENT	158,555.00	.00	.00	158,555.00
610-12313 CIAC-RESERVOIRS & STANDPIPES	435,134.00	.00	.00	435,134.00
610-12314 CIAC-WELLS	219,029.00	.00	.00	219,029.00
610-12321 CIAC-STRUCTURES/IMPROVEMENTS	405,058.00	.00	.00	405,058.00
610-12325 CIAC-ELECTRIC PUMPING EQUIP	298,014.15	.00	.00	298,014.15
610-12331 CIAC-TREATMENT STRUCTURES	215,280.00	.00	.00	215,280.00
610-12332 CIAC-TREATMENT EQUIPMENT	814,786.00	.00	.00	814,786.00
610-12343 CIAC-MAINS	4,557,920.85	.00	.00	4,557,920.85
610-12345 CIAC-SERVICES	832,624.35	.00	.00	832,624.35
610-12348 CIAC-HYDRANTS	506,502.64	.00	.00	506,502.64
610-12400 SPECIAL ASSESS RECEIVABLE	2,198.61	.00	.00	2,198.61
610-13120 CASH-CIP/CONSTRUCTION FUND	134,563.17	.00	.00	134,563.17
610-13121 CASH-OPERATING FUND	(313,326.53)	3,215,676.31	2,766,391.28	2,453,064.75
610-13122 CASH-OFFSET	(183,342.74)	(3,215,676.31)	(2,766,391.28)	(2,949,734.02)
610-13125 CASH-DEBT SVC RESERVE	362,106.10	.00	.00	362,106.10
610-13200 INVEST-OPERATING FUND	490,729.87	1,440.13	9,900.22	500,630.09
610-13240 INVEST-DEBT SVC RESERVE	370,988.58	1,088.73	7,484.50	378,473.08
610-13250 LGIP INVESTMENT	732,866.11	.00	(700,000.00)	32,866.11
610-14200 CUSTOMER ACCOUNTS RECEIVABLE	222,705.04	8,950.43	35,758.43	258,463.47
610-14210 SPECIAL ASSESSMENTS	44,774.92	.00	.00	44,774.92
610-14250 ACCOUNTS REC.-MISC/SERVICE	8,908.27	(8,600.00)	(7,459.14)	1,449.13
610-14530 DUE FROM GENERAL FUND	14,924.98	.00	(14,924.98)	.00
610-15000 INVENTORY	22,500.00	.00	.00	22,500.00
610-15500 CONST WORK IN PROGRESS	1,848,336.51	.00	.00	1,848,336.51
610-17100 INTEREST RECEIVABLE	25,186.22	.00	.00	25,186.22
610-19000 GASB 68-WRS NET PENSION ASSETS	(36,321.84)	.00	.00	(36,321.84)
610-19021 GASB 68-WRS DOR	218,732.19	.00	.00	218,732.19
610-19200 SHORT TERM LEASE RECEIVABLE	29,989.85	.00	.00	29,989.85
610-19250 LONG TERM LEASE RECEIVABLE	1,112,995.25	.00	.00	1,112,995.25
610-19500 ACCUM PROV/DEPR/UTILITY PLT	(6,618,087.76)	.00	.00	(6,618,087.76)
610-19501 ACCUM DEPR-CIAC-PRE 1/1/03	(2,430,314.57)	.00	.00	(2,430,314.57)

**CITY OF WHITEWATER
BALANCE SHEET
JULY 31, 2026**

WATER UTILITY FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
610-19502 ACCUM DEPR-CIAC-AFTER 1/1/03	(796,069.17)	.00	.00	(796,069.17)
610-19999 GASB 68-PENSION CLEARING ACCT	41,311.00	.00	.00	41,311.00
TOTAL ASSETS	25,885,712.67	3,218,555.60	2,097,150.31	27,982,862.98
<u>LIABILITIES AND EQUITY</u>				
<u>LIABILITIES</u>				
610-21100 ACCOUNTS PAYABLE	110,114.51	.00	(106,714.51)	3,400.00
610-23110 2014 GO-4.2M-3.00%	160,000.00	.00	.00	160,000.00
610-23121 2018 GO CORP PURP BD 6.54M	1,275,000.00	.00	.00	1,275,000.00
610-23122 2020 GO CORP 10YR-313K	125,200.00	.00	.00	125,200.00
610-23124 2020 GO CORP 5.195M-1.73M	1,360,000.00	.00	(80,000.00)	1,280,000.00
610-23125 2022B WATER/SEWER REV BD 8.19M	5,555,000.00	.00	.00	5,555,000.00
610-23127 2024B REVENUE BOND 1.365M	1,250,000.00	.00	.00	1,250,000.00
610-23128 2025 CWLF LOAN 5650-02	454,920.20	.00	.00	454,920.20
610-23200 WAGES CLEARING	30,408.14	.00	(30,408.14)	.00
610-23700 ACCRUED INTEREST PAYABLE	69,395.56	.00	.00	69,395.56
610-23800 ACCRUED VACATION	11,008.03	.00	.00	11,008.03
610-23810 ACCRUED SICK LEAVE	27,934.41	.00	.00	27,934.41
610-24530 DUE TO GENERAL FUND	12,935.00	.00	.00	12,935.00
610-26200 DEFERRED SA-UNTIL DEVELOPMENT	2,198.61	.00	.00	2,198.61
610-29000 PREMIUM ON DEBT	256,486.77	.00	.00	256,486.77
610-29011 GASB 68-WRS DIR	107,299.82	.00	.00	107,299.82
610-29500 DEF INFLOW OF RESOURCES LEASES	1,171,846.87	.00	.00	1,171,846.87
TOTAL LIABILITIES	11,979,747.92	.00	(217,122.65)	11,762,625.27
<u>FUND EQUITY</u>				
610-39160 UNAPPROP EARNED SURPLUS	11,803,702.88	.00	.00	11,803,702.88
610-39165 PSC UNAPPROP EARNED SURPLUS	59,200.00	.00	.00	59,200.00
610-39170 CAPITAL CONTRIB BY CITY-FBAL	2,043,061.87	.00	.00	2,043,061.87
UNAPPROPRIATED FUND BALANCE:				
REVENUE OVER EXPENDITURES - YTD	.00	3,218,555.60	2,314,272.96	2,314,272.96
BALANCE - CURRENT DATE	.00	3,218,555.60	2,314,272.96	2,314,272.96
TOTAL FUND EQUITY	13,905,964.75	3,218,555.60	2,314,272.96	16,220,237.71
TOTAL LIABILITIES AND EQUITY	25,885,712.67	3,218,555.60	2,097,150.31	27,982,862.98

**CITY OF WHITEWATER
BALANCE SHEET
JULY 31, 2026**

WASTEWATER UTILITY

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
620-11100 CASH-COMBINED CASH	1,454,498.58	1,687,183.19	793,417.09	2,247,915.67
620-11120 CASH-ERF-EQUIP REPLACE FUND	802,847.51	.00	.00	802,847.51
620-11150 CASH-CONNECTION FUND	40,128.00	.00	.00	40,128.00
620-11151 CASH-OPERATING FUND	611,523.07	1,687,183.19	793,417.09	1,404,940.16
620-11152 CASH-OFFSET	(1,454,498.58)	(1,687,183.19)	(793,417.09)	(2,247,915.67)
620-11300 INVEST-OPERATING FUND	1,935,853.69	(1,197,780.83)	(1,164,407.12)	771,446.57
620-11320 INVEST-ERF-SEWER EQUIP REPLACE	1,633,988.77	4,795.21	32,964.84	1,666,953.61
620-11340 INVEST-DEBT SVC RESERVE	53,459.22	156.89	1,078.52	54,537.74
620-11350 INVEST-CONNECTION FUND	371,664.51	1,090.71	7,498.14	379,162.65
620-11360 INVEST-LGIP	974,916.21	.00	.00	974,916.21
620-14200 CUSTOMER ACCTS RECEIVABLES	417,496.43	37,138.88	(42,187.49)	375,308.94
620-14210 SPECIAL ASSESSMENTS REC	57,612.78	.00	.00	57,612.78
620-14588 DUE FROM TID 11	.00	1,200,000.00	1,200,000.00	1,200,000.00
620-15510 INTERCEPTOR MAINS	2,790,483.75	.00	.00	2,790,483.75
620-15511 STRUCTURES/IMPROVEMENTS	13,177,661.05	.00	.00	13,177,661.05
620-15512 PRELIMINARY TREATMENT EQUIP	2,641,890.01	.00	.00	2,641,890.01
620-15513 PRIMARY TREATMENT EQUIPMENT	759,906.02	.00	.00	759,906.02
620-15514 SECONDARY TREATMENT EQUIP	11,643,793.40	.00	.00	11,643,793.40
620-15515 ADVANCED TREATMENT EQUIP	1,862,640.38	.00	.00	1,862,640.38
620-15517 SLUDGE TRTMT/DISPOSAL EQUIP	5,216,676.41	.00	.00	5,216,676.41
620-15518 PLANT SITE PIPING	1,953,827.53	.00	.00	1,953,827.53
620-15519 FLOW METR/MONITOR EQUIP	155,894.40	.00	.00	155,894.40
620-15520 OUTFALL SEWER PIPES	232,935.89	.00	.00	232,935.89
620-15521 LAND	4,498,925.40	.00	.00	4,498,925.40
620-15522 FORCE SEWER MAINS	705,452.61	.00	.00	705,452.61
620-15523 COLLECTING SEWERS	15,029,229.72	.00	.00	15,029,229.72
620-15524 AERATION BASINS	148,434.16	.00	.00	148,434.16
620-15525 LIFT STATIONS	4,081,195.50	.00	.00	4,081,195.50
620-15526 OFFICE FURNITURE/EQUIPMENT	118,533.02	.00	.00	118,533.02
620-15527 TRANSPORTATION EQUIPMENT	438,713.71	.00	.00	438,713.71
620-15528 OTHER GENERAL EQUIPMENT	756,675.67	.00	.00	756,675.67
620-15531 COMPUTER EQUIPMENT	110,071.23	.00	.00	110,071.23
620-15532 STRUCTURES AND IMPROVEMENTS	651,581.15	.00	.00	651,581.15
620-15550 CONSTRUCTION WORK IN PROG	106,159.54	.00	.00	106,159.54
620-16100 ACCUM PROV FOR DEPRECIATION	(28,693,339.84)	.00	.00	(28,693,339.84)
620-19000 GASB 68-WRS NET PENSION ASSETS	(43,290.14)	.00	.00	(43,290.14)
620-19021 GASB 68-WRS DOR	260,692.65	.00	.00	260,692.65
620-19999 GASB 68-PENSION CLEARING ACCT	54,521.00	.00	.00	54,521.00
TOTAL ASSETS	45,558,754.41	1,732,584.05	828,363.98	46,387,118.39

LIABILITIES AND EQUITY

CITY OF WHITEWATER
BALANCE SHEET
JULY 31, 2026

WASTEWATER UTILITY

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>LIABILITIES</u>				
620-21010 ACCRUED INTEREST PAYABLE	77,564.33	.00	.00	77,564.33
620-21020 ACCRUED VACATION	14,573.83	.00	.00	14,573.83
620-21030 ACCRUED SICK LEAVE	45,085.70	.00	.00	45,085.70
620-21100 ACCOUNTS PAYABLE	264,693.04	.00 (	259,401.04)	5,292.00
620-21106 WAGES CLEARING	36,035.65	.00 (	36,035.65)	.00
620-21305 CWF 4558-2 PLANT IMP-2.1%	13,123,489.00	.00	.00	13,123,489.00
620-21310 CWF LOAN 4558-03	729,353.06	.00	.00	729,353.06
620-21320 CWF 4558-04 BIO-GAS BOILER	223,658.99	.00	.00	223,658.99
620-21360 2014 GO-4.280M-3.00%	65,000.00	.00	.00	65,000.00
620-21371 2018 GO CORP PURP BD 6.54M	1,020,000.00	.00	.00	1,020,000.00
620-21372 2020 GO CORP 10YR 133.5K	50,000.00	.00	.00	50,000.00
620-21374 2020 GO CORP 5.195M-1.795M WW	1,410,000.00	.00 (	85,000.00)	1,325,000.00
620-21375 2022B WATER/SEWER REV BD 8.19M	1,620,000.00	.00	.00	1,620,000.00
620-21376 2024B REVENUE BOND 1.365M	85,000.00	.00	.00	85,000.00
620-21377 2024 CWF LOAN 4558-09	1,588,225.14	.00	.00	1,588,225.14
620-26200 DEFERRED SA-UNTIL DEVELOPMENT	57,612.78	.00	.00	57,612.78
620-29000 PREMIUM ON DEBT	127,612.35	.00	.00	127,612.35
620-29011 GASB 68-WRS DIR	127,882.90	.00	.00	127,882.90
TOTAL LIABILITIES	20,665,786.77	.00 (	380,436.69)	20,285,350.08
<u>FUND EQUITY</u>				
620-34300 SURPLUS/FUND BALANCE	14,429,762.13	.00	.00	14,429,762.13
620-34310 EPA GRANT CONTRIBUTION-FBAL	7,092,068.43	.00	.00	7,092,068.43
620-34320 CAPITAL CONTRIB BY CITY-FBAL	1,508,238.25	.00	.00	1,508,238.25
620-34340 CONSTRUCTION AID CONTRIBS-FBAL	1,862,898.83	.00	.00	1,862,898.83
UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	1,732,584.05	1,208,800.67	1,208,800.67
BALANCE - CURRENT DATE	.00	1,732,584.05	1,208,800.67	1,208,800.67
TOTAL FUND EQUITY	24,892,967.64	1,732,584.05	1,208,800.67	26,101,768.31
TOTAL LIABILITIES AND EQUITY	45,558,754.41	1,732,584.05	828,363.98	46,387,118.39

CITY OF WHITEWATER
BALANCE SHEET
JULY 31, 2026

STORMWATER UTILITY FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
630-11100 CASH-COMBINED	(712,037.93)	1,746,673.97	1,559,996.12	847,958.19
630-14200 CUSTOMER ACCOUNTS RECEIVABLE	50,562.04	215.53	27,865.00	78,427.04
630-14250 ACCOUNTS REC.-MISC/SERVICE	17,000.00	.00	.00	17,000.00
630-15100 STORMWATER FIXED ASSETS	7,843,074.95	.00	.00	7,843,074.95
630-15150 MISC EQUIPMENT	294,998.00	.00	.00	294,998.00
630-15500 CONST WORK IN PROGRESS	153,696.82	.00	.00	153,696.82
630-19000 GASB 68-WRS NET PENSION ASSETS	(15,546.66)	.00	.00	(15,546.66)
630-19021 GASB 68-WRS DOR	93,624.06	.00	.00	93,624.06
630-19500 ACCUM PROV/DEPR/STORMWATER	(1,311,032.02)	.00	.00	(1,311,032.02)
630-19999 GASB 68-PENSION CLEARING ACCT	18,062.00	.00	.00	18,062.00
TOTAL ASSETS	6,432,401.26	1,746,889.50	1,587,861.12	8,020,262.38
<u>LIABILITIES AND EQUITY</u>				
<u>LIABILITIES</u>				
630-21100 ACCOUNTS PAYABLE	36,807.69	.00 (36,807.69)	.00	.00
630-22100 2012 GO NOTE-227K-2.58%	180,000.00	.00	.00	180,000.00
630-22200 2014 GO-4.280M-2.36%	280,000.00	.00	.00	280,000.00
630-22301 2018 GO CORP PURP BD 6.54M	560,000.00	.00	.00	560,000.00
630-22302 2020 GO CORP 5.195M-220K ST	170,000.00	.00 (10,000.00)	.00	160,000.00
630-22303 2022 A SERIES BOND 5.13M-965K	885,000.00	.00	.00	885,000.00
630-22304 2024A GO CORP PURP BD 350K	280,000.00	.00 (55,000.00)	.00	225,000.00
630-23200 WAGES CLEARING	11,616.06	.00 (11,616.06)	.00	.00
630-23700 ACCRUED INTEREST PAYABLE	14,358.13	.00	.00	14,358.13
630-23800 ACCRUED VACATION	5,688.43	.00	.00	5,688.43
630-23810 ACCRUED SICK LEAVE	44,683.96	.00	.00	44,683.96
630-29000 PREMIUM ON DEBT	69,105.36	.00	.00	69,105.36
630-29011 GASB 68-WRS DIR	45,926.57	.00	.00	45,926.57
TOTAL LIABILITIES	2,583,186.20	.00 (113,423.75)	2,469,762.45	
<u>FUND EQUITY</u>				
630-39160 SURPLUS/FUND BALANCE	1,652,928.30	.00	.00	1,652,928.30
630-39170 CAPITAL CONTRIB BY CITY-FBAL	1,726,849.73	.00	.00	1,726,849.73
630-39180 CONSTRUCTION AID CONTRIBS-FBAL	469,437.03	.00	.00	469,437.03
UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	1,746,889.50	1,701,284.87	1,701,284.87
BALANCE - CURRENT DATE	.00	1,746,889.50	1,701,284.87	1,701,284.87
TOTAL FUND EQUITY	3,849,215.06	1,746,889.50	1,701,284.87	5,550,499.93
TOTAL LIABILITIES AND EQUITY	6,432,401.26	1,746,889.50	1,587,861.12	8,020,262.38

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>TAXES</u>					
100-41110-00 LOCAL TAX LEVY	.00	5,319,569.64	5,864,269.34	544,699.70	90.7
100-41111-00 DEBT SERVICE TAX LEVY	.00	.00	1,879,329.66	1,879,329.66	.0
100-41140-00 MOBILE HOME FEES	.00	86,168.49	58,000.00	(28,168.49)	148.6
100-41210-00 ROOM TAX-GROSS AMOUNT	68,637.42	116,322.76	240,000.00	123,677.24	48.5
100-41320-00 IN LIEU-UNIV GARDEN & WW MANOR	.00	11,416.01	9,968.00	(1,448.01)	114.5
100-41800-00 INTEREST ON TAXES	.00	35,182.78	26,000.00	(9,182.78)	135.3
TOTAL TAXES	68,637.42	5,568,659.68	8,077,567.00	2,508,907.32	68.9
<u>SPECIAL ASSESSMENTS</u>					
100-42400-53 SNOW REMOVAL	.00	746.66	200.00	(546.66)	373.3
100-42500-53 FAILURE TO MOW FINES	275.00	275.00	300.00	25.00	91.7
TOTAL SPECIAL ASSESSMENTS	275.00	1,021.66	500.00	(521.66)	204.3
<u>INTERGOVERNMENTAL REVENUE</u>					
100-43410-00 SHARED REVENUE-UTILITY	57,875.07	57,875.07	385,834.00	327,958.93	15.0
100-43420-00 SHARED REVENUE-BASE	560,847.78	560,847.78	3,738,985.00	3,178,137.22	15.0
100-43520-52 LAW ENFORCEMENT TRNG REIMBURSE	4,995.15	8,229.25	.00	(8,229.25)	.0
100-43530-53 TRANSPORTATION AIDS	154,284.12	462,852.36	617,480.72	154,628.36	75.0
100-43531-52 STATE GRANT--PUBLIC SAFETY	.00	.00	225,000.00	225,000.00	.0
100-43540-52 UNIVERSITY-LEASE-PARKING	.00	.00	45,000.00	45,000.00	.0
100-43610-52 MSP-STATE UNIVERSITY SVCS PYMT	.00	305,734.62	305,615.00	(119.62)	100.0
100-43670-60 EXEMPT COMPUTER AID-FR STATE	16,330.36	16,330.36	16,330.00	(.36)	100.0
100-43670-61 PERSONAL PROPERTY AID	.00	20,142.62	110,877.09	90,734.47	18.2
100-43745-52 WUSD-JUVENILE OFFICIER	43,535.10	85,406.68	95,000.00	9,593.32	89.9
100-43760-00 WEIGHTS & MEASURES RECOVERY	.00	.00	3,000.00	3,000.00	.0
100-43765-00 REIMB-HIST SOC-DEPOT-EL/GAS	.00	1,762.57	1,800.00	37.43	97.9
100-43767-52 REIMB-BADGERNET-FORT ATKINSON	.00	2,480.00	2,480.00	.00	100.0
TOTAL INTERGOVERNMENTAL REVENUE	837,867.58	1,521,661.31	5,547,401.81	4,025,740.50	27.4

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>LICENSES & PERMITS</u>					
100-44110-51 LIQUOR & BEER	1,930.00	39,475.00	21,000.00	(18,475.00)	188.0
100-44120-51 CIGARETTE	.00	1,070.00	1,000.00	(70.00)	107.0
100-44122-51 BEVERAGE OPERATORS	107.00	2,125.00	4,500.00	2,375.00	47.2
100-44200-51 MISC. LICENSES	107.00	2,091.00	3,000.00	909.00	69.7
100-44300-53 BLDG/ZONING PERMITS	8,757.40	68,369.35	325,000.00	256,630.65	21.0
100-44310-53 ELECTRICAL PERMITS	2,015.00	9,167.53	22,000.00	12,832.47	41.7
100-44320-53 PLUMBING PERMITS	1,010.64	17,573.45	179,537.00	161,963.55	9.8
100-44330-53 HVAC PERMITS	898.64	19,373.70	177,813.00	158,439.30	10.9
100-44340-53 STREET OPENING PERMITS	.00	150.00	400.00	250.00	37.5
100-44350-53 SIGN PERMITS	250.00	3,415.00	2,800.00	(615.00)	122.0
100-44370-51 WATERFOWL PERMITS	60.00	60.00	900.00	840.00	6.7
100-44900-51 MISC PERMITS	350.00	14,377.60	15,000.00	622.40	95.9
TOTAL LICENSES & PERMITS	15,485.68	177,247.63	752,950.00	575,702.37	23.5
<u>FINES & FORFEITURES</u>					
100-45110-52 ORDINANCE VIOLATIONS	20,899.23	142,913.89	210,000.00	67,086.11	68.1
100-45113-52 MISC COURT RESEARCH FEE	.00	125.88	50.00	(75.88)	251.8
100-45114-52 VIOLATIONS PAID-OTHER AGENCIES	.00	150.00	.00	(150.00)	.0
100-45130-52 PARKING VIOLATIONS	3,091.19	53,307.65	62,000.00	8,692.35	86.0
100-45135-53 REFUSE/RECYCLING TOTES FINES	50.00	225.00	1,500.00	1,275.00	15.0
100-45145-53 RE-INSPECTION FINES	625.00	6,270.00	18,000.00	11,730.00	34.8
TOTAL FINES & FORFEITURES	24,665.42	202,992.42	291,550.00	88,557.58	69.6
<u>PUBLIC CHARGES FOR SERVICE</u>					
100-46110-51 CLERK	.00	.00	50.00	50.00	.0
100-46120-51 TREASURER	400.00	3,601.60	4,000.00	398.40	90.0
100-46220-52 FALSE ALARM FINES	100.00	1,200.00	2,000.00	800.00	60.0
100-46310-53 DPW MISC REVENUE	6,682.10	13,717.15	20,000.00	6,282.85	68.6
100-46311-53 SALE OF MATERIALS	112.52	595.48	100.00	(495.48)	595.5
100-46350-51 CITY PLANNER-SERVICES	385.00	2,352.50	3,000.00	647.50	78.4
100-46743-51 FACILITY RENTALS	1,180.50	25,695.88	27,000.00	1,304.12	95.2
100-46746-55 SPECIAL EVENT FEES	.00	50.00	.00	(50.00)	.0
TOTAL PUBLIC CHARGES FOR SERVICE	8,860.12	47,212.61	56,150.00	8,937.39	84.1

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>MISCELLANEOUS REVENUE</u>					
100-48100-00 INTEREST INCOME	31,413.31	201,319.97	544,070.00	342,750.03	37.0
100-48200-00 LONG TERM RENTALS	1,300.00	9,100.00	22,800.00	13,700.00	39.9
100-48210-55 RENTAL INCOME	.00	.00	1,000.00	1,000.00	.0
100-48220-55 DEPOSITS-FORFEITED	100.00	100.00	.00	(100.00)	.0
100-48300-55 PROP SALES-AUCTION PROCEEDS	2,025.00	2,805.00	.00	(2,805.00)	.0
100-48410-00 WORKERS COMP-RETURN PREMIUM	.00	3,384.00	.00	(3,384.00)	.0
100-48415-00 RESTITUTION-DAMAGES	62.94	275.99	4,000.00	3,724.01	6.9
100-48420-00 INSURANCE DIVIDEND	.00	29,515.00	35,000.00	5,485.00	84.3
100-48520-55 DONATIONS-PARK & REC	1,100.00	1,100.00	.00	(1,100.00)	.0
100-48535-00 P CARD REBATE REVENUE	.00	13,879.84	40,000.00	26,120.16	34.7
100-48546-55 MISC GRANT INCOME	.00	.00	5,000.00	5,000.00	.0
100-48600-00 MISC REVENUE-NON RECURRING	.00	14,795.27	.00	(14,795.27)	.0
100-48700-00 WATER UTILITY TAXES	.00	.00	385,000.00	385,000.00	.0
TOTAL MISCELLANEOUS REVENUE	36,001.25	276,275.07	1,036,870.00	760,594.93	26.7
<u>OTHER FINANCING SOURCES</u>					
100-49260-00 TRANSFER FROM 610 WATER	.00	.00	8,500.00	8,500.00	.0
100-49261-00 TRANSFER FROM 620 WASTEWATER	.00	.00	12,500.00	12,500.00	.0
100-49265-00 TRANSFER FROM 630 STORMWATER	.00	.00	8,500.00	8,500.00	.0
100-49266-00 GIS TRANSFER-UTILITIES	.00	.00	16,260.00	16,260.00	.0
100-49267-00 TRANSFER FROM 208 PARKING	.00	.00	30,000.00	30,000.00	.0
100-49290-00 TRANSFER IN FROM OTHER FUNDS	.00	.00	50,400.00	50,400.00	.0
TOTAL OTHER FINANCING SOURCES	.00	.00	126,160.00	126,160.00	.0
TOTAL FUND REVENUE	991,792.47	7,795,070.38	15,889,148.81	8,094,078.43	49.1

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
	<u>LEGISLATIVE</u>					
100-51100-111	SALARIES/PERMANENT	2,903.24	12,226.63	25,734.08	13,507.45	47.5
100-51100-114	WAGES/PART-TIME/PERMANENT	2,100.00	13,575.04	25,956.00	12,380.96	52.3
100-51100-150	MEDICARE TAX/CITY SHARE	74.94	430.55	780.25	349.70	55.2
100-51100-151	SOCIAL SECURITY/CITY SHARE	320.12	1,838.88	3,336.22	1,497.34	55.1
100-51100-152	RETIREMENT	209.04	977.85	1,852.85	875.00	52.8
100-51100-153	HEALTH INSURANCE	160.00	1,080.00	1,920.00	840.00	56.3
100-51100-154	HRA-LIFE STYLE ACCT EXPENSE	.00	100.00	200.00	100.00	50.0
100-51100-155	WORKERS COMPENSATION	7.00	39.16	71.81	32.65	54.5
100-51100-156	LIFE INSURANCE	.00	1.95	17.93	15.98	10.9
100-51100-220	COMMUNITY RECOGNITION GALA	82.05	3,597.12	10,000.00	6,402.88	36.0
100-51100-295	CODIFICATION OF ORDINANCES	.00	1,740.23	3,000.00	1,259.77	58.0
100-51100-310	OFFICE & OPERATING SUPPLIES	.00	138.99	.00	(138.99)	.0
100-51100-320	PUBLICATION-MINUTES	713.06	3,791.32	4,000.00	208.68	94.8
100-51100-715	TOURISM COMMITTEE-ROOM TAX	.00	33,379.74	168,000.00	134,620.26	19.9
100-51100-720	DOWNTOWN WHITEWATER GRANT	.00	.00	25,000.00	25,000.00	.0
	TOTAL LEGISLATIVE	6,569.45	72,917.46	269,869.14	196,951.68	27.0
	<u>CONTINGENCIES</u>					
100-51110-910	COST REALLOCATIONS	.00	8,123.50	.00	(8,123.50)	.0
	TOTAL CONTINGENCIES	.00	8,123.50	.00	(8,123.50)	.0
	<u>COURT</u>					
100-51200-111	SALARIES/PERMANENT	7,000.05	36,228.54	62,225.25	25,996.71	58.2
100-51200-112	BALIFF WAGES & OVERTIME	393.03	1,883.02	2,500.00	616.98	75.3
100-51200-150	MEDICARE TAX/CITY SHARE	105.53	585.25	943.23	357.98	62.1
100-51200-151	SOCIAL SECURITY/CITY SHARE	451.21	2,502.57	4,033.12	1,530.55	62.1
100-51200-152	RETIREMENT	330.11	1,889.26	2,961.83	1,072.57	63.8
100-51200-153	HEALTH INSURANCE	.00	37.85	18,740.59	18,702.74	.2
100-51200-154	HRA-LIFE STYLE ACCT EXPENSE	.00	.00	2,325.00	2,325.00	.0
100-51200-155	WORKERS COMPENSATION	16.82	90.37	87.84	(2.53)	102.9
100-51200-156	LIFE INSURANCE	.00	9.95	10.44	.49	95.3
100-51200-211	PROFESSIONAL DEVELOPMENT	.00	.00	500.00	500.00	.0
100-51200-214	FINANCIAL/BONDING SERVICES	.00	.00	100.00	100.00	.0
100-51200-219	OTHER PROFESSIONAL SERVICES	120.00	834.48	1,000.00	165.52	83.5
100-51200-224	SOFTWARE/HARDWARE MAINTENANCE	1,156.15	11,296.33	13,698.00	2,401.67	82.5
100-51200-225	TELECOM/INTERNET/COMMUNICATION	37.85	217.98	867.17	649.19	25.1
100-51200-293	PRISONER CONFINEMENT	110.00	1,210.00	500.00	(710.00)	242.0
100-51200-310	OFFICE & OPERATING SUPPLIES	105.82	1,052.50	2,000.00	947.50	52.6
100-51200-320	SUBSCRIPTIONS/DUES	.00	905.00	1,000.00	95.00	90.5
100-51200-330	TRAVEL EXPENSES	.00	22.08	500.00	477.92	4.4
	TOTAL COURT	9,826.57	58,765.18	113,992.47	55,227.29	51.6

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>LEGAL</u>					
100-51300-111 SALARIES/PERMANENT	12,015.04	57,472.49	104,102.65	46,630.16	55.2
100-51300-150 MEDICARE TAX/CITY SHARE	165.07	728.20	1,516.59	788.39	48.0
100-51300-151 SOCIAL SECURITY/CITY SHARE	705.79	3,113.75	6,484.74	3,370.99	48.0
100-51300-152 RETIREMENT	850.38	3,790.91	7,318.99	3,528.08	51.8
100-51300-153 HEALTH INSURANCE	2,040.64	13,264.16	24,487.70	11,223.54	54.2
100-51300-154 HRA-LIFE STYLE ACCT EXPENSE	.00	.00	2,450.00	2,450.00	.0
100-51300-155 WORKERS COMPENSATION	.00	.00	141.22	141.22	.0
100-51300-156 LIFE INSURANCE	.00	5.50	.00	(5.50)	.0
100-51300-166 BENEFITS-HRA-CITY ATTORNEY	34.33	3,836.25	.00	(3,836.25)	.0
100-51300-211 PROFESSIONAL DEVELOPMENT	58.00	458.00	750.00	292.00	61.1
100-51300-219 UNION & OUTSIDE ATTORNEY	.00	2,486.92	8,000.00	5,513.08	31.1
100-51300-224 SOFTWARE/HARDWARE MAINTENANCE	549.48	3,451.45	10,855.00	7,403.55	31.8
100-51300-310 OFFICE & OPERATING SUPPLIES	.74	2,345.02	2,000.00	(345.02)	117.3
100-51300-320 SUBSCRIPTIONS/DUES	634.00	634.00	850.00	216.00	74.6
100-51300-330 TRAVEL EXPENSES	64.00	64.00	1,000.00	936.00	6.4
TOTAL LEGAL	17,117.47	91,650.65	169,956.89	78,306.24	53.9
<u>GENERAL ADMINISTRATION</u>					
100-51400-111 SALARIES/PERMANENT	31,054.03	141,197.96	264,137.91	122,939.95	53.5
100-51400-150 MEDICARE TAX/CITY SHARE	463.90	2,343.41	4,063.63	1,720.22	57.7
100-51400-151 SOCIAL SECURITY/CITY SHARE	1,983.73	10,020.55	17,375.50	7,354.95	57.7
100-51400-152 RETIREMENT	2,197.60	10,886.40	18,776.01	7,889.61	58.0
100-51400-153 HEALTH INSURANCE	1,264.00	8,567.40	14,592.00	6,024.60	58.7
100-51400-154 HRA-LIFE STYLE ACCT EXPENSE	.00	908.91	1,520.00	611.09	59.8
100-51400-155 WORKERS COMPENSATION	43.14	210.68	361.83	151.15	58.2
100-51400-156 LIFE INSURANCE	.00	38.38	98.08	59.70	39.1
100-51400-211 PROFESSIONAL DEVELOPMENT	275.00	9,839.12	4,250.00	(5,589.12)	231.5
100-51400-217 CONTRACTUAL/PROFESSIONAL SVCS	8,194.62	28,494.33	25,000.00	(3,494.33)	114.0
100-51400-219 ASSESSOR SERVICES	3,250.00	22,750.00	33,000.00	10,250.00	68.9
100-51400-224 SOFTWARE/HARDWARE MAINTENANCE	959.93	2,370.99	9,616.00	7,245.01	24.7
100-51400-225 TELECOM/INTERNET/COMMUNICATION	111.16	584.71	2,247.17	1,662.46	26.0
100-51400-310 OFFICE & OPERATING SUPPLIES	5,100.68	18,027.77	23,000.00	4,972.23	78.4
100-51400-312 BREAK ROOM SUPPLIES	180.44	636.40	750.00	113.60	84.9
100-51400-320 SUBSCRIPTIONS/DUES	1,307.96	4,931.05	8,000.00	3,068.95	61.6
100-51400-325 PUBLIC ED--CUSTOMER SERVICE	.00	250.90	215.00	(35.90)	116.7
100-51400-330 TRAVEL EXPENSES	330.24	655.39	6,000.00	5,344.61	10.9
100-51400-790 HR CELEBRATIONS/AWARDS	3,162.08	6,953.90	10,000.00	3,046.10	69.5
TOTAL GENERAL ADMINISTRATION	59,878.51	269,668.25	443,003.13	173,334.88	60.9

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
INFORMATION TECHNOLOGY					
100-51450-111 SALARIES/PERMANENT	15,293.96	82,321.82	166,492.59	84,170.77	49.4
100-51450-150 MEDICARE TAX/CITY SHARE	215.07	1,310.26	2,429.37	1,119.11	53.9
100-51450-151 SOCIAL SECURITY/CITY SHARE	919.61	5,602.40	10,387.64	4,785.24	53.9
100-51450-152 RETIREMENT	1,091.09	6,303.62	11,866.51	5,562.89	53.1
100-51450-153 HEALTH INSURANCE	669.09	5,665.83	15,367.85	9,702.02	36.9
100-51450-154 HRA-LIFE STYLE ACCT EXPENSE	.00	.00	2,450.00	2,450.00	.0
100-51450-155 WORKERS COMPENSATION	52.97	565.57	228.97 (	336.60)	247.0
100-51450-156 LIFE INSURANCE	.00	4.56	12.26	7.70	37.2
100-51450-211 PROFESSIONAL DEVELOPMENT	.00	244.00	1,000.00	756.00	24.4
100-51450-225 TELECOM/INTERNET/COMMUNICATION	10,469.03	11,007.71	1,287.05 (	9,720.66)	855.3
100-51450-244 NETWORK HDW MTN	263.36	2,121.49	4.36 (	2,117.13)	48658.0
100-51450-245 NETWORK SOFTWARE MTN	285.42	1,842.52	1,248.00 (	594.52)	147.6
100-51450-246 NETWORK OPERATING SUPP	130.45	267.60	1,585.00	1,317.40	16.9
100-51450-247 SOFTWARE UPGRADES	1.60	24.89	755.00	730.11	3.3
100-51450-310 OFFICE & OPERATING SUPPLIES	45.83	342.60	3,900.00	3,557.40	8.8
100-51450-330 TRAVEL EXPENSES	.00	6.88	400.00	393.12	1.7
TOTAL INFORMATION TECHNOLOGY	29,437.48	117,631.75	219,414.60	101,782.85	53.6
FINANCIAL ADMINISTRATION					
100-51500-111 SALARIES/PERMANENT	15,591.62	75,774.17	137,401.56	61,627.39	55.2
100-51500-150 MEDICARE TAX/CITY SHARE	211.57	1,101.55	2,003.56	902.01	55.0
100-51500-151 SOCIAL SECURITY/CITY SHARE	904.60	4,710.05	8,566.95	3,856.90	55.0
100-51500-152 RETIREMENT	1,122.62	5,946.53	9,892.91	3,946.38	60.1
100-51500-153 HEALTH INSURANCE	3,216.46	22,369.14	38,030.03	15,660.89	58.8
100-51500-154 HRA-LIFE STYLE ACCT EXPENSE	142.50	913.09	3,825.00	2,911.91	23.9
100-51500-155 WORKERS COMPENSATION	21.85	113.69	190.89	77.20	59.6
100-51500-156 LIFE INSURANCE	.00	9.30	39.21	29.91	23.7
100-51500-211 PROFESSIONAL DEVELOPMENT	.00	1,224.00	2,000.00	776.00	61.2
100-51500-214 AUDIT SERVICES	.00	23,000.00	25,000.00	2,000.00	92.0
100-51500-217 CONTRACT SERVICES-125 PLAN	713.72	3,492.47	4,700.00	1,207.53	74.3
100-51500-224 SOFTWARE/HARDWARE MAINTENANCE	1,156.41	9,365.86	11,948.00	2,582.14	78.4
100-51500-225 TELECOM/INTERNET/COMMUNICATION	13.66	73.16	867.17	794.01	8.4
100-51500-310 OFFICE & OPERATING SUPPLIES	338.90	4,595.73	8,000.00	3,404.27	57.5
100-51500-325 PUBLIC EDUCATION	.00	250.90	200.00 (	50.90)	125.5
100-51500-330 TRAVEL EXPENSES	572.28	1,646.21	1,500.00 (	146.21)	109.8
100-51500-560 COLLECTION FEES/WRITE-OFFS	(56.82)	(834.19)	1,000.00	1,834.19 (	83.4)
100-51500-650 BANK FEES/CREDIT CARD FEES	423.35	2,761.58	4,000.00	1,238.42	69.0
TOTAL FINANCIAL ADMINISTRATION	24,372.72	156,513.24	259,165.28	102,652.04	60.4

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>INSURANCE/RISK MANAGEMENT</u>					
100-51540-511 BUILDINGS/CONTENTS INSURANCE	.00	49,110.22	27,722.12	(21,388.10)	177.2
100-51540-512 VEHICLES/EQUIPMENT INSURANCE	.00	1,705.25	20,071.66	18,366.41	8.5
100-51540-513 LIABILITY-GENL/PUBLIC OFFICIAL	.00	27,036.96	30,014.95	2,977.99	90.1
100-51540-514 POLICE PROFESSIONAL LIAB INS	.00	14,120.12	15,725.83	1,605.71	89.8
100-51540-515 BOILER/EQUIP BREAKDOWN INS	.00	3,534.76	3,634.12	99.36	97.3
TOTAL INSURANCE/RISK MANAGEMENT	.00	95,507.31	97,168.68	1,661.37	98.3
<u>FACILITIES MAINTENANCE</u>					
100-51600-111 SALARIES/PERMANENT	10,607.53	50,685.79	81,360.42	30,674.63	62.3
100-51600-112 SALARIES/OVERTIME	.00	174.18	5,238.71	5,064.53	3.3
100-51600-113 SALARIES/TEMPORARY	9,433.91	30,115.58	7,200.00	(22,915.58)	418.3
100-51600-117 LONGEVITY PAY	.00	.00	240.00	240.00	.0
100-51600-118 UNIFORM ALLOWANCES	29.28	590.36	490.50	(99.86)	120.4
100-51600-150 MEDICARE TAX/CITY SHARE	295.83	1,292.66	1,464.65	171.99	88.3
100-51600-151 SOCIAL SECURITY/CITY SHARE	1,264.82	5,526.78	6,262.65	735.87	88.3
100-51600-152 RETIREMENT	1,444.51	7,243.71	6,248.85	(994.86)	115.9
100-51600-153 HEALTH INSURANCE	998.34	6,282.07	8,594.75	2,312.68	73.1
100-51600-154 HRA-LIFE STYLE ACCT EXPENSE	.00	653.54	885.00	231.46	73.9
100-51600-155 WORKERS COMPENSATION	397.43	1,671.25	1,794.85	123.60	93.1
100-51600-156 LIFE INSURANCE	.00	5.77	67.56	61.79	8.5
100-51600-211 PROFESSIONAL DEVELOPMENT	.00	276.54	500.00	223.46	55.3
100-51600-221 MUNICIPAL UTILITIES	1,481.66	8,801.17	16,300.00	7,498.83	54.0
100-51600-222 ELECTRICITY	11,954.02	57,465.71	110,000.00	52,534.29	52.2
100-51600-223 NATURAL GAS	619.53	19,440.54	30,000.00	10,559.46	64.8
100-51600-244 HVAC-MAINTENANCE	275.07	7,610.96	20,000.00	12,389.04	38.1
100-51600-245 FACILITIES IMPROVEMENT	47.99	5,779.85	15,000.00	9,220.15	38.5
100-51600-246 JANITORIAL SERVICES	15,474.75	53,589.90	91,476.00	37,886.10	58.6
100-51600-310 OFFICE & OPERATING SUPPLIES	3,830.77	9,374.94	20,000.00	10,625.06	46.9
100-51600-351 FUEL EXPENSES	292.93	2,294.64	2,250.00	(44.64)	102.0
100-51600-355 REPAIRS & SUPPLIES	2,057.59	17,059.08	17,500.00	440.92	97.5
TOTAL FACILITIES MAINTENANCE	60,505.96	285,935.02	442,873.94	156,938.92	64.6

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>POLICE ADMINISTRATION</u>					
100-52100-111 SALARIES/PERMANENT	71,389.63	342,968.58	610,829.92	267,861.34	56.2
100-52100-112 WAGES/OVERTIME	.00	287.38	3,960.35	3,672.97	7.3
100-52100-117 LONGEVITY PAY	.00	1,000.00	2,000.00	1,000.00	50.0
100-52100-118 UNIFORM ALLOWANCES	.00	4,525.00	2,550.00	(1,975.00)	177.5
100-52100-150 MEDICARE TAX/CITY SHARE	1,034.26	5,521.83	9,379.18	3,857.35	58.9
100-52100-151 SOCIAL SECURITY/CITY SHARE	4,422.29	23,610.44	40,104.10	16,493.66	58.9
100-52100-152 RETIREMENT	8,214.63	43,663.86	71,136.05	27,472.19	61.4
100-52100-153 HEALTH INSURANCE	6,164.58	43,284.54	73,974.90	30,690.36	58.5
100-52100-154 HRA-LIFE STYLE ACCT EXPENSE	2,497.37	3,575.27	7,500.00	3,924.73	47.7
100-52100-155 WORKERS COMPENSATION	808.83	4,232.14	6,975.58	2,743.44	60.7
100-52100-156 LIFE INSURANCE	.00	43.00	136.26	93.26	31.6
100-52100-211 PROFESSIONAL DEVELOPMENT	(4,700.00)	1,860.90	4,500.00	2,639.10	41.4
100-52100-219 OTHER PROFESSIONAL SERVICES	200.00	9,952.06	23,400.00	13,447.94	42.5
100-52100-224 SOFTWARE/HARDWARE MAINTENANCE	1,156.41	19,509.20	13,876.00	(5,633.20)	140.6
100-52100-225 TELECOM/INTERNET/COMMUNICATION	454.66	2,548.34	3,247.97	699.63	78.5
100-52100-241 REPR/MTN VEHICLES	.00	175.00	.00	(175.00)	.0
100-52100-295 CONTRACTUAL SERVICES	.00	.00	3,750.00	3,750.00	.0
100-52100-310 OFFICE & OPERATING SUPPLIES	1,213.86	13,784.83	25,000.00	11,215.17	55.1
100-52100-320 SUBSCRIPTIONS/DUES	.00	954.90	1,100.00	145.10	86.8
100-52100-325 PUBLIC EDUCATION	.00	250.90	300.00	49.10	83.6
100-52100-330 TRAVEL EXPENSES	712.55	2,304.04	2,500.00	195.96	92.2
TOTAL POLICE ADMINISTRATION	93,569.07	524,052.21	906,220.31	382,168.10	57.8

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
	<u>POLICE PATROL</u>					
100-52110-111	SALARIES/PERMANENT	175,122.95	811,834.77	1,752,895.78	941,061.01	46.3
100-52110-112	SALARIES/OVERTIME	35,848.56	140,361.21	159,266.45	18,905.24	88.1
100-52110-117	LONGEVITY PAY	.00	2,000.00	13,600.00	11,600.00	14.7
100-52110-118	UNIFORM ALLOWANCES	46.85	32,883.82	18,700.00	(14,183.82)	175.9
100-52110-119	SHIFT DIFFERENTIAL	2,933.24	11,534.59	.00	(11,534.59)	.0
100-52110-150	MEDICARE TAX/CITY SHARE	3,033.28	15,214.83	28,597.79	13,382.96	53.2
100-52110-151	SOCIAL SECURITY/CITY SHARE	12,970.15	65,056.91	122,280.22	57,223.31	53.2
100-52110-152	RETIREMENT	31,663.31	155,883.35	285,835.95	129,952.60	54.5
100-52110-153	HEALTH INSURANCE	22,822.47	144,669.93	343,513.75	198,843.82	42.1
100-52110-154	HRA-LIFE STYLE ACCT EXPENSE	481.32	5,506.80	38,000.00	32,493.20	14.5
100-52110-155	WORKERS COMPENSATION	3,952.60	19,850.85	34,544.60	14,693.75	57.5
100-52110-156	LIFE INSURANCE	1.47	69.56	277.20	207.64	25.1
100-52110-211	PROFESSIONAL DEVELOPMENT	2,455.98	16,947.98	20,000.00	3,052.02	84.7
100-52110-219	OTHER PROFESSIONAL SERVICES	1,212.33	7,896.53	14,000.00	6,103.47	56.4
100-52110-224	SOFTWARE/HARDWARE MAINTENANCE	4,154.81	68,925.23	83,162.00	14,236.77	82.9
100-52110-225	TELECOM/INTERNET/COMMUNICATION	694.14	6,161.03	7,876.49	1,715.46	78.2
100-52110-241	REPR/MTN VEHICLES	.00	680.94	2,000.00	1,319.06	34.1
100-52110-242	REPR/MTN MACHINERY/EQUIP	1,042.50	1,042.50	3,000.00	1,957.50	34.8
100-52110-310	OFFICE & OPERATING SUPPLIES	.00	13,214.55	5,000.00	(8,214.55)	264.3
100-52110-330	TRAVEL EXPENSES	10,693.78	17,124.59	5,000.00	(12,124.59)	342.5
100-52110-351	FUEL EXPENSES	2,220.15	12,337.74	25,000.00	12,662.26	49.4
100-52110-360	DAAT/FIREARMS	290.29	20,719.56	30,000.00	9,280.44	69.1
	TOTAL POLICE PATROL	311,640.18	1,569,917.27	2,992,550.23	1,422,632.96	52.5
	<u>POLICE INVESTIGATION</u>					
100-52120-111	SALARIES/PERMANENT	51,142.34	245,436.94	452,192.19	206,755.25	54.3
100-52120-112	SALARIES/OVERTIME	8,405.14	35,751.75	30,236.52	(5,515.23)	118.2
100-52120-117	LONGEVITY PAY	.00	1,500.00	4,000.00	2,500.00	37.5
100-52120-118	UNIFORM ALLOWANCES	.00	2,550.00	4,250.00	1,700.00	60.0
100-52120-119	SHIFT DIFFERENTIAL	472.64	635.30	.00	(635.30)	.0
100-52120-150	MEDICARE TAX/CITY SHARE	865.28	4,238.87	7,220.69	2,981.82	58.7
100-52120-151	SOCIAL SECURITY/CITY SHARE	3,699.80	18,124.93	30,874.67	12,749.74	58.7
100-52120-152	RETIREMENT	8,943.00	44,674.04	72,129.77	27,455.73	61.9
100-52120-153	HEALTH INSURANCE	3,513.68	45,522.51	104,749.80	59,227.29	43.5
100-52120-154	HRA-LIFE STYLE ACCT EXPENSE	.00	529.76	10,500.00	9,970.24	5.1
100-52120-155	WORKERS COMPENSATION	1,116.38	5,504.81	8,777.03	3,272.22	62.7
100-52120-156	LIFE INSURANCE	.00	30.99	58.98	27.99	52.5
100-52120-211	PROFESSIONAL DEVELOPMENT	425.00	7,059.63	6,000.00	(1,059.63)	117.7
100-52120-219	OTHER PROFESSIONAL SERVICES	200.00	9,265.55	8,000.00	(1,265.55)	115.8
100-52120-224	SOFTWARE/HARDWARE MAINTENANCE	1,102.31	13,044.29	21,367.00	8,322.71	61.1
100-52120-225	TELECOM/INTERNET/COMMUNICATION	280.32	1,528.06	4,637.69	3,109.63	33.0
100-52120-241	REPR/MTN VEHICLES	.00	375.00	.00	(375.00)	.0
100-52120-310	OFFICE & OPERATING SUPPLIES	2,347.53	8,609.51	13,500.00	4,890.49	63.8
100-52120-330	TRAVEL EXPENSES	56.70	722.77	500.00	(222.77)	144.6
100-52120-351	FUEL EXPENSES	1,074.86	5,978.83	3,500.00	(2,478.83)	170.8
	TOTAL POLICE INVESTIGATION	83,644.98	451,083.54	782,494.34	331,410.80	57.7

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
	COMMUNITY SERVICE PROGRAM					
100-52140-114	WAGES/PART-TIME/PERMANENT	2,986.28	26,093.78	35,349.60	9,255.82	73.8
100-52140-150	MEDICARE TAX/CITY SHARE	43.30	403.47	512.57	109.10	78.7
100-52140-151	SOCIAL SECURITY/CITY SHARE	185.16	1,725.18	2,191.67	466.49	78.7
100-52140-152	RETIREMENT	202.35	1,968.68	.00	(1,968.68)	.0
100-52140-155	WORKERS COMPENSATION	60.59	604.22	767.35	163.13	78.7
100-52140-224	SOFTWARE/HARDWARE MAINTENANCE	.00	168.18	878.00	709.82	19.2
100-52140-310	OFFICE & OPERATING SUPPLIES	.00	47.20	250.00	202.80	18.9
100-52140-351	FUEL EXPENSES	40.04	1,329.61	2,600.00	1,270.39	51.1
100-52140-360	PARKING SERVICES EXPENSES	1,425.00	3,080.00	4,000.00	920.00	77.0
	TOTAL COMMUNITY SERVICE PROGRAM	4,942.72	35,420.32	46,549.19	11,128.87	76.1
	NEIGHBORHOOD SERVICES					
100-52400-111	SALARIES/PERMANENT	6,624.12	31,791.42	61,960.09	30,168.67	51.3
100-52400-112	WAGES/OVERTIME	.00	87.13	.00	(87.13)	.0
100-52400-150	MEDICARE TAX/CITY SHARE	85.98	436.19	906.03	469.84	48.1
100-52400-151	SOCIAL SECURITY/CITY SHARE	367.65	1,865.07	3,874.07	2,009.00	48.1
100-52400-152	RETIREMENT	476.21	2,504.70	4,461.13	1,956.43	56.1
100-52400-153	HEALTH INSURANCE	2,082.29	14,594.96	26,236.82	11,641.86	55.6
100-52400-154	HRA-LIFE STYLE ACCT EXPENSE	500.00	500.00	2,625.00	2,125.00	19.1
100-52400-155	WORKERS COMPENSATION	9.25	47.55	86.08	38.53	55.2
100-52400-156	LIFE INSURANCE	.00	7.57	75.24	67.67	10.1
100-52400-211	PROFESSIONAL DEVELOPMENT	295.00	660.00	950.00	290.00	69.5
100-52400-212	LEGAL/CITY ATTORNEY	152.73	937.14	.00	(937.14)	.0
100-52400-215	GIS SUPPLIES	.00	77.40	.00	(77.40)	.0
100-52400-218	WEIGHTS & MEASURES CONTRACT	.00	3,750.00	4,000.00	250.00	93.8
100-52400-219	OTHER PROFESSIONAL SERVICES	9,112.18	54,997.17	139,050.00	84,052.83	39.6
100-52400-220	COMP PLAN REWRITE	3,920.00	47,647.38	50,400.00	2,752.62	94.5
100-52400-222	BUILDING INSPECTION SERVICES	10,933.95	84,969.05	528,262.50	443,293.45	16.1
100-52400-224	SOFTWARE/HARDWARE MAINTENANCE	1,156.41	17,075.14	19,879.00	2,803.86	85.9
100-52400-225	TELECOM/INTERNET/COMMUNICATION	69.85	378.11	1,251.05	872.94	30.2
100-52400-310	OFFICE & OPERATING SUPPLIES	292.32	2,868.52	5,254.00	2,385.48	54.6
100-52400-320	DUES/SUBSCRIPTIONS	400.00	900.00	.00	(900.00)	.0
100-52400-325	PUBLIC EDUCATION	.00	250.90	473.00	222.10	53.0
100-52400-330	TRAVEL EXPENSES	.00	322.15	1,200.00	877.85	26.9
100-52400-351	FUEL EXPENSES	.00	.00	121.00	121.00	.0
	TOTAL NEIGHBORHOOD SERVICES	36,477.94	266,667.55	851,065.01	584,397.46	31.3

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
	EMERGENCY PREPAREDNESS					
100-52500-111	EMERGENCY PREPAREDNESS WAGES	.00	1,475.00	2,060.00	585.00	71.6
100-52500-150	EMERG PREP MEDICARE	.00	21.39	29.87	8.48	71.6
100-52500-151	EMERG PREP SOCIAL SECURITY	.00	91.45	127.72	36.27	71.6
100-52500-152	EMERG PREP RETIREMENT	.00	.00	148.31	148.31	.0
100-52500-155	EMERG PREP WORKERS COMP	.00	40.86	44.72	3.86	91.4
100-52500-219	OTHER PROFESSIONAL SERVICES	.00	.00	4,860.00	4,860.00	.0
100-52500-224	SOFTWARE/HARDWARE MAINTENANCE	1.60	24.89	2,664.00	2,639.11	.9
100-52500-225	TELECOM/INTERNET/COMMUNICATION	241.84	1,238.17	2,741.06	1,502.89	45.2
100-52500-242	REPR/MTN MACHINERY/EQUIP	900.63	900.63	2,000.00	1,099.37	45.0
100-52500-295	CONTRACTUAL SERVICES	4,275.00	4,275.00	4,275.00	.00	100.0
100-52500-310	OFFICE & OPERATING SUPPLIES	75.62	450.28	780.00	329.72	57.7
	TOTAL EMERGENCY PREPAREDNESS	5,494.69	8,517.67	19,730.68	11,213.01	43.2
	COMMUNICATIONS/DISPATCH					
100-52600-111	SALARIES/PERMANENT	49,950.07	235,286.70	432,507.35	197,220.65	54.4
100-52600-112	SALARIES/OVERTIME	4,636.51	27,432.90	39,142.19	11,709.29	70.1
100-52600-117	LONGEVITY PAY	.00	500.00	1,000.00	500.00	50.0
100-52600-118	UNIFORM ALLOWANCES	(46.84)	3,585.58	4,000.00	414.42	89.6
100-52600-119	SHIFT DIFFERENTIAL	333.04	2,716.33	.00	(2,716.33)	.0
100-52600-150	MEDICARE TAX/CITY SHARE	781.10	4,188.66	7,143.42	2,954.76	58.6
100-52600-151	SOCIAL SECURITY/CITY SHARE	3,339.87	17,910.27	30,544.27	12,634.00	58.6
100-52600-152	RETIREMENT	4,589.31	23,638.62	34,246.77	10,608.15	69.0
100-52600-153	HEALTH INSURANCE	8,834.69	49,500.49	108,916.42	59,415.93	45.5
100-52600-154	HRA-LIFE STYLE ACCT EXPENSE	.00	500.00	12,000.00	11,500.00	4.2
100-52600-155	WORKERS COMPENSATION	227.54	736.60	637.13	(99.47)	115.6
100-52600-156	LIFE INSURANCE	.00	27.01	98.25	71.24	27.5
100-52600-211	PROFESSIONAL DEVELOPMENT	(495.00)	2,891.66	3,000.00	108.34	96.4
100-52600-219	OTHER PROFESSIONAL SERVICES	434.78	922.11	2,500.00	1,577.89	36.9
100-52600-224	SOFTWARE/HARDWARE MAINTENANCE	1,103.91	6,765.57	7,737.00	971.43	87.4
100-52600-225	TELECOM/INTERNET/COMMUNICATION	566.16	3,539.81	9,992.17	6,452.36	35.4
100-52600-292	RADIO SERVICE	.00	2,225.00	11,500.00	9,275.00	19.4
100-52600-295	MISC CONTRACTUAL SERVICES	16,750.19	35,214.66	41,842.00	6,627.34	84.2
100-52600-310	OFFICE & OPERATING SUPPLIES	14.00	659.23	2,000.00	1,340.77	33.0
100-52600-330	TRAVEL EXPENSES	.00	935.98	1,500.00	564.02	62.4
	TOTAL COMMUNICATIONS/DISPATCH	91,019.33	419,177.18	750,306.97	331,129.79	55.9

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>DPW/ENGINEERING DEPARTMENT</u>					
100-53100-111 SALARIES/PERMANENT	2,709.39	13,128.12	24,560.48	11,432.36	53.5
100-53100-150 MEDICARE TAX/CITY SHARE	37.42	195.44	357.50	162.06	54.7
100-53100-151 SOCIAL SECURITY/CITY SHARE	159.99	835.82	1,528.64	692.82	54.7
100-53100-152 RETIREMENT	195.08	1,031.68	1,768.35	736.67	58.3
100-53100-153 HEALTH INSURANCE	395.64	2,769.48	4,747.62	1,978.14	58.3
100-53100-154 HRA-LIFE STYLE ACCT EXPENSE	28.82	90.31	475.00	384.69	19.0
100-53100-155 WORKERS COMPENSATION	3.79	19.67	34.12	14.45	57.7
100-53100-156 LIFE INSURANCE	.00	10.06	6.16	(3.90)	163.3
100-53100-211 PROFESSIONAL DEVELOPMENT	.00	350.00	600.00	250.00	58.3
100-53100-213 ENGINEERING SERVICES	2,431.88	7,476.17	27,000.00	19,523.83	27.7
100-53100-224 SOFTWARE/HARDWARE MAINTENANCE	1,156.40	3,537.94	5,251.50	1,713.56	67.4
100-53100-225 TELECOM/INTERNET/COMMUNICATION	74.51	401.43	1,746.53	1,345.10	23.0
100-53100-310 OFFICE & OPERATING SUPPLIES	236.93	1,346.59	2,500.00	1,153.41	53.9
100-53100-320 SUBSCRIPTIONS/DUES	336.53	336.53	300.00	(36.53)	112.2
100-53100-325 PUBLIC EDUCATION	.00	250.90	300.00	49.10	83.6
100-53100-330 TRAVEL EXPENSES	.00	294.00	600.00	306.00	49.0
TOTAL DPW/ENGINEERING DEPARTMENT	7,766.38	32,074.14	71,775.90	39,701.76	44.7
<u>SHOP/FLEET OPERATIONS</u>					
100-53230-111 WAGES/PERMANENT	12,710.15	64,095.52	75,465.36	11,369.84	84.9
100-53230-112 WAGES/OVERTIME	82.36	89.72	.00	(89.72)	.0
100-53230-113 WAGES/TEMPORARY	304.00	355.50	.00	(355.50)	.0
100-53230-117 LONGEVITY PAY	.00	280.00	820.00	540.00	34.2
100-53230-118 UNIFORM ALLOWANCES	.00	.00	135.00	135.00	.0
100-53230-150 MEDICARE TAX/CITY SHARE	178.22	974.90	1,116.74	141.84	87.3
100-53230-151 SOCIAL SECURITY/CITY SHARE	762.02	4,168.45	4,775.01	606.56	87.3
100-53230-152 RETIREMENT	921.08	5,232.47	5,502.27	269.80	95.1
100-53230-153 HEALTH INSURANCE	2,488.23	16,630.64	24,303.49	7,672.85	68.4
100-53230-154 HRA-LIFE STYLE ACCT EXPENSE	.00	152.49	2,440.00	2,287.51	6.3
100-53230-155 WORKERS COMPENSATION	284.20	1,549.34	1,638.16	88.82	94.6
100-53230-156 LIFE INSURANCE	.00	51.99	58.59	6.60	88.7
100-53230-221 MUNICIPAL UTILITIES EXPENSES	534.85	3,334.78	5,000.00	1,665.22	66.7
100-53230-222 UTILITIES-NAT GAS & ELECTRIC	786.29	13,401.38	16,500.00	3,098.62	81.2
100-53230-310 OFFICE & OPERATING SUPPLIES	2,836.99	10,925.26	16,000.00	5,074.74	68.3
100-53230-352 VEHICLE REPR PARTS	1,160.56	4,402.81	26,000.00	21,597.19	16.9
100-53230-354 POLICE VEHICLE REP/MAINT	559.36	9,229.80	16,000.00	6,770.20	57.7
100-53230-355 BLDG MTN REPR SUPP	865.45	1,108.91	8,000.00	6,891.09	13.9
TOTAL SHOP/FLEET OPERATIONS	24,473.76	135,983.96	203,754.62	67,770.66	66.7

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
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GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
	<u>PARK MAINTENANCE</u>					
100-53270-111	SALARIES/WAGES/PERMANENT	28,284.21	113,997.49	69,963.65	(44,033.84)	162.9
100-53270-112	WAGES/OVERTIME	509.10	941.90	208.75	(733.15)	451.2
100-53270-113	WAGES/TEMPORARY	17,304.38	27,536.27	103,207.50	75,671.23	26.7
100-53270-117	LONGEVITY PAY	.00	.00	30.00	30.00	.0
100-53270-118	UNIFORM ALLOWANCES	.00	.00	165.00	165.00	.0
100-53270-150	MEDICARE TAX/CITY SHARE	638.89	1,971.40	2,524.81	553.41	78.1
100-53270-151	SOCIAL SECURITY/CITY SHARE	2,731.74	8,429.51	10,795.75	2,366.24	78.1
100-53270-152	RETIREMENT	2,073.12	8,457.24	5,066.45	(3,390.79)	166.9
100-53270-153	HEALTH INSURANCE	6,039.93	27,598.83	16,978.38	(10,620.45)	162.6
100-53270-154	HRA-LIFE STYLE ACCT EXPENSE	.00	30.00	2,000.00	1,970.00	1.5
100-53270-155	WORKERS COMPENSATION	1,000.33	3,136.63	3,762.13	625.50	83.4
100-53270-156	LIFE INSURANCE	.00	18.37	56.14	37.77	32.7
100-53270-211	PROFESSIONAL DEVELOPMENT	.00	851.10	2,000.00	1,148.90	42.6
100-53270-221	MUNICIPAL UTILITIES	1,308.55	6,924.79	12,500.00	5,575.21	55.4
100-53270-222	ELECTRICITY	1,727.81	4,977.55	9,500.00	4,522.45	52.4
100-53270-223	NATURAL GAS	31.10	977.89	2,300.00	1,322.11	42.5
100-53270-242	REPR/MTN MACHINERY/EQUIP	686.25	2,079.78	12,000.00	9,920.22	17.3
100-53270-245	PARK IMPROVEMENTS	.00	1,771.00	5,000.00	3,229.00	35.4
100-53270-295	MAINTENANCE-TREES/LANDSCAPING	643.14	33,315.07	30,000.00	(3,315.07)	111.1
100-53270-310	OFFICE & OPERATING SUPPLIES	6,043.55	15,603.67	10,000.00	(5,603.67)	156.0
100-53270-330	TRAVEL EXPENSES	.00	944.65	1,500.00	555.35	63.0
100-53270-351	FUEL EXPENSES	1,790.54	8,096.37	12,500.00	4,403.63	64.8
	TOTAL PARK MAINTENANCE	70,812.64	267,659.51	312,058.56	44,399.05	85.8

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>STREET MAINTENANCE</u>					
100-53300-111 WAGES/PERMANENT	20,077.41	95,423.20	387,978.51	292,555.31	24.6
100-53300-112 WAGES/OVERTIME	840.19	1,084.73	730.63	(354.10)	148.5
100-53300-113 WAGES/TEMPORARY	3,019.00	3,926.00	1,042.50	(2,883.50)	376.6
100-53300-117 LONGEVITY PAY	.00	1,120.00	2,310.00	1,190.00	48.5
100-53300-118 UNIFORM ALLOWANCES	605.72	3,793.19	7,056.00	3,262.81	53.8
100-53300-150 MEDICARE TAX/CITY SHARE	333.85	1,586.42	5,792.03	4,205.61	27.4
100-53300-151 SOCIAL SECURITY/CITY SHARE	1,427.64	6,783.33	24,765.94	17,982.61	27.4
100-53300-152 RETIREMENT	1,506.06	8,026.88	28,207.81	20,180.93	28.5
100-53300-153 HEALTH INSURANCE	4,903.33	40,980.55	108,360.00	67,379.45	37.8
100-53300-154 HRA-LIFE STYLE ACCT EXPENSE	.00	2,663.04	11,215.00	8,551.96	23.8
100-53300-155 WORKERS COMPENSATION	519.46	2,402.86	8,455.25	6,052.39	28.4
100-53300-156 LIFE INSURANCE	.00	62.46	139.89	77.43	44.7
100-53300-211 PROFESSIONAL DEVELOPMENT	.00	761.90	1,600.00	838.10	47.6
100-53300-222 ELECT/TRAFFIC SIGNALS/P-LOTS	688.06	15,465.06	15,000.00	(465.06)	103.1
100-53300-224 SOFTWARE/HARDWARE MAINTENANCE	1,156.40	3,537.93	4,716.50	1,178.57	75.0
100-53300-225 TELECOM/INTERNET/COMMUNICATION	143.15	744.65	2,130.41	1,385.76	35.0
100-53300-310 OFFICE & OPERATING SUPPLIES	144.34	922.14	1,200.00	277.86	76.9
100-53300-351 FUEL EXPENSES	4,349.52	20,113.55	29,000.00	8,886.45	69.4
100-53300-354 TRAFFIC CONTROL SUPP	18.98	11,915.49	12,500.00	584.51	95.3
100-53300-405 MATERIALS/REPAIRS	.00	3,903.56	13,000.00	9,096.44	30.0
100-53300-821 BRIDGE/DAM	.00	.00	4,000.00	4,000.00	.0
TOTAL STREET MAINTENANCE	39,733.11	225,216.94	669,200.47	443,983.53	33.7
<u>SNOW AND ICE</u>					
100-53320-111 WAGES/PERMANENT	2,120.07	36,849.68	47,970.67	11,120.99	76.8
100-53320-112 WAGES/OVERTIME	72.34	1,998.18	9,289.46	7,291.28	21.5
100-53320-117 LONGEVITY PAY	.00	180.00	270.00	90.00	66.7
100-53320-150 MEDICARE TAX/CITY SHARE	29.50	639.77	843.29	203.52	75.9
100-53320-151 SOCIAL SECURITY/CITY SHARE	126.21	2,736.03	3,605.81	869.78	75.9
100-53320-152 RETIREMENT	157.88	3,346.15	4,142.17	796.02	80.8
100-53320-153 HEALTH INSURANCE	1,076.39	11,584.08	13,818.76	2,234.68	83.8
100-53320-154 HRA-LIFE STYLE ACCT EXPENSE	.00	249.00	1,440.00	1,191.00	17.3
100-53320-155 WORKERS COMPENSATION	47.58	971.92	1,173.74	201.82	82.8
100-53320-156 LIFE INSURANCE	.00	10.83	20.66	9.83	52.4
100-53320-295 EQUIP RENTAL	.00	1,906.25	12,000.00	10,093.75	15.9
100-53320-351 FUEL EXPENSES	190.46	4,021.59	9,100.00	5,078.41	44.2
100-53320-353 SNOW EQUIP/REPR PARTS	(332.74)	15,414.61	25,000.00	9,585.39	61.7
100-53320-460 SALT & SAND	.00	24,256.29	25,000.00	743.71	97.0
TOTAL SNOW AND ICE	3,487.69	104,164.38	153,674.56	49,510.18	67.8

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>STREET LIGHTS</u>					
100-53420-111 WAGES/PERMANENT	4,210.69	16,142.28	6,819.76 (	9,322.52)	236.7
100-53420-112 WAGES/OVERTIME	106.84	203.70	208.75	5.05	97.6
100-53420-117 LONGEVITY PAY	.00	20.00	.00 (	20.00)	.0
100-53420-150 MEDICARE TAX/CITY SHARE	58.45	238.01	102.64 (	135.37)	231.9
100-53420-151 SOCIAL SECURITY/CITY SHARE	249.82	1,017.60	438.87 (	578.73)	231.9
100-53420-152 RETIREMENT	310.85	1,272.98	506.05 (	766.93)	251.6
100-53420-153 HEALTH INSURANCE	329.91	1,922.30	1,658.12 (	264.18)	115.9
100-53420-154 HRA-LIFE STYLE ACCT EXPENSE	.00	123.40	190.00	66.60	65.0
100-53420-155 WORKERS COMPENSATION	93.69	375.44	150.77 (	224.67)	249.0
100-53420-156 LIFE INSURANCE	.00	6.48	2.74 (	3.74)	236.5
100-53420-222 ELECTRICITY	20,066.75	126,552.56	225,000.00	98,447.44	56.3
100-53420-310 OFFICE & OPERATING SUPPLIES	337.27	4,940.41	7,500.00	2,559.59	65.9
100-53420-490 OTHER CONSTRUCTION MATERIALS	36.50	36.50	.00 (	36.50)	.0
100-53420-820 STREET LIGHTS	.00	.00	1,100.00	1,100.00	.0
TOTAL STREET LIGHTS	25,800.77	152,851.66	243,677.70	90,826.04	62.7
<u>YOUNG LIBRARY BUILDING</u>					
100-55111-111 SALARIES/PERMANENT	1,052.93	5,109.41	11,551.99	6,442.58	44.2
100-55111-117 LONGEVITY PAY	.00	.00	72.00	72.00	.0
100-55111-118 UNIFORM ALLOWANCES	.00	.00	27.00	27.00	.0
100-55111-150 MEDICARE TAX/CITY SHARE	16.32	88.58	182.77	94.19	48.5
100-55111-151 SOCIAL SECURITY/CITY SHARE	69.73	378.62	781.51	402.89	48.5
100-55111-152 RETIREMENT	75.80	403.48	833.69	430.21	48.4
100-55111-153 HEALTH INSURANCE	72.00	504.00	864.00	360.00	58.3
100-55111-154 HRA-LIFE STYLE ACCT EXPENSE	.00	90.01	90.00 (	.01)	100.0
100-55111-155 WORKERS COMPENSATION	22.85	119.78	250.76	130.98	47.8
100-55111-156 LIFE INSURANCE	.00	.83	3.79	2.96	21.9
100-55111-221 WATER & SEWER	508.62	3,071.45	4,500.00	1,428.55	68.3
100-55111-222 ELECTRICITY	2,325.34	11,934.28	13,600.00	1,665.72	87.8
100-55111-223 NATURAL GAS	371.80	5,331.13	4,600.00 (	731.13)	115.9
100-55111-244 HVAC	.00	5,039.98	1,250.00 (	3,789.98)	403.2
100-55111-245 FACILITY IMPROVEMENTS	.00	3,228.97	3,000.00 (	228.97)	107.6
100-55111-246 JANITORIAL SERVICES	6,729.77	23,305.57	24,000.00	694.43	97.1
100-55111-355 REPAIR & SUPPLIES	836.49	4,130.43	2,000.00 (	2,130.43)	206.5
TOTAL YOUNG LIBRARY BUILDING	12,081.65	62,736.52	67,607.51	4,870.99	92.8

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
	<u>PARKS ADMINISTRATION</u>					
100-55200-111	WAGES/PERMANENT	8,784.13	41,795.79	77,649.54	35,853.75	53.8
100-55200-113	WAGES/TEMPORARY	250.00	808.04	.00 (	808.04)	.0
100-55200-150	MEDICARE TAX/CITY SHARE	126.74	650.01	1,153.32	503.31	56.4
100-55200-151	SOCIAL SECURITY/CITY SHARE	541.88	2,779.40	4,931.45	2,152.05	56.4
100-55200-152	RETIREMENT	632.46	3,286.30	5,452.17	2,165.87	60.3
100-55200-153	HEALTH INSURANCE	1,369.38	9,604.59	13,630.39	4,025.80	70.5
100-55200-154	HRA-LIFE STYLE ACCT EXPENSE	.00	235.37	1,450.00	1,214.63	16.2
100-55200-155	WORKERS COMPENSATION	73.50	374.87	872.02	497.15	43.0
100-55200-156	LIFE INSURANCE	.00	9.07	15.19	6.12	59.7
100-55200-211	PROFESSIONAL DEVELOPMENT	.00	.00	2,000.00	2,000.00	.0
100-55200-224	SOFTWARE/HARDWARE MAINTENANCE	1,103.91	3,547.85	5,396.13	1,848.28	65.8
100-55200-225	TELECOM/INTERNET/COMMUNICATION	282.66	1,442.26	3,610.85	2,168.59	39.9
100-55200-244	BLDG HTG/AIR COND REPR	.00	1,541.33	.00 (	1,541.33)	.0
100-55200-310	OFFICE & OPERATING SUPPLIES	.00	97.48	1,400.00	1,302.52	7.0
100-55200-320	SUBSCRIPTIONS/DUES	.00	.00	700.00	700.00	.0
100-55200-324	PROMOTIONS/ADS	.00	.00	500.00	500.00	.0
100-55200-330	TRAVEL EXPENSES	.00	28.97	.00 (	28.97)	.0
100-55200-359	OTHER REPR/MTN SUPP	.00	4,635.00	.00 (	4,635.00)	.0
	TOTAL PARKS ADMINISTRATION	13,164.66	70,836.33	118,761.06	47,924.73	59.7
	<u>PARK & REC ADMINISTRATION</u>					
100-55210-310	OFFICE & OPERATING SUPPLIES	10.60	53.67	.00 (	53.67)	.0
	TOTAL PARK & REC ADMINISTRATION	10.60	53.67	.00 (	53.67)	.0
	<u>CELEBRATIONS</u>					
100-55320-780	DISCOVER WHITEWATER RACE	1,000.00	11,000.00	6,000.00 (	5,000.00)	183.3
100-55320-790	CELEBRATIONS/AWARDS	4,210.47	8,562.49	11,000.00	2,437.51	77.8
	TOTAL CELEBRATIONS	5,210.47	19,562.49	17,000.00 (	2,562.49)	115.1
	<u>COMM BASED CO-OP PROJECTS</u>					
100-55330-760	AQUATIC CENTER CONTRIBUTION	.00	.00	274,525.91	274,525.91	.0
100-55330-761	AQUATIC CENTER CAPITAL CONTRIB	.00	.00	100,000.00	100,000.00	.0
	TOTAL COMM BASED CO-OP PROJECTS	.00	.00	374,525.91	374,525.91	.0

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
	<u>TRANSFERS TO OTHER FUNDS</u>					
100-59220-901	TRANS TO FD 260 SICK/SEVERENCE	.00	.00	20,000.00	20,000.00	.0
100-59220-903	TRANS TO FD 271 SIR	.00	.00	15,000.00	15,000.00	.0
100-59220-913	TRANS IN/OUT-OTHER FUNDS	.00	.00	25,000.00	25,000.00	.0
100-59220-917	TRANS TO FD 250 FORESTRY	.00	.00	20,000.00	20,000.00	.0
100-59220-918	TRANS TO FD 230 RECYLING	.00	.00	530,000.00	530,000.00	.0
100-59220-919	TRANS TO FD 900 ECONOMIC DEV	.00	.00	130,000.00	130,000.00	.0
100-59220-926	TRANS TO FD 216 PD VEHICLE REV	.00	.00	95,000.00	95,000.00	.0
100-59220-927	TRANS TO FD 217 BLDING REPAIR	.00	.00	10,000.00	10,000.00	.0
100-59220-928	TRANS TO FD 280 STREET REPAIR	.00	.00	30,000.00	30,000.00	.0
100-59220-939	TRANS TO FD 214 ELECTIONS	.00	.00	30,000.00	30,000.00	.0
100-59220-955	TRANS TO FD 248 PARK & REC	.00	.00	295,000.00	295,000.00	.0
100-59220-994	TRANS TO FD 235 RIDE SHARE	.00	.00	75,000.00	75,000.00	.0
100-59220-998	TRANS TO FD 220 LIBRARY	.00	.00	475,000.00	475,000.00	.0
	TOTAL TRANSFERS TO OTHER FUNDS	.00	.00	1,750,000.00	1,750,000.00	.0
	<u>TRANSFER TO DEBT SERVICE</u>					
100-59230-990	TRANS TO FD 300 DEBT SERVICE	106,565.62	943,387.51	1,879,329.66	935,942.15	50.2
	TOTAL TRANSFER TO DEBT SERVICE	106,565.62	943,387.51	1,879,329.66	935,942.15	50.2
	<u>TRANSFERS TO SPECIAL FUNDS</u>					
100-59240-901	TRANS TO FD 249 FIRE DEPART	.00	.00	1,662,922.00	1,662,922.00	.0
100-59240-945	TRANS TO FD 452 BIRGE FOUNTAIN	.00	.00	500.00	500.00	.0
	TOTAL TRANSFERS TO SPECIAL FUNDS	.00	.00	1,663,422.00	1,663,422.00	.0
	TOTAL FUND EXPENDITURES	1,143,604.42	6,446,075.21	15,889,148.81	9,443,073.60	40.6
	NET REVENUE OVER EXPENDITURES	(151,811.95)	1,348,995.17	.00	(1,348,995.17)	.0

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

WATER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>WATER SALES REVENUE</u>					
610-46461-61 METERED SALES/RESIDENTIAL	77,683.28	479,840.95	800,440.00	320,599.05	60.0
610-46462-61 METERED SALES/COMMERCIAL	10,694.95	76,827.00	134,869.12	58,042.12	57.0
610-46463-61 METERED SALES/INDUSTRIAL	37,807.42	134,068.44	623,092.12	489,023.68	21.5
610-46464-61 SALES TO PUBLIC AUTHORITIES	28,067.69	143,539.50	244,468.97	100,929.47	58.7
610-46465-61 PUBLIC FIRE PROTECTION REV	63,519.79	442,959.85	710,693.82	267,733.97	62.3
610-46466-61 PRIVATE FIRE PROTECTION REV	6,206.00	43,442.00	70,267.15	26,825.15	61.8
610-46467-61 METERED SALES/MF RESIDENTIAL	17,357.33	130,087.37	200,452.22	70,364.85	64.9
TOTAL WATER SALES REVENUE	241,336.46	1,450,765.11	2,784,283.40	1,333,518.29	52.1
<u>MISCELLANEOUS WATER REVENUE</u>					
610-47419-61 INTEREST INCOME	2,528.86	17,384.72	30,000.00	12,615.28	58.0
610-47460-61 OTR REV/TOWER/SERVICE	37,554.94	89,311.84	95,000.00	5,688.16	94.0
610-47467-61 NSF/SVC FEES/SPEC ASSESS FEES	1,296.28	8,802.26	15,000.00	6,197.74	58.7
610-47471-61 MISC SERVICE REV - TURN OFF	70.00	560.00	1,500.00	940.00	37.3
610-47474-61 OTHER REV--LABOR/MATERIAL	1,645.00	11,006.83	17,000.00	5,993.17	64.8
610-47476-61 NET RETURN ON INVEST-METERS	.00	.00	11,000.00	11,000.00	.0
610-47482-61 SALE OF USED EQUIPMENT	.00	7,882.75	2,000.00	(5,882.75)	394.1
610-47483-61 LEASE REVENUE	.00	.00	17,158.00	17,158.00	.0
610-47485-61 BOND/NOTE/LOAN PROCEEDS	3,448,738.06	3,956,667.41	2,100,400.00	(1,856,267.41)	188.4
610-47486-61 TRANSFER TID 10-TOWER DEBT	.00	.00	20,244.00	20,244.00	.0
610-47487-61 TRANSFER TID 11-TOWER DEBT	.00	.00	20,244.00	20,244.00	.0
610-47488-61 TRANSFER TID 13-TOWER DEBT	.00	.00	70,540.00	70,540.00	.0
610-47489-61 TRANSFER TID 14-TOWER DEBT	.00	.00	53,763.00	53,763.00	.0
610-47493-61 RETAINED EARNINGS-(INC)-DEC	.00	.00	246,476.00	246,476.00	.0
TOTAL MISCELLANEOUS WATER REVENUE	3,491,833.14	4,091,615.81	2,700,325.00	(1,391,290.81)	151.5
TOTAL FUND REVENUE	3,733,169.60	5,542,380.92	5,484,608.40	(57,772.52)	101.1

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

WATER UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
	<u>SOURCE OF SUPPLY</u>					
610-61600-111	SALARIES/WAGES	5,257.58	19,779.23	29,220.33	9,441.10	67.7
610-61600-112	WAGES/OVERTIME	257.78	1,385.30	5,124.73	3,739.43	27.0
610-61600-310	OFFICE & OPERATING SUPPLIES	.00	.00	1,000.00	1,000.00	.0
610-61600-350	REPAIR/MTN EXPENSES	.00	.00	500.00	500.00	.0
	TOTAL SOURCE OF SUPPLY	5,515.36	21,164.53	35,845.06	14,680.53	59.0
	<u>PUMPING OPERATIONS</u>					
610-61620-111	SALARIES/WAGES	7,721.75	33,249.41	50,602.70	17,353.29	65.7
610-61620-112	WAGES/OVERTIME	.00	.00	58.33	58.33	.0
610-61620-220	UTILITIES	28,533.68	109,493.24	215,000.00	105,506.76	50.9
610-61620-310	OFFICE & OPERATING SUPPLIES	58.28	599.44	7,500.00	6,900.56	8.0
610-61620-350	REPAIR/MTN EXPENSE	5,682.71	68,088.78	63,000.00	(5,088.78)	108.1
	TOTAL PUMPING OPERATIONS	41,996.42	211,430.87	336,161.03	124,730.16	62.9
	<u>WTR TREATMENT OPERATIONS</u>					
610-61630-111	SALARIES/WAGES	3,759.80	16,599.74	27,513.86	10,914.12	60.3
610-61630-112	WAGES/OVERTIME	.00	94.17	163.96	69.79	57.4
610-61630-154	PROFESSIONAL DEVELOPMENT	.00	1,579.18	5,000.00	3,420.82	31.6
610-61630-310	WATER TESTING & OP SUPPLIES	532.69	7,684.35	45,000.00	37,315.65	17.1
610-61630-341	CHEMICALS	3,971.38	12,055.79	45,000.00	32,944.21	26.8
610-61630-350	REPAIR/MTN EXPENSE	48.71	1,317.55	20,000.00	18,682.45	6.6
	TOTAL WTR TREATMENT OPERATIONS	8,312.58	39,330.78	142,677.82	103,347.04	27.6
	<u>TRANSMISSION</u>					
610-61640-111	SALARIES/WAGES	107.82	480.88	913.34	432.46	52.7
	TOTAL TRANSMISSION	107.82	480.88	913.34	432.46	52.7
	<u>RESERVOIRS MAINTENANCE</u>					
610-61650-111	MTN SALARIES/WAGES	314.52	1,553.25	3,193.57	1,640.32	48.6
610-61650-112	WAGES/OVERTIME	.00	.00	459.58	459.58	.0
610-61650-350	REPAIR/MTN EXPENSE	15,361.51	93,558.92	73,500.00	(20,058.92)	127.3
	TOTAL RESERVOIRS MAINTENANCE	15,676.03	95,112.17	77,153.15	(17,959.02)	123.3

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

WATER UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
	<u>MAINS MAINTENANCE</u>					
610-61651-111	MTN SALARIES/WAGES	1,903.57	11,961.20	22,341.47	10,380.27	53.5
610-61651-112	WAGES/OVERTIME	.00	517.93	1,687.31	1,169.38	30.7
610-61651-350	REPAIR/MTN EXPENSE	1,380.00	29,041.39	50,000.00	20,958.61	58.1
	TOTAL MAINS MAINTENANCE	3,283.57	41,520.52	74,028.78	32,508.26	56.1
	<u>SERVICES MAINTENANCE</u>					
610-61652-111	MTN SALARIES/WAGES	1,786.94	9,602.62	23,642.26	14,039.64	40.6
610-61652-112	WAGES/OVERTIME	.00	282.51	839.08	556.57	33.7
610-61652-350	REPAIR/MTN EXPENSE	.00	7,635.09	.00	(7,635.09)	.0
	TOTAL SERVICES MAINTENANCE	1,786.94	17,520.22	24,481.34	6,961.12	71.6
	<u>METERS MAINTENANCE</u>					
610-61653-111	MTN SALARIES/WAGES	4,667.07	22,680.54	25,137.23	2,456.69	90.2
610-61653-112	WAGES/OVERTIME	.00	.00	96.08	96.08	.0
610-61653-210	CONTRACTUAL SERVICES	1,335.00	1,335.00	107,500.00	106,165.00	1.2
610-61653-350	REPAIR/MTN EXPENSE	2,596.22	12,977.54	10,000.00	(2,977.54)	129.8
	TOTAL METERS MAINTENANCE	8,598.29	36,993.08	142,733.31	105,740.23	25.9
	<u>HYDRANTS MAINTENANCE</u>					
610-61654-111	MTN SALARIES/WAGES	234.81	4,115.77	14,596.90	10,481.13	28.2
610-61654-112	WAGES/OVERTIME	.00	.00	1,149.65	1,149.65	.0
610-61654-350	REPAIR/MTN EXPENSE	228.00	9,371.05	15,000.00	5,628.95	62.5
	TOTAL HYDRANTS MAINTENANCE	462.81	13,486.82	30,746.55	17,259.73	43.9
	<u>METER READING</u>					
610-61901-111	SALARIES/WAGES	215.63	976.88	718.63	(258.25)	135.9
	TOTAL METER READING	215.63	976.88	718.63	(258.25)	135.9
	<u>ACCOUNTING/COLLECTION</u>					
610-61902-111	SALARIES/WAGES	5,744.14	28,851.60	49,488.96	20,637.36	58.3
	TOTAL ACCOUNTING/COLLECTION	5,744.14	28,851.60	49,488.96	20,637.36	58.3

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

WATER UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
	<u>CUSTOMER ACCOUNTS</u>					
610-61903-224	SOFTWARE/HARDWARE MAINTENANCE	1,154.81	9,779.12	10,256.46	477.34	95.4
610-61903-310	INFO TECH & OPERATING SUPPLIES	.00	.00	100.00	100.00	.0
610-61903-325	PUBLIC EDUCATION	.00	250.90	250.00	(.90)	100.4
610-61903-361	AMR GATEWAY SERVICES	1,974.55	11,048.75	75,000.00	63,951.25	14.7
610-61903-362	CREDIT/DEBIT CARD EXPENSES	.00	.00	13,000.00	13,000.00	.0
	TOTAL CUSTOMER ACCOUNTS	3,129.36	21,078.77	98,606.46	77,527.69	21.4
	<u>ADMINISTRATIVE</u>					
610-61920-111	SALARIES/WAGES	24,254.04	116,019.35	214,093.56	98,074.21	54.2
610-61920-154	PROFESSIONAL DEVELOPMENT	.00	.00	500.00	500.00	.0
	TOTAL ADMINISTRATIVE	24,254.04	116,019.35	214,593.56	98,574.21	54.1
	<u>OFFICE SUPPLIES</u>					
610-61921-224	SOFTWARE/HARDWARE MAINTENANCE	1.60	24.88	2,210.20	2,185.32	1.1
610-61921-225	TELECOM/INTERNET/COMMUNICATION	435.13	2,204.67	5,561.49	3,356.82	39.6
610-61921-310	OFFICE & OPERATING SUPPLIES	1,144.26	5,721.44	10,000.00	4,278.56	57.2
	TOTAL OFFICE SUPPLIES	1,580.99	7,950.99	17,771.69	9,820.70	44.7
	<u>OUTSIDE SERVICES EMPLOYED</u>					
610-61923-210	PROFESSIONAL SERVICES	4,183.87	26,510.32	92,750.00	66,239.68	28.6
610-61923-211	PLANNING	.00	.00	8,500.00	8,500.00	.0
610-61923-212	GIS SERVICES	.00	.00	5,500.00	5,500.00	.0
	TOTAL OUTSIDE SERVICES EMPLOYED	4,183.87	26,510.32	106,750.00	80,239.68	24.8
	<u>INSURANCE</u>					
610-61924-510	INSURANCE EXPENSES	.00	26,998.16	28,177.04	1,178.88	95.8
	TOTAL INSURANCE	.00	26,998.16	28,177.04	1,178.88	95.8
	<u>EMPLOYEE BENEFITS</u>					
610-61926-150	EMPLOYEE FRINGE BENEFITS	16,419.59	104,287.05	244,682.81	140,395.76	42.6
610-61926-590	SOC SEC TAXES EXPENSE	5,769.78	29,175.01	43,006.34	13,831.33	67.8
	TOTAL EMPLOYEE BENEFITS	22,189.37	133,462.06	287,689.15	154,227.09	46.4

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

WATER UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
	<u>EMPLOYEE TRAINING</u>					
610-61927-154	PROFESSIONAL DEVELOPMENT	.00	989.68	5,000.00	4,010.32	19.8
	TOTAL EMPLOYEE TRAINING	.00	989.68	5,000.00	4,010.32	19.8
	<u>PSC ASSESSMENT</u>					
610-61928-210	PSC REMAINDER ASSESSMENT	.00	.00	3,500.00	3,500.00	.0
	TOTAL PSC ASSESSMENT	.00	.00	3,500.00	3,500.00	.0
	<u>MISCELLANEOUS GENERAL</u>					
610-61930-590	TAXES	.00	.00	385,000.00	385,000.00	.0
	TOTAL MISCELLANEOUS GENERAL	.00	.00	385,000.00	385,000.00	.0
	<u>TRANSPORTATION</u>					
610-61933-310	VEHICLE REPAIRS & MAINTENANCE	.00	309.60	6,000.00	5,690.40	5.2
610-61933-351	FUEL EXPENSE	510.32	3,537.71	10,000.00	6,462.29	35.4
	TOTAL TRANSPORTATION	510.32	3,847.31	16,000.00	12,152.69	24.1
	<u>GENERAL PLANT MAINTENANCE</u>					
610-61935-111	MTN SALARIES/WAGES	19,421.87	88,610.26	169,692.37	81,082.11	52.2
610-61935-112	WAGES/OVERTIME	.00	188.34	135.01	(53.33)	139.5
610-61935-113	WAGES/TEMPORARY	.00	.00	22,392.00	22,392.00	.0
610-61935-116	ON CALL PAY	1,525.25	7,252.69	13,443.56	6,190.87	54.0
610-61935-118	CLOTHING ALLOWANCE	174.88	1,906.93	2,900.00	993.07	65.8
610-61935-153	HEALTH INSURANCE	400.00	2,800.00	.00	(2,800.00)	.0
610-61935-154	ORGANIZATION MEMBERSHIPS	.00	.00	3,000.00	3,000.00	.0
610-61935-220	UTILITIES	116.05	512.90	1,500.00	987.10	34.2
610-61935-350	REPAIR/MTN EXPENSE	159.24	1,216.20	20,000.00	18,783.80	6.1
	TOTAL GENERAL PLANT MAINTENANCE	21,797.29	102,487.32	233,062.94	130,575.62	44.0
	<u>CAP OUTLAY/CONSTRUCT WIP</u>					
610-61936-111	SALARIES/WAGES	598.20	2,286.82	4,845.13	2,558.31	47.2
610-61936-810	CAPITAL EQUIPMENT	.00	151,028.31	263,500.00	112,471.69	57.3
610-61936-820	CAP OUTLAY/CONTRACT PAYMENTS	121,026.04	1,229,276.32	300,000.00	(929,276.32)	409.8
610-61936-823	METER PURCHASES	41,210.00	209,108.67	1,565,900.00	1,356,791.33	13.4
	TOTAL CAP OUTLAY/CONSTRUCT WIP	162,834.24	1,591,700.12	2,134,245.13	542,545.01	74.6

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

WATER UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
	<u>DEBT SERVICE</u>					
610-61950-610	PRINCIPAL ON DEBT	31,300.00	351,282.58	670,224.09	318,941.51	52.4
610-61950-620	INTEREST ON DEBT	1,545.93	188,723.95	369,040.37	180,316.42	51.1
610-61950-650	BOND ISSUE/PAYING AGENT EXP	149,589.00	150,189.00	.00	(150,189.00)	.0
	TOTAL DEBT SERVICE	182,434.93	690,195.53	1,039,264.46	349,068.93	66.4
	TOTAL FUND EXPENDITURES	514,614.00	3,228,107.96	5,484,608.40	2,256,500.44	58.9
	NET REVENUE OVER EXPENDITURES	3,218,555.60	2,314,272.96	.00	(2,314,272.96)	.0

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

WASTEWATER UTILITY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>WASTEWATER SALES REVENUES</u>					
620-41110-62 RESIDENTIAL REVENUES	170,116.51	1,123,589.78	1,867,726.87	744,137.09	60.2
620-41112-62 COMMERCIAL REVENUES	88,766.72	663,748.77	1,049,785.55	386,036.78	63.2
620-41113-62 INDUSTRIAL REVENUES	14,221.31	93,503.42	153,347.31	59,843.89	61.0
620-41114-62 PUBLIC REVENUES	59,768.43	417,408.72	719,103.89	301,695.17	58.1
620-41115-62 PENALTIES	1,560.53	11,832.73	19,202.18	7,369.45	61.6
620-41116-62 MISC REVENUES	15,710.15	71,658.80	126,180.18	54,521.38	56.8
620-41117-62 SEWER CONNECTION REVENUES	3,648.00	31,008.00	75,032.73	44,024.73	41.3
TOTAL WASTEWATER SALES REVENUES	353,791.65	2,412,750.22	4,010,378.71	1,597,628.49	60.2
<u>MISCELLANEOUS REVENUE</u>					
620-42110-62 INTEREST INCOME	8,261.98	77,134.38	105,000.00	27,865.62	73.5
620-42175-62 INS CLAIMS REIM/DIVIDENDS	.00	272.14	.00	(272.14)	.0
620-42213-62 MISC INCOME	.00	400.00	12,200.00	11,800.00	3.3
620-42217-62 BOND PROCEEDS	1,677,197.84	1,677,197.84	1,001,500.00	(675,697.84)	167.5
620-42300-62 EQUIPMENT-AUCTION PROCEEDS	.00	1,994.00	.00	(1,994.00)	.0
TOTAL MISCELLANEOUS REVENUE	1,685,459.82	1,756,998.36	1,118,700.00	(638,298.36)	157.1
<u>OTHER FINANCING SOURCES</u>					
620-49930-62 RETAINED EARNINGS-(INC)-DEC	.00	.00	219,050.84	219,050.84	.0
TOTAL OTHER FINANCING SOURCES	.00	.00	219,050.84	219,050.84	.0
TOTAL FUND REVENUE	2,039,251.47	4,169,748.58	5,348,129.55	1,178,380.97	78.0

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

WASTEWATER UTILITY

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
	<u>ADMINISTRATIVE EXPENSES</u>					
620-62810-111	SALARIES/PERMANENT	29,274.78	140,886.37	304,368.78	163,482.41	46.3
620-62810-116	ACCOUNTING/COLLECT SALARIES	6,580.32	31,918.00	57,647.47	25,729.47	55.4
620-62810-154	PROFESSIONAL DEVELOPMENT	.00	483.25	500.00	16.75	96.7
620-62810-219	PROF SERVICES/ACCTG & AUDIT	.00	9,695.00	14,500.00	4,805.00	66.9
620-62810-220	PLANNING	.00	.00	12,500.00	12,500.00	.0
620-62810-221	GIS SERVICES/EXPENSES	.00	.00	4,600.00	4,600.00	.0
620-62810-224	SOFTWARE/HARDWARE MAINTENANCE	1,156.41	9,804.00	12,485.00	2,681.00	78.5
620-62810-225	TELECOM/INTERNET/COMMUNICATION	382.90	1,944.50	4,995.33	3,050.83	38.9
620-62810-310	OFFICE SUPPLIES	982.02	4,934.88	6,000.00	1,065.12	82.3
620-62810-356	JOINT METER EXPENSE	.00	.00	19,000.00	19,000.00	.0
620-62810-362	CREDIT/DEBIT CARD EXPENSES	3,494.44	24,411.37	25,000.00	588.63	97.7
620-62810-519	INSURANCE EXPENSE	.00	65,569.07	66,690.92	1,121.85	98.3
620-62810-610	PRINCIPAL ON DEBT	12,500.00	1,597,405.12	1,793,339.75	195,934.63	89.1
620-62810-620	INTEREST ON DEBT	617.38	240,062.13	470,328.93	230,266.80	51.0
620-62810-670	BOND ISSUE/DEBT AMORT EXPENSE	72,776.97	73,376.97	25,000.00	(48,376.97)	293.5
620-62810-820	CAPITAL IMPROVEMENTS	4,350.56	(84,735.86)	974,157.00	1,058,892.86	(8.7)
620-62810-821	CAPITAL EQUIPMENT	66,478.00	106,249.28	89,000.00	(17,249.28)	119.4
620-62810-825	SEWER REPAIR/MAINT FUNDING	.00	.00	125,000.00	125,000.00	.0
	TOTAL ADMINISTRATIVE EXPENSES	198,593.78	2,222,004.08	4,005,113.18	1,783,109.10	55.5
	<u>SUPERVISORY/CLERICAL</u>					
620-62820-111	SALARIES/PERMANENT	10,907.86	52,853.02	95,076.28	42,223.26	55.6
620-62820-120	EMPLOYEE BENEFITS	26,992.92	166,463.75	317,824.82	151,361.07	52.4
620-62820-154	PROFESSIONAL DEVELOPMENT	.00	462.18	4,500.00	4,037.82	10.3
620-62820-219	PROFESSIONAL SERVICES	.00	2,253.08	31,250.00	28,996.92	7.2
620-62820-310	OFFICE & OPERATING SUPPLIES	163.29	1,160.13	3,100.00	1,939.87	37.4
	TOTAL SUPERVISORY/CLERICAL	38,064.07	223,192.16	451,751.10	228,558.94	49.4
	<u>COLLECTION SYS OPS & MAINT</u>					
620-62830-111	SALARIES/PERMANENT	4,591.92	32,646.87	71,089.64	38,442.77	45.9
620-62830-112	WAGES/OVERTIME	89.91	262.93	3,129.55	2,866.62	8.4
620-62830-222	ELECTRICITY/LIFT STATIONS	886.47	6,693.39	13,100.00	6,406.61	51.1
620-62830-295	CONTRACTUAL SERVICES	17.06	8,676.21	16,500.00	7,823.79	52.6
620-62830-353	REPR/MTN - LIFT STATIONS	535.61	2,429.69	14,281.00	11,851.31	17.0
620-62830-354	REPR MTN - SANITARY SEWERS	91.60	2,661.37	6,750.00	4,088.63	39.4
620-62830-355	REP/MAINT-COLLECTION EQUIP	148.50	1,170.30	9,000.00	7,829.70	13.0
	TOTAL COLLECTION SYS OPS & MAINT	6,361.07	54,540.76	133,850.19	79,309.43	40.8

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

WASTEWATER UTILITY

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>TREATMENT PLANT OPERATIONS</u>						
620-62840-111	SALARIES/PERMANENT	5,682.20	31,935.35	40,096.27	8,160.92	79.7
620-62840-112	OVERTIME	284.81	5,431.03	7,024.01	1,592.98	77.3
620-62840-116	ON-CALL PAY	1,472.78	6,989.55	13,443.56	6,454.01	52.0
620-62840-118	CLOTHING ALLOWANCE	220.76	2,006.99	4,700.00	2,693.01	42.7
620-62840-154	PROFESSIONAL DEVELOPMENT	.00	.00	2,500.00	2,500.00	.0
620-62840-222	ELECTRICITY/PLANT	.00	73,311.04	150,000.00	76,688.96	48.9
620-62840-223	NATURAL GAS/PLANT	844.41	23,341.30	41,000.00	17,658.70	56.9
620-62840-310	OFFICE & OPERATING SUPPLIES	608.42	8,877.47	17,500.00	8,622.53	50.7
620-62840-341	CHEMICALS	.00	8,694.00	35,000.00	26,306.00	24.8
620-62840-342	CONTRACTUAL SERVICES	.00	18,181.74	13,200.00	(4,981.74)	137.7
620-62840-351	FUEL EXPENSES	690.29	3,813.71	7,700.00	3,886.29	49.5
620-62840-355	TRUCK/AUTO EXPENSES	.00	163.94	1,020.00	856.06	16.1
620-62840-590	DNR ENVIRONMENTAL FEE	.00	3,509.83	7,500.00	3,990.17	46.8
	TOTAL TREATMENT PLANT OPERATIONS	9,803.67	186,255.95	340,683.84	154,427.89	54.7
<u>TREATMENT EQUIP MAINTENANCE</u>						
620-62850-111	SALARIES/PERMANENT	17,109.87	77,884.17	108,909.95	31,025.78	71.5
620-62850-242	CONTRACTUAL SERVICES	825.00	44,714.97	46,000.00	1,285.03	97.2
620-62850-342	LUBRICANTS	.00	1,798.50	8,000.00	6,201.50	22.5
620-62850-357	REPAIRS & SUPPLIES	21,108.86	39,343.38	31,000.00	(8,343.38)	126.9
	TOTAL TREATMENT EQUIP MAINTENANCE	39,043.73	163,741.02	193,909.95	30,168.93	84.4
<u>BLDG/GROUNDS MAINTENANCE</u>						
620-62860-111	SALARIES/PERMANENT	79.50	2,092.77	2,873.79	781.02	72.8
620-62860-113	SEASONAL WAGES	1,218.00	1,470.00	14,400.00	12,930.00	10.2
620-62860-220	STORMWATER UTILITY FEE	266.81	1,600.86	1,700.00	99.14	94.2
620-62860-245	CONTRACTUAL REPAIRS	350.00	2,576.00	6,200.00	3,624.00	41.6
620-62860-355	EQUIPMENT	.00	713.39	2,660.00	1,946.61	26.8
620-62860-357	REPAIRS & SUPPLIES	157.95	3,712.84	7,600.00	3,887.16	48.9
	TOTAL BLDG/GROUNDS MAINTENANCE	2,072.26	12,165.86	35,433.79	23,267.93	34.3
<u>LABORATORY</u>						
620-62870-111	SALARIES/PERMANENT	12,530.17	50,871.65	80,368.80	29,497.15	63.3
620-62870-112	WAGES/OVERTIME	182.19	599.06	2,818.70	2,219.64	21.3
620-62870-295	CONTRACTUAL SERVICES	.00	5,728.90	10,000.00	4,271.10	57.3
620-62870-310	LAB & OPERATING SUPPLIES	16.48	6,513.93	9,500.00	2,986.07	68.6
	TOTAL LABORATORY	12,728.84	63,713.54	102,687.50	38,973.96	62.1

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

WASTEWATER UTILITY

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
	<u>POWER GENERATION</u>					
620-62880-242	CONTRACTUAL SERVICES	.00	.00	1,200.00	1,200.00	.0
620-62880-357	REPAIRS & SUPPLIES	.00	.00	1,500.00	1,500.00	.0
	TOTAL POWER GENERATION	.00	.00	2,700.00	2,700.00	.0
	<u>SLUDGE APPLICATION</u>					
620-62890-111	SALARIES/PERMANENT	.00	15.38	.00	(15.38)	.0
620-62890-295	CONTRACTUAL SERVICES	.00	34,366.20	80,000.00	45,633.80	43.0
620-62890-357	REPAIRS & SUPPLIES	.00	952.96	2,000.00	1,047.04	47.7
	TOTAL SLUDGE APPLICATION	.00	35,334.54	82,000.00	46,665.46	43.1
	TOTAL FUND EXPENDITURES	306,667.42	2,960,947.91	5,348,129.55	2,387,181.64	55.4
	NET REVENUE OVER EXPENDITURES	1,732,584.05	1,208,800.67	.00	(1,208,800.67)	.0

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

STORMWATER UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
	<u>STORMWATER REVENUES</u>					
630-41110-63	RESIDENTIAL REVENUES	25,896.89	180,916.36	303,822.48	122,906.12	59.6
630-41112-63	COMMERCIAL REVENUES	19,094.71	132,857.43	220,865.39	88,007.96	60.2
630-41113-63	INDUSTRIAL REVENUES	9,671.42	67,699.94	108,180.63	40,480.69	62.6
630-41114-63	PUBLIC/TAX EXEMPT REVENUES	13,364.93	93,371.11	151,360.31	57,989.20	61.7
630-41115-63	PENALTIES	562.25	3,653.65	8,812.87	5,159.22	41.5
630-41116-63	OTHER REVENUES	.00	.00	25,160.00	25,160.00	.0
	TOTAL STORMWATER REVENUES	68,590.20	478,498.49	818,201.68	339,703.19	58.5
	<u>MISC REVENUES</u>					
630-42212-63	GRANTS-REIMBURSEMENT-STATE	.00	42,500.00	2,825,000.00	2,782,500.00	1.5
	TOTAL MISC REVENUES	.00	42,500.00	2,825,000.00	2,782,500.00	1.5
	<u>OTHER FINANCING SOURCES</u>					
630-49930-63	RETAINED EARNINGS-(INC)-DEC	.00	.00	(22,423.33)	(22,423.33)	.0
630-49940-63	LOAN PROCEEDS	1,776,927.35	1,776,927.35	.00	(1,776,927.35)	.0
630-49950-63	CAPITAL IMPROVE-LOAN	.00	.00	1,833,600.00	1,833,600.00	.0
	TOTAL OTHER FINANCING SOURCES	1,776,927.35	1,776,927.35	1,811,176.67	34,249.32	98.1
	TOTAL FUND REVENUE	1,845,517.55	2,297,925.84	5,454,378.35	3,156,452.51	42.1

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

STORMWATER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>ADMINISTRATIVE/GENERAL EXPENSE</u>					
630-63300-115 ADMINISTRATIVE SALARIES	13,337.67	63,816.69	105,632.52	41,815.83	60.4
630-63300-116 ACCOUNTING/FINANCE SALARIES	2,014.98	9,775.38	29,512.19	19,736.81	33.1
630-63300-120 EMPLOYEE BENEFITS-TOTAL	9,853.31	66,007.93	117,666.81	51,658.88	56.1
630-63300-214 PROF SERVICES/AUDIT EXPENSES	.00	2,520.00	2,520.00	.00	100.0
630-63300-220 ENGINEERING/PLANNING- TO GF	.00	.00	8,500.00	8,500.00	.0
630-63300-221 GIS EXPENSES	.00	.00	6,160.00	6,160.00	.0
630-63300-224 SOFTWARE/HARDWARE MAINTENANCE	.00	.00	4,317.00	4,317.00	.0
630-63300-310 OFFICE & OPERATING SUPPLIES	584.77	3,800.64	4,000.00	199.36	95.0
630-63300-352 INFO TECHNOLOGY EXPENSES	.00	3,212.02	2,800.00	(412.02)	114.7
630-63300-362 CREDIT/DEBIT CARD EXPENSES	.00	.00	2,600.00	2,600.00	.0
630-63300-519 INSURANCE EXPENSES	.00	12,151.97	13,445.97	1,294.00	90.4
630-63300-610 DEBT SERVICE-PRINCIPAL/INT	.00	38,910.00	271,570.00	232,660.00	14.3
630-63300-913 ERF TRANSFER-DPW ERF	.00	.00	25,000.00	25,000.00	.0
TOTAL ADMINISTRATIVE/GENERAL EXPENSE	25,790.73	200,194.63	593,724.49	393,529.86	33.7
<u>STREET CLEANING</u>					
630-63310-111 SALARIES/WAGES	2,578.78	12,115.30	26,156.21	14,040.91	46.3
630-63310-351 FUEL EXPENSES	48.38	1,048.53	2,000.00	951.47	52.4
630-63310-353 EQUIPMENT PARTS/SUPPLIES	.00	6,839.71	2,000.00	(4,839.71)	342.0
TOTAL STREET CLEANING	2,627.16	20,003.54	30,156.21	10,152.67	66.3
<u>STORM WATER MANAGEMENT</u>					
630-63440-111 SALARIES/WAGES	4,389.92	38,453.66	36,616.71	(1,836.95)	105.0
630-63440-295 CONTRACTUAL SERVICES	1,859.75	13,771.95	20,000.00	6,228.05	68.9
630-63440-320 PUBLIC EDUCATION/OUTREACH	.00	250.90	5,300.00	5,049.10	4.7
630-63440-350 REPAIR/MAINTENANCE SUPPLIES	15.59	1,732.74	5,000.00	3,267.26	34.7
630-63440-590 PERMIT FEES-DNR	.00	2,000.00	2,000.00	.00	100.0
630-63440-670 BOND ISSUE EXPENSES	39,663.08	39,763.08	.00	(39,763.08)	.0
630-63440-820 CAPITAL IMPROVEMENTS	17,919.83	241,440.73	4,658,600.00	4,417,159.27	5.2
TOTAL STORM WATER MANAGEMENT	63,848.17	337,413.06	4,727,516.71	4,390,103.65	7.1
<u>COMPOST SITE/YARD WASTE EXP</u>					
630-63600-111 SALARIES/WAGES	5,302.10	26,078.51	57,980.94	31,902.43	45.0
630-63600-113 SEASONAL WAGES	570.00	1,800.00	8,000.00	6,200.00	22.5
630-63600-310 OFFICE & OPERATING SUPPLIES	.00	.00	5,000.00	5,000.00	.0
630-63600-351 FUEL EXPENSES	489.89	1,801.03	2,000.00	198.97	90.1
630-63600-352 VEHICLE/EQUIPMENT/REPAIR PARTS	.00	50.20	30,000.00	29,949.80	.2
TOTAL COMPOST SITE/YARD WASTE EXP	6,361.99	29,729.74	102,980.94	73,251.20	28.9

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

STORMWATER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>LAKE MANAGEMENT/MAINT EXP</u>					
630-63610-295 CONTRACTUAL EXPENSES	.00	9,300.00	.00	(9,300.00)	.0
TOTAL LAKE MANAGEMENT/MAINT EXP	.00	9,300.00	.00	(9,300.00)	.0
TOTAL FUND EXPENDITURES	98,628.05	596,640.97	5,454,378.35	4,857,737.38	10.9
NET REVENUE OVER EXPENDITURES	1,746,889.50	1,701,284.87	.00	(1,701,284.87)	.0

CITY OF WHITEWATER
CASH/INVESTMENT - TOTAL FUND EQUITY
July 31, 2026

FUND NAME	FUND #	A	B	C	FUND EQUITY / A+B-C
		LIQUID-CASH / INVESTMENT BALANCES	FUND BALANCE less CASH	YTD NET INCOME / REV · (EXP)	
General Fund	100	4,756,575	(1,727,243.22)	1,348,995	4,378,327
Cable T.V.	200	(16,753)	45,653.95	(45,654)	(16,753) R
Parking Permit Fund	208	94,269	(26,051.57)	26,052	94,269 R
Fire/Rescue Equipment Revolving	210	806,573	189,046.99	(189,047)	806,573
Election Fund	214	5,066	17,786.33	(17,786)	5,066
DPW Equipment Revolving	215	191,316	48,009.31	(48,009)	191,316
Police Vehicle Revolving	216	(120,122)	(62,188.50)	62,189	(120,122)
Building Repair Fund	217	36,039	15,177.37	(15,177)	36,039
Aquatic Center Capital Fund	219	(56,154)	10,670.00	(10,670)	(56,154)
Library Special Revenue	220	(122,544)	667,310.90	(667,817)	(123,050) R
Skate Park Fund	225	798	4,635.00	(4,635)	798
Solid Waste/Recycling	230	(268,064)	275,999.16	(275,999)	(268,064)
Ride-Share Grant Fund	235	(174,191)	75,649.08	(75,649)	(174,191) R
Parkland Acquisition	240	85,983	-	-	85,983 R
Parkland Development	245	70,461	(59,045.00)	59,045	70,461 R
Field of Dreams	246	15,847	40,133.57	(40,134)	15,847 R
Aquatic Center	247	(221,249)	221,248.86	(126,830)	(126,830) U
Park & Rec Special Revenue	248	(111,118)	145,809.65	(146,218)	(111,527) R
Fire/EMS Department	249	475,546	342,348.52	(286,621)	531,274 U
Forestry Fund	250	(28,658)	17,985.68	(17,986)	(28,658) R
Sick Leave Severance Fund	260	17,551	36,170.01	(36,170)	17,551
Insurance-SIR	271	81,061	4,011.00	(4,011)	81,061
Lakes Improvement Fund	272	(874)	495.04	(495)	(874)
Street Repair Revolving Fund	280	964,354	(673,957.85)	673,958	964,354
Police Dept-Trust Fund	295	86,354	1,987.25	(1,987)	86,354 R
Debt Service Fund	300	404,431	(404,430.51)	404,431	404,431
TID #4 Affordable Housing	441	1,530,806	350,000.00	-	1,880,806
TID #10	410	285,135	(158,912.55)	158,913	285,135 U
TID #11	411	402,788	(377,702.15)	(822,298)	(797,212) U
TID #12	412	144,798	(114,668.19)	114,668	144,798 U
TID #13	413	60,689	(67,561.40)	67,561	60,689 U
TID #14	414	217,777	(379,743.19)	379,743	217,777 U
Capital Projects-LSP	450	3,956,863	(4,783,160.38)	4,783,160	3,956,863
Birge Fountain Restoration	452	3,250	208.94	(209)	3,250
Depot Restoration Project	459	31,368	-	-	31,368
Water Utility	610	3,861,703	10,044,261.45	2,314,273	16,220,238
Wastewater Utility	620	6,094,932	18,798,035.19	1,208,801	26,101,768
Stormwater Utility	630	847,958	3,001,256.87	1,701,285	5,550,500
Tax Collection	800	-	-	(1)	(1)
Rescue Squad Equip/Education	810	121,936	(1,657.97)	1,658	121,936 R
CDA Operating Fund	900	(171,720)	171,574.42	(165,765)	(165,911)
CDA Program Fund-Prelim.	910	867,053	5,904,972.64	(80,055)	6,691,971
Innovation Center-Operations	920	122,701	25,469.67	(10,602)	137,568
Total:		25,350,536	31,619,584	10,214,904	67,185,025

FIDUCIARY FUNDS	FUND #	A	B	C	FUND EQUITY / A+B+C
		LIQUID-CASH / INVESTMENT BALANCES	FUND BALANCE less CASH	YTD NET INCOME / REV · (EXP)	
Library Board Funds	220	2,494	-	-	2,494 R
Rock River Stormwater Group	820	57,456	(22,662.45)	22,662	57,456
Fire & Rescue	850	541,980	31,364.16	(2,543)	570,801
Total:		601,929	8,702	20,119	630,750

INVESTMENT DETAIL						
FUND	#	BANK	TYPE-CD#	FUND	AMOUNT	Jul-26 RATE
General	100-11300	Amer Dep Mgmt	PublicFund	General	1,133,620.24	3.51%
General	100-11301	LGIP	PublicFund	General	2,713,895.08	4.39%
Petty Cash	100-11150	On Hand	PublicFund	General	1,300.00	
Cable TV	200-11300	Amer Dep Mgmt	PublicFund	Cable TV	37,117.21	3.51%
Parking	208-11300	Amer Dep Mgmt	PublicFund	Pking Permit	31,964.65	3.51%
Fire/Rescue Equip.	210-11300	Amer Dep Mgmt	PublicFund	Fire Equip	62,053.65	3.51%
DPW Equip.	215-11300	Amer Dep Mgmt	PublicFund	DPW Equip	31,093.46	3.51%
Library Investments	220-11300	Amer Dep Mgmt	PublicFund	Library	37,762.68	3.51%
Forestry Fund	250-11300	Amer Dep Mgmt	PublicFund	Forestry	1,472.48	3.51%
Street Repairs	280-11300	Amer Dep Mgmt	PublicFund	Street Repair	363,119.23	3.51%
PD Crime Prevention	295-11103	1st Citizens	Crime Prev	PD Trust	19,570.20	0.05%
PD Donations	295-11104	1st Citizens	Donations	PD Trust	22,944.38	0.05%
PD Seizures-Spending	295-11111	1st Citizens	Seizures	PD Trust	15,563.76	0.05%
PD Seizures-Held	295-11110	1st Citizens	Seizures	PD Trust	8,066.13	0.05%
PD Evidence/Prop-Held	295-11120	1st Citizens	Evid-Found Prop	PD Trust	17,155.65	0.05%
PD Evidence/Prop-Spending	295-11121	1st Citizens	Evid-Found Prop	PD Trust	3,053.55	0.05%
Sub-Total By Fund	295				86,353.67	
CIP FUND 450	450-11300	Amer Dep Mgmt	PublicFund	CIP	143,800.51	3.51%
ARPA FUNDS 450	450-11405	LGIP	PublicFund	CIP	-	3.68%
Water Operating Reserve	610-13200	Amer Dep Mgmt	PublicFund	Water	500,630.09	3.51%
Water Debt Svc Reserve	610-13240	Amer Dep Mgmt	PublicFund	Water	378,473.08	3.51%
ARPA Funds 610	610-13250	LGIP	PublicFund	Water	32,866.11	3.51%
Sub-Total By Fund	610				911,969.28	
Sewer Operating Reserve	620-11300	Amer Dep Mgmt	PublicFund	Wastewater	771,446.57	3.51%
Sewer ERF Reserve	620-11320	Amer Dep Mgmt	PublicFund	Wastewater	1,666,953.61	3.51%
Sewer Debt Svc Reserve	620-11340	Amer Dep Mgmt	PublicFund	Wastewater	54,537.74	3.51%
Sewer Connection Fund	620-11350	Amer Dep Mgmt	PublicFund	Wastewater	379,162.65	3.51%
ARPA Funds 620	620-11360	LGIP	PublicFund	Wastewater	974,916.21	3.51%
Sub-Total By Fund	620				3,847,016.78	
Hospital Fund	810-11101	Premier	PublicFund	Hospital	42,476.88	0.15%
Hospital Fund	810-11301	LGIP	PublicFund	Hospital	37,601.39	3.68%
Hospital Fund	810-11300	Amer Dep Mgmt	PublicFund	Hospital	41,858.20	3.51%
Sub-Total By Fund	810				121,936.47	
Rock River Stormwater	820-11101	Assoc. Bank	Fund 820	Rock River	57,456.00	0.95%
Action	910-11800	1st Citizens	Fund 910	CDA	661,895.85	3.73%
CDBG Housing	910-11600	1st Citizens	Fund 910	CDA	-	3.73%
Façade	910-11702	1st Citizens	Fund 910	CDA	62,914.26	3.73%
Capital Catalyst	910-11900	Assoc. Bank	Fund 910	CDA	142,243.21	0.95%
Sub-Total By Fund	910				867,053.32	
Library Brd MMKT	220-11301	1st Citizens	Fund 220	Library Board	2,493.74	0.35%
Library Brd Invest	220-11500	Amer Dep Mgmt	Fund 220	Library Board	0.00	3.51%
Sub-Total By Fund	220				2,493.74	
Inn Ctr-Drouillard Trust	920-11300	Amer Dep Mgmt	PublicFund	Innovation Ctr	9,676.23	3.51%
				TOTAL	10,461,154.68	
OTHER DEPOSITS						
General Operating Acct	001-11101	1st Citizens	PublicFund	100-036	14,821,169.01	3.73%
General Operating LGIP	100-11301	LGIP	PublicFund	864291	2,713,895.08	3.68%
TID 4 LGIP	440-11301	LGIP	PublicFund		-	3.68%
TID 5 LGIP	445-11301	LGIP	PublicFund		-	3.68%
TID 6 LGIP	446-11301	LGIP	PublicFund		-	3.68%
TID 8 LGIP	448-11301	LGIP	PublicFund		-	3.68%
TID 9 LGIP	449-11301	LGIP	PublicFund		-	3.68%
Utility Revolving Fund	No Acct	1st Citizens	PublicFund	100-546	-	3.73%
Utility Revolving Fund	No Acct	Premier	PublicFund	xxx719	-	
Sewer Plant Improve	620-11190	1st Citizens	PublicFund	102-701	-	3.73%
PF Grant 17-35	No Acct	1st Citizens	PublicFund	102-728	-	3.73%
Bond Proceeds	450-11400	LGIP	PublicFund	864291	-	3.68%
Bond Proceeds	610-13250	LGIP	PublicFund	864291	-	3.68%
Bond Proceeds	620-11360	LGIP	PublicFund	864291	-	3.68%
Bond Proceeds	630-11400	LGIP	PublicFund	864291	-	3.68%
Tax Account	800-11101	1st Citizens	PublicFund	102-787	-	4.36%
Tax Account	800-11300	LGIP	PublicFund	864291	-	3.68%

Manual and Authorized Checks Processed/Paid

July 31, 2026

Below is a detail listing of all authorized checks processed.

<u>Fund #</u>	<u>Fund Name</u>	<u>Fund Total</u>
100	General Fund	314,441.02
200	Cable TV Fund	242.00
208	Parking Permit Fund	371.39
210	Fire Equipment Revolving Fund	10,720.18
214	Election Fund	251.88
215	DPW Equipment Fund	1,491.55
216	Police Vehicle Revolving Fund	-
217	Building Repair Fund	-
220	Library Special Revenue	9,356.63
225	Skate Park Fund	-
230	Solid Waste/Recycling Fund	46,077.90
235	Ride-Share Grant Program Fund	12,226.76
240	Parkland Acquisition	-
245	Parkland Development	-
246	Treytons Field of Dreams	41.84
247	Aquatic Center	34,027.69
248	Park & Rec Special Revenue	6,962.75
249	Fire & EMS Department	31,940.55
250	Forestry	-
271	Insurance/SIR Fund	1,048.00
272	Lakes Improvement	-
280	Street Repair Revolving Fund	6,375.70
295	Police Trust Fund	-
300	Debt Service	61,127.58
410	TID 10	8,043.37
411	TID 11	723,029.08
412	TID 12	131.99
413	TID 13	-
414	TID 14	-
441	TID 4 Affordable Housing	-
450	CIP Fund	349,414.42
452	Birge Fountain Restoration	39.16
610	Water Utility	262,770.72
620	Wastewater Utility	111,353.92
630	Stormwater Utility	20,490.77
810	Hospital Hill Fund	-
900	CDA Operating Fund	79.07
910	CDA Project Fund	-
920	Innovation Center	12,005.28
Grand Total:		<u><u>2,024,061.20</u></u>

Report Criteria:

Report type: GL detail

Check: Check number = 100561-100743, 900197

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Notes	Description	Invoice Number	Invoice GL Account	Invoice Amount
100									
07/26	07/01/2026	100561	10397	MISS WHITEWATER PAGEANT		4TH OF JUL PAGEANT SPONSORSHIP	07-04-26	100-55320-780	1,000.00
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		116 E Main St- CDA	06-2026	100-15205	27.67
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		HILLSIDE CEMETARY	06-2026	100-51600-221	32.06
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		431 W CENTER ST-LIBRARY	06-2026	100-55111-221	508.62
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		CENTER ST SKATING RINK	06-2026	100-53270-221	172.38
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		BATH HOUSE-TRIPP	06-2026	100-53270-221	97.50
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		ROUND ABOUT	06-2026	100-51600-221	9.80
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		COMMUNITY GARDENS	06-2026	100-51600-221	33.22
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		LIBRARY FOUNTAIN/BUBBLER-BIRGE FOUNTAIN	06-2026	100-51600-221	27.51
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		ARMORY	06-2026	100-51600-221	289.63
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		420 W MAIN ST - WHITE BLDG	06-2026	100-51600-221	60.65
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		GARAGE STORAGE BLDG-CITY GARAGE BLDING	06-2026	100-53230-221	94.07
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		GARAGE & BUBBLER	06-2026	100-53230-221	440.78
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		PARK COMMUNITY BLDG-SENIOR CTR	06-2026	100-53270-221	393.78
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		STARIN PARK	06-2026	100-53270-221	43.80
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		KILAR FIELD OF DREAMS	06-2026	100-53270-221	180.16
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		PARK STAND PIPE	06-2026	100-51600-221	9.17
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		NORTH PARK MANHOLE-CRAVATH LAKE	06-2026	100-53270-221	18.97
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		PUBLIC SAFETY BLDG	06-2026	100-51600-221	871.80
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		313 W WHITEWATER ST-DEPOT	06-2026	100-51600-221	82.46
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		CRAVATH LAKE PARK-STORMWATER	06-2026	100-51600-221	15.93
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		215 S FREMONT ST-CRAVATH LK FRONT BLDG	06-2026	100-53270-221	328.31
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		E SIDE PARK	06-2026	100-51600-221	31.72
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		SKATE PARK	06-2026	100-53270-221	55.94
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		336 N FREMONT ST FINAL BILL	336 N FREM	100-51600-221	17.71
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		342 N FREMONT ST FINAL BILL	342 N FREM	100-53270-221	17.71
07/26	07/02/2026	100577	7653	GAPPA SECURITY SOLUTIONS		CARD READER REPLACEMENT	33812	100-51600-355	410.00
07/26	07/02/2026	100578	119	GENCOMM		2 SPARE CHARGERS/BATTERIES/ANTENNAS	358852	100-52110-242	1,042.50
07/26	07/02/2026	100581	291	GFC LEASING - WI		JUL 2026 COPIER LEASE	1584310	100-53300-310	102.34
07/26	07/02/2026	100581	291	GFC LEASING - WI		JUL 2026 COPIER LEASE	1584310	100-52100-310	102.34
07/26	07/02/2026	100581	291	GFC LEASING - WI		JUL 2026 COPIER LEASE	1584310	100-51400-310	124.49
07/26	07/02/2026	100581	291	GFC LEASING - WI		JUL 2026 COPIER LEASE	1584310	100-53100-310	149.01
07/26	07/02/2026	100581	291	GFC LEASING - WI		JUL 2026 COPIER LEASE	1584310	100-51500-310	182.87
07/26	07/02/2026	100585	484	JOHNSTONE SUPPLY		10 COUPLINGS/2 ELBOWS/ 1 LINE	1430675	100-51600-244	243.08

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Notes	Description	Invoice Number	Invoice GL Account	Invoice Amount
07/26	07/02/2026	100587	494	MENARDS JANESVILLE		AIR CONDITIONER	95206	100-53230-355	565.46
07/26	07/02/2026	100589	4196	QUADIENT LEASING USA INC		2Q26 POSTAGE MACHINE LEASE/FEES	Q2419233	100-51500-310	63.42
07/26	07/02/2026	100593	5777	UNITED STATES TREASURY		2026 PCOR FEES	2026 PCOR	100-51500-217	263.72
07/26	07/02/2026	100594	7783	VARELA, ALEJANDRO		06-24-26 INTERPRETING SVC	06-24-26	100-51200-219	120.00
07/26	07/02/2026	100596	195	WI DEPT OF TRANSPORTATION		87 LICENSE PLATE SUSPENSIONS JAN 2025	01-2025	100-52140-360	435.00
07/26	07/02/2026	100596	195	WI DEPT OF TRANSPORTATION		50 LICENSE PLATE SUSPENSIONS FEB 2025	02-2025	100-52140-360	250.00
07/26	07/02/2026	100596	195	WI DEPT OF TRANSPORTATION		37 LICENSE PLATE SUSPENSIONS MAR 2025	03-2025	100-52140-360	185.00
07/26	07/09/2026	100599	8416	AXON ENTERPRISE INC		AXON EVIDENCE STG	INUS454303	100-52110-224	3,000.00
07/26	07/09/2026	100602	10317	CIUFFO, SPENCER		JUN 2026 RESTITUTION HAYES, JOHN C JR	JUNE 2026	100-21690	20.00
07/26	07/09/2026	100604	10401	EDWARDS, NOAH		JUN 2026 RESTITUTION STEWART, DAMIEN	06-2026	100-21690	10.00
07/26	07/09/2026	100607	10049	ENVY GROUNDS CARE LLC		LAWN CARE 1515 WILDWOOD/505 VENTURA	2026-189	100-52400-219	250.00
07/26	07/09/2026	100608	9714	EXPRESS ELEVATOR LLC		05/07 ARMORY ELEVATOR DOOR REPAIR	INV-73462-D	100-51600-355	813.00
07/26	07/09/2026	100609	1255	FASTENAL COMPANY		28 WEDGE ANCHORS	W1WHT7228	100-51600-355	22.18
07/26	07/09/2026	100612	7174	FRAWLEY ENTERPRISES OF W		JUN 2026 FUEL PURCHASES	JUNE 2026	100-16600	6,906.52
07/26	07/09/2026	100613	4749	GOSH, JAMES		USER CREDIT CONVERSION	108984236	100-13500	200.00
07/26	07/09/2026	100614	10181	HM BRANDT LLC		PAY APP 1 2607 WHITEWATER DEMO (CONTRACT 2607) 9	03293301	100-15205	46,525.00
07/26	07/09/2026	100615	191	JEFFERSON CO CLERK OF CO		CASE 26-009580 GONZALEZ-CORDOBA, REYNA BOND PA	26-009580	100-45114-52	150.00
07/26	07/09/2026	100616	191	JEFFERSON CO TREASURER		JUN 2026 COURT FINES	JUNE 2026	100-21690	20.00
07/26	07/09/2026	100619	6622	LANGUAGE LINE SERVICES		JUN 2026 INTERPRETING SVCS	11960232	100-52600-219	34.78
07/26	07/09/2026	100620	9997	MCMAHON ASSOCIATES INC		JUN 2026 PROF SVCS LIB STUDY PHASE 2 FOLLOW UP	401330	100-51400-217	72.50
07/26	07/09/2026	100621	10183	PERFECTION PLUS INC		JUN 2026 JANITORIAL SVCS	316456	100-55111-246	3,315.16
07/26	07/09/2026	100621	10183	PERFECTION PLUS INC		JUN 2026 JANITORIAL SVC MUNI BLDG	316456	100-51600-246	4,681.35
07/26	07/09/2026	100621	10183	PERFECTION PLUS INC		JUN 2026 JANITORIAL SVC ARMORY	316456	100-51600-246	1,404.92
07/26	07/09/2026	100621	10183	PERFECTION PLUS INC		JUN 2026 JANITORIAL SVC STARIN PRK BLDG	316456	100-51600-246	1,188.62
07/26	07/09/2026	100621	10183	PERFECTION PLUS INC		JUN 2026 JANITORIAL SVC CRAVATH BLDG	316456	100-51600-246	348.14
07/26	07/09/2026	100621	10183	PERFECTION PLUS INC		JUL 2026 JANITORIAL SVCS	316493	100-55111-246	3,414.61
07/26	07/09/2026	100621	10183	PERFECTION PLUS INC		JUL 2026 JANITORIAL SVC MUNI BLDG	316493	100-51600-246	4,821.79
07/26	07/09/2026	100621	10183	PERFECTION PLUS INC		JUL 2026 JANITORIAL ARMORY	316493	100-51600-246	1,447.07
07/26	07/09/2026	100621	10183	PERFECTION PLUS INC		JUL 2026 JANITORIAL STARIN PRK BLDG	316493	100-51600-246	1,224.28
07/26	07/09/2026	100621	10183	PERFECTION PLUS INC		JUL 2026 JANITORIAL CRAVATH BLDG	316493	100-51600-246	358.58
07/26	07/09/2026	100622	43	PETTY CASH		JUN 2026 POSTAGE	JUN 2026 P	100-52100-310	37.35
07/26	07/09/2026	100623	10402	SCHOFF, AMY		CRAVATH COMM BLDG SECURITY DEP REFUND	108350896	100-13500	200.00
07/26	07/09/2026	100624	713	STATE OF WISCONSIN		JUN 2026 COURT FINES	JUNE 2026	100-21690	5,682.76
07/26	07/09/2026	100625	10374	STEWART, DAMIEN E		G482LL0QH REFUND	G482LL0QH	100-21690	754.00
07/26	07/09/2026	100626	8137	TDS		JUL 2026 911 LINES	0917WWPD-	100-52600-225	87.90
07/26	07/09/2026	100627	6517	CHILDS PHD S.C., CRAIG		ANNON EE FOLLOW-UP	4704	100-52100-219	200.00
07/26	07/09/2026	100627	6517	CHILDS PHD S.C., CRAIG		WELLNESS CHECK MARTIN/BEECROFT/VALADEZ/DORM	4704	100-52110-219	800.00
07/26	07/09/2026	100627	6517	CHILDS PHD S.C., CRAIG		WELLNESS CHECK ELLIS	4704	100-52120-219	200.00
07/26	07/09/2026	100627	6517	CHILDS PHD S.C., CRAIG		WELLNESS CHECK GIRLING/GRANT	4704	100-52600-219	400.00

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07/26	07/09/2026	100628	125	WALWORTH CO CLERK OF CIR		G48LL0QJL VALADEX, ALMA ROSA BOND PAY	G482LL0QJL	100-45114-52	650.00
07/26	07/09/2026	100629	125	WALWORTH CO TREASURER		JUN 2026 COURT FINES	JUN 2026	100-21690	1,635.60
07/26	07/09/2026	100630	536	WAUKESHA CO TECH COLLEG		PROF DEV BASIC SWAT ALEXANDER/BRIDLEMAN	S0899104	100-52110-211	1,150.00
07/26	07/09/2026	100631	195	WI DOT TVRP		22 LICENSE PLATE SUSPENSIONS APR 2025	APR 2025	100-52140-360	110.00
07/26	07/09/2026	100631	195	WI DOT TVRP		29 LICENSE PLATE SUSPENSIONS MAY 2025	MAY 2025	100-52140-360	145.00
07/26	07/16/2026	100636	7060	EMERGENCY COMMUNICATIO		2026 TORNADO SIREN MAINTENANCE/BATTERY AND CH	4821	100-52500-242	900.63
07/26	07/16/2026	100636	7060	EMERGENCY COMMUNICATIO		2026 TORNADO SIREN MAINTENANCE/BATTERY AND CH	4821	100-52500-295	4,275.00
07/26	07/16/2026	100643	165	LINCOLN CONTRACTORS SUP		STARTER RECOIL	K02223	100-53270-242	40.40
07/26	07/16/2026	100645	9400	MARCY & THE HIGHLIGHTS		CONCERT IN THE PARK PERFORMANCE	071626	100-55320-790	800.00
07/26	07/16/2026	100647	494	MENARDS JANESVILLE		WINDOW AIR CONDITIONER	96208	100-53230-355	299.99
07/26	07/16/2026	100649	9700	MUNICIPAL CODE ENFORCEME		JUN 2026 ZONING ADMIN	1939	100-52400-219	2,265.00
07/26	07/16/2026	100649	9700	MUNICIPAL CODE ENFORCEME		JUN 2026 CODE ENFORCEMENT	1966	100-52400-219	6,597.18
07/26	07/16/2026	100649	9700	MUNICIPAL CODE ENFORCEME		JUN 2026 BUILDING INSPECTIONS	1968	100-52400-222	10,933.95
07/26	07/16/2026	100652	4196	QUADIENT FINANCE USA INC		JUN 2026 POSTAGE	JUN 2026	100-16500	1,300.00
07/26	07/16/2026	100652	4196	QUADIENT FINANCE USA INC		3Q26 MACHINE LEASE/FEES	JUN 2026	100-51400-310	21.20
07/26	07/16/2026	100652	4196	QUADIENT FINANCE USA INC		3Q26 MACHINE LEASE/FEES	JUN 2026	100-53100-310	2.12
07/26	07/16/2026	100652	4196	QUADIENT FINANCE USA INC		3Q26 MACHINE LEASE/FEES	JUN 2026	100-52400-310	8.48
07/26	07/16/2026	100652	4196	QUADIENT FINANCE USA INC		3Q26 MACHINE LEASE/FEES	JUN 2026	100-55210-310	10.60
07/26	07/16/2026	100652	4196	QUADIENT FINANCE USA INC		3Q26 MACHINE LEASE/FEES	JUN 2026	100-52100-310	26.51
07/26	07/16/2026	100653	10248	RDG PLANNING & DESIGN		JUN 2026 PROF SVCS COMP PLAN UPDATE (R3007.554.0	63633	100-52400-220	3,920.00
07/26	07/16/2026	100658	10244	SWIDERSKI POWER		2 STARTERS/MOWER LINE	IH01417	100-53270-242	101.99
07/26	07/16/2026	100664	125	WALWORTH COUNTY SHERIFF'		JUN 2026 PRISONER CONFINEMENT	137372	100-51200-293	110.00
07/26	07/16/2026	100665	125	WALWORTH CO CLERK OF CIR		G482MN3P4N/G482LL0QJR RAYMENT, ANGELICA N BON	G482MN3P4	100-45114-52	650.00
07/26	07/16/2026	100666	125	WALWORTH CO CLERK OF CIR		G482LL0QJQ BRAGANZA, STEPHANIE	G482LL0QJ	100-45114-52	150.00
07/26	07/16/2026	100667	20	WHITEWATER LIMESTONE INC		3.65TONS LIMESTONE	31826	100-53420-490	36.50
07/26	07/17/2026	100671	10412	SCHROEDL, RYAN A		07/17/2026 MISSING PAYCHECK	07/17/26	100-21590	2,086.24
07/26	07/23/2026	100672	10106	AFFORDABLE TOWING AND RE		07/21 EVIDENCE TOW	26-00272	100-52110-219	111.00
07/26	07/23/2026	100675	459	BLACKHAWK TECH COLLEGE		CDL TRAINING BRODY FREEMAN	S0368518	100-53300-211	5,118.75
07/26	07/23/2026	100676	10403	BRAKE & EQUIPMENT CO INC		#403 BRAKE REPAIR LABOR	922223	100-53230-352	930.00
07/26	07/23/2026	100676	10403	BRAKE & EQUIPMENT CO INC		#403 WHEEL SEAL/BREAK KIT	922614	100-53230-352	108.67
07/26	07/23/2026	100678	10415	CIARLETTA, ANNA		G482MV8VNG CIARLETTA, ANNA FINE REFUND	G482MV8VN	100-21690	189.00
07/26	07/23/2026	100682	10417	ETC INSTITUTE		2026 COMMUNITY SURVEY	34646	100-51400-217	5,625.00
07/26	07/23/2026	100684	291	GORDON FLESCH CO INC		JUN 2026 COPIES CHARGE	IN15691943	100-51400-310	460.35
07/26	07/23/2026	100684	291	GORDON FLESCH CO INC		JUN 2026 COPIES CHARGE	IN15691943	100-51500-310	44.84
07/26	07/23/2026	100684	291	GORDON FLESCH CO INC		JUN 2026 COPIES CHARGE	IN15691943	100-51200-310	15.19
07/26	07/23/2026	100684	291	GORDON FLESCH CO INC		JUN 2026 COPIES CHARGE	IN15691943	100-52100-310	138.32
07/26	07/23/2026	100684	291	GORDON FLESCH CO INC		JUN 2026 COPIES CHARGE	IN15691943	100-53270-310	18.00
07/26	07/23/2026	100684	291	GORDON FLESCH CO INC		JUN 2026 SUPPLY CHARGE	IN15691943	100-51400-310	8.55
07/26	07/23/2026	100684	291	GORDON FLESCH CO INC		JUN 2026 SUPPLY CHARGE	IN15691943	100-53270-310	9.00

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07/26	07/23/2026	100685	9974	HEARTLAND BUSINESS SYSTE		JUL 2026 O365	898943-H	100-51450-225	3,929.70
07/26	07/23/2026	100687	110	KB SHARPENING SERVICES IN		17 LAWN MOWER BLADE SHARPENING #772/#773/#774	132110	100-53270-242	119.00
07/26	07/23/2026	100687	110	KB SHARPENING SERVICES IN		21 LAWN MOWER BLADE SHARPENING #772/#773/#769/#	132323	100-53270-242	168.00
07/26	07/23/2026	100692	165	LINCOLN CONTRACTORS SUP		METAL SHEARS	K03584	100-53230-310	317.99
07/26	07/23/2026	100693	9997	MCPAHON ASSOCIATES INC		APR 2026 PUB LIV OP ANLYS (04-25-00632)	401281	100-51400-217	2,497.12
07/26	07/23/2026	100694	494	MENARDS JANESVILLE		BLK/RED ELECTRICAL WIRE AND NIG-NUT CONNECTOR	96695	100-53420-310	337.27
07/26	07/23/2026	100699	727	PETE'S TIRE SERVICE INC		#776 FLAT REPAIR	18834	100-53270-242	36.44
07/26	07/23/2026	100701	10411	RANDOM MAXX ENT LLC		JUL 28 2026 CRAVATH PARK PERFORMANCE	07-28-26	100-55320-790	1,000.00
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 JAKES WAY TRAFFIC STUDY	0241700	100-53100-213	2,213.25
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 PMT MEETING	0241700	100-53100-213	218.63
07/26	07/23/2026	100705	10414	TEICHMILLER, BECKY		BOL DENIAL REFUND	BOL 7-23-26	100-44122-51	23.00
07/26	07/23/2026	100708	8	UW WHITEWATER		TP/HAND TWLS/HAND SOAP FOR CITY BLDGS	CIV-0003490	100-51600-310	150.08
07/26	07/23/2026	100708	8	UW WHITEWATER		GRBG BAGS/HAND SOAP/WIREMOLD (FOR CITY HALL T	CIV-0003490	100-51600-310	113.21
07/26	07/23/2026	100708	8	UW WHITEWATER		4BX WASTEBASKT BAG	CIV-0004677	100-51600-245	47.99
07/26	07/23/2026	100708	8	UW WHITEWATER		12 C BATT/2 6V BATT/GLOVES	CIV-0004677	100-51600-355	62.00
07/26	07/23/2026	100708	8	UW WHITEWATER		10 PKG TP/48 AA BATT/12 TOILET CLING/HAND SOAP/	CIV-0004677	100-55111-355	498.03
07/26	07/23/2026	100708	8	UW WHITEWATER		5 GRB BAGS/HAND TWLS	CIV-0005217	100-51600-310	248.31
07/26	07/23/2026	100708	8	UW WHITEWATER		2TP/2 SANITARY LINER/2 HAND SOAP	CIV-0005217	100-51600-310	195.82
07/26	07/23/2026	100708	8	UW WHITEWATER		SUPPLIES FOR FD PATIO DOOR REPAIR	CIV-0005217	100-51600-355	109.92
07/26	07/23/2026	100708	8	UW WHITEWATER		2 TP/HND TWL/2 GRBG BAGS/HND SOAP	CIV-0008957	100-51600-310	276.17
07/26	07/23/2026	100708	8	UW WHITEWATER		12 C BATT FOR URINAL	CIV-0008957	100-51600-355	19.04
07/26	07/23/2026	100708	8	UW WHITEWATER		3 TP/HND TWL/3 GRBG BAGS/HND SOAP	CIV-0008957	100-51600-310	322.91
07/26	07/23/2026	100708	8	UW WHITEWATER		3 TP/HND TWL/3 GRBG BAGS/HND SOAP	CIV-0010548	100-51600-310	333.92
07/26	07/23/2026	100708	8	UW WHITEWATER		4 DISINFECTANT/MOP HNDL/3 MOP PAD/DISH DETGNT	CIV-0010548	100-51600-310	177.69
07/26	07/23/2026	100708	8	UW WHITEWATER		4 TP/GRBG BAGS/2 HND TWL	CIV-0010548	100-55111-355	288.14
07/26	07/23/2026	100708	8	UW WHITEWATER		4 HND TWL	CIV-0010548	100-51600-310	260.81
07/26	07/23/2026	100710	125	WALWORTH CO CLERK OF CIR		BO7030656 AMAYA GOMEZ, MANUEL A CIT PAY	BO7030656	100-21690	10.00
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00013-E. Main - signal	JUN 2026	100-53300-222	14.97
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00021-Main & Franklin - signal	JUN 2026	100-53300-222	52.96
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00027-Main & Fremont Sts.	JUN 2026	100-53300-222	52.59
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00044-Main & Elizabeth Sts.	JUN 2026	100-53300-222	49.47
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00046-Main & Prairie Sts.	JUN 2026	100-53300-222	53.15
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00053-E. Milwaukee - signals	JUN 2026	100-53300-222	15.50
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00066-Main & Tratt Sts.	JUN 2026	100-53300-222	51.48
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00073-E. Milwaukee & Ridge	JUN 2026	100-53300-222	15.79
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00081-Main & Franklin Sts.	JUN 2026	100-53300-222	122.88
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00095-Main & Prince Sts.	JUN 2026	100-53300-222	195.23
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00024-Shop	JUN 2026	100-53230-222	591.71
07/26	07/23/2026	100711	25	WE ENERGIES		Gas-0713499904-00038-Shop	JUN 2026	100-53230-222	40.26

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07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00040-Parking Lot	JUN 2026	100-53230-222	16.51
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00068-Shop	JUN 2026	100-53230-222	137.81
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00001-611 W Center St	JUN 2026	100-53270-222	15.79
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00022-War Memorial	JUN 2026	100-51600-222	15.24
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00025-Ann & Fremont Sts.	JUN 2026	100-51600-223	89.58
07/26	07/23/2026	100711	25	WE ENERGIES		Gas-0713499904-00028-407 S Wisconsin St Parks-Gas	JUN 2026	100-53270-223	11.30
07/26	07/23/2026	100711	25	WE ENERGIES		Gas-0713499904-00031-611 W Center St	JUN 2026	100-53270-223	9.90
07/26	07/23/2026	100711	25	WE ENERGIES		Gas-0713499904-00032-White Bldg.	JUN 2026	100-51600-223	12.37
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00047-Starin Park Electric	JUN 2026	100-53270-222	854.54
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00048-Picnic shelter	JUN 2026	100-51600-222	20.39
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00054-Behind 111 Whitewater St.	JUN 2026	100-51600-222	147.93
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00055-White Bldg.	JUN 2026	100-51600-222	811.66
07/26	07/23/2026	100711	25	WE ENERGIES		Gas-0713499904-00057-War Memorial	JUN 2026	100-51600-223	9.90
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00061-Walking Trail Lights	JUN 2026	100-53270-222	34.92
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00065-407 S Wisconsin St Parks-Electri	JUN 2026	100-53270-222	48.55
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00067-504 W. Starin - Comm.bldg.	JUN 2026	100-51600-222	373.72
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00078-Starin Park restrooms	JUN 2026	100-51600-222	46.70
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00092-Janesville & Harper Sts.	JUN 2026	100-51600-222	17.44
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00003-Armory	JUN 2026	100-51600-222	1,812.27
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00006-Library-Electric	JUN 2026	100-55111-222	2,325.34
07/26	07/23/2026	100711	25	WE ENERGIES		Gas-0713499904-00010-Armory	JUN 2026	100-51600-223	30.44
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00011-Park	JUN 2026	100-53270-222	578.67
07/26	07/23/2026	100711	25	WE ENERGIES		Gas-0713499904-00050-Library	JUN 2026	100-55111-223	371.80
07/26	07/23/2026	100711	25	WE ENERGIES		Gas-0713499904-00062-City Hall	JUN 2026	100-51600-223	455.04
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00064-Jefferson St Light	JUN 2026	100-53420-222	160.06
07/26	07/23/2026	100711	25	WE ENERGIES		Gas-0713499904-00077-Historical Society	JUN 2026	100-51600-223	9.90
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00080-Historical Society	JUN 2026	100-53420-222	259.82
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00084-Nature Area-Electric	JUN 2026	100-53270-222	18.16
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00086-Whiton & Main St	JUN 2026	100-53300-222	57.01
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00087-City Hall	JUN 2026	100-51600-222	8,708.67
07/26	07/23/2026	100711	25	WE ENERGIES		Gas-0713499904-00012-TFOD-Gas	JUN 2026	100-53270-223	9.90
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00016-E. Universal	JUN 2026	100-53420-222	55.55
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00020-Starin Rd LED lights	JUN 2026	100-53420-222	1,115.46
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00026-Siren Burr Oak Trl	JUN 2026	100-52500-310	16.85
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00030-Indian Mound & Walworth	JUN 2026	100-53420-222	43.02
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00037-Howard Rd	JUN 2026	100-53420-222	177.56
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00039-214 S. Second St.	JUN 2026	100-53420-222	91.05
07/26	07/23/2026	100711	25	WE ENERGIES		Gas-0713499904-00045-Cravath Lake Comm. Bldg.	JUN 2026	100-51600-223	12.30
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00052-Executive Dr.	JUN 2026	100-53420-222	76.33

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07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00056-Walton Dr. Siren	JUN 2026	100-52500-310	20.02
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00059-Newcomb St Light	JUN 2026	100-53420-222	146.83
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00060-Main & Indian Mound Pkwy	JUN 2026	100-53420-222	29.41
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00070-329 N. Tratt (flashers)	JUN 2026	100-53300-222	7.03
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00071-TFOD-Electric	JUN 2026	100-53270-222	177.18
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00079-Street Lights	JUN 2026	100-53420-222	17,738.35
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00082-Behind 124 Main St.	JUN 2026	100-53420-222	48.73
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00085-Florence & Tratt Siren	JUN 2026	100-52500-310	16.89
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00091-Bluff Rd. Siren	JUN 2026	100-52500-310	21.86
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00094-W. side North St.	JUN 2026	100-53420-222	124.58
07/26	07/23/2026	100712	69	WI DEPT OF JUSTICE		3Q26 BCN CIRCUIT & TIME ACCESS	455TIME-000	100-52600-295	2,358.75
07/26	07/23/2026	100713	1970	WI SCTF		2026 ANNUAL R&D WITHHOLDING-SEAVER	2026 R&D	100-21580	65.00
07/26	07/23/2026	100714	10358	YELLOW DOOR NURSERY		18 PETUNIAS	774938	100-53270-295	89.10
07/26	07/30/2026	100718	10422	COMBS & ASSOCIATES		JEFFERSON ST /BIRW00001/BIRW00002/BIRW00003A LO	12604A	100-15205	2,827.50
07/26	07/30/2026	100718	10422	COMBS & ASSOCIATES		292-0515-3432-000 LOT SURVEYING 910-56500-408	12605A	100-15205	3,427.50
07/26	07/30/2026	100718	10422	COMBS & ASSOCIATES		/WUP 00322 LOT SURVEYING 910-56500-408	12606A	100-15205	2,827.50
07/26	07/30/2026	100719	1	DEPT OF UTILITIES		1.086000.04 116 E MAIN ST FINAL BILL	116 E MAIN	100-15205	.89
07/26	07/30/2026	100720	10401	EDWARDS, NOAH		JULY RESTITUTION JACKSON, PORTER THOMAS	07-2026	100-21690	10.00
07/26	07/30/2026	100721	5014	ENVISIONWARE INC		SELF CHECKOUT	INV-US-8270	100-51400-310	626.10
07/26	07/30/2026	100721	5014	ENVISIONWARE INC		SELF CHECKOUT	INV-US-8271	100-51400-310	1,259.68
07/26	07/30/2026	100723	5996	FERGUSON ENTERPRISES LLC		4 HYDRANT GATE VALVE	0315212	100-53230-310	1,815.36
07/26	07/30/2026	100724	10420	HOLMER, KYLE		G482LL0Q93 MACOMBER, LEAH BOND REFUND	G482LL0Q93	100-45114-52	650.00
07/26	07/30/2026	100725	191	JEFFERSON CO JAIL		24CT691 HERNANDEZ SANCHEZ, MARCOS RUBEN	24CT691	100-45114-52	499.30
07/26	07/30/2026	100726	191	JEFFERSON CO TREASURER		JUL 2026 COURT FINES	JUL 2026	100-21690	10.00
07/26	07/30/2026	100732	7335	PROPHOENIX CORP		2026 PHOENIZ SOFTWARE/SUPP	2026201	100-52600-295	14,391.44
07/26	07/30/2026	100733	9229	SCHARINE'S CONSTRUCTION I		FLAGPOLE @ NORTH & MAIN SETTING	SC00554-IN	100-53270-310	570.00
07/26	07/30/2026	100734	713	STATE OF WISCONSIN		JUL 2026 COURT FINES	JUL 2026	100-21690	7,681.79
07/26	07/30/2026	100736	6	WALMART		JUL 2026 RESTITUTION MANOGUE, JESSICA	07-2026 JM	100-21690	136.71
07/26	07/30/2026	100736	6	WALMART		JUL 2026 RESTITUTION BERANEK, MARIE	07-2026 MB	100-21690	19.97
07/26	07/30/2026	100736	6	WALMART		JUL 2026 RESTITUTION REED, NARCISO	07-2026 NR	100-21690	100.99
07/26	07/30/2026	100737	125	WALWORTH CO TREASURER		JUL 2026 COURT FINES	JUL 2026	100-21690	2,252.60
07/26	07/30/2026	100738	10419	WEINK, ISABELLE FAITH		G482MN3P3T CITATION REFUND PLEA AGREE	G482MN3P3	100-21690	126.00
07/26	07/30/2026	100740	230	WHITEWATER UNIFIED SCHOO		JUL RESTUTION MUELLER, JACOB	07-2026	100-21690	200.00
07/26	07/30/2026	100741	195	WI DEPT OF TRANSPORTATION		33 LICENSE PLATE SUSPENSIONS JUL 2025	JUL 2025	100-52140-360	165.00
07/26	07/30/2026	100741	195	WI DEPT OF TRANSPORTATION		27 LICENSE PLATE SUSPENTIONS JUN 2025	JUN 2025	100-52140-360	135.00
07/26	07/30/2026	100743	7906	WISCNET		2026 WISCNET MEMBERSHIP/NETWORK ACCESS	24776	100-51450-225	8,600.00
07/26	07/21/2026	900197	8487	US BANK	RYAN TAFT-AMAZON.COM*	Fishing poles for PD fishing event	JUL 2026	100-15807	309.50
07/26	07/21/2026	900197	8487	US BANK	MICHELLE DUJARDIN-AMA	Gala Supplies	JUL 2026	100-51100-220	33.75
07/26	07/21/2026	900197	8487	US BANK	MICHELLE DUJARDIN-AMA	Gala Decorations	JUL 2026	100-51100-220	48.30

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Notes	Description	Invoice Number	Invoice GL Account	Invoice Amount
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-SOUT	06-16 CC AGENDA	JUL 2026	100-51100-320	1.00
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-SOUT	CC RESOLUTION 2026-R-20 Lifetime Manuf. LLC/19 Becker	JUL 2026	100-51100-320	291.64
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-SOUT	CUP HEARING: Flowing Well/212 S Esterly Garage	JUL 2026	100-51100-320	59.43
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-SOUT	LIQUOR LICENSE APPS 12 Class A beer&liquor/5 Class B b	JUL 2026	100-51100-320	207.15
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-SOUT	Street paving bid notice	JUL 2026	100-51100-320	153.84
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-ALTA L	Spanish Language Testing-Barbosa	JUL 2026	100-51300-211	58.00
07/26	07/21/2026	900197	8487	US BANK	STEVEN T CHESEBRO-LEXI	LexisNexis Monthly Subscription Legal Research	JUL 2026	100-51300-224	353.00
07/26	07/21/2026	900197	8487	US BANK	STEVEN T CHESEBRO-STA	2026-2027 Wis. Bar Dues	JUL 2026	100-51300-320	634.00
07/26	07/21/2026	900197	8487	US BANK	STEVEN T CHESEBRO-WIS	Parking for Attending Municipal Attorney Institute	JUL 2026	100-51300-330	16.00
07/26	07/21/2026	900197	8487	US BANK	STEVEN T CHESEBRO-WIS	Parking for Attending Municipal Attorney Institute	JUL 2026	100-51300-330	28.00
07/26	07/21/2026	900197	8487	US BANK	STEVEN T CHESEBRO-WIS	Parking for Attending Municipal Attorney Institute	JUL 2026	100-51300-330	20.00
07/26	07/21/2026	900197	8487	US BANK	BECKY MAGESTRO-LEAGU	CONFERENCE CM	JUL 2026	100-51400-211	275.00
07/26	07/21/2026	900197	8487	US BANK	JEREMIAH THOMAS-IN *AC	July 2026 Assessor Svcs	JUL 2026	100-51400-219	3,250.00
07/26	07/21/2026	900197	8487	US BANK	JOHN S WEIDL-WAL-MART	CM conf room treats	JUL 2026	100-51400-310	52.52
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-AMAZO	Supplies - HR Portion	JUL 2026	100-51400-310	15.67
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-AMAZO	Supplies - HR Portion	JUL 2026	100-51400-310	25.06
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-JESSIC	New Employee Orientation	JUL 2026	100-51400-310	47.95
07/26	07/21/2026	900197	8487	US BANK	HEATHER M BOEHM-AMAZ	Office supplies for Administration	JUL 2026	100-51400-310	145.49
07/26	07/21/2026	900197	8487	US BANK	HEATHER M BOEHM-AMAZ	Office supplies for Admin.	JUL 2026	100-51400-310	7.97
07/26	07/21/2026	900197	8487	US BANK	HEATHER M BOEHM-AMAZ	Label maker refills for Admin.	JUL 2026	100-51400-310	65.07
07/26	07/21/2026	900197	8487	US BANK	HEATHER M BOEHM-AMAZ	Blackboard for clerk's office	JUL 2026	100-51400-310	9.69
07/26	07/21/2026	900197	8487	US BANK	HEATHER M BOEHM-SAMS	Candy for CM dish	JUL 2026	100-51400-310	37.46
07/26	07/21/2026	900197	8487	US BANK	BECKY MAGESTRO-SQ *RO	STAFF APPRECIATION GIFT CARDS	JUL 2026	100-51400-310	100.00
07/26	07/21/2026	900197	8487	US BANK	BECKY MAGESTRO-RICKS	STAFF APPRECIATION GIFT CARDS	JUL 2026	100-51400-310	50.00
07/26	07/21/2026	900197	8487	US BANK	BECKY MAGESTRO-RICKS	STAFF APPRECIATION GIFT CARDS	JUL 2026	100-51400-310	50.00
07/26	07/21/2026	900197	8487	US BANK	BECKY MAGESTRO-CASEY	STAFF APPRECIATION GIFT CARDS	JUL 2026	100-51400-310	100.00
07/26	07/21/2026	900197	8487	US BANK	BECKY MAGESTRO-STARB	STAFF APPRECIATION GIFT CARDS	JUL 2026	100-51400-310	100.00
07/26	07/21/2026	900197	8487	US BANK	BECKY MAGESTRO-KWIK T	STAFF APPRECIATION GIFT CARDS	JUL 2026	100-51400-310	100.00
07/26	07/21/2026	900197	8487	US BANK	BECKY MAGESTRO-DUNKI	STAFF APPRECIATION GIFT CARDS	JUL 2026	100-51400-310	100.00
07/26	07/21/2026	900197	8487	US BANK	BECKY MAGESTRO-CULVE	STAFF APPRECIATION GIFT CARDS	JUL 2026	100-51400-310	100.00
07/26	07/21/2026	900197	8487	US BANK	BECKY MAGESTRO-AMAZO	NEW PROJECTOR FOR CM CONFERENCE ROOM	JUL 2026	100-51400-310	905.84
07/26	07/21/2026	900197	8487	US BANK	BECKY MAGESTRO-AMAZO	OFFICE SUPPLIES FOR CM	JUL 2026	100-51400-310	48.68
07/26	07/21/2026	900197	8487	US BANK	BECKY MAGESTRO-DOLLA	GATORADE FOR STAFF OUT IN HEAT	JUL 2026	100-51400-310	12.66
07/26	07/21/2026	900197	8487	US BANK	BECKY MAGESTRO-DOLLA	GATORADE FOR STAFF OUT IN HEAT	JUL 2026	100-51400-310	74.91
07/26	07/21/2026	900197	8487	US BANK	BECKY MAGESTRO-DOLLA	GATORADE FOR STAFF OUT IN HEAT	JUL 2026	100-51400-310	12.66
07/26	07/21/2026	900197	8487	US BANK	BECKY MAGESTRO-AMAZO	Office supplies for CM	JUL 2026	100-51400-310	52.58
07/26	07/21/2026	900197	8487	US BANK	BECKY MAGESTRO-KWIK T	gift cards for staff appreciation	JUL 2026	100-51400-310	75.00
07/26	07/21/2026	900197	8487	US BANK	DAN BUCKINGHAM-WAL-M	5 gal of water for admin	JUL 2026	100-51400-310	13.40
07/26	07/21/2026	900197	8487	US BANK	SABRINA L OJIBWAY-DOJ E	Code E Record Checks for City Clerk, Park & Rec and WAFC	JUL 2026	100-51400-310	273.00

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07/26	07/21/2026	900197	8487	US BANK	HEATHER M BOEHM-SAMS	Snacks for breakroom	JUL 2026	100-51400-312	180.44
07/26	07/21/2026	900197	8487	US BANK	JOHN S WEIDL-ANTHROPIC	Claude subscription	JUL 2026	100-51400-320	100.00
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-SURVE	Subscription-Survey Monkey	JUL 2026	100-51400-320	1,139.40
07/26	07/21/2026	900197	8487	US BANK	BECKY MAGESTRO-D J*WS	WSJ subscription	JUL 2026	100-51400-320	68.56
07/26	07/21/2026	900197	8487	US BANK	JOHN S WEIDL-TST*SIMPLE	Development meeting- Industrial	JUL 2026	100-51400-330	23.46
07/26	07/21/2026	900197	8487	US BANK	JOHN S WEIDL-SQ *THE LA	Development meeting	JUL 2026	100-51400-330	27.58
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-KALAH	Travel Expense Kalahari - SFH Summit (Letson)	JUL 2026	100-51400-330	207.97
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-KALAH	Travel Expense Kalahari - SFH Summit (Tax Refund)	JUL 2026	100-51400-330	38.97-
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-CROW	Employee Event - Golf Outing (Credit for Tax)	JUL 2026	100-51400-790	6.06-
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-AMAZO	Employee Event-Golf Outing	JUL 2026	100-51400-790	140.22
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-AMAZO	Employee Event - Picnic	JUL 2026	100-51400-790	9.29
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-AMAZO	Employee Event - Golf Outing	JUL 2026	100-51400-790	13.99
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-KWIK T	Employee Event - Bites & Insights (Marquardt)	JUL 2026	100-51400-790	20.00
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-SAMS	Employee Event - Picnic	JUL 2026	100-51400-790	47.07
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-FESTIV	Employee Event-Golf Outing	JUL 2026	100-51400-790	164.28
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-PICK N	Employee Event-Golf Outing	JUL 2026	100-51400-790	12.62
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-WAL-M	Employee Event-Golf Outing	JUL 2026	100-51400-790	6.33
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-GLF*PR	Employee Event-Golf Outing	JUL 2026	100-51400-790	1,075.81
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-WM SU	Employee Event - Float	JUL 2026	100-51400-790	26.38
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-AMAZO	Employee Event - Float	JUL 2026	100-51400-790	24.98
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-WAL-M	Employee Event - Float	JUL 2026	100-51400-790	139.98
07/26	07/21/2026	900197	8487	US BANK	HEATHER M BOEHM-SAMS	Food for Employee picnic	JUL 2026	100-51400-790	43.55
07/26	07/21/2026	900197	8487	US BANK	HEATHER M BOEHM-GFS S	Food for Employee picnic	JUL 2026	100-51400-790	252.14
07/26	07/21/2026	900197	8487	US BANK	HEATHER M BOEHM-WM S	Food for Employee picnic	JUL 2026	100-51400-790	12.00
07/26	07/21/2026	900197	8487	US BANK	DIANE JAROSH-WAL-MART	Celebrations/awards-Boca burgers for city staff picnic	JUL 2026	100-51400-790	6.92
07/26	07/21/2026	900197	8487	US BANK	JENNIFER FRENCH-WM SU	Picnic Table clothes	JUL 2026	100-51400-790	16.62
07/26	07/21/2026	900197	8487	US BANK	JEREMIAH THOMAS-SAMS	Cheese/pickels/onions/condiments for Employee picnic	JUL 2026	100-51400-790	48.60
07/26	07/21/2026	900197	8487	US BANK	JEREMIAH THOMAS-WAL-M	sauerkraut/relish for employee picnic	JUL 2026	100-51400-790	6.60
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-OTCHEAD*C	HR Parade Banner	JUL 2026	100-51400-790	63.38
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-THE HOME	HR Float Supplies	JUL 2026	100-51400-790	187.10
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-SAMS CLUB	Employee Picnic supplies, candy for HR float in 4th of July Pa	JUL 2026	100-51400-790	304.29
07/26	07/21/2026	900197	8487	US BANK	MICHELLE DUJARDIN-SAM	City Picnic	JUL 2026	100-51400-790	165.14
07/26	07/21/2026	900197	8487	US BANK	MICHELLE DUJARDIN-AMA	City Picnic Supplies	JUL 2026	100-51400-790	53.37
07/26	07/21/2026	900197	8487	US BANK	MICHELLE DUJARDIN-WAL-	City Picnic Watermelon	JUL 2026	100-51400-790	19.12
07/26	07/21/2026	900197	8487	US BANK	TIM NEUBECK-PDQ.COM	PDQ Sftwr Deploy & Inventory	JUL 2026	100-51450-225	1,650.00
07/26	07/21/2026	900197	8487	US BANK	TIM NEUBECK-SPAM HERO	2026 Spam Hero	JUL 2026	100-51450-225	96.00
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ATT*B	June 2026 Indv phone lines/long dist	JUL 2026	100-51450-225	1,321.20
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-AT&T	May 2026 Cell Service	JUL 2026	100-51450-225	2,046.05
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-AT&T	May 2026 Cell Service	JUL 2026	100-51450-225	1,350.70

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07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-STAF	May 2026 legal svc Black Sheep Agree	JUL 2026	100-51450-225	1,320.00
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-CIVIC	2026-2027 Website Fee	JUL 2026	100-51450-225	776.72
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-FLYWI	2026 Phisher plus subscription	JUL 2026	100-51450-225	1,893.00
07/26	07/21/2026	900197	8487	US BANK	ERIC JIMENEZ-SPICEWORK	2026 Spiceworks	JUL 2026	100-51450-225	840.00
07/26	07/21/2026	900197	8487	US BANK	ERIC JIMENEZ-CDW GOVT	2026 ESET Anti-virus	JUL 2026	100-51450-225	9,655.65
07/26	07/21/2026	900197	8487	US BANK	ERIC JIMENEZ-GOLDFAX	July Gold fax	JUL 2026	100-51450-225	111.48
07/26	07/21/2026	900197	8487	US BANK	ERIC JIMENEZ-BACKBLAZE	June 2026 Backblaze	JUL 2026	100-51450-225	292.91
07/26	07/21/2026	900197	8487	US BANK	JEREMIAH THOMAS-ZOOM.	June 2026 Virtual meetings	JUL 2026	100-51450-225	31.98
07/26	07/21/2026	900197	8487	US BANK	JEREMIAH THOMAS-WAVE -	2026 CIP Software renewal	JUL 2026	100-51450-225	5,209.31
07/26	07/21/2026	900197	8487	US BANK	JEREMIAH THOMAS-SPECT	May 2026 Backup Internet	JUL 2026	100-51450-225	149.99
07/26	07/21/2026	900197	8487	US BANK	JEREMIAH THOMAS-SPECT	June 2026 Phone Svc/Cable/Boxes	JUL 2026	100-51450-225	811.69
07/26	07/21/2026	900197	8487	US BANK	ERIC JIMENEZ-AMAZON MK	4tb hard drive	JUL 2026	100-51450-244	129.50
07/26	07/21/2026	900197	8487	US BANK	ERIC JIMENEZ-AMAZON MK	4tb hard drive	JUL 2026	100-51450-244	129.50
07/26	07/21/2026	900197	8487	US BANK	ERIC JIMENEZ-CDW GOVT	5 power adapters	JUL 2026	100-51450-246	130.45
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-VISTAP	Business Cards - Seyfert	JUL 2026	100-51450-310	21.18
07/26	07/21/2026	900197	8487	US BANK	ERIC JIMENEZ-AMAZON MK	Ethernet server nic card	JUL 2026	100-51450-310	24.65
07/26	07/21/2026	900197	8487	US BANK	RACHELLE BLITCH-AMAZO	Amazon-file folders	JUL 2026	100-51500-310	16.88
07/26	07/21/2026	900197	8487	US BANK	SABRINA L OJIBWAY-DOJ E	Code E Record Check for Finance	JUL 2026	100-51500-310	7.00
07/26	07/21/2026	900197	8487	US BANK	JEREMIAH THOMAS-KALAH	Self Fund Health Conferance Hotel Stay	JUL 2026	100-51500-330	169.00
07/26	07/21/2026	900197	8487	US BANK	JEREMIAH THOMAS-DOMIN	Dinner at SFH conferance	JUL 2026	100-51500-330	22.38
07/26	07/21/2026	900197	8487	US BANK	JEREMIAH THOMAS-TST*L	Dinner at SFH conferance	JUL 2026	100-51500-330	30.76
07/26	07/21/2026	900197	8487	US BANK	JEREMIAH THOMAS-CULVE	Dinner at SFH conferance	JUL 2026	100-51500-330	15.91
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-CINTAS CO	UNIFORMS	JUL 2026	100-51600-118	29.28
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	Round run capacitor	JUL 2026	100-51600-244	31.99
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-PER	burg/fire inspection/monitoring for White Mem Bldg	JUL 2026	100-51600-310	400.05
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-SUPE	12cs hnd twl/10cs grbg bags/bx urinal scrn	JUL 2026	100-51600-310	1,270.67
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	wipes/2 socket bits and adapters/drill bits	JUL 2026	100-51600-310	81.13
07/26	07/21/2026	900197	8487	US BANK	DYLAN HAKE-WAL-MART #1	Replacement blind for office at community building	JUL 2026	100-51600-355	14.38
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	misc sockets/pipes	JUL 2026	100-51600-355	46.96
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	weed klr/led bulbs for city hall	JUL 2026	100-51600-355	25.99
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	deck screws for misc repairs	JUL 2026	100-51600-355	27.98
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	outlet wall plates	JUL 2026	100-51600-355	1.39
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-HOM	paint brush/stain	JUL 2026	100-51600-355	33.88
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-HOM	lag screws	JUL 2026	100-51600-355	30.11
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-HOM	alum/plastic blade for skill saw	JUL 2026	100-51600-355	45.42
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-HOM	flat washers/screws/bits	JUL 2026	100-51600-355	37.31
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	15pk of sanding discs	JUL 2026	100-51600-355	12.99
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	3pk paint roller	JUL 2026	100-51600-355	11.99
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	misc fasteners	JUL 2026	100-51600-355	8.99

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Notes	Description	Invoice Number	Invoice GL Account	Invoice Amount
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	paint	JUL 2026	100-51600-355	33.99
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	door swap for FD	JUL 2026	100-51600-355	15.99
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	54"" squeegee handle	JUL 2026	100-51600-355	9.99
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	countersinks for parks	JUL 2026	100-51600-355	34.99
07/26	07/21/2026	900197	8487	US BANK	DAN BUCKINGHAM-SHERW	1gal paint for bldgs	JUL 2026	100-51600-355	59.45
07/26	07/21/2026	900197	8487	US BANK	DAN BUCKINGHAM-SHERW	trim enamel	JUL 2026	100-51600-355	68.83
07/26	07/21/2026	900197	8487	US BANK	DAN BUCKINGHAM-SHERW	trim enamel	JUL 2026	100-51600-355	68.83
07/26	07/21/2026	900197	8487	US BANK	DAN BUCKINGHAM-AMAZO	drill bit kit	JUL 2026	100-51600-355	31.99
07/26	07/21/2026	900197	8487	US BANK	RYAN TAFT-NU CPS REGIST	Return for Taft Staff and Command School-Class Cancelled	JUL 2026	100-52100-211	4,700.00-
07/26	07/21/2026	900197	8487	US BANK	DANIEL A MEYER-IDI	IDI June bill	JUL 2026	100-52100-225	142.00
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	100 ft of paracord	JUL 2026	100-52100-310	17.99
07/26	07/21/2026	900197	8487	US BANK	SABRINA L OJIBWAY-COMP	VPOBadgerMad Paper 10 Count	JUL 2026	100-52100-310	389.90
07/26	07/21/2026	900197	8487	US BANK	SABRINA L OJIBWAY-ODP B	Envelope Moisteners, 3 Ring Binders, Manilla Envelopes, 100	JUL 2026	100-52100-310	232.25
07/26	07/21/2026	900197	8487	US BANK	SABRINA L OJIBWAY-WAL-M	Paper Towels, Lysol, Dish Soap, Air Fresheners and Band-Aid	JUL 2026	100-52100-310	74.72
07/26	07/21/2026	900197	8487	US BANK	SABRINA L OJIBWAY-WAL-M	Hand Sanitizers, Air Fresheners, Kleenex and Paper Towels	JUL 2026	100-52100-310	70.99
07/26	07/21/2026	900197	8487	US BANK	ADAM C VANDER STEEG-A	Replacement cell phone cord	JUL 2026	100-52100-310	9.99
07/26	07/21/2026	900197	8487	US BANK	DANIEL A MEYER-KWIK TRI	Cookies/donuts for swearing-in ceremony	JUL 2026	100-52100-310	16.97
07/26	07/21/2026	900197	8487	US BANK	SABRINA L OJIBWAY-HILTO	Sahr Hotel 2 Nights for 2026 LEAP Conference - Onalaska	JUL 2026	100-52100-330	202.00
07/26	07/21/2026	900197	8487	US BANK	RYAN TAFT-DEFENSIVE ED	Shotgun armorer course for Beecroft and Krahn	JUL 2026	100-52110-211	1,100.00
07/26	07/21/2026	900197	8487	US BANK	ADAM C VANDER STEEG-MI	Firearms training for new officers Barthel, Zoltowski, Ihm, Rad	JUL 2026	100-52110-211	205.98
07/26	07/21/2026	900197	8487	US BANK	SABRINA L OJIBWAY-VSP*P	Spanish Translation for Multiple Patrol Cases	JUL 2026	100-52110-219	301.33
07/26	07/21/2026	900197	8487	US BANK	ADAM C VANDER STEEG-PI	SRT Pins for uniforms	JUL 2026	100-52110-118	46.85
07/26	07/21/2026	900197	8487	US BANK	RYAN TAFT-PYL*COMPASS	Apartments for Ihm, Barthel, Zoltowski & Radke for police aca	JUL 2026	100-52110-330	5,387.20
07/26	07/21/2026	900197	8487	US BANK	ADAM C VANDER STEEG-S	Internet for academy students Ihm and Zoltowski	JUL 2026	100-52110-330	81.10
07/26	07/21/2026	900197	8487	US BANK	ADAM C VANDER STEEG-S	Internet for academy students Barthel and Radtke	JUL 2026	100-52110-330	81.10
07/26	07/21/2026	900197	8487	US BANK	ADAM C VANDER STEEG-T	40mm optics	JUL 2026	100-52110-360	263.99
07/26	07/21/2026	900197	8487	US BANK	ADAM C VANDER STEEG-A	Thread locker for rifles	JUL 2026	100-52110-360	26.30
07/26	07/21/2026	900197	8487	US BANK	ADAM C VANDER STEEG-L	Olivia Monson training	JUL 2026	100-52120-211	425.00
07/26	07/21/2026	900197	8487	US BANK	ERIC JIMENEZ-AMAZON MK	Dell Latitude laptop	JUL 2026	100-52120-310	1,199.99
07/26	07/21/2026	900197	8487	US BANK	ANTHONY HEILBERGER-AM	scales for evidence room	JUL 2026	100-52120-310	359.57
07/26	07/21/2026	900197	8487	US BANK	ANTHONY HEILBERGER-W	locking phone storage	JUL 2026	100-52120-310	41.99
07/26	07/21/2026	900197	8487	US BANK	SABRINA L OJIBWAY-FEDEX	Shipping for Magnet Forensics USB Hardware Dongle and So	JUL 2026	100-52120-310	27.44
07/26	07/21/2026	900197	8487	US BANK	ADAM C VANDER STEEG-D	Multi drug test kits	JUL 2026	100-52120-310	191.91
07/26	07/21/2026	900197	8487	US BANK	ADAM C VANDER STEEG-E	NARK II Drug test kits	JUL 2026	100-52120-310	300.00
07/26	07/21/2026	900197	8487	US BANK	ADAM C VANDER STEEG-E	Shipping costs for NARK II Drug test kits	JUL 2026	100-52120-310	28.88
07/26	07/21/2026	900197	8487	US BANK	ADAM C VANDER STEEG-R	Evidence Envelopes	JUL 2026	100-52120-310	133.83
07/26	07/21/2026	900197	8487	US BANK	ADAM C VANDER STEEG-A	Faraday bags	JUL 2026	100-52120-310	15.98
07/26	07/21/2026	900197	8487	US BANK	ADAM C VANDER STEEG-A	Faraday bags	JUL 2026	100-52120-310	47.94
07/26	07/21/2026	900197	8487	US BANK	DANIEL BOLDT-ESRI	ArcGIS Certification Exam Voucher (2026 ArcGIS Online Adm	JUL 2026	100-52400-211	295.00

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Notes	Description	Invoice Number	Invoice GL Account	Invoice Amount
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-SOUT	06-08 PARC MEETING AGENDA	JUL 2026	100-52400-212	101.13
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-SOUT	PARC HEARING: 07-13 jeff ms st alley	JUL 2026	100-52400-212	51.60
07/26	07/21/2026	900197	8487	US BANK	HEATHER M BOEHM-AMAZ	Folders for Llana in Zoning	JUL 2026	100-52400-310	21.29
07/26	07/21/2026	900197	8487	US BANK	MASON BECKER-ANTHROP	Claude subscription...incorrect double charge. Put in dispute.	JUL 2026	100-52400-320	200.00
07/26	07/21/2026	900197	8487	US BANK	MASON BECKER-ANTHROP	Claude subscription	JUL 2026	100-52400-320	200.00
07/26	07/21/2026	900197	8487	US BANK	HEIDI A GEMPLER-LANDS E	PD- Grant Uniform-Tax reimbursed	JUL 2026	100-52600-118	46.84-
07/26	07/21/2026	900197	8487	US BANK	SABRINA L OJIBWAY-DOJ E	Code E Record Checks for Police Dept	JUL 2026	100-52600-310	14.00
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-USPS PO 56	LETTER TO RESIDENTS - EXPANSION OF E JAKES WAY T	JUL 2026	100-53100-310	80.34
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-USPS PO 56	LETTER TO RESIDENTS - EXPANSION OF E JAKES WAY T	JUL 2026	100-53100-310	5.46
07/26	07/21/2026	900197	8487	US BANK	BRAD MARQUARDT-DSPS	PE Renewal	JUL 2026	100-53100-320	1.53
07/26	07/21/2026	900197	8487	US BANK	BRAD MARQUARDT-WI DSP	PE Renewal	JUL 2026	100-53100-320	68.00
07/26	07/21/2026	900197	8487	US BANK	BRAD MARQUARDT-WWW.	APWA Renewal	JUL 2026	100-53100-320	267.00
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	pvs couplings,adapters/elbows	JUL 2026	100-53230-310	16.53
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	marking paint/2 keys cut	JUL 2026	100-53230-310	38.95
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	2 batteries	JUL 2026	100-53230-310	15.18
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	ceiling hook	JUL 2026	100-53230-310	4.59
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-R.O.D. INC	COOLER RENTAL 6/1/2026 - 6/30/2026	JUL 2026	100-53230-310	35.95
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-CINTAS CO	MATS, BATHROOM SUPPLIES, SHOP TOWELS	JUL 2026	100-53230-310	515.81
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-AMAZON M	DOOR PULL HANDLE	JUL 2026	100-53230-310	76.63
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-KAESTNER	#464 REPAIR PARTS	JUL 2026	100-53230-352	121.89
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-O'REI	#26 serpantine belt/oil stabilizer	JUL 2026	100-53230-354	71.18
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-KAESTNER	#26 NEW 250A ALT	JUL 2026	100-53230-354	488.18
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	skt pk chalk line reel	JUL 2026	100-53270-242	13.99
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	#464 wwtr tank adapter	JUL 2026	100-53270-242	3.59
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	skt pk countersinks	JUL 2026	100-53270-242	50.98
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	misc repair supplies	JUL 2026	100-53270-242	57.98
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-HOM	counter sinks for skatepark	JUL 2026	100-53270-242	14.75
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-HOM	counter sings for skatepark	JUL 2026	100-53270-242	7.69
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-HOM	screws and bits for skt pk	JUL 2026	100-53270-242	50.75
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-HOM	counter sinks for skt pk	JUL 2026	100-53270-242	20.69
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	misc fasteners/bolts	JUL 2026	100-53270-295	11.56
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-K & W GREE	BASKET AND PLUGS	JUL 2026	100-53270-295	260.00
07/26	07/21/2026	900197	8487	US BANK	MICHELLE DUJARDIN-J & D	Car detail from weed wacker incident	JUL 2026	100-53270-295	282.48
07/26	07/21/2026	900197	8487	US BANK	NEUMEISTER BRIAN-SP ED	HEAVY DUTY FLAG POLES	JUL 2026	100-53270-310	4,871.00
07/26	07/21/2026	900197	8487	US BANK	ANDREW C BECKMAN-WAL	PARK CLEAN UP SUPPLIES	JUL 2026	100-53270-310	44.97
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	bridge/ shelter graffiti clean up	JUL 2026	100-53270-310	51.96
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	hose washers	JUL 2026	100-53270-310	7.18
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	muriatic acid	JUL 2026	100-53270-310	11.99
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	primer for bridge graffiti	JUL 2026	100-53270-310	35.99

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07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-HOM	war monument cleaning supplies	JUL 2026	100-53270-310	49.18
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	garbage can handle	JUL 2026	100-53270-310	15.18
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	2 rope clips/3 snap hooks	JUL 2026	100-53270-310	27.15
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	pick up tool for park clean up	JUL 2026	100-53270-310	34.99
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	4 gfcj outlets	JUL 2026	100-53270-310	76.98
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	2 part epoxy	JUL 2026	100-53270-310	9.99
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	8"" spike nails	JUL 2026	100-53270-310	29.99
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-LON'S JON'	STARIN PARK-HORSESHOE WASTE REMOVAL 6/8/2026 -	JUL 2026	100-53270-310	90.00
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-LON'S JON'	MINNEISKA PARK, TANNER WAY WASTE REMOVAL 6/8/20	JUL 2026	100-53270-310	90.00
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-CINTAS CO	UNIFORMS	JUL 2026	100-53300-118	605.72
07/26	07/21/2026	900197	8487	US BANK	SABRINA L OJIBWAY-DOJ E	Code E Record Check for DPW-Streets	JUL 2026	100-53300-310	42.00
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	bldg numbers/adhesive	JUL 2026	100-53300-354	18.98
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-HOM	misc washers/screws	JUL 2026	100-55111-355	10.38
07/26	07/21/2026	900197	8487	US BANK	DAN BUCKINGHAM-WAL-M	2 sprinklers	JUL 2026	100-55111-355	39.94
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-WAL-MART	bug spray	JUL 2026	100-55320-790	13.44
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-OTCHEAD* C	Parks and Recreation Parade Banner	JUL 2026	100-55320-790	80.66
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-OTCHEAD* C	Banner for 4th of July Float	JUL 2026	100-55320-790	74.51
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-SAMS CLUB	Candy for 4th of July parade	JUL 2026	100-55320-790	193.00
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-AMAZON DI	Movie streaming for movie in the park	JUL 2026	100-55320-790	6.99
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-AMAZON RE	Movies in the Park	JUL 2026	100-55320-790	33.95
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-SAMS CLUB	Candy for 4th of July parade	JUL 2026	100-55320-790	399.60
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-AMAZON MK	Magnets for parade float	JUL 2026	100-55320-790	43.32
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-PRIME VIDE	Movie streaming for movie in the park	JUL 2026	100-55320-790	21.09
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-DISNEYPLU	Movie streaming for movie in the park	JUL 2026	100-55320-790	34.80
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-DISNEY PLU	Movie streaming for movie in the park	JUL 2026	100-55320-790	13.70
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-WAL-MART #	Parade Float magnet strip	JUL 2026	100-55320-790	19.96
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-AMAZON MK	Smoke Machine for float	JUL 2026	100-55320-790	53.98
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-THE HOME	4th of July Parade Float 2x2 boards	JUL 2026	100-55320-790	14.35
07/26	07/21/2026	900197	8487	US BANK	MICHELLE DUJARDIN-AMA	Park and Rec 4th of July parade float supplies	JUL 2026	100-55320-790	240.53
07/26	07/21/2026	900197	8487	US BANK	MICHELLE DUJARDIN-AMA	4th of July Decorations for Baile Folklorico Float	JUL 2026	100-55320-790	104.39
07/26	07/21/2026	900197	8487	US BANK	MICHELLE DUJARDIN-AMA	Big Rig Gig Supplies	JUL 2026	100-55320-790	146.59
07/26	07/21/2026	900197	8487	US BANK	BECKY MAGESTRO-SQ *OV	PARADE SWAG	JUL 2026	100-55320-790	514.84
07/26	07/21/2026	900197	8487	US BANK	BECKY MAGESTRO-SQ *OV	PARADE SWAG	JUL 2026	100-55320-790	30.60
07/26	07/21/2026	900197	8487	US BANK	BECKY MAGESTRO-SQ *OV	PARADE SWAG	JUL 2026	100-55320-790	82.29
07/26	07/21/2026	900197	8487	US BANK	MICHELLE DUJARDIN-SAM	4th of July Parade Candy	JUL 2026	100-55320-790	287.88
Total 100:									314,441.02

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200									
07/26	07/02/2026	100592	10400	THE CAMERA COMPANY		3 ON ON ONE TRAININGS	1208672	200-55110-211	135.00
07/26	07/16/2026	100660	10400	THE CAMERA COMPANY		PROF DEV ONE ON ONE TRAINING	1209483	200-55110-211	60.00
07/26	07/21/2026	900197	8487	US BANK	SABRINA L OJIBWAY-DOJ E	Code E Record Check for Media Services	JUL 2026	200-55110-310	7.00
07/26	07/21/2026	900197	8487	US BANK	BECKY MAGESTRO-YODEC	Yodeck	JUL 2026	200-55110-320	40.00
Total 200:									242.00
208									
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		PARKING LOT G	06-2026	208-51920-650	66.02
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		PARKING LOT H	06-2026	208-51920-650	30.26
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		PARKING LOT I	06-2026	208-51920-650	16.51
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		PARKING LOT C	06-2026	208-51920-650	18.34
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		PARKING LOT D	06-2026	208-51920-650	34.85
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		PARKTING LOT J	06-2026	208-51920-650	22.01
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		CDA-NEWCOMB ST PARKING PAD	06-2026	208-51920-650	183.40
Total 208:									371.39
210									
07/26	07/02/2026	100567	9146	10-33 VEHICLE SEVICES LLC		NEW AMBULANCE MODEM/RADIO/BATERY/UQIP MOUNT	4539	210-52200-820	1,054.18
07/26	07/02/2026	100591	10399	STRYPES PLUS MORE INC		1220 AMBULANCE REMOUNT	18963	210-52200-820	6,200.00
07/26	07/09/2026	100610	9465	FIRE SERVICE INC		HEADSET FOR NEW LADDER TRUCK	58366	210-52200-820	3,466.00
Total 210:									10,720.18
214									
07/26	07/16/2026	100652	4196	QUADIENT FINANCE USA INC		3Q26 MACHINE LEASE/FEES	JUN 2026	214-51400-310	21.21
07/26	07/21/2026	900197	8487	US BANK	HEATHER M BOEHM-AMAZ	Election supplies	JUL 2026	214-51400-310	29.97
07/26	07/21/2026	900197	8487	US BANK	HEATHER M BOEHM-SAMS	Bought for Campus voter registration	JUL 2026	214-51400-310	20.98
07/26	07/21/2026	900197	8487	US BANK	HEATHER M BOEHM-AMAZ	sandwich board for voter registration sign	JUL 2026	214-51400-310	77.90
07/26	07/21/2026	900197	8487	US BANK	HEATHER M BOEHM-WAL-M	Velcro for sandwich board to hold voter registration sign	JUL 2026	214-51400-310	8.84
07/26	07/21/2026	900197	8487	US BANK	HEATHER M BOEHM-AMAZ	Returned to Amazon credit back	JUL 2026	214-51400-310	8.99-
07/26	07/21/2026	900197	8487	US BANK	HEATHER M BOEHM-AMAZ	sandwich board for voter registration sign	JUL 2026	214-51400-310	6.00
07/26	07/21/2026	900197	8487	US BANK	HEATHER M BOEHM-AMAZ	election supplies	JUL 2026	214-51400-310	16.99
07/26	07/21/2026	900197	8487	US BANK	HEATHER M BOEHM-AMAZ	envelope openers for absentee ballots	JUL 2026	214-51400-310	8.99
07/26	07/21/2026	900197	8487	US BANK	HEATHER M BOEHM-AMAZ	sandwich board for curb side voting	JUL 2026	214-51400-310	69.99

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Total 214:									251.88
216									
07/26	07/21/2026	900197	8487	US BANK	ERIC JIMENEZ-CDW GOVT	Squad 25 Router and router antenna	JUL 2026	216-52200-810	1,491.55
Total 216:									1,491.55
220									
07/26	07/01/2026	100562	6574	BIG BEND VILLAGE LIBRARY		Contingency	20260702	220-55110-350	16.00
07/26	07/01/2026	100563	2217	DWIGHT FOSTER PUBLIC LIBR		Contingency	20260701	220-55110-350	18.99
07/26	07/01/2026	100564	2915	IRVIN L YOUNG MEMORIAL LIB		program supplies ault-paper cups	Jun-26	220-55110-341	5.28
07/26	07/01/2026	100564	2915	IRVIN L YOUNG MEMORIAL LIB		postage	Jun-26	220-55110-313	4.25
07/26	07/01/2026	100565	1832	MIDWEST TAPE LLC		Audiovisual-adult DVD	508912907	220-55110-326	25.49
07/26	07/01/2026	100565	1832	MIDWEST TAPE LLC		Audiovisual-juvenile DVDs	508912908	220-55110-327	26.99
07/26	07/01/2026	100565	1832	MIDWEST TAPE LLC		Audiovisual-adult DVD	508947119	220-55110-326	24.74
07/26	07/01/2026	100565	1832	MIDWEST TAPE LLC		Audiovisual-adult DVDs & Playaways	508983079	220-55110-326	191.81
07/26	07/01/2026	100565	1832	MIDWEST TAPE LLC		Audiovisual-adult DVDs	508999695	220-55110-326	38.99
07/26	07/01/2026	100565	1832	MIDWEST TAPE LLC		Audiovisual-adult DVDs	509026364	220-55110-327	121.60
07/26	07/01/2026	100565	1832	MIDWEST TAPE LLC		Audiovisual-adult Playaway	509026366	220-55110-326	71.99
07/26	07/01/2026	100565	1832	MIDWEST TAPE LLC		Audiovisual-adult DVD	509059330	220-55110-326	48.73
07/26	07/01/2026	100566	10398	TRANSO, ANDREAS		Program supplies-juvenile-SRP program	1001	220-55110-342	100.00
07/26	07/02/2026	100569	38	ALSCO		JUN 2026 MAT SERVICE	JUN 2026	220-55110-250	70.70
07/26	07/02/2026	100581	291	GFC LEASING - WI		JUL 2026 COPIER LEASE	I584310	220-55110-310	150.86
07/26	07/02/2026	100581	291	GFC LEASING - WI		JUL 2026 COPIER LEASE	I584310	220-55110-310	102.34
07/26	07/23/2026	100684	291	GORDON FLESCH CO INC		JUN 2026 COPIES CHARGE	IN15691943	220-55110-310	177.32
07/26	07/23/2026	100684	291	GORDON FLESCH CO INC		JUN 2026 SUPPLY CHARGE	IN15691943	220-55110-310	36.00
07/26	07/23/2026	100686	238	INGRAM LIBRARY SERVICES		JUL 2026 MATERIAL	10965	220-55110-321	73.56
07/26	07/23/2026	100707	4630	UNIQUE MANAGEMENT SVC IN		MAY 2026 MATERIAL RECOVERY	6160082	220-55110-319	46.60
07/26	07/23/2026	100707	4630	UNIQUE MANAGEMENT SVC IN		JUN 2026 MATERIAL RECOVERY	6161195	220-55110-319	93.20
07/26	07/30/2026	100721	5014	ENVISIONWARE INC		SELF CHECKOUT	INV-US-8271	220-55110-347	3,000.00
07/26	07/30/2026	100731	6116	PLAYSCAPES		SENSORY WALL	IN109576A	220-55110-342	203.49
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ATT*B	Jun 2026 Alarm Line	JUL 2026	220-55110-225	111.80
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ATT*B	Jun 2026 alarm Line	JUL 2026	220-55110-225	111.80
07/26	07/21/2026	900197	8487	US BANK	DIANE JAROCH-AMAZON R	Office supplies-replacement filter	JUL 2026	220-55110-310	21.24
07/26	07/21/2026	900197	8487	US BANK	DIANE JAROCH-AMAZON M	Office supplies	JUL 2026	220-55110-310	21.77
07/26	07/21/2026	900197	8487	US BANK	DIANE JAROCH-DEMCO IN	Office supplies-book jackets & labels	JUL 2026	220-55110-310	83.23
07/26	07/21/2026	900197	8487	US BANK	DIANE JAROCH-AMAZON M	Office supplies-weather radio, computer cord organizer	JUL 2026	220-55110-310	69.99
07/26	07/21/2026	900197	8487	US BANK	DIANE JAROCH-WHEN I WO	Office supplies	JUL 2026	220-55110-310	37.50

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07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-AMAZON M	Office supplies-cellophane bags	JUL 2026	220-55110-310	28.50
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-AMAZON M	Office supplies-planter	JUL 2026	220-55110-310	27.99
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-AMAZON M	Office supplies	JUL 2026	220-55110-310	88.80
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-AMAZON M	Office supplies	JUL 2026	220-55110-310	8.97
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-AMAZON M	Office supplies-travel bag for podcast equipment	JUL 2026	220-55110-310	50.39
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-AMAZON M	Office supplies-labels, markers, binders, zip ties	JUL 2026	220-55110-310	74.19
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-USPS PO 5	Postage-Forever stamps purchased before rate increase	JUL 2026	220-55110-313	468.00
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-AMAZON R	Books-adult	JUL 2026	220-55110-321	18.50
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-FOLLETT C	Books-adult	JUL 2026	220-55110-321	492.21
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-INGRAM LI	Books-adult	JUL 2026	220-55110-321	792.82
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-INGRAM LI	Books-adult	JUL 2026	220-55110-321	26.57
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-AMAZON R	Books-adult-fiction titles	JUL 2026	220-55110-321	92.88
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-AMAZON R	Books-adult-fiction titles	JUL 2026	220-55110-321	77.40
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-FOLLETT C	Books-adult-fiction titles	JUL 2026	220-55110-321	117.64
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-INGRAM LI	Books-adult	JUL 2026	220-55110-321	295.30
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-AMAZON R	Books-juvenile	JUL 2026	220-55110-323	59.58
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-AMAZON R	Books-juvenile	JUL 2026	220-55110-323	9.03
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-APG SOUT	Periodicals adult-newspapers	JUL 2026	220-55110-324	39.33
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-JOURNAL S	Periodicals adult-newspapers	JUL 2026	220-55110-324	40.00
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-SP MAGNO	Periodicals adult-Magnolia magazine	JUL 2026	220-55110-324	30.00
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-DISCOUNT	Periodicals adult-magazines	JUL 2026	220-55110-324	48.00
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-AMAZON R	Audiovisual-adult-DVD	JUL 2026	220-55110-326	8.34
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-AMAZON M	Audiovisual-adult-DVD replacement	JUL 2026	220-55110-326	14.98
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-AMAZON M	Audiovisual-adult-DVD replacement	JUL 2026	220-55110-326	29.74
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-AMAZON M	Audiovisual-adult-DVD replacement	JUL 2026	220-55110-326	21.13
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-AMAZON M	Audiovisual-juvenile-Case for Yoto Mini	JUL 2026	220-55110-327	15.98
07/26	07/21/2026	900197	8487	US BANK	SARAH FRENCH-WALMART.	Hunter Summer Reading Program adult craft event	JUL 2026	220-55110-341	8.99
07/26	07/21/2026	900197	8487	US BANK	SARAH FRENCH-WALMART.	Hunter Summer Reading Program adult events various suppli	JUL 2026	220-55110-341	33.67
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-AMAZON M	Program supplies-adult-3D filament, craft wire, resin kit, book	JUL 2026	220-55110-341	97.90
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-AMAZON M	Program supplies-adult-macrame cord	JUL 2026	220-55110-341	23.92
07/26	07/21/2026	900197	8487	US BANK	SARAH FRENCH-WALMART.	Born Learning Trail Meetup program	JUL 2026	220-55110-342	35.37
07/26	07/21/2026	900197	8487	US BANK	SARAH FRENCH-NOELLE L	3 family music and movement programs - June, July, and Aug	JUL 2026	220-55110-342	465.00
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-WALMART.	Program supplies-juvenile-SRP	JUL 2026	220-55110-342	23.32
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-WALMART.	Program supplies-juvenile-SRP	JUL 2026	220-55110-342	37.65
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-AMAZON M	Program supplies-juvenile-SRP	JUL 2026	220-55110-342	15.99
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-AMAZON M	Program supplies-juvenile-SRP	JUL 2026	220-55110-342	53.53
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-AMAZON M	Program supplies-juvenile-SRP	JUL 2026	220-55110-342	58.57
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-AMAZON M	Program supplies-juvenile-SRP	JUL 2026	220-55110-342	15.32
07/26	07/21/2026	900197	8487	US BANK	DIANE JARROCH-AMAZON M	Program supplies-juvenile-SRP	JUL 2026	220-55110-342	18.80

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07/26	07/21/2026	900197	8487	US BANK	DIANE JAROCK-AMAZON M	Program supplies-juvenile-SRP	JUL 2026	220-55110-342	51.75
07/26	07/21/2026	900197	8487	US BANK	DIANE JAROCK-NOELLE LA	Program supplies-juvenile-SRP program	JUL 2026	220-55110-342	100.00
07/26	07/21/2026	900197	8487	US BANK	DIANE JAROCK-AMAZON M	Program supplies-juvenile-SRP snacks & lanyards	JUL 2026	220-55110-342	50.25
07/26	07/21/2026	900197	8487	US BANK	DIANE JAROCK-AMAZON M	Program supplies-juvenile-SRP program supplies-craft items	JUL 2026	220-55110-342	74.10
07/26	07/21/2026	900197	8487	US BANK	DIANE JAROCK-FACEBK *W	Program supplies-juvenile-Boost program Mark Hayward Yo-Y	JUL 2026	220-55110-342	19.97
07/26	07/21/2026	900197	8487	US BANK	SARAH FRENCH-DNR DEVI	18 WI State Park Passes (Explore passes)- Friends of the Lib	JUL 2026	220-55110-347	90.00
Total 220:									9,356.63
230									
07/26	07/09/2026	100618	42	JOHNS DISPOSAL SERVICE IN		JUL 2026 GARBAGE SVCS	2207289	230-53600-219	27,251.25
07/26	07/09/2026	100618	42	JOHNS DISPOSAL SERVICE IN		JUL 2026 RECYCLE SVCS	2207289	230-53600-295	12,577.50
07/26	07/09/2026	100618	42	JOHNS DISPOSAL SERVICE IN		JUL 2026 BULKY SVCS	2207289	230-53600-219	6,065.15
07/26	07/09/2026	100618	42	JOHNS DISPOSAL SERVICE IN		JUL 2026 DUMPSTERS	2207289	230-53600-219	184.00
Total 230:									46,077.90
235									
07/26	07/23/2026	100677	47	BROWN CAB SERVICE INC		JUN 2026 CAN SERVICES	6727	235-51350-295	12,226.76
Total 235:									12,226.76
246									
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-WAL-MART	movie night beverages	JUL 2026	246-55110-346	41.84
Total 246:									41.84
247									
07/26	07/02/2026	100569	38	ALSCO		JUN 2026 MAT SERVICE	JUN 2026	247-55800-310	104.59
07/26	07/02/2026	100573	7972	CARRICO AQUATIC RESOURCE		JULY 2026 EQUIP/CHEMICALS	20264534	247-55600-350	1,580.00
07/26	07/02/2026	100573	7972	CARRICO AQUATIC RESOURCE		JUN 2026 DAILY OP CONSULT	20264567	247-55600-346	1,200.00
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		580 S ELIZABETH ST-AQUATIC CTR	06-2026	247-55700-221	2,435.20
07/26	07/02/2026	100581	291	GFC LEASING - WI		JUL 2026 COPIER LEASE	1584310	247-55800-310	90.66
07/26	07/09/2026	100601	7972	CARRICO AQUATIC RESOURCE		MAY 2026 CHEM & EQUIP	20262401	247-55600-350	1,580.00
07/26	07/09/2026	100601	7972	CARRICO AQUATIC RESOURCE		APR 2026 DAILY OP CONSULT	20262408	247-55600-346	1,120.00
07/26	07/16/2026	100661	9569	THE SWEENEY GROUP		JUN 2026 PROF SVC CAP CAMPAIGN PLAN	JUN 2026	247-55500-219	3,040.00
07/26	07/23/2026	100684	291	GORDON FLESCH CO INC		JUN 2026 COPIES CHARGE	IN15691943	247-55800-310	78.08
07/26	07/23/2026	100708	8	UW WHITEWATER		TP/GLOVES/GRBG BAGS/HAND SOAP	CIV-0003490	247-55800-310	369.35
07/26	07/23/2026	100708	8	UW WHITEWATER		GRBG BAGS/SANITARY LINER/HAND TWL/TP	CIV-0004677	247-55800-310	500.53

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07/26	07/23/2026	100708	8	UW WHITEWATER		5 TP/2 HAND TWL/3 HND SOAP/3 GRBG BAGS/63BGS WA	CIV-0005217	247-55800-310	1,056.91
07/26	07/23/2026	100708	8	UW WHITEWATER		4 DEGREASER	CIV-0005217	247-55800-310	70.81
07/26	07/23/2026	100708	8	UW WHITEWATER		4 TP/HND SOAP/GRBG BAGS	CIV-0010548	247-55800-310	187.95
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00041-Aquatic Ctr Electric	JUN 2026	247-55700-222	9,506.99
07/26	07/23/2026	100711	25	WE ENERGIES		Gas-0713499904-00069-Aquatic Ctr Gas	JUN 2026	247-55700-223	2,069.40
07/26	07/30/2026	100717	7972	CARRICO AQUATIC RESOURCE		AUG 2026 WATER MANAGEMENT	20265508	247-55600-350	1,580.00
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-AMERICAN	WSIT Academy	JUL 2026	247-55100-211	375.00
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-MENARDS	simple green	JUL 2026	247-55500-246	49.90
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-DATA MGM	humanity	JUL 2026	247-55500-310	304.00
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-AMAZON M	dumbbells	JUL 2026	247-55500-310	27.98
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-ZOOM.COM	zoom for waft classes	JUL 2026	247-55500-310	63.96
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-AMAZON MK	TV's for Fitness Center	JUL 2026	247-55500-310	499.98
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-AMAZON MK	New TV for Fitness Center	JUL 2026	247-55500-310	249.99
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-SP THE LIF	training supplies	JUL 2026	247-55600-310	185.00
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-DOMINO'S	pizza for guards	JUL 2026	247-55600-310	59.54
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-AMAZON M	training supplies	JUL 2026	247-55600-310	99.70
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-AMAZON M	walkies	JUL 2026	247-55600-310	256.49
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-JIMMY JOH	food for guards/instructors for WLSL	JUL 2026	247-55600-310	98.10
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-AMAZON M	ice packs	JUL 2026	247-55600-310	59.02
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-WM SUPER	first aid supplies	JUL 2026	247-55600-310	14.51
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-AMAZON M	gloves	JUL 2026	247-55600-310	89.98
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-AMAZON M	training valves and bandages	JUL 2026	247-55600-310	46.33
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-AMAZON M	gauze	JUL 2026	247-55600-310	43.38
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-AMERICAN	lifeguard class	JUL 2026	247-55600-344	816.00
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-AMERICAN	waterpark class for staff	JUL 2026	247-55600-344	174.00
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-AMERICAN	lifeguard recert	JUL 2026	247-55600-344	144.00
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-AMERICAN	posting class	JUL 2026	247-55600-344	30.00
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-AMERICAN	posting class	JUL 2026	247-55600-344	30.00
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-AMERICAN	lifeguard class	JUL 2026	247-55600-344	336.00
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-AMERICAN	posting lg class	JUL 2026	247-55600-344	30.00
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-AMERICAN	waterpark class for staff	JUL 2026	247-55600-344	174.00
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-AMAZON MK	Battery Backup for UV Light controller	JUL 2026	247-55600-348	16.99
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	hvac cleaner	JUL 2026	247-55700-355	11.99
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	misc fasteners	JUL 2026	247-55700-355	15.58
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-HOM	washers	JUL 2026	247-55700-355	3.90
07/26	07/21/2026	900197	8487	US BANK	DAN BUCKINGHAM-AMAZO	gym pulley cable	JUL 2026	247-55700-355	35.48
07/26	07/21/2026	900197	8487	US BANK	DAN BUCKINGHAM-AMAZO	4 gripnotch belts	JUL 2026	247-55700-355	139.96
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-WAL-MART	fans	JUL 2026	247-55800-310	94.26
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-CANVA* I04	day passes and machine stickers	JUL 2026	247-55800-310	258.98

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Notes	Description	Invoice Number	Invoice GL Account	Invoice Amount
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-AMAZON M	towels	JUL 2026	247-55800-310	149.94
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-AMAZON M	towels	JUL 2026	247-55800-310	232.59
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-AMAZON M	sign holders, coffee mat	JUL 2026	247-55800-310	65.14
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-WM SUPER	fan	JUL 2026	247-55800-310	31.42
07/26	07/21/2026	900197	8487	US BANK	DAN BUCKINGHAM-NASSC	12 qt disnf clnr/laundry detergnt/20bg facility wipes	JUL 2026	247-55800-310	807.33
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-FACEBK *5	facebook ad	JUL 2026	247-55800-324	3.00
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-FACEBK *Q	facebook ad	JUL 2026	247-55800-324	3.25
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-FACEBK *9	facebook ad	JUL 2026	247-55800-324	8.00
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-SAMS CLU	concessions supplies	JUL 2026	247-55800-342	494.83
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-AMAZON M	coffee cups	JUL 2026	247-55800-342	54.99
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-SAMS CLU	concessions supplies	JUL 2026	247-55800-342	418.32
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-WAL-MART	beverages for concessions	JUL 2026	247-55800-342	86.11
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-WM SUPER	coffee	JUL 2026	247-55800-342	17.76
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-PRO IMPRI	water bottles	JUL 2026	247-55800-346	160.56
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-AMAZON M	nose clips, goggles	JUL 2026	247-55800-346	89.98
Total 247:									34,027.69

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07/26	07/02/2026	100570	880	AROPA DESIGNS INC		71 YOUTH TEES/18 ADULT TEES	48229	248-55110-400	656.82
07/26	07/02/2026	100570	880	AROPA DESIGNS INC		10 YOUTH TEES/2 ADULT TEES	48242	248-55110-400	88.56
07/26	07/09/2026	100603	8102	DIEBOLT- BROWN, NICOLE BRI		MAY-JUN 2026 YOGA	05-06 2026	248-55115-342	612.00
07/26	07/09/2026	100605	4210	CITY OF ELKHORN		2026 QUAD COUNTY TEAM FEES	INV23625	248-55110-425	161.00
07/26	07/16/2026	100634	3105	WHITEWATER ALUMNI BAND		2026 4TH OF JULY PARADE 1ST PRIZE	07-04 PRIZE	248-55110-460	200.00
07/26	07/16/2026	100650	8484	ORANGE WHIP DESIGN LLC		2026 PRK&REC GUIDE CHANGES	001904_WW	248-55110-324	320.00
07/26	07/16/2026	100654	8155	ROCHA, RAMON		2026 4TH OF JULY PARADE 3RD PLACE PRIZE	07-04 PRIZE	248-55110-460	75.00
07/26	07/16/2026	100668	230	WHITEWATER UNIFIED SCHOO		2026 4TH OF JULY PARADE 1ST PRIZE	07-04 PRIZE	248-55110-460	200.00
07/26	07/23/2026	100673	5612	AMERICAN LEGION POST 45		4TH OF JULY 2026 PARADE 2ND PLACE PRIZE	07-04-26	248-55110-460	75.00
07/26	07/23/2026	100688	7575	WHITEWATER CUB SCOUTS PA		4TH OF JULY 2026 PARADE 2ND PLACE PRIZE	07-04	248-55110-460	125.00
07/26	07/23/2026	100689	6982	KREBS, KIMBERLY		4TH OF JULY 2026 PARADE 3RD PLACE PRIZE	07-04	248-55110-460	75.00
07/26	07/23/2026	100690	10416	KUBICZ, GABRIELLA		TEE & ROOKIE BALL TEAM/IDV PICTURES	07-16-26	248-55110-400	250.00
07/26	07/23/2026	100691	10406	LIBERTY TOWING		4TH OF JULY 2026 PARADE 3RD PLACE PRIZE	07-04	248-55110-460	50.00
07/26	07/23/2026	100697	10413	OLE 12 RANCH		4TH OF JULY 2026 PARADE 1ST PLACE PRIZE	07-04	248-55110-460	100.00
07/26	07/23/2026	100698	332	PARKER, EMILY & BRUCE		4TH OF JULY 2026 PARADE 1ST PLACE PRIZE	07-04	248-55110-460	100.00
07/26	07/23/2026	100700	10404	PONY EXPRESS		4TH OF JULY 2026 PARADE 3RD PLACE PRIZE	07-04	248-55110-460	50.00
07/26	07/23/2026	100702	10407	SOUTHERN WAKES UNITED SH		4TH OF JULY 2026 PARADE 2ND PLACE PRIZE	07-04	248-55110-460	125.00
07/26	07/23/2026	100706	10405	TOMOMITSU, TAMMY		JULY 4TH 2026 PARADE 2ND PLACE PRIZE	07-04	248-55110-460	75.00
07/26	07/30/2026	100728	5559	MANSKY, JAMES		6 GAMES UMP \$60/GAME	2026	248-55110-114	360.00
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-DOJ EP	State Background Checks-Frey, Stutika, Perez	JUL 2026	248-55110-310	45.00

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Notes	Description	Invoice Number	Invoice GL Account	Invoice Amount
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-DOJ EP	State Background Check-Maas	JUL 2026	248-55110-310	15.00
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-SAMS CLUB.	Totes for Supply Storage	JUL 2026	248-55110-310	79.80
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-AMAZON MK	Keyboard and mouse	JUL 2026	248-55110-310	89.99
07/26	07/21/2026	900197	8487	US BANK	MICHELLE DUJARDIN-GOO	Cricut Subscription	JUL 2026	248-55110-320	10.54
07/26	07/21/2026	900197	8487	US BANK	MICHELLE DUJARDIN-OTC	Event Promotions	JUL 2026	248-55110-324	147.45
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	parade paint	JUL 2026	248-55110-460	23.97
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-WM SUPER	judge stand decorations	JUL 2026	248-55110-460	44.76
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-WAL-MART	judge stand decorations	JUL 2026	248-55110-460	11.45
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-MENARDS	judge stand decorations	JUL 2026	248-55110-460	11.22
07/26	07/21/2026	900197	8487	US BANK	JAMIE LOWERY-WM SUPER	parade supplies	JUL 2026	248-55110-460	39.67
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-OTC*CHEAP*C	Grand Marshal Parade Banner (Parade Expense)	JUL 2026	248-55110-460	114.30
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-AMAZON RE	Cones for Parade (Parade Expense)	JUL 2026	248-55110-460	54.02
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-AMAZON RE	Cones for Parade (Parade Expense)	JUL 2026	248-55110-460	161.48
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-AMAZON RE	Cones for Parade (Parade Expense)	JUL 2026	248-55110-460	108.04
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-SQ *ROSA'S	Staff lunch appreciation for parade planning (Parade Expense)	JUL 2026	248-55110-460	104.45
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-AMAZON MK	Flag poles for Parade (Parade Expense)	JUL 2026	248-55110-460	55.98
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-AMAZON MK	Flag for Parade (Parade Expense)	JUL 2026	248-55110-460	22.99
07/26	07/21/2026	900197	8487	US BANK	MICHELLE DUJARDIN-AMA	4th of July Parade Registration supplies and worker supplies	JUL 2026	248-55110-460	134.00
07/26	07/21/2026	900197	8487	US BANK	MICHELLE DUJARDIN-WAL-	4th of July Parade Registration supplies and worker supplies	JUL 2026	248-55110-460	9.96
07/26	07/21/2026	900197	8487	US BANK	MICHELLE DUJARDIN-WAL-	4th of July Parade Registration supplies and worker supplies	JUL 2026	248-55110-460	104.58
07/26	07/21/2026	900197	8487	US BANK	MICHELLE DUJARDIN-KWIK	Parade debrief and volunteer food supplies	JUL 2026	248-55110-460	80.58
07/26	07/21/2026	900197	8487	US BANK	HEATHER M BOEHM-#49292	Pizza for Summer camp employees	JUL 2026	248-55110-470	39.19
07/26	07/21/2026	900197	8487	US BANK	HEATHER M BOEHM-AMAZ	Summer Camp supplies	JUL 2026	248-55110-470	93.63
07/26	07/21/2026	900197	8487	US BANK	HEATHER M BOEHM-AMAZ	Summer Camp supplies	JUL 2026	248-55110-470	39.99
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-AMAZON MK	Summer Camp Supplies	JUL 2026	248-55110-470	35.30
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-DOLLAR TR	Summer Camp Supplies	JUL 2026	248-55110-470	33.25
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-SAMS CLUB.	Summer Camp Snacks	JUL 2026	248-55110-470	121.10
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-WM SUPER	Summer Camp Supplies and Snack	JUL 2026	248-55110-470	37.99
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-AMAZON MK	Summer Camp Supplies	JUL 2026	248-55110-470	13.69
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-AMAZON MK	Summer Camp Supplies and Snack	JUL 2026	248-55110-470	111.65
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-WAL-MART #	Chalk and snacks for summer camp	JUL 2026	248-55110-470	62.89
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-WAL-MART #	Summer Camp Snacks	JUL 2026	248-55110-470	10.29
07/26	07/21/2026	900197	8487	US BANK	MICHELLE DUJARDIN-SAM	Summer Camp Supplies/Snacks	JUL 2026	248-55110-470	53.04
07/26	07/21/2026	900197	8487	US BANK	MICHELLE DUJARDIN-WM S	Summer Camp Supplies	JUL 2026	248-55110-470	61.81
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-AMAZON MK	Summer Camp Supplies	JUL 2026	248-55110-470	42.39
07/26	07/21/2026	900197	8487	US BANK	MICHAEL MAAS-SAMS CLU	Afterschool Snack Supplies	JUL 2026	248-55110-475	70.20
07/26	07/21/2026	900197	8487	US BANK	MICHAEL MAAS-WAL-MART	Afterschool Supplies	JUL 2026	248-55110-475	33.42
07/26	07/21/2026	900197	8487	US BANK	ERIC JIMENEZ-LENOVO UN	Idea tab pro	JUL 2026	248-55115-310	265.96
07/26	07/21/2026	900197	8487	US BANK	KEVIN BOEHM-CCI*CONST	Constant Contact subscription for Senior Center	JUL 2026	248-55115-320	160.36

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07/26	07/21/2026	900197	8487	US BANK	JENNIFER FRENCH-AMAZO	Senior accidentally used card since we used mine for a movie	JUL 2026	248-55115-342	347.10
07/26	07/21/2026	900197	8487	US BANK	JENNIFER FRENCH-AMAZO	Senior accidentally used card since we used mine for a movie	JUL 2026	248-55115-342	42.19
07/26	07/21/2026	900197	8487	US BANK	JENNIFER FRENCH-WM SU	Respite Supplies	JUL 2026	248-55115-342	36.17
07/26	07/21/2026	900197	8487	US BANK	JENNIFER FRENCH-AMAZO	Bingo Cards	JUL 2026	248-55115-342	39.98
07/26	07/21/2026	900197	8487	US BANK	JENNIFER FRENCH-WAL-M	Ice for program and center	JUL 2026	248-55115-342	4.97
07/26	07/21/2026	900197	8487	US BANK	JENNIFER FRENCH-ALDI 64	High Tea and book swap event	JUL 2026	248-55115-342	38.58
Total 248:									6,962.75
249									
07/26	07/02/2026	100576	9465	FIRE SERVICE INC		ELECTRICAL/LIGHTING REPAIR	WI-27795	249-52280-241	1,738.21
07/26	07/02/2026	100580	9892	GORDIE BOUCHER FORD OF J		BRAKE PEDAL REPAIR	729802	249-52270-241	1,654.42
07/26	07/02/2026	100581	291	GFC LEASING - WI		JUL 2026 COPIER LEASE	I584310	249-52280-310	108.38
07/26	07/02/2026	100583	399	JEFFERSON FIRE & SAFETY IN		2 COATS & PANTS	IN341551	249-52280-250	3,514.00
07/26	07/09/2026	100598	9146	10-33 VEHICLE SEVICES LLC		2 ARM RESTS	4551	249-52280-241	282.37
07/26	07/09/2026	100611	7174	FRAWLEY ENTERPRISES OF W		6 GAL OIL	7760312	249-52270-241	144.00
07/26	07/09/2026	100617	399	JEFFERSON FIRE & SAFETY IN		SUSPENDERS	IN341744	249-52280-250	81.81
07/26	07/16/2026	100635	10047	ECP SERVICES LLC		JUNE 2026 EMS BILLING COMMISSION	2618	249-52270-345	3,199.00
07/26	07/16/2026	100642	9455	KWIK TRIP INC		JUN 2026 FUEL PURCHASES	JUN 2026	249-52270-351	1,646.41
07/26	07/16/2026	100642	9455	KWIK TRIP INC		JUN 2026 FUEL PURCHASES	JUN 2026	249-52280-351	1,260.59
07/26	07/16/2026	100655	9529	SIREN SERVICES LLC		#1271 BRAKE/AIR COMPRESSOR REPAIR	5295	249-52270-241	1,947.86
07/26	07/16/2026	100670	274	UNEMPLOYMENT INSURANCE		JUN 2026 UNEMPLOYMENT	JUN 2026	249-52280-158	309.16
07/26	07/23/2026	100684	291	GORDON FLESCH CO INC		JUN 2026 COPIES CHARGE	IN15691943	249-52280-310	19.10
07/26	07/23/2026	100695	2323	MERCY EMS TRANING CNTR-J		PARAMEDIC CLASS-TIME GIRARD/ANTHONY VILAVONG	PTP2026-2	249-52270-211	7,000.00
07/26	07/23/2026	100699	727	PETE'S TIRE SERVICE INC		#1282 TIRE CHANGE/ALIGNMENT	18866	249-52270-241	607.49
07/26	07/23/2026	100704	3304	STRYKER SALES LLC		2 SMRT BATT PACKS	9212766564	249-52270-242	998.82
07/26	07/23/2026	100709	1988	VON BRIESEN & ROPER SC		JUN 2026 PROF SVC PERSONNEL #026028-00001	536801	249-52290-770	423.50
07/26	07/30/2026	100727	399	JEFFERSON FIRE & SAFETY IN		7 NAME PATCH	IN341326	249-52280-250	630.00
07/26	07/30/2026	100727	399	JEFFERSON FIRE & SAFETY IN		4 NAME PATCHES	IN342413	249-52280-250	360.00
07/26	07/21/2026	900197	8487	US BANK	KELLY FREEMAN-AMAZON	turtle wax/microfiber twls	JUL 2026	249-52270-241	149.50
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-AMAZO	Supplies - EMS Portion	JUL 2026	249-52270-310	2.94
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-AMAZO	Supplies - EMS Portion	JUL 2026	249-52270-310	1.89
07/26	07/21/2026	900197	8487	US BANK	KELLY FREEMAN-PAYPAL *	turnout gear clnr	JUL 2026	249-52270-310	315.00
07/26	07/21/2026	900197	8487	US BANK	KELLY FREEMAN-AMAZON	fog lights/tire coating/printer paper	JUL 2026	249-52270-310	83.40
07/26	07/21/2026	900197	8487	US BANK	JASON DEAN-TELEFLEX LL	Medical Supplies	JUL 2026	249-52270-342	665.00
07/26	07/21/2026	900197	8487	US BANK	JASON DEAN-AMAZON MKT	Medical Supplies	JUL 2026	249-52270-342	9.48
07/26	07/21/2026	900197	8487	US BANK	JASON DEAN-BOUND TREE	Medical Supplies	JUL 2026	249-52270-342	4.19
07/26	07/21/2026	900197	8487	US BANK	JASON DEAN-BOUND TREE	Medical Supplies	JUL 2026	249-52270-342	2,128.45
07/26	07/21/2026	900197	8487	US BANK	JASON DEAN-AMAZON MKT	Medical Supplies	JUL 2026	249-52270-342	110.25

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07/26	07/21/2026	900197	8487	US BANK	JASON DEAN-AIRGAS LLC -	Medical Supplies	JUL 2026	249-52270-342	319.06
07/26	07/21/2026	900197	8487	US BANK	JASON DEAN-AIRGAS - NO	Medical Supplies-Oxygen	JUL 2026	249-52270-342	45.83
07/26	07/21/2026	900197	8487	US BANK	JASON DEAN-BOUND TREE	Medical Supplies	JUL 2026	249-52270-342	644.08
07/26	07/21/2026	900197	8487	US BANK	JASON DEAN-TELEFLEX LL	Medical Supplies	JUL 2026	249-52270-342	665.00
07/26	07/21/2026	900197	8487	US BANK	RYAN DION-CASEYS #3498	Fuel for Loaner ambulance return after deer strike	JUL 2026	249-52270-351	143.01
07/26	07/21/2026	900197	8487	US BANK	KELLY FREEMAN-AMAZON	fundamentals of ff skills/hazardous mater	JUL 2026	249-52280-211	117.07
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	aluminum and rivets	JUL 2026	249-52280-241	44.98
07/26	07/21/2026	900197	8487	US BANK	KELLY FREEMAN-AMAZON	antenna mount	JUL 2026	249-52280-241	23.98
07/26	07/21/2026	900197	8487	US BANK	KELLY FREEMAN-AMAZON.	seat covers	JUL 2026	249-52280-241	41.98
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-AMAZO	Supplies - Fire Portion	JUL 2026	249-52280-310	.98
07/26	07/21/2026	900197	8487	US BANK	SARA MARQUARDT-AMAZO	Supplies - Fire Portion	JUL 2026	249-52280-310	.63
07/26	07/21/2026	900197	8487	US BANK	RYAN DION-WAL-MART #12	Paper for PS1 printer in day room	JUL 2026	249-52280-310	52.72
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	2 keys cut	JUL 2026	249-52280-310	11.98
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	misc fasteners/padlocks/keys	JUL 2026	249-52280-310	52.15
07/26	07/21/2026	900197	8487	US BANK	SABRINA L OJIBWAY-DOJ E	Code E Record Check for Fire/EMS	JUL 2026	249-52280-310	7.00
07/26	07/21/2026	900197	8487	US BANK	JEREMIAH THOMAS-R.O.D.	June 2026 Watercooler Rental	JUL 2026	249-52280-310	40.95
07/26	07/21/2026	900197	8487	US BANK	KELLY FREEMAN-AMAZON	fog lights/tire coating/printer paper	JUL 2026	249-52280-310	83.40
07/26	07/21/2026	900197	8487	US BANK	KELLY FREEMAN-BLAIN'S F	4 qt cycle fuel	JUL 2026	249-52280-310	28.44
07/26	07/21/2026	900197	8487	US BANK	KELLY FREEMAN-KWIK TRI	4 bags of ice	JUL 2026	249-52280-310	25.96
07/26	07/21/2026	900197	8487	US BANK	KELLY FREEMAN-SAMSCLU	degreaser	JUL 2026	249-52280-310	17.96
07/26	07/21/2026	900197	8487	US BANK	KELLY FREEMAN-WM SUPE	4 gal propane	JUL 2026	249-52280-310	79.68
07/26	07/21/2026	900197	8487	US BANK	KELLY FREEMAN-KWIK TRI	gift card	JUL 2026	249-52290-310	50.00
07/26	07/21/2026	900197	8487	US BANK	JASON DEAN-MINUTEMAN	Employee Celebration	JUL 2026	249-52290-790	48.49
Total 249:									31,940.55
271									
07/26	07/30/2026	100742	9712	WIRTH + BAYNARD LAW OFFIC		MAY/JUN MANKOWSKI CLAIM NO PR075061	815	271-51920-350	1,048.00
Total 271:									1,048.00
280									
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 MAIN ST/FRANKLIN ST DESIGN (1407.154)	0240982	280-57500-821	2,471.71
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 STREET IMPROVE (1407.157) DESIGN	0241300	280-57500-821	3,545.24
07/26	07/21/2026	900197	8487	US BANK	BRAD MARQUARDT-DNR W	Dnr Permit	JUL 2026	280-57500-820	8.75
07/26	07/21/2026	900197	8487	US BANK	BRAD MARQUARDT-DNR W	Dnr Permit	JUL 2026	280-57500-820	350.00
Total 280:									6,375.70

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Notes	Description	Invoice Number	Invoice GL Account	Invoice Amount
300									
07/26	07/16/2026	100639	222	FIRST CITIZENS STATE BANK		2019 \$1.15M GO BOND-PRINCIPLE	07-26	300-58000-684	57,750.00
07/26	07/16/2026	100639	222	FIRST CITIZENS STATE BANK		2019 \$1.15M GO BOND-INTEREST	07-26	300-58000-500	2,852.31
07/26	07/23/2026	100674	3007	ASSOCIATED TRUST COMPANY		2026 ANNUAL FEE 2014 GO BOND	28471	300-58000-900	358.58
07/26	07/23/2026	100681	3442	BOND TRUST SVCS		2026 AGENT FEES GO BOND 2018A	106932	300-58000-900	166.69
Total 300:									61,127.58
410									
07/26	07/16/2026	100651	10410	PINNACLE ENGINEERING GRO		MAY 2026 PROF SVCS CERT SURVEY MAP	20012	410-57660-219	2,585.00
07/26	07/16/2026	100669	195	WI DEPT OF TRANSPORTATION		JUN 2026 ROADWAY/NONPARTIC INNOV DR	395-0000445	410-57660-295	983.80
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 STREET IMPROVE (1407.157) UNIV/TECH	0241300	410-57660-295	2,658.93
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 LOT 5B ALTA SURVEY (1407.163)	0241303	410-57660-219	687.46
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 BUSINESS PARK WETLANDS REVIEW AND EXE	0241700	410-57660-219	1,128.18
Total 410:									8,043.37
411									
07/26	07/02/2026	100590	10345	STONEHAVEN DEVELOPMENT		HOME DOWN PAYMENT & APPLIANCE PURCHASES	06-2026	411-57660-295	25,486.00
07/26	07/02/2026	100597	10396	WISCONSIN HOMES INC		4 CAVALIER HOMES&DELIVERY LOTS 11-14	LOT 11-14	411-57660-295	521,346.91
07/26	07/16/2026	100644	9843	LYNCH & ASSOC-ENG CONSTU		JUN 2026 REMAINING PLOT WORK LOT 11-14 E BLUFF R	15977	411-57660-213	7,461.17
07/26	07/16/2026	100659	10395	TANIS CONSTRUCTION		STONEHAVEN EBR LOT 11 EXCAVATION	000277	411-57660-295	12,000.00
07/26	07/16/2026	100659	10395	TANIS CONSTRUCTION		STONEHAVEN EBR LOT 12 EXCAVATION/FOUNDATION	00278	411-57660-295	52,000.00
07/26	07/16/2026	100659	10395	TANIS CONSTRUCTION		STONEHAVEN EBR LOT 13 EXCAVATION/FOUNDATION	00279	411-57660-295	52,000.00
07/26	07/16/2026	100659	10395	TANIS CONSTRUCTION		STONEHAVEN EBR LOT 14 EXCAVATION/FOUNDATION	00280	411-57660-295	52,000.00
07/26	07/16/2026	100662	10344	TURKE & STEIL		APR-JUN 2026 PROF SVC STONEHAVEN LOT AGREEMTN	42435	411-57660-212	735.00
Total 411:									723,029.08
412									
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 MAIN ST/JEFFERSON ST REDEVELOPMENT SI	0241700	412-57660-219	131.99
Total 412:									131.99
450									
07/26	07/02/2026	100579	8961	GILBANK CONSTRUCTION INC		PAY APP 2 WWPD EVID STG	PAY APP 2	450-55000-818	93,112.35
07/26	07/16/2026	100633	4947	AYRES ASSOCIATES INC		OLD STONE MILL DAM PROF SVCS THRU JULY 4 2026 (3	231303	450-58000-813	2,867.50
07/26	07/16/2026	100640	7653	GAPPA SECURITY SOLUTIONS		PD EVIDENCE GARAGE ACCESS CONTROL SYSTEM INS	33973	450-55000-818	5,614.44
07/26	07/23/2026	100679	10364	CJP EXCAVATING LLC		PAY APP 3 PUTNAM ST RECON (2-2026)	PAY APP 3	450-54000-863	217,016.35

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07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 JEFFERSON ST RECON(1407.147)	0240981	450-54000-868	963.97
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 LEAD SVC LINE REPLACE (1407.141)	0241297	450-54000-874	331.93
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 STREET IMPROVE (1407.157) TRIPPE LK PATH	0241300	450-58100-808	1,772.62
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 JEFFERSON ST RECON (1407.165)	0241304	450-54000-868	3,024.26
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 PUTNAM RECONS (1407.164)	0241304	450-54000-863	2,656.62
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 MAIN/FRANKLIN ST CONSTRUC(1407.166)	0241304	450-54000-802	925.09
07/26	07/30/2026	100735	9790	VIKING ELECTRIC		20 FUSE HOLDERS/WIRE	S010498317.	450-54000-828	618.17
07/26	07/21/2026	900197	8487	US BANK	ERIC JIMENEZ-CDW GOVT	6 axis panoramic camera	JUL 2026	450-55000-818	3,653.28
07/26	07/21/2026	900197	8487	US BANK	ERIC JIMENEZ-CDW GOVT	3 axis pendant kit/telescopic mounts for camera mounting	JUL 2026	450-55000-818	1,445.94
07/26	07/21/2026	900197	8487	US BANK	ERIC JIMENEZ-CDW GOVT	CyberPower UPS Systems power supply	JUL 2026	450-55000-818	404.35
07/26	07/21/2026	900197	8487	US BANK	ADAM C VANDER STEEG-T	Shelves and tables for evidence building.	JUL 2026	450-55000-818	7,023.80
07/26	07/21/2026	900197	8487	US BANK	ADAM C VANDER STEEG-T	Shelves and tables for evidence building.	JUL 2026	450-55000-818	7,983.75
Total 450:									349,414.42
452									
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	VALVES/ BEARINGS	JUL 2026	452-57500-820	39.16
Total 452:									39.16
610									
07/26	07/02/2026	100571	155	BADGER METER INC		JUN 2026 BEACON SVCS	80242832	610-61903-361	1,974.55
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		WELL 8-E COMMERCIAL AVE	06-2026	610-61935-220	9.17
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		WELL 8-INDIAN MOUND	06-2026	610-61935-220	6.93
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		CARRIAGE DR PUMP HOUSE	06-2026	610-61935-220	11.00
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		WATER PLANT	06-2026	610-61935-220	88.95
07/26	07/02/2026	100581	291	GFC LEASING - WI		JUL 2026 COPIER LEASE	I584310	610-61921-310	102.34
07/26	07/02/2026	100582	9376	HYDRO CORP LLC		JUN 2026 MUNI CROSS CONNECTION CONTROL	CI-14077	610-61923-210	2,209.87
07/26	07/02/2026	100588	9977	PRIMADATA LLC		JUNE UTILITY POSTAGE	75644	610-61921-310	450.10
07/26	07/02/2026	100589	4196	QUADIENT LEASING USA INC		2Q26 POSTAGE MACHINE LEASE/FEES	Q2419233	610-61921-310	126.84
07/26	07/09/2026	100600	9998	BAYSIDE PRINTING LLC		MAY 2026 UTILITY BILLING	148328	610-61921-310	123.24
07/26	07/09/2026	100600	9998	BAYSIDE PRINTING LLC		JUN 2026 UTILITY BILLING	148329	610-61921-310	124.18
07/26	07/09/2026	100606	7791	ENERGENECS INC		12 SCADA HMI CHANGES	EINV005068	610-61923-210	1,974.00
07/26	07/16/2026	100637	5996	FERGUSON WATERWORKS #14		VACUUM BREAKERS FOR METER CHANGES	0478797	610-61936-823	710.00
07/26	07/16/2026	100637	5996	FERGUSON WATERWORKS #14		IN HOUSE LARGE METER TESTING SET UP PARTS	0479384	610-61653-350	182.00
07/26	07/16/2026	100637	5996	FERGUSON WATERWORKS #14		IN HOUSE LARGE METER TESTING SET UP PARTS	0479981	610-61653-350	196.19
07/26	07/16/2026	100638	5996	FERGUSON ENTERPRISES LLC		IN HOUSE METER TESTING PARTS	0314269	610-61653-350	293.00
07/26	07/16/2026	100639	222	FIRST CITIZENS STATE BANK		2019 \$1.15M GO BOND-PRINCIPLE	07-26	610-61950-610	31,300.00
07/26	07/16/2026	100639	222	FIRST CITIZENS STATE BANK		2019 \$1.15M GO BOND-INTEREST	07-26	610-61950-620	1,545.93

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07/26	07/16/2026	100646	8957	MARTELLE WATER TREATMEN		641GAL SODIUM HYPOCL/100GAL HYDROFLU ACID	31916	610-61630-341	3,971.38
07/26	07/16/2026	100648	9225	MIDWEST METER INC		52 3/4" WATER METERS	0190058-IN	610-61936-823	21,060.00
07/26	07/16/2026	100648	9225	MIDWEST METER INC		2026 METER CELL DATA PLAN	0190098-IN	610-61653-210	1,335.00
07/26	07/16/2026	100648	9225	MIDWEST METER INC		48 3/4" WATER METERS	0190293-IN	610-61936-823	19,440.00
07/26	07/16/2026	100652	4196	QUADIENT FINANCE USA INC		3Q26 MACHINE LEASE/FEES	JUN 2026	610-61921-310	5.30
07/26	07/16/2026	100657	10409	SPEAR, TRENT		UTILITY OVERPAYMENT REFUND 160 N PARK ST 12.0390	1203900001	610-46461-61	66.18
07/26	07/16/2026	100663	5547	UTILITY SERVICE CO INC		2026 CRAVATH ST WATER TOWER MNT	651640	610-61650-350	15,361.51
07/26	07/23/2026	100674	3007	ASSOCIATED TRUST COMPANY		2026 ANNUAL FEE 2014 GO BOND	28471	610-61950-650	37.25
07/26	07/23/2026	100679	10364	CJP EXCAVATING LLC		PAY APP 3 PUTNAM ST RECON (2-2026)	PAY APP 3	610-61936-820	3,829.64
07/26	07/23/2026	100680	1103	DORNER CO		WELL 8 BACKWASH VALVES REPLACEMENT	517046	610-61620-350	5,074.00
07/26	07/23/2026	100681	3442	BOND TRUST SVCS		2026 AGENT FEES GO BOND 2018A	106932	610-61950-650	104.29
07/26	07/23/2026	100683	5996	FERGUSON WATERWORKS #14		12 VALVE BOX REPAIR KITS	0480104	610-61651-350	1,380.00
07/26	07/23/2026	100684	291	GORDON FLESCH CO INC		JUN 2026 COPIES CHARGE	IN15691943	610-61921-310	13.08
07/26	07/23/2026	100696	1335	NORTHERN LAKE SERVICE INC		2026 DRINKING WATER TEST HALOACETIC ACIDS/TTHM	2611992	610-61630-310	404.56
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 JEFFERSON ST RECON(1407.147)	0240981	610-61936-820	963.97
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 LEAD SVC LINE REPLACE (1407.141)	0241297	610-61936-820	331.93
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 WELL 7 MODICICATION CONSTRUCTION (1407.	0241298	610-61936-820	4,471.16
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 STREET IMPROVE (1407.157) WELL 9 RD	0241300	610-61936-820	886.32
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 UNIVERSAL BLDV WATER MAIN (1407.159)	0241302	610-61936-820	538.73
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 JEFFERSON ST RECON (1407.165)	0241304	610-61936-820	3,024.25
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 PUTNAM RECONS (1407.164)	0241304	610-61936-820	2,656.62
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 UNIVERSAL BLVD WATER MAIN (1407.167)	0241304	610-61936-820	801.59
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00007-1130 Carriage-Meter 1	JUN 2026	610-61620-220	5,439.69
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00036-308 Fremont	JUN 2026	610-61620-220	7,312.98
07/26	07/23/2026	100711	25	WE ENERGIES		Gas-0713499904-00043-308 Fremont	JUN 2026	610-61620-220	43.07
07/26	07/23/2026	100711	25	WE ENERGIES		Gas-0713499904-00063-Carriage Dr.	JUN 2026	610-61620-220	39.39
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00074-Well #9	JUN 2026	610-61620-220	7,178.77
07/26	07/23/2026	100711	25	WE ENERGIES		Gas-0713499904-00075-951 Commercial Ave.	JUN 2026	610-61620-220	21.20
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00089-Cravath & Wood Sts.	JUN 2026	610-61620-220	565.92
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00090-Comm Ave. well	JUN 2026	610-61620-220	7,554.90
07/26	07/23/2026	100711	25	WE ENERGIES		Elec/Gas-0713499904-00110-320 Fremont	JUN 2026	610-61620-220	360.12
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00035-Coburn Lane Hill	JUN 2026	610-61620-220	17.64
07/26	07/30/2026	100722	5996	FERGUSON WATERWORKS #14		CITY HALL METER VALVES	0481173	610-61653-350	1,392.60
07/26	07/30/2026	100729	10241	MID CITY CORPORATION		PAY APP 6 WELL 7 MOD/STARIN DEMO	PAY APP 6	610-61936-820	103,521.83
07/26	07/30/2026	100730	9225	MIDWEST METER INC		1 BULKFILL SITE METER DISPLAY	0190516-IN	610-61653-350	384.36
07/26	07/21/2026	900197	8487	US BANK	JOSH O HYNDMAN-WALGR	FIRST AID SUPPLIES	JUL 2026	610-61620-310	32.14
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	8pk fly paper	JUL 2026	610-61620-310	6.99
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	1gal distil vinegar	JUL 2026	610-61620-310	7.99
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	misc fasteners	JUL 2026	610-61620-310	11.16

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07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	2 5gal buckets/lids	JUL 2026	610-61620-350	39.94
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-HOM	misc screws/washers/s hooks	JUL 2026	610-61620-350	21.31
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-HOM	4 bg cement	JUL 2026	610-61620-350	38.94
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-USABLUEB	INVERTED PAINT IN BLUE	JUL 2026	610-61620-350	508.52
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-DNR EBILL	2026 WATER USE FEES	JUL 2026	610-61630-310	125.00
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-DNR EBILL	2026 WATER USE CONVENIENCE FEE	JUL 2026	610-61630-310	3.13
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-HOM	chain oil	JUL 2026	610-61630-350	6.75
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	pipe joints/seal tape/pipe joints	JUL 2026	610-61630-350	38.97
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	hose mender for dehumidifier	JUL 2026	610-61630-350	2.99
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	3 pks tele butt connector for meter connections	JUL 2026	610-61653-350	8.97
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	plier pump channel	JUL 2026	610-61653-350	56.98
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	thread tape/3 elbows/2 galv nipples	JUL 2026	610-61653-350	66.52
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-USPS PO 56	NOTICE #3 TO RESIDENT FOR METER REPLACEMENTS	JUL 2026	610-61653-350	15.60
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-HOM	90 bricks/pavers	JUL 2026	610-61654-350	228.00
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-AMAZON.C	INK CARTRIDGES FOR PRINTER	JUL 2026	610-61921-310	49.98
07/26	07/21/2026	900197	8487	US BANK	JEREMIAH THOMAS-USPS	POSTAGE STAMPS	JUL 2026	610-61921-310	149.20
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-CINTAS CO	UNIFORMS	JUL 2026	610-61935-118	174.88
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-CINTAS CO	MATS, BATHROOM SUPPLIES	JUL 2026	610-61935-350	159.24
Total 610:									262,770.72
620									
07/26	07/02/2026	100568	8684	1901 INC		BOILER #1 BLDG 700 REPAIRS	25003	620-62850-242	825.00
07/26	07/02/2026	100574	5338	CUMMINS N POWER LLC		RADIATOR CAP/THERMOSTAT	F6-26062257	620-62830-353	252.02
07/26	07/02/2026	100574	5338	CUMMINS N POWER LLC		PRESSURE CAP/2 THERMOSTATS	F6-26062264	620-62830-353	264.82
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		WASTEWATER STORMWATER	06-2026	620-62860-220	266.81
07/26	07/02/2026	100581	291	GFC LEASING - WI		JUL 2026 COPIER LEASE	I584310	620-62820-310	102.34
07/26	07/02/2026	100584	217	JIM'S JANITORIAL SERVICE		JUNE 2026 CLEANING SVCS	15932	620-62860-245	350.00
07/26	07/02/2026	100588	9977	PRIMADATA LLC		JUNE UTILITY POSTAGE	75644	620-62810-310	450.10
07/26	07/02/2026	100589	4196	QUADIENT LEASING USA INC		2Q26 POSTAGE MACHINE LEASE/FEES	Q2419233	620-62810-310	126.84
07/26	07/09/2026	100600	9998	BAYSIDE PRINTING LLC		MAY 2026 UTILITY BILLING	148328	620-62810-310	123.24
07/26	07/09/2026	100600	9998	BAYSIDE PRINTING LLC		JUN 2026 UTILITY BILLING	148329	620-62810-310	124.18
07/26	07/16/2026	100639	222	FIRST CITIZENS STATE BANK		2019 \$1.15M GO BOND-PRINCIPLE	07-26	620-62810-610	12,500.00
07/26	07/16/2026	100639	222	FIRST CITIZENS STATE BANK		2019 \$1.15M GO BOND-INTEREST	07-26	620-62810-620	617.38
07/26	07/16/2026	100641	10209	GASVODA & ASSOCIATES, INC		VAUGHAN SHAFT/RETAINER FOR DIGESTER MIXING PU	111550	620-62850-357	984.79
07/26	07/16/2026	100641	10209	GASVODA & ASSOCIATES, INC		DIGESTER MIXING PUMP #1 BEARINGS/SEALS	111571	620-62850-357	4,884.17
07/26	07/16/2026	100652	4196	QUADIENT FINANCE USA INC		3Q26 MACHINE LEASE/FEES	JUN 2026	620-62810-310	1.06
07/26	07/16/2026	100656	9344	SJE		PUMP #3 BLDG 110 REPAIRS	CD99624016	620-62850-357	14,571.04
07/26	07/23/2026	100674	3007	ASSOCIATED TRUST COMPANY		2026 ANNUAL FEE 2014 GO BOND	28471	620-62810-670	13.97

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Notes	Description	Invoice Number	Invoice GL Account	Invoice Amount
07/26	07/23/2026	100681	3442	BOND TRUST SVCS		2026 AGENT FEES GO BOND 2018A	106932	620-62810-670	83.39
07/26	07/23/2026	100684	291	GORDON FLESCH CO INC		JUN 2026 COPIES CHARGE	IN15691943	620-62820-310	53.95
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 VANDERLIP PUMPING STATION (1407.111)	0240980	620-62810-820	362.33
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 JEFFERSON ST RECON(1407.147)	0240981	620-62810-820	963.97
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 JEFFERSON ST RECON (1407.165)	0241304	620-62810-820	3,024.26
07/26	07/23/2026	100708	8	UW WHITEWATER		TP/GLOVES/GRBG BAGS/HAND SOAP	CIV-0005217	620-62840-310	54.78
07/26	07/23/2026	100708	8	UW WHITEWATER		HND TWLS	CIV-0010548	620-62840-310	34.52
07/26	07/23/2026	100711	25	WE ENERGIES		Gas-0713499904-00004-Wastewater Plant	JUN 2026	620-62840-223	832.36
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00015-Park Crest Lift Station	JUN 2026	620-62830-222	53.33
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00023-Fremont Lift Station	JUN 2026	620-62830-222	64.74
07/26	07/23/2026	100711	25	WE ENERGIES		Gas-0713499904-00029-Fremont Lift Station	JUN 2026	620-62830-222	12.70
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00033-Beach Lift Station	JUN 2026	620-62830-222	85.53
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00049-Milwaukee St. lift	JUN 2026	620-62830-222	90.56
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00051-Oak St. sludge	JUN 2026	620-62830-222	29.41
07/26	07/23/2026	100711	25	WE ENERGIES		Gas-0713499904-00058-Park Crest Lift Station	JUN 2026	620-62830-222	11.30
07/26	07/23/2026	100711	25	WE ENERGIES		Gas-0713499904-00088-Beach Lift Station	JUN 2026	620-62840-223	12.05
07/26	07/23/2026	100711	25	WE ENERGIES		Electric-0713499904-00119-""New Vanderlip"" Lift Station	JUN 2026	620-62830-222	538.90
07/26	07/24/2026	100715	10418	HOLZ MOTORS INC		2025 CHEVROLET SILVERADO VIN# 8206	VIN 8206	620-62810-821	66,478.00
07/26	07/21/2026	900197	8487	US BANK	JEREMIAH THOMAS-USPS	POSTAGE STAMPS	JUL 2026	620-62810-310	149.20
07/26	07/21/2026	900197	8487	US BANK	SABRINA L OJIBWAY-DOJ E	Code E Record Check for DPW - Wastewater	JUL 2026	620-62820-310	7.00
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-AMAZON W	AMAZON WEB SERVICES FOR COLLECTIONS JUNE 2026	JUL 2026	620-62830-295	17.06
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-AMAZON M	VANDERLIP LS	JUL 2026	620-62830-353	18.77
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-OLSEN SAF	NITRILE GLOVES	JUL 2026	620-62830-354	91.60
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	tarp/bungee cord for camera	JUL 2026	620-62830-355	43.35
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-MCMASTER	LAB SUPPLIES	JUL 2026	620-62830-355	12.48
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-AMAZON M	#226 CRANE TRUCK	JUL 2026	620-62830-355	80.00
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-MCMASTER	JET MACHINE REPAIR PART	JUL 2026	620-62830-355	12.67
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-CINTAS CO	UNIFORMS	JUL 2026	620-62840-118	220.76
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-CINTAS CO	MATS	JUL 2026	620-62840-310	182.48
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-AMAZON M	UVEX LENS CLEANER	JUL 2026	620-62840-310	16.92
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-WAL-MART	PLANT OP SUPPLIES	JUL 2026	620-62840-310	85.69
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-SP MITYVAC	SHOP TOOLS	JUL 2026	620-62840-310	42.50
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-WAL-MART	PLANT OP SUPPLIES	JUL 2026	620-62840-310	66.32
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-AMAZON M	PLANT OP SUPPLIES	JUL 2026	620-62840-310	22.79
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-USABLUER	SPUN PP FILTER CARTRIDGE	JUL 2026	620-62840-310	102.42
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-BURTNES	#221 OIL CHANGE / TIRE ROTATION	JUL 2026	620-62840-351	94.78
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-MCMASTER	EQUIPMENT REPAIR	JUL 2026	620-62850-357	27.88
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-GRAINGER	#422 RAS DENIT PUMP	JUL 2026	620-62850-357	92.72
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-GRAINGER	#422 RAS DENIT PUMP	JUL 2026	620-62850-357	26.36

M = Manual Check, V = Void Check

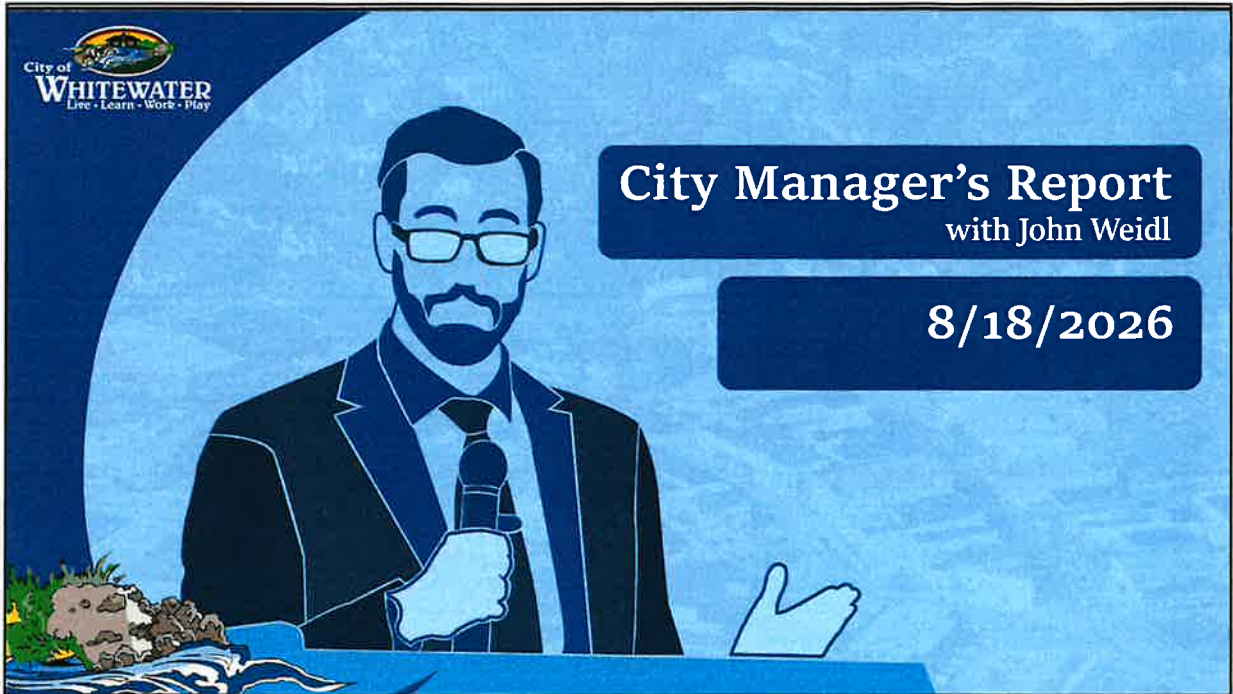
GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Notes	Description	Invoice Number	Invoice GL Account	Invoice Amount
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-AMAZON M	4"" WACKER PUMP REPLACEMENT PART	JUL 2026	620-62850-357	32.40
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-MCMASTER	BLDG 700 DIGESTER MIXING PUMP #1	JUL 2026	620-62850-357	143.43
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-MCMASTER	BLDG 800 KAESER COMPRESSOR REPAIR PART	JUL 2026	620-62850-357	107.77
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-MCMASTER	BLDG 800 WAS PUMPS BLDG 700 MIXING PUMP #1	JUL 2026	620-62850-357	238.30
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	2 bgs of grass seed	JUL 2026	620-62860-357	69.98
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	grass seed/seeding straw	JUL 2026	620-62860-357	87.97
07/26	07/21/2026	900197	8487	US BANK	ALISON STOLL-WAL-MART	LAB SUPPLIES	JUL 2026	620-62870-310	16.48
Total 620:									111,353.92
630									
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		1127 E BLUFF RD	06-2026	630-63440-350	9.17
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		502 E CRAVATH	06-2026	630-63440-350	6.42
07/26	07/02/2026	100588	9977	PRIMADATA LLC		JUNE UTILITY POSTAGE	75644	630-63300-310	225.06
07/26	07/02/2026	100589	4196	QUADIENT LEASING USA INC		2Q26 POSTAGE MACHINE LEASE/FEES	Q2419233	630-63300-310	63.42
07/26	07/09/2026	100600	9998	BAYSIDE PRINTING LLC		MAY 2026 UTILITY BILLING	148328	630-63300-310	61.63
07/26	07/09/2026	100600	9998	BAYSIDE PRINTING LLC		JUN 2026 UTILITY BILLING	148329	630-63300-310	62.08
07/26	07/23/2026	100674	3007	ASSOCIATED TRUST COMPANY		2026 ANNUAL FEE 2014 GO BOND	28471	630-63440-670	65.20
07/26	07/23/2026	100679	10364	CJP EXCAVATING LLC		PAY APP 3 PUTNAM ST RECON (2-2026)	PAY APP 3	630-63440-820	4,327.72
07/26	07/23/2026	100681	3442	BOND TRUST SVCS		2026 AGENT FEES GO BOND 2018A	106932	630-63440-670	45.63
07/26	07/23/2026	100684	291	GORDON FLESCH CO INC		JUN 2026 COPIES CHARGE	IN15691943	630-63300-310	11.40
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 JEFFERSON ST RECON(1407.147)	0240981	630-63440-820	963.96
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 2026 DETENTION BASIN MNT (1404.158)	0241301	630-63440-820	6,455.98
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 JEFFERSON ST RECON (1407.165)	0241304	630-63440-820	3,024.25
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 PUTNAM RECONS (1407.164)	0241304	630-63440-820	2,656.63
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 UNIVERSAL BLVD WATER MAIN (1407.167)	0241304	630-63440-820	491.29
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 LAVELLE INDUSTRIES STORMWATER REVIEW	0241700	630-63440-295	661.73
07/26	07/23/2026	100703	358	STRAND ASSOCIATES INC		JUN 2026 WILDWOOD RD DRAINAGE STUDY	0241700	630-63440-295	1,198.02
07/26	07/30/2026	100739	20	WHITEWATER LIMESTONE INC		8.88 TONS LIMESTONE BASE	32042	630-63300-310	86.58
07/26	07/21/2026	900197	8487	US BANK	JEREMIAH THOMAS-USPS	POSTAGE STAMPS	JUL 2026	630-63300-310	74.60
Total 630:									20,490.77
900									
07/26	07/16/2026	100652	4196	QUADIENT FINANCE USA INC		3Q26 MACHINE LEASE/FEES	JUN 2026	900-56500-310	9.54
07/26	07/23/2026	100684	291	GORDON FLESCH CO INC		JUN 2026 COPIES CHARGE	IN15691943	900-56500-310	22.97
07/26	07/23/2026	100684	291	GORDON FLESCH CO INC		JUN 2026 SUPPLY CHARGE	IN15691943	900-56500-310	.45
07/26	07/21/2026	900197	8487	US BANK	MASON BECKER-WM SUPE	Beverages for public education event on Home Renewal Prog	JUL 2026	900-56500-325	36.11
07/26	07/21/2026	900197	8487	US BANK	MASON BECKER-URBANLA	Parking for RDG Open House event	JUL 2026	900-56500-330	10.00

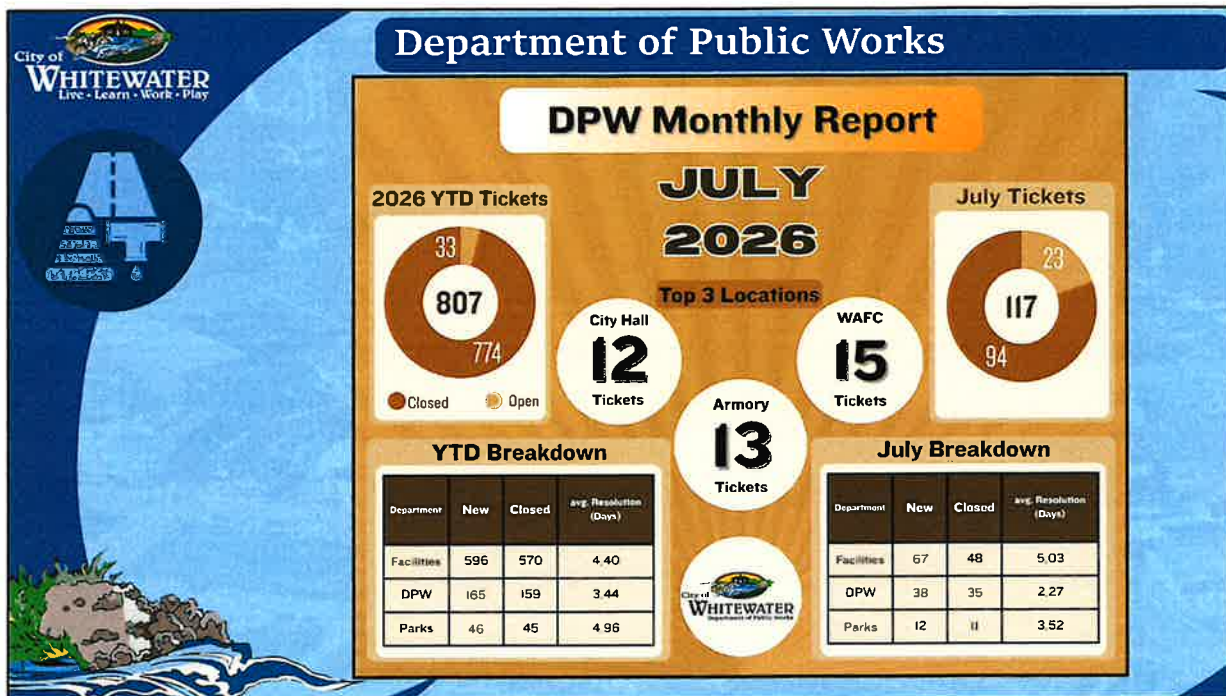
M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Notes	Description	Invoice Number	Invoice GL Account	Invoice Amount
Total 900:									79.07
920									
07/26	07/02/2026	100569	38	ALSCO		JUN 2026 MAT SERVICE	JUN 2026	920-56500-250	91.47
07/26	07/02/2026	100572	9234	BUCKINGHAM, DAN		JUL 2026 LAWN CARE SVCS	JUL 2026	920-56500-294	700.00
07/26	07/02/2026	100575	1	DEPT OF UTILITIES		1221 INNOVATION CTR	06-2026	920-56500-221	625.25
07/26	07/02/2026	100586	8825	KREATIVE SOLUTIONS LLC		JUN 2026 MARKETING SVCS	2309	920-56500-323	225.00
07/26	07/02/2026	100595	25	WE ENERGIES		Electric-0713499904-00072 INNOVATION CENTER	JUN 2026 IN	920-56500-222	5,842.75
07/26	07/09/2026	100621	10183	PERFECTION PLUS INC		JUN 2026 JANITORIAL SVCS	316456	920-56500-246	1,866.53
07/26	07/09/2026	100621	10183	PERFECTION PLUS INC		JUL 2026 JANIORIAL SVCS	316493	920-56500-246	1,922.53
07/26	07/23/2026	100708	8	UW WHITEWATER		5 TP/2 HND SOAP	CIV-0008957	920-56500-250	216.73
07/26	07/23/2026	100708	8	UW WHITEWATER		5TP/2 GRBG BAGS	CIV-0008957	920-56500-250	221.83
07/26	07/21/2026	900197	8487	US BANK	JEREMIAH THOMAS-WWP*	June 2026 Pest Control	JUL 2026	920-56500-245	99.29
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	cable/outlet box/covers for innov cntr	JUL 2026	920-56500-250	138.52
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	2 2025 disc batt/9	JUL 2026	920-56500-250	26.17
07/26	07/21/2026	900197	8487	US BANK	DESTINE BAUSCHKE-ACE	2450 disc batt/2 2016 disc batt	JUL 2026	920-56500-250	16.58
07/26	07/21/2026	900197	8487	US BANK	MASON BECKER-KEYME L	Mail room key copy	JUL 2026	920-56500-310	12.63
Total 920:									12,005.28
Grand Totals:									2,024,061.20

Report Criteria:
Report type: GL detail
Check.Check number = 100561-100743, 900197

M = Manual Check, V = Void Check





Construction Projects:

- **Main St/Franklin St Intersection:** The project is nearing completion and should be fully completed by the end of the week.
- **Jefferson Street:** The paving to the north of Starin Rd was rained out and waiting to be rescheduled when crews are available. The sanitary sewer is completed between Starin Rd and Cravath St. Crews are now working on water main installation in the same stretch.
- **Universal Blvd Water Main:** Construction started last week. Notices were sent out to businesses in the Industrial/Business Park of the closure. The project is expected to be completed by the end of September.

Street Paving Project: Contracts have been signed. Anticipate project to start in mid September.

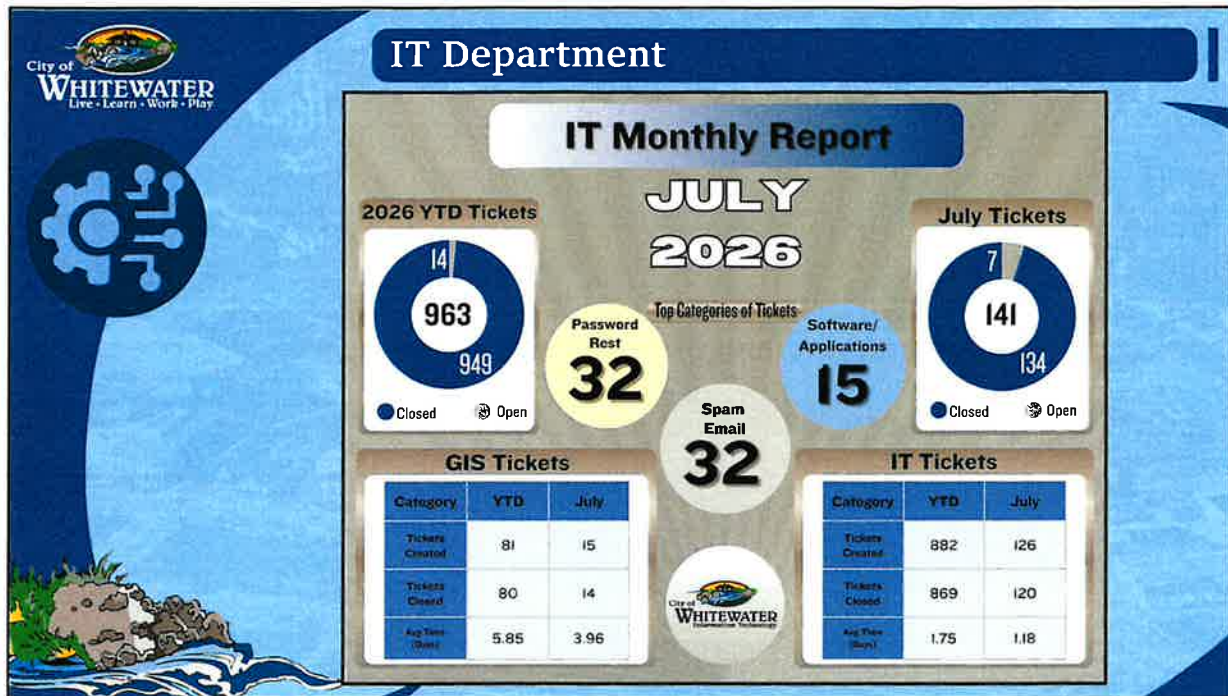
Work related to the week of August 3rd.

In the Street Department crews completed miscellaneous concrete and asphalt repairs and helped with setting up and cleaning up Messy Fest. Other work included decorative streetlight replacements, repairing a tree well on W. Main Street, cleaning park shelters and grills, brush collection and tree work, painting

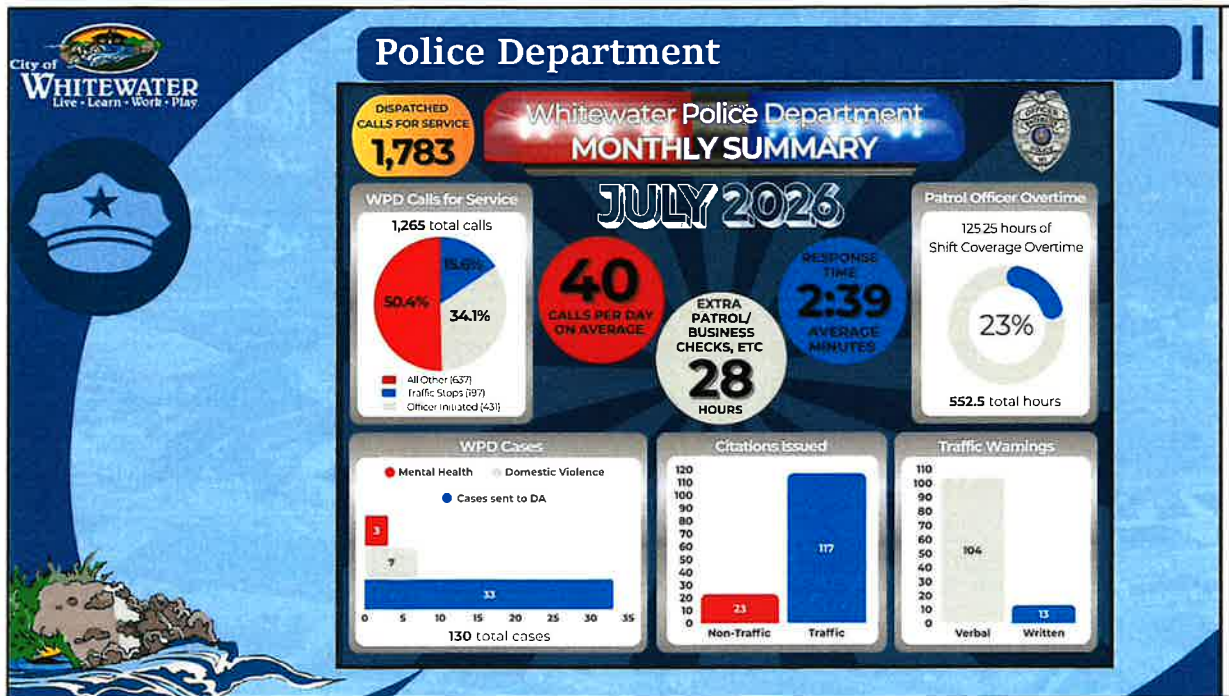
pavement markings, patching potholes and sign maintenance.

In the Water Department staff worked with a contractor to repack the deep well shafts at Wells 6, 8 and 9. By working with the contractor, staff learned how to do this in the future if needed. Two homes remain on the meter replacement list. These homes have been carded with notification that their water will be turned off in accordance with PSC regulations. The required lead and copper samples were collected from specific homes and sent in for testing. Additional work included monthly samples, required turning of valves to make sure they operate, and suspended solids testing of backwashing from Wells 6, 8 and 9.

In the Wastewater Department staff submitted a reimbursement request to FEMA for work, labor and materials associated with the April flooding. The request was for just over \$29,000 of which FEMA will pay 75% and the State will pay 12.5%. Visu Sewer was in town completing manhole to manhole lining of the sanitary sewer. Crews fixed and reinstalled RAS pump 3. Based on the wear of that pump, pumps 1 and 2 will be inspected by staff.



Andrew Swartz and Cris Crane were recognized by the Whitewater Police Department at their annual picnic. They each received the Community Civilian Award for providing outstanding technology related support. Congratulations to both Andrew and Cris as their efforts make both our workplace and the City of Whitewater a better place.

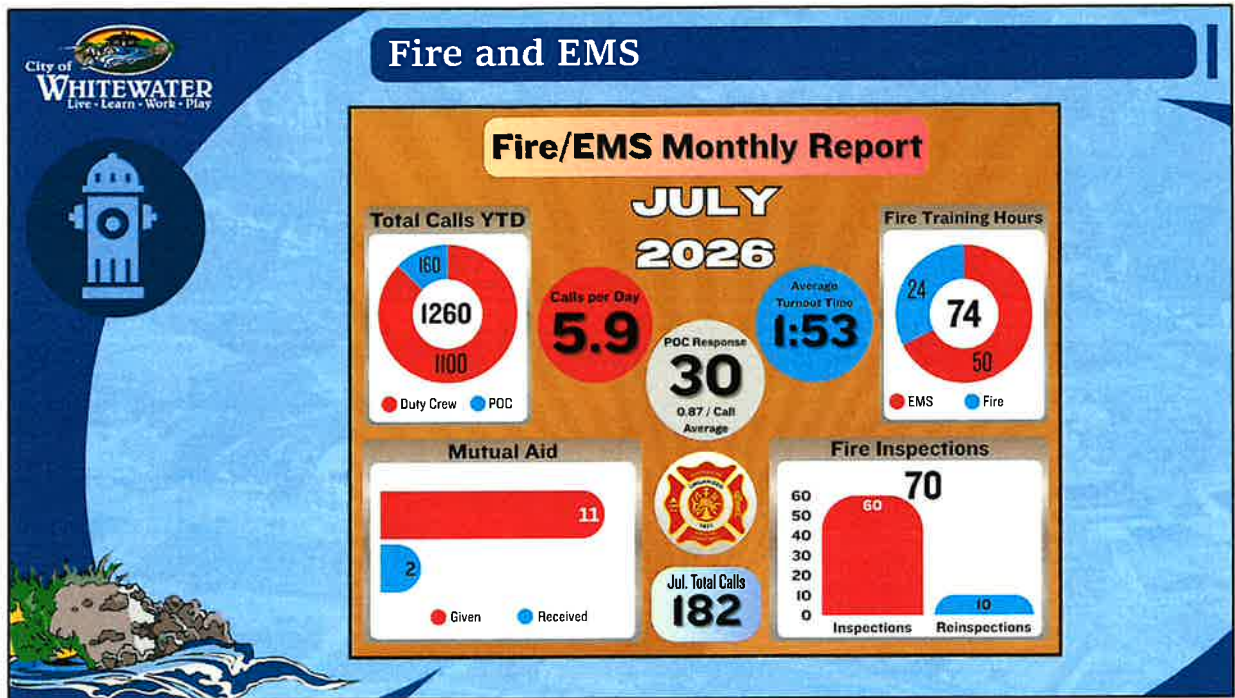


Highlights

WPD had their annual picnic and awards ceremony and Congratulations to our 2025 award recipients:

- Officer of the Year: Lieutenant Taylor Krahn
- Civilian of the Year: Dispatcher Jeannette Gonzalez
- Lifesaving Medal: Detective Justin Brock and Officer Saul Valadez
- Trainer of the Year: Lieutenant Blake Dorman (door-man)
- Distinguished Service Award: Detective Justin Brock
- Exceptional Service Award: Records Communications Coordinator Heidi Gempler
- Civilian Community Award: IT Technicians Cris Crane and Andrew Swartz

The Police Department has officially opened the hiring process again to fill one vacant Community Service Officer position and Dispatcher. The application window is open now through Tuesday, August 18th, 2026, at 7:00am. Applications are being accepted online through the City of Whitewater website.



Highlights-

July 2-8

Staff responded to 48 calls for service, making the daily average of 6.8 calls for service each day.

12 calls for service required POC response. Average POC response for All Calls was 1.25 per call.

Mutual Aid was requested 4 times from Whitewater during this time, and we request Mutual Aid once.

July 9-15

Staff responded to 36 calls for service, making the daily average of 5.1 calls for service each day.

7 calls for service required POC response. Average POC response for All Calls was 1.1 per call.

Mutual Aid was requested twice from Whitewater during this time, and we did not request Mutual Aid.

July 16-22

Staff responded to 41 calls for service, making the daily average of 5.8 calls for service each day.

6 calls for service required POC response. Average POC response for All Calls was

.33 per call.

Mutual Aid was requested three times from Whitewater during this time, and we request Mutual Aid twice, but cancelled each time.

July 23-29

Staff responded to 37 calls for service, making the daily average of 5.2 calls for service each day.

2 calls for service required POC response. Average POC response for All Calls was 1.5 per call.

Mutual Aid was not requested from Whitewater during this time, and we request Mutual Aid once.

- **Fire training hours (and to a lesser extent) inspections trend a little low through mid to late summer for hose testing. Each year, every length of hose on the dept must be inspected and pressure tested. This is a time consuming and somewhat labor intensive annual chore. We are just over halfway through testing for the year. When all is said and done, we will test over 6000 feet of hose.**
- **Saturday, July 18th an Engine was requested to Jefferson for a structure fire. A pass was taken due to 2 ambulances on 2 calls for service and no POC response.**
- **Saturday, July 18, the duty crew was operating at minimum staffing, and no POP was scheduled due to a lack of staff availability despite multiple email attempts to fill the shift. As a result, Fort Atkinson Ambulance was requested multiple times because of concurrent calls for service. Each request was ultimately canceled after Chief Freeman and Chief Dion responded to provide coverage for the incidents. No additional POCs, POPs or EMS officers were available to respond to the calls for service.**

*****Please be aware POC and POP staffing is no longer a viable option to cover calls for service beyond what the daily staffing can provide.**

Details

Friday, July 17th a Brush truck responded to Fort Atkinson for a MABAS request for a brush fire.

Wednesday, July 22nd a UTV responded to Elkhorn for a large area search for a MABAS request.

Monday, July 27th the City of Delavan was requested as mutual aid with a Truck to assist with a recovery. The individual was freed prior to arrival, and the City of Delavan's truck was not used on the call for service. (press release attached)

Monday, July 27th staff attended the monthly EMS training hosted by Mercy Hospital. The training topic was pediatric Shock.

Tuesday, July 28th Mercy Hospital was onsite to train on PEDs airway management and Prearrest with trauma.

Wednesday, July 29th AC Dion attended Jefferson Co Chiefs EMS Committee Update meeting at Jefferson FD.

Thursday, July 30th Battalion 12 responded to Elkhorn for a mutual aid request for a

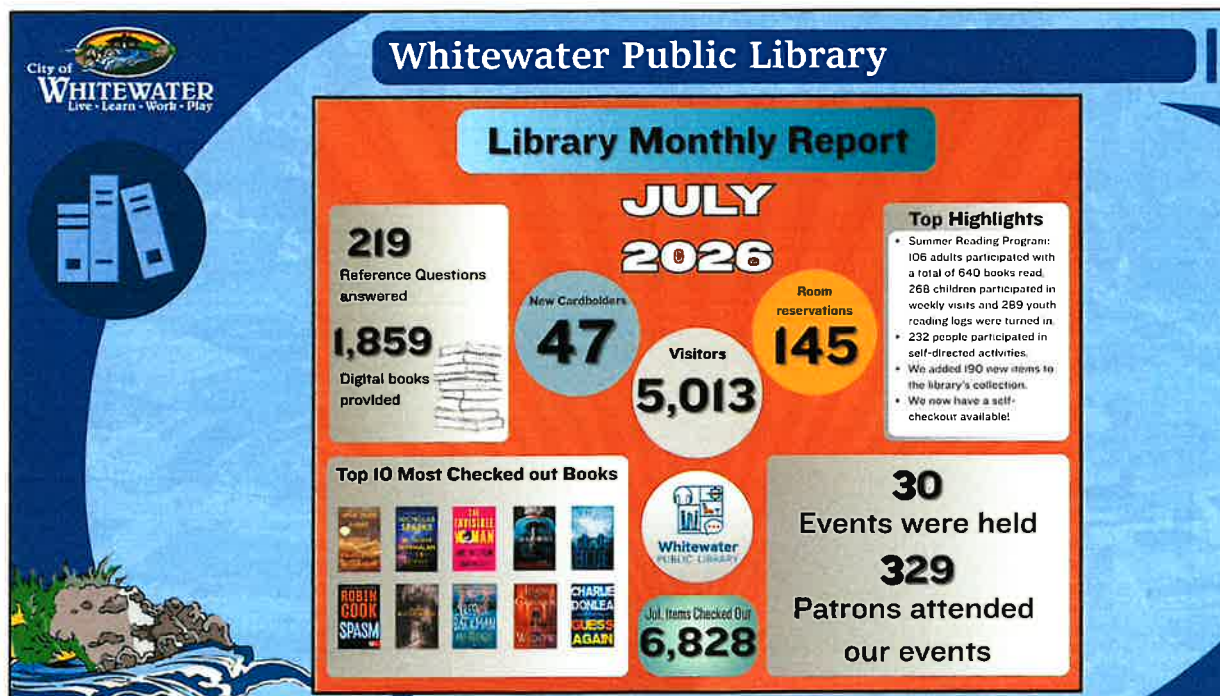
structure fire. Battalion 12 was cancelled while enroute.

Monday, August 3rd AC Dion and Chief Freeman did an interview for Fire Journal magazine. Whitewater Fire Department will be the show case department for the September/October issue.

Monday, August 3rd a crane was on site at the training center to begin assembly of the facility.

Tuesday, August 4th AC Dion did an interview with TMJ4 regarding the construction of the Training Center.

Tuesday, August 4th department staff assisted with Messy Fest by supplying the Brush Truck to hose down the messy kids.



Highlights

Jess Schmid hosted the Memory Café, How Sweet the Summer, at the library on August 10. There were twelve participants who enjoyed playing games and chatting about the summer activities that made their season shine. The main activity of the day was to assemble a trifle to be taken home to enjoy as a treat.

Former library director Virginia Follstad (Foul- Stad) donated her archive of correspondence with Fred Kraege, which will be added to our local history collection in the Kraege Room.

A patron donated a treasure trove of wool roving and dyes that will be used to stock the makerspace's needle felting kit and can also be used for various fiber arts programs

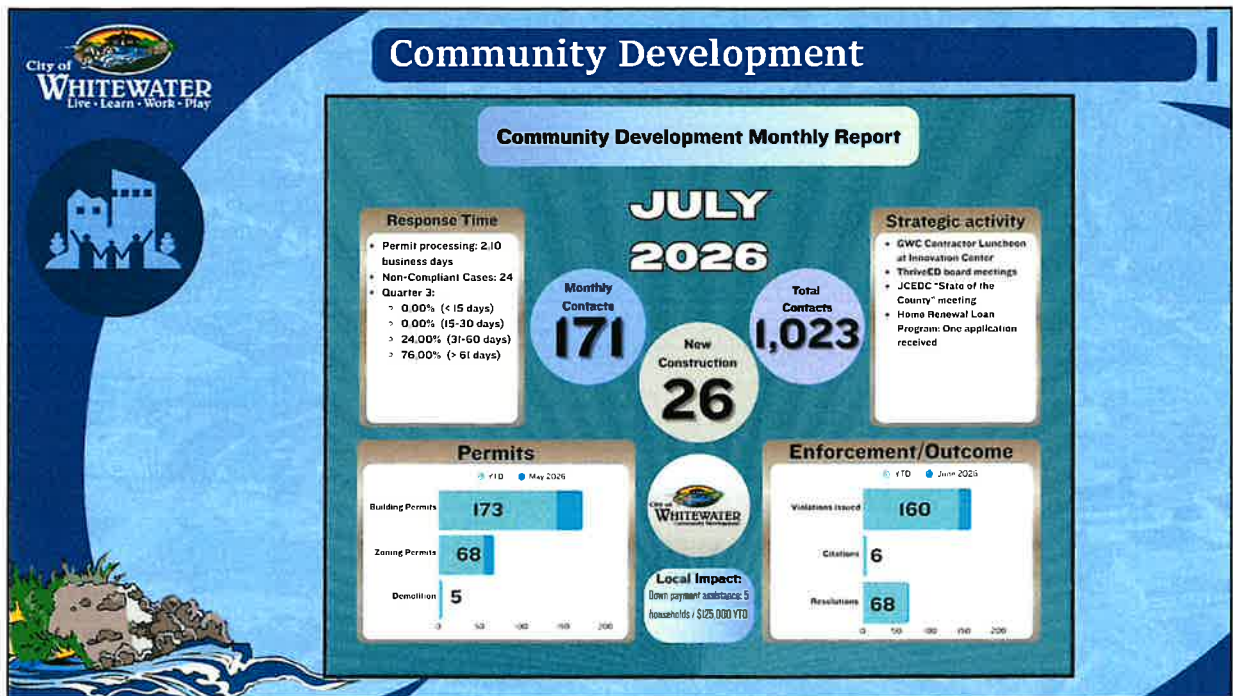
A display about Lavinia Goodell, Wisconsin's first female lawyer, is up in the atrium through August 31.

Details-

The Walworth County Health Department has a display up in the atrium about Humane Housing.

The library is partnering with UW-Whitewater on the Intergenerational Technology Services (IGeTS) Mobile program set to begin in September.

Local artist Thomas Jewell has donated a painting to the library.
I attended the SEWI Libraries Directors Retreat at the Franklin Public Library on August 7.
The presentations covered Strategic Planning (WiLS), Reasonable Accommodations for Staff with Disabilities (DVR), and Designing Structured Interviews (CVMIC).
A patron donated a treasure trove of wool roving and dyes that will be used to stock the makerspace's needle felting kit and can also be used for various fiber arts programs



Multi-Chamber Business Over Breakfast: The Community Development Director attended a Multi-Chamber Business Over Breakfast held recently at UW-Whitewater, which was hosted by the Whitewater Area Chamber of Commerce. The event featured representatives from multiple area chambers, and was a chance to network and connect with businesses from Whitewater and other nearby areas. Staff shared information on some of the CDA's current business and homeowner assistance programs.

Comprehensive Plan Update: The Work Group for the Comprehensive Plan Update met again virtually on August 5th, and reviewed proposed updates to the City's Future Land Use map. Information on these updates can be found at whitewaterforward.com. Work on this plan will continue into the fall months, with final presentations by RDG on the plan expected to happen by November.

Moraine Reserve Apartments: Work is finishing on the first two new apartment buildings near the corner of Moraine View and Jake's Way, and leasing is expected to begin by October on these brand new market-rate apartments. Additionally, building permits have been issued for the next six buildings. Foundations and footings are expected to be poured by winter.



Highlights

The annual kids' event Messy Fest brought tons of fun to Cravath Lakefront Park on Tuesday, August 4th. Kids and adults enjoyed everything you don't want to have happen at your house. Pools of nacho cheese, a variety of noodles, topped off with 100lbs of flour to roll in. Other areas featured painting with your entire body, gummy worm search through whip cream with your face, and ended with slip n slides covered in vegetable oil and chocolate syrup. A huge thank you to the Whitewater Fire Department for breaking out the hoses to clean participants off. (pictured above)

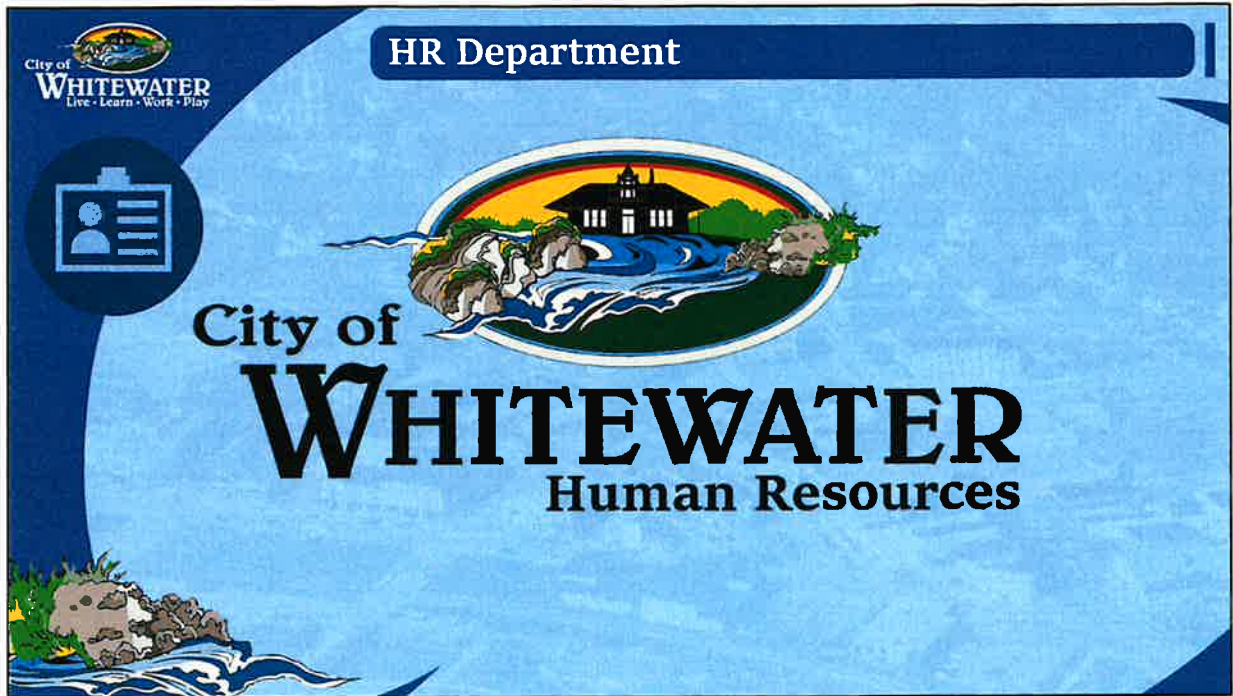
Adult Coordinator, Jennifer Jackson has taken on a new adventure outside Whitewater. Jennifer was a true asset to the Park and Recreation Department and the Seniors In the Park Program. We wish Jennifer all the best of luck! (pictured above with her son Waylon)

Rockin Respite program is a collaboration of Fort Health Care, local volunteers, and Seniors in The Park. The program gives full-time caregivers a moment away while their spouse or parent enjoys enrichment activities and meals. Michelle's dog Lilly is a yearly visitor during the program's theme the Dog Days of Summer.

Details

Tuesday, August 11th brought the Palmyra-Eagle Community Band to the Cravath Lakefront Stage. The 50-member band put on a wonderful performance to an audience of 65 attendees.

Three Free movies have been offered in Cravath Lakefront Park as a Friday Night Flick Series. Hoppers, shown on Friday July 24th has been a fan favorite so far.



Highlights

Training

HR is gearing up for a busy fall of training. AI Training kicks off August 14, followed by City-wide Active Threat Training on August 25 and CPR classes beginning in September. We're also squeezing in Flexible Benefits and Maximizing Prescription Benefits training before Open Enrollment. Thankfully, for Active Threat Training, HR's biggest challenge is coordinating lunch!

Recruitment and Selection

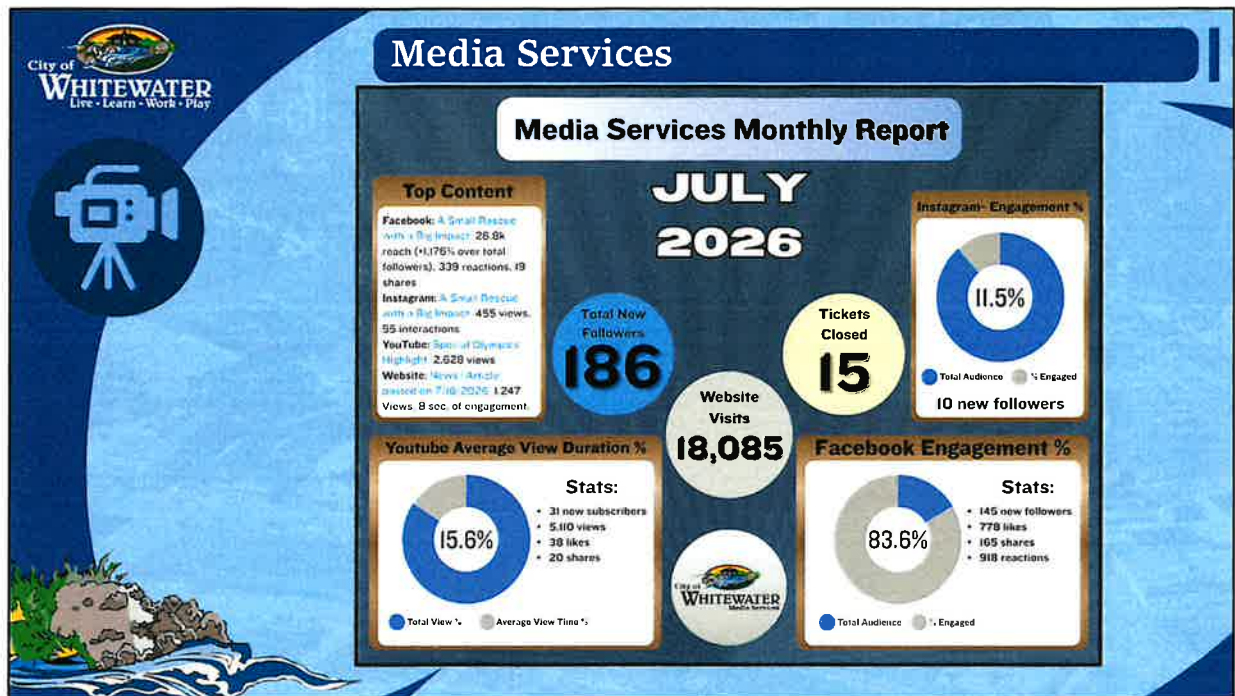
The City is pleased to welcome Ashley Weber and Maddi Recob (REC- umb) to their new full-time roles as Adult Program Coordinator and Youth Program Coordinator. Both are familiar faces, having previously served the City in part-time positions, and we're excited to have them continue their work with the Parks & Recreation Department!

August Anniversaries

Jeremiah Thomas – Finance – 8 years
Rachelle Blich – Finance – 3 years
Adam Moore – PD – 2 years
Steven Chesebro – Attorney – 1 year
Mason Becker – Community Development – 1 year

Destine Bauschke (Bow-cha) – Finance – 1 year

Thank you for all you do for the City of Whitewater!



Highlights

Media Services saw strong digital engagement in July, with Facebook generating 55,883 impressions and an 83.6% engagement rate, along with 145 new followers and 165 shares.

The City’s website continued to serve as an important source of information for the community, recording 18,085 page views, 5,279 engaged sessions, and more than 6,200 new visitors during the month.

Community-focused content performed especially well across platforms, highlighted by the “A Small Rescue with a Big Impact!” (WPD- Saving a baby duck) Facebook post, which reached 26,800 people—more than 1,100% of the City’s total Facebook following.



RIBBON CUTTING



**AT THE
NEW WFD TRAINING FACILITY!**

 **WEDNESDAY
AUGUST 19th**
4:00PM - 7:00PM

 **1220 INNOVATION DR.**
(ACROSS FROM THE
INNOVATION CENTER)

 **COME AND
LOOK AROUND...**
AND SEE WHAT THE
FACILITY IS ALL ABOUT!



THIS TRAINING FACILITY WAS
MADE POSSIBLE THROUGH A
GENEROUS GIFT FROM THE
CHIEF C.G. HICKEY FUND,
WHICH WAS HELD AND ADMINISTERED
THROUGH THE WHITEWATER COMMUNITY
FOUNDATION



SUNDAY, SEPTEMBER 13TH
7:00-11:00AM
FIRE STATION
312 W. WHITEWATER ST WHITEWATER, WI 53190



OPEN HOUSE & PANCAKE BREAKFAST

- Enjoy a delicious breakfast
- Tour the fire trucks and ambulances
- Meet local firefighters & EMTs




**GREAT FOR ALL
AGES!**



Upcoming Events:

Tomorrow is the Ribbon Cutting at the New Training Facility!

And don't forget to mark your calendars for Sunday, September 13th, for the Annual WFD Pancake Breakfast!



Picture above is an ariel shot of the progress on the new WPD Evidence Garage.

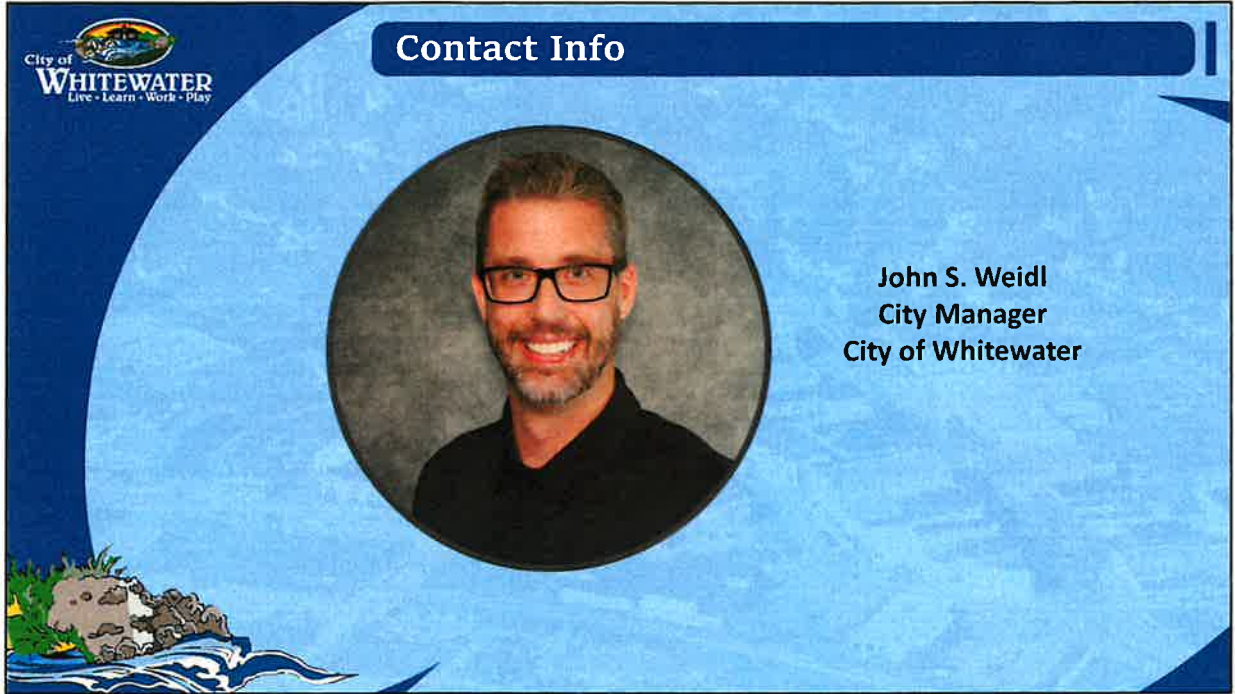


Contact Info



For Questions or concerns:
Becky Magestro
Chief of Staff
262-473-0101
bmagestro@whitewater-wi.gov

For questions or concerns- reach out to Becky Magestro, Chief of Staff, 262-473-0101 or bmagestro@whitewater-wi.gov



As always, I am John Weidl, City Manager of Whitewater.

Memorandum

To: Common Council

From: John Weidl, City Manager

Date: 8/18/26

Subject-Budget, Strategic Goals and Milestones

Common Council,

Attached is the City's 2026 Mid-Year Strategic Goal Review. It is the first progress report against the five strategic goals the Common Council adopted in its recent refresh, and it was compiled from submissions by all thirteen City departments and divisions. The requested action is to receive and file the report; no Council action is required.

The report is organized by goal rather than by department, so that work spanning multiple departments is presented once, under the goal it serves. What follows is a plain summary of where each goal stands at mid-year. Every figure below is drawn from the Wisconsin Department of Revenue's preliminary 2026 Statement of Changes in Equalized Values, the City's audited financial records, or department submissions, and each is cited in the attached report.

Where the five goals stand

Housing and responsible growth. 199 housing units are delivered or under development across four projects, representing an estimated \$57.8 million in private investment at full buildout. In the first six months of 2026, the City issued permits for 112 additional units: 6 single-family homes, 5 duplex buildings, and 96 apartment units. The \$1.2 million Home Renewal Program opened in April, and its first application is under review, and Down Payment Assistance awarded five loans totaling \$125,000 this year.

Communication, transparency and engagement. Every Council and board meeting is livestreamed, recorded and published, with agendas, packets and minutes posted. The City produced plain-language explainers on referendum taxes and how the municipal budget is built, and Parks and Recreation now provides the majority of its public materials in both English and Spanish.

Economic development and tax base expansion. Total equalized value grew 6.8 percent, from \$1.102 billion to \$1.177 billion, an increase of \$75.0 million in one year. Nearly a quarter of that growth came from new construction, a materially higher share than in Walworth or Jefferson County as a whole. The Summerset Marine project, representing more than \$15 million in

private investment, advanced, and the City's entrepreneurship pipeline funded two new downtown ventures through the WindUp competition, with two more advancing through CDA lending.

A vibrant, engaged, and welcoming community. The Council approved the Downtown Activation Initiative, with implementation beginning in the second half. The Library Expansion and Renovation Project is complete, and the library now serves roughly 4,100 visits each month. Partnerships with the University and the School District deepened, and the City supported community events from the Fourth of July parade to the Whitewater Storytelling Festival.

Long-term financial stability and strategic investment. Unassigned general fund balance ended 2025 at 21.3 percent of expenditures, above the 20 percent policy minimum. Debt service came in under budget at 13.9 percent of revenue, and the City retains \$25.0 million in general obligation capacity under the statutory limit. Four of the five active tax increment districts are cash flow positive and projected to close ahead of their statutory deadlines. Because new construction drives the City's allowable levy growth under state levy limits, this year's development activity generated an estimated \$105,797 in new, recurring levy authority, pending state certification, which exceeds the prior two years combined.

2026 is the baseline year

Because this is the first review against the refreshed goals, there is no prior year to compare against. Through the remainder of 2026, the City will standardize department reporting, capture baseline values for each measure named in the report (including permit activity, equalized value, fund balance, police overtime relative to calls for service, and health plan performance), and present goal-linked measures alongside the 2027 budget. This will then carry into the full strategic planning process scheduled for 2027, so that the next set of goals is built on evidence.

CITY OF WHITEWATER, WISCONSIN

2026 Mid-Year Strategic Goal Review

The first progress report against the five strategic goals adopted in the Common Council's recent refresh, compiled from thirteen City departments and divisions.

Presented by John Weidl, City Manager
Open Session, Common Council



Item 6.



Stonehaven single-family homes rising on Bluff Road, with the Tanis industrial condominium development and the Summerset Marine site beyond — Goals 1 and 3 in a single frame.

115

Purpose and Method

What this review covers, and how it was assembled.

13

Reporting units

Every department and division submitted against the goals.

5

Strategic goals

The framework as refreshed by the Common Council this cycle.

1st

Review of its kind

The first report against the goals as refreshed by the Council.

How this report is organized

Department submissions have been reorganized around the five strategic goals rather than by department. Work that spans multiple departments is presented once, under the goal it serves, so the Council evaluates the City's progress rather than comparing departments against one another.

This is a first cycle

These five goals come from the Council's recent refresh, and this is the first review conducted against them. A full strategic planning process is scheduled for 2027. The measures established this year are built to carry into that process rather than be replaced by it.

The Five Goals at a Glance

Departments contributing to each goal, as reported in the first submissions against the refreshed goals.

1	Expand Housing Opportunities and Support Responsible Growth Affordable and workforce housing; responsible residential, commercial and mixed-use development.	9 departments
2	Enhance Communication, Transparency, and Engagement Accessible, transparent and proactive outreach to residents, students and businesses.	9 departments
3	Support Economic Development and Tax Base Expansion Existing business support, new investment, downtown revitalization and entrepreneurship.	7 departments
4	Foster a Vibrant, Engaged, and Welcoming Community Downtown vitality, recreation, events, beautification, and University and School District partnerships.	8 departments
5	Ensure Long-Term Financial Stability and Strategic Investment Responsible budgeting, capital planning, infrastructure prioritization and service efficiency.	9 departments

1

Housing and Responsible Growth

Increase affordable and workforce housing while encouraging responsible residential, commercial and mixed-use development.

Residential development delivered and underway

Project	Units	Value	Status
Moraine Reserve	128	\$30.0M	First two buildings up
US Shelter, Meadowview	38	\$15.2M	65 percent complete
Harbor Homes, Park Crest	19	\$7.8M	Complete
Stonehaven, Bluff Road	14	\$4.8M	4 under construction
Total	199	\$57.8M	

Values are at full buildout and exclude Water’s Edge South and the Habitat for Humanity duplex.

Permits issued, January through June 2026: 6 single-family homes, 5 duplex buildings (10 units) and 96 apartment units — 112 units in total.

Home Renewal Program launched

A \$1.2 million owner-occupied rehabilitation program opened in April 2026, supported by a contractor luncheon and a marketing rollout. The first application, seeking \$23,000, is under eligibility review.

Ownership access sustained

Down Payment Assistance continues with fourteen active borrowers, including five loans totaling \$125,000 awarded this year with \$350,000 remaining. Finance, Community Development and Legal jointly structured the Stonehaven financing.

199

Housing units delivered or under development

Item 6.

\$57.8M

Estimated private investment at full buildout

\$1.2M

Committed to owner-occupied housing rehabilitation



Housing and Responsible Growth

Increase affordable and workforce housing while encouraging responsible residential, commercial and mixed-use development.

Underway through the balance of 2026

- Hospital Hill: coordinating sanitary sewer and water main alignment with two prospective developers on Starin Road east of Jefferson Street.
- Utility installation folded into the \$3.99 million Jefferson Street reconstruction, saving an estimated \$45,000 on the Hospital Hill sanitary sewer and water main versus separate construction.
- Plan revisions and DNR permitting for sewer and water main installation and relocation.
- Whitewater Forward Comprehensive Plan update advancing through the citizen work group and public workshops.
- Continued evaluation of infill residential sites and a potential new subdivision.
- Fire and EMS plan review, inspection and code enforcement on all new residential and mixed-use construction.

What we will measure

Baseline established 2026, reported against beginning 2027.

- Permitted units by type, year over year
- Units delivered at or below workforce affordability thresholds
- Down payment and rehabilitation program participation and dollars deployed
- Infill share of total residential permits

CONTRIBUTING DEPARTMENTS

Item 6.

Community Development, Public Works, Finance, Fire and EMS, City Attorney, GIS, Media Services, Clerk

2

Communication, Transparency and Engagement

Improve communication with residents, students, businesses and community organizations through accessible and proactive outreach.

Public meeting access maintained

Council and board meetings are livestreamed, recorded and published on the City's PEG channel and YouTube, with posted agendas, packets and minutes.

Municipal finance explained in plain terms

Produced Referendum Taxes Explained and How the Municipal Budget Is Created, alongside website navigation and library reservation tutorials.

Direct engagement expanded

Whitewater Forward citizen work group and public workshops, Business Retention and Expansion visits with the Chamber, and presentations to the Greater Whitewater Committee and service clubs.

Bilingual access broadened

Parks and Recreation now provides the majority of public-facing materials in both English and Spanish.

100%

Council and board meetings
livestreamed, recorded and published

2

Municipal finance explainers produced:
referendum taxes and the budget process

Bilingual

Majority of Parks and Recreation
public materials now in English and Spanish

2

Communication, Transparency and Engagement

Improve communication with residents, students, businesses and community organizations through accessible and proactive outreach.

Underway through the balance of 2026

- Redesigning the budget document with clearer graphs and visual explanation of where revenue originates and where it is spent.
- Developing evergreen municipal finance education content with Media Services.
- Proactive education with the assessors on how assessment is conducted and how it affects the tax bill.
- Including written responses to public comment in agenda packets and, where appropriate, on social media.
- Launching a Police Department video series with Media Services covering specialty programs and services.
- Continued technical support for livestreaming and publishing all public meetings.

What we will measure

Baseline established 2026, reported against beginning 2027.

- Meeting viewership and video reach by platform
- Public workshop and work group participation
- Response time on public records and public comment
- Share of public-facing materials available bilingually

CONTRIBUTING DEPARTMENTS

Item 6. Media Services, Information Technology, Finance, Police, Library, Parks and Recreation, Community Development, Fire and EMS, City Attorney



Economic Development and Tax Base Expansion

Support existing businesses, attract new commercial and manufacturing investment, revitalize downtown and strengthen the tax base.

Summerset Marine Construction advanced

A project representing more than \$15 million in private investment and a 150,000 square foot facility, supported through site work, entitlement and financing coordination.

Entrepreneurship pipeline filling storefronts

The WindUp pitch competition at the Innovation Center funded two new downtown ventures, and CDA lending is advancing two more — \$100,000 approved for First Time Entertainment, \$77,500 in process for Stellar Vintage — alongside Dunkin and several other openings.

Equalized value grew 6.8 percent

Total equalized value rose from \$1.102 billion in 2025 to \$1.177 billion in 2026, an increase of \$75.0 million in a single year.

Increment building across five districts

The five active tax incremental districts now carry \$76.9 million in incremental value, with TID 14 accounting for \$45.1 million of that total.

+6.8%

Growth in total equalized value,
2025 to 2026

\$76.9M

Incremental value across five
active tax incremental districts

\$15M+

Private investment in the
Summerset Marine project



Economic Development and Tax Base Expansion

Support existing businesses, attract new commercial and manufacturing investment, revitalize downtown and strengthen the tax base.

Underway through the balance of 2026

- Jefferson Street downtown redevelopment request for proposals advancing to solicitation.
- Anderson Ashton letter of intent under review for the Bluff Road site: a Piggly Wiggly and an Early Childhood Education Center as one coordinated development.
- Evaluating future industrial land to expand business park inventory ahead of demand.
- Exploring creative financing for business park expansion and incentives while preserving debt capacity.
- Correcting address data and building an accurate housing inventory by type and tenure through GIS.
- CDA loan, grant and facade programs in continuous operation, with loan processes under joint review by Finance, Community Development and Legal.
- Coordinated marketing of those programs through digital signage, video and social media.

What we will measure

Baseline established 2026, reported against beginning 2027.

- Equalized value and net new construction value, year over year
- Incremental value generated within active districts
- Commercial and industrial permits issued
- Loan, grant and facade dollars deployed and jobs supported

CONTRIBUTING DEPARTMENTS

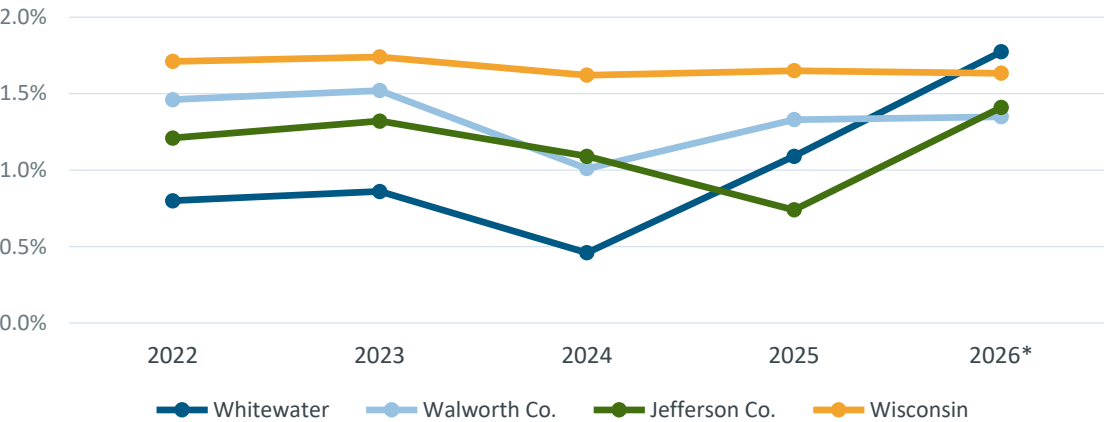
Item 6.

Community Development, Finance, GIS, Media Services, Fire and EMS, Parks and Recreation, City Attorney

The only lever the City controls.

Under state levy limits, allowable levy growth is set by the value of new construction. Development activity is therefore not an amenity. It is the statutory mechanism that funds services. In 2026 Whitewater moved above both county rates and, narrowly, the statewide rate for the first time in five years.

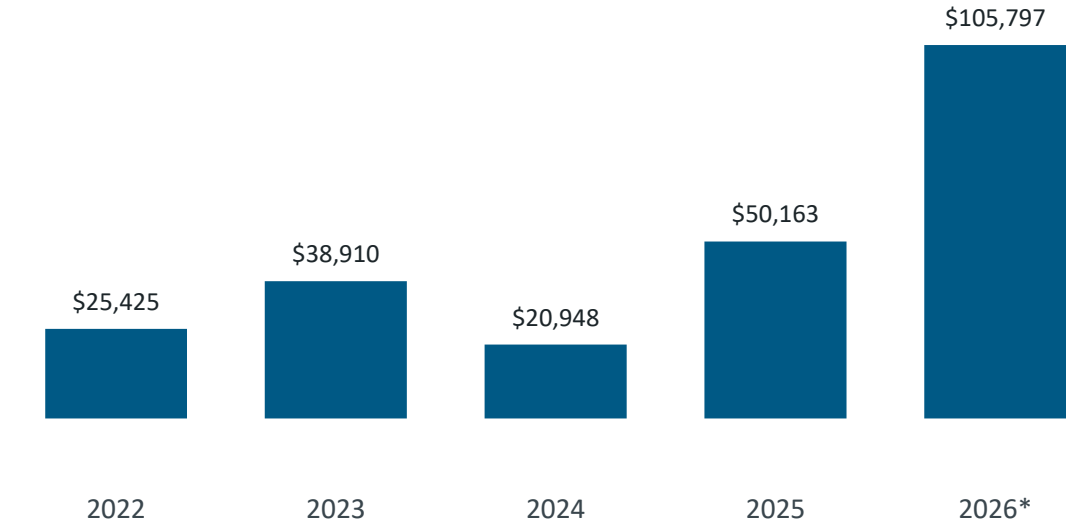
Net new construction as a percentage of prior year equalized value



Source: Wisconsin Department of Revenue. 2026 figures are preliminary. Finance will reconcile the levy limit worksheet against the Statement of Changes in Equalized Values before budget adoption.

New levy authority generated

Permanent, recurring capacity added to the levy by each year of construction.



*Finance Department estimate pending DOR certification in August. It enters the 2027 budget as recurring authority and exceeds the prior two years combined. Net new construction value rose from \$4.5 million in 2024 to \$18.5 million per the preliminary DOR statement.

Where the \$75.0 million came from.

Equalized value grows two ways: property already on the roll is revalued, or something new is built. Only the second is within the City's control, and only the second reflects work the Council directed. Nearly a quarter of Whitewater's 2026 growth was new construction, a materially higher share than either county.

City of Whitewater, change in equalized value, 2025 to 2026

Economic change (revaluation)		\$53.8M	71.7%
New construction		\$18.5M	24.7%
Correction and compensation		\$2.6M	3.4%
All other changes		\$0.1M	0.2%

Share of value growth attributable to new construction

24.7%

Share of Whitewater's value growth attributable to new construction

15.9% / 15.3%

Comparable share in Walworth and Jefferson Counties

+27%

Growth in manufacturing equalized value, the fastest-growing class in the City

4

A Vibrant, Engaged and Welcoming Community

Enhance quality of life through downtown vitality, recreation, community events, beautification, and partnerships with the University and School District.

Downtown Activation Initiative approved

The Council approved the initiative and implementation begins in the second half, the first work program under the downtown emphasis added in the goal refresh. The Library Expansion and Renovation Project is also complete, adding capacity, meeting space and a Makerspace downtown.

Recognized as a Family Friendly Workplace

Human Resources obtained the designation and developed a Wellness Incentive Program supporting recruitment and retention.

University and School District partnerships deepened

Community-Based Learning, Innovation Center collaboration, capstone projects, job fairs, Whippets Pathways Day, library cards at school registration and space for the Alternative Education Program.

Recreation delivered at scale, events citywide

Recreation served 1,033 youth participants across 24 activities in the trailing twelve months, with 994 afterschool and camp registrations and 548 swim lessons, alongside Special Olympics, the Fourth of July parade, Savory Sounds, Concerts in the Park, Christmas at Cravath, the STEAM Faire and the Whitewater Storytelling Festival.

4,097

Library visits each month

1,033

Youth recreation participants across 24 activities, trailing twelve months

\$10M+

Proposed Piggly Wiggly and Early Childhood Education Center, one development, two buildings

4

A Vibrant, Engaged and Welcoming Community

Enhance quality of life through downtown vitality, recreation, community events, beautification, and partnerships with the University and School District.

Underway through the balance of 2026

- Standing up implementation of the Council-approved Downtown Activation Initiative, including scope, sequencing and first-phase deliverables.
- Advancing the Anderson Ashton letter of intent for 7.21 City-owned acres on Bluff Road: a 30,000 square foot Piggly Wiggly and a 12,000 square foot Early Childhood Education Center, developed together as one project.
- Review and update of the Comprehensive Outdoor Recreation Plan, with long-range planning for parks, trails and open space.
- Collaboration with UW-Whitewater at the Innovation Center on student and graduate retention.
- Using housing and downtown investment programs to stabilize neighborhoods and build household equity.

What we will measure

Baseline established 2026, reported against beginning 2027.

- Downtown storefront occupancy and event activity
- Program participation and event attendance, year over year
- Library visits, circulation and program attendance
- Park and facility utilization

CONTRIBUTING DEPARTMENTS

Item 6. Parks and Recreation, Library, Community Development, Human Resources, Media Services, Fire and EMS, Finance, City Attorney



Long-Term Financial Stability and Strategic Investment

Align spending and capital investment with available resources through responsible budgeting, long-term planning and service efficiency.

Reserves above the adopted policy minimum

Unassigned general fund balance stood at \$3,029,332 on December 31, 2025, equal to 21.3 percent of expenditures against an adopted policy minimum of 20 percent.

Debt service delivered under budget

2025 debt service of \$1,952,572 closed at 13.9 percent of total revenue against 14.4 percent budgeted, a favorable variance produced by revenue outperforming projection.

Debt capacity preserved

Following the 2026 issuance, general obligation principal of \$33.8 million sits against a \$58.9 million statutory limit, leaving \$25.0 million of statutory capacity and \$7.4 million under the tighter City policy limit.

Tax increment districts performing

Four of five active districts are cash flow positive and are projected to close ahead of their statutory deadlines, returning value to all taxing jurisdictions sooner than required.

21.3%

Unassigned general fund balance against a 20 percent adopted policy minimum

13.9%

Debt service as a share of 2025 revenue, below the 14.4 percent budgeted

\$25.0M

Remaining general obligation capacity under the statutory limit

5

Long-Term Financial Stability and Strategic Investment

Align spending and capital investment with available resources through responsible budgeting, long-term planning and service efficiency.

Underway through the balance of 2026

- Optimizing the self-funded health plan: the loss ratio has improved from 205.9 percent in 2025 to 128.2 percent through May against a 100 percent target, supported by the zero-cost employee option tied to the preferred network, which now carries 55 percent of utilization.
- ETF, the group program the City exited, has since announced weighted average premium increases for local municipalities of 11.2 percent for 2025 and 11.5 percent for 2026, roughly 24 percent compounded.
- Updating the Capital Improvement Policy and developing strategies to reduce future borrowing.
- Compiling asset inventories covering condition, useful life and replacement cost: the Wastewater Utility is 90 percent complete, with the Water Utility and Street Department each at 70 percent.
- Studying the feasibility of in-house construction services in place of exclusive reliance on outside consulting engineers.
- Building a multi-year technology replacement plan and a Cybersecurity Incident Response Plan and response team.
- Sustaining the efficiency gains from the unified Community Development structure and from standardized legal templates and electronic signatures.
- Completing the Police Evidence and Training Building — foundation poured, 22 percent of the \$1.02 million anticipated cost paid, on target for late October — and bringing the fire training facility online by year end.

What we will measure

Baseline established 2026, reported against beginning 2027.

- Police overtime per 1,000 calls for service against the 2025 baseline, now that authorized staffing is in place
- Health plan loss ratio against the 100 percent target, reported quarterly
- Outside engineering and consulting spend, establishing the baseline for the in-house construction services study
- Asset inventories complete and the replacement backlog dollarized by year end

CONTRIBUTING DEPARTMENTS

Item 6.

Finance, Public Works, Human Resources, Information Technology, Police, Fire and EMS, Community Development, Parks and Recreation, City Attorney

Second-Half Priorities

Six items carry the greatest consequence between now and year end.

1

Whitewater Forward

Advance the comprehensive plan update through the citizen work group and public workshops so it informs the 2027 strategic planning process.

Goals 1 and 3

2

Capital planning foundation

Adopt the updated Capital Improvement Policy and borrowing reduction strategy, and finish the water, wastewater and street asset inventories that support it.

Goal 5

3

Public safety facilities

Complete the Police Evidence and Training Building and bring the fire training facility online by year end.

Goal 5

4

Jefferson Street corridor

Complete design and DNR permitting so utility work is delivered inside the reconstruction, and advance the downtown redevelopment RFP.

Goals 1, 3 and 5

5

Piggly Wiggly and ECEC

Advance the Anderson Ashton letter of intent for the Bluff Road site to a decision on conveyance and City participation.

Goals 3 and 4

6

Downtown Activation Initiative

Move the Council-approved initiative into implementation and report first-phase progress with the year-end review.

Goal 4

2026 is the baseline year.

This is the first review against the Council’s refreshed goals, so there is no prior year to compare against. The steps below establish that comparison and carry it into the full strategic planning process scheduled for 2027.

Q3 2026

Standardize the instrument

Issue a single reporting template to every department, with a defined data call specifying the exact figures each is responsible for producing.

Q4 2026

Establish baselines

Capture 2026 values for each measure named in this review, including permit activity, equalized value, fund balance, levy position and program participation.

Q4 2026

Embed in the 2027 budget

Present goal-linked measures with the budget submission, and deliver the year-end review in the standardized format.

2027

Carry into strategic planning

Bring two years of measured performance into the full strategic planning process, so the next set of goals is built on evidence rather than starting from a blank page.

Requested action: receive and file. No Council action is required at this time.



DOWNTOWN ACTIVATION INITIATIVE

A one-time \$135,000 investment to improve, activate, and program downtown Whitewater

Why This Matters

This proposal responds directly to Council direction and consistent community feedback.



Council Direction

The Common Council identified downtown revitalization as a priority during its recent Visioning Session.



Community Feedback

Residents, students, and downtown stakeholders want a cleaner look, more active public spaces, and more regular events.



Near-Term, Not Long-Term

This is a plan for immediate near-term action. Real downtown transformation realistically takes 2-3 years, followed by ongoing programming and maintenance.



Complementary, Not Duplicative

Designed to work alongside existing CDA programs and other resources, rather than duplicate them.

Three Outcomes We're Aiming For



Improve Perceptions

Create visible, immediate improvements to downtown's appearance and first impressions.



Activate First Street

Turn First Street into a recognizable, welcoming gathering space through low-cost, tactical placemaking. This is identified and recommended already in Whitewater Forward Draft Comprehensive Plan Update

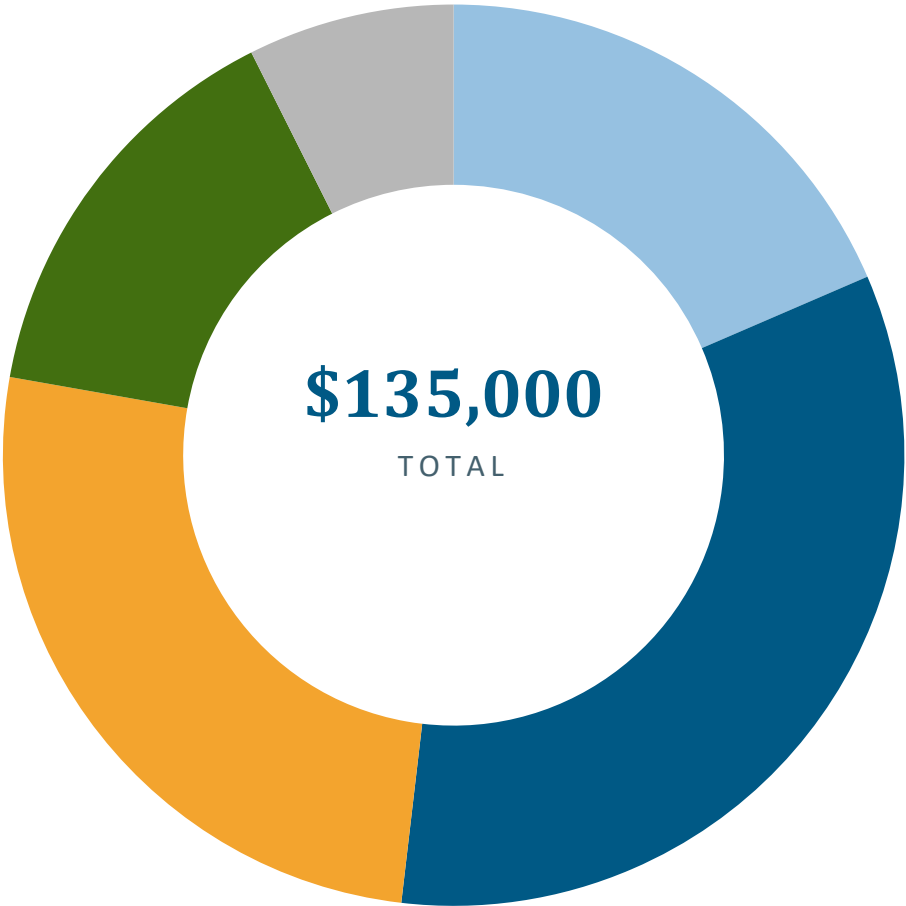


Build Recurring Activity

Establish regular programming that drives consistent foot traffic and supports downtown businesses.

One-time \$135,000 investment • Visible results targeted within 6-12 months

Approved Investment: \$135,000



	Downtown Appearance & Maintenance	\$25,000
	First Street Activation & Placemaking	\$45,000
	Downtown Programming Series	\$35,000
	Business Participation & Window Activation	\$20,000
	Strategic Reserve	\$10,000

Funding source: \$110,000 reallocated via budget amendment from FY2026 underspending (IT & Patrol lines); \$25,000 (seasonal maintenance position) absorbed within the existing budget. Recommended for approval by the Finance Committee on July 28, 2026 & approved by Common Council August 4, 2026.



PRIORITY 1

Downtown Appearance & Maintenance

\$25,000

Goal

Improve first impressions and address one of the most frequently cited concerns about downtown.

Actions

- Hire a seasonal downtown maintenance worker
- Sidewalk power washing, weed removal, graffiti removal
- Add trash receptacles and other fixtures (as needed)
- Reissue the downtown power-washing RFP (late 2026) for future years

Why this matters: This is expected to be the most immediate, visible improvement residents will notice — and it requires minimal new program administration.

PRIORITY 2

First Street Activation & Tactical Placemaking

\$45,000

Largest single allocation

Goal: Create a recognizable downtown gathering space and test long-term concepts before committing to significant capital investment.

Phase 1

Inventory public assets — benches, planters, storefronts, and street furniture.

Phase 2

Pilot tactical improvements: movable seating, string lighting, wayfinding, and a possible seasonal street closure.

Phase 3

Incorporate recommendations from the UW-Madison Bachelor of Landscape Architecture Program (applied for – response expected by October 2026) and Whitewater Forward



Whitewater Forward concept rendering: First Street plaza — RDG Planning & Design

Goal

Increase foot traffic during periods of lower activity by establishing consistent reasons to visit downtown.

Potential Activities

- Small live music events
- Open mic nights
- Outdoor movies & arts events
- Pop-up markets
- Student & community collaborative events

Delivery model: City funding covers production costs, equipment, and marketing. Will be done in conjunction with Parks & Rec. Programming is delivered primarily through partners — Downtown Whitewater, the Chamber, etc — so City staff are not the event producers.



PRIORITY 3

Downtown
Programming Series

\$35,000

Business Participation & Flexibility — \$30,000

Encouraging businesses to participate in activation efforts, and preserving flexibility for opportunities that arise along the way.



\$10,000

Window Activation Program

Small grants (\$1,000-\$2,500) for window art, murals, and temporary displays. Suggested preferred partners: UW-Whitewater Art & Design, Whitewater Arts Alliance, WUSD, Downtown Whitewater.



\$10,000

Event Activation Partner Pilot

Event based grants (up to \$500/event or \$2,000/business/year) for businesses hosting new activation events — live music, sidewalk sales, art displays.



\$10,000

Strategic Reserve

Flexible funds for matching private investment, sponsorships, or small placemaking enhancements identified through the First Street process, or for shifts in priorities as the program progresses.

The above will have straightforward application forms and process, with internal approvals by Department staff.

How It Will Work



City's Role

- Project management
- Grant administration
- Procurement
- Coordination



Partners' Role

- Event production
- Volunteer recruitment
- Programming
- Business outreach

Potential Partner Organizations

Downtown Whitewater, Inc. • Whitewater Area Chamber of Commerce • UW-Whitewater • Whitewater Arts Alliance • Whitewater Unified School District

No new City staff positions beyond one temporary seasonal worker • Program sunsets December 31, 2027

Measuring Success

Staff will report back to the Common Council after Year 1 on the following:



Number of downtown events conducted



Estimated event attendance



Number of participating businesses



Number of activated storefront windows



Downtown vacancy rate trend



Recommendations for potential Phase II investment

FINAL THOUGHTS

To be successful, this program requires the support of downtown property owners and business participation

Next steps:

- Engagement with stakeholder groups
- Open House for interested downtown participants
- Marketing materials
- Communication through City social media and other channels

Thank you... Questions?

Mason Becker, Community Development Department • mbecker@whitewater-wi.gov

MEMORANDUM

TO: Whitewater Community Development Authority and Whitewater Common Council
FROM: Mason Becker, Executive Director, Whitewater Community Development Authority
DATE: August 18, 2026
RE: Jefferson Street Redevelopment - RFP Process Recap and Eminent Development Corporation Submittal and Market Context

Background

The Jefferson Street site consists of three parcels (BIRW 00001, BIRW 00002, and BIRW 00003A) totaling approximately 1.4 acres at the northwest intersection of Main Street and Jefferson Street, bounded by Whitewater Creek to the west and East North Street to the north. The site sits within TID #12 and within a Qualified Opportunity Zone.

Prior to issuing the RFP, the Whitewater Community Development Authority (CDA) commissioned a third-party site analysis from Redevelopment Resources. That analysis reviewed downtown foot traffic trends, unmet retail and grocery demand, surplus supply in categories such as restaurants, and residential absorption potential in the Whitewater market area. The study concluded that the highest and best use for the site is a mixed-use, multi-story building with first-floor commercial space and residential units above and recommended up to three stories of residential density over ground-floor commercial to support both downtown activity and identified rental housing demand.

The importance of this project is multi-faceted. It represents a catalytic redevelopment opportunity, one that will capture significant investment from outside the City. It would represent the first completely new, non-public building constructed in the downtown since at least the 1970's. Additionally, it matches with a stated goal of the City and Common Council in continuing to prioritize and reactivate the downtown, as seen with the recently approved Downtown Activation Initiative. Further, the addition of market rate rentals into the downtown warrants an exploration into the existing rental market in the Whitewater community, which is covered later in this document.

Historically, we have discussed the housing property split in this community as being approximately 70% rentals and 30% owner-occupied. Housing studies have backed up these general figures. We think it is important to dive deeper into these numbers and discuss four distinct types of housing that exist in the community: owner-occupied, student rentals, senior/subsidized rentals, and non-student rentals. After additional research, staff has determined that around 32% of our housing stock is owner-occupied, nearly 47% is targeted or likely student rentals, 12.5% is seniors/assisted living/subsidized, and the remaining less than 9% is available as standard market rentals. Please note that the above reflect base classifications, and sensitivity range data is shown later in this memo. As the Jefferson Street project is not targeted toward undergrad college students, it is important to have awareness of this data.

Land Acquisition Summary

The CDA/City assembled the site over time through separate acquisitions of the three parcels. The table below summarizes acquisition and related costs:

Property	Purchase Price	Additional Costs
116 E. Main St.	Land swap with Tanis (Pack & Ship building owner) for land in the Technology Park (City-owned)	Demolition cost: \$46,525.00
126 N. Jefferson St. (Dalee property)	\$30,000 (closing statement: \$30,034.00)	Demolition cost: \$18,480.00
104 E. Main St. (Dalee property)	\$120,000 (closing statement: \$120,034.00)	Vacant land - no demolition cost

Combined closing and demolition costs for these three parcels total approximately \$215,073. In addition, Northstar Testing performed environmental testing on each of the three buildings in 2024 at a cost of approximately \$2,600 per building; additional testing related to 116 E. Main St. is reflected in that parcel's demolition cost above. This brings total expenses for acquisition, testing, and remediation to approximately \$222,873. Note that the land conveyed to the Pack & Ship building owner (Faith Tanis Properties) as part of the land swap for 116 E. Main St. was City-owned property, not CDA-owned property.

RFP Process Recap

The CDA issued the Jefferson Street Redevelopment RFP on April 1, 2026, with responses due April 30, 2026. The RFP sought a mixed-use development consistent with the Redevelopment Resources site analysis and B-2 Central Business District zoning, and asked respondents to demonstrate development experience, financial capacity, and a conceptual development scope, among other requirements.

The RFP was structured to allow flexibility in the type of project proposed, including the option for an owner-occupied development (e.g. condos). Four submittals were received by the deadline; none of the four proposed an owner-occupied project. Additionally, no submittals were received from local developers or local companies.

Following review and scoring of all submittals, as well as in-person interviews with the two finalist firms, Eminent Development Corporation was identified as the preferred respondent. A summary of their proposal is included later in this memo.

Key Considerations for the Site

As the CDA and Common Council review the recommended project, staff offer the following considerations regarding the site and the type of development proposed:

- **More downtown residents:** Adding residents to the downtown through upper-story housing helps support existing and future downtown businesses by increasing the customer base within walking distance. “We need more customers walking by,” is a frequent comment heard from downtown business owners.
- **Density and tax increment:** A lower-density project on this site would not be expected to generate sufficient future tax increment to support the financing tools required or generate a suitable Return on Investment for the CDA and the City.
 - Previously, the three parcels making up the property, before acquisition by the CDA, were assessed at values of:

- /BIRW 00001: \$202,000 (2025), total taxes \$3,273.99
- /BIRW 00003A: \$38,200 (2023), total taxes \$557.87
- /BIRW 00002: \$50,800 (2023), total taxes \$834.36
- Total Previous Assessed Value: **\$291,000**
- Total Previous Annual Taxes: **\$4,666.22**
- Projected value after redevelopment (preliminary): **\$13.5 million**
- Projected annual taxes after redevelopment (2025 mill rate): **\$223,480**
- **Public park / public amenity:** Given the number of existing parks and trail connections already near this site (including Cravath Lake, Mill Race Park, Brewery Hill Park, the Whitewater Rotary Skate Park, and the Ray Trost Nature Preserve), converting this parcel to a public park or other public amenity is not recommended, as it would duplicate nearby recreational assets rather than add tax base or downtown activity.

Staff do plan to move forward with plans to improve the public space on the other side of Whitewater Creek into a fishing-friendly small public park space, as that parcel is too small (00.17 acres) to feasibly bring any sort of meaningful redevelopment project forward on.

Broader Market Context

Rental housing construction is ongoing elsewhere in the community, including projects by Slater/Hartland Shores (Moraine View & Jake's Way), Teronomy (Water's Edge South), and RR Walton (Janesville St). These projects indicate continued market demand for rental housing in Whitewater; however, none of them are located in the downtown area, which reinforces the opportunity for the Jefferson Street site to help meet rental demand while also supporting downtown activity.

Past housing studies covering the community and region point to the same conclusion: new housing construction, both owner-occupied and rental, has not kept pace with demand. The 2025 Jefferson County Housing Study found very little new apartment construction countywide since 2000, with recently built communities running near full occupancy, and found new single-family construction priced well above what typical area incomes support.

The City's 2022 Housing Report reached similar findings locally, noting that new single-family construction has averaged only about seven homes per year over the prior decade, that owner-occupied vacancy is near 1 percent, and that home values are disconnected from local incomes.

The 2023 Housing for a Healthy Walworth County booklet reflects the same pattern regionally, identifying Whitewater as short on housing for both homeowners and renters and projecting continued unmet demand through 2030. Taken together, these studies confirm the community and surrounding region remain behind on both ownership and rental housing production, reinforcing the case for adding new units through infill sites such as Jefferson Street.

Staff recently conducted a review of known and identified rental properties within the City of Whitewater, utilizing property records publicly available through GIS. Additionally, staff used publicly available website data to determine which properties are actively marketed toward students. Additionally, staff were able to identify rental properties likely marketed towards student renters, given their proximity to the UW-Whitewater campus. This was based using a half-mile buffer surrounding the UW-Whitewater campus, which staff believe is a reasonable assumption in a community of Whitewater's size. However, a sensitivity analysis is also presented later in this memo.

Taken together, these figures indicate that over 68% of rental units in the City are positively or likely targeted towards students under the base classification shown. This, taken along with the information from past studies, demonstrates

that there is still ample opportunity to add market rental housing targeted towards post-graduate individuals, couples, young professionals, young families, seniors wishing to downsize, etc.

City of Whitewater — Owner-Occupied & Rental Property Market Composition

Category	Units	% of All Housing Units	% of Rental Units
Owner-Occupied	1,616	32.03%	—
Rental — Targeted to Students (documented)	1,513	29.99%	44.12%
Rental — Likely Student (within half mile of UW-Whitewater campus)	847	16.79%	24.70%
Rental — Market Rent (Standard)	437	8.66%	12.74%
Rental — Other (55+, Subsidized, AFH, etc.)	632	12.53%	18.43%
Total Rental Units	3,429	67.97%	100.00%
Total Housing Units	5,045	100.00%	—

Combined Student-Oriented Rentals (Targeted + Likely): 2,360 units, 68.82% of all identified rentals, or 46.78% of all housing units in the City.

The above data was collected using a combination of GIS information and publicly available property records, and approved building plans. Additionally, staff researched public websites, including UW-Whitewater's student rental housing website, popular rental websites such as apartments.com, and websites of rental housing providers within the City. Staff have retained a full spreadsheet collecting this data which is sorted by property address, which will be updated going forward on a monthly basis.

Rental Classification Sensitivity Analysis

The classification above rests on one methodological assumption that warrants explicit disclosure. Units in the Targeted to Students category are affirmatively documented as student-oriented through marketing sources, including UW-Whitewater's off-campus housing listings, apartments.com, and the websites of local rental providers. Units in the Likely Student category are not affirmatively documented; they are classified by proximity alone, specifically location within a half-mile buffer area of the UW-Whitewater campus. That buffer area is a defensible screen in a city of this geographic scale, but it is a screen rather than a finding, and some share of those units is occupied by non-student households.

Because that single category carries 847 units, or roughly one-quarter of all identified rentals, staff have modeled the range rather than presenting a single point estimate. Scenario A reflects the classification as reported above, treating all 847 proximity-classified units as student-oriented. Scenario C is the most conservative alternative available, reclassifying all 847 units as standard market rentals. Scenario B assumes half of them, 424 units, are non-student. The table below shows rental composition under each scenario.

Rental Category	Scenario A: As Reported	Scenario B: Half Reclassified	Scenario C: All Reclassified
Targeted to Students (documented)	1,513 (44.12%)	1,513 (44.12%)	1,513 (44.12%)
Likely Student (proximity screen)	847 (24.70%)	423 (12.34%)	0 (0.00%)
Market Rent, Standard	437 (12.74%)	861 (25.11%)	1,284 (37.45%)
Other (55+, Subsidized, AFH)	632 (18.43%)	632 (18.43%)	632 (18.43%)
Total Identified Rental Units	3,429 (100.00%)	3,429 (100.00%)	3,429 (100.00%)
Student-Oriented Share of All Rentals	68.82%	56.46%	44.12%
Market Rent Share of All Housing Units	8.66%	17.07%	25.45%

Percentages in parentheses represent share of all identified rental units. Scenario C represents the outer bound of the assumption and is not staff's working estimate; it is presented to establish that the conclusion does not depend on where within this range the true figure falls.

Three findings hold across the full range. First, the floor on student-oriented rental housing is documented rather than assumed. Under every scenario, at least 1,513 units, or 44.12% of all identified rentals, are affirmatively marketed to students. Second, even under Scenario C, which assigns every proximity-classified unit to the market-rate category, standard market rentals reach only 1,284 units, or 25.45% of all housing units in the City, in a community where the 2022 Housing Report documents owner-occupied vacancy near 1% and single-family production averaging roughly seven homes per year. Third, the proposed project is modest relative to that segment under any assumption. The approximately 45 units proposed represent roughly 10.3% of the Scenario A market-rate stock and roughly 3.5% of the Scenario C stock.

Scenario C narrows the estimated gap in non-student rental supply; it does not close it. The independent evidence from the 2025 Jefferson County Housing Study, which found near-full occupancy in recently constructed rental communities, and the 2023 Housing for a Healthy Walworth County analysis, which projects unmet demand through 2030, is unaffected by how the proximity-classified units are assigned.

One point of methodological consistency merits note. The Jefferson Street site is located approximately 1.25 miles from the UW-Whitewater campus, well outside the half-mile screen applied to the existing stock. Under staff’s own classification methodology, the units proposed at this location would be counted as non-student market rentals, which is the category the analysis identifies as underserved.

Student-oriented rental housing fills a necessity in the City, given the presence of UW-Whitewater, and market numbers indicate the private sector will continue fulfilling this need for the foreseeable future. This is also backed up by past housing studies. Where the opportunity for housing growth in the community lies is in both owner-occupied homes and non-student marketed rental units. This is reinforced by the numbers shown here and holds across the full sensitivity range shown above.

Commercial Properties

Concerning the proposed addition of commercial space in the Jefferson Street project: The developer will be vetting out if the inclusion of 13,000 square feet of additional commercial space is warranted to the market, or if a smaller space may be more appropriate. That said, there is available commercial space currently within the downtown, with current vacancy rate just over 15%. This number is not alarming but is higher than the 5-10% vacancy rate typically stated as being desirable by organizations such as Wisconsin Main Street. However, as the list below shows, some of these properties are not realistically available to rent right now, are in various states of disrepair, or are being actively considered for other uses and projects. The addition of new, quality commercial space within a downtown can often help attract further redevelopment efforts and also spur existing property owners to reinvest in their own buildings. Further, once filled, the new property can act as a catalyst for attracting more commercial tenants to the downtown area.

As a reminder, the CDA does offer a CDA Loan Fund and a Façade Loan Program to help assist existing property owners with improvement and redevelopment of their properties.

Current vacancies in the downtown area as of August 7, 2026:

Address	Jun_2026_Status	PARCEL_ID	owner_name	owner_name_2
113 E Main Street, Suite C	Vacant	/TRA_00036	FABIAN LOPEZ D/B/A FIVE STAR LOPEZ AUTO REPAIR LLC	Building is partially filled w/ La Michoacana etc
137 W Center	Vacant	/OT_00133	RODRIGUEZ PROPERTIES II LLC	Former Gus' location
139 W Center	Vacant	/OT_00131	RODRIGUEZ PROPERTIES II LLC	Former Gus' location
141 W Main St	Vacant	/OT_00085	GK RENTALS-WHITEWATER LLC	Former Fink Ink Tattoos, new Latino grocer coming
147 W Main Street	Vacant	/OT_00079	LAKE COUNTRY PARTNERSHIP LLC	Former New Beginnings. Same owner as Bower's House.
147 W Whitewater	Vacant	/TR_00009	WISCONSIN DAIRY SUPPLY COMPANY INC	Former Me & My Pets
153 W Main	Vacant	/OT_00083	JLY3 LLC	Former Dale's Bootery
161 W Main Street	Vacant	/OT_00084	BULLDOG INVESTMENTS LLC	Former Tokyo, new restaurant likely incoming
166 W Center	Vacant	/OT_00083	JLY3 LLC	Back of Lulu's Cravings building, part of same bldg as Dale's Bootery
183-187 W Main	Vacant	/OT_00070	BOWER'S HOUSE LLC	Bower's House (listed for sale). Former White Elephant, property under contract for redevelopment, staff discussing w/ WEDC
206-210 W. Whitewater St	Vacant	/OT_00144	XURI PROPERTIES LLC	"Lloyd's", listed for sale
Note: All properties on block between S 1st St and W Whitewater St go through entire block.				

Summary of Eminent Development Corporation Submittal

Eminent Development Corporation, a Madison-based development firm, submitted a proposal for a four-story mixed-use building consisting of approximately 13,500 square feet of ground-floor commercial space and approximately 45 residential units above (a mix of one, two, and three-bedroom units), with 49 parking spaces. A meaningful portion of

the units would be reserved as workforce housing for individuals such as teachers, public safety personnel, healthcare workers, and other essential public professionals, with the balance offered at market rate. The remaining units would be targeted at market-rate rent levels. This will not be a low-income or luxury housing project.

The proposed capital stack includes a HUD Section 538 loan (approximately 65% of development costs), a TIF-backed revenue bond of up to approximately \$2.5 million supported by new tax increment within TID #12, and approximately \$3.0 million in sponsor and investor equity. Note that HUD Section 538 is strictly a loan program to help finance residential development projects; this is not a housing voucher program and is separate from the commonly referenced Section 8 program.

The developer has also agreed that, if Ehlers' financial review determines that TIF assistance is necessary for the project, that assistance will be structured on a pay-as-you-go (PAYGO) basis, reimbursed solely from tax increment generated by the project within TID #12. Under this structure, any assistance is funded by the project's own increment and is not an incentive borne by general taxpayers. As a reminder, any new construction project that occurs within an existing TID will see that increment remain within that TID fund, until the closure of that TID at a later date. TID #12 was created in 2021 and has a statutory closure date of 2049, though closure could occur sooner.

The developer has proposed acquisition of the site for \$1, with land value reinvested into the project. The CDA, if it chooses, could be reimbursed for this land value through future increment generated (this will be City staff's recommendation). Based on the development team's projections, the project is estimated to generate approximately \$5.8 million in tax increment over 15 years, with an estimated \$2.75 million in surplus increment flowing to the City after potential incentive repayment.

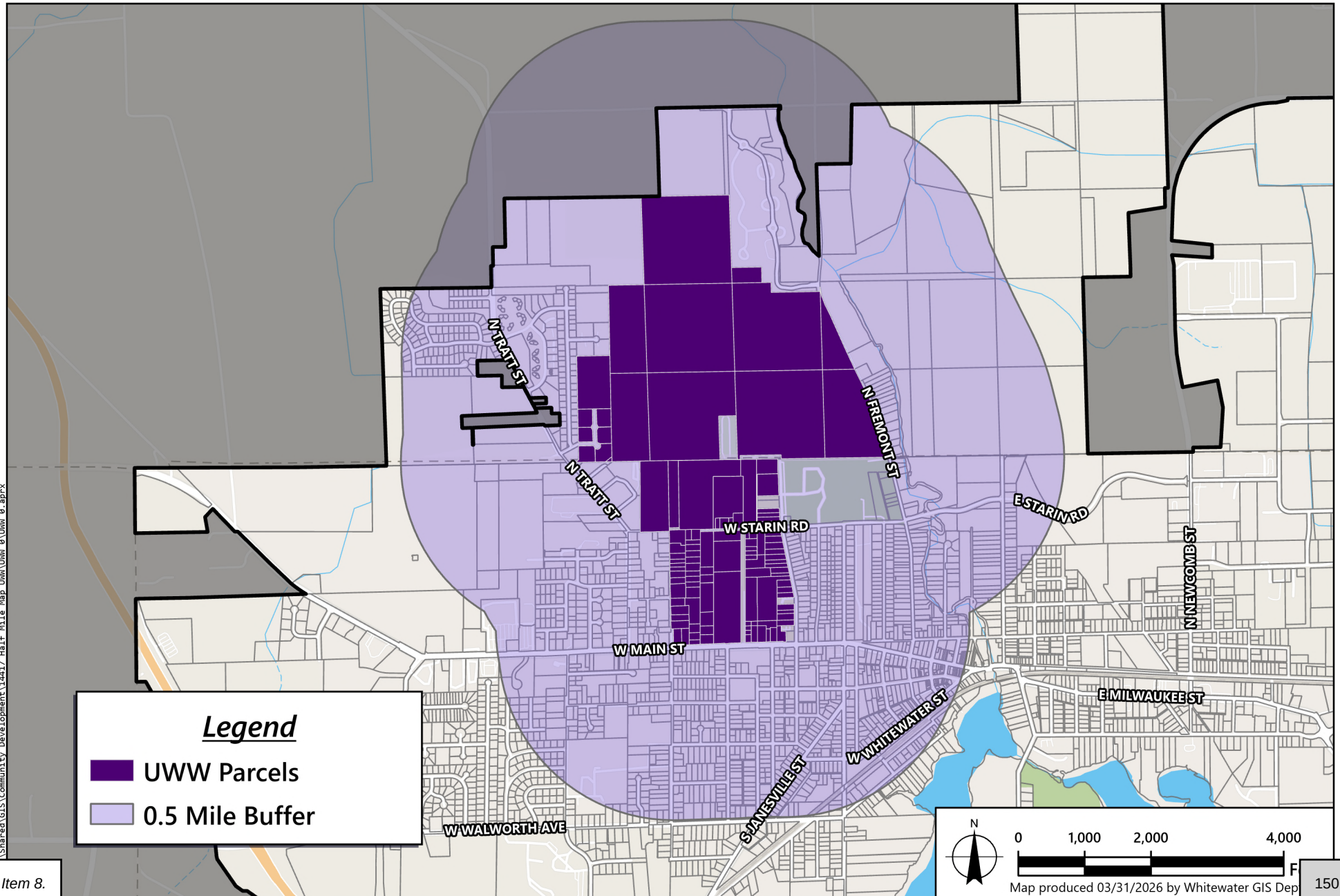
Next Steps

The Developer has submitted an Offer to Purchase on the property, while continuing their due diligence work on the site, which will be reviewed by the Whitewater CDA. Additionally, the developer plans to bring an initial development concept for review at a future date to the Plan and Architectural Review Commission. Finally, a mutually agreed upon Development Agreement will be brought back for review by both the CDA and Common Council in the future.

No immediate action is needed on this item; this memo is for informational purposes.

UWW 0.5 MILE BUFFER ZONE

CITY OF WHITEWATER



\\shared\GIS\Community Development\14417 Half Mile Map\UWW\UWW 0.5.mpx

CITY OF WHITEWATER, WI

JEFFERSON STREET REDEVELOPMENT

REQUEST FOR PROPOSALS (RFP)

ISSUED: April 1, 2026

DUE: April 30, 2026 / 4:00pm



CONTACT:

Mason Becker, Executive Director
Whitewater Community Development Authority
312 W. Whitewater St.
Whitewater WI 53190

Email: mbecker@whitewater-wi.gov

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CITY SNAPSHOT

- **The City of Whitewater**, located in Walworth and Jefferson Counties, was incorporated in 1885 and provides accessible travel to Milwaukee, Madison, and Chicago. The City of Whitewater is the largest City in Walworth County with a population of approximately 14,646 (Wisconsin Department of Administration 2025 estimate).
- **Education & Culture:** The city is heavily influenced by the University of Wisconsin-Whitewater, bringing a diverse, youthful, and educated population. Due to the university's presence, the city offers amenities typically found in larger areas, including a lively downtown and a variety of housing options.
- **Recreation:** Known for its "white water" (white sand) creek, the area boasts 22 parks and 4 lakes, including Whitewater Lake, offering fishing, boating, and proximity to the Ice Age Trail.
- **Economy & History:** Many companies call Whitewater's Business Park home, maintaining the area's tradition of manufacturing and production. The University of Wisconsin-Whitewater continues to be the largest employer in town, serving over 12,000 students between its Whitewater and Janesville campuses.
- **Atmosphere:** Described as having a friendly, "Midwest nice" feel, featuring a mix of suburban and urban settings with high walkability.

THE OPPORTUNITY

The City of Whitewater's Community Development Authority ("CDA") is pleased to announce a development opportunity on the edge of the city's downtown area. The CDA is seeking statements of interest, evidence of capacity, and proposals through this RFP from qualified development teams for a significant **mixed-use development** in this area.

The subject site is located at the northwest intersection of Main Street and Jefferson Street. The three parcels (BIRW 00001, BIRW 00002, BIRW 00003A) combined create a 1.4-acre site bounded by Whitewater Creek to the west, East North Street to the north, Jefferson to the east, and Main Street to the south. South of the site, across Main Street, are three commercial buildings that contain an ice cream shop and other businesses.

DOWNTOWN & SITE AREA
CITY OF WHITEWATER



THE OPPORTUNITY

East of the site, across Jefferson Street, is a commercial building on the corner of Jefferson and Main and residential homes north towards East North Street. There is one residential home on the southwest corner of East North Street and Jefferson Street which is immediately north of the subject site. North of E. North Street is a residential neighborhood and city parks. Nearby downtown businesses within easy walking distance include a microbrewery, restaurants, taverns, and retail shopping. In summary, this property is between existing commercial and residential uses, so its future use should be compatible with both.

Parcel BIRW 00001, in the southeast corner of the site, has an approximately 2,000 square-foot commercial building with two curb cuts, one on Jefferson Street and one on Main Street. This building is scheduled to be demoed in April 2026 to clear the site for redevelopment.

Parcel BIRW 00003A, in the northeast corner of the site previously was the location of a small commercial building which has since been demolished.

The site is zoned B-2 Central Business District with the intent to “accommodate retail, service, office, community, and support residential uses for citywide and regional benefit, and to advance the city’s downtown revitalization objectives as expressed in adopted city plans.” A full list of permitted uses, permitted accessory uses, and conditional uses is available in the appendix.

There is a trail connection on the west side of the site that follows the Whitewater Creek and connects to a series of local parks and amenities, including:

- Cravath Lake
- Mill Race Park
- Brewery Hill Park
- Whitewater Rotary Skate Park
- Ray Trost Nature Preserve
- University of Wisconsin-Whitewater
- Downtown Whitewater

The subject property is located in an active Tax Increment District (TID) #12, which was created in 2021. The city is open to consideration of Tax Increment Financing (TIF) assistance for an appropriate project that meets the State of Wisconsin’s “but for” test. The Community Development Authority is open to favorable sale of the land to a buyer that will bring the property to a use that meets the terms of this RFP, subject to a Development Agreement reviewed and approved by both the Community Development Authority and the City of Whitewater’s Common Council. The CDA also has a Loan Fund program available for applicants, subject to application review.

The property is also located in a current Qualified Opportunity Zone. The City and CDA do not make any claims about availability of Opportunity Zone Funds or future federal designations or amendments to any Opportunity Zones.

RFP DETAILS

TIMELINE (TENTATIVE)

Activity	Deadline
RFP Release Date	April 1, 2026
Responses to the RFP	April 30, 2026, 4:00 p.m.

A public announcement of Preferred Developer, following a thorough review, interviews, and discussions, will follow. The City may amend this schedule at any time. Written notice of any changes to the schedule will be provided to all respondents to the RFP.

Send responses to:
Whitewater Community Development Authority
Attn: Mason Becker, Executive Director
312 W. Whitewater St., Whitewater, WI 53190

Email: mbecker@whitewater-wi.gov

A successful submittal will demonstrate a proposed project that maximizes future property tax revenue generation for the City, shows ability to secure funding for the project, and presents an aggressive timeline for construction. Proposals should meet the general parameters outlined in the attached 2026 Site Analysis from Redevelopment Resources, which identifies a mixed-use development (first floor commercial, upper floor residential) as the “highest and best” use for this site.

The response format being requested by the City is detailed in the following sections of this RFP. The submission of a concise, professional, and complete response to the RFP will help the City identify the most qualified development teams and will be indicative of the level of the respondent’s commitment to the desired project. Any questions that arise during preparation of a submittal should be addressed to Mason Becker via email at mbecker@whitewater-wi.gov.

Respondents must demonstrate the experience, resources, and expertise needed to design, develop, and operate a successful project. Past design and development experience, especially with similar projects, will be critical in evaluating the RFP responses. Current financial capacity, access to funding sources and the ability to complete the project in a timely manner will also be important factors in determining the most qualified RFP responses.

Responses to this RFP shall not exceed a total of 15 pages, including any appendices, and should use a minimum font size of 11. Respondents must submit one copy electronically to mbecker@whitewater-wi.gov. Hard copy submittals are optional.

Submittals must be received by the City no later than April 30, 2026 at 4:00 PM. Submittals received after this due date and time will not be accepted. Delivery of the RFP response to the specified location by the prescribed time and date is the sole responsibility of the respondent.

EVALUATION AND SELECTION

TRANSMITTAL LETTER

The submission must include a transmittal letter on official letterhead that provides contact information for the person with authority to negotiate on behalf of the development team. The letter must also include an affirmative statement that the respondent agrees to the minimum business terms identified in the RFP.

The respondent must certify that the RFP response and exhibits are true and correct. Unsigned and/or undated submissions will not be accepted.

DEVELOPMENT TEAM

The respondent must identify the developer and other key members of the development team, including the project leader for day-to-day management and the key consultants that will be responsible for implementing said project. Also, provide a succinct narrative de-scribing the role and relevant expertise of each of the firms and key individuals that would be involved in the project's implementation.

PROPOSED CONCEPTUAL DEVELOPMENT SCOPE

Provide a one-page narrative that describes the development concept that is envisioned for the Site. As part of this description, identify any responsibilities proposed to be imposed on the City and/or the CDA. At the respondent's discretion, up to three graphics, such as a conceptual site plan, may also be provided.

EXPERIENCE

Provide descriptions of at least two, but no more than four, projects that the respondent has undertaken within the past five years that are directly analogous to the project being proposed for the Site. Each description should include the following information:

1. The project's name and location.
2. Development Scope:
 - a. If a commercial project, the name of the operator.
 - b. A project description that identifies the square footage and the number of units or spaces, and/or development size and configuration.
 - c. A description of the quality level, market mix and amenities provided at the project.
 - d. Photographs of the project.
3. Financial Characteristics:
 - a. The total development costs.
 - b. Detailed explanation of how the project was funded.
4. A description of the role the respondent and other team members played in the development and operation of the project.

EVALUATION AND SELECTION

5. Public Sector Contact:

- a. Provide contact information for the representative of the jurisdiction in which the project is located, including telephone number and email address.
- b. Indicate if the project was undertaken as a public/private partnership. If so, describe the responsibilities accepted by the public sector partner.

FINANCIAL CAPACITY

Provide evidence of the development team's financial ability to undertake and successfully complete the proposed project including the following:

1. Include an explanation of how the project will be funded, including mix of sources, and if additional investors will be sought in order to fund the project.
2. Provide a statement identifying any targeted threshold rate of return requirement anticipated to be imposed on the proposed project. The threshold can be presented as a stabilized return on total investment or an Internal Rate of Return (IRR) on total investment.
3. List and explain any litigation or disputes any member of the development team is involved in that could result in a financial settlement that has a materially adverse effect on the ability of the development team to complete the proposed project.
4. Provide a statement detailing if any member of the development team has ever filed for bankruptcy or had projects that have been declared in default or foreclosed upon. If the answer is 'yes' to any of these questions, list the dates and describe the circumstances.

The Whitewater CDA recognizes the sensitive nature of the financial capacity information that is requested in this RFP.

RFP SELECTION PROCESS

The selection process will be divided into the following three phases:

1. The City will evaluate the responses to the RFP and will select a short list of one or more development teams to move on to the Developer Review stage of the selection process.
2. The short-listed development teams will be asked to respond to the City in a format that requires the teams to provide more detailed information about the proposed project. This will include: Identifying an operator (if a commercial project), creation of preliminary design drawings, preparation of a pro forma analysis, and a description of any proposed lease terms.
3. At the completion of the evaluation process, the City intends to enter into a negotiation period with the selected development team for the purpose of negotiating the terms of a development agreement.

RFP EVALUATION CRITERIA

The following RFP evaluation criteria will be used to select the short list of development teams that will be invited to move on to the Developer Review stage of the selection process for the Site

1. The respondent's agreement to abide by the minimum business terms identified in this RFP.
2. Development of projects of a similar scope and scale.
3. Financial capacity to undertake a project of the proposed magnitude.
4. Overall quality of the development team.
5. Experience with similar public/private development agreements with public sector entities.
6. Quality and completeness of the RFP response.
7. Quality and feasibility of the proposed project, and overall fit within the neighboring area and the downtown

DECLARATION AND ADDITIONAL INFO.

The Whitewater CDA's Rights Pertinent to this Solicitation:

1. The CDA reserves the right to reject all submittals for any legally permissible reason without indicating the reasons for rejection.
2. The CDA reserves the right to amend this RFP by addendum. The CDA is bound only by what is expressly stated in this RFP and any authorized written addenda to be posted on the City website.
3. The CDA accepts no financial responsibility for any costs incurred by the respondent during any phase of the selection process. All submittals shall become the property of the CDA and may be used in any way deemed appropriate.

WITHDRAWAL OF SOLICITATION

The CDA reserves the right to withdraw this RFP at any time without prior notice and makes no representation that any agreement will be awarded to any respondent. Additionally, the CDA expressly reserves the right to postpone opening responses to this solicitation for its own convenience, and/or to waive any informality or irregularity in the responses received.

CONFIDENTIALITY

All submittals in response to this RFP are considered confidential until the CDA makes a selection, at which time the submittals will become public information and available to the public for review. However, the financial capacity information portion of each submittal will be treated as confidential and will not be available for public review at any time.

EXAMINATION OF SOLICITATION

The respondent understands that the information provided in this RFP is intended solely to assist the respondent in preparing a submittal. To the best of the CDA's knowledge, the information provided is accurate. However, the CDA does not warrant such accuracy, and any errors or omissions subsequently will not invalidate this RFP.

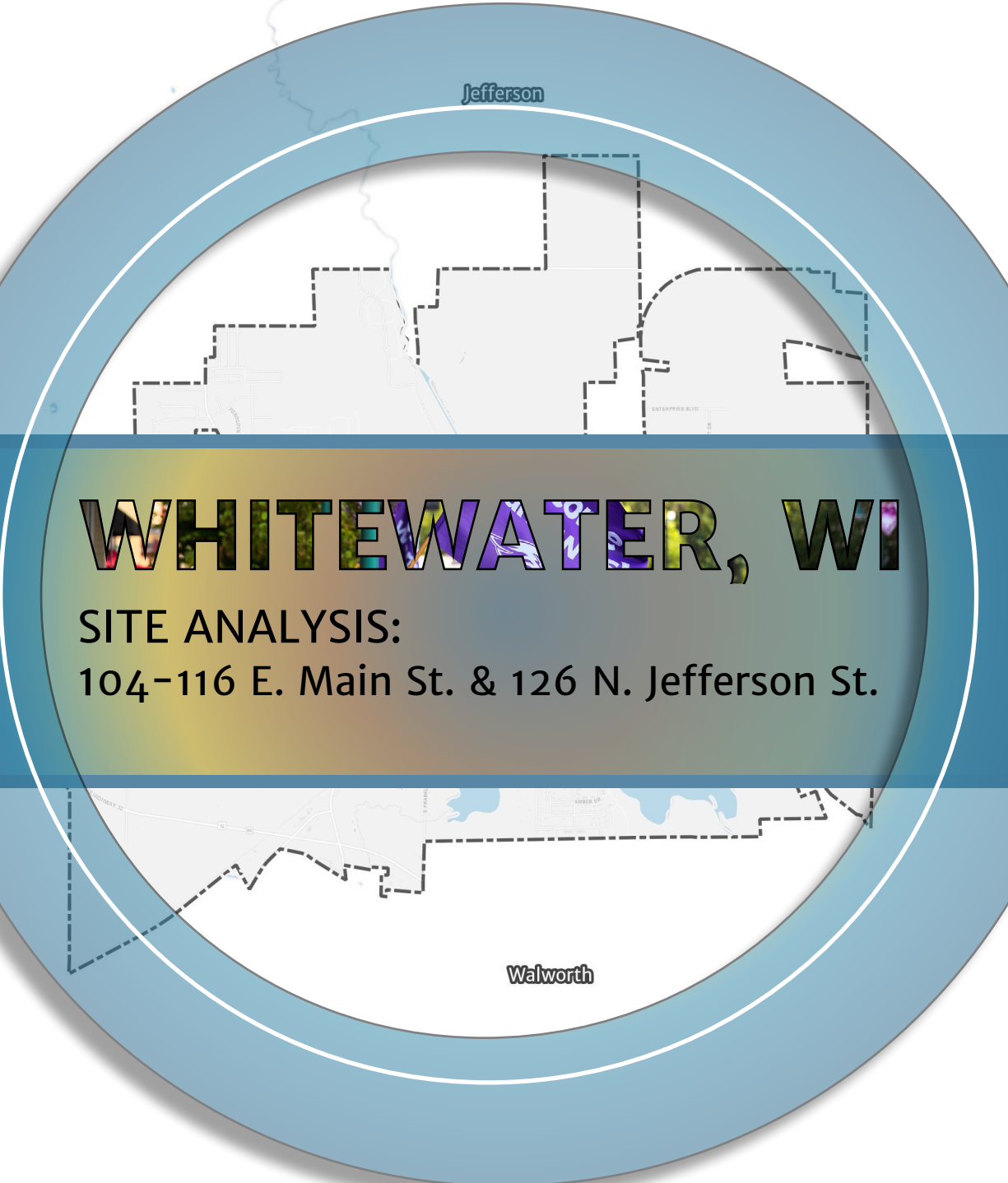
CONFLICT OF INTEREST

Respondents must comply with the requirements imposed by all applicable federal, state and local laws, including those pertaining to conflict of interest. All members of responding development teams must disclose any and all circumstances that could give rise to any potential conflict of interest or appearance thereof with its participation in the project with the CDA or the City of Whitewater, and its agents, representatives and consultants.

ADDENDUMS

There are three addendums attached to this RFP:

1. Site Analysis
2. Site Map
3. B-2 Zoning code

A circular graphic with a blue gradient border. Inside the circle is a map of Whitewater, WI. The map shows a grid of streets. A dashed line outlines a specific area. The word "Jefferson" is written at the top of the circle, and "Walworth" is written at the bottom. The text "WHITEWATER, WI" is prominently displayed in the center of the circle, with each letter containing a different colorful image of nature.

WHITEWATER, WI

SITE ANALYSIS:

104-116 E. Main St. & 126 N. Jefferson St.

Walworth



Introduction

When considering a subject site for potential redevelopment there are several facets to consider:

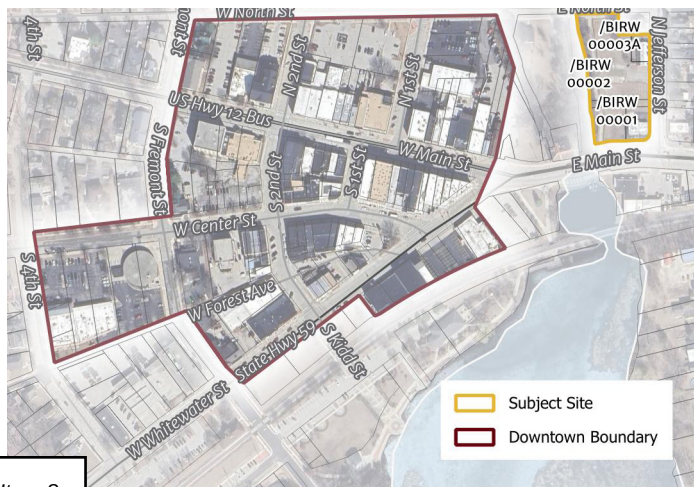
- Location and access
- Lot and building size
- Site constraints, amenities, and historical context
- Existing market conditions and trends

Communities need to know the business case for redevelopment and new uses. Whitewater is taking such an approach with the site the northwest intersection of N. Jefferson St. and Main St. The Community Development Authority of the City of Whitewater controls the subject site and has undertaken this process to assess its redevelopment potential.

Subject Site

The subject site is located at the northwest intersection of Main Street and Jefferson Street. The three parcels (BIRW 00001, BIRW 00002, BIRW 00003A) combined create a 1.4-acre site bounded by Whitewater Creek to the west, East North Street to the north, Jefferson to the east, and Main Street to the south.

South of the site, across Main Street, are three commercial buildings that contain one ice cream shop and two automotive repair facilities. East of the site, across Jefferson Street, is a commercial building on the corner of Jefferson and Main and residential homes north towards East North Street. There is one residential home on the southwest corner of East North Street and Jefferson Street which is immediately north of the subject site. North of East North Street is a residential neighborhood and a couple of parks. In summary, this property is between existing commercial and residential uses, so its future use should be compatible with both.



Parcel BIRW 00001, in the southeast corner of the site, has an approximately 2,000 square-foot commercial building with two curb cuts, one on Jefferson Street and one on Main Street. The age of the building is unknown, but the exterior appears to have been recently refreshed.

Parcel BIRW 00003A, in the northeast corner of the site. There are also two curb cuts for this parcel, both on Jefferson Street, one on the north side and one on the south side.

The site is zoned B-2 Central Business District with the intent to “accommodate retail, service, office, community, and support residential uses for citywide and regional benefit, and to advance the city’s downtown revitalization objectives as expressed in adopted city plans.” A full list of permitted uses, permitted accessory uses, and conditional uses is available in the appendix.

There is a trail connection on the west side of the site that follows the Whitewater Creek and connects to a series of local parks and amenities, including:

- Cravath Lake
- Mill Race Park
- Brewery Hill Park
- Whitewater Rotary Skate Park
- Ray Trost Nature Preserve
- University of Wisconsin–Whitewater
- Downtown Whitewater

Parcel BIRW 00001 was owned by Frawley Oil Company from 1974 to 2014. In the early ‘90s, soil contamination occurred. The site received Petroleum Environmental Cleanup Funds to remediate the site and the Wisconsin Department of Natural Resources closed the file in 1996 and there are no continuing obligations.

Current Market Trends

This site analysis reviews existing conditions in the community and considers future uses for property such as residential, hotel, office, retail, medical, and recreational/entertainment uses.

Downtown Whitewater Foot Traffic Trends

According to Placer.ai, nearly 147,000 unique visitors made four to five trips to Downtown Whitewater in 2025. This is a 3% increase in visits since 2022 (Table 1).

Of visits to the area that last longer than 10 minutes by visitors, most are more than 2.5 hours in duration (Figure 1). This suggests that there are a number of points of interest in the area to occupy more than 2.5 hours of a visitor’s time. Generally, visitors are willing to drive ¼ of the time they anticipate spending in a location. In other words, if they anticipate spending an hour, they are willing to travel 15 min. to get there. It could therefore be assumed that visitors to Downtown Whitewater are traveling approximately 38 min.

Table 1. Downtown Whitewater Visitor Trends Metrics

Visits	673,128
Visitors	146,878
Visit Frequency	4.58
Panel Visits	64,510
Visits YoY	0.70%
Visits Yo2Y	2.60%
Visits Yo3Y	3.00%

Data Source: Placer.ai. Data Notes: Area of analysis is a 750 foot radius from 150 W. Main St., Whitewater, WI, 53190 from Jan. 1, 2025 – Dec. 31, 20205.

Placer.ai is a location analytics provider that analyzes locations or geographic areas by audience type (residents, employees, visitors).

Definitions:

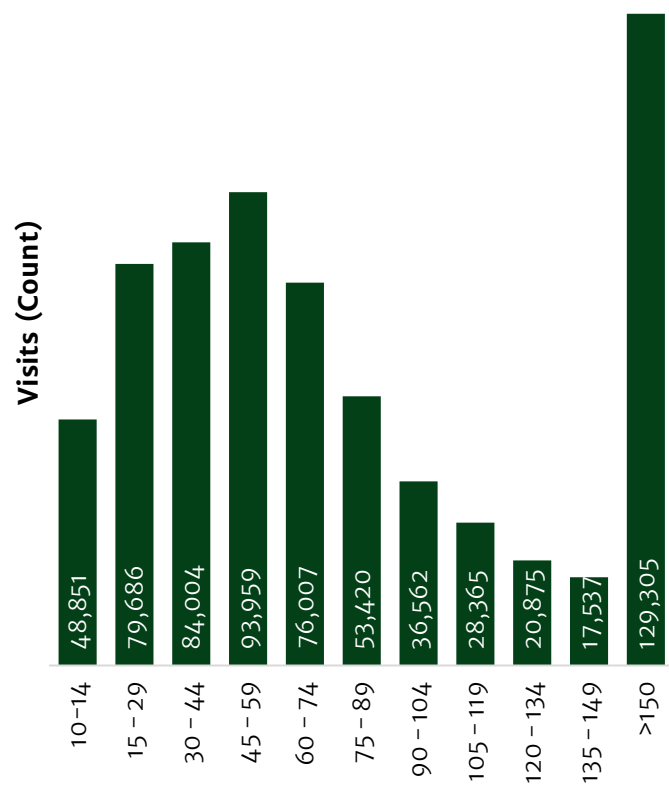
Visits

A visit is counted whenever a panel device (representing a person) visits a POI. However, only one visit is counted per day, per device, even if the same person visits the location multiple times in a single day.

Visitors

A visitor is identified as a unique device ID, representing a single person. While “Visits” count the total number of times a location is visited, “Visitors” count the number of unique individuals, regardless of how many times they visit. For example, if a person visits a grocery store once a week for a year, they are counted as one visitor but generate 52 visits. Each unique visitor is counted only once per day, even if they visit multiple times in a single day.

Figure 1. Visit Duration Trends

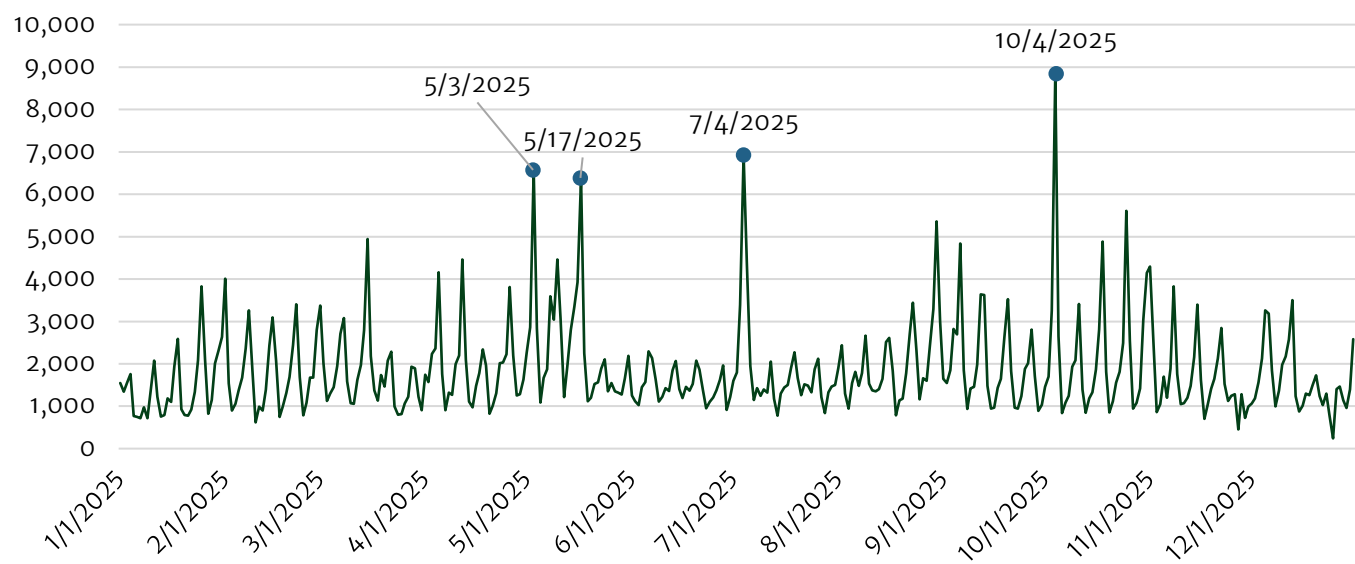


Data Source: Placer.ai. Data Notes: Area of analysis is a 750-foot radius from 150 W. Main St., Whitewater, WI, 53190, from Jan. 1, 2025 – Dec. 31, 20205.

Foot traffic to Downtown Whitewater is consistent throughout the year with higher volumes on Saturdays and special events, particularly during UW-Whitewater graduation, Independence Day, and Pride Events.

Weekend foot traffic does diminish during the summer months, likely due to a decreased student population and households on vacation (Figure 2).

Figure 2. Visit Count (2025)



Data Source: Placer.ai. Data Notes: Area of analysis is a 750 foot radius from 150 W. Main St., Whitewater, WI, 53190 from Jan. 1, 2025 – Dec. 31, 2025.

Redevelopment Potential

Commercial Uses

Using Placer.ai to measure retail supply and consumer demand in the City of Whitewater, the category with the largest unmet need is Other Generalized Merchandise Stores (Figure 3). Stores in this category sell a mixture of goods (e.g., convenience items, grocery items, household products, and seasonal items), but do not fall into one particular category. Grocery, and clothing stores, also show significant opportunities for a new business to capture market share.



Item 8.

Figure 3. City of Whitewater Unmet Demand

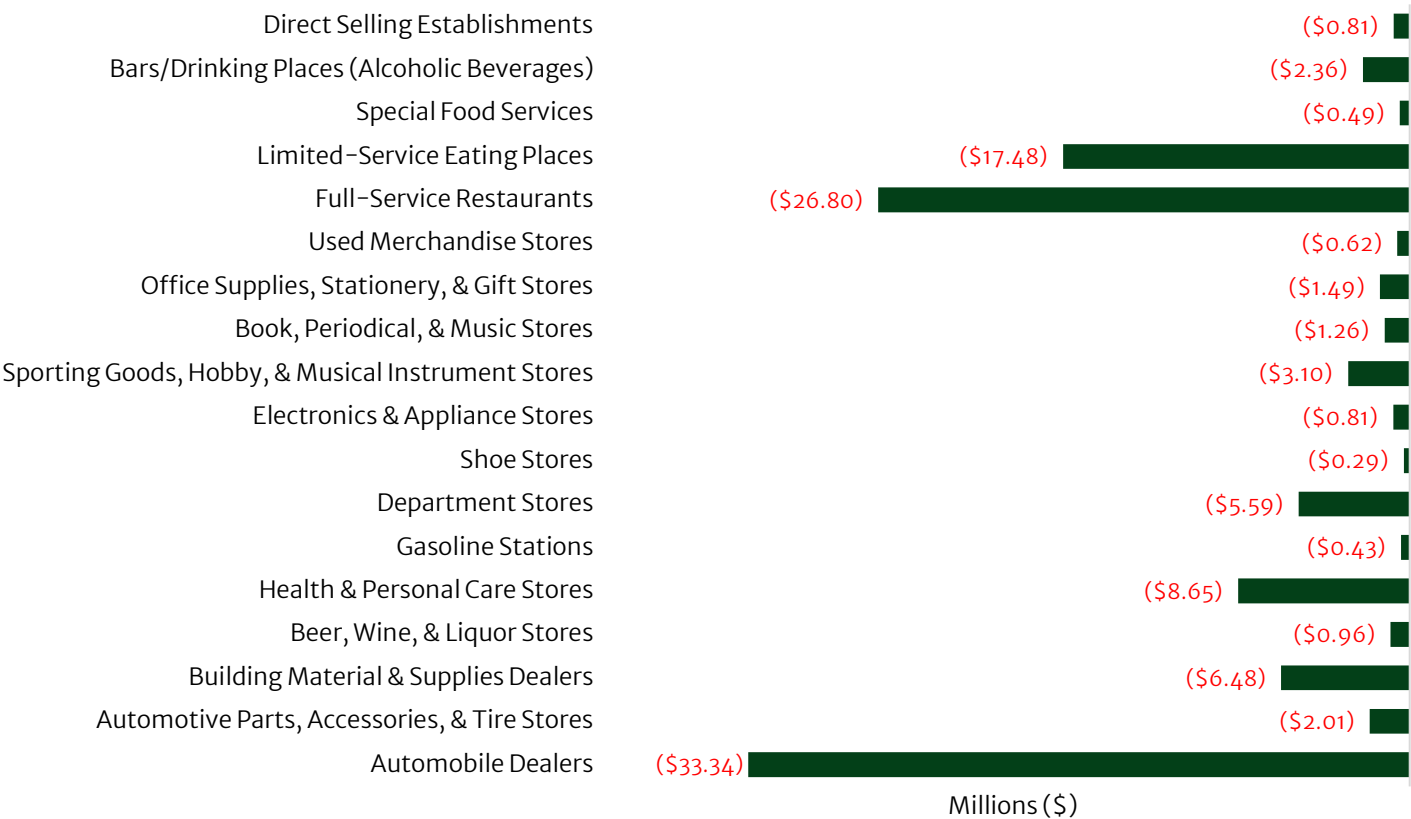
Other Miscellaneous Store Retailers	\$0.04
Florists And Miscellaneous Store Retailers	\$0.03
Jewelry, Luggage, & Leather Goods Stores	\$0.67
Clothing Stores	\$1.83
Other General Merchandise Stores	\$14.34
Specialty Food Stores	\$0.78
Grocery Stores	\$8.85
Lawn & Garden Equipment & Supplies Stores	\$0.26
Home Furnishings Stores	\$0.13
Furniture Stores	\$2.39
Other Motor Vehicle Dealers	\$3.28
Millions (\$)	

Data Source: Placer.ai. STI: Market Outlook from 01/01/2025 to 12/31/2025 benchmarked to nation.

Figure 4 identifies categories in which there is a surplus supply in the city. Full-service and limited-service restaurants are the two largest categories. Therefore, if the subject site were to include a dining option, the restaurant

will need to be mindful of the competitive landscape and strategically position itself to capture a larger share of existing market demand, in addition to attracting new customers.

Figure 4. City of Whitewater Surplus Supply



Data Source: Placer.ai. STI: Market Outlook from 01/01/2025 to 12/31/2025 benchmarked to nation.

Residential

The 2024 Rental Market Study indicated that Whitewater needs 175 rental units constructed annually. This is more than double the annual average of new construction multi-family development from 2000 to 2023. In light of this demand, the subject site would be a good location for a mixed-use building.

Recommendation

In summary, the subject site is located between residential and commercial (mostly service) uses. It could serve a proper buffer between the active uses on Main Street and the single-family residential uses off Main Street.

RESIDENTIAL ABSORPTION POTENTIALS BY PRODUCT TYPE
-- WHITEWATER MARKET AREA --
2023 - 2028

Product Type	Annual	Total Through 2028
Total	400	2,000
For Sale	225	1,125
Single Family Detached	150	750
Townhome/Duplex/Condominium	75	375
For Rent	175	875

Source: Tracy Cross & Associates, Inc.

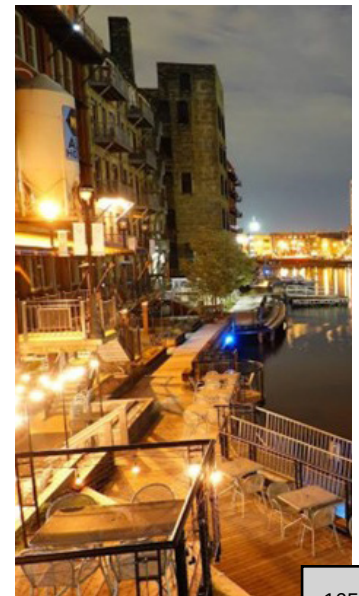
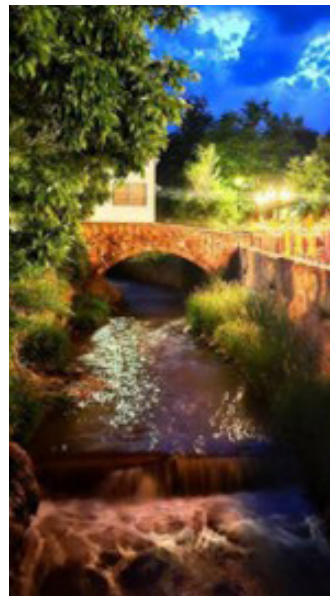
Also, with demand for grocery and general merchandise, businesses serving convenience retail uses would be appropriate (versus destination retail uses). The available data does not provide information on personal services such as outpatient medical, dental, personal hygiene (nail, hair, waxing salons, etc.), counseling offices, or other physical or mental health services but these would be solid commercial uses for ground floor commercial space as well.

Understanding that high density rental residential units (apartments) could be developed elsewhere, this site could serve a sole commercial purpose such as a Dollar Store. However, this real estate is valuable and should be developed with a moderate amount of density to maximize not only the audiences and uses served, but also the property tax value potential.

Given the site's proximity to the downtown, access to the trail system, and residential demand, a mixed-use, multi-story building with first-floor commercial and up to three stories of residential units is recommended. These may be market-rate rental units or owner-occupied condos. This will support the demand for residential units identified in the housing study and provide more residential density to support downtown businesses.

According to market data, first-floor retail could host commercial space for a boutique general merchandise or grocery store, pet store, floral shop, specialty food store, and/or a boutique clothing store that offers jewelry, handbags and leather goods. Medical office would also be an appropriate use, as those users typically pay a higher market rental rate and would provide a good tenant base for the developer.

The structure should embrace the natural features adjacent to the site. For example, the image in the upper right is from 402 Graham Ave in Eau Claire, WI, looking out over the Chippewa River. The second image is also in Eau Claire looking at Haymarket Landing as viewed from Chippewa River State Trail. The image on the lower left is of a bridge connecting a residential neighborhood with a commercial district in Manitou Springs, CO (934 Manitou Ave). Finally, the lower right image is of a mixed-use building overlooking the Milwaukee River in Milwaukee, WI (249 N Water St).





SITE ANALYSIS:

104-116 E. Main St. & 126 N. Jefferson St.

Jefferson St Property - Whitewater CDA



3/24/2026, 1:40:02 PM

- City Addresses
- Imagery 2024 (Walworth Server)
- Red: Band_1
- Green: Band_2
- Blue: Band_3



SE Wisc Reg Planning Comm, Microsoft, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Chapter 19.30 - B-2 CENTRAL BUSINESS DISTRICT

19.30.010 - Purpose.

The B-2 district is established in the city's historic downtown area to accommodate retail, service, office, community, and support residential uses for citywide and regional benefit, and to advance the city's downtown revitalization objectives as expressed in adopted city plans.

(Ord. No. 1914A, 2-18-2016)

19.30.020 - Permitted uses.

Permitted uses in the B-2 district include:

- A. Art and school supply stores;
- B. Arts and crafts galleries;
- C. Automotive parts sales stores, automobile sales lot and show rooms and lots;
- D. Antique or collectible shops;
- E. Bakeries or candy stores, with products for sale on premises only;
- F. Catalog and e-commerce sales outlets;
- G. Hotels and motels;
- H. Appliance repair stores, including computer sales and service;
- I. Barbershops, day spas, and beauty parlors;
- J. Banks and other financial institutions;
- K. Bookstores, stationery stores, retail office supply stores, and newsstands;
- L. Caterers;
- M. Clothing and shoe sales and repair shops;
- N. Clinics, medical and dental;
- O. Coffee shops;
- P. Cultural arts centers and museums;
- Q. Department stores;
- R. Drug stores;
- S. Florist or garden shops;
- T. Gift shops;
- U. Grocery stores;

- V. Hardware stores;
- W. Insurance, real estate, or similar agencies;
- X. Interior decorating shops;
- Y. Jewelry stores;
- Z. Paint stores;
- AA. Offices;
- BB. Post offices;
- CC. Public parking lots;
- DD. Restaurants, ice cream shops, and cafes;
- EE. Sporting goods shops;
- FF. Tourist information and hospitality centers;
- GG. Toy stores;
- HH. Travel agencies;
 - II. Variety stores;
 - JJ. Dance studios;
 - KK. Movie theaters;
 - LL. Charitable or nonprofit institutions and facilities;
- MM. Tourist homes and bed and breakfasts;
- NN. Residential uses above the first floor, limited to nonrelated household sizes applicable in the R-1 and R-2 districts (see Section 19.09.520);
- OO. Existing residences must meet the following standards:
 - 1. A limit of three unrelated persons.
- PP. Any other similar uses not specifically listed above.

(Ord. No. 1914A, 2-18-2016)

19.30.025 - Permitted accessory uses.

Permitted accessory uses in the B-2 district include:

- A. Garages for storage of vehicles, equipment or materials in conjunction with operation of the principal use on the lot;
- B. Off-street parking and loading areas, subject to landscaping and screening requirements where applicable;
- C. Outside storage or trash dumpsters where enclosed by a decorative opaque fence, wall and/or landscaping designed to provide a total visual screen;

- D. Outside display and temporary storage of motor vehicles where the principal use on the lot includes the sale, repair, or servicing of such motor vehicles. No vehicle in an inoperable condition shall be stored outdoors for greater than thirty days;
- E. Outdoor seating for restaurants, coffee shops, cafes, taverns, or similar uses, within areas designated by site plan review or other city approval processes;
- F. Essential services.

(Ord. No. 1914A, 2-18-2016)

19.30.030 - Conditional uses.

Conditional uses in the B-2 district include:

- A. Drive-in or drive-through type establishments;
- B. Entertainment establishments, not including adult entertainment establishments;
- C. Taverns and other places selling alcoholic beverages by the drink; including expansion of existing uses for which consideration shall be given but is not limited to, conditions regarding the following issues:
 - 1. Parking;
 - 2. Type of business;
 - 3. Signage;
 - 4. Outdoor seating;
 - 5. Provisions for avoiding noise and lighting nuisances;
 - 6. Buffering and fencing;
 - 7. Compatibility with the immediately surrounding neighborhood or district.
- D. Liquor or tobacco stores;
- E. Public and semipublic uses, except for parking;
- F. Automotive servicing and repairs;
- G. First floor residential uses are allowed as a conditional use; except as provided below:
 - 1. First floor residential uses are prohibited in any building located in the area within the boundary of Whitewater Creek on the east (prohibited on west side of creek only), North Street on the north (prohibited on south side of street only), Fremont Street on the west (prohibited on east side of street only), Whitewater Street on the south (prohibited on north side of street only), and the portion of West Main Street from the intersection of Whitewater Street east to the Whitewater Creek (prohibited on north side of street only).



H. Light industrial/retail uses such as:

1. Electronics;
2. Pottery;
3. Craft/woodwork;
4. Printing;
5. Contractor shops (heating, electrical, plumbing, general contractor office);
6. Lumberyards;
7. Other similar uses.

I. Conditional uses in the B-2 district are subject to the following restrictions:

1. No outside storage, unless screened as to [Section 19.57.140](#);
2. No environmental emission;
3. All truck delivery during weekdays;
4. All dumpster locations outdoors must be screened by a fence and landscaping;
5. All of the requirements of [Chapter 19.51](#), traffic, parking and access, and [Chapter 19.57](#), general performance standards, to be met.

J. Laundromats or dry cleaning;

K. Hospitals;

L. Wholesale trade of durable and nondurable goods.

(Ord. No. 1914A, 2-18-2016; Ord. No. 2024A, § 1, 9-21-2021)

19.30.040 - Architectural design standards.

Within the B-2 district, there shall be no minimum required ordinance design and dimensional standards or setbacks. This is being done to allow the most flexibility in the reuse and redevelopment of the downtown. Because of the lack of predefined architectural design standards, all proposed construction and remodeling activities requiring a zoning permit shall require the design review and approval of the city plan and architectural review commission in compliance with Chapter 19.63, plan review.

Also within the B-2 district, all uses are exempted from the parking requirements of Section 19.51.130, except if off-street parking is specifically required for a particular conditional use under Section 19.30.030.

(Ord. No. 1914A, 2-18-2016)

19.30.050 - Park fees.

All residential development shall be subject to a park acquisition fee per dwelling unit and a park improvement fee per dwelling unit, payable before a building permit is issued. The fee will be recommended by the parks and recreation board and then approved by the common council. The fee will be on record at the city clerk's office. The amount of these fees may be reduced by any fee amount previously paid or credited at the time of subdivision, or by fifty percent if the new housing units are created as a result of the conversion or remodeling of a preexisting building. The park acquisition fee may also be reduced if sufficient land area was provided for park purposes at the time of subdivision, based on the calculations in Section 18.04.030(a)(1) of the Whitewater Municipal Code. The fee amounts shall be set by the city council.

(Ord. No. 1914A, 2-18-2016)



April 30, 2026

Mason Becker
Executive Director
Whitewater Community Development Authority
312 W. Whitewater St.
Whitewater, WI 53190

Re: Jefferson Street Redevelopment RFP Submission

Dear Mr. Becker,

On behalf of Eminent Development Corporation, I am pleased to submit our proposal for the Jefferson Street Redevelopment opportunity in the City of Whitewater. We appreciate the opportunity to respond to this Request for Proposals and commend the City and Community Development Authority for their vision to activate this strategically located site at the intersection of Main Street and Jefferson Street.

Eminent Development Corporation is a Madison-based real estate development firm focused on delivering high-quality, community-centered mixed-use and residential developments throughout the Midwest. Our team specializes in projects that balance financial feasibility with long-term community impact, and we have successfully executed developments utilizing public-private partnerships, tax credit financing, and local incentive programs.

We understand the importance of this 1.4-acre site as a gateway between downtown commercial activity and surrounding residential neighborhoods. As outlined in the RFP, the highest and best use for the site is a mixed-use development with ground-floor commercial and upper-story residential units. Our team brings the experience, financial capacity, and execution capability required to deliver a project of this scale. We have successfully developed similar mixed-use and affordable housing projects across Wisconsin and the Midwest, often in partnership with municipalities and housing agencies. We understand the importance of delivering projects on time and within budget, while maintaining strong communication with public stakeholders throughout the process.

Eminent Development Corporation has established relationships with capital partners, lenders, and equity providers, positioning us to secure the necessary financing for this development. We are also experienced in leveraging tools such as Tax Increment Financing (TIF), and we look forward to working collaboratively with the City to structure a partnership that aligns with the City's development goals.

As required, we affirm that we have reviewed the RFP in full and agree to abide by the minimum business terms outlined within the document. We also certify that all information provided in our submission is true and correct to the best of our knowledge.

I will serve as the primary point of contact for this proposal and have full authority to negotiate on behalf of the development team. Thank you for your time and consideration. We are excited about the opportunity to partner with the City of Whitewater and bring a transformative, high-quality development to this important site. We look forward to the opportunity to further discuss our proposal.

Warm regards,

Julian Walters, President
Eminent Development Corporation
608-235-5837
jwalters@eminentdc.com



JULIAN WALTERS

PRESIDENT

WORK EXPERIENCE

Julian Walters, a Wisconsin native and seasoned real estate professional, that brings a unique journey and diverse experiences to the workforce. A graduate of ACRE (Associates in Commercial Real Estate), Julian expanded his development fundamentals, focusing on LIHTC, and building valuable relationships with industry leaders. Prior to ACRE, he served as Project Manager at Commonwealth Development Corporation, where he played a pivotal role in application submissions, closings, and asset management across multiple states including Wisconsin, Minnesota, Pennsylvania, Arizona, and Iowa. Julian founded Eminent Development Corporation with the goal of using years of experience to impact communities. Recently, Eminent Development Corporation secured a 44-unit and a 65-unit deal in Wisconsin's 2024 tax credit round. Financing has closed and construction has begun on both Park Lofts and Ellis Potter Apartments. The projects are projected to finish construction in the Spring of 2026.

CONTACT



608-235-5837



jwalters@eminentdc.com



3910 Dallas Dr
Madison, WI 53719

EDUCATION

- B.S, Business Marketing- Alabama A&M University
- MBA, - Earl G. Graves School of Business, Morgan State University

ACCREDITATIONS

- Associates in Commercial Real Estate(ACRE) - Marquette University, MSOE, UW- Milwaukee, LISC
- DEED Alumni- City of Madison
- WHEDA Emerging Developer
- Forward 48 Civic Leader
- Licensed Wisconsin Real Estate Broker

NEWS

- https://www.ibmadison.com/40-under-40/2024/julian-walters/image_c01ee88c-ebc0-11ee-b6e0-e70b5ebe2e78.html
- https://madison.com/news/local/government-politics/madison-youth-housing-foster-care/article_bd549a1a-b09d-11ee-9235-ebd23bcc5e75.html
- <https://www.wmtv15news.com/2024/01/28/with-city-support-madison-native-spearheading-youth-focused-housing-complex/>

PERSONNEL

On the following pages, we've provided summaries of some of the JLA Architects team. Should our team be awarded the project, we will assemble a skilled team from the individuals listed below to be dedicated to your project.



JLA
ARCHITECTS

CLIENT EXECUTIVE + LEADERSHIP TEAM



Joseph Lee
AIA, NCARB

Principal & Owner

28 years experience



Steve Wagner

Vice President
Milwaukee Office Director

25+ years experience

Chairman, State of WI
Examining Board of Architects

PROJECT MANAGERS



Margaret Sippel

Project Manager

8+ years experience



Tami McCoullough
LEED-AP

Project Manager

25+ years experience

DESIGN TEAM



Sixto Villegas
AIA, LEED AP BD+C

Senior Design Architect

25+ years experience



Rafeeq Asad
NOMA

Project Designer

20+ years experience



Barry Yang
AIA

Senior Design Architect

25+ years experience



Mary Noble
NCARB

Senior Interior Designer

14+ years experience



Callie Mulliken
NCIDQ, ASID, WRID

Interior Designer

10+ years experience



KEY PERSONNEL



MARK RUDNICKI
CEO & PRESIDENT

As CEO and President, Mark strategically collaborates with all company leaders to ensure the enduring prosperity of Stevens, including cultivating a successful culture that serves all employees. While developing and implementing the company's strategic initiatives is a critical part of his role, Mark's passion lies in developing employees for success.

27 Years'
Industry Experience

“ The Stevens team is the true ‘secret sauce’ of our success, and my core responsibility is to empower them to achieve their best.

—Mark Rudnicki

”



STEVE VOGT
**VICE PRESIDENT
OF CONSTRUCTION OPS**

Steve is responsible for all aspects of Stevens' field operations and self-performed work, including all field supervisors, labor, yard operations, Structural Components, and equipment. He operates from the Madison corporate office and works hand in hand with the operations team to coordinate and plan all self-performed work.

27 Years'
Industry Experience

“ I am driven to ensure our team is safe, trained, and have the tools they need to safely build amazing structures.

—Steve Vogt

”



JON KOCH
**VICE PRESIDENT OF
PROJECT MANAGEMENT**

Jon is responsible for the general oversight of the Stevens project management staff across its four locations. Through internal and external relationship building, he ensures the successful execution of all Stevens projects during construction.

30 Years'
Industry Experience

“ My favorite part of my role is being a sounding board to help people grow and build confidence.

—Jon Koch

”



MATT HARTENSTEIN
**VICE PRESIDENT OF
PRECONSTRUCTION**

Matt is on the leading edge of our preconstruction efforts and operates from the Madison, WI corporate office. Clients, design team members and subcontractors appreciate Matt's ability to build accurate, dependable budgets and help the team achieve those budgets through design, contract and construction.

21 Years'
Industry Experience

“ I love to help people be as successful as possible, celebrate the wins, and share in our success together.

—Matt Hartenstein

”

PARTNER

Donald N. Bernards, CPA

Donald Bernards, partner in the real estate advisory group with Baker Tilly, has been active in many aspects of affordable housing since 1999.



Baker Tilly US, LLP

4807 Innovate Lane
Madison, WI 53718
United States

T: +1 (608) 240 2643
donald.bernards@bakertilly.com

bakertilly.com

Education

Bachelor of Business
Administration in accounting
University of Wisconsin-Madison

Don is well versed in structuring affordable housing transactions, including the tax issues. Don is adept at creating a checklist of major issues for each project that can put a deal at risk. Immersed in the affordable housing practice, Don has a wide range of experience with projects, owners and investors and has built a wide network of contacts within the field. His enthusiasm and passion for the industry are infectious. "It's not just about numbers," he says, "it's about the end product and growing capacity." Don has worked on affordable housing transactions in 26 states.

Specific experience

- Manages a portfolio of clients with the affordable housing industry utilizing various programs including Section 42 and Section 8
- Provides financial modeling for acquisition/rehabilitation and new construction tax credit deals
- Part of HUD technical assistance team providing Rental Assistance Demonstration (RAD) technical assistance nationwide to housing authorities through one-on-one training as well as presenting at educational conferences and seminars
- Consults on various 4 percent and 9 percent deals that have a RAD award and are working toward closing
- Assists in the preparation of Low-Income Housing Tax Credit (LIHTC) applications and applications for soft sources of financing, including HOME, Affordable Housing Program (AHP) and Community Development Block Grants (CDBG)
- Determines optimal Historic Tax Credit transaction structure, works with attorneys to ensure structure abides by safe harbor guidelines and advises on maximizing qualified rehabilitation expenditures (QREs)
- Assists with obtaining debt for various types of affordable housing, including taxable and various tax-exempt debt totaling more than \$350 million over the past five years
- Provides assistance with portfolio acquisition and disposition strategies and implementation
- In the past five years, assisted in raising and closing more than \$500 million in equity for LIHTC and Historic Tax Credit projects
- Reviews budgets and performs financial analysis on assisted living projects



Design Narrative

Proposed Conceptual Development – Jefferson Street Mixed-Use

Eminent Development Corporation proposes a thoughtfully designed, four-story mixed-use development that activates the Jefferson Street corridor while creating a strong transition between downtown Whitewater and the surrounding residential neighborhood. The development is envisioned as a high-quality, pedestrian-oriented project that leverages the site's unique positioning along Whitewater Creek and its proximity to Main Street.

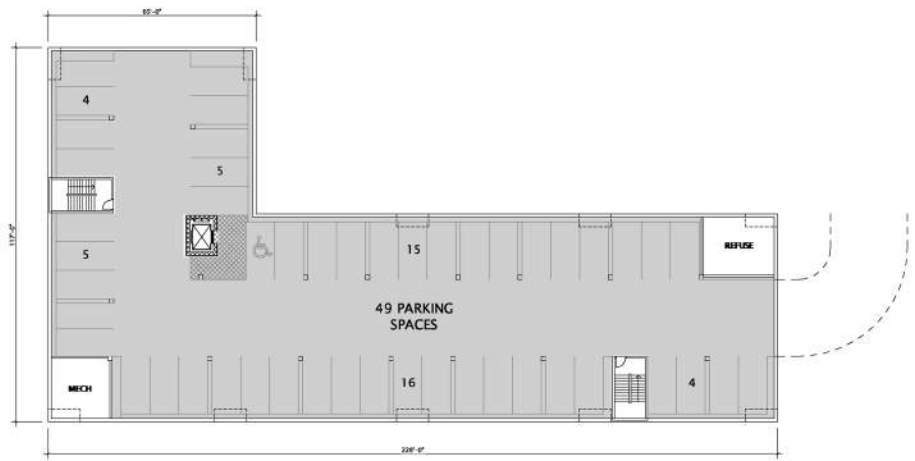
As illustrated in the conceptual plans prepared by JLA Architects, the proposed building is positioned along Jefferson Street to frame the street edge and create an active urban frontage, while opening toward the west to embrace the natural amenity of Whitewater Creek. The site design incorporates a landscaped pedestrian connection along the creek, enhancing walkability and creating a strong placemaking element that ties into the existing trail system.

The building consists of approximately four stories with a mixed-use program that includes commercial space on the ground floor and residential units above. The first floor is designed to accommodate approximately 13,500 square feet of commercial space, suitable for neighborhood-serving retail, service-oriented businesses, or medical/professional office users. This activation aligns with market demand and supports continued downtown vibrancy.

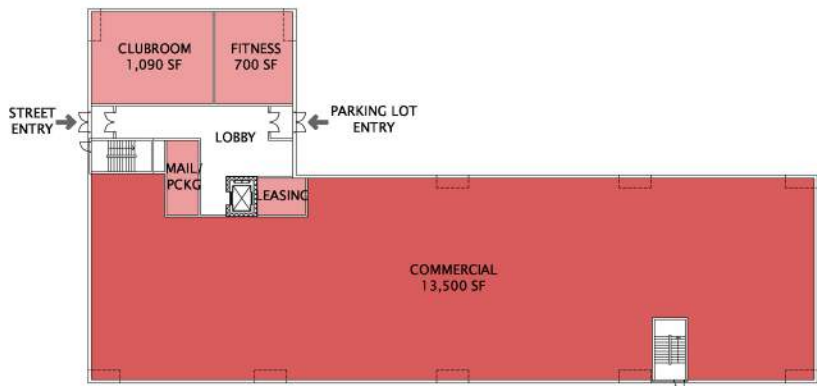
Above the commercial base, the project includes approximately 45 residential units with a diverse mix of studios, one-bedroom, two-bedroom, and limited three-bedroom units. The development will be primarily market-rate; however, a meaningful portion of the units will be reserved as workforce housing targeted toward teachers, public safety personnel, healthcare workers, and other essential public professionals. This approach ensures the project supports the local workforce while maintaining long-term financial sustainability without reliance on traditional tax credit structures.

Parking is integrated through a combination of surface and covered parking, with approximately 49 spaces incorporated into the design. The layout prioritizes a pedestrian-friendly streetscape while efficiently accommodating resident and commercial parking needs.

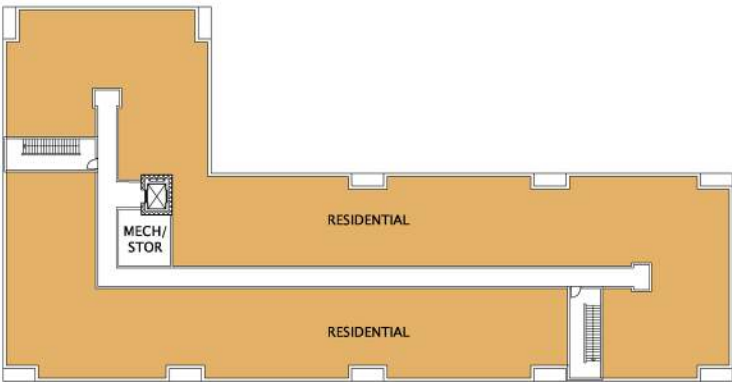
Architecturally, the building will reflect a modern, high-quality design that complements downtown Whitewater while introducing contemporary elements. The massing is intentionally scaled to maximize density and tax base while remaining sensitive to adjacent residential uses. The project also emphasizes connectivity to the creek and surrounding green space, enhancing resident experience and community integration.



LOWER LEVEL FLOOR PLAN



FIRST FLOOR PLAN



SECOND - FOURTH FLOOR PLAN



JEFFERSON STREET REDEVELOPMENT | MIXED-USE BUILDING

April 24, 2026

BUILDING DATA: OPTION 2														
FLOORS		GROSS AREA PARKING	GROSS AREA FINISHED	NET 'LEASABLE' AREA RESIDENTIAL	NET 'LEASABLE' AREA COMMERICAL	TOTAL NET 'LEASABLE' AREA	EFFICIENCY	(1) TOTAL UNITS	COVERED PARKING	RETAIL PARKING	SURFACE PARKING	TOTAL PARKING	PARKING RATIO	
													PER UNIT	PER BR
F L O O R S		-	-	-	-	-		0	-	-	-	-		
		-	-	-	-	-		0	-	-	-	-		
		-	-	-	-	-		0	-	-	-	-		
		-	-	-	-	-		0	-	-	-	-		
		-	-	-	-	-		0	-	-	-	-		
		-	-	-	-	-		0	-	-	-	-		
		-	-	-	-	-		0	-	-	-	-		
		-	-	-	-	-		0	-	-	-	-		
		-	-	-	-	-		0	-	-	-	-		
	4TH	-	17,800 SF	14,774 SF	-	14,774 SF	83.0%	15	-	-	-	-		
	3RD	-	17,800 SF	14,774 SF	-	14,774 SF	83.0%	15	-	-	-	-		
	2ND	-	17,800 SF	14,774 SF	-	14,774 SF	83.0%	15	-	-	-	-		
	1ST	-	18,200 SF	3,290 SF	13,500 SF	16,790 SF	70.0%	0	-	39	-	-		
	LL	18,200 SF		-		-		0	49	-	-	49		
TOTALS		18,200 SF	71,600 SF	47,612 SF	13,500 SF	61,112 SF	85.4%	45	49	39	0	49	1.09	0.66

NOTES:

- 1

TOTAL UNITS PER FLOOR ASSUME AVERAGE UNIT SIZE BASED ON ASSUMED UNIT MIX
- 2

GROSS AREA DOES NOT INCLUDE PARKING AREAS
- 3

NET AREA DOES NOT INCLUDE LOBBY OR AMENITY AREA
- 4

PARKING AREAS INCLUDE THE STAIRS & ELEVATOR
- 5

NET AREAS ARE MEASURED TO OUTSIDE FACE OF STUDS (EXTERIOR WALLS), CENTERLINE OF DEMISING WALLS, INSIDE FACE OF STUDS (CORRIDORS)
- 6

ASSUMES COMMERCIAL PARKING AT 3 SPACES PER 1,000 SF
- 1,358

average N.S.F. per unit
- 1,591

average G.S.F per unit
- 371

s.f. per covered parking space @ 1st Floor
- s.f. per covered parking space @ 2nd Floor
- s.f. per covered parking space @ 2nd Floor

ASSUMPTIONS		
ASSUMED UNIT SIZE & MIX		
%	TYPE	ASF
0	STUDIO	580
42.5	1 BEDROOM	750
50	2 BEDROOM	1,175
0	2 BEDROOM	1,200
7.5	3 BEDROOM	1,275
100	AVERAGE UNIT SIZE:	1,002
ESTIMATED BEDROOM COUNT		
-	STUDIO UNITS	
19	1 BEDROOM UNITS	
46	2 BEDROOM UNITS	
9	3 BEDROOM UNITS	
74	TOTAL BEDROOMS	
ESTIMATED UNIT COUNT		
0	STUDIO UNITS	
19	1 BEDROOM UNITS	
23	2 BEDROOM UNITS	
3	3 BEDROOM UNITS	
45	TOTAL UNITS	



Project 1: The Xchange – Neenah, WI

Development Scope

a. **Operator:** Eminent Development Corporation

b. **Project Description:**

The Xchange is a four-story mixed-use development planned on a 2.5-acre site. The project includes 32 residential units consisting of stacked flats and townhomes, along with approximately 2,400 square feet of ground-floor commercial space.

c. **Quality, Market Mix & Amenities:**

The project is designed as a high-quality mixed-use development with a focus on affordability and community integration. Residential offerings include a mix of unit types to serve a range of household sizes. Amenities include a clubroom, fitness center, pet exercise area, community patio, greenspace, and firepit, creating an engaging and community-oriented living environment.

Financial Characteristics

a. **Total Development Cost:** \$14.5 million

b. **Funding Structure:**

The project is structured as a mixed-use affordable development utilizing a combination of conventional debt, equity, and public financing tools. Anticipated sources include tax credit equity, construction financing, and gap funding through local and state programs.

Development Team Role

Eminent Development Corporation serves as the lead developer and operator, responsible for site control, design coordination, capital structuring, public-private partnership engagement, and overall project execution. The City of Neenah owned the land and sold it to the developer for \$1.

Project 2: Park Lofts – Madison, WI

Development Scope

a. **Operator:** Eminent Development Corporation

b. **Project Description:**

Park Lofts is a 44-unit, mid-rise apartment development situated on approximately 0.89 acres with a total building size of approximately 44,000 square feet. The project consists of studio, one-bedroom, and two-bedroom units designed to serve individuals and families.

c. **Quality, Market Mix & Amenities:**

This is a 100% affordable housing development with a strong focus on youth-centered and supportive housing. The project includes high-quality finishes such as stainless steel appliances, vinyl flooring, LED lighting, and free Wi-Fi. Amenities include a community room, fitness center, child playroom, supportive services office, leasing office, elevator access, and covered parking. The development incorporates ENERGY STAR appliances and energy-efficient building systems.

Financial Characteristics

a. **Total Development Cost:** \$17.88 million

b. **Funding Structure:**

The project is financed through a layered capital stack including 9% Low-Income Housing Tax Credits (LIHTC), soft funding sources from the City and County, conventional construction debt, and equity investment. Additional supportive service funding is incorporated to enhance resident outcomes.

Development Team Role

Eminent Development Corporation serves as Lead Developer and Owner, responsible for project conception, financing strategy, tax credit application, design coordination, construction oversight, and long-term ownership. In this public-private partnership, the City of Madison sold the land for \$1 and also committed \$2,000,000 in ERA funds to the project.

Project 3: Ellis Potter Apartments – Madison, WI

Development Scope

a. **Operator:** Horizon Development & Eminent Development Corporation (JV)

b. **Project Description:**

Ellis Potter Apartments is a 65-unit mixed-income housing development located on approximately 2.1 acres, totaling approximately 65,000 square feet. The project consists of a 54-unit age-restricted apartment building and 11 market-rate three-bedroom townhomes, providing a mix of housing types within a single development.

c. **Quality, Market Mix & Amenities:**

The project combines affordable senior housing with workforce-oriented townhomes. Amenities include a clubroom, fitness center, leasing office, and a 1,700-square-foot Community Service Facility (CSF). The CSF provides programming such as employment support, financial stability services, and community-based programming, enhancing resident quality of life and long-term stability.

Financial Characteristics

a. **Total Development Cost:** \$22.3 million

b. **Funding Structure:**

The development is financed through a combination of LIHTC equity, conventional debt, soft financing sources, and public-private partnerships. The mixed-income structure allows for cross-subsidization between unit types while maintaining long-term financial stability.

Development Team Role

Eminent Development Corporation serves as Co-Developer and Owner alongside Horizon Development. Responsibilities include capital structuring, design collaboration, public engagement, and oversight of development execution.

References:

Kelly Nieforth (Neenah, WI)
Director of Community Development and Assessment
City of Neenah
211 Walnut Street
Neenah, WI 54956
Phone: (920) 886-6127
Email: knieforth@neenahwi.gov

John Vogt (Madison, WI)
Community Development Specialist
Department of Planning and Community & Economic Development
Community Development Division
Madison Municipal Building | Suite 300
215 Martin Luther King, Jr. Boulevard | Madison, Wisconsin 53703-3348
Tel 608 267 0742 | Fax 608 261 9661
Email jvogt@cityofmadison.com





The XChange



Item 8.





Financial Capacity

The proposed Jefferson Street Mixed-Use development will be financed through a combination of senior debt, Tax Increment Financing (TIF) support, and private equity. The primary source of financing will be a HUD Section 538 loan, anticipated to represent approximately 65% of total development costs, amortizing over a 40-year term. This structure provides long-term stability and supports strong debt coverage ratios from the outset of operations.

To address the gap between total development costs and supportable debt, the development team proposes a TIF-backed revenue bond within TID #12. Based on conservative underwriting assumptions, the project is expected to generate sufficient tax increment to support a bond in an amount of up to \$2.5 million, with repayment sourced solely from the incremental property tax revenue generated by the development. This structure allows the City to participate in a performance-based manner while minimizing financial exposure. The projected bond amount is subject to analysis conducted by the City of Whitewater and consultants.

The remaining portion of the capital stack, approximately \$3.0 million, will be funded through sponsor and investor equity. Eminent Development Corporation will contribute sponsor equity and will partner with private investors to complete the equity raise. The development team has established relationships with capital partners who actively invest in market-rate and workforce housing developments, and no extraordinary financing assumptions are required to secure this equity.

Additionally, the development team is proposing acquisition of the site for \$1, allowing the land value to be effectively reinvested into the project. This approach enhances overall feasibility while supporting the delivery of high-quality housing and maximizing long-term tax base generation for the City.

Targeted Rate of Return

The development team underwrites projects to achieve prudent, market-supported return thresholds that balance financial feasibility with long-term operational stability.

For the proposed development, the targeted return metrics are as follows:

- Leveraged Internal Rate of Return (IRR): approximately 12% to 14% over a 10- to 15-year hold period
- Stabilized Yield on Cost: approximately 6.5% to 7.0%
- Stabilized Debt Coverage Ratio (DSCR): approximately 1.20 or greater from initial operations

These return thresholds reflect a disciplined and conservative underwriting approach appropriate for a mixed-use development in a secondary market such as Whitewater. The projected returns are sufficient to attract private investment capital while remaining aligned with the City's objectives of delivering a feasible, high-quality development that generates long-term economic and fiscal benefits.

The development team's approach prioritizes long-term ownership, consistent performance, and financial stability rather than short-term return maximization.

Litigation and Disputes

No member of the development team is currently involved in any litigation, disputes, or legal proceedings that would result in a financial settlement having a materially adverse effect on the team's ability to complete the proposed project.

Bankruptcy, Defaults, or Foreclosures

No member of the development team has filed for bankruptcy, nor have any projects undertaken by the team been declared in default or subject to foreclosure.

Jefferson Street Mixed-Use Development

City Cash Flow Exhibit: Unit Mix, Income, Operating Cash Flow, and TIF Bond Repayment

Unit Mix and Residential Income

Unit Type	Units	Avg Monthly Rent	Monthly Income	Annual Income
1BR	19	\$1,200	\$22,800	\$273,600
2BR	23	\$1,525	\$35,075	\$420,900
3BR	3	\$1,950	\$5,850	\$70,200
Total	45		\$63,725	\$764,700

Commercial Income Calculation

Commercial Space	Rent Assumption	Calculation	Annual Income
13,500 SF	\$19 / SF / Year	13,500 SF x \$19	\$256,500

Note: Commercial income is shown on a gross annual basis using 13,500 square feet of ground-floor commercial space at \$19 per square foot per year.

Income Summary

Category	Calculation / Assumption	Amount
Residential Income	45 units based on unit mix above	\$764,700
Commercial Income	13,500 SF x \$19/SF/year	\$256,500
Other Income	Parking and miscellaneous income	\$50,000
Gross Potential Income		\$1,071,200
Vacancy / Collection Loss	Approx. 7%	(\$75,000)
Effective Gross Income		\$996,200
Operating Expenses	Approx. 28% of EGI / stabilized operating budget	(\$276,200)
Net Operating Income		\$720,000



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15-Year Operating Cash Flow and TIF Bond Repayment Waterfall

This schedule presents the project-level operating cash flow separately from the TIF bond repayment. Bond repayment is funded from new tax increment generated by the project, with remaining surplus increment flowing to the City.

Year	NOI	HUD Debt Service	Property Cash Flow	Tax Increment	Bond Payment	City Surplus
1	\$720,000	\$595,000	\$125,000	\$325,000	\$205,000	\$120,000
2	\$742,000	\$595,000	\$147,000	\$333,000	\$205,000	\$128,000
3	\$765,000	\$595,000	\$170,000	\$341,000	\$205,000	\$136,000
4	\$788,000	\$595,000	\$193,000	\$350,000	\$205,000	\$145,000
5	\$812,000	\$595,000	\$217,000	\$359,000	\$205,000	\$154,000
6	\$836,000	\$595,000	\$241,000	\$368,000	\$205,000	\$163,000
7	\$861,000	\$595,000	\$266,000	\$377,000	\$205,000	\$172,000
8	\$887,000	\$595,000	\$292,000	\$386,000	\$205,000	\$181,000
9	\$913,000	\$595,000	\$318,000	\$396,000	\$205,000	\$191,000
10	\$940,000	\$595,000	\$345,000	\$406,000	\$205,000	\$201,000
11	\$968,000	\$595,000	\$373,000	\$416,000	\$205,000	\$211,000
12	\$997,000	\$595,000	\$402,000	\$426,000	\$205,000	\$221,000
13	\$1,027,000	\$595,000	\$432,000	\$437,000	\$205,000	\$232,000
14	\$1,058,000	\$595,000	\$463,000	\$448,000	\$205,000	\$243,000
15	\$1,090,000	\$595,000	\$495,000	\$459,000	\$205,000	\$254,000

15-Year Summary	Amount
Total Property Cash Flow	\$4,479,000
Total Tax Increment Generated	\$5,827,000
Total TIF Bond Repayment	\$3,075,000
Estimated City Surplus Increment	\$2,752,000

Sources & Uses

Sources	Amount
HUD 538 Debt	\$10,000,000
TIF Bond	\$2,500,000
Equity	\$3,000,000
Total Sources	\$15,500,000
Uses	Amount
Hard Costs	\$11,500,000
Soft Costs	\$3,000,000
Contingency	\$1,000,000
Total Uses	\$15,500,000



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Appendix



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Milwaukee team members volunteering with Hunger Task Force



JLA's Margaret Sippel, Suzi Tatikonda, & Steve Keymar



Taxco

firm overview



JLA
ARCHITECTS

JLA Architects is a full-service architectural and planning firm with offices in Madison (WI), Milwaukee (WI), Denver (CO). Joseph Lee founded the firm in 2007 to create a client-service-based firm that offers a comprehensive range of professional services allowing us to assist you at every phase of the real estate development process. Today, JLA is comprised of a diverse group of talented professionals, with a collaborative leadership team that maintains the same core philosophies in which JLA began.

FIRM COMPOSITION

66	TOTAL STAFF MEMBERS
18	Licensed Architects
42	Architectural Associates
4	Interior Design Associates
1	Marketing
1	Business Development

2020 | 2024 | 2026



IB EXECUTIVE
CHOICE AWARD
2025 WINNER - SILVER

As a full-service architectural firm, we can assist with project feasibility all the way through building construction & final marketing. Our size allows us to remain nimble while ensuring consistent staffing through occupancy.

PLANNING SERVICES

- Facility Studies
- Master Planning
- Development Codes & Design Guidelines

ARCHITECTURAL SERVICES

- Architectural Programming
- Architectural Design
- Sustainable Design
- Construction Documents
- Construction Administration
- Post-Occupancy Evaluations

INTERIOR DESIGN

- Space Evaluation
- Space Planning
- Interior Finish Selection & Specification
- Sustainable Design
- Furniture, Fixtures & Equipment (FF&E) Coordination
- Construction Documents

ENTITLEMENT ASSISTANCE

- Community Meetings
- Municipal Submittals & Meetings
- Owner's Representative Services

OFFICE LOCATIONS

220 E Buffalo, #202
Milwaukee, WI 53202
Ph. 414.988.7520

800 W. Broadway, #200
Madison, WI 53713
Ph. 608.241.9500

3463 Blake Street, #250
Denver, CO 80205
Ph. 720.739.3656

LICENSURE

WI License: A-9483
CO License: ARC.00407196
IL License: 001.026257
IA License: ARC08365



PROVEN EXPERIENCE

JLA Architects has designed over 20,000 units and 50+ communities across Wisconsin.

MIXED-USE

702 E. Washington	Madison, WI	Middleton Center, Ph 3	Middleton, WI	The Bloom	Monona, WI
Badax Flats	Franklin, WI	Mill on Main	Oshkosh, WI	The Current	Monona, WI
Bay Lofts	Sturgeon Bay, WI	MLK Library	Milwaukee, WI	Tennessen Flats	Menomonee Falls, WI
Factory District	Madison, WI	Ochalla Springs	Fitchburg, WI	The Eastern	Madison, WI
Foundry on 3 rd	Wausau, WI	Olin Avenue	Madison, WI	The View	Madison, WI
Garver Point	Madison, WI	Ogden Mixed-use	Milwaukee, WI	The Hangar	Denver, CO
Grand Park Apartments	Madison, WI	Park & Drake	Madison, WI	The Standard	Madison, WI
Harbor View Apartments	Madison, WI	Synergy	Wauwatosa, WI	Urbana	Madison, WI
Jade	Menomonee Falls, WI	Terrace Point	Fitchburg, WI		

APARTMENTS

1 Glenn Place	Fitchburg, WI	HUB13	Oak Creek, WI	The Junction	Menomonee Falls, WI
1600Tosa	Wauwatosa, WI	Huxley Yards	Madison, WI	The Current II	Monona, WI
22 Slate	Madison, WI	Middleton Station	Middleton, WI	The Flats	Oregon, WI
50Twenty	Madison, WI	Prado	Oak Creek, WI	The Marquee	Madison, WI
51 West	Stoughton, WI	Prairie Trail	Sun Prairie, WI	The Oaks at Canopy Hill	Union Grove, WI
Autumn Wood	Deerfield, WI	Solaris on Main	Oshkosh, WI	The Winston apartments	Madison, WI
Bella Springs	Fitchburg, WI	Stagecoach Trail	Middleton, WI	Tivoli Green	Mt. Pleasant, WI
Bergamont	Oregon, WI	Station 955	Eau Claire, WI	Velo Village	Franklin, WI
Catalina Crossing	McFarland, WI	Summer Ridge	Lake Mills, WI	Veritas Village	Madison, WI
Conservancy Bend	Middleton, WI	Taxco Apartments	Milwaukee, WI	Vim + Vigor	Milwaukee, WI
Creekwood	Menomonee Falls, WI	The 85	Madison, WI	Windsor Crossing	Windsor, WI
East Park Apartments	Madison, WI	The Apex at Verona	Verona, WI	Woodland Crest	Waunakee, WI
Forte at 84 South	Greenfield, WI	The Atwater	Shorewood, WI	Wright & Wagner Lofts	Beloit, WI
Hidden Creek Residences	Madison, WI	The Bevy	Brown Deer, WI		



THE XCHANGE

affordable | mixed-use

LOCATION:	Commercial Dr., Neenah, WI
OPERATOR:	Eminent Development
COST:	\$14.5M (estimated)
SITE:	2.5 acre
PROGRAM:	Four stories with 32 affordable units 14-unit stacked flats 4 town homes 2,400 s.f. commercial Club room Fitness center Pet exercise area Community patio and greenspace Firepit
COMPLETION:	On the Boards



BAY LOFTS

mixed-use

LOCATION:	49 N. Madison Ave. Sturgeon Bay, WI
OPERATOR:	Cinnaire
COST:	\$6.6M
SITE:	1 acre
PROGRAM:	Four stories with 37 market-rate units 5,500 s.f. of retail Underground parking with ample bike storage Fitness room Rooftop patio with lake views
COMPLETION:	April 2016



THE BLOOM
mixed-use

LOCATION: 4601 Monona Drive, Monona, WI
OPERATOR: Noel Development
COST: \$25M
SITE: 2.2 acres
PROGRAM: Four-story building with 98 units
8,700 sf commercial space
Fitness center
Clubroom
Series of rain gardens adjacent to stormwater pond

COMPLETION: December 2025

URBANA
mixed-use

LOCATION: 5577 Odana Road, Madison, WI
OPERATOR: McGrath Property Group
COST: \$11.5M
SITE: 1.2 acres
PROGRAM: Five-stories with 79 units
3,300 sf retail
Clubroom with rooftop patio including grilling stations and seating
Private work suites for small private meetings
Coffee station with window bar seating

COMPLETION: June 2021





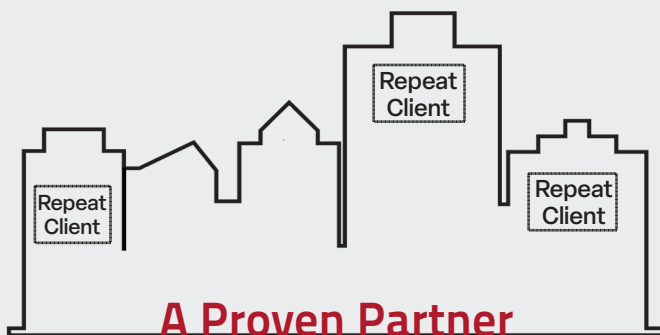
GENERAL FIRM INFORMATION

Extensive Experience in Multifamily Construction

Past Five (5) Years:

\$1.8B + total new construction projects

7,664 total multifamily units



85% of Stevens' Projects are with Repeat Clients

WHY STEVENS?

Scan or click the QR code to find out!



4 Locations

Madison | Milwaukee

Minneapolis | Northeast Wisconsin



300+ Employees

Self-perform field and office

**100% On-Time
Schedule Delivery**

By The Numbers

Flexibility & Capabilities

Stevens has extensive experience successfully working with subcontractors – both locally and regionally. We also have the capability and strong skills to self-perform the following:

- Concrete
- Preassembled Walls
- Wood structure framework
- Rough and finish carpentry

Having the flexibility to find the right solutions means Stevens provides meaningful value for our clients.

“One of Stevens Construction Corp.’s most notable strengths is their unwavering commitment to their client’s satisfaction. They consistently deliver projects on time and within budget, without sacrificing quality.”

Andrew Flad, Vice President, Flad Development & Investment Corp.



PROJECT EXPERIENCE

THE URBANE | SHOREWOOD HILLS, WI



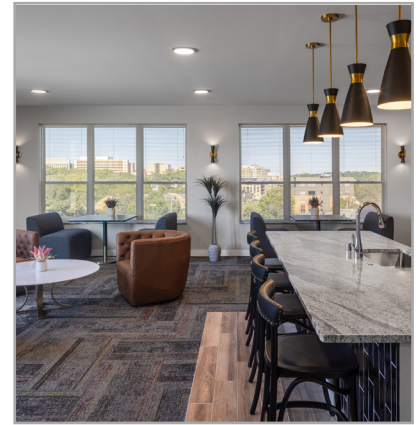
Market: Multifamily
Type: New Construction
Stories: 4
Units: 43
Sqft: 61,950
Owner: T5 Properties
Construction Duration: 11 months
Completion Date: April 2024
Structural System Type: Wood Frame



THE TRADITION AT SMOKY'S | MADISON, WI



Market: Multifamily
Type: New Construction
Stories: 5
Units: 59
Sqft: 82,371
Owner: Flad Development
Construction Duration: 13 months
Completion Date: April 2024
Structural System Type: Block Plank & Wood



WHITNEY RESERVE | MADISON, WI



Market: Multifamily
Type: New Construction
Stories: 4
Units: 49
Sqft: 78,000
Owner: Flad Development
Construction Duration: 11 months
Completion Date: April 2022
Structural System Type: Post-Tensioned Concrete & Wood





PARK LOFTS

Park Lofts – Madison, WI

Status: Under Construction, Estimated Delivery Date: June 2026

Total Units: 44 (100% affordable)

Project Site Size: ~0.89 acres

Building Type: Mid-rise apartment building

Total Building Square Footage: Approx. 44,000 SF

Estimated Total Development Cost: \$17.88 million

Team Role: Lead Developer, Owner

Development Type: Affordable Multi-Family Housing

Eminent Development Corporation was awarded the RFQ for this youth-centered, 100% affordable housing project by the City of Madison in September 2023. Park Lofts is a mid-rise apartment community featuring studios, 1BR, and 2BR units designed to serve both individuals and families with younger children. The project promotes long-term livability and inclusivity through its thoughtful unit mix and robust amenity package.

Key on-site amenities include a community room, fitness center, child playroom, elevator, supportive service provider office, leasing office, and 17 covered parking stalls. Units will feature stainless steel appliances, vinyl flooring, LED lighting, and free Wi-Fi. With energy-efficient systems such as U-value windows and ENERGY STAR appliances, Park Lofts aims to blend sustainability with affordability.

This project demonstrates our team's commitment to equitable housing development that prioritizes quality of life, social mobility, and environmental stewardship.



ELLIS POTTER APARTMENTS

Status: Under Construction, Estimated Delivery Date: June 2026

Total Units: 65

54-unit age-restricted apartment building

Eleven Market Rate 3-bedroom townhomes

Project Site Size: ~2.1 acres

Building Square Footage: Approx. 65,000 SF combined

Estimated Total Development Cost: \$22.3 million

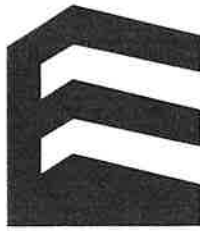
Team Role: Co- Developer, Owner

Development Type: Mixed-Use, Mixed-Income Housing

Ellis Potter Apartments showcases Horizon Development Company and Eminent Development Corporation's ability to deliver mixed-density housing solutions. This development features two distinct buildings: a 54-unit age-restricted apartment complex with indoor amenities including a clubroom, fitness center, and leasing office, and a second building containing eleven 3-bedroom townhomes tailored to meet the needs of working families.

The site also features a 1,700 SF Community Service Facility (CSF) open to the public, which will include an activity room, media room, and office space. It will host regular services from the Community Action Coalition (employment and income stability support) and End Times Ministries (community-based faith services). The integration of these resources helps address holistic community needs while fostering stability and upward mobility for residents.

This development reflects our experience with both senior housing and multi-family workforce housing. It highlights our capacity to build community-centered housing options that combine affordability, flexibility, and critical services.



EMINENT DEVELOPMENT CORPORATION

Dear Mr. Becker,

On behalf of Eminent Development Corporation ("Purchaser"), this Letter of Intent ("LOI") outlines the principal terms under which Purchaser proposes to acquire the Jefferson Street Redevelopment Site from the Whitewater Community Development Authority ("Seller"). This Letter of Intent is intended to serve as the basis for negotiating a mutually acceptable Purchase and Sale Agreement.

Purchaser

Eminent Development Corporation
3910 Dallas Drive
Madison, WI 53719

Seller

Whitewater Community Development Authority

Property

The real property commonly known as the Jefferson Street Redevelopment Site, together with all associated rights, easements, and appurtenances, as described by the Seller.

Purchase Price

Purchaser proposes to acquire the Property for the purchase price of **One Dollar (\$1.00)**. The parties acknowledge that the reduced purchase price reflects the substantial public benefit created through the proposed redevelopment, including:

- Approximately 45 residential units.
- Approximately 13,500 square feet of ground-floor commercial space.
- Significant private capital investment.
- Increased tax base and long-term economic development.
- Workforce housing opportunities.
- Activation of a strategic downtown gateway site.

Earnest Money

No earnest money shall be required. Upon execution of a definitive Purchase and Sale Agreement, Purchaser shall proceed diligently toward closing.

Due Diligence and Development Schedule

The Parties acknowledge that the purpose of the due diligence period is to allow the Developer to complete all necessary investigations, secure financing, obtain governmental approvals, finalize construction documents, and satisfy all conditions necessary to commence construction. The Developer intends to begin construction of the project within twelve (12) months following the closing on the Property, subject to the approvals and contingencies set forth herein.

If construction has not commenced within twelve (12) months of closing, unless extended by mutual written agreement of the Parties, the Whitewater Community Development Authority shall have the option to reacquire the Property for the same purchase price paid by the Developer at closing.

Developer Commitment

The Developer shall diligently pursue all governmental approvals necessary to complete the Project, including approval of the Site Plan and architectural design by the Whitewater Plan & Architectural Review Commission. The Developer shall also work collaboratively with the City and CDA to negotiate a mutually acceptable Development Agreement governing the obligations of the Parties.

Economic Development Assistance

The Developer anticipates requesting Tax Increment Financing (TIF) assistance and/or other economic development incentives from the City of Whitewater to support the Project. Any request for TIF assistance shall be subject to satisfaction of Wisconsin's statutory "but for" requirement, financial review by the City's financial advisor, including Ehlers, and approval by the Whitewater Common Council. Nothing contained in this Letter of Intent shall be construed as a commitment by the City or CDA to provide financial assistance.

Land Value Recognition

The Parties acknowledge that since the creation of Tax Increment District No. 12, the Whitewater Community Development Authority has invested approximately \$215,073 in acquisition and demolition costs associated with the Property. For purposes of the Project, this amount shall be recognized as land value contributed by the CDA as public assistance to the Development. The CDA may seek reimbursement of these expenditures through future tax increment generated by the Project, as permitted under Wisconsin law and any approved Development Agreement.

Conditions

This proposal is contingent upon, including but not limited to:

- Approval by Purchaser's governing members.
- Approval by the Whitewater Community Development Authority and City of Whitewater.
- Execution of a mutually acceptable Purchase and Sale Agreement.
- Satisfactory title commitment.
- Environmental review acceptable to Purchaser.
- Availability of financing.

- Necessary zoning and land use approvals.
- Approval of any development agreement and public participation contemplated by the parties.

Closing Costs

Buyer shall pay the cost of preparing the deed and any transfer fees required by law.

Purchaser shall pay customary purchaser closing costs, including title insurance, recording fees, lender costs, and due diligence expenses.

Non-Binding

Except for the provisions regarding confidentiality, exclusivity (if accepted), and governing law, this Letter of Intent is non-binding and intended solely as an expression of the parties' intent to negotiate in good faith toward a definitive Purchase and Sale Agreement.

Expiration

This Letter of Intent shall remain open for acceptance until **5:00 p.m. CDT on July 31, 2026**, unless extended in writing by Purchaser.

We appreciate the opportunity to partner with the Whitewater Community Development Authority and the City of Whitewater on this transformative redevelopment opportunity. We believe this project will create long-term economic value, expand housing opportunities, activate the downtown corridor, and generate significant tax base for the community.

We look forward to working together toward a successful closing.

Sincerely,

Julian Walters

President

Eminent Development Corporation

Eminent Development Corporation

Name: _____

Signature: _____

Title: _____

Date: _____

Accepted and Agreed:

Whitewater Community Development Authority - *Mason T. Becker*
 Signature: *[Signature]* Executive Director
 Date: *7-17-26*



Council Agenda Item

Meeting Date:	August 18, 2026
Agenda Item:	Ethics Boards and Surrounding Cities
Staff Contact (name, email, phone):	Steven T. Chesebro, schesebro@whitewater-wi.gov , 262-458-2780

BACKGROUND

(Enter the who, what, when, where, why)

A request was made by Alderperson Neil Hicks to have a summary of different methods other Wisconsin Municipalities use for addressing ethics complaints under Wis. Stat. § 19.59. It should be noted that this is not the only method by which ethical violations may be addressed. Authority is granted to the District Attorney's office as well as the Attorney General to prosecute any local official or employee who engages in violations of Wisconsin Statutes regarding ethical requirements in public office. In addition, the City as an employer is able to remove or discipline individuals it finds to have violated its standards. Lastly Wis. Stat. § 17.12 provides for removal and suspension of City Officers.

DISCUSSION

In summarizing the methods municipalities utilize for addressing ethics complaints under Wis. Stat. § 19.59 there are two separate but very important topics that must be discussed. First the party that makes the decision at each step and second the specific procedures utilized to reach a determination.

1. The authority within local government to act on an ethics complaint under Wis. Stat. § 19.59 may be vested in an Ethics Board.

Wis. Stat. § 19.59 is silent on who must be on the Ethics Board or how many individuals must serve on it. Therefore the City has substantial discretion on how it creates the ethics board and determines who should sit on it. Wis. Stat. § 19.59 does note the City Attorney as being able to fulfill the role of the Ethics Board to advise others on ethical questions, if no Ethics Board is created. Many municipalities place residency requirements on the individuals serving on the Ethics Board, while others designate a mixture of residents and City Officials, such as the City Manager, City Attorney, or Police Chief. In addition to residency requirements many municipalities prohibit anyone from serving on the Ethics Board if they are currently serving as a public officer, official, or employee. Some Municipalities designate a single individual to conduct initial review and consideration prior to sending the matter to the Ethics Board. Some municipalities do not have an ethics ordinance or board, instead relying on the other options noted above.

Typically an Ethics Board should be comprised solely of residents who do not serve on any other boards committees and are not employees of the City. However, due to the City's difficulty in obtaining such individuals to serve reliably on committees, a reasonable alternative may be to have the city clerk compile a list of all currently serving members of any City of Whitewater board, committee, or commission. The City Clerk would then remove any member who has an apparent conflict of interest as they either serve with the respondent or are related to the respondent or complainant. From this list the Clerk should draw a number of names at random for purposes of this example up to 11 names. The 11 names would then be provided to the complainant and respondent and each would be required to strike 3 names. The striking would alternate with the complainant striking the first name, then the respondent striking the second and so on until the list is down to 5 individuals. These 5 individuals would then be required to sit as the ethics board and conduct the fact finding hearing, deliberation and report and recommendation as advised by the City Attorney or if a conflict exists by third party council hired for the purpose.

2. An Ethics Complaint typically contains 5 steps that require City's action.

After receiving an ethics complaint there are five steps that most municipalities complete to resolve an ethics complaint. The first step is to complete an initial Review. The second step is to complete an initial investigation and determination of probable cause. The third step is to complete a fact-finding hearing. The fourth step is to deliberate and render a decision. The fifth step is to then compile a formal report and recommendation.

A. Initial Review.

This step requires a review of the ethics complaint and determination of if the facts alleged in the complaint if true would be a violation of the City's Ethics Code. At this step every allegation contained in the complaint should be presumed to be true as well as any reasonable inference from the stated facts. If the complaint provides sufficient allegations that if true would result in a violation of the Ethics Code it should be moved forward to the next step. If not the complaint should be dismissed without further review.

Some communities have this step completed by a single individual, others have it completed by an ethics board or other relevant committee.

B. Initial investigation and Probable Cause Determination.

At this stage the respondent should be notified of the investigation, and a review of the alleged facts should be completed to see if it is likely that the violation did occur. Witnesses may be interviewed and the respondent should be given a chance to respond to the allegations. Some locations simply rely on the response from the respondent, while other communities interview witnesses, emails, or other documentation to see if anything makes it clear the allegations are without factual basis. This would not involve a complete review of every potential fact nor does it provide the respondent or complainant an opportunity to present any and all facts they wish to. If proven facts show that relevant facts alleged are false and therefore an integral element of the ethics complaint is missing, the matter should be dismissed. If the gathered information indicates that the facts are likely or may be as alleged in the complaint then the complaint should be permitted to go to fact-finding hearing.

Some communities have this step completed by a single individual, others have the determination made by an ethics board or other relevant committee. When a committee is responsible for this step the exact process is usually delegated to an individual to prepare and complete a report and recommendation based on the initial investigation, which is then presented to the committee for a recommendation on how to proceed.

C. Fact-finding Hearings.

At this stage a quasi-judicial hearing is held to determine what more likely than not occurred. This would be based on any witness testimony or other evidence either the complainant or respondent wishes to provide to the committee. It may also review reviewing emails, or other documentation to determine if the alleged facts are correct and if a violation of the ethics committee occurred. While due process does need to be maintained the standard is not that of a formal criminal trial. Therefore the rules of evidence can be relaxed and consistent with Wis. Stat. Sec. 227.45. Other municipalities require compliance with Wisconsin Rules of Criminal Evidence, which would more substantially limit what is admissible before the committee. Once all facts are obtained the committee should move forward to the next step. While a single person should conduct the hearing all members of the committee should be present and review all facts placed into evidence. The Board is able to request additional evidence if it believes something needs to be clarified; however, once this is done both sides should have an opportunity to respond to the additional information.

D. Deliberation and Decision

Once the fact finding hearing is completed and all evidence has been received, the ethics board may meet in closed session to discuss and deliberate whether the facts obtained during the hearing show that a violation of the Ethics code occurred. The Committee should consider the reliability of each witness as well as their personal experiences to determine what facts they believe occurred. For this type of hearing the traditional standard is more likely than not, meaning that if it is 50/50 that the violation occurred the matter should be dismissed. However if it is 50.01/49.99 that the violation occurred the decision should reflect that the violation occurred. Wisconsin typically utilizes one of three standards those being more likely than not; clear, satisfactory, and convincing; or beyond reasonable doubt. Beyond reasonable doubt does not mean that there is no doubt or that a person is absolutely certain something happened, but that there is no doubt for which a reason can be given, arising from a fair and rational consideration of the evidence or lack of evidence. The standard of clear, convincing, and satisfactory evidence lands somewhere between more likely than not and beyond reasonable doubt. It requires that evidence be provided which is clear convincing that the facts are true, and satisfies the person deliberating that what is alleged is correct. If the standard set by the ordinance is reached and the facts show that there was a violation of the ordinance code the committee should vote to find the person violated the ethics code. If they are not so satisfied or are unable to come to a consensus then the matter should be dismissed.

E. Report and Recommendation

Once the decision has been reached the ethics board will need to compile a report and make a recommendation for how to proceed. This could be anything from recommending charges be referred to the District Attorney or Attorney Generals offices, to a referral to the Whitewater Police Department, or a recommendation to the Common Council that a person be sanctioned or removed from office. Most municipalities direct the ethics board to provide a recommendation to the common council for further action.

FINANCIAL IMPACT

(If none, state N/A)

n/a

STAFF RECOMMENDATION

As City Attorney I do not have a strong preference on the method the community utilizes to ensure compliance with the City's Ethics Code. I will use and advise on the method the common council is most comfortable with as well as recommend alternative options for addressing inappropriate conduct while in public office. Therefore, my current recommendation would be to take no action as the Ethics Code currently in existence has served the municipality for about 35 years.

Should council wish to update the ethics board, I would suggest the council direct the City Attorney to draft amendments to the ethics board procedure addressing the following matters to make the Ethics Board more efficient.

1. Designate the City Attorney or other specified individual complete the initial two steps of the process would likely substantially speed up the process while not reducing the rights of any person.
2. If there is a conflict due to the allegation being made against the City Attorney the first two steps be completed by the City Manager or their designee. If an ethics complaint is against the City Manager, the Council President or their designee should complete the first two steps.
3. If an ethics complaint requires a fact-finding hearing, the fact-finding hearing be conducted by an ethics board.
4. Determine the composition of the Ethics Board.

-
5. Set the standard of evidence to administrative hearing under Wis. Stat. Sec. 227.45.
 6. Set the burden of proof to more probable than not.
 7. Have the Ethics Board submit a formal report to the Common Council on the recommendation or dismissal of any ethics complaint that reaches a fact finding hearing.
 8. Have the City Attorney submit a summary report on any ethics complaint that is dismissed after preliminary investigation.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

1. Summary of Local Ethics Boards Ordinances

Municipality	Ethics Board	Code/Ordinance	Membership / Structure	Appointment	Authority	Notes	Website
Beloit	Yes	§1.73 - Board of Ethics.	7 members: 5 ex officio members (chairs/presidents of specified boards/commissions) and 2 citizen members. Citizen members must be Beloit residents and are subject to additional qualification requirements.	Citizen members nominated through the Appointment Review Committee and appointed by the City Council President, subject to Council confirmation.	Investigates complaints, conducts hearings, issues subpoenas, administers oaths, issues advisory opinions, and may recommend discipline or impose penalties.	Comprehensive ethics program with detailed member qualifications, residency requirements, term limits, conflict-of-interest provisions, due process procedures, and enforcement authority.	https://library.municode.com/wi/beloit/codes/code_of_or_dinances?nodeId=CH1GO_SUBCHAPTER_DBOCOCO_1.73BOET
Delavan	No formal Ethics Board	§2-6-7 Advisory Opinion	No standing Ethics Board identified. Ethics matters are handled through the City Attorney and General Operations Committee.	N/A	City Attorney provides advisory opinions; committee reviews recommendations.	Uses an advisory review model rather than a dedicated ethics commission.	https://ecode360.com/37437819
Edgerton	Limited	§ 47-7 Advisory Opinions.	No full Ethics Board structure identified; ethics review primarily handled through City Attorney.	N/A	City Attorney provides advisory review of ethics matters.	Similar to Delavan; relies on legal review rather than a standing ethics commission.	https://ecode360.com/37884567
Elkhorn	Yes	§ 1.06(13) - Code of Ethics - Finance and Judicial Committee to Act as Designated Ethics Board.	Financial and Judicial Committee serves as the designated Ethics Board.	Committee members appointed through the City's normal committee appointment process.	Reviews ethics matters and may refer violations to the Common Council, District Attorney, or other appropriate authority.	Uses an existing standing committee rather than creating a separate Ethics Board.	https://library.municode.com/wi/elkhorn/codes/code_of_or_dinances?nodeId=CH1GEOG_1.06COET
Fort Atkinson	None identified		No formal Ethics Board or Commission identified.	N/A	N/A	No dedicated ethics structure identified during review.	
Janesville	None identified		No formal Ethics Board or Commission identified.	N/A	N/A	No separate Ethics Board structure identified during review.	
La Crosse	Yes	§ 2-129 – Ethics Board; § 2-130 – Violations and Complaints	Five voting citizen members chosen from the private sector. Members may not have any affiliation with City government. Members serve three-year terms. Board has its own Chair and Vice-Chair.	Members appointed by the Mayor with approval of a majority of the City Council.	Issues advisory opinions; investigates complaints; may conduct preliminary investigations and hearings; may issue subpoenas and administer oaths; determines whether violations occurred; reports findings to the City Council and may recommend sanctions, discipline, removal, or civil forfeitures.	All five members must be private-sector citizens with no City-government affiliation. Detailed complaint, investigation, hearing, due-process, and penalty procedures.	https://library.municode.com/wi/la_crosse/codes/code_of_or_dinances?nodeId=PTIGFOR_CH2AD_ARTVIOFEMDE_DIV2COET_S2-129ETBO
Lake Geneva	None identified	Article IV Ethical Code	No formal Ethics Board or Commission identified.	N/A	N/A	No separate Ethics Board or Ethics Commission identified in the City's current Boards, Committees & Commissions directory. They have an Ethical Code in its municipal code.	ARTICLE IV: ETHICAL CODE - City of Lake Geneva, WI
McFarland	Yes	Part II, Ch. 2, Art. VIII Ethics Board	Seven-member Ethics Board consisting of five voting members and two nonvoting municipal representatives.	Voting members appointed by Village President and confirmed by Village Board; municipal representatives serve in designated roles.	Reviews ethics complaints, provides advisory opinions, and administers ethics provisions.	Detailed structure with member qualifications, appointment requirements, and clearly defined voting/nonvoting roles.	Village of McFarland : Municipal Code
Milton	Yes	§ 2-9. - Ethics board.	Five-member board consisting of an alderperson, City officer/employee, and four citizen members, including an alternate.	Appointed according to municipal procedures.	Reviews alleged violations and provides ethics oversight.	Has a formal board with both citizen and municipal representatives and a defined complaint/hearing process.	https://library.municode.com/wi/milton/codes/code_of_or_dinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_DIV1COET_S2-9ETBO
Racine	Yes	§§ 2-583-2-585 – Board of Ethics / Duties and Hearings / Advisory Opinions	6 city residents, including 1 attorney licensed to practice law in Wisconsin. Members serve 6-year terms. Board may hire part-time administrative/support personnel within budget limitations.	Appointed by the Mayor and confirmed by the Common Council.	Adopts ethics procedures/guidelines; accepts and investigates verified complaints; determines probable cause; conducts hearings; issues written findings and recommendations; may issue subpoenas and administer oaths; may settle matters; may order forfeitures of up to \$5,000 per violation and forfeiture of economic gain; issues advisory opinions.	Formal enforcement model with, investigative/hearing authority, subpoena power, settlement authority, and significant forfeiture authority.	https://library.municode.com/wi/racine/codes/code_of_or_dinances?nodeId=PTIIMUCO_CH2AD_ARTVIIICOET_S2-583BOET
Town of Lake Mills	No dedicated Ethics Board identified	§1-15-9: Ethics Code Administration.	Town Attorney administers ethics advisory process	N/A	Town Attorney provides advisory opinions; alternate attorney if conflict	Attorney-based model, not a dedicated Ethics Board	1-15-Code-of-Ethics.pdf

Municipality	Ethics Board	Code/Ordinance	Membership / Structure	Appointment	Authority	Notes	Website
Watertown	Yes	§ 65-6, § 68-7 Ethics Board.	Formal Ethics Board established with detailed procedures and member requirements.	Members appointed according to City procedures.	Reviews complaints, provides guidance/advisory opinions, and administers ethics provisions.	Includes restrictions preventing Ethics Board members from serving on other City boards or committees, supporting independence.	https://ecode360.com/29269389

	Council Agenda Item
Meeting Date:	08/18/2026
Agenda Item:	Flock Guardrail Options Update
Staff Contact (name, email, phone):	Dan Meyer dmeyer@whitewater-wi.gov 262-473-1371

BACKGROUND

(Enter the who, what when, where, why)

The following updates are being provided based on the discussion at the August 4, 2026, Common Council meeting.

- The link for the Transparency Portal has been moved to the main PD webpage.
- Two additional guardrail options were added and are shown in the original memo in red below.
- Data Retention: The default setting for data retention is 30 days; however, it can be reduced to a shorter period (any number of days less than 30).
- The cases investigated that were categorized as “traffic infractions” were attached in the packet and found to be:
 - A reckless driving incident where the reporting party was nearly struck by the vehicle
 - Two different vehicles that fled from our officers’ traffic stops
These cases should ideally have been more specifically categorized as “reckless driving” and “flee/elude.”
- The PD is not required to consent to camera updates such as software or firmware updates as those are standard system maintenance.

During the July 21, 2026, Common Council meeting, the Council requested a staff report describing various options for guardrails that would restrict the use of the Flock system for WPD or attempt to reduce liability associated with use of the Flock system. The following guardrails and options are available for consideration:

1) Editing WPD ALPR Policy Regarding Flock Information Sharing

Currently there is no policy language directing staff when they can directly share Flock camera information with outside agencies (i.e. verbally). The following options exist:

- A. No change.
- B. Add language permitting sharing of Flock camera information to any law enforcement officer if the officer has a legitimate law enforcement need for the information.

-
- C. Add language permitting sharing of Flock camera information to law enforcement officers, with the exception of federal law enforcement officers conducting immigration enforcement, if the officer has a legitimate law enforcement need for the information.
 - D. Add language permitting sharing of Flock camera information to law enforcement officers, with the exception of federal law enforcement officers, if the officer has a legitimate law enforcement need for the information.
 - E. Add language restricting sharing Flock camera information to any law enforcement officer employed by an outside law enforcement agency.
 - F. Add policy language restricting staff from utilizing Flock for immigration enforcement or tracking an individual's legal free-speech activity.

2) Adjusting Sharing Settings

We have requested confirmation from Flock representatives on how to best analyze our search history to determine the frequency with which searches provide results in a given geographic radius.

Currently our agency has a reciprocal sharing agreement with law enforcement agencies nationwide with the exception of federal law enforcement agencies. The following options exist:

- A. No change.
- B. Reduce the sharing radius from nationwide to 500 miles from the City of Whitewater. This would include all or nearly all of the following states: Wisconsin, Minnesota, Michigan, Ohio, Indiana, Kentucky, Illinois, Missouri, and Iowa.
- C. Reduce the sharing radius from nationwide to 250 miles from the City of Whitewater. This would include the majority of Wisconsin and Illinois, approximately half of Iowa, Indiana, and Michigan, and only a small portion of Ohio, Missouri and Minnesota.
- D. Reduce the sharing radius from nationwide to 100 miles from the City of Whitewater. This would include southern Wisconsin and northern Illinois.
- E. Reduce the sharing radius to Wisconsin and Midwest states (Minnesota, Iowa, Illinois, Missouri, Indiana, Ohio, and Michigan).
- F. Reduce the sharing radius to Wisconsin and adjacent states (Minnesota, Iowa, Illinois, and Michigan).
- G. Reduce the sharing radius to the state of Wisconsin.
- H. Restrict all sharing.

3) Increasing Audit Frequency

To date, our audits have resulted in no instances of misuse by WPD staff. However, increasing the frequency of audits is not a significant administrative burden, and if misuse did occur a higher frequency of auditing would identify the issue more quickly.

Currently the policy states that the command staff may conduct periodic audits, however, our practice is to conduct quarterly audits. The following options exist to update the policy and practice:

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- A. No change.
 - B. No change to quarterly audit frequency but incorporate the frequency in the written policy.
 - C. Adjust policy and practice to complete monthly audits.
 - D. Adjust policy and practice to complete bi-weekly (one every two weeks) audits.

4) Reducing the Number of Users

The use of the Flock system by employee type was tabulated for the past 30 days with the following results:

- Dispatch: 50
- Patrol: 14
- Detective: 13
- Supervisor: 16
- Admin: 5

Currently every sworn officer and dispatcher is trained in the use of the Flock system and has access to complete a Flock search to ensure efficiency and continuity of operations. This includes employees representing dispatch, patrol, detectives, supervisors, and administration. The following options exist to reduce the number of users:

- A. No change.
- B. Reduce users to administrators, supervisors and detectives only.
- C. Reduce users to administrators and supervisors only.
- D. Reduce users to administrators and dispatchers only.

5) Restricting Flock use by Case Type

The reasons for Flock searches were tabulated and ranked by month and included in the packet as an attachment. Most of the top search reasons involved criminal offenses, but not necessarily felony-level offenses.

Currently, the policy restricts the use of the Flock system to use “for official and legitimate law enforcement business” and personnel are required to have “an articulable law enforcement reason to access and/or perform any query.” The following options exist to further restrict the reasons for conducting Flock searches:

- A. No change
- B. Require a minimum threshold of misdemeanor-level criminal investigation or a community caretaker function to conduct a Flock search.
- C. Require a minimum threshold of felony-level criminal investigation or a community caretaker function to conduct a Flock search.

The question was also posed whether settings could be adjusted in order to reduce the capabilities of the Flock cameras. Upon consulting with Flock Safety, the representative’s reply was, “In general there are not

standard user settings in the Flock system that are intended to “reduce the capabilities” of the cameras. They system is designed to operate in a way that supports the camera’s normal image capture and detection performance.”

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

N/A

FINANCIAL IMPACT

(If none, state N/A)

\$39,000 annually

STAFF RECOMMENDATION

N/A

ATTACHMENT(S) INCLUDED

(If none, state N/A)

1. WPD Policy – ALPR
2. Monthly Reason for Search Rankings January – July
3. Traffic Infraction case listing

Whitewater Police Department General Order		
Order Topic: AUTOMATED LICENSE PLATE READERS (ALPR)		
Issue Date: 09/29/2023	Last Revision:	Review Date: 11/12/2025
Special Instructions:	WILEAG Standard:	

SPECIAL INSTRUCTIONS: Automated License Plate Reader (ALPR) technology, also known as License Plate Recognition, provides automated detection of license plates. ALPRs are used by the Whitewater Police Department to convert data associated with vehicle license plates for official law enforcement purposes including identifying stolen or wanted vehicles, stolen license plates and missing persons. ALPRs may be used to gather information related to active warrants, homeland security, electronic surveillance, suspect interdiction and stolen property recovery.

Flock Safety is an Automated License Plate Reading (ALPR) system that securely captures images while the system uses Vehicle Fingerprint technology to identify license plates. This system is web based and any authorized user can log in from any device with internet access. Approved users can search by date, time, location, and description search criteria. These cameras take pictures of all traffic in front of the camera. Depending on the image quality, the captured image can also help to determine the color, make, and model of the vehicle as well as the License plate state. The Flock Safety system compares the characters in the license plate read to an imported hotlist and sends an alert if there is a match.

REQUIREMENTS:

1. All installation and maintenance of ALPR equipment, as well as ALPR data retention and access shall be managed by the Administrative Captain.
2. Information captured and stored by the ALPR system includes, but is not limited to the following: license plate image, vehicle image, license plate number, license plate state, date, time, and location of the read.
3. ALPR System Security

Use of the ALPR system is restricted to the purposes outlined below. Department personnel shall not use, or allow others to use, the equipment or database records for any unauthorized purpose.

- a. Access to the ALPR system is restricted to Department personnel.
- b. All ALPR data downloaded to the operator mobile workstation and server shall be accessible only through a login/password-protected system capable of documenting access of information by name, date and time.
- c. The ALPR system shall only be used for official and legitimate law enforcement business. Department personnel must have an articulable law enforcement reason to access and/or perform any query in the ALPR system. The ALPR system may be used in conjunction with any routine patrol operation or criminal investigation. Reasonable suspicion or probable

AUTOMATED LICENSE PLATE READERS (ALPR)

cause is not required before using an ALPR.

- d. The ALPR system may be used to canvass license plates around any crime scene. Partial license plates reported during major crimes should be entered into the ALPR system in an attempt to identify suspect vehicles.
- e. In furtherance of investigative purposes, ALPR data may be shared or accessed by members of outside law enforcement agencies. All logins and queries will be captured and monitored including the following information: username, date, time, purpose of query, license plate, and other elements used to query the system.
- f. A member of the command staff may conduct periodic audits, to ensure that users are utilizing the ALPR system for legitimate law enforcement purposes.

4. ALPR (Flock) Searches

- a. Open the website: <https://www.flocksafety.com/>.
- b. Read the disclaimer and click “accept.”
- c. Select “What” the search criteria are for the target vehicle. Best practice is to begin with a general search and then narrow down the focus if needed.
- d. Select the “Category” of images to search. Best practice is to begin with “All images” and then narrow the focus if needed.
- e. Select the proper location(s) “Where” cameras are located and then broaden the search if necessary.
- f. Select the timeframe(s) “When” the incident(s) occurred. Multiple time frames can be searched simultaneously.
- g. Enter the case number in the search reason. If no case number is associated with the search, enter the primary reason you are searching for the plate (i.e. burglary suspect, robbery suspect, retail theft suspect, etc.).
- h. When images of evidentiary value are located select, “Download Images,” and add them to the case file.

5. Hotlist Notification

- a. The Flock Safety Hotlist Tool will send an audible alert to all authorized users currently logged on whenever it receives information that a vehicle matching the license plate of NCIC stolen vehicles, NCIC missing entries, NCIC stolen registration plates, and hotlist entries.
- b. Hotlist entries shall contain actionable intelligence such as reasonable suspicion or probable cause to arrest, NCIC stolen vehicles, NCIC stolen registration plates, NCIC

AUTOMATED LICENSE PLATE READERS (ALPR)

missing entries or significant officer safety information. The hotlist entry should not be utilized for “make your own case” type of intelligence. Hotlist data may not be entered into the ALPR database without supervisor or OIC approval.

- c. The alert will include an image of the vehicle along with a map link of the camera that detected the vehicle.
- d. Dispatch Responsibilities
 - 1) Dispatch shall monitor for Hotlist alerts and the audible signal should be turned on.
 - 2) Upon receiving a Hotlist notification, dispatch personnel will open the Hotlist tool and determine the location of the activation as well as the suspected stolen/missing registration and vehicle information.
 - 3) Immediately broadcast the notification, “Unverified flock hit.” The dispatcher will include the reason for the notification (e.g. stolen vehicle), the license plate associated with the notification, the location, direction of travel, and description of the vehicle associated with the notification, and any other pertinent information.
 - 4) Dispatch personnel will begin the verification of the notification by running the plate. Once verified, dispatch will notify officers over the radio, “Flock hit confirmed.” Dispatch will also notify officers if the vehicle is no longer listed in NCIC.
 - 5) Dispatch personnel will create a call for service and assign an officer to the call.
 - 6) In situations when the ALPR notification is associated with a custom hotlist, dispatch personnel will ensure the license plate is removed from the hotlist.
- e. Officer Responsibilities
 - 1) An audible alert will activate when there is a Hotlist notification.
 - 2) Open the Flock Safety Hotlist Tool and determine the location of the activation as well as the suspected stolen/missing registration and vehicle information.
 - 3) Upon broadcast of a Hotlist notification, officers who are available and near the vicinity of the notification origin should look for the vehicle in question. Dispatch personnel may assign a specific officer to look for the vehicle in question. If an officer observes the vehicle in question, the officer will determine what action to take.
 - 4) A Hotlist notification alone does not constitute reasonable suspicion to perform a traffic stop or otherwise make contact with a vehicle. Officers must ensure they

AUTOMATED LICENSE PLATE READERS (ALPR)

establish reasonable suspicion or probable cause prior to performing a traffic stop or otherwise making contact with a vehicle. At a minimum, dispatch personnel or the officer should query the license plate through NCIC/CIB to determine if the ALPR notification is accurate.

6. ALPR Data Storage and Retention

- a. All data and images gathered by an ALPR are for the official use of the Whitewater Police Department, and because such data may contain NCIC/CIB information, it is not open to public review. ALPR information gathered and retained by the Department may be used and shared with prosecutors or others only as permitted by law.
- b. The current ALPR system used by the Department is Flock Safety. Flock data is stored for a period of 30 days, after which time it is automatically purged. Any data exported from the Flock database to be used for investigative purposes will become part of the case file, retained in accordance with the records retention schedule followed by the Department, and may be subject to open records requests.

7. Training

No member of the department shall operate ALPR equipment or access ALPR data without first completing Department-approved training.

July:

Rank	Offense Type	Number of Searches	Percentage of Searches
1	Criminal Motor Vehicle Offense (incl. Road Rage/Reckless)	34	17.30%
2	Welfare Check	26	13.30%
3	Hit and Run/Car Accident	19	9.70%
4	Larceny/Theft Offenses	18	9.20%
5	Child Abuse/Neglect	15	7.70%
6	Sex Offenses	14	7.10%
7	Drugs/Narcotics	13	6.60%
8	Assault/Battery Offenses	10	5.10%
9	Burglary/Breaking & Entering	10	5.10%
10	Disorderly Conduct/Disturbance	8	4.10%
11	Curfew/Loitering/Vagrancy Violations	8	4.10%
12	Traffic Infraction	7	3.60%
13	Motor Vehicle Theft/Stolen	4	2.00%
14	Stolen Property Offenses	4	2.00%
15	Missing/Endangered Person/Runaway	3	1.50%
16	Robbery	2	1.00%
17	Threats/Harassment	1	0.50%

Rank	Offense Type	Number of Searches	Percentage of Searches
1	Stolen Property Offenses	31	19.60%
2	Traffic Infraction	26	16.50%
3	Welfare Check	17	10.80%
4	Criminal Motor Vehicle Offense (incl. Road Rage/Reckless)	16	10.10%
5	Assault/Battery Offenses	15	9.50%
6	Obstructing the Police (Fleeing/Eluding)	10	6.30%
7	Disorderly Conduct/Disturbance	9	5.70%
8	Weapons Offense (Guns/Shots Fired)	8	5.10%
9	Stalking	6	3.80%
10	Child Abuse/Neglect	5	3.20%
11	Sex Offenses	4	2.50%
12	Motor Vehicle Theft/Stolen	4	2.50%
13	Missing/Endangered Person/Runaway	3	1.90%
14	Hit and Run/Car Accident	2	1.30%
15	Larceny/Theft Offenses	1	0.60%
16	Obstructing Justice	1	0.60%

June:

Rank	Offense Type	Number of Searches	Percentage of Searches
1	Burglary/Breaking & Entering	61	27.10%
2	Hit and Run/Car Accident	46	20.40%
3	Threats/Harassment	30	13.30%
4	Stolen Property Offenses	17	7.60%
5	Motor Vehicle Theft/Stolen	16	7.10%
6	Disorderly Conduct/Disturbance	15	6.70%
7	Larceny/Theft Offenses	7	3.10%
8	Kidnapping/Abduction	7	3.10%
9	Sex Offenses	7	3.10%
10	Traffic Infraction	6	2.70%
11	Assault/Battery Offenses (Domestic)	4	1.80%
12	Assault/Battery Offenses	4	1.80%
13	Welfare Check	3	1.30%
14	Drugs/Narcotics	2	0.90%

May:

Rank	Offense Type	Number of Searches	Percentage of Searches
1	Larceny/Theft Offenses	45	16.70%
2	Criminal Motor Vehicle Offense (incl. Road Rage/Reckless)	41	15.20%
3	Hit and Run/Car Accident	34	12.60%
4	Drugs/Narcotics	32	11.90%
5	Obstructing the Police (Fleeing/Eluding)	26	9.70%
6	Traffic Infraction	23	8.60%
7	Welfare Check	17	6.30%
8	Assault/Battery Offenses (Domestic)	17	6.30%
9	Assault/Battery Offenses	13	4.80%
10	Disorderly Conduct/Disturbance	8	3.00%
11	Robbery	8	3.00%
12	Destruction/Damage/Vandalism of Property	3	1.10%
13	Missing/Endangered Person/Runaway	1	0.40%
14	Burglary/Breaking & Entering	1	0.40%

April:

Rank	Offense Type	Number of Searches	Percentage of Searches
1	Stolen Property Offenses	108	38.70%
2	Larceny/Theft Offenses	101	36.20%
3	Disorderly Conduct/Disturbance	22	7.90%
4	Motor Vehicle Theft/Stolen	8	2.90%
5	Welfare Check	6	2.20%
6	Hit and Run/Car Accident	6	2.20%
7	Destruction/Damage/Vandalism of Property	5	1.80%
8	Assault/Battery Offenses	5	1.80%
9	Child Abuse/Neglect	4	1.40%
10	Wanted Person (Arrest Warrant/Fugitive)	3	1.10%
11	Criminal Motor Vehicle Offense (incl. Road Rage/Reckless)	3	1.10%
12	Assault/Battery Offenses (Domestic)	3	1.10%
13	Drugs/Narcotics	2	0.70%
14	Obstructing Justice	2	0.70%
15	Disturbing Public Peace/Riot	1	0.40%

March:

February:

Rank	Offense Type	Number of Searches	Percentage of Searches
1	Stolen Property Offenses	131	62.10%
2	Hit and Run/Car Accident	18	8.50%
3	Welfare Check	16	7.60%
4	Larceny/Theft Offenses	11	5.20%
5	Traffic Infraction	7	3.30%
6	Motor Vehicle Theft/Stolen	6	2.80%
7	Robbery	5	2.40%
8	Sex Offenses	4	1.90%
9	Wanted Person (Arrest Warrant/Fugitive)	3	1.40%
10	Juvenile Delinquency	3	1.40%
11	Disorderly Conduct/Disturbance	3	1.40%
12	Threats/Harassment	1	0.50%
13	Burglary/Breaking & Entering	1	0.50%
14	Weapons Offense (Guns/Shots Fired)	1	0.50%
15	Criminal Motor Vehicle Offense (incl. Road Rage/Reckless)	1	0.50%

January:

Rank	Offense Type	Number of Searches	Percentage of Searches
1	Drugs/Narcotics	38	20.70%
2	Welfare Check	34	18.50%
3	Hit and Run/Car Accident	22	12.00%
4	Motor Vehicle Theft/Stolen	11	6.00%
5	Stolen Property Offenses	11	6.00%
6	Larceny/Theft Offenses	9	4.90%
7	Disorderly Conduct/Disturbance	9	4.90%
8	Sex Offenses	8	4.30%
9	Assault/Battery Offenses (Domestic)	8	4.30%
10	Pornography/Obscene Material	6	3.30%
11	Child Abuse/Neglect	6	3.30%
12	Criminal Motor Vehicle Offense (incl. Road Rage/Reckless)	3	1.60%
13	Wanted Person (Arrest Warrant/Fugitive)	3	1.60%
14	Counterfeiting/Forgery	3	1.60%
15	Assault/Battery Offenses	3	1.60%
16	Traffic Infraction	3	1.60%
17	Driving Under the Influence (DUI/DWI/OWI/OVI)	2	1.10%
18	Destruction/Damage/Vandalism of Property	2	1.10%
19	Missing/Endangered Person/Runaway	1	0.50%
20	Burglary/Breaking & Entering	1	0.50%
21	Robbery	1	0.50%

Month of June 2026			
Case Number	# of Officers, Detectives, or Dispatchers who conducted a Flock Search for this case		Reason Classification and Incident
26-008729	1	Ofc. Golembiewski 1 search	Traffic Infraction - Attempt to locate truck involved in reckless driving incident. Call was a black Dodge truck 2500 long bed with four doors. Truck was kicking up rocks, blowing stop signs, and almost T-boned the caller. Happened at the intersection by Casey's Eastsider and was headed westbound on Main Street. The driver was a heavier set male with short hair and green shirt. Officers were unable to locate the truck. Officers located the vehicle using Flock and contacted the owner.
26-008634	1	Ofc. Garcia 3 searches	Traffic Infraction - Officer attempted to conduct a traffic stop on two vehicles after they both drove through a red traffic control light. Both vehicles stopped, but the second car then later fled the traffic stop as the officer was talking to the first driver. Using Flock, the officer was able to get the plate of the second vehicle and cite appropriately.
26-008118	2	Det. Monson 12 searches Ofc. Jacobs 10 searches	Traffic Infraction - Officer attempted to conduct a traffic stop on a motorcycle that did not have any license plates. At the attempt of the traffic stop, the motorcycle fled the officer. The officer did not pursue due to the minor traffic violation and the safety of the public. The officer was able to use Flock get a detailed picture of the motorcycle and driver.



Common Council Meeting Agenda Item

Meeting Date: August 18, 2026

Agenda Item: Railing & fence damage Old Stone Mill Dam (Cravath Lake).

Staff Contact (name, email, phone): Kevin Boehm, kboehm@whitewater-wi.gov, 262-473-0122

BACKGROUND

(Enter the who, what when, where, why)

During the significant spring storm events in April 2026, a substantial amount of debris accumulated at the Cravath Lake dam and spillway. The debris included dead cattails and other vegetation, logs and tree debris, sections of piers, and other materials that were carried downstream by the elevated water levels and flows.

A large portion of this debris became lodged against the safety railings located along the spillway. The force and weight of the accumulated debris caused significant damage to one section of railing. One side of the railing collapsed and is currently bent at approximately a 90-degree angle.

The railings serve an important public-safety function at the dam. They provide a physical barrier intended to prevent boaters, kayakers, canoeists, and other lake users from inadvertently entering the spillway area. Because of the damage caused by the spring storms, replacement of the damaged section is necessary to restore the safety barrier.

While the contractor performing the current dam repair work was on site, City staff requested a quote to replace the damaged railing. The contractor provided a quote of \$12,654 for the replacement.

Staff subsequently contacted a local contractor who has previously completed railing fabrication work for the City, including a railing section at the White Building. The local contractor inspected the project and provided a quote of \$4,900 to construct the replacement railing.

The local contractor will fabricate the replacement railing for the City. The contractor currently has an estimated three- to five-week workload before the railing can be completed.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

N/A

FINANCIAL IMPACT

(If none, state N/A)

\$4,900 to be covered under the Dam Repair Capital Project

STAFF RECOMMENDATION

ATTACHMENT(S) INCLUDED
(If none, state N/A)

1.) Photos





Council Agenda Item

Meeting Date: August 18, 2026

Agenda Item: Main Street Ped Crossing near Mulberry Campus

Staff Contact (name, email, phone): Brad Marquardt, bmarguardt@whitewater-wi.gov, 262-473-0139

BACKGROUND

(Enter the who, what when, where, why)

This item was requested to be placed on a future Public Works Agenda after a pedestrian death occurred on March 4, 2026 at the pedestrian crossing on W. Main Street near the Mulberry Campus and the Fairfield Inn. The request asked for further discussion on traffic calming/safety measures at the crossing. Before bringing the item to the Public Works Committee, staff was waiting for the official police report, so it could be included for context to the accident. Per the report, the accident was caused due to a driver looking at his phone and not seeing the pedestrian. Additionally, the driver was subsequently charged with Homicide by Intoxicated Use of a Vehicle with detectable amount of a restricted controlled substance in their blood after blood test results revealed a positive test for cannabinoids.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

The Public Works Committee has discussed this pedestrian crossing previously. One discussion revolved around the possibility of moving it west to align more with ALDI. After reviewing possible locations, it was decided to leave it where it currently exists.

Past projects included upgrading the overhead lighting from High Pressure Sodium to LED along W. Main Street in 2019. The standard flashing pedestrian signs were updated to Rectangular Rapid Flashing Beacon signs in 2020.

Additional pavement markings and signage will be installed the week of August 10, 2026. Pavement markings will include a Pedestrian Yield Line 60 feet west and 20 east of the marked pedestrian crossing. Yield Here to Pedestrian signs will be installed in the terrace area at each Yield Line.

The Public Works Committee at their August 11, 2026 meeting decided no further action was warranted at this time.

FINANCIAL IMPACT

(If none, state N/A)

N/A

STAFF RECOMMENDATION

Based on the accident report, staff is not suggesting any changes to the pedestrian crossing at this time.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

1. N/A



Common Council Agenda Item

Meeting Date:	August 18, 2026
Agenda Item:	Memo re Offer to Purchase Lot 7B in Business Park
Staff Contact (name, email, phone):	Mason Becker, mbecker@whitewater-wi.gov , 262.443.4458

BACKGROUND

(Enter the who, what when, where, why)

The City recently received through Anderson Commercial Group an Offer to Purchase Lot 7B, an approximately 11.4 acres parcel in the Business Park from Kevin's Investments LLC, doing business as K.A. Graf & Sons. This parcel is located immediately south and west of the existing East West Wisconsin business along N Prospect Dr.

The buyer is relocating their operations from another nearby community and seeks to purchase the property to build an approximately 10,000+ sq ft new construction building(s) for an earth moving and excavation business. The project would include bringing a small number of jobs to the City of Whitewater, around six current positions with possibly 10-15 more in the future, as the company continues to grow.

Note that this parcel had been part of a larger parcel, including a larger acreage to the south of Generac, recently divided by Certified Survey Map.

Staff believe this project fits within the intent of the Business Park and complements nearby businesses and trades within the area.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

- The Plan and Architectural Review Commission reviewed the Offer to Purchase and made a positive recommendation on this item to the Common Council at the August 10, 2026 PARC meeting.

FINANCIAL IMPACT

(If none, state N/A)

- The buyer is offering to pay \$10,000 per acre and is not seeking any additional financial incentives from the City for this project.
- Development of this property will bring it back on the tax rolls, and this project will be a positive economic contribution to TID #10 and the Business Park, as well as the City.

STAFF RECOMMENDATION

- Staff recommend that the Common Council approve this Offer to Purchase, which can be contingent on the Community Development Authority also approving at their August 20, 2026 meeting, given the property's location in the Business Park.
- A future Site Plan would be reviewed by the PARC, and a mutually agreed upon Development Agreement will be reviewed by the CDA and Common Council at a later date.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

- Offer to Purchase from Anderson Commercial Group

**A RESOLUTION APPROVING KEVIN’S INVESTMENTS, LLC OFFER TO
PURCHASE PROPERTY LOCATED ON N PROSPECT DRIVE**

WHEREAS, this resolution was reviewed by the Plan and Architectural Review Commission and is recommended for approval by said committee; and,

WHEREAS, the City of Whitewater owns certain real property located on N Prospect Drive immediately south and west of the existing East West Wisconsin business(/292-0515-3432-000) in the City of Whitewater, Wisconsin (the “Property”); and,

WHEREAS, Kevin’s Investments, LLC wishes to develop the property for Residential Use; and,

WHEREAS, the city desires to convey the Property to Kevin’s Investments, LLC;

WHEREAS, the city has determined that convey the Property to Kevin’s Investments, LLC is in the public interest.

NOW, THEREFORE BE IT RESOLVED, That the Common Council of the City of Whitewater that the offer to purchase from Kevin’s Investments, LLC is approved, and the appropriate offices are authorized to execute any agreements or other necessary documents to complete the transaction.

Resolution was introduced by Council Member _____, who moved for its adoption.

Seconded by Council Member _____.

DATE	August 18, 2026			
	YES	NO	PASS	ABSENT
Michael Smith				
Orin Artsmith				
Steven Sahyun				
Brian Schanen				
Neil Hicks				
Gavin Kelleher				
Patrick Singer				
Total:				

RESOLUTION NO. 2026-R-40

ADOPTED: _____

John Weidl, City Manager

ATTEST:

Heather Boehm, City Clerk

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

Anderson Commercial Group, LLC
Page 1 of 12, WB-13

WB-13 VACANT LAND OFFER TO PURCHASE

- 1 LICENSEE DRAFTING THIS OFFER ON July 20, 2026 [DATE] IS (AGENT OF BUYER)
- 2 (AGENT OF SELLER/LISTING FIRM) (AGENT OF BUYER AND SELLER) **STRIKE THOSE NOT APPLICABLE**
- 3 The Buyer, Kevin's Investments, LLC and/or assigns _____
- 4 offers to purchase the Property known as +/- 11.41 acres of Lot 2
- 5 TK#29205153432000; See Exhibit A
- 6 [e.g., Street Address, Parcel Number(s), legal description, or insert additional description, if any, at lines 655-660, or attach
- 7 as an addendum per line 682] in the City of Whitewater, County
- 8 of Walworth Wisconsin, on the following terms:
- 9 **PURCHASE PRICE** The purchase price is _____ Dollars (\$ 10,000/acre).
- 10 _____
- 11 **INCLUDED IN PURCHASE PRICE** Included in purchase price is the Property, all Fixtures on the Property as of the date
- 12 stated on line 1 of this Offer (unless excluded at lines 17-18), and the following additional items: _____
- 13 _____
- 14 **NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are included**
- 15 **or not included. Annual crops are not part of the purchase price unless otherwise agreed.**
- 16 **NOT INCLUDED IN PURCHASE PRICE** Not included in purchase price is Seller's personal property (unless included at
- 17 lines 12-13) and the following: Seller's/Tenant's personal possessions
- 18 _____
- 19 **CAUTION: Identify Fixtures that are on the Property (see lines 21-25) to be excluded by Seller or that are rented**
- 20 **and will continue to be owned by the lessor.**
- 21 "Fixture" is defined as an item of property which is physically attached to or so closely associated with land so as to be
- 22 treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage
- 23 to the premises, items specifically adapted to the premises and items customarily treated as fixtures, including, but not
- 24 limited to, all: perennial crops, garden bulbs; plants; shrubs and trees; fences; storage buildings on permanent foundations
- 25 and docks/piers on permanent foundations.
- 26 **CAUTION: Exclude any Fixtures to be retained by Seller or that are rented on lines 17-18 or at lines 655-660 or in**
- 27 **an addendum per line 682.**
- 28 **BINDING ACCEPTANCE** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer
- 29 on or before August 21, 2026
- 30 Seller may keep the Property on the market and accept secondary offers after binding acceptance of this Offer.
- 31 **CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.**
- 32 **ACCEPTANCE** Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical
- 33 copies of the Offer.
- 34 **CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term**
- 35 **Deadlines running from acceptance provide adequate time for both binding acceptance and performance.**
- 36 **CLOSING** This transaction is to be closed on within 15 days of waiver/satisfaction
- 37 of all contingencies
- 38 at the place selected by Seller, unless otherwise agreed by the Parties in writing. If the date for closing falls on a Saturday,
- 39 Sunday, or a federal or a state holiday, the closing date shall be the next Business Day.
- 40 **CAUTION: To reduce the risk of wire transfer fraud, any wiring instructions received should be independently**
- 41 **verified by phone or in person with the title company, financial institution, or entity directing the transfer. The real**
- 42 **estate licensees in this transaction are not responsible for the transmission or forwarding of any wiring or money**
- 43 **transfer instructions.**
- 44 **EARNEST MONEY**
- 45 ■ EARNEST MONEY of \$ _____ accompanies this Offer.
- 46 If Offer was drafted by a licensee, receipt of the earnest money accompanying this Offer is acknowledged.
- 47 ■ EARNEST MONEY of \$ 5,000.00 will be mailed, or commercially, electronically
- 48 or personally delivered within 5 days ("5" if left blank) after acceptance.
- 49 All earnest money shall be delivered to and held by (listing Firm) (drafting Firm) (other identified as
- 50 Knight Barry Title Company; Attn: Ellen Weber) **STRIKE THOSE NOT APPLICABLE**
- 51 (listing Firm if none chosen; if no listing Firm, then drafting Firm; if no Firm then Seller).
- 52 **CAUTION: If a Firm does not hold earnest money, an escrow agreement should be drafted by the Parties or an**
- 53 **attorney as lines 56-76 do not apply. If someone other than Buyer pays earnest money, consider a special**
- 54 **disbursement agreement.**
- 55 ■ THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise agreed in writing.

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

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

77 **TIME IS OF THE ESSENCE** "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3)
78 occupancy; (4) date of closing; (5) contingency Deadlines **STRIKE AS APPLICABLE** and all other dates and Deadlines in
79 this Offer except:

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

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

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

100 **INSERT CONDITIONS NOT ALREADY INCLUDED IN THE DISCLOSURE REPORT**

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

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

- 116 soil, or other potentially hazardous or toxic substances on the Property; manufacture of methamphetamine or other
 117 hazardous or toxic substances on the Property; or high voltage electric (100 KV or greater) or steel natural gas transmission
 118 lines located on but not directly serving the Property.
- 119 g. Defects caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic
 120 substances on neighboring properties.
- 121 h. The Property is served by a joint well; Defects related to a joint well serving the Property; or Defects in a well on the
 122 Property or in a well that serves the Property, including unsafe well water due to contaminants such as coliform, nitrates, or
 123 atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see § NR 812.26, Wis. Adm. Code) but
 124 that are not closed or abandoned according to applicable regulations.
- 125 i. Defects in any septic system or other private sanitary disposal system on the Property; or any out-of-service septic
 system serving the Property not closed or abandoned according to applicable regulations.
- 127 j. Underground or aboveground fuel storage tanks presently or previously on the Property for storage of flammable or
 128 combustible liquids including, but not limited to, gasoline or heating oil; or Defects in the underground or aboveground fuel
 129 storage tanks on or previously located on the Property. Defects in underground or aboveground fuel storage tanks may
 130 include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking;
 131 corrosion; or failure to meet operating standards. (The owner, by law, may have to register the tanks with the Department
 132 of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use
 133 or not. Department regulations may require closure or removal of unused tanks.)
- 134 k. Existing or abandoned manure storage facilities located on the property.
- 135 l. Notice of property tax increases, other than normal annual increases, or pending Property tax reassessment;
 136 remodeling that may increase the Property's assessed value; pending special assessments; or Property is within a special
 137 purpose district, such as a drainage district, that has authority to impose assessments on the Property.
- 138 m. Proposed, planned, or commenced public improvements or public construction projects that may result in special
 139 assessments or that may otherwise materially affect the Property or the present use of the Property; or any land division
 140 involving the Property without required state or local permits.
- 141 n. The Property is part of or subject to a subdivision homeowners' association; or the Property is not a condominium unit
 142 and there are common areas associated with the Property that are co-owned with others.
- 143 o. Any zoning code violations with respect to the Property; the Property or any portion thereof is located in a floodplain,
 144 wetland or shoreland zoning area under local, state or federal regulations; or the Property is subject to a mitigation plan
 145 required by Wisconsin Department of Natural Resources (DNR) rules related to county shoreland zoning ordinances, that
 146 obligates the Property owner to establish or maintain certain measures related to shoreland conditions, enforceable by the
 147 county.
- 148 p. Nonconforming uses of the Property (a nonconforming use is a use of land that existed lawfully before the current zoning
 149 ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance); conservation
 150 easements (a conservation easement is a legal agreement in which a property owner conveys some of the rights associated
 151 with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization
 152 to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or
 153 education, or for similar purposes); restrictive covenants or deed restrictions on the Property; or, other than public rights-of-
 154 way, nonowners having rights to use part of the Property, including, but not limited to, private rights-of-way and easements
 155 other than recorded utility easements.
- 156 q. All or part of the Property has been assessed as agricultural land; has been assessed a use-value assessment
 157 conversion charge; or payment of a use-value assessment conversion charge has been deferred.
- 158 r. All or part of the Property is subject to, enrolled in, or in violation of a farmland preservation agreement, Forest Crop
 159 Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program.
- 160 s. A dam is totally or partially located on the Property; or an ownership interest in a dam not located on the Property will
 161 be transferred with the Property because the dam is owned collectively by a homeowners' association, lake district, or
 162 similar group of which the Property owner is a member.
- 163 t. No legal access to the Property; or boundary or lot line disputes, encroachments or encumbrances (including a joint
 164 driveway) affecting the Property. Encroachments often involve some type of physical object belonging to one person but
 165 partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages,
 166 driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of
 167 the Property or to the use of the Property such as a joint driveway, liens, and licenses.
- 168 u. Government agency, court order, or federal, state, or local regulations requiring repair, alteration or correction of an
 169 existing condition.
- 170 v. A pier attached to the Property not in compliance with state or local pier regulations; a written agreement affecting
 171 riparian rights related to the Property; or the bed of the abutting navigable waterway is owned by a hydroelectric operator.
- 172 w. Material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide.
- 173 x. Significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property.
- 174 y. Significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or
 175 shrubs; or substantial injuries or disease in livestock on the Property or neighboring property.
- 176 z. Animal, reptile, or other insect infestations; drainage easement or grading problems; excessive sliding; or any other
 177 Defect or material condition.

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

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

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

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

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

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

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

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

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

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

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

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

244 **PROPOSED USE CONTINGENCIES:** This Offer is contingent upon Buyer obtaining, at Buyer's expense, the reports or
245 documentation required by any optional provisions checked on lines 256-281 below. The optional provisions checked on
246 lines 256-281 shall be deemed satisfied unless Buyer, within 45 days ("30" if left blank) after acceptance, delivers: (1)
247 written notice to Seller specifying those optional provisions checked below that cannot be satisfied and (2) written evidence
248 substantiating why each specific provision referred to in Buyer's notice cannot be satisfied. Upon delivery of Buyer's notice,
249 this Offer shall be null and void. Seller agrees to cooperate with Buyer as necessary to satisfy the contingency provisions
250 checked at lines 256-281.

251 **Proposed Use:** Buyer is purchasing the Property for the purpose of: Warehouse and office Building
252 approximately 80X1200 9600/sf s including approximately 40x50 office for excavation and
253 trucking company. [insert proposed use

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

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

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

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

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

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

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

277 ☐ electricity _____; ☐ gas _____; ☐ sewer _____;
278 ☐ water _____; ☐ telephone _____; ☐ cable _____;
279 ☐ other _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

_____ (list any Property component(s) to be separately inspected, e.g., dumpsite, timber quality, invasive species, etc.) that discloses no Defects.

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

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

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

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

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

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

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

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

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

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

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

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

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

(2) Seller has the right to cure but:

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

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

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

☐ **FINANCING COMMITMENT CONTINGENCY:** This Offer is contingent upon Buyer being able to obtain a written _____ [loan type or specific lender, if any] first mortgage loan commitment as described

below, within _____ days after acceptance of this Offer. The financing selected shall be in an amount of not less than \$ _____ for a term of not less than _____ years, amortized over not less than _____ years. Initial

monthly payments of principal and interest shall not exceed \$ _____. Buyer acknowledges that lender's required monthly payments may also include 1/12th of the estimated net annual real estate taxes, hazard insurance

premiums, and private mortgage insurance premiums. The mortgage shall not include a prepayment premium. Buyer agrees to pay discount points in an amount not to exceed _____ % ("0" if left blank) of the loan. If Buyer is using multiple loan

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

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

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

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

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

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

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

(1) signed by Buyer; or

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

Delivery of a loan commitment by Buyer's lender or delivery accompanied by a notice of unacceptability shall not satisfy this contingency.

CAUTION: The delivered loan commitment may contain conditions Buyer must yet satisfy to obligate the lender to provide the loan. Buyer understands delivery of a loan commitment removes the Financing Commitment Contingency from the Offer and shifts the risk to Buyer if the loan is not funded.

■ **SELLER TERMINATION RIGHTS:** If Buyer does not deliver a loan commitment on or before the Deadline on line 357, Seller may terminate this Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of written loan commitment from Buyer.

■ **FINANCING COMMITMENT UNAVAILABILITY:** If a financing commitment is not available on the terms stated in this Offer (and Buyer has not already delivered an acceptable loan commitment for other financing to Seller), Buyer shall promptly deliver written notice to Seller of same including copies of lender(s)' rejection letter(s) or other evidence of unavailability.

☐ **SELLER FINANCING:** Seller shall have 10 days after the earlier of:

(1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394; or

(2) the Deadline for delivery of the loan commitment on line 357,

to deliver to Buyer written notice of Seller's decision to (finance this transaction with a note and mortgage under the same terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly. If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit worthiness for Seller financing.

IF THIS OFFER IS NOT CONTINGENT ON FINANCING COMMITMENT Within _____ 7 _____ days ("7" if left blank) after acceptance, Buyer shall deliver to Seller either:

(1) reasonable written verification from a financial institution or third party in control of Buyer's funds that Buyer has, at the time of verification, sufficient funds to close; or

(2) _____ [Specify documentation Buyer agrees to deliver to Seller].

If such written verification or documentation is not delivered, Seller has the right to terminate this Offer by delivering written notice to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written verification. Buyer may or may not obtain mortgage financing but does not need the protection of a financing commitment contingency. Seller agrees to allow Buyer's appraiser access to the Property for purposes of an appraisal. Buyer understands and agrees that this Offer is not subject to the appraisal meeting any particular value, unless this Offer is subject to an appraisal contingency, nor does the right of access for an appraisal constitute a financing commitment contingency.

☐ **APPRAISAL CONTINGENCY:** This Offer is contingent upon Buyer or Buyer's lender having the Property appraised at Buyer's expense by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated subsequent to the date stated on line 1 of this Offer, indicating an appraised value for the Property equal to or greater than the agreed upon purchase price.

This contingency shall be deemed satisfied unless Buyer, within _____ days after acceptance, delivers to Seller a copy of the appraisal report indicating an appraised value less than the agreed upon purchase price, and a written notice objecting to the appraised value.

■ **RIGHT TO CURE:** Seller (shall)(shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure.

If Seller has the right to cure, Seller may satisfy this contingency by delivering written notice to Buyer adjusting the purchase price to the value shown on the appraisal report within _____ days ("5" if left blank) after Buyer's delivery of the appraisal

Property Address: +/- 11.41 acres of Lot 2, Whitewater, WI 53190

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report and the notice objecting to the appraised value. Seller and Buyer agree to promptly execute an amendment initiated by either party after delivery of Seller's notice, solely to reflect the adjusted purchase price.

This Offer shall be null and void if Buyer makes timely delivery of the notice objecting to appraised value and the written appraisal report and:

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

(2) Seller has the right to cure but:

(a) Seller delivers written notice that Seller will not adjust the purchase price; or

(b) Seller does not timely deliver the written notice adjusting the purchase price to the value shown on the appraisal report.

NOTE: An executed FHA, VA or USDA Amendatory clause may supersede this contingency.

CLOSING OF BUYER'S PROPERTY CONTINGENCY: This Offer is contingent upon the closing of the sale of Buyer's property located at _____

no later than _____ (the Deadline). If closing does not occur by the Deadline, this Offer shall become null and void unless Buyer delivers to Seller, on or before the Deadline, reasonable written verification from a financial institution or third party in control of Buyer's funds that Buyer has, at the time of verification, sufficient funds to close or proof of bridge loan financing, along with a written notice waiving this contingency. Delivery of verification or proof of bridge loan shall not extend the closing date for this Offer.

BUMP CLAUSE: If Seller accepts a bona fide secondary offer, Seller may give written notice to Buyer that another offer has been accepted. If Buyer does not deliver to Seller the documentation listed below within _____ hours ("72" if left blank) after Buyer's Actual Receipt of said notice, this Offer shall be null and void. Buyer must deliver the following:

(1) Written waiver of the Closing of Buyer's Property Contingency if line 435 is marked;

(2) Written waiver of _____ (name other contingencies, if any); and

(3) Any of the following checked below:

☐ Proof of bridge loan financing.

☐ Proof of ability to close from a financial institution or third party in control of Buyer's funds which shall provide Seller with reasonable written verification that Buyer has, at the time of verification, sufficient funds to close.

Other: _____

[insert other requirements, if any (e.g., payment of additional earnest money, etc.)]

SECONDARY OFFER: This Offer is secondary to a prior accepted offer. This Offer shall become primary upon delivery of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer notice prior to any Deadline, nor is any particular secondary buyer given the right to be made primary ahead of other secondary buyers. Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to delivery of Seller's notice that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than _____ days ("7" if left blank) after acceptance of this Offer. All other Offer Deadlines that run from acceptance shall run from the time this Offer becomes primary.

HOMEOWNERS ASSOCIATION If this Property is subject to a homeowners association, Buyer is aware the Property may be subject to periodic association fees after closing and one-time fees resulting from transfer of the Property. Any one-time fees resulting from transfer of the Property shall be paid at closing by (Seller) (Buyer) **STRIKE ONE** ("Buyer" if neither is stricken).

CLOSING PRORATIONS The following items, if applicable, shall be prorated at closing, based upon date of closing values: real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners or homeowners association assessments, fuel and _____.

CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.

Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.

Real estate taxes shall be prorated at closing based on **CHECK BOX FOR APPLICABLE PRORATION FORMULA**:

☐ The net general real estate taxes for the preceding year, or the current year if available (Net general real estate taxes are defined as general property taxes after state tax credits and lottery credits are deducted.) NOTE: THIS CHOICE APPLIES IF NO BOX IS CHECKED.

☐ Current assessment times current mill rate (current means as of the date of closing).

☐ Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior year, or current year if known, multiplied by current mill rate (current means as of the date of closing).

☐ _____

CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be substantially different than the amount used for proration especially in transactions involving new construction, extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local assessor regarding possible tax changes.

☐ Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5

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

488 **TITLE EVIDENCE**

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

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

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

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

506 ■ **GAP ENDORSEMENT:** Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's)(Buyer's)
 507 **STRIKE ONE** ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded
 508 after the commitment date of the title insurance commitment and before the deed is recorded, subject to the title insurance
 509 policy conditions, exclusions and exceptions, provided the title company will issue the coverage. If a gap endorsement or
 510 equivalent gap coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 516-
 511 523).

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

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

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

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

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

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

539 **DEFINITIONS**

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

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

545 registered mail or make regular deliveries on that day.

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

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

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

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

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

559 **INCLUSION OF OPTIONAL PROVISIONS** Terms of this Offer that are preceded by an OPEN BOX (☐) are part of
560 this offer ONLY if the box is marked such as with an "X". They are not part of this offer if marked "N/A" or are left blank.

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

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

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

573 **MAINTENANCE** Seller shall maintain the Property and all personal property included in the purchase price until the earlier
574 of closing or Buyer's occupancy, in materially the same condition it was in as of the date on line 1 of this Offer, except for
575 ordinary wear and tear.

576 **PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING** If, prior to closing, the Property is damaged in an
577 amount not more than five percent of the purchase price, other than normal wear and tear, Seller shall promptly notify Buyer
578 in writing, and will be obligated to restore the Property to materially the same condition it was in as of the date on line 1 of
579 this Offer. Seller shall provide Buyer with copies of all required permits and lien waivers for the lienable repairs no later than
580 closing. If the amount of damage exceeds five percent of the purchase price, Seller shall promptly notify Buyer in writing of
581 the damage and this Offer may be terminated at option of Buyer. Should Buyer elect to carry out this Offer despite such
582 damage, Buyer shall be entitled to the insurance proceeds, if any, relating to the damage to the Property, plus a credit
583 towards the purchase price equal to the amount of Seller's deductible on such policy, if any. However, if this sale is financed
584 by a land contract or a mortgage to Seller, any insurance proceeds shall be held in trust for the sole purpose of restoring
585 the Property.

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

590 **OCCUPANCY** Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in
591 this Offer at lines 655-660 or in an addendum attached per line 682, or lines 534-538 if the Property is leased. At time of
592 Buyer's occupancy, Property shall be free of all debris, refuse, and personal property except for personal property belonging
593 to current tenants, or sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

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

597 If **Buyer defaults**, Seller may:

- 598 (1) sue for specific performance and request the earnest money as partial payment of the purchase price; or
- 599 (2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual
- 600 damages.

601 If **Seller defaults**, Buyer may:

- 602 (1) sue for specific performance; or
- 603 (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

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

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

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

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

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

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

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

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

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

640 **COMPLIANCE WITH FIRPTA.** Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument,
641 affidavit, or statement needed to comply with FIRPTA, including withholding forms. If withholding is required under IRC
642 §1445, and the net proceeds due Seller are not sufficient to satisfy the withholding required in this transaction, Seller shall
643 deliver to Buyer, at closing, the additional funds necessary to satisfy the applicable withholding requirement. Seller also
644 shall pay to Buyer an amount not to exceed \$1,000 for actual costs associated with the filing and administration of forms,
645 affidavits, and certificates necessary for FIRPTA withholding and any withholding agent fees.

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

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

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

655 **ADDITIONAL PROVISIONS/CONTINGENCIES** _____

656 _____
657 _____
658 _____
659 _____
660 _____

661 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and
662 written notices to a Party shall be effective only when accomplished by one of the authorized methods specified at lines
663 664-679.

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

666 Name of Seller's recipient for delivery, if any: See Addendum A

667 Name of Buyer's recipient for delivery, if any: Kevin Graf/Kevin's Investments, LLC

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

669 Seller: () Buyer: ()

670 ☐ (3) Commercial: depositing the document or written notice, fees prepaid or charged to an account, with a commercial
 671 delivery service, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's address at
 672 line 675 or 676.

673 ☒ (4) U.S. Mail: depositing the document or written notice, postage prepaid, in the U.S. Mail, addressed either to the
 674 Party, or to the Party's recipient for delivery, for delivery to the Party's address.

675 Address for Seller: 312 W Whitewater St, Whitewater, WI 53190

676 Address for Buyer: N3151 Buena Vista Road Fort Atkinson WI 53538

677 ☒ (5) Email: electronically transmitting the document or written notice to the email address.

678 Email Address for Seller: mbecker@whitewater-wi.gov; kparks@acgwi.com; pmcglinn@acgwi.com

679 Email Address for Buyer: graftuckingllc@gmail.com

680 **PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller
 681 constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.

682 ☒ **ADDENDA**: The attached Addendum A; Exhibit A is/are made part of this Offer.

683 This Offer was drafted by [Licensee and Firm] Sheila Sobczak / Anderson Commercial Group, LLC

WIRE FRAUD WARNING! Wire Fraud is a real and serious risk. Never trust wiring instructions sent via email. Funds wired to a fraudulent account are often impossible to recover.

Criminals are hacking emails and sending fake wiring instructions by impersonating a real estate agent, Firm, lender, title company, attorney or other source connected to your transaction. These communications are convincing and professional in appearance but are created to steal your money. The fake wiring instructions may even be mistakenly forwarded to you by a legitimate source.

DO NOT initiate ANY wire transfer until you confirm wiring instructions IN PERSON or by YOU calling a verified number of the entity involved in the transfer of funds. Never use contact information provided by any suspicious communication.

Real estate agents and Firms ARE NOT responsible for the transmission, forwarding, or verification of any wiring or money transfer instructions.

Signed by:

696 (x) Kevin Graf

697 Buyer's Signature ▲ Print Name Here ► Kevin's Investments, LLC and/or assigns

7/20/2026

Date ▲

698 (x)

699 Buyer's Signature ▲ Print Name Here ►

Date ▲

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

704 (x)

705 Seller's Signature ▲ Print Name Here ► City of Whitewater and/or assigns

Date ▲

706 (x)

707 Seller's Signature ▲ Print Name Here ►

Date ▲

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

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

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

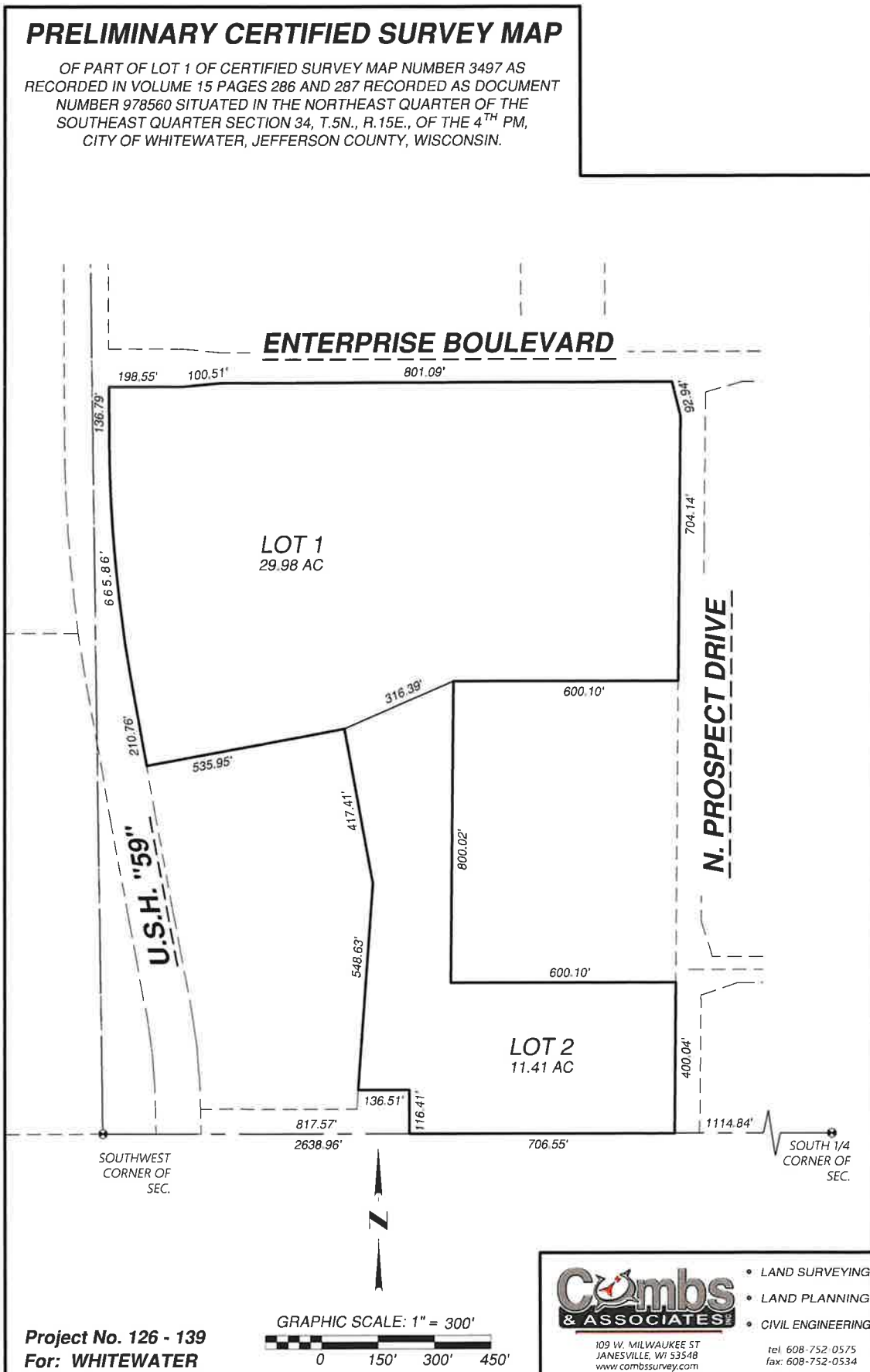
711 Seller Initials ▲ Date ▲

Seller Initials ▲ Date ▲

Addendum A

- 1) This transfer involves a municipality which is exempt from the Real Estate Transfer Fee under Wis. Stat. Sec. 77.25 as a subdivision of the state of Wisconsin.
- 2) Reference lines 94-100: "The City is exempt from having to provide the vacant land disclosure report. The obligation to provide it arises from Wis. Stat. Sec. 709.01, which requires owners transferring real property to complete the disclosure report unless they are exempt from the real estate transfer fee under Wis. Stat. Sec. 77.25. The City qualifies for exemption from the fee under Wis. Stat. Sec. 77.25(2) as a subdivision of the state of Wisconsin." is hereby inserted.
- 3) Reference line 666: "John Weidl, Mason Becker/City of Whitewater; Kristen Parks, Patrick McGlinn/ ACG, LLC" is hereby inserted.
- 4) Contingency Clause. This Agreement, and all rights, obligations, and duties arising hereunder, shall be expressly contingent upon the approval of the Common Council of City of Whitewater, Wisconsin (the "Common Council"). No party shall have any legal obligation of any kind with respect to the proposed transaction unless and until the Common Council has granted its final approval of this Agreement in its entirety through a duly passed resolution or ordinance in accordance with applicable Wisconsin municipal law.
- 5) Governmental/Developers Agreement/Zoning Approvals: Buyer's obligation to purchase the Property is contingent upon Buyer obtaining all necessary municipal consents and approvals for the Project from all applicable governmental entities that have jurisdiction over the property including, but not limited to, rezoning the property, entering into an acceptable developers agreement and obtaining required governmental or municipal approvals within forty five (45) days from acceptance of this Offer to Purchase. All approvals shall be subject only to conditions, covenants and agreements that are acceptable to Buyer in Buyer's sole discretion. In the event Buyer is dissatisfied with the results of such governmental/zoning approvals for any reason whatsoever, Buyer may terminate this Offer by delivering written notice of termination to Seller at any time during the Review Period. If Buyer so terminates this Offer during the Review Period, Seller shall promptly return all earnest money to Buyer.
- 6) Seller, at Seller's expense will subdivide parcel known as tax key 292-0515-3432-000, within forty five (45) days from acceptance of this Offer to Purchase, that of which +/- 11.41 acres of the parcel, will be sold to the Buyer.

Exhibit A





Strand Associates, Inc.®
910 West Wingra Drive
Madison, WI 53715
(P) 608.251.4843
www.strand.com

August 13, 2026

Mr. Brad Marquardt, P.E.
City of Whitewater
312 West Whitewater Street
Whitewater, WI 53190

Re: 2026 Detention Basin Maintenance
Contract 7-2027
City of Whitewater, Wisconsin

Dear Brad,

Bids for the above-referenced Project were opened on August 11, 2026. Five Bids were received with the resulting Bid tabulation enclosed.

CJP Excavating LLC (CJP) of Helenville, Wisconsin was the apparent low Bidder at \$159,161.75. The Bid included a Bid Bond for 10 percent. The Bid is deemed to be responsive.

Strand Associates, Inc.® has previously worked with CJP on projects for the City of Whitewater.

If you determine that CJP is a responsible Bidder after your evaluation of their qualifications, we recommend proceeding with award of the Contract in accordance with Article 18 of the Instructions to Bidders.

Sincerely,

STRAND ASSOCIATES, INC.®

Andrew B. Constant, P.E.

Enclosure

2026 Detention Basin Maintenance																		
Contract 7-2026																		
City of Whitewater, Wisconsin																		
Solicitor: Strand Associates, Inc.																		
August 11, 2026 1:30 P.M. Central																		
2026 Detention Basin Maintenance																		
				CJP Excavating LLC.			RR Walton & Company LTD			Integrated Lakes Management, Inc.			Fischer Excavating, Inc.			Interstate Clearing & Construction		
Section Title	Line Item	Item Description	UoM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension		
2026 Detention Basin Maintenance																		
		1 Clearing and Grubbing	LS	1	\$5,005.00	\$5,005.00	\$2,800.00	\$2,800.00	\$7,318.40	\$7,318.40	\$5,802.00	\$5,802.00	\$1,495.00	\$1,495.00				
		2 Dewatering and Flow Management	LS	1	\$1,500.00	\$1,500.00	\$3,500.00	\$3,500.00	\$1,315.60	\$1,315.60	\$25,720.00	\$25,720.00	\$12,400.00	\$12,400.00				
		3 Common Excavation and Grading	LS	1	\$56,900.00	\$56,900.00	\$31,220.00	\$31,220.00	\$39,915.70	\$39,915.70	\$47,587.00	\$47,587.00	\$108,900.00	\$108,900.00				
		4 12-IN RCP Apron End Wall W/ Joint Ties and Concrete Cut-Off Wall	EA	2	\$1,350.00	\$2,700.00	\$1,000.00	\$2,000.00	\$7,928.80	\$15,857.60	\$1,552.00	\$3,104.00	\$3,430.00	\$6,860.00				
		5 12-IN RCP Storm Sewer INCL Hauled?In Granular Backfill	LF	16	\$170.75	\$2,732.00	\$343.75	\$5,500.00	\$4,834.88	\$144.00	\$2,304.00	\$314.00	\$5,024.00					
		6 Riprap W/ Geotextile	SY	45	\$77.45	\$3,485.25	\$74.45	\$3,350.25	\$142.17	\$6,397.65	\$85.00	\$3,825.00	\$51.50	\$2,317.50				
		7 Native Restoration	LS	1	\$9,570.00	\$9,570.00	\$13,000.00	\$13,000.00	\$12,023.70	\$12,023.70	\$14,064.00	\$14,064.00	\$5,300.00	\$5,300.00				
		8 Erosion Control	LS	1	\$800.00	\$800.00	\$500.00	\$500.00	\$3,627.45	\$3,627.45	\$2,432.00	\$2,432.00	\$4,000.00	\$4,000.00				
		9 Clearing and Grubbing	LS	1	\$5,210.00	\$5,210.00	\$2,850.00	\$2,850.00	\$7,318.40	\$7,318.40	\$5,802.00	\$5,802.00	\$1,900.00	\$1,900.00				
		10 Dewatering and Flow Management	LS	1	\$1,500.00	\$1,500.00	\$4,000.00	\$4,000.00	\$1,315.60	\$1,315.60	\$11,896.00	\$11,896.00	\$9,300.00	\$9,300.00				
		11 Common Excavation and Grading	LS	1	\$19,547.50	\$19,547.50	\$31,260.00	\$31,260.00	\$32,720.00	\$32,720.00	\$21,452.00	\$21,452.00	\$70,400.00	\$70,400.00				
		12 21-IN RCP Apron End Wall W/ Joint Ties and Concrete Cut-Off Wall	EA	2	\$1,350.00	\$2,700.00	\$2,450.00	\$4,900.00	\$8,893.05	\$17,786.10	\$2,721.00	\$5,442.00	\$3,750.00	\$7,500.00				
		13 21-IN RCP Storm Sewer INCL Hauled?In Granular Backfill	LF	16	\$220.75	\$3,532.00	\$168.75	\$2,700.00	\$327.12	\$5,233.92	\$141.00	\$2,256.00	\$340.00	\$5,440.00				
		14 Riprap W/ Geotextile	SY	85	\$41.00	\$3,485.00	\$41.76	\$3,549.60	\$110.47	\$9,389.95	\$80.00	\$6,800.00	\$51.50	\$4,377.50				
		15 Native Restoration	LS	1	\$10,370.00	\$10,370.00	\$12,500.00	\$12,500.00	\$13,819.20	\$13,819.20	\$15,014.00	\$15,014.00	\$5,800.00	\$5,800.00				
		16 Erosion Control	LS	1	\$640.00	\$640.00	\$1,500.00	\$1,500.00	\$3,747.15	\$3,747.15	\$2,172.00	\$2,172.00	\$4,900.00	\$4,900.00				
		17 Clearing and Grubbing	LS	1	\$4,805.00	\$4,805.00	\$3,600.00	\$3,600.00	\$3,506.20	\$3,506.20	\$5,802.00	\$5,802.00	\$750.00	\$750.00				
		18 Dewatering and Flow Management	LS	1	\$1,500.00	\$1,500.00	\$4,200.00	\$4,200.00	\$1,315.60	\$1,315.60	\$11,896.00	\$11,896.00	\$9,300.00	\$9,300.00				
		19 Common Excavation and Grading	LS	1	\$11,655.00	\$11,655.00	\$30,500.00	\$30,500.00	\$17,863.10	\$17,863.10	\$30,645.00	\$30,645.00	\$64,900.00	\$64,900.00				
		20 Riprap W/ Geotextile	SY	20	\$75.00	\$1,500.00	\$80.00	\$1,600.00	\$149.97	\$2,999.40	\$85.00	\$1,700.00	\$51.50	\$1,030.00				
		21 Native Restoration	LS	1	\$9,375.00	\$9,375.00	\$12,500.00	\$12,500.00	\$11,125.95	\$11,125.95	\$13,064.00	\$13,064.00	\$5,300.00	\$5,300.00				
		22 Erosion Control	LS	1	\$650.00	\$650.00	\$1,500.00	\$1,500.00	\$3,388.05	\$3,388.05	\$1,564.00	\$1,564.00	\$4,000.00	\$4,000.00				
Base Bid Total:					\$159,161.75			\$179,029.85			\$222,819.60			\$341,194.00				



Council Agenda Item

Meeting Date: August 18, 2026

Agenda Item: Contract 7-2026, 2026 Detention Basin Maintenance

Staff Contact (name, email, phone): Brad Marquardt, bmarguardt@whitewater-wi.gov, 262-473-0139

BACKGROUND

(Enter the who, what when, where, why)

Contract 7-2026, Detention Basin Maintenance Project, was advertised on July 16 and 23, 2026 with a bid opening on August 11, 2026. The project consists of dredging and reshaping three detention ponds. The first one is located off of Starin Road across from the Street Department garage. The other two basins are located east of Waters Edge Drive, closer to the multi-use path near Trippe Lake.

Five bids were received:

- | | |
|--------------------------------------|--------------|
| • CJP Excavating LLC | \$159,161.75 |
| • RR Walton & Company LTD | \$179,029.85 |
| • Integrated Lakes Management Inc | \$222,819.60 |
| • Fischer Excavating Inc | \$240,343.00 |
| • Interstate Clearing & Construction | \$341,194.00 |

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

The Task Order to design and assemble plans for bidding was approved by the Public Works Committee and Council in February, 2026. The basin dredging project was approved by Council as part of the 2026-2027 Budget and Capital Improvement Plan. At their August 11, 2026 meeting, the Public Works Committee recommended awarding the contract to the low bid from CJP Excavating LLC.

FINANCIAL IMPACT

(If none, state N/A)

The City has budgeted \$345,000 for the Detention Basin Maintenance Project. The low bid of \$159,161.75 is within the budgeted amount.

STAFF RECOMMENDATION

Staff recommends a motion to approve Resolution No 2026-R-041 and award Contract 7-2026 to CJP Excavating LLC in the amount of \$159,161.75.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

1. Basin Bid Review
2. Basin Resolution

**RESOLUTION APPROVING CONTRACT 7-2026
WITH CJP EXCAVATING LLC FOR 2026
DETENTION BASIN MAINTENANCE**

WHEREAS, the City of Whitewater has solicited sealed bids for Contract 7-2026, 2026 Detention Basin Maintenance; and

WHEREAS, five bids were received and publicly opened on August 11, 2026; and

WHEREAS, following review of the bids by Strand Associates and the Public Works Committee, it was determined that CJP Excavating LLC is the lowest responsive and responsible bidder meeting the specifications for the project; and

WHEREAS, the City of Whitewater Common Council has determined it is in the best interest of the public to award the contract to CJP Excavating LLC; and

WHEREAS, the City of Whitewater has appropriated sufficient funds in the 2026 Budget in the amount of \$159,161.75,

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Whitewater, Wisconsin as follows:

SECTION 1: AWARD OF CONTRACT

The bid for Contract 7-2026, 2026 Detention Basin Maintenance is hereby awarded to CJP Excavating LLC, of Hebron, Wisconsin in the amount of \$159,161.75.

SECTION 2: EXECUTION OF DOCUMENTS

The City Manager is hereby authorized and directed to enter into and execute a contract with CJP Excavating LLC for the scope of work described, subject to final review by the City Attorney.

Resolution was introduced by Council Member _____, who moved for its adoption.

Seconded by Council Member _____.

RESOLUTION NO. 2026-R-041

DATE	August 18, 2026			
	YES	NO	PASS	ABSENT
Michael Smith				
Orin Artsmith				
Steven Sahyun				
Brian Schanen				
Neil Hicks				
Gavin Kelleher				
Patrick Singer				
Total:				

ADOPTED: _____

John Weidl, City Manager

ATTEST:

Heather Boehm, City Clerk



Council Agenda Item

Meeting Date: August 18, 2026

Agenda Item: Biosolids Hauling Contract

Staff Contact (name, email, phone): Brad Marquardt, bmarguardt@whitewater-wi.gov, 262-473-0139

BACKGROUND

(Enter the who, what when, where, why)

The Wastewater Utility currently has a contract with HPC Industrial LLC for hauling and land applying biosolids onto farmer's fields. The current contract runs from January 1, 2023 thru December 31, 2026. When the Request for Proposals (RFP) was issued, it was noted that the Terms of the Contract would include an Option to Extend for two additional years.

Staff received two responses to the RFP in October 2022. HPC Industrial's cost was estimated at \$63,000 and the other cost was estimated at \$120,000.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

In October 2018, the City entered into an Agreement with Clean Harbors (now doing business as HPC Industrial) for the hauling of the biosolids. The contract was for 2018 – 2020 with an extension to the contract signed in March 2021 for the years 2021 and 2022. As mentioned above, the City issued a RFP in September 2022. The Public Works Committee and Council approved entering into an Agreement with HPC Industrial in October 2022. At their August 11, 2026 meeting, the Public Works Committee recommended to approve the two-year extension.

FINANCIAL IMPACT

(If none, state N/A)

The actual cost is based on the gallons of biosolids hauled away from the plant. Under the current contract the prices and actual cost (which included a fuel surcharge of 1% for every \$.10 fuel is over \$3.00) were:

• 2023	\$.042/gallon	Actual cost: \$46,346
• 2024	\$.042/gallon	Actual cost: \$65,916
• 2025	\$.045/gallon	Actual cost: \$60,750
• 2026	\$.045/gallon	Budgeted: \$80,000

The proposed prices and estimated cost for the two-year extension are:

• 2027	\$.046/gallon	Estimated cost: \$61,790
• 2028	\$.049/gallon	Estimated cost: \$65,820

It also includes a fuel surcharge of 1% for every \$.10 fuel is over \$3.00

Not knowing how much prices might go up, the 2027 budget included \$125,000 for this line item.

STAFF RECOMMENDATION

Ben Mielke, Wastewater Superintendent, reached out to other Wastewater Facilities to see what they were paying. In all cases, the proposed rate being asked for by HPC Industrial is lower than those other Facilities. Wastewater staff have had no issues with HPC Industrial. The \$.001/gallon increase equates to about a 2% increase. Based on this, staff recommends a motion to approve Resolution 2026-R-42 to extend the 2023-2026 Biosolids Hauling Contract with HPC Industrial LLC for two additional years.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

1. 2027-2028 Extension
 2. 2023-2026 Contract
 3. 2022 RFP
 4. Resolution
-

Transportation & Land Application of Sludge



City of Whitewater

July 16, 2026

HPC Industrial LLC

CONFIDENTIALITY STATEMENT

HPC Industrial emphasizes that this proposal contains proprietary information and is intended solely for the use of the Customer in the evaluation of this proposal. Reproduction, publication or presentation, in whole or in part, for any other purpose is expressly forbidden without written authorization. Unauthorized use is strictly prohibited.

Ben Mielke
City of Whitewater
Wastewater Treatment Facility
Hwy U
Whitewater, WI 53190
262-473-0560
bmielke@whitewater-wi.gov

RE: Sludge hauling Ext

Dear Mr. Mielke

HPC Industrial would be willing to offer the following pricing for an extension for 2027 & 2028 biosolids hauling contract for the City of Whitewater. This would include transportation, land application, locating land app sites and providing the information required by the WDNR for the annual land application reports.

2027	\$.046/gallon
2028	\$.049/gallon

Fuel surcharge of 1% for every \$.10 fuel is over \$3.00 per gallon total invoice.

Terms and conditions from current agreement apply. Thank you for giving HPC Industrial opportunity to provide you with these services. Please let me know if you have any questions.

Sincerely,

LeRoy Loofboro
Branch Manager
HPC Industrial LLC
[Phone] 920-605-6430
Loofboro.Leroy@hpc-industrial.com

Document Acceptance Signatures

The undersigned guarantor IN WITNESS WHEREOF, a duly authorized representative on behalf of the Client, guarantees to HPC Industrial the prompt payment of all sums due under this agreement. Your signature below indicates your acceptance of the pricing and terms detailed in the quote above.

CUSTOMER ACCEPTANCE: City of Whitewater

X _____
Signature

X _____
Printed Name

X _____
Title

X _____
Purchase Order Number

X _____
Date

- The acceptance page must be completely executed and returned to HPC Industrial either by mail, fax or email granting HPC Industrial the approval and authority to start the work stated herein. Please be advised that once this has been received by HPC Industrial, any cancellation or rescheduling by the Client will be subject to cancellation/rescheduling charges.
- The signing of this proposal by the above Client authorized representative gives HPC Industrial the approval, acceptance and authority to proceed accordingly.

HPC Industrial Authorized Signature:

X _____
Signature

X _____
Printed Name

X _____
Date

Transportation & Land Application of Sludge



City of Whitewater

October 21, 2022

HPC Industrial LLC

CONFIDENTIALITY STATEMENT

HPC Industrial emphasizes that this proposal contains proprietary information and is intended solely for the use of the Customer in the evaluation of this proposal. Reproduction, publication or presentation, in whole or in part, for any other purpose is expressly forbidden without written authorization. Unauthorized use is strictly prohibited.

Tim Reel
City of Whitewater
Wastewater Treatment Facility
Hwy U
Whitewater, WI 53190
262-473-0560
treel@whitewater-wi.gov

RE: Sludge hauling 2023-2026

Dear Mr.Reel:

HPC Industrial would be willing to offer the follow pricing for the 2023-2026 biosolids hauling contract for the City of Whitewater. This would include the transportation, land application, locating land app sites and provide the information required by the WDNR for the annual land application reports.

2023	\$.042/gallon
2024	\$.042/gallon
2025	\$.045/gallon
2026	\$.045/gallon

Fuel surcharge of 1% for every \$.10 fuel is over \$3.00 per gallon total invoice.

Thank you for giving HPC Industrial opportunity to provide you with these services. Please let me know if you have any questions.

Sincerely,

LeRoy Loofboro
Branch Manager
HPC Industrial LLC
[Phone] 920-605-6430
Loofboro.Leroy@hpc-industrial.com

General Conditions

This Agreement is between the Customer identified below City of Whitewater and HPC Industrial Services, LLC ("HPC"). In consideration of the mutual covenants contained herein, the parties agree as follows:

Article 1. Term

This Agreement shall have an initial term of one (3) year from the date hereof and shall continue in effect thereafter provided, either party may terminate this Agreement at any time upon thirty (30) days prior written notice.

Article 2. Services

This Services performed pursuant to this agreement shall be set forth on the attached Exhibit A – Scope of Work.

Article 3. Payment Terms

Payment terms shall be net fifteen (30) days from the date of invoice. Interest will be charged at the rate of 1.5% per month, or the maximum amount allowed by law, on all amounts outstanding more than fifteen (30) days. Customer shall be responsible for all costs incurred by HPC to collect any payments due under this Agreement, including reasonable attorneys' fees. In the event of a change in Customer's financial condition, HPC reserves the right to modify payment terms, or to immediately stop work.

Article 4. HPC's Warranties

HPC warrants the services performed hereunder will be rendered in a workmanlike fashion and that equipment and materials will be of the quality necessary for performance of the Services. There are no express warranties other than those specified herein. No warranties by HPC shall be implied or otherwise created under any applicable law, including but not limited to warranty of merchantability or warranty of fitness for a particular purpose. The rights and remedies expressly provided in this Agreement shall be the exclusive and sole rights and remedies of Customer.

Article 5. Customer Warranties

Customer shall provide full and complete information regarding its requirements for the Services, the work site, surface and subsurface conditions, access, utility locations, site boundaries, and other reports, documents or information that may be reasonably requested by HPC. Customer shall communicate to HPC all special hazards or risks known to the Customer that are related to the performance of the Services pursuant to this Agreement.

Article 6. Changes in Work

Customer agrees to pay HPC at the rates set forth in this Agreement (or if no rates are set forth, at HPC's then published rates) for any changes in the Services requested by Customer, regardless of whether such request by Customer is verbal or in writing.

Article 7. Latent or Subsurface Conditions

In the event subsurface or latent conditions at the work site materially differ from those indicated in the contract documents or if the latent or subsurface physical conditions are of an unusual nature not ordinarily found to exist in environmental service activities identified in the contract documents, HPC shall be entitled to an equitable adjustment of the Contract price and time.

Article 8. Indemnification

Each Party ("Indemnifying Party") agrees to indemnify, save harmless and defend the other Party ("Indemnified Party") from and against any and all losses, liabilities, claims, penalties, forfeitures, suits, and the cost and expenses incident thereto (including cost of defense, settlement and reasonable attorneys' fees) which the Indemnified Party may hereafter incur, or pay out as a result of death or bodily injuries to any person, destruction or damage to any property, contamination of or adverse effects on the environment or any violation of applicable federal, state and local laws, regulations, by-laws or ordinances to the extent caused by:

(1) the Indemnifying Party's breach of any term of this Agreement, or (2) the negligence or willful misconduct of Indemnifying Party. HPC shall not be liable to Customer for indirect, incidental, consequential, or special damages, including loss of use or lost profits.

The Customer agrees that HPC's liability under this Agreement and Scope of Work shall not exceed the amount paid to HPC by Customer.

Article 9. Insurance

HPC shall maintain at its own expense during the term of this Agreement the following insurance coverages:

COVERAGE	LIMITS
a. Worker's Compensation	Statutory
b. Employer's Liability	\$2,000,000
c. General Commercial Liability	\$2 million per occurrence \$4 million aggregate
d. Automobile	\$5 million combined single limit
e. Contractors Pollution Liability	\$10 million each Claim \$10 million all Claims

Article 10. Excuse of Performance

The performance of this Agreement, except for the payment of money for Services already rendered, may be suspended by either party in the event performance of this Agreement is prevented by a cause(s) beyond its reasonable control.

Article 11. Additional Provisions

Pre-existing Contamination - Customer agrees that HPC shall not be responsible or liable for pre-existing contamination at any job location.

Rights to Inventions, Ideas and Concepts - The Customer expressly waives any and all rights to any ideas, concepts, techniques, inventions, processes, or works of authorship developed by HPC pursuant to this Agreement.

Waiver - Any waiver by either party of any provision or condition of this Agreement shall not be construed or deemed to be a waiver of any other provision or condition of this Agreement, nor a waiver of a subsequent breach of the same provision or condition.

Severability - If any section, subsection, sentence or clause of this Agreement shall be deemed to be illegal, invalid or unenforceable for any reason, such illegality, invalidity or unenforceability shall not affect the legality, validity or enforceability of other sections of this Agreement.

Entire Agreement - This Agreement and any exhibits hereto represents the entire understanding and agreement between the parties. Additional, conflicting or different terms on any Purchase Order or other preprinted document issued by Customer shall be void and are hereby expressly rejected by HPC. Any modifications to this Agreement shall be in writing and shall be signed by Customer and HPC.

Law to Apply - The validity, interpretation and performance of this Agreement shall be governed and construed in accordance with the Laws of the Commonwealth of Massachusetts and the parties agree to submit to the jurisdiction of the courts of the Commonwealth of Massachusetts for any disputes arising under this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives.

Document Acceptance Signatures

The undersigned guarantor IN WITNESS WHEREOF, a duly authorized representative on behalf of the Client, guarantees to HPC Industrial Services, LLC the prompt payment of all sums due under this agreement. Your signature below indicates your acceptance of the pricing and terms detailed in the quote above.

CUSTOMER ACCEPTANCE:**City of Whitewater**

X John S. Weidl
Signature

X John Weidl
Printed Name

X City Manager
Title

X
Purchase Order Number

X 12-14-2022
Date

- The acceptance page must be completely executed and returned to HPC Industrial Services, LLC either by mail, fax or email granting HPC Industrial Services, LLC the approval and authority to start the work stated herein. Please be advised that once this has been received by HPC Industrial Services, LLC, any cancellation or rescheduling by the Client will be subject to cancellation/rescheduling charges.
- The signing of this proposal by the above Client authorized representative gives HPC Industrial Services, LLC the approval, acceptance and authority to proceed accordingly.

**HPC Industrial Services, LLC
Authorized Signature:**

X _____
Signature

X _____
Printed Name

X _____
Date

II. Scope of Work

A. Project

The City of Whitewater (City) is seeking proposals to provide hauling and land application services for approximately 1,500,000 gallons of liquid biosolids (annually). All practices must be in accordance with our Wisconsin Pollutant Discharge Elimination System (WPDES) Permit (Outfall 002) and WI Statute NR204. The term of the contract shall be for 2023 through 2026 with an optional (2) year extension. Annual projection completion date is December 31st. Accepted contract price shall remain in effect until project is completed.

B. Scope of Services

Contractor Responsibilities-

1. Properly licensed by the State of Wisconsin Department of Natural Resources (WDNR) for Biosolids hauling and land application services.
2. Provide a list of emergency and after hours contact numbers.
3. Provide all equipment necessary to transport, land apply and incorporate biosolids.
4. Responsible for keeping all roads clear of mud to avoid complaints from Township, residents and for public safety. Maintaining roads shall not be paid separately but shall be consider incidental work related to the bid.
5. Provide a copy of a written Spill Recovery Plan that shall be followed in the event of a loss of hauled biosolids.
6. Has extensive knowledge related to WDNR Chapter NR 204 and shall meet all requirements set forth in NR 204 related to biosolids disposal and record keeping.
7. Responsible for obtaining WDNR approved sites for biosolids land spreading. Prior to submitting, for approval, these sites shall be submitted to the City for review. All field sites previously held and those obtained on behalf of the City shall remain as City sites.
8. Responsible for communication with and obtaining necessary approvals from local townships for use of roadways while performing work on behalf of the City.
9. Responsible for all costs related to soil testing. Testing to be performed in accordance with UW Extension A2100 soil sampling bulletin and WDNR Chapter NR 204.
10. Share soil test reports (can use soil report obtained from landowner if soil analysis was completed with the past four (4) years), with the City, prior to land application.
11. Provide the City with records, within 15 days of completion, of each seasonal (spring/fall) hauling event, to include: a completed copy of WDNR form 3400-056, 3400-054, a field map indicating the specific area where land application occurred, daily haul sheets and any other information requested by the City that may be necessary for WDNR permit compliance.
12. The City will allow the Contractor to review all City obtained and WDNR approved field sites. The Contractor may use these field sites, with all necessary approvals, on the Cities behalf. No transferring of field sites will be allowed. A copy of WDNR obtained site approvals shall be forwarded to the City.
13. Prior to applying biosolids, the City shall provide the Contractor with the most recent test results to be used for finalizing biosolids application rates. Provided test results can be used for the bid process.
14. The City will provide training to the awarded Contractor for use of the Truck Loadout Station. As necessary written procedures will be developed to guarantee an efficient

hauling process along with successful operation of utility equipment and infrastructure in a manner that does not negatively impact other treatment processes.

15. The City reserves the right to inspect all equipment and or field sites at any time.
16. In order to minimize complaints, working hours shall take into consideration use of adjacent land and structures. No work shall be allowed on Sundays unless approved by the City. No work shall be allowed on Holidays.
17. If the Contractor fails to perform its obligations, the City may terminate this contract upon ten (10) days written notice.

C. Biosolids Information

Year	Volume	Land Req'd.	% Solids
2018	1,932,886	100.5	2.1
2019	1,153,970	82.7	2.6
2020	1,973,600	155.4	3.3
2021	732,700	60	4.4

D. Cost and Payment

Cost for land application of Biosolids shall be based on a per gallon cost. The Contractor shall provide an itemized invoice to the City within thirty (30) days after work has been completed. The City shall make payment within thirty (30) days of receipt of invoice.

E. Completion of Work

During the fall hauling period the City considers the work completed when our primary truck loadout pump begins to lose or is near losing prime. This is satisfactory two years out of the three-year contract. During one fall hauling period, out of the three-year term, the City will need to draw the storage tank down to near empty state for inspection and maintenance. Due to reduced pumping rates, as much as two additional days may be required in this specific year. All work related to hauling and land application of biosolids shall be completed by December 31st of each calendar year.

CITY OF WHITEWATER REQUEST FOR PROPOSALS



Title: 2023-2026 Biosolids Hauling Contract

Department: Wastewater

Due Date: 3:00 p.m. October 5, 2022

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Appendix A: Insurance Requirements

Appendix B: Annual Sludge Characteristics 2018 - 2022

I. NOTICE TO PROPOSERS

A. Summary

The City of Whitewater Wastewater Utility is soliciting proposals from qualified vendors for a contract thru the year 2026 for hauling and land application of liquid Biosolids with an option to extend the contract for an additional two years (2027 and 2028). Vendors submitting proposals are required to read this Request for Proposals (RFP) in its entirety and follow the instructions contained herein.

B. Important Dates

Deliver proposals no later than the due time and date indicated below. The City will reject late proposals. The anticipated timeline is as follows:

Issue Date:	September 14, 2022
Questions Due Date:	September 21, 2022
Answers Posted Date:	September 28, 2022
Due Date:	October 5, 2022
Public Works Committee Review:	October 11, 2022
Contract Award:	October 19, 2022

C. How to Submit a Proposal

Submit four (4) hardcopies of the proposal, along with one electronic file, in a sealed envelope.

Hardcopy proposals shall be typed and securely bound on 8.5 x 11 – inch paper, otherwise identical to the electronic version (if applicable).

All proposal costs are the expense of the proposer. The City will not consider illegible proposals. Elaborate proposals beyond that sufficient to present a complete and effective proposal, are not necessary or desired.

All proposals shall be clearly labeled:

City of Whitewater
2023-2026 Biosolids Contract
Due: 3:00 p.m. October 5, 2022

Delivery of hard copies to:

City of Whitewater
Attention: Clerk's Office
312 W. Whitewater Street
Whitewater, WI 53190

Proposals shall be delivered as instructed. Deliveries to other City departments and/or locations may result in disqualification.

D. Contact Information

Questions regarding the proposal should be addressed to:

Brad Marquardt
City of Whitewater
312 W. Whitewater Street
Whitewater, WI 53190
(262) 473-0139
bmarquardt@whitewater-wi.gov

E. Inquiries, Clarification & Exceptions

Proposers are to raise any questions they have about the RFP document without delay. Direct all questions, in writing, to the department contact listed above in section D.

Proposers finding any significant ambiguity, error, conflict, discrepancy, omission, or other deficiency in this RFP document shall immediately notify the City and request clarification. In the event that it is necessary to provide additional clarification or revision to the RFP, the City will post addenda – see Addenda below. Proposers are strongly encouraged to check for addenda regularly.

Proposals should be as responsive as possible to the provisions stated herein. A prospective vendor may take “exception” to bid terms, conditions, specifications and dates stated within the bid package. However, the City of Whitewater reserves the right to disqualify any and all bids submitted which include exceptions, if deemed not in the City’s best interest.

F. Addenda

In the event that it is necessary to provide additional clarification or revision to the RFP, the City will post addenda to the same website as the original distribution – see G below. It is the proposer’s responsibility to regularly monitor the website for any such postings. Proposers must acknowledge the receipt of any addenda in their proposal. Failure to retrieve addenda and include their provisions may result in disqualification.

G. Bid Distribution Networks

The City of Whitewater will post the Request for Proposal and addenda on the city’s website. It is the proposer’s responsibility to regularly monitor the site for posted addenda. Proposer’s failure to retrieve such addenda and incorporate their appropriate provisions in their response may result in the disqualification of the proposal.

The City of Whitewater’s website is www.whitewater-wi.gov. The proposal can be found under the “Government” tab by clicking on “Project Bidding”.

H. Oral Presentations/Site Visits/Meetings

Proposers may be asked to attend meetings, make oral presentations, inspect City locations or make their facilities available for a site inspection as part of this RFP process. Such presentations, meetings or site visits will be at the proposer's expense.

I. Acceptance/Rejection/Withdrawal of Proposals

The City reserves the right to accept or reject any or all proposals submitted, in whole or in part, and to waive any informalities or technicalities, which at the City's discretion is determined to be in the best interest of the City. Further, the City makes no representation that a contract will be awarded to any proposer responding to this request. The City expressly reserves the right to reject any and all proposals responding to this invitation without indicating any reasons for such rejection(s).

J. Public Records Notice

Proposers are hereby notified that all information submitted in response to the RFP may be made available for public inspection according to the Public Records Law of the State of Wisconsin or other applicable public record laws. Information qualifying as a "trade secret" – defined in State of Wisconsin Statutes – may be held confidential.

Proposers shall separately and clearly identify all information they deem to be "trade secrets", as defined in the State of Wisconsin Statutes. Do not duplicate or co-mingle information deemed confidential and sealed, elsewhere in your response.

Wisconsin Statute S. 19.36(5)

(5) TRADE SECRETS. An authority may withhold access to any record or portion of a record containing information qualifying as a trade secret as defined in s. 134.90(1) (c).

Wisconsin Statute S. 134.90(1)(c)

(c) "Trade secret" means information, including a formula, pattern, compilation, program, device, method, technique or process to which all of the following apply:

1. The information derives independent economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by, other persons who can obtain economic value from its disclosure or use.
2. The information is the subject of efforts to maintain its secrecy that are reasonable under the circumstances.

The City cannot ensure that information will not be subject to release if a request is made under applicable public records laws. The City cannot consider the following confidential: a bid in its entirety, price bid information, or the entire contents of any resulting contract. The City will not provide advance notice to proposers prior to release of any requested record.

To the extent permitted by such laws, it is the intention of the City to withhold the contents of proposals from public view – until such times as competitive or bargaining reasons no longer require non-disclosure, in the City's opinion. At that time, all proposals will be available for review in accordance with public records laws.

K. Tax Exempt

The City of Whitewater as a municipality is exempt from payment of federal excise taxes and State of Wisconsin taxes per Wisconsin statute 77.54(9a). The City will provide its Federal Tax ID and tax exempt number as necessary.

L. Terms of Contract

The terms of the contract shall include but not be limited to the following:

1. Term of Contract – The term of the contract shall begin upon contract execution and end on December 31, 2026.
2. Option to Extend – The City of Whitewater reserves the right to extend the contract for two (2) additional years (2027 and 2028), upon the same terms. Also, the contract can be extended for two years with more favorable terms and conditions to the City under mutual agreement of both parties.
3. Contract Extension Pricing – Contract prices on an extended contract will be adjusted (increased or decreased) based upon the average annual change in the Consumer Index for “All Items” published by the Bureau of Labor Statistics (BLS) (Table 1A. Consumer Price Index for All Urban Consumers (CPI-U): U.S. city average, by expenditure category and commodity and service group, Expenditure Category “All Items”). The CPI-U value is published by the BLS at its website: <http://www.bls.gov/cpi/news.htm>.

The price for an option year shall be based upon the percent change in the CPI-U from the preceding year applied to the current contract year price to obtain the option year price.

The City of Whitewater reserves the right to discontinue the contract’s remaining option year and may elect to re-advertise the contract in whole or in part when the changes in prices are not mutually acceptable between the contractor and the City.

Any and all changes to the contract terms and conditions shall be in writing by amending/modifying the contract.

4. Subcontracting Regulations – Successful vendor(s) will not be permitted to sublet, sell, transfer, assign or otherwise dispose of the contract or any portion therein, or its right, title or interest in, to any person, vendor or corporation.

M. Cancellation/Termination of Contract

The City of Whitewater may terminate the contract at any time at its sole discretion by delivering thirty (30) days written notice to the contractor. Upon termination, the City’s liability will be limited to the pro rata cost of the services performed as of the date of termination plus expenses incurred with the prior written approval of the City. In the event that the contractor terminates the contract, for any reason whatsoever, it will refund to the City within 30 days of said termination, all payments made hereunder by the City to the contractor for work not completed or not accepted by the City. Such termination will require written notice to that effect to be delivered by the contractor to the City not less than 60 days prior to the said termination.

N. Evaluation process and Scoring

The RFP will be reviewed by an Evaluation Panel.

Each proposal will be evaluated as described below and assigned an overall score ranking.

Major Criteria Categories	Point Weight
Qualifications	15
Experience and Technical Competence	20
Proposed Method to Accomplish Work	10
Knowledge and Understanding of Biosolids Disposal	15
Project Organization and Key Personnel	15
Cost	20
References	5
TOTAL:	100

O. Insurance and Indemnification Requirements

Insurance coverage shall be in place prior to commencing work and shall remain in force until the entire project is completed or the length of time that is specified in the contract. See Appendix A for requirements.

II. Scope of Work

A. Project

The City of Whitewater (City) is seeking proposals to provide hauling and land application services for approximately 1,500,000 gallons of liquid biosolids (annually). All practices must be in accordance with our Wisconsin Pollutant Discharge Elimination System (WPDES) Permit (Outfall 002) and WI Statute NR204. The term of the contract shall be for 2023 through 2026 with an optional (2) year extension. Annual projection completion date is December 31st. Accepted contract price shall remain in effect until project is completed.

B. Scope of Services

Contractor Responsibilities-

1. Properly licensed by the State of Wisconsin Department of Natural Resources (WDNR) for Biosolids hauling and land application services.
2. Provide a list of emergency and after hours contact numbers.
3. Provide all equipment necessary to transport, land apply and incorporate biosolids.
4. Responsible for keeping all roads clear of mud to avoid complaints from Township, residents and for public safety. Maintaining roads shall not be paid separately but shall be consider incidental work related to the bid.
5. Provide a copy of a written Spill Recovery Plan that shall be followed in the event of a loss of hauled biosolids.

6. Has extensive knowledge related to WDNR Chapter NR 204 and shall meet all requirements set forth in NR 204 related to biosolids disposal and record keeping.
7. Responsible for obtaining WDNR approved sites for biosolids land spreading. Prior to submitting, for approval, these sites shall be submitted to the City for review. All field sites previously held and those obtained on behalf of the City shall remain as City sites.
8. Responsible for communication with and obtaining necessary approvals from local townships for use of roadways while performing work on behalf of the City.
9. Responsible for all costs related to soil testing. Testing to be performed in accordance with UW Extension A2100 soil sampling bulletin and WDNR Chapter NR 204.
10. Share soil test reports (can use soil report obtained from landowner if soil analysis was completed with the past four (4) years), with the City, prior to land application.
11. Provide the City with records, within 15 days of completion, of each seasonal (spring/fall) hauling event, to include: a completed copy of WDNR form 3400-056, 3400-054, a field map indicating the specific area where land application occurred, daily haul sheets and any other information requested by the City that may be necessary for WDNR permit compliance.
12. The City will allow the Contractor to review all City obtained and WDNR approved field sites. The Contractor may use these field sites, with all necessary approvals, on the Cities behalf. No transferring of field sites will be allowed. A copy of WDNR obtained site approvals shall be forwarded to the City.
13. Prior to applying biosolids, the City shall provide the Contractor with the most recent test results to be used for finalizing biosolids application rates. Provided test results can be used for the bid process.
14. The City will provide training to the awarded Contractor for use of the Truck Loadout Station. As necessary written procedures will be developed to guarantee an efficient hauling process along with successful operation of utility equipment and infrastructure in a manner that does not negatively impact other treatment processes.
15. The City reserves the right to inspect all equipment and or field sites at any time.
16. In order to minimize complaints, working hours shall take into consideration use of adjacent land and structures. No work shall be allowed on Sundays unless approved by the City. No work shall be allowed on Holidays.
17. If the Contractor fails to perform its obligations, the City may terminate this contract upon ten (10) days written notice.

C. Biosolids Information

Year	Volume	Land Req'd.	% Solids
2018	1,932,886	100.5	2.1
2019	1,153,970	82.7	2.6
2020	1,973,600	155.4	3.3
2021	732,700	60	4.4

D. Cost and Payment

Cost for land application of Biosolids shall be based on a per gallon cost. The Contractor shall provide an itemized invoice to the City within thirty (30) days after work has been completed. The City shall make payment within thirty (30) days of receipt of invoice.

E. Completion of Work

During the fall hauling period the City considers the work completed when our primary truck loadout pump begins to lose or is near losing prime. This is satisfactory two years out of the three-year contract. During one fall hauling period, out of the three-year term, the City will need to draw the storage tank down to near empty state for inspection and maintenance. Due to reduced pumping rates, as much as two additional days may be required in this specific year. All work related to hauling and land application of biosolids shall be completed by December 31st of each calendar year.

III. Required Proposal Information

Proposals are to be limited to 12 pages (may be double sided) including the signed cover letter, with information requested below. Proposals received not following the format specifications will forfeit points, and may be disqualified and considered non-responsive at the City's discretion.

All proposals submitted in response to this request should include the headings listed below to assist evaluation. The proposal shall be concise, well organized and demonstrate the responder's qualification and experience applicable to the Project. Please submit four copies of the proposal.

A. Cover Letter

Provide a cover letter summarizing your proposal including a brief summary of your capabilities to deliver the services requested in a timely fashion and of the firm's experience in this type of work. **Your proposal must be signed.**

B. Basic Qualification of the Firm

Provide basic data relative to the firm's size, history, personnel, equipment, and expertise in the service being requested. Include name, title, address, and telephone number of person to contact concerning the proposal.

C. Experience and Technical Competence

Provide a list of at least five past or ongoing projects that demonstrate successful and satisfactory completion of work of comparable size for which the proposed team provided similar services as those required by this RFP over the past 10 years. Include a brief description of the project, date initiated, date completed, cost, name of owner, and owner's project manager and phone number.

D. Proposed Method to Accomplish the Work

Discuss approach to items identified in the Scope of Services. Include discussion on approach to maintain budget and schedule. Include your company policies and procedures on the prioritization of clients during the spring and fall hauling periods.

E. Knowledge and Understanding of Biosolids Disposal Environment

Describe the firm’s knowledge and understanding of Biosolids land application environment. The “environment” includes, but is not limited to; Federal, State, County and local laws, statutes, codes, regulation, ordinances and rules.

F. Project Organization and Key Personnel

Describe proposed project organization, including identification and responsibilities of key personnel. Key personnel identified in the proposal shall not be removed and/or substituted by the Contractor or subcontractor unless said named key personnel leave the employment of the contractor or subcontractor. Indicate role and responsibilities of Contractor and all subcontractors. Identify current commitments, availability and location of all key personnel included in the proposal.

G. Cost

Provide the cost per gallon to haul and land apply liquid biosolids. The cost per gallon shall include all costs to perform this duty.

H. References

Provide a minimum of three (3) references with contact name(s), phone number(s) and years where biosolids have been hauled and land applied. Contact name shall be person(s) who has direct knowledge of Contractors performance.

APPENDIX A

INSURANCE REQUIREMENTS

APPENDIX B

ANNUAL SLUDGE CHARACTERISTICS

**RESOLUTION APPROVING TWO-YEAR
EXTENSION TO THE 2023-2026 BIOSOLIDS
HAULING CONTRACT**

WHEREAS, the City of Whitewater issued a Request for Proposal in September 2023 for the hauling and land applying of wastewater biosolids; and

WHEREAS, the city entered into a Contract with HPC Industrial LLC for hauling and land applying biosolids for the years 2023 thru 2026; and

WHEREAS, the executed Contract has a provision for a two-year extension; and

WHEREAS, the Public Works Committee reviewed and recommended to move forward with the extension; and

WHEREAS, the City of Whitewater Common Council has determined it is in the best interest of the public to extend the contract two years to HPC Industrial LLC; and

WHEREAS, the City of Whitewater Wastewater Utility has appropriated sufficient funds in the 2027 Budget,

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Whitewater, Wisconsin as follows:

SECTION 1: EXTENSION OF CONTRACT

The extension of the 2023-2026 Biosolids Hauling Contract for two years (2027-2028) to HPC Industrial LLC is hereby approved.

SECTION 2: EXECUTION OF DOCUMENTS

The City Manager is hereby authorized and directed to enter into and execute a contract with HPC Industrial LLC for the scope of work described, subject to final review by the City Attorney.

Resolution was introduced by Council Member _____, who moved for its adoption.

Seconded by Council Member _____.

RESOLUTION NO. 2026-R-042

DATE	Augusts 18, 2026			
	YES	NO	PASS	ABSENT
Michael Smith				
Orin Artsmith				
Steven Sahyun				
Brian Schanen				
Neil Hicks				
Gavin Kelleher				
Patrick Singer				
Total:				

ADOPTED: _____

John Weidl, City Manager

ATTEST:

Heather Boehm, City Clerk

TO: Whitewater Common Council
FROM: Mason T. Becker, Community Development Director
DATE: August 18, 2026
RE: Resolution No. 2026-R-43— Opposing the Routing of the BECI 765-kV Transmission Line Project Through the City of Whitewater, Its Extraterritorial Planning Area, and Its Designated Growth Areas

BACKGROUND

The Midcontinent Independent System Operator (MISO) approved its Tranche 2.1 long-range transmission portfolio in December 2024 and, in January 2026, selected MGS, a joint venture of Transource Energy and BHE Transmission, to develop the Bell Center–Columbia–Sugar Creek–Illinois/Wisconsin State Line (BECI) Project. BECI is an approximately 190-mile, \$1.2 billion, 765-kilovolt transmission line crossing nine Wisconsin counties, including Jefferson, Walworth, and Rock.

MGS has published preliminary study segments, several of which pass through or immediately adjacent to the City's corporate limits, extraterritorial planning jurisdiction, sewer service area, and lands designated for growth in the City's adopted comprehensive plan and in the proposed Future Land Use and Growth Area Map prepared by RDG Planning and Design as part of the ongoing comprehensive plan update.

Two clarifications are worth stating plainly, because both have already generated confusion among residents. First, the BECI Project is not the same as the study currently being conducted by We Energies in conjunction with Stantec; these are separate projects with different sponsors, purposes, and regulatory tracks. Second, the published mapping shows multiple lines near Whitewater, but those are alternative study segments rather than multiple proposed lines: only one transmission line will ultimately be built, and only one would pass by the City.

PRINCIPAL PROVISIONS OF THE RESOLUTION

Section 1. Formally opposes routing of the BECI Project, including structures, conductors, and right-of-way, within or immediately adjacent to the City's corporate limits; its extraterritorial planning jurisdiction and sewer service area; the southwest growth quadrant encompassing Whitewater High School, planned residential lands north of U.S. Highway 12, and the Hoffman property and surrounding lands south of U.S. Highway 12 planned for manufacturing and mixed-use development, which also includes a current active Tax Increment District #13 created in 2021; and the east-side corridor encompassing the Whitewater University Technology Park and Innovation Center, the City's industrial park, and adjoining future manufacturing lands.

Section 2. Requests that MGS remove all study segments within or adjacent to those areas from further study, and prioritize alternatives that avoid schools, population centers, and municipally planned

growth areas, with preference for co-location within or parallel to existing transmission and transportation corridors.

Section 3. Requests direct, formal consultation between MGS and City staff prior to route refinement, including provision of GIS data for all study segments within five miles of the City, and commits the City to constructive participation in identifying alternatives.

Section 4. Authorizes and directs the City Manager and staff to submit written comments to MGS before the September 7, 2026 deadline with supporting plan documents; to represent the City at MGS open houses and subsequent engagement rounds; to coordinate with the Whitewater Unified School District, UW–Whitewater, the Community Development Authority, Walworth and Jefferson Counties, and adjoining towns toward aligned positions; and to monitor the anticipated Public Service Commission proceeding and return to Council with a recommendation on formal intervention if any proposed route remains in the areas described in Section 1.

Section 5. Directs the City Clerk to transmit certified copies of the Resolution and Exhibit A to MGS, the Public Service Commission of Wisconsin, MISO, the City's legislative delegation, the Walworth and Jefferson County Boards, the School District, and the Towns of Whitewater, Cold Spring, Lima, and Richmond, among others in the study area.

Section 6. Provides that the Resolution takes effect upon adoption.

BASIS FOR THE CITY'S POSITION

The Resolution is grounded in the following findings:

- Scale and permanence. Typical project structures would rise approximately 175 feet above grade within a right-of-way of roughly 180 feet, permanently committing any corridor they occupy and materially constraining adjacent land uses.
- Southwest quadrant impacts. Study segments southwest and south of the City traverse lands that include Whitewater High School, planned residential development north of U.S. Highway 12 adjacent to the school campus, and lands south of U.S. Highway 12, including the Hoffman property, identified for future manufacturing and mixed-use development.
- East-side economic development impacts. Study segments east and northeast of the City pass through or adjacent to the Whitewater University Technology Park and Innovation Center, the City's industrial park, and adjoining future manufacturing lands, areas carrying substantial public infrastructure investment, active tax incremental financing through TID #10 (created in 2021), and private capital commitments made in reliance on the City's adopted land use plans.
- Fiscal consequences under levy limits. Because Wis. Stat. § 66.0602 ties allowable operating levy growth to net new construction, sterilizing developable residential and industrial land would remove taxable development capacity, suppress adjacent property values, and reduce the City's fiscal capacity to serve current and future residents.

- The opposition is to routing, not to the project's purpose. The Resolution expressly affirms the City's support for a reliable and resilient regional grid and recognizes transmission capacity as important to the manufacturing growth Whitewater is actively pursuing. The objection is to alternatives that concentrate the project's most severe and permanent land use costs on a growing city, near its school campus, and its designated growth areas when reasonable alternatives exist.

TIMING AND WHY NOW

MGS has stated that the published study segments are preliminary and subject to change based on landowner and community input, engineering, surveys, and studies. Public comment on the study segments is open through September 7, 2026; refined routes are expected to be presented at open houses in late 2026; and MGS anticipates filing an application for a Certificate of Public Convenience and Necessity with the Public Service Commission of Wisconsin under Wis. Stat. § 196.491(3) in early 2027. The present route development phase — before segments are narrowed and an application is filed — is the appropriate and most effective time for the City to state its position formally and on the record.

STAFF COORDINATION AND PUBLIC ENGAGEMENT

At least one property owner within the City has already received correspondence indicating that a study route may cross their property and has contacted Community Development directly. Staff are in active communication with that property owner, have requested a copy of the correspondence for the City's file, and will continue to serve as a point of contact for any Whitewater property owner who receives project mail. Staff have also coordinated with Jefferson County and Thrive Economic Development to obtain the underlying project materials. A question regarding the extent of the developer's condemnation authority has been referred to the City Attorney.

MGS is holding a series of community open houses throughout the project area, and residents may attend any event regardless of county of residence. The nearest event is scheduled at the Fair Park Activity Center in Jefferson on Wednesday, August 26, 2026, from 10:00 a.m. to 1:00 p.m.; additional open houses are planned in Walworth County and elsewhere along the corridor, and a virtual open house, online comment card, and interactive and PDF route maps are available on the MGS project website. The Community Development Director will attend at least one of these events on behalf of the City to gather first-hand information, raise the City's questions directly with the project team, and be positioned to answer resident inquiries accurately.

FISCAL IMPACT

Adoption of the Resolution has no direct budgetary impact. Staff time associated with comment preparation, open house attendance, and intergovernmental coordination will be absorbed within existing departmental resources. Should the Common Council later authorize formal intervention in a Public Service Commission proceeding, staff will return with a cost estimate at that time.

REQUESTED ACTION

Staff recommend that the Common Council adopt the attached Resolution 2026-R-43 opposing the routing of the BECI 765-kV Transmission Line Project within or immediately adjacent to the City of Whitewater, its extraterritorial planning jurisdiction, and its designated growth areas, and requesting that Midcontinent Grid Solutions, LLC (MGS) remove the associated study segments from further consideration.

Adoption before the September 7, 2026 public comment deadline allows the City's position to be filed on the record during the route development phase, when it carries the most weight.

ATTACHMENTS

- Drafted Resolution No. 2026-R-43 A Resolution Opposing the Routing of the BECI 765-kV Transmission Line Project Through the City of Whitewater, Its Extraterritorial Planning Area, and Its Designated Growth Areas, and Requesting Removal of the Associated Study Segments from Further Consideration
- Proposed Future Land Use and Growth Area Map from the City of Whitewater Comprehensive Plan Update, prepared by RDG Planning and Design (proposed; future Common Council adoption anticipated)
- Information from MGS on proposed BECID 765-kV Transmission Line Project

RESOLUTION NO. 2026-R-43
CITY OF WHITEWATER, WISCONSIN

**A RESOLUTION OPPOSING THE ROUTING OF THE BECI 765-kV TRANSMISSION
LINE PROJECT THROUGH THE CITY OF WHITEWATER, ITS
EXTRATERRITORIAL PLANNING AREA, AND ITS DESIGNATED GROWTH
AREAS, AND REQUESTING REMOVAL OF THE ASSOCIATED STUDY SEGMENTS
FROM FURTHER CONSIDERATION**

WHEREAS, the Midcontinent Independent System Operator (MISO) approved its Tranche 2.1 long-range transmission portfolio in December 2024 and in January 2026 selected Midcontinent Grid Solutions, LLC (MGS), a joint venture of Transource Energy and BHE Transmission, to develop the Bell Center-Columbia-Sugar Creek-Illinois/Wisconsin State Line (BECI) 765-kV Transmission Line Project, an approximately 190-mile, \$1.2 billion transmission line crossing nine Wisconsin counties, including Jefferson, Walworth, and Rock; and

WHEREAS, MGS has published preliminary study segments, several of which pass through or immediately adjacent to the City of Whitewater's corporate limits, its extraterritorial planning jurisdiction, its sewer service area, and lands designated for growth in the City's adopted comprehensive plan and in the City's proposed Future Land Use and Growth Area Map; and

WHEREAS, the City is completing a comprehensive plan update pursuant to Wis. Stat. § 66.1001, in the course of which RDG Planning and Design has prepared a proposed Future Land Use and Growth Area Map delineating the City's planned growth areas; the map is attached to and incorporated in this Resolution as Exhibit A, and, although presently proposed, it reflects the City's current planning direction and the Common Council anticipates its adoption upon completion of the comprehensive plan update; and

WHEREAS, the project's typical structures would rise approximately 175 feet above grade within a right-of-way of approximately 180 feet, permanently committing any corridor they occupy and materially constraining adjacent land uses; and

WHEREAS, study segments southwest and south of the City traverse the City's southwest growth quadrant, which includes Whitewater High School, lands north of U.S. Highway 12 adjacent to the school campus planned for residential development, and lands south of U.S. Highway 12, including the Hoffman property, as well as property currently located in Tax Increment District #12 adopted in 2021 and identified for future manufacturing and mixed-use development; and

WHEREAS, study segments east and northeast of the City pass through or adjacent to the Whitewater University Technology Park and Innovation Center, the City's industrial park, and adjoining lands identified for future manufacturing growth, areas in which the City has committed

substantial public infrastructure investment and active tax incremental financing, and in which private employers have made significant capital commitments in reliance on the City's adopted land use plans; and

WHEREAS, the City operates under Wisconsin's municipal levy limits, Wis. Stat. § 66.0602, which tie allowable operating levy growth to net new construction; the permanent sterilization of developable residential and industrial land by a high-voltage transmission corridor would remove taxable development capacity, suppress adjacent property values, and reduce the City's fiscal ability to deliver services to current and future residents; and

WHEREAS, the City supports a reliable and resilient regional electric grid and recognizes the importance of transmission capacity to Wisconsin's economy, including the manufacturing growth the City is actively pursuing; the City's opposition is not to the BECI Project's purpose but to routing alternatives that would impose the project's most severe and permanent land use costs on a growing city, its school campus, and its designated growth areas when reasonable alternatives exist, including alignments farther from population centers and co-location with existing utility and transportation corridors; and

WHEREAS, MGS has stated that the published study segments are preliminary and subject to change based on landowner and community input, engineering, surveys, and studies; MGS is accepting public comment on the study segments through September 7, 2026, intends to present refined routes at public open houses in late 2026, and anticipates filing an application for a Certificate of Public Convenience and Necessity with the Public Service Commission of Wisconsin under Wis. Stat. § 196.491(3) in early 2027; and

WHEREAS, the present route development phase, before segments are refined and an application is filed, is the appropriate and most effective time for the City to state its position formally and on the record;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, as follows:

Section 1. The City of Whitewater formally opposes the routing of the BECI Project, including its structures, conductors, and right-of-way, within or immediately adjacent to: (a) the City's corporate limits; (b) the City's extraterritorial planning jurisdiction and sewer service area; (c) the southwest growth quadrant encompassing Whitewater High School, planned residential lands north of U.S. Highway 12, and the Hoffman property and surrounding lands south of U.S. Highway 12 planned for manufacturing and mixed-use development; and (d) the east-side corridor encompassing the Whitewater University Technology Park and Innovation Center, the City's industrial park, and adjoining future manufacturing lands, including Tax Increment District #10 adopted in 2021, all as generally depicted on the proposed Future Land Use and Growth Area Map attached as Exhibit A.

Section 2. The Common Council respectfully requests that MGS remove from further study all segments within or adjacent to the areas described in Section 1 and depicted on Exhibit A, as shown in the vicinity of the City on the MGS study segment map published August 2026, and prioritize alternatives that avoid schools, population centers, and municipally planned growth areas, with preference for co-location within or parallel to existing transmission and transportation corridors.

Section 3. The Common Council requests direct, formal consultation between MGS and City staff prior to route refinement, including provision of GIS data for all study segments within five miles of the City, and commits the City to constructive participation in identifying routing alternatives consistent with this Resolution.

Section 4. The City Manager and staff are authorized and directed to: (a) submit written comments to MGS consistent with this Resolution prior to the September 7, 2026 comment deadline, together with supporting excerpts of the City's comprehensive plan, the proposed Future Land Use and Growth Area Map prepared by RDG Planning and Design (Exhibit A), the City's official map, tax incremental district project plans, and development pipeline data; (b) represent the City at MGS public open houses and all subsequent engagement rounds; (c) coordinate with the Whitewater Unified School District, the University of Wisconsin-Whitewater, the Whitewater Community Development Authority, Walworth and Jefferson Counties, and the adjoining towns to encourage aligned formal positions; and (d) monitor the anticipated Public Service Commission proceeding and return to the Common Council with a recommendation regarding formal party intervention should any proposed route remain within the areas described in Section 1.

Section 5. The City Clerk shall transmit certified copies of this Resolution, together with Exhibit A, to Midcontinent Grid Solutions; the Public Service Commission of Wisconsin; MISO; the members of the Wisconsin Legislature representing the City; the Walworth and Jefferson County Boards; the Whitewater Unified School District; and the Towns of Whitewater, Cold Spring, Lima, and Richmond and other towns within the BECI study area.

Section 6. This Resolution takes effect upon adoption.

Adopted this _____ day of _____, 2026.

Council President

ATTEST:

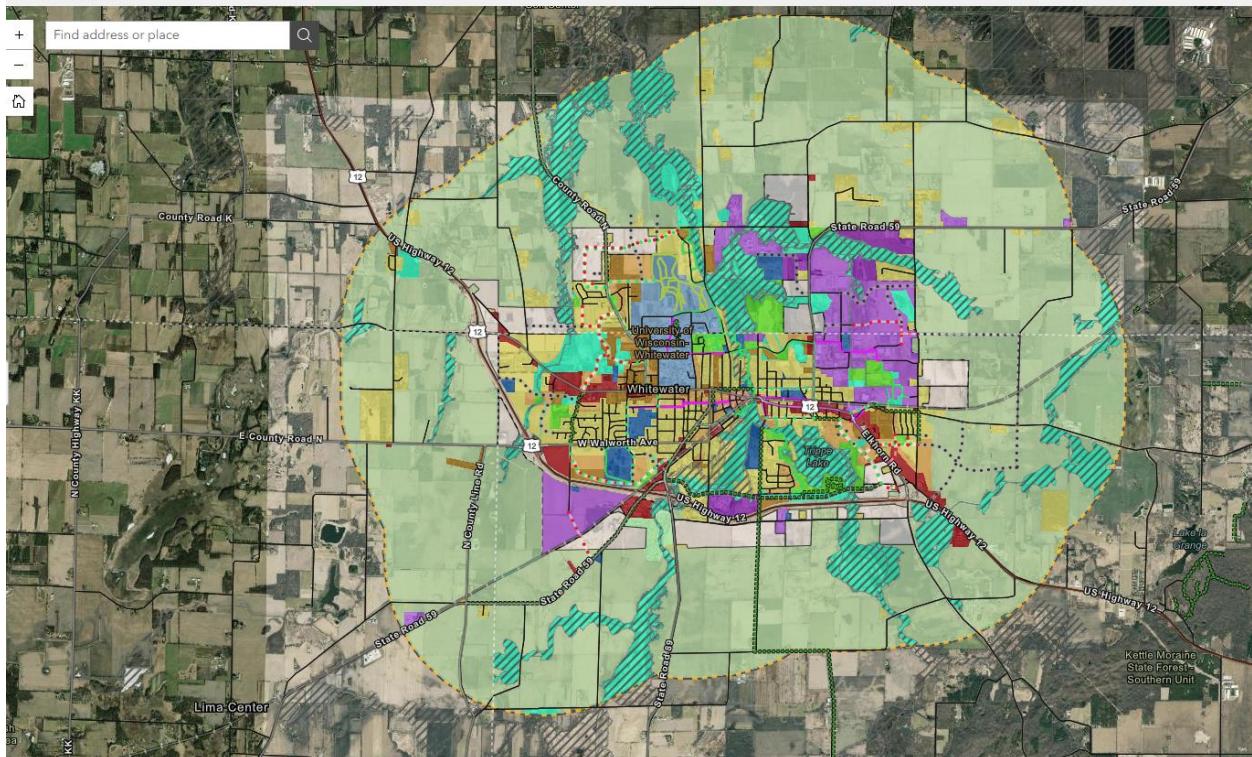
City Clerk

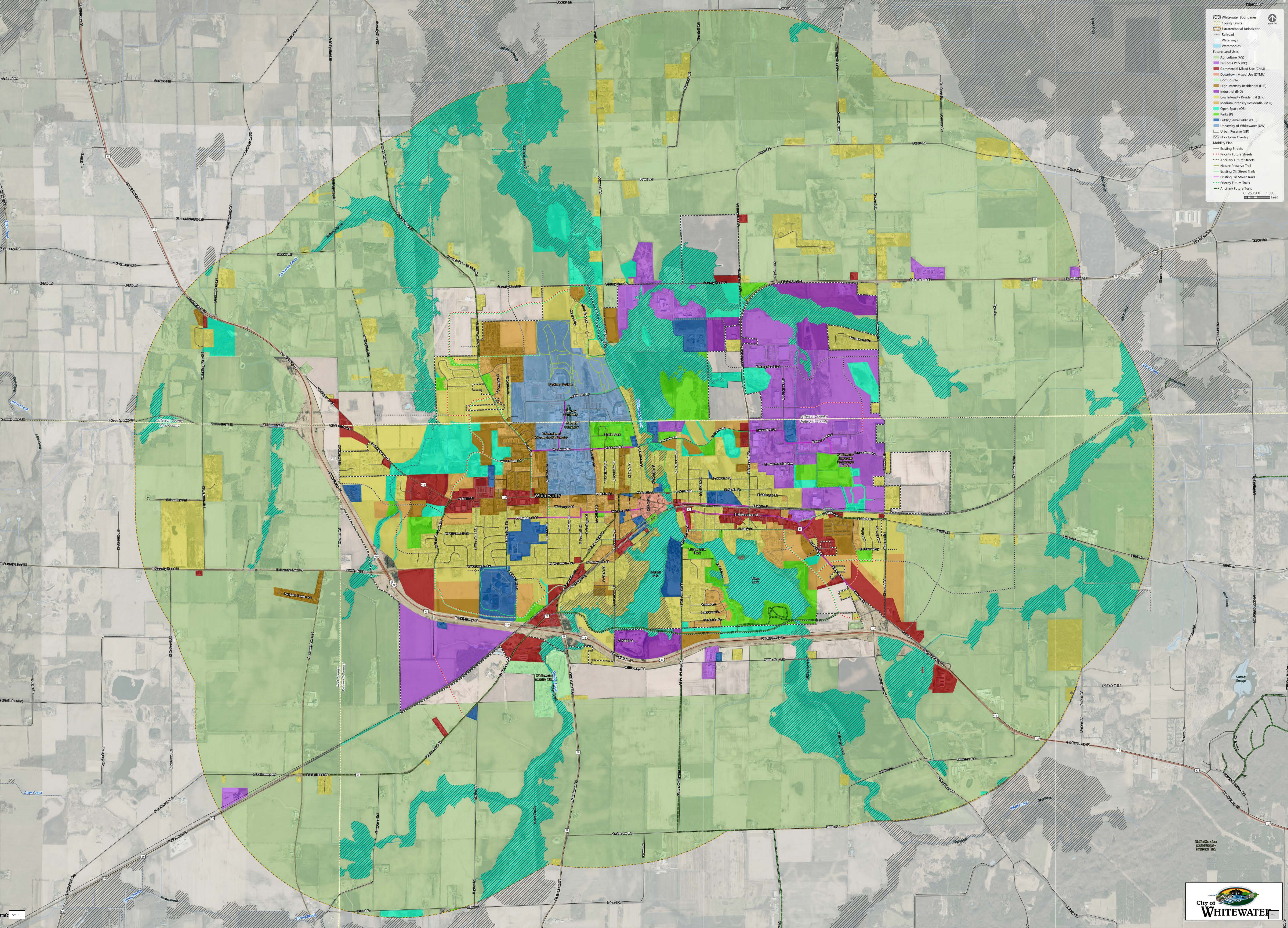
EXHIBIT A

Proposed Future Land Use and Growth Area Map

City of Whitewater Comprehensive Plan Update

Prepared by RDG Planning and Design (proposed; adoption anticipated)





Legend

- Whitewater Boundaries
- County Limits
- Extraterritorial Jurisdiction
- Railroad
- Waterways
- Waterbodies
- Future Land Uses
- Agriculture (AG)
- Business Park (BP)
- Commercial Mixed Use (CMU)
- Downtown Mixed Use (DTMU)
- High Intensity Residential (HIR)
- Industrial (IND)
- Low Intensity Residential (LIR)
- Medium Intensity Residential (MIR)
- Open Space (OS)
- Parks (P)
- Public/Semi-Public (PUB)
- University of Whitewater (UW)
- Urban Reserve (UR)
- Floodplain Overlay

Mobility Plan

- Existing Streets
- Priority Future Streets
- Ancillary Future Streets
- Nature Preserve Trail
- Existing Off Street Trails
- Existing On Street Trails
- Priority Future Trails
- Ancillary Future Trails

0 250 500 1,000 Feet

BECI 765-kV Transmission Line Project

The BECI project is designed to strengthen the power grid, improve reliability and enable the flow of low-cost energy to customers in Wisconsin and the Upper Midwest. It is part of a broader regional plan developed and approved by the Midcontinent Independent System Operator (MISO) to ensure the grid is reliable and efficient.

Overview

The BECI project is an approximately 190-mile, 765-kV project in Wisconsin connecting electric facilities in Crawford County with facilities in Walworth County before continuing to the state line. The exact connection point at the state line has not been determined because the connecting transmission line in Illinois is under development by another utility.

About MGS

MISO selected Midcontinent Grid Solutions (MGS) to build and maintain the BECI project. MGS brings the expertise and experience of Transource Energy—a joint venture of American Electric Power and Evergy—and BHE Transmission.

Location

The BECI Project study area includes Crawford, Richland, Sauk, Columbia, Dodge, Dane, Jefferson, Walworth, and Rock counties.

Benefits



Improves grid reliability

A backbone transmission line serves as a highway for electricity, delivering large amounts of power to local communities helping to maintain reliable service and support local growth.



Powering growth now and into the future

We're using more electricity than ever. A stronger grid helps make sure there's enough reliable power for homes and businesses, today and in the future. Investing in these higher capacity lines addresses current and long-term transmission needs.



Providing Local Benefits

The BECI project connects local communities to a stronger, more resilient grid that can support growth while maintaining reliable service.



Promotes jobs and economic prosperity

Investing in critical energy infrastructure helps create local jobs, supports area businesses and strengthens the local economy.

Typical Structures

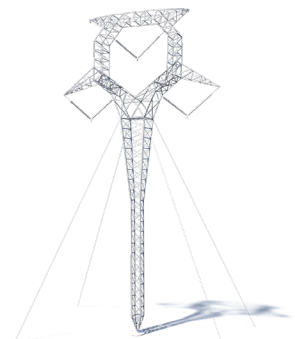
MGS will use its innovative "Guyed-Y" design, which reduces right-of-way width by at least 10 percent compared to traditional 765-kV structures. This helps minimize environmental and landowner impacts.

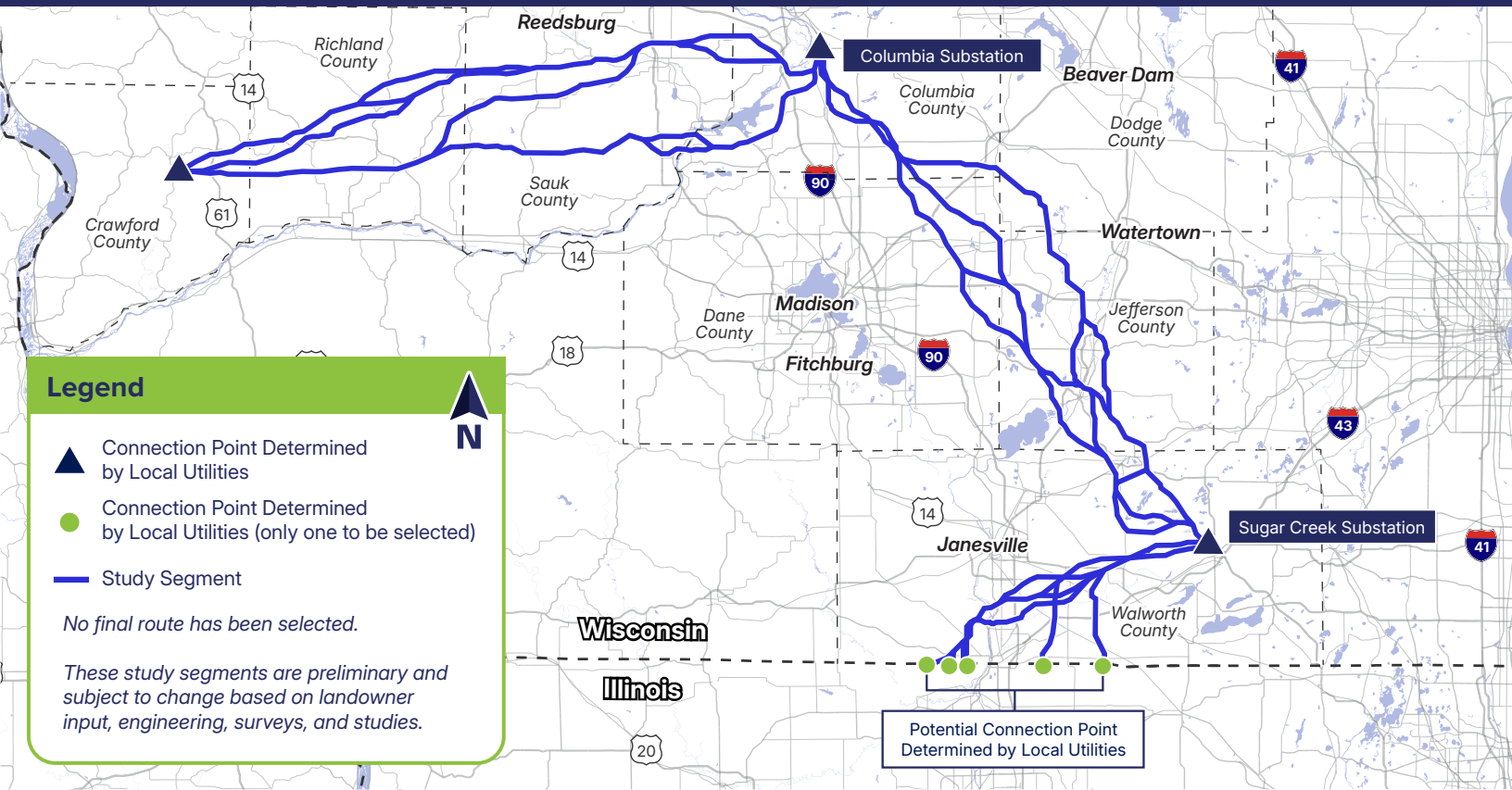
Typical Structure Height: Approximately 175 feet above ground

Typical Right-of-Way Width: Approximately 180 feet

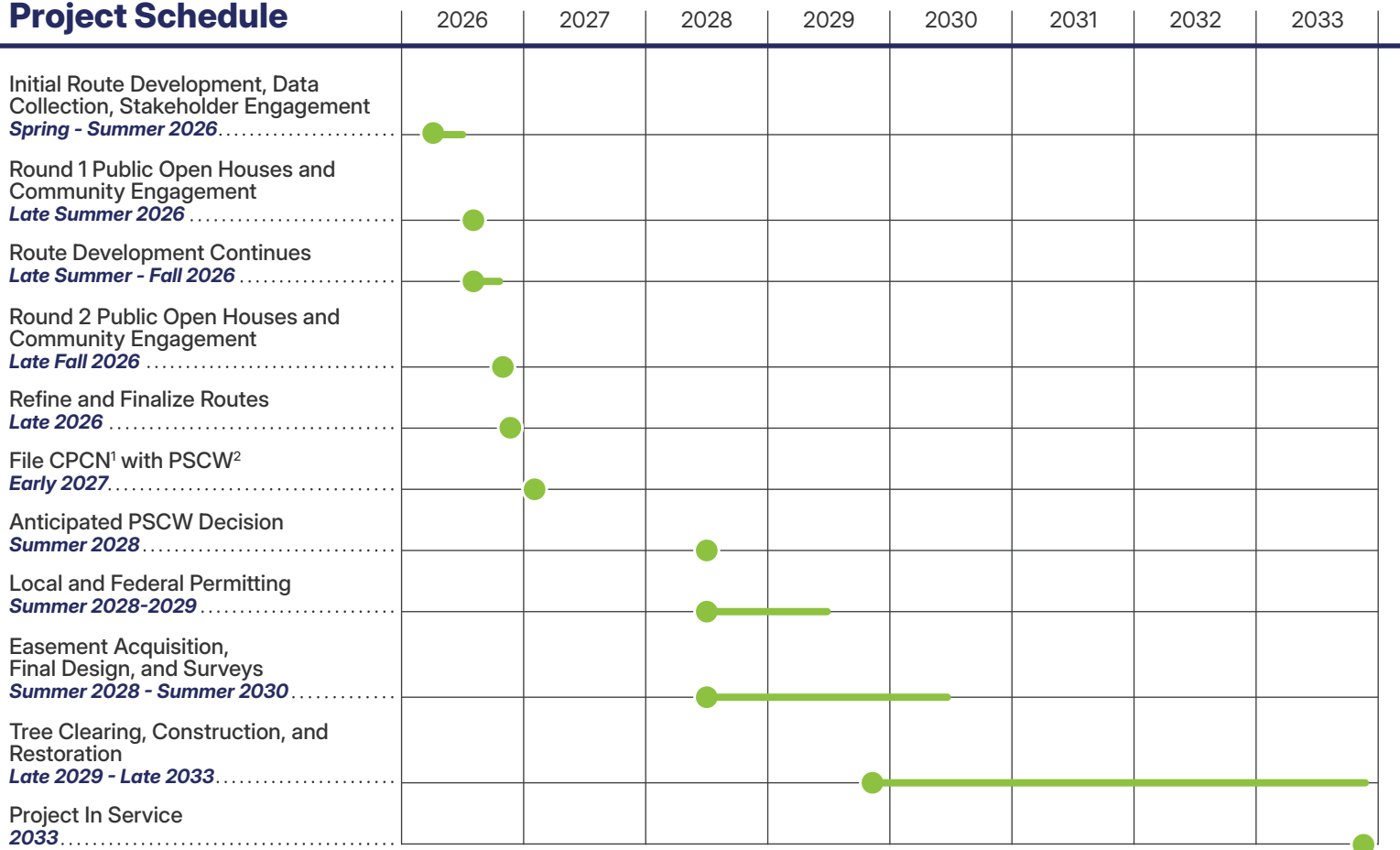
Typical Span: Approximately 1,200 feet

*Exact structure, height, and right-of-way requirements may vary.





Project Schedule



¹CPCN: Certificate of Public Convenience and Necessity; ²PSCW: Public Service Commission of Wisconsin
 *Timeframes are approximate and subject to change.

AN ORDINANCE AMENDING PARTS OF TITLE 5 BUSINESS LICENSES AND REGULATIONS TO ADD REVIEW OF AND ADVISING ON PUBLIC SAFETY AND OTHER LICENSING MATTERS TO THE DUTIES OF THE ALCOHOL LICENSING REVIEW COMMITTEE AND CHANGE THE COMMITTEE'S NAME

WHEREAS, a number of safety concerns have recently been brought to the Common Council for consideration; and,

WHEREAS, the Common Council of the City of Whitewater believes it would be advantageous to have a committee review and more easily engage with the public on public safety issues.

The Common Council of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, does ordain as follows:

SECTION 1: Whitewater Municipal Code § 5.20.025 is hereby amended to read as follows:

5.20.25 ~~Public safety and alcohol~~ license review committee.

The city council ~~may establish~~ hereby ~~establishes~~ ~~an~~ a public safety and ~~alcohol~~ license review committee (hereinafter " committee").

(a) The committee shall be comprised of three council members.

(b) The committee shall:

1. Conduct hearings concerning the revocation, suspension, refusal to issue or renew alcohol licenses or permits which are granted under Chapter 125 of the Wisconsin Statutes;
2. Conduct hearings concerning the appeal of a revocation, suspension, or refusal to issue or renew any license under Title 5 of Whitewater's Municipal Code.
3. Be advisory to the City Manager, the Common Council, or other Committee's to assist them in the review of public safety concerns within the City of Whitewater and recommend policy revisions regarding public safety; and
4. Serve as liaison between the community and the City on public safety issues.

(c) After the hearing the committee shall submit a report to the city council including findings of fact, conclusions of law and a recommendation as to what action, if any, the city council should take with respect to the license.

(d) The committee's findings of fact, conclusions of law and recommendation shall be presented to the council and the council pursuant to Chapter 125 of the Wisconsin Statutes shall determine what action if any the city council

SECTION 2: Wherever in the following sections of the City of Whitewater Ordinances the words "Alcohol license review committee" are used, the words "Public safety and license review committee" are substituted: §§ 5.20.027, 5.20.032.

SECTION 3: Wherever in the following sections of the City of Whitewater Ordinances the words "common council" are used, the words "Public safety and license review committee"

AMENDED ORDINANCE NO. 2026-O-20

are substituted: §§ 5.08.040, 5.08.050, 5.12.020, 5.12.070, 5.19.100, 5.24.060, 5.28.140, 5.28.150, 5.29.050, 5.36.100, 5.36.140, 5.36.180, 5.42.040, 5.42.050, 5.42.060, 5.48.060, 5.52.020, 5.80.010, 5.18.090.

SECTION 4: Wherever in the following sections of the City of Whitewater Ordinances the word “ALRC” is used, the word “PSLRC” is substituted: §§ 5.20.027.

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

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

This Ordinance was introduced by Council Member _____, who moved its adoption.

Seconded by Council Member _____.

DATE	8/18/2026				Second Meeting Date			
READING	FIRST				SECOND			
	YES	NO	PASS	ABSENT	YES	NO	PASS	ABSENT
Michael Smith								
Orin Artsmith								
Steven Sahyun								
Brian Schanen								
Neil Hicks								
Gavin Kelleher								
Patrick Singer								
Total:								

ADOPTED: _____

John Weidl, City Manager

ATTEST:

Heather Boehm, City Clerk

	Council Agenda Item
Meeting Date:	August 18, 2026
Agenda Item:	2026-O-20 an ordinance amending 5.20.025 Alcohol License Review Committee to add review of and advising on public safety concerns to the duties of the Committee
Staff Contact (name, email, phone):	Steven T. Chesebro, schesebro@whitewater-wi.gov , 262-458-2780

BACKGROUND

(Enter the who, what, when, where, why)

Staff was directed to draft an ordinance on adding review of public safety matters and denials of licenses to the Alcohol License Review Committee. Ordinance 2026-O-20 makes 4 substantive changes to make this effect.

Section 1 Renames the committee and adds the authority to advise on public safety matters as well as the authority to conduct hearings on appeal or revocation of other licenses under title 5 of the City of Whitewater Ordinances.

Section 2 Updates the name of the committee as specified in other sections of the Whitewater Ordinances.

Section 3 Transfers review from the Common Council to the Public Safety and License Review Committee.

Section 4 Updates the abbreviation to the new name of the committee in other sections of the Whitewater Ordinances.

Attached to this memo is a summary table that lists every chapter within Title 5. It also identifies every section referencing the Common Council and a recommendation of transferring the section to reference to the newly named Public Safety and License Review Committee instead of council. The recommendation was made to change the reference if the Common Council was participating in issuing, suspending, or revoking a license approval. Recommendation is made to not change the ordinance when the Common Council is setting fees, establishing requirements, or expresses the Common Council's intentions in creating the ordinances.

It should be noted that Section 5.80.010 provides a general authority for the City Manager or their designee to issue most of the licenses and only has the Common Council hold hearing on appeals of those licenses. For those sections not included in 5.80.010 the chapters themselves designate the Community Development Director as having authority to issue permits, or do not have specific licenses or permits that need to be issued.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

May 5, 2026: Common Council requested an ordinance be drafted adding review of public safety matters to the Alcohol License Review Committee.

August 4, 2026: Common Council reviewed the proposed ordinance and requested the ordinance be further amended to include review of denials of other types of licenses.

FINANCIAL IMPACT

(If none, state N/A)

No financial impact as the changes focus on the committee making the decision instead of adding or removing requirements.

STAFF RECOMMENDATION

Adopt Ordinance 2026-O-20 as presented.

ATTACHMENT(S) INCLUDED
(If none, state N/A)

1. Summary of Title 5

Summary of Common Council References Within Title 5 of City of Whitewater Ordinances

8/18/2026

Chapter	Section Reference Common Council	Subject	Common Council Involvement	Recommend to Change to Licensing Committee	Notes
5.04		Dances on Alcohol Licensed Premises	n/a		No references to Common Council
5.05		Public Dances	n/a		No references to Common Council
5.08		Fireworks			
	5.08.040	Pyrotechnic displays, blank cartridges, flares	The Common Council approves permits.	Yes	Requires Fire Chief to review and approve applications prior to Council approval. After Council approval, the Police Department inspects the fireworks before the permit is issued. The Chief of Police approves the required fire extinguishers at the sales location. The City Manager may waive the permit fee for cause shown.
	5.08.050	Permit for sale or transfer of permitted fireworks	The Common Council approves permits.	Yes	Applications must be submitted at least 30 days before the proposed sale or transfer. The Police Department inspects the fireworks before the permit is issued, and the Chief of Police approves the required fire extinguishers. Permits may not exceed 60 days. See § 5.80.010 regarding possible delegation of licensing authority to the City Manager or designee.
5.12		Junk Dealers			
	5.12.020	License Application Contents	The Common Council approves license applications.	Yes	Applications are submitted to the Common Council. After Council approval and compliance with the ordinance, the City Manager and City Clerk issue the license. See § 5.80.010 regarding possible delegation of licensing authority to the City Manager or designee.
	5.12.070	Regulations	The Common Council may revoke a junk dealer license.	Yes	This section addresses revocation rather than the initial issuance of a license for failure to comply with applicable regulations or for certain ordinance or statutory violations. A revoked license is not eligible for a refund of the license fee.
5.16		Parklet Café Permit	n/a		No references to Common Council
5.17		Statewide Smoking Ban	n/a		No references to Common Council
5.18		Outdoor Café Permit			
	5.18.090	Outdoor Private Property Café Permit - Appeal	Currently issued by Community Development Director with appeal rights to the Common Council.	Yes	The Common Council hears appeals of permit revocations, suspensions, or denials made by the Community Development Director. After a hearing, the Council may grant, grant with conditions, or deny the permit.
5.19		Sidewalk Café Permit			
	5.19.100	Sidewalk café permit appeal	Currently issued by Community Development Director with appeal rights to the Common Council.	Yes	The Common Council hears appeals of permit revocations, suspensions, or denials made by the Community Development Director. After a hearing, the Council may grant, grant with conditions, or deny the permit.
5.20		Alcohol Beverages	n/a		No changes needed
5.21		Cigarette Retailers	n/a		No references to Common Council
5.24		Meat and Meat Products			
	5.24.040	Inspection of Meat and Meat Products	The Common Council establishes inspection charges for inspections conducted outside city limits.	No	The Health Officer oversees inspection and stamping of meats intended for distribution in the City. The ordinance does not require Common Council approval for inspections or meat products.
	5.24.060	Slaughterhouse—Permit required—Killing animals outside of slaughterhouse	The Common Council may issue, or revoke permits.	Yes	A slaughterhouse permit must be obtained from the Common Council before operation and may not exceed one year. The ordinance also restricts slaughtering certain animals within the City unless done at a properly licensed slaughterhouse, subject to the personal-use exception. See § 5.80.010 regarding possible delegation of licensing authority to the City Manager or designee.
5.28		Transient Merchants and Peddlers			
	5.28.035	Transient merchants as mobile food establishment (MFE's) and outdoor food sales.	The Common Council establishes licensing requirements and may amend application requirements. Individual license applications are reviewed and issued by the City Clerk or designee when ordinance requirements are met.	No	This ordinance does not require Common Council approval for individual MFE or outdoor food sales licenses. The City Clerk's decision regarding issuance is final under subsection (c)(2)(G). The Council's role is limited to establishing regulations and requirements.
	5.28.140	License Revocation	The Common Council may revoke a license.	Yes	The City Clerk is responsible for providing written notice of the revocation hearing, including the grounds for complaint and hearing information. The Common Council makes the final revocation decision after the hearing if specified violations or causes are found.
	5.28.150	Appeals	The Common Council hears appeals from permit or license denials.	Yes	This section establishes an appeal process only. Appeals must be filed with the Common Council within 14 days after notice of the action being appealed.
5.29		Distribution of Handbills and Advertising Matter			
	5.29.050	Handbills and advertising matter - License - Revocation	The Common Council may revoke a license.	Yes	The City Clerk is responsible for providing written notice of the revocation hearing, including the specified violations or causes for complaint and hearing information. The Common Council makes the final revocation decision after the hearing.
5.32		Milk and Milk Products	n/a		No references to Common Council
5.34		Weights and Measures Program	n/a		No references to Common Council
5.36		Mobile Homes and Mobile Home Parks			
	5.36.100	Internal Roads	The Common Council approves requests for street parking within mobile home parks.	Yes	This section primarily establishes operational and construction standards for mobile home park roads, including drainage, width, lighting, maintenance, emergency access, and pedestrian access requirements. Common Council approval is only required for street parking requests.
	5.36.140	Waiver	The Common Council may grant waivers from minimum construction standards and mobile home construction requirements.	Yes	This section does not require Council approval for routine construction or operation of a mobile home park. Council involvement is limited to reviewing and granting requested waivers from applicable standards when hardship or prohibitive costs exist and the waiver would not create a public health, safety, or welfare hazard.
	5.36.180	Revocation of License	The Common Council may suspend or revoke a license.	Yes	Proceedings are initiated by a complaint alleging license holder violates applicable ordinances, codes, or regulations is filed with the City Clerk and signed by an authorized official. The license holder must receive notice and an opportunity to be heard before Council action. A Council decision to suspend or revoke may be appealed to the Walworth County Circuit Court within the time and manner provided by the ordinance.
5.38		Residential Rental Registration	n/a		No references to Common Council

**Summary of Common Council References Within Title 5 of City of Whitewater Ordinances
8/18/2026**

Chapter	Section Reference Common Council	Subject	Common Council Involvement	Recommend to Change to Licensing Committee	Notes
5.42		Games of Amusement			
	5.42.040	License Term and Fee	The Common Council issues licenses	Yes	Licenses are issued annually and remain valid unless sooner revoked. The Chief of Police conducts the investigation and provides a recommendation, but final issuance authority rests with the Common Council.
	5.42.050	Denial of Application	The Common Council reviews license applications.	Yes	This section addresses denial of an application based on location-specific concerns. The Council must make the required findings regarding health, safety, welfare, nuisance, property impacts, or compatibility with community planning before denying the application.
	5.42.060	Revocation of License	The Common Council may suspend or revoke a license issued under the chapter.	Yes	Permits revocation or suspension for reasonable cause when it is in the best interests and good order of the City, provided due process is followed. It addresses enforcement of issued licenses rather than initial licensing. The license holder must be provided due process before suspension or revocation.
5.48		Circuses, Carnivals, Shows and Parades			
	5.48.060	License to building owner - fee.	The Common Council may grant a license.	Yes	The license term expires on July 1 each year and requires payment of a fee between \$30 and \$150 as determined under the ordinance.
5.52		Taxicabs			
	5.52.020	License—Application—Fee—Insurance—Investigation	The Common Council issues licenses.	Yes	Applicants must file an application with the City Clerk, pay the required fee, and provide proof of insurance. The Chief of Police conducts an investigation, but the final licensing decision is made by the Common Council.
5.56		Junked Automobiles	<i>n/a</i>		No references to Common Council
5.60		Penalties	<i>n/a</i>		No references to Common Council
5.64		Cable Communications System	<i>n/a</i>		No references to Common Council
5.70		Pawnbroker's and Second Hand Article and Jewelry Dealers	<i>n/a</i>		No references to Common Council
5.75		Adult-Oriented Establishments	<i>n/a</i>		No references to Common Council
5.80		Administrative Approval of Licenses and Permits			
	5.80.010	Administrative Approval of Licenses and Permits Allowed	The Common Council hears appeals from license or permit denials made by the City Manager or designee.	Yes	This section authorizes the City Manager or designee to approve licenses and permits following the procedures in applicable chapters and provides an appeal process to the Common Council for denials. This authorizes administration to issue the licenses without council approval when the applicant qualifies under Chapters 5.04, 5.05, 5.08, 5.10, 5.12, 5.21, 5.24, 5.28, 5.29, 5.32, 5.36, 5.42, 5.48, 5.52, 5.56, 5.70, and 5.75.
5.85		Convenient Cash Businesses			
	5.85.010	Convenient Cash Business	The ordinance establishes regulations and states the Common Council's legislative findings and purpose.	No	The ordinance establishes operating standards, location restrictions, security requirements, and increased conditional use permit application fees. Administration is handled through the conditional use permit process.



Council Agenda Item

Meeting Date:	August 18, 2026
Agenda Item:	Twin Oaks Mobile Home Park License Renewal
Staff Contact (name, email, phone):	Allison Schwark, Zoning Administrator/Code Enforcement

BACKGROUND

(Enter the who, what when, where, why)

The City of Whitewater Code Enforcement Department has recently completed a follow-up inspection of the Twin Oaks Mobile Home Park following a transition in management services. In May of 2026 the park underwent a management transition coincidentally at the same time the license renewal was due. The new management company has now been working to submit the renewal application along with all requirements required per ordinance. As a part of the renewal process the Code Enforcement Officer shall inspect the property and address all existing code violations. At the time of inspection 92 units were found to be in violation of one or multiple ordinance provisions. The Common Council allowed additional time for the park to demonstrate substantial compliance and work collaboratively with the code enforcement department to devise a plan for all violations that existed within the park.

The new management company promptly scheduled a meeting with Code Enforcement, Zoning, Community Development Director, and the City Attorney to discuss a plan for compliance. On July 21, 2026, Code Enforcement Officer, Allison Schwark completed a re-inspection of the mobile home park and determined that substantial compliance had been achieved. Over 70 units of 92 had been brought into full compliance, and the remaining violations were in progress and were being addressed. Additionally, the management company had all the temporary RVs removed from the property, dumpsters placed on site for debris clean up and removal, and many dead/ dangerous trees were being removed from the park along with trimming of healthy trees. The new management company has plans to continue improving the park by replacing outdated units, repaving streets, constructing new office space, adding a new mail delivery space, and expanding storage and parking options. The new management team has been very accessible and communicative with City officials, and they are focused on improving this mobile home park significantly over the next several months.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

In 2025 a renewal was granted by the City of Whitewater for one year, as specified by ordinance. On May 19, 2026, the Council agreed to give additional time to work with new management and try and obtain a renewal application.

FINANCIAL IMPACT

(If none, state N/A)

N/A

STAFF RECOMMENDATION

Staff recommend that the City of Whitewater Common Council:

1. Approve the annual license renewal, contingent upon the receipt and satisfactory review of all required documentation in accordance with the City of Whitewater Municipal Code.
2. Allow the new management team additional time to work collaboratively with Code Enforcement to address and resolve the remaining outstanding violations, while continuing to demonstrate measurable progress toward improving the overall condition, maintenance, and appearance of the mobile home park.

ATTACHMENT(S) INCLUDED
(If none, state N/A)

N/A

From: [Thrillshare](#)
To: [Heather Boehm](#)
Subject: Mobile Home Park Permit Application - new submission
Date: Thursday, June 18, 2026 11:05:32 AM
Attachments: [061826 Mobile Home Park Permit Application.csv](#)
[WI Bond Twin Oaks.pdf](#)
[TBR CERT 1 JEFFERSON - Twin Oaks WII SWD.pdf](#)
[Severe Weather Evacuation Plan.pdf](#)
[Occupancy Listing 20260529025314256.pdf](#)



Hey hboehm@whitewater-wi.gov,

Mobile Home Park Permit Application in [City Of Whitewater](#) has received a new submission. You can view the submission below and download the copy attached to this email.

[View in Thrillshare](#)

Name of Owner: Twin Oaks WI LLC

Owner Address: 391 Las Colinas Blvd E, Suite 130-909, TX 75039

Name of Mobile Home Park: Twin Oaks WI LLC

Name of Agent Responsible for Construction & Maintenance on Site: BLC Communities

Address of Agent: 391 Las Colinas Blvd E, Suite 130-909, TX 75039

Number of Independent Units: 249

Number of Dependent Units: 0

Fee to Accompany Application @\$2 per Unit: 498

Surety Bond Attached in the Amount of \$4,200 as required by 5.36.050(b):
[WI Bond_Twin Oaks.pdf](#)

City Zoning Area: Zoned as Mixed Use Residential

Approximate number of school children: 100

Legal Description: [TBR CERT 1 JEFFERSON - Twin Oaks WII SWD.pdf](#)

Emergency Plan per 5.36.060: Severe Weather Evacuation Plan.pdf

Tenant List Per 5.36.070: Occupancy Listing_20260529025314256.pdf

You're receiving this email on behalf of City Of Whitewater. If you have any questions about how we process data you can view our [Privacy Policy](#).

312 W Whitewater Street



BOND

(License or Permit - Continuous)

Bond No. 108518962

WE, Twin Oaks WI, LLC as Principal, and Travelers Casualty and Surety Company of America, a corporation duly incorporated under the laws of the State of Connecticut and authorized to do business in the State of WISCONSIN, as Surety, are held and firmly bound unto City of Whitewater, as Obligee, in the penal sum of Five Thousand Dollars (\$5,000.00), for the payment of which we hereby bind ourselves, our heirs, executors and administrators, jointly and severally, firmly by these presents.

WHEREAS, the Principal has obtained or is about to obtain a license or permit for Mobile Home Park.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH, that if the Principal shall faithfully comply with all applicable laws, statutes, ordinances, rules or regulations, pertaining to the license or permit issued, then this obligation shall be null and void; otherwise to remain in full force and effect.

This bond shall become effective on June 17, 2026.

PROVIDED, that regardless of the number of years this bond is in force, the Surety shall not be liable hereunder for a larger amount, in the aggregate, than the penal sum listed above.

PROVIDED FURTHER, that the Surety may terminate its liability hereunder as to future acts of the Principal at any time by giving thirty (30) days written notice of such termination to the Obligee.

SIGNED, SEALED AND DATED this June 18, 2026.

Twin Oaks WI, LLC

By: 

Tim Kilroy, President/CEO

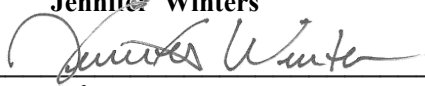
Principal

Travelers Casualty and Surety Company of America

By: 

Jennifer Winters

Attorney-in-fact


Jennifer Winters / License No. 8710745

Producer Name

S 2151APRO (01/24)

Item 18.



296



Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company
Farmington Casualty Company

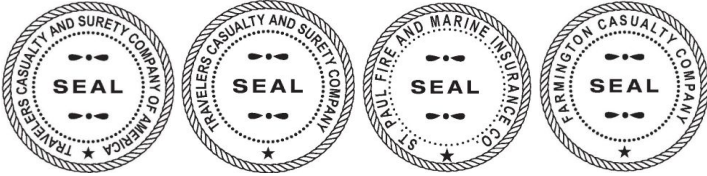
POWER OF ATTORNEY

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, St. Paul Fire and Marine Insurance Company, and Farmington Casualty Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint **Jennifer Winters** of **MIDLAND, TX** their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge the following bond or undertaking, and any riders thereto:

Surety Bond No.: 108518962

Principal: Twin Oaks WI, LLC

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **13th** day of **May, 2026**.



State of Connecticut

City of Hartford ss.

By:

Bryce Grissom, Senior Vice President

On this the **13th** day of **May, 2026**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President, Surety, Bond & Specialty Insurance, of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **31st** day of **March, 2031**



Marie E. Sorensen, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 18 day of June, 2026.

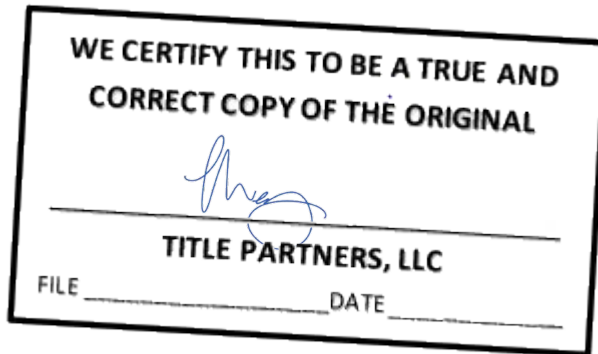


Kevin E. Hughes, Assistant Secretary

WARRANTY DEED

Document Number

Document Title



Recording Area

Name and Return Address

Title Partners
c/o Megan Moore
5220 Spring Valley Road, Suite 400,
Dallas, Texas 75254

Parcel Identification Number (PIN)

APN: 292-0515-3224-000

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

Rev. 12/22/2010

Recording Requested by:
Title Partners
5220 Spring Valley Road, Suite 400, Dallas, Texas
75254

When recorded mail deed and tax notice to: Twin
Oaks WI LLC
391 Las Colinas Boulevard East
Suite 130-909
Irving, Texas 75039

Parcel Identification Number:
APN: 292-0515-3224-000.
This is not a homestead property.

WARRANTY DEED

Twin Oaks WI 2 LLC, a Wisconsin limited liability company, ("Grantor(s)"), for Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Twin Oaks WI LLC, a Delaware limited liability company ("Grantee(s)") the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, SELL, CONVEY, WARRANT, ASSIGN and DELIVER to Grantee the following described tract of land in Jefferson County, State of Wisconsin:

See Schedule 1 attached hereto and by this reference incorporated herein.

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

Grantor warrants that the title to the property is good, indefeasible, in fee simple and free and clear of encumbrances except: zoning ordinances, taxes and assessments not yet due and payable, all matters of record and/or such matters as are insured by Grantee's title insurance policy.

WITNESS the hand(s) of said Grantor(s), this 19th day of February, 2026

[Signature on Following Page]

GRANTOR:

TWIN OAKS WI 2 LLC

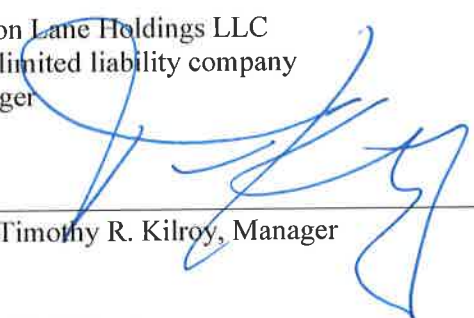
a Wisconsin limited liability company

By: BLC Drake MHC Holdco LLC
a Delaware limited liability company
its sole member

By: BLC HT Holdco LLC
a Texas limited liability company
its operating member

By: Byron Lane Capital LLC
a Texas limited liability company
its manager

By: Byron Lane Holdings LLC
a Texas limited liability company
its manager

By: 
Timothy R. Kilroy, Manager

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said City/County and State, on this day personally appeared Timothy R. Kilroy, Manager of Byron Lane Holdings LLC, a Texas limited liability company, manager of Byron Lane Capital LLC, a Texas limited liability company, manager of BLC HT Holdco LLC, a Texas limited liability company, operating member of BLC Drake MHC Holdco LLC, a Delaware limited liability company, sole member of Twin Oaks WI 2 LLC, a Wisconsin limited liability company, the limited liability company that executed the foregoing instrument, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said limited liability company, and that he/she executed the same as the act of such limited liability company for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 19 day of February, 2026.


Notary Public, State of Texas



SCHEDULE I

LEGAL DESCRIPTION

A parcel of land in the South 1/2, Northwest 1/4 of Section 32, Township 5 North, Range 15 East, City of Whitewater, Jefferson County, Wisconsin, described as follows:

Beginning at the Southeast corner of said Northwest 1/4; thence North 89 degrees 23 minutes West along the South line of said Northwest 1/4, 811.40 feet; thence North parallel with the East line of said Northwest 1/4, 302.21 feet; thence North 88 degrees 40 minutes West, 594.95 feet; thence North 0 degrees 44 minutes East, 1016.00 feet to the North line of said South 1/2; thence South 88 degrees 40 minutes East, along said North line, 1393.31 feet to Northeast corner of said South 1/2; thence South along said East line, 1307.8 feet to the place of beginning.

Twin Oaks Severe Weather Evacuation Plan

Introduction:

In the event severe weather should strike the area, or when you hear the audible Severe Weather Siren/Tornado, you are encouraged to proceed to the Storm Shelter at The Garages/Mailboxes. The Storm Shelter will provide safe refuge for each resident of Twin Oaks. DO NOT remain in your home.

****Purpose: To ensure safety and preparedness for residents and pets during storms.***

**** Scope: Covers preparations, emergency response and recovery for all storms***

1. Emergency Contacts:

- ***Assistant Manager - Sarah Downs - 262-706-9525***
- ***Police/Fire/Rescue - 262-473-0555 option 4***
- ***Utility Companies***
 - Electric - We energies - 1-800-662-4797***
 - Gas- We Energies - 1-800-662-4797***
 - ***Water - 262-473-0560***
- ***Emergency Management Office - 262-706-9525 hit an emergency option when prompted.***
- ***Address - 755 N Tratt St lot 36 B***
- ***Near By Shelter - Office Garage to get to the basement.***

2. Community Plan

- ***Pre-storm planning***

3. Mobile Home Community Storm Plan

- ***Check mobile home tie-downs, roofs,***
- ***Storm kits- Flashlights, batteries, first aid, food,***
- ***Resident education – Annual meetings on storm plan, Flyers and brochures***
- ***Evacuation plan – Routes, pet-friendly shelters, transportation for those without a vehicle, pet evacuation plan and supplies.***

5. Emergency Procedures

**** During storm- Stay indoors, avoid windows***

** Use community shelters or safe zones, Check-in protocol with management,*

6. Utility management-

** Instructions for turning off utilities*

** Coordination with utility companies*

7. Special Considerations

- *Vulnerable residents- special assistance plan for elderly and disabled, contact list for those needing help*
- *Children- coordination with schools*

8. Pets

- *During evacuation- Owners must transport pets in a Kennel, Pet Taxi or other approved Pet Transportation Cage and bring them to the garage, pets must be kenneled at all times during these events.*
- *Preparation- Ensure pets have ID tags and microchips, pet emergency kits (food, water, medications)*
- *Post-storm- check pets for injury, comfort pets and keep them secure*

9. Access to the Storm Shelter: *Should severe weather strike our area, the Property Manager; or a Volunteer (755 N Tratt St Lot#18) will unlock the Storm Shelter. Call 911 and the Whitewater Police Department or Whitewater Fire Department will unlock the Storm Shelter.*



2510 Hiller Ridge Rd.
Johnsburg, IL 60051
815-385-4224
www.Gencomm.com

Prepared by: *Cliff Hammarstrom*

We appreciate your business!

Email:

Quote Valid for 30 days

Phone:

Quote Date 7/23/2026

Sales Rep:

Quote Number 260723b ch2

Prepared for:

Name:	Sabrina Ojibway	Title:	Communications Director
Email:	Sojibway@whitewater-wi.gov	Phone:	262-473-0555
Address:	312 W Whitewater St.	City/St. :	Whitewater, WI 53190
Entity:	Whitewater Police Dept		
DESCRIPTION:	Fortivoice to Solacom SIP integration quote.		

DETAILS: This is to move the existing admin POTS lines connections between the FORTIVOICE system and the SOLACOM system to a SIP integrations. This includes a new router for the Solacom system along with physical installation and cabling within the equipment room. Remote configuration services will be provided by Solacom. Any needed changes to the existing workstation screen layouts will also be performed. Any needed services on behalf of the Mitel system will be the responsibility of the customer. 251208-03-TM_V02

<u>Description</u> (Title A)				
SECTION A1				
Part Number	Description	Qty	Unit Price	Ext Price
P-M800 SBC	M800 SBC Non-HA, 30 Sessions	1	\$ 6,840.00	\$ 6,840.00
SV-InstRemDaily	Remote Install Services - Daily Rate	2	\$ 1,850.00	\$ 3,700.00
SV-SOLAPS	Remote Solacom System Engineering 1 Day	1	\$ 2,300.00	\$ 2,300.00
SV-SBC Setup	SBC config & setup for 1 Network	1	\$ 1,850.00	\$ 1,850.00
SV-PM Half Day	Solacom Remote Project Management - Half Day	1	\$ 914.25	\$ 914.25
			TOTAL PRICE	\$ 15,604.25

SECTION A2				
Part Number	Description	Qty	Unit Price	Ext Price
Labor MCH-Standard Tech	Labor rate Tech / Installation (Normal business hours)	14	\$ 140.00	\$ 1,960.00
Misc-Items	Misc, Hardware, cable, wire, connectors, consumables,etc.	1	\$ 100.00	\$ 100.00
Shipping Inbound	Shipping & Freight charges	1	\$ 120.00	\$ 120.00
			TOTAL PRICE	\$ 2,180.00

ALL TITLE SECTIONS Grand TOTAL

\$ 17,784.25

QUOTE ACCEPTED BY:		
ACCEPTED DATE:		Accepted Total Amount

To accept this quote, please Sign, Date, and return it to Gencomm

- (1) Immediate access to any work areas is required.
- (2) Work will be performed from 8:00 AM to 5:00 PM, Monday through Friday, excluding holidays unless otherwise arranged.
- (3) Information and materials contained in this quote exhibits a technical expertise and is intended to be viewed by the customer that it is addressed to. No part of this information shall be divulged to any entity that would use it to formulate a competitive offer.
- (4) Specifics, such as lengths, genders, and part numbers will be reviewed and/or verified at time of order to ensure accuracy.
- (5) Unless specifically stated, all sales are for domestic use.
- (6) Unless previously arranged, for quotes in excess of \$5,000.00 Gencomm requests 50% payment upon approval / purchase order, 20% upon equipment delivery, 20% upon system operation, 10% upon final testing / acceptance.
- (7) Unless otherwise specified, shipping and handling charges are not included and will be added to the associated invoice.
- (8) All system support-maintenance plan payments are due prior to expiration of any existing support plan.



Council Agenda Item

Meeting Date: 08/18/2026

Agenda Item: POTS Decommission/FortiVoice to Solacom SIP Integration

Staff Contact (name, email, phone): Sabrina Ojibway
sojibway@whitewater-wi.gov
262-473-1373

BACKGROUND

(Enter the who, what when, where, why)

On July 7th, 2026, the City of Whitewater received notification from AT&T that they will be closing 25% of their wire centers. In a recent FCC filing, AT&T requested authority to discontinue legacy TDM-based voice services or plain old telephone service ("POTS") copper lines on or after November 15, 2026. POTS lines are being retired because aging copper infrastructure is expensive to maintain, driving carriers to impose significant monthly price hikes on remaining active copper lines to force migration to alternative fiber-optic and wireless network solutions. This, coupled with the fact that the Federal Communications Commission has also eliminated many lengthy approval hurdles, has enabled swift regional wire center shutdowns, impacting approximately 90,000 customers across portions of certain wire centers in 18 states. As an organization, the Whitewater Police Department still relies on POTS lines for multiple non-emergency phone lines, requiring a replacement plan to be put in place before retirements in our region result in call disruptions.

The City's current configuration routes several administrative POTS lines between our Session Initiation Protocol (SIP)-based FortiVoice system and the Solacom emergency communications system. As both systems continue to evolve and POTS technology becomes increasingly outdated, transitioning these administrative connections to SIP provides enhanced interoperability, stability, and long-term support.

The proposed FortiVoice to Solacom SIP integration project includes the purchase and installation of new hardware, network configuration work, and remote engineering services to complete the SIP integration. Solacom engineering staff will provide remote configuration support, and GenComm technicians will complete the on-site installation, cabling, and system setup. Any updates needed to workstation screen layouts will be completed as part of the project. Any work relating specifically to the existing FortiVoice system will remain the responsibility of the City.

This project is necessary to modernize the City's communications infrastructure by replacing outdated POTS-based connections with a reliable, fiber-based SIP integration between the Fortivoice and Solacom systems. The existing technology is increasingly difficult to support and does not provide the stability, interoperability, or long-term sustainability required for critical administrative and public safety communications. By upgrading to SIP, the City reduces future service risks, improves system performance, and aligns itself with current industry standards. The work also ensures that the Solacom 9-1-1 system can fully support the administrative lines, minimizing the likelihood of disruptions.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

N/A

FINANCIAL IMPACT

(If none, state N/A)

\$17,784.25

STAFF RECOMMENDATION

Staff recommends moving forward with the proposed SIP integration project to transition the administrative POTS lines from the Fortivoice system to the Solacom platform at a cost of \$17,784.25.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

1. GenComm Quote 260723b ch2