



City of Beaver Dam, Wisconsin  
**Administrative Committee Meeting**

205 S. Lincoln Ave; Room 113  
(Engineering)  
Monday, March 30, 2026 at 6:30 PM

[Join Zoom Meeting](#)

Meeting ID: 898 8273 2707

Passcode: 864066

Join by Phone: (646) 931-3860

## **AGENDA**

- 1) Call to Order – Roll Call
  - a) Approval of the March 2, 2026, Meeting Minutes
  - b) Approval of bills between Feb 27, and Mar 12, 2026 in the amount of \$1,056,028.26.
  - c) Finance Report
- 2) Discussion & Possible Action
  - a) A resolution disallowing a claim from Charlie Brown's Bar LLC for excessive taxation
  - b) A resolution approving a grant agreement between the City of Beaver Dam and Dodge County for Eagle View Addition
  - c) Distribution of Sports Based Tourism Feasibility Study Proposals
  - d) Update on Hotel Room Tax Permits
  - e) Review of Draft Policies
- 3) Adjourn

This agenda was posted and made available to the news media, public and various City officials, and staff in compliance with the State of WI Open Meetings Law and Administrative Committee policy:

Posted: 3/26/2026 by Tracey Ferron, City Clerk at 9:00 a.m.

A quorum of the Common Council may attend this meeting.



1) Call to Order – Roll Call

The meeting of the Administrative Committee was called to order at 6:30 pm by Chairperson Zach Zopp. Present: Kevin Burnett, Frank Ferree, Mick Fischer (online), Chris Ganske, Monica Keel, Jack Yuds, Zach Zopp, 7. Absent: none.

a) Approval of the February 16, 2026 Meeting Minutes

Motion by Chris Ganske, second by Monica Keel, to approve. Motion carried by acclamation.

b) Approval of bills between Feb 13, and Feb 26, 2026 in the amount of \$1,183,121.45

Motion by Kevin Burnett, second by Frank Ferree, to approve. The preceding motion passed by the following vote: Ayes: Kevin Burnett, Frank Ferree, Mick Fischer, Chris Ganske, Monica Keel, Jack Yuds, Zach Zopp, 7. Noes: None.

2) Discussion & Possible Action

a) A Resolution Approving a Temporary Class B License to PAVE for its Annual "Sweet Thanks" on March 6, 2026

Motion by Jack Yuds, second by Chris Ganske, to approve. The preceding motion passed by the following vote: Ayes: Kevin Burnett, Frank Ferree, Mick Fischer, Chris Ganske, Monica Keel, Jack Yuds, Zach Zopp, 7. Noes: None.

b) Consider the Beverage Operator License for Justin Carter-Smith

Chief Kreuziger presented a long list of legal charges and convictions over many years. At this time, he will not approve a license for Mr. Smith. After discussion, a motion was made by Kevin Burnett, seconded by Monica Keel, to deny the beverage operator license for Justin Carter Smith. The preceding motion passed by the following vote: Ayes: Kevin Burnett, Frank Ferree, Mick Fischer, Chris Ganske, Monica Keel, Jack Yuds, Zach Zopp, 7. Noes: None.

c) Ordinance Amending Sections 10-25, 10-31, 10-32, and 50-21 regarding vicious animals, animal defecation, animals prohibited, and usage of city parks.

Motion by Kevin Burnett, second by Chris Ganske, to approve. The preceding motion passed by the following vote: Ayes: Kevin Burnett, Frank Ferree, Mick Fischer, Chris Ganske, Monica Keel, Jack Yuds, Zach Zopp, 7. Noes: None.

3) Adjourn

Motion by Kevin Burnett, second by Jack Yuds, to adjourn. The preceding motion passed by the following vote: Ayes: Kevin Burnett, Frank Ferree, Mick Fischer, Chris Ganske, Monica Keel, Jack Yuds, Zach Zopp, 7. Noes: None. Chairperson Zopp adjourned the meeting at 7:00 pm.

Respectfully Submitted,

Vicky Orth

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
<b>01-0000-144150 DUE FROM COMMUNITY FIRE DEPT</b>							
JEFFERSON FIRE & SAFETY	45980	JEFFERSON FIRE & SAFETY INC.	IN337248	(2) 5 GALLON PAILS OF CLASS A F	02/26/2026	230.00	226
KWIK TRIP INC.	50854	KWIK TRIP INC.	14669 022826	FUEL (RURAL) FEBRUARY	02/28/2026	153.85	
US BANK CREDIT CARD	100878	AMAZON.COM	113-8059328-1635436	STAINLESS STEEL LOOPS FOR 1291	02/02/2026	9.99	226
<b>01-0000-162200 PREPAID INSURANCE EXPENSE</b>							
DELTA DENTAL OF WISCO	102806	DELTA DENTAL OF WISCONSIN	2509162	DELTA DENTAL	03/01/2026	718.99	
SECURIAN FINANCIAL GR	57427	SECURIAN FINANCIAL GROUP	2832L 0426	LIFE INSURANCE PREMIUMS	03/01/2026	3,980.06	
<b>01-0000-219100 POLICE &amp; FIRE UNIFORM FUND</b>							
BORCHARDT, CHARLES	102224	BORCHARDT, CHARLES	030226 EXPENSE	UNIFORM ALLOWANCE - C. BORO	03/02/2026	486.74	
JOHNSON, HEATHER	98941	JOHNSON, HEATHER	030326 EXPENSE	UNIFORM ALLOWANCE - H. JOHN	03/03/2026	282.74	
KAREL, ANTHONY	48303	KAREL, ANTHONY	030326 EXPENSE	UNIFORM ALLOWANCE - KAREL	03/06/2026	98.00	
LINZENMEYER, BRIAN	52708	LINZENMEYER, BRIAN	022526 EXPENSE	UNIFORM ALLOWANCE - LINZEN	02/25/2026	20.03	
SCHNEIDER, RYAN	102780	SCHNEIDER, RYAN	022026 CLOTHING	UNIFORM ALLOWANCE - SCHNEI	02/20/2026	21.06	
TOP PACK DEFENSE LLC	101757	TOP PACK DEFENSE LLC	18287	UNIFORM ALLOWANCE - GRAVES-	02/12/2026	747.74	
US BANK CREDIT CARD	100878	AMAZON.COM	113-7920597-2113057	UNIFORM ALLOWANCE - KREUZI	01/26/2026	61.27	126
US BANK CREDIT CARD	100878	AMAZON.COM	114-8023469-6182646	UNIFORM ALLOWANCE - SALAZA	02/09/2026	15.80	226
US BANK CREDIT CARD	100878	AMAZON.COM	114-8023469-6182646	UNIFORM ALLOWANCE - SALAZA	02/09/2026	126.39	226
US BANK CREDIT CARD	103881	SP HIGH SPEED GEAR	1V24P0037	UNIFORM ALLOWANCE - SALAZA	02/09/2026	51.37	226
US BANK CREDIT CARD	20242	EAGLE ENGRAVING	2026-974	UNIFORM ALLOWANCE - KREUZI	01/27/2026	32.40	126
US BANK CREDIT CARD	30240	GALLS LLC	31487365	CLOTHING ALLOWANCE (WESLE)	01/21/2026	145.96	126
US BANK CREDIT CARD	101990	TACTICAL GEAR	31582154	UNIFORM ALLOWANCE - EBERT	02/03/2026	260.98	226
US BANK CREDIT CARD	30240	GALLS LLC	32149608	UNIFORM ALLOWANCE - KREUZI	02/18/2026	24.31	226
US BANK CREDIT CARD	30240	GALLS LLC	33755250	CLOTHING ALLOWANCE (COFFEY	01/14/2026	120.38	126
US BANK CREDIT CARD	30240	GALLS LLC	33765538	CLOTHING ALLOWANCE (THOMA	01/15/2026	221.58	126
US BANK CREDIT CARD	30240	GALLS LLC	33778489	CLOTHING ALLOWANCE (BRAUN	01/16/2026	116.02	126
US BANK CREDIT CARD	30240	GALLS LLC	33778522	CLOTHING ALLOWANCE (BRAUN	01/16/2026	135.41	126
US BANK CREDIT CARD	30240	GALLS LLC	3378513	CLOTHING ALLOWANCE (COFFEY	01/16/2026	143.61	126
US BANK CREDIT CARD	30240	GALLS LLC	3378521	CLOTHING ALLOWANCE (SHOEN	01/16/2026	170.45	126
US BANK CREDIT CARD	30240	GALLS LLC	33877357	CLOTHING ALLOWANCE (BUSCH	01/27/2026	89.86	126
US BANK CREDIT CARD	30240	GALLS LLC	33877384	CLOTHING ALLOWANCE (T.THOM	01/27/2026	94.41	126
US BANK CREDIT CARD	30240	GALLS LLC	33877388	CLOTHING ALLOWANCE (COFFEY	01/27/2026	131.94	126
US BANK CREDIT CARD	30240	GALLS LLC	33890970	CLOTHING ALLOWANCE (T.THOM	01/28/2026	151.03	126
US BANK CREDIT CARD	100890	WALMART	4919 021526	CLOTHING ALLOWANCE (L.SMITH	02/15/2026	17.91	226
US BANK CREDIT CARD	103873	SHOE SENSATION	675 20626	UNIFORM ALLOWANCE - STOMME	02/06/2026	68.56	226
US BANK CREDIT CARD	103872	UNDERARMOR	83717	UNIFORM ALLOWANCE - RIEL	02/20/2026	81.86	226
<b>01-0000-239200 B D LAKE DEVELOPMENT</b>							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	4465000000 011226	GAS/ELECTRIC	01/12/2026	32.61	1225
<b>01-0000-239241 K9 PROGRAM</b>							
BEAVER DAM AREA COMM	102424	BEAVER DAM AREA COMMUNITY	030626 K9 FUND	K9 FUND	03/06/2026	3,779.12	
<b>01-0000-239244 KIDS FUND</b>							
BEAVER DAM AREA COMM	102424	BEAVER DAM AREA COMMUNITY	030626 KIDS FUND	KIDS FUND	03/06/2026	180.00	
US BANK CREDIT CARD	103161	MICK FISCHER TROPHY & ENGRA	22369 13026	CHALLENGE COINS	01/30/2026	770.00	126

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
<b>01-0000-239250 FIRE COMMUNITY FOUNDATION</b>							
BEAVER DAM AREA COMM	102424	BEAVER DAM AREA COMMUNITY	030626 FIRE PREVE	FIRE DEPT FUND	03/06/2026	4,281.03	
US BANK CREDIT CARD	100890	WALMART	3717	FOOD FOR BOB PAGE PRESENTATI	02/10/2026	75.14	226
US BANK CREDIT CARD	70775	PIGGLY WIGGLY	78892 21226	LUNCH ITEMS FOR BOB PAGE PRE	02/12/2026	42.91	226
US BANK CREDIT CARD	70775	PIGGLY WIGGLY	PW332026	COFFEE, DOUGHNUTS, CREAMER	02/11/2026	103.03	226
<b>01-0000-239252 STATE EMS TRAINING FUNDS</b>							
CHIUCHIOLO, JOSEPH	103882	CHIUCHIOLO, JOSEPH	121625 EXPENSE	EMT BASIC REIMBURSEMENT (BOO	12/16/2025	1,545.44	
<b>01-0000-239254 SENIOR PROJECT ACCOUNT</b>							
BETTY BORTZ	103059	BETTY BORTZ	2025/26 BOWLING	#17 2025/26 BOWLING COORDINA	03/11/2026	204.00	
PASEWALD, KERRY	103195	PASEWALD, KERRY	1068	#23 STRONG BODIES JAN-FEB	01/07/2026	350.00	
SCHOMBER, LIVIA	100820	SCHOMBER, LIVIA	95	#18 CHAIR YOGA FEBRUARY	02/27/2026	546.00	
US BANK CREDIT CARD	102136	WASC	ORT7713	#32 WASC-REACCREDITATION	02/19/2026	200.00	226
US BANK CREDIT CARD	102136	WASC	10W37338458356504	#32 WASC DUES	02/16/2026	75.00	226
US BANK CREDIT CARD	102123	LAUNDRY CONNECTION	9751 21126	#13 BD LAUNDRY-TABLE CLOTHS	02/11/2026	100.49	226
<b>01-0000-431100 LIQUOR &amp; MALT BEVERAGE LICENSE</b>							
WIS DEPT OF JUSTICE	101900	WIS DEPT OF JUSTICE	G2609 022826	WORCS TRANSACTIONS	02/28/2026	42.00	
<b>01-0000-431810 DOG LICENSES</b>							
DODGE COUNTY TREASUR	18804	DODGE COUNTY TREASURER	2026 DOG TAGS 20	DOG TAGS	02/10/2026	960.00	
<b>01-0000-441100 COURT PENALTIES &amp; COSTS</b>							
DODGE COUNTY FINANCE	18819	DODGE COUNTY FINANCE	FEB 2026	COUNTY'S SHARE OF COURT FEES	02/28/2026	2,635.46	
FOND DU LAC COUNTY	102072	FOND DU LAC COUNTY	FEB 2026	FDL COUNTY COSTS	02/28/2026	90.00	
MAYVILLE TREASURER	102319	MAYVILLE TREASURER	FEB 2026	MAYVILLE FORFEITURE	02/28/2026	2,338.41	
NEOSHO POLICE DEPART	100747	NEOSHO POLICE DEPARTMENT	FEB 2026	NEOSHO SHARE OF COURT FEES	02/28/2026	1,190.00	
STATE OF WISCONSIN	81114	STATE OF WISCONSIN	FEB 2026	STATE'S SHARE OF COURT FEES	02/28/2026	9,501.28	
Total :						38,052.62	
<b>CITY COUNCIL</b>							
<b>01-0102-530001 PUBLISHING</b>							
US BANK CREDIT CARD	103433	COLUMN SOFTWARE PBC	77407AB-0113	COLUMN	02/03/2026	268.85	226
US BANK CREDIT CARD	103433	COLUMN SOFTWARE PBC	7740F7AB-0112	COLUMN	02/03/2026	182.22	226
<b>01-0102-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
MICK FISCHER TROPHY &	103161	MICK FISCHER TROPHY & ENGRA	6054	MICK FISCHER TROPHY	02/12/2026	34.05	226
<b>01-0102-530020 LEAGUE/ALLIANCE MEMBERSHIP</b>							
LEAGUE OF WIS MUNICIPA	51814	LEAGUE OF WIS MUNICIPALITIES	10039 111725	LWM DUES	11/17/2025	6,684.86	
<b>01-0102-533000 DATA PROCESSING SERVICE &amp; EXP.</b>							
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	COUNCIL LAPTOPS	02/01/2026	361.20	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	EMAIL	02/01/2026	200.00	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	HARDWARE AS SERVICE - WORKS	02/01/2026	41.95	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	OVERWATCH/SUPPORT - WORKST	02/01/2026	60.95	226
US BANK CREDIT CARD	102370	ZOOM	INV339646564	ZOOM	01/29/2026	113.96	126

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
Total CITY COUNCIL:						7,948.04	
<b>MUNICIPAL COURT</b>							
<b>01-0103-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
STAPLES ADVANTAGE	99860	STAPLES ADVANTAGE	7009049323	SUPPLIES	03/07/2026	140.79	
WISCONSIN SUPREME COU	94827	WISCONSIN SUPREME COURT	680-0000001734	CONTINUING JUDICIAL EDUCATI	03/01/2026	800.00	
<b>01-0103-533000 DATA PROCESSING SERVICE &amp; EXP.</b>							
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	EMAIL	02/01/2026	26.00	226
Total MUNICIPAL COURT:						966.79	
<b>MAYOR</b>							
<b>01-0104-533000 DATA PROCESSING SERVICE &amp; EXP.</b>							
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	EMAIL	02/01/2026	13.00	226
Total MAYOR:						13.00	
<b>CITY ADMINISTRATOR</b>							
<b>01-0105-530120 TRAINING &amp; TRAVEL</b>							
US BANK CREDIT CARD	102995	WCMA	WINTER CONF 202	WINTER CONFERENCE 2026	02/10/2026	260.00	226
<b>01-0105-533000 DATA PROCESSING SERVICE &amp; EXP.</b>							
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	EMAIL	02/01/2026	44.00	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	OVERWATCH/SUPPORT - WORKST	02/01/2026	65.90	226
Total CITY ADMINISTRATOR:						369.90	
<b>HUMAN RESOURCES</b>							
<b>01-0107-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
MICK FISCHER TROPHY &	103161	MICK FISCHER TROPHY & ENGRA	6054	MICK FISCHER TROPHY	02/12/2026	34.05	226
STAPLES ADVANTAGE	99860	STAPLES ADVANTAGE	7008955227	STAPLES	02/28/2026	17.70	
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105144	HR PHONE PURCHASE	01/31/2026	159.90	226
US BANK CREDIT CARD	100878	AMAZON.COM	113-0273210-5007415	REPLACE DC EQUIPMENT	02/12/2026	170.38	226
US BANK CREDIT CARD	8617	BEAVER DAM LOCK & SECURITY	41223 12723	STORAGE KEYS	01/27/2026	6.33	126
US BANK CREDIT CARD	99860	STAPLES ADVANTAGE	7673899631	OFFICE SUPPLIES	01/28/2026	63.96	126
US BANK CREDIT CARD	100890	WALMART	8525 13026	IT SUPPLIES	01/30/2026	62.02	126
US BANK CREDIT CARD	101243	SHRM - DODGE COUNTY	SHRMDGCTY 1272	DUES	12/07/2026	160.00	226
<b>01-0107-533000 DATA PROCESSING SERVICE &amp; EXP.</b>							
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	EMAIL	02/01/2026	22.00	226
Total HUMAN RESOURCES:						696.34	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
<b>CLERK</b>							
<b>01-0108-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
STAPLES ADVANTAGE	99860	STAPLES ADVANTAGE	7008955227	STAPLES	02/28/2026	248.05	
US BANK CREDIT CARD	103879	UNIVERSITY OF WI-GREEN BAY	IN-869984	UW GREEN BAY	01/31/2026	199.00	226
<b>01-0108-530030 TRANSPORTATION &amp; TRAVEL</b>							
UNIVERSITY OF GREEN BA	103884	UNIVERSITY OF GREEN BAY	IN-873629	UW GREEN BAY	03/04/2026	499.00	
<b>01-0108-533000 DATA PROCESSING SERVICE &amp; EXP.</b>							
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	EMAIL	02/01/2026	22.00	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	OVERWATCH/SUPPORT - WORKST	02/01/2026	131.80	226
Total CLERK:						1,099.85	
<b>ELECTIONS</b>							
<b>01-0110-533000 DATA PROCESSING SERVICE &amp; EXP.</b>							
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	OVERWATCH/SUPPORT - WORKST	02/01/2026	121.90	226
Total ELECTIONS:						121.90	
<b>FINANCE</b>							
<b>01-0112-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
QUADIENT LEASING USA I	101956	QUADIENT LEASING USA INC	Q2239367	LEASE	02/22/2026	444.24	
US BANK CREDIT CARD	100878	AMAZON.COM	113-2257338-6105007	W2 ENVELOPES	01/26/2026	28.70	126
US BANK CREDIT CARD	100878	AMAZON.COM	113-5367584-3173048	CARDSTOCK	02/05/2026	22.88	226
US BANK CREDIT CARD	100890	WALMART	3981 21126	OFFICE SUPPLIES	02/11/2026	24.90	226
US BANK CREDIT CARD	101358	HOBBY LOBBY	44406 20526	MISC OFFICE SUPPLIES	02/05/2026	22.53	226
<b>01-0112-533000 DATA PROCESSING SERVICE &amp; EXP.</b>							
PLAN IT SOFTWARE LLC	103243	PLAN IT SOFTWARE LLC	PLAN-2402	CIP PLAN-IT LICENSE	03/04/2026	2,100.00	
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104766	IT SUPPORT	12/31/2025	37.49	1225
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104918	IT SUPPORT	01/26/2026	131.21	126
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	DARK WEB MONITORING	02/01/2026	199.90	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	EMAIL	02/01/2026	114.00	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	EMAIL PRORATES	02/01/2026	9.49	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	HARDWARE AS SERVICE - SERVER	02/01/2026	154.95	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	HARDWARE AS SERVICE - SIT-STA	02/01/2026	11.95	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	OVERWATCH/SUPPORT - ACCESS	02/01/2026	149.70	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	OVERWATCH/SUPPORT - ROUTER	02/01/2026	49.97	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	OVERWATCH/SUPPORT - SERVER	02/01/2026	181.75	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	CLOUD BACKUP - SERVER	02/01/2026	429.90	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	OVERWATCH/SUPPORT - BACKUP	02/01/2026	49.95	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	OVERWATCH/SUPPORT - WORKST	02/01/2026	400.35	226
Total FINANCE:						4,563.86	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
<b>ASSESSMENT OF PROPERTY</b>							
<b>01-0114-520040 OUTSIDE SERVICE CONTRACTS</b>							
US BANK CREDIT CARD	568	ACCURATE APPRAISAL LLC	5945	ASSESSMENT SERVICES	01/26/2026	34,450.00	126
Total ASSESSMENT OF PROPERTY:						34,450.00	
<b>MUNICIPAL BUILDING</b>							
<b>01-0118-520010 TELEPHONE</b>							
DYNALINK COMMUNICAT	103658	DYNALINK COMMUNICATIONS	640328-640331	TELEPHONE	02/05/2026	147.12	
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104796	VOIP	01/06/2026	3,551.24	126
US BANK CREDIT CARD	98655	SPECTRUM	171122501010726	INTERNET	01/07/2026	754.00	126
US BANK CREDIT CARD	98655	SPECTRUM	263842011026	TELEPHONE	01/10/2026	20.00	126
US BANK CREDIT CARD	100464	LUMEN	768270078	LONG DISTANCE	01/01/2026	.36	1225
<b>01-0118-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
BEAVER DAM LOCK & SEC	8617	BEAVER DAM LOCK & SECURITY	32756	NEW KEY FOR DEPUTY CLERK	02/24/2026	4.00	
US BANK CREDIT CARD	100890	WALMART	3981 21126	BREAKROOM SUPPLIES	02/11/2026	3.48	226
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	6989150000 010926	GAS/ELECTRIC	01/09/2026	2,544.12	1225
<b>01-0118-530012 CUSTODIAL SUPPLIES - POLICE</b>							
NASSCO	103822	NASSCO	6674767	PD SUPPLIES	03/05/2026	95.52	
<b>01-0118-530013 CUSTODIAL SUPPLIES - LIBRARY</b>							
BEAVER DAM LOCK & SEC	8617	BEAVER DAM LOCK & SECURITY	32443	KEYS	09/23/2026	10.50	
US BANK CREDIT CARD	100878	AMAZON.COM	114-2397839-7780251	DISH SOAP - CUSTODIAL SUPPLIES	02/12/2026	19.32	226
US BANK CREDIT CARD	100878	AMAZON.COM	114-2842342-8784253	HIGH AMP SURGE PROTECTOR	02/03/2026	28.49	226
US BANK CREDIT CARD	99427	MENARDS - BEAVER DAM	3087 020526	SUPPLIES	02/05/2026	15.75	226
US BANK CREDIT CARD	99427	MENARDS - BEAVER DAM	773 21326	BATTERIES	02/13/2026	17.42	226
<b>01-0118-530014 CUSTODIAL SUPPLIES - WATERMARK</b>							
US BANK CREDIT CARD	101814	A-1 TRI-COUNTY VACUUM & SEWI	61 20926	TRI-COUNTY-PARTS	02/09/2026	8.77	226
<b>01-0118-530090 POSTAGE/COPIER/INTERNET SERV.</b>							
OBRION AGENCY, THE	63844	OBRION AGENCY, THE	100618	CASE PAPER	02/23/2026	1,420.00	
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105131	DOMAIN REGISTRATION	02/02/2026	29.95	226
US BANK CREDIT CARD	98655	SPECTRUM	17112401012126	INTERNET	01/21/2026	180.00	226
US BANK CREDIT CARD	98655	SPECTRUM	263842011026	INTERNET	01/10/2026	99.99	126
US BANK CREDIT CARD	70898	PITNEY BOWES	27327386	POSTAGE SUPPLIES	02/18/2026	265.58	226
US BANK CREDIT CARD	100015	PITNEY BOWES GLOBAL FINANCI	3321789299	LEASE	12/13/2025	404.61	1225
<b>01-0118-530102 BUILDING REPAIR - LIBRARY</b>							
TONN PEST CONTROL	85010	TONN PEST CONTROL	030426	1701 PEST CONTROL	03/04/2026	60.00	
<b>01-0118-530110 UTILITIES - CITY HALL/FIRE DEP</b>							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	4901420000 011226	GAS/ELECTRIC	01/12/2026	5,049.06	1225
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	6989150000 020626	GAS/ELECTRIC	02/06/2026	2,193.99	226
<b>01-0118-530111 UTILITIES - POLICE DEPT</b>							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	3638040000 012726	UTILITIES	01/27/2026	5,520.96	226
<b>01-0118-530112 UTILITIES - DPW</b>							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	9377110000 012326	238 UTILITIES	01/23/2026	8,032.14	126

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
<b>01-0118-530113 UTILITIES - PARKS</b>							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	1749391434 010626	GAS/ELECTRIC	01/09/2026	20.48	1225
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	291430000 010726	GAS/ELECTRIC	01/07/2026	618.10	126
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	291430000 020626	ALLIANT ENERGY	02/06/2026	456.79	226
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	657020000 020526	ALLIANT ENERGY	02/05/2026	116.93	226
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	8238251576 012726	GAS/ELECTRIC	01/27/2026	2,410.61	226
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	999187989 010926	GAS/ELECTRIC	01/09/2026	865.08	226
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	9991897989 020526	ALLIANT ENERGY	02/05/2026	735.41	226
<b>01-0118-530114 UTILITIES - LIBRARY</b>							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	7959104058 011426	UTILITIES - GAS & ELEC	01/14/2026	1,756.62	126
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	9909800000 012326	UTILITIES - GAS & ELEC	01/23/2026	5,289.03	126
<b>01-0118-530115 UTILITIES - CAS</b>							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	8467299863 012326	ALLIANT ENERGY	01/23/2026	3,337.19	126
Total MUNICIPAL BUILDING:						46,082.61	
<b>POLICE DEPARTMENT</b>							
<b>01-0320-520010 TELEPHONE</b>							
US BANK CREDIT CARD	98655	SPECTRUM	171122501020726	INTERNET	02/07/2026	754.00	226
<b>01-0320-520020 EQUIPMENT REPAIR</b>							
BALLWEG IMPLEMENT CO.	7969	BALLWEG IMPLEMENT CO. INC.	W10957	JOHN DEERE GATOR REPAIRS	02/10/2026	200.73	226
FISCHBACH TIRES LTD.	28340	FISCHBACH TIRES LTD.	31335	BATTERY - SQ. 20	01/26/2026	309.99	
FISCHBACH TIRES LTD.	28340	FISCHBACH TIRES LTD.	31339	OIL CHANGE - SQ. 20	03/06/2026	44.00	
FISCHBACH TIRES LTD.	28340	FISCHBACH TIRES LTD.	31395	BATTERIES X2 - ERT VEHICLE	02/02/2026	451.90	
FISCHBACH TIRES LTD.	28340	FISCHBACH TIRES LTD.	31558	OIL CHANGE - SQ. 24	02/06/2026	44.00	
FISCHBACH TIRES LTD.	28340	FISCHBACH TIRES LTD.	31610	BRAKES - SQ. 5 (EDWARDS)	02/10/2026	603.00	
FISCHBACH TIRES LTD.	28340	FISCHBACH TIRES LTD.	31620	OIL CHANGE - SQ. 23	02/10/2026	44.00	
FISCHBACH TIRES LTD.	28340	FISCHBACH TIRES LTD.	31700	FLAT TIRE REPAIR - SQ. 18	02/25/2026	23.70	
FISCHBACH TIRES LTD.	28340	FISCHBACH TIRES LTD.	31732	BATTERY, OIL CHANGE, TIRE SENS	02/17/2026	500.95	
FISCHBACH TIRES LTD.	28340	FISCHBACH TIRES LTD.	31748	TUNE UP, TRANSMISSION FLUID, T	02/18/2026	1,012.00	
FISCHBACH TIRES LTD.	28340	FISCHBACH TIRES LTD.	31795	OIL CHANGE - SQ. 17	02/20/2026	44.00	
FISCHBACH TIRES LTD.	28340	FISCHBACH TIRES LTD.	31848	TRANSMISSION FLUID SERVICE - S	02/24/2026	182.00	
HAMMES FIRE & SAFETY L	34195	HAMMES FIRE & SAFETY LLC	45298	FIRE EXTINGUISHER RECHARGE X	03/02/2026	99.00	
US BANK CREDIT CARD	100281	O'REILLY AUTOMOTIVE INC	2199-282376	LICENSE PLATE SCREWS	02/14/2026	4.74	226
<b>01-0320-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
TOP PACK DEFENSE LLC	101757	TOP PACK DEFENSE LLC	18114	HAT BADGES	12/26/2025	633.00	
TOP PACK DEFENSE LLC	101757	TOP PACK DEFENSE LLC	18318	BADGES - CHIEF AND LT.	02/19/2026	230.00	
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104541	CJIS AUDIT DOCUMENTATION	12/29/2025	2,000.00	1225
US BANK CREDIT CARD	102659	GREAT HARVEST BAKERY & CAFE	106612 20426	ITEMS FOR DETECTIVE MEETING	02/04/2026	40.00	226
US BANK CREDIT CARD	100878	AMAZON.COM	113-0602688-4749048	128GB FLASH DRIVES	01/29/2026	53.64	126
US BANK CREDIT CARD	100878	AMAZON.COM	113-5941288-8633023	64GB FLASH DRIVES	01/29/2026	26.54	126
US BANK CREDIT CARD	100878	AMAZON.COM	113-7414866-9961047	AIG WEDGE	02/24/2026	19.95	226
US BANK CREDIT CARD	100878	AMAZON.COM	113-8037142-9783836	CLEAR PLASTIC TUBING	02/15/2026	178.00	226

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
US BANK CREDIT CARD	101019	HIGHER GROUNDS COFFEE SHOP	2010 020426	ITEMS FOR DETECTIVE MEETING	02/04/2026	24.00	226
US BANK CREDIT CARD	50854	KWIK TRIP INC.	41371516662005763	MEAL FOR INVESTIGATORS	02/02/2026	73.27	226
US BANK CREDIT CARD	99576	ULINE	45978182	EVIDENCE BOXES	02/06/2026	161.44	226
US BANK CREDIT CARD	100854	FLEET FARM	5507 12826	WINDSHIELD WASH AND PAIL	01/28/2026	34.87	126
US BANK CREDIT CARD	79292	SIRCHIE FINGER PRINT LABORAT	729944-IN	DRUG TESTS - DUQUENOIS LEVINE	02/04/2026	120.40	226
US BANK CREDIT CARD	99427	MENARDS - BEAVER DAM	9897 21726	SALLYPORT BARRIER SUPPLIES	02/17/2026	151.90	226
US BANK CREDIT CARD	103346	FOND DU LAC AREA FOUNDATIO	BEAVER FEST FUN	FDL FOUNDATION BANQUET - KR	02/19/2026	25.00	226
US BANK CREDIT CARD	101191	MAGNUM ELECTRONICS INC	SO181242	RADIO MIC FOR ERT VEHICLE	02/17/2026	93.74	226
WESTPHAL	102861	WESTPHAL	79226	CREATE DIGITAL BADGE	02/09/2026	174.08	
<b>01-0320-530014 K-9 EXPENSES</b>							
ANIMAL CLINIC OF BEAVER DAM	103467	ANIMAL CLINIC OF BEAVER DAM	77021	SURGERY - BOOMER	02/25/2026	537.72	
ANIMAL CLINIC OF BEAVER DAM	103467	ANIMAL CLINIC OF BEAVER DAM	77125	LIBRELA INJECTION - BOOMER	02/27/2026	92.56	
BUBLITZ, MATTHEW	102950	BUBLITZ, MATTHEW	022026 EXPENSE	CONTROLLED SUBSTANCE AUTH	02/20/2026	25.56	
US BANK CREDIT CARD	101321	WLECHA	02102026	WLECHA MEMBERSHIP - BUBLITZ	02/10/2026	35.00	226
US BANK CREDIT CARD	100878	AMAZON.COM	111-0011990-5380266	MYOS CANINE MUSCLE FORMULA	01/28/2026	72.18	126
US BANK CREDIT CARD	100878	AMAZON.COM	111-7250534-5811447	CANINE SUPPLEMENTS	02/11/2026	77.99	226
US BANK CREDIT CARD	103861	KIRBY K9 LLC	2406	LEATHER BICEP GAUNTLET	01/27/2026	93.50	126
US BANK CREDIT CARD	101294	JESSIFFANY CANINE SERVICES LL	26-029	CANINE CERTIFICATION - BOOME	02/11/2026	250.00	226
US BANK CREDIT CARD	103434	ELITE K9	27081365	TRAINING ARM, LEATHER GAUNT	01/27/2026	329.29	126
US BANK CREDIT CARD	103874	CANINE DEVELOPMENT GROUP I	NYBS4KFI-0001	PACKTRAC	02/17/2026	140.00	226
<b>01-0320-530015 SHOOTING RANGE MAINT &amp; SUPPLY</b>							
KIESLER POLICE SUPPLY IN	100753	KIESLER POLICE SUPPLY INC	IN276886	AMMUNITION	03/03/2026	1,211.10	
US BANK CREDIT CARD	103862	MIDWEST INDUSTRIES	273397	RIFLE BARREL NUT	02/11/2026	32.28	226
US BANK CREDIT CARD	99912	BROWNELLS INC.	3003417988	SIGHT, HANDGUARD, GAS BOCK	02/03/2026	324.76	226
US BANK CREDIT CARD	99912	BROWNELLS INC.	4239762743	REFURBISHED RIFLE PARTS	02/12/2026	496.38	226
<b>01-0320-530016 EMERGENCY RESPONSE EQUIPMENT</b>							
STREICHER'S	81925	STREICHER'S	I1811692	RIOT SHIN GUARDS X2	02/20/2026	150.00	
US BANK CREDIT CARD	99912	BROWNELLS INC.	3003417988	BIPOD AND ADAPTER	02/03/2026	248.31	226
US BANK CREDIT CARD	103750	SHEEPDOGMICS.COM	41081457912	RADIO BLUETOOTH ADAPTER	02/20/2026	744.10	226
US BANK CREDIT CARD	103750	SHEEPDOGMICS.COM	41081457912CR	REFUND - AIR PRO WIRELESS CASE	02/20/2026	79.20	226
US BANK CREDIT CARD	103860	THE MAG SHACK	5085635	.308, 20 ROUND MAGAZINES	02/02/2026	66.48	226
US BANK CREDIT CARD	103859	AARDVARK	507403	LESS LETHAL PROJECTILES	01/30/2026	521.04	126
<b>01-0320-530017 CITIZEN POLICE ACADEMY</b>							
US BANK CREDIT CARD	100878	AMAZON.COM	114-0763086-0690663	3 RING BINDERS AND DIVIDERS	02/09/2026	95.74	226
US BANK CREDIT CARD	100878	AMAZON.COM	114-3118350-3521810	2 INCH BINDER	02/09/2026	15.08	226
<b>01-0320-530019 HIRING AND RECRUITMENT</b>							
US BANK CREDIT CARD	101625	REEVES CO	530961	NAME PINS - BARTEN	01/30/2026	39.90	126
<b>01-0320-530070 POSTAGE,COPIER,SUPPLIES &amp; MISC</b>							
METRO SALES INC	103445	METRO SALES INC	INV3023279	COPIER	02/25/2026	134.98	
US BANK CREDIT CARD	100878	AMAZON.COM	113-4794930-2928201	TONER FOR PRINTERS	02/18/2026	239.05	226
<b>01-0320-530120 TRAINING &amp; TRAVEL</b>							
BUBLITZ, MATTHEW	102950	BUBLITZ, MATTHEW	022026 EXPENSE	MEAL EXPENSE - BUBLITZ	02/20/2026	88.20	
EBERT, RUSSEL	103095	EBERT, RUSSEL	030326 EXPENSE	MEAL EXPENSE - EBERT	03/03/2026	47.26	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
LANING, JACE	102288	LANING, JACE	030326 EXPENSE	MEAL EXPENSE - LANING	03/03/2026	58.00	
SCHNEIDER, RYAN	102780	SCHNEIDER, RYAN	020326 EXPENSE	MEAL EXPENSE - SCHNEIDER	02/03/2026	12.00	
STRACHOTA, ANDY	81862	STRACHOTA, ANDY	030226 EXPENSE	MEAL EXPENSE - STRACHOTA	03/10/2026	57.08	
US BANK CREDIT CARD	103848	WI DOJ	22026-1440-0754	PEER SUPPORT CONFERENCE X5	02/03/2026	772.15	226
US BANK CREDIT CARD	103848	WI DOJ	22026-2195-1008	WAHI CONFERENCE - KUHNZ	02/20/2026	406.65	226
US BANK CREDIT CARD	100924	KALAHARI RESORT	CI15SC4SJ2	HOTEL - PEER SUPPORT CONF.	02/19/2026	272.07	226
US BANK CREDIT CARD	100924	KALAHARI RESORT	CI5SC4SJ	HOTEL - PEER SUPPORT CONF.	02/19/2026	272.07	226
US BANK CREDIT CARD	14044	CHULA VISTA RESORT	L322881	HOTEL - WNOA	02/20/2026	88.62	226
US BANK CREDIT CARD	100924	KALAHARI RESORT	MGHZT7I	HOTEL - PEER SUPPORT CONF.	02/19/2026	101.00	226
US BANK CREDIT CARD	100924	KALAHARI RESORT	R0CD5A	HOTEL - WI CHIEF'S CONF.	02/11/2026	272.99	226
US BANK CREDIT CARD	100924	KALAHARI RESORT	R14E64	HOTEL - ACTIVE THREAT CONF.	02/05/2026	247.37	226
US BANK CREDIT CARD	100924	KALAHARI RESORT	R14E64BLN	HOTEL CREDIT - ACTIVE THREAT	02/18/2026	51.47	226
US BANK CREDIT CARD	100924	KALAHARI RESORT	R14E64CR	HOTEL - ACTIVE THREAT CONF.	02/18/2026	.10	226
VAN EREM, JAMES	89564	VAN EREM, JAMES	030326 EXPENSE	MEAL EXPENSE - VAN EREM	03/03/2026	58.00	
<b>01-0320-530150 GASOLINE</b>							
KWIK TRIP INC.	50854	KWIK TRIP INC.	14668 022826	FUEL	02/28/2026	3,276.71	
<b>01-0320-533000 DATA PROCESSING SERVICE &amp; EXP.</b>							
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	EMAIL	02/01/2026	994.50	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105174	BLOCK TIME - 50 HOURS	02/12/2026	6,247.50	226
Total POLICE DEPARTMENT:						26,926.46	
<b>TRAFFIC CONTROL</b>							
<b>01-0322-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
US BANK CREDIT CARD	100878	AMAZON.COM	111-1649439-2839456	REFLECTORS	02/11/2026	19.98	226
US BANK CREDIT CARD	100854	FLEET FARM	1565 22026	BLADE, DRILL BITS	02/20/2026	120.06	226
<b>01-0322-530110 HEAT,LIGHT,POWER &amp; WATER</b>							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	173610000 010926	SIGNAL ELECTRIC	01/09/2026	1,410.20	126
Total TRAFFIC CONTROL:						1,550.24	
<b>FIRE DEPARTMENT</b>							
<b>01-0325-520010 TELEPHONE</b>							
US CELLULAR	13416	US CELLULAR	789845142	CELL BILL (JAN) FIRE	02/16/2026	300.48	126
<b>01-0325-520020 EQUIPMENT REPAIR</b>							
FISCHBACH TIRES LTD.	28340	FISCHBACH TIRES LTD.	31430	NEW BATTERIES FOR 1280	02/03/2026	594.90	
FISCHBACH TIRES LTD.	28340	FISCHBACH TIRES LTD.	31624	REPAIR CONNECTOR ON LOWER	02/11/2026	168.00	
FISCHBACH TIRES LTD.	28340	FISCHBACH TIRES LTD.	31981	OIL CHANGE MEDIC 1254	03/04/2026	84.50	
RIVERSIDE TIRE & AUTO	103788	RIVERSIDE TIRE & AUTO	169095	4 NEW REAR TIRES FOR 1254	02/24/2026	977.84	226
US BANK CREDIT CARD	101018	BATTERIES PLUS BULBS	P89368933	NEW BATTERIES FOR 1262/63	02/02/2026	346.05	126
<b>01-0325-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
JEFFERSON FIRE & SAFETY	45980	JEFFERSON FIRE & SAFETY INC.	IN337248	(2) 5 GALLON PAILS OF CLASS A F	02/26/2026	230.00	226
US BANK CREDIT CARD	100878	AMAZON.COM	113-0956425-6144240	CD/DVD DRIVE FOR STATION	02/13/2026	18.99	226

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
US BANK CREDIT CARD	100878	AMAZON.COM	113-1041464-2682614	(4) STICKY NOTE DISPENSERS	02/13/2026	37.80	226
US BANK CREDIT CARD	100878	AMAZON.COM	113-2129730-8732232	MATTRESS PROTECTOR (CHIUCHI	01/29/2026	34.98	126
US BANK CREDIT CARD	100878	AMAZON.COM	113-7264930-4831844	PLASTIC BINDING FOR STAFFING	01/27/2026	13.45	126
US BANK CREDIT CARD	102035	COSTCO	1162020726	(24) TOTES FOR 2ND SET OF TURN	02/07/2026	202.31	226
US BANK CREDIT CARD	99427	MENARDS - BEAVER DAM	3800 13026	TIDE PODS AND TIDE POWDER	01/30/2026	73.76	126
US BANK CREDIT CARD	99427	MENARDS - BEAVER DAM	49336 13026	NEW VACCUM CLEANER FOR STA	01/30/2026	187.97	126
US BANK CREDIT CARD	99427	MENARDS - BEAVER DAM	6131 20726	STATION SUPPLIES	02/07/2026	20.38	226
<b>01-0325-530011 TOOLS &amp; WORK EQUIPMENT</b>							
US BANK CREDIT CARD	100878	AMAZON.COM	113-8059328-1635436	KLEIN TOOL BAG FOR 1262	02/02/2026	99.98	226
<b>01-0325-530021 PAGERS AND RADIOS</b>							
US BANK CREDIT CARD	100878	AMAZON.COM	113-8059328-1635436	ELECTRICAL WIRING SUPPLIE FOR	02/02/2026	371.82	226
US BANK CREDIT CARD	103878	SP SHOPWISCOMM	2613128	MINITOR 7 PAGER WITH CASE AN	02/06/2026	331.84	226
<b>01-0325-530022 TURNOUT GEAR</b>							
US BANK CREDIT CARD	20242	EAGLE ENGRAVING	2026-1875	ACCOUNTABILITY TAGS (WALTER	02/23/2026	18.30	226
<b>01-0325-530023 COMPUTER EQUIPMENT</b>							
US BANK CREDIT CARD	100878	AMAZON.COM	113-2726729-1641806	INSPECTOR IPAD CASE (BAU)	01/29/2026	27.99	126
<b>01-0325-530120 TRAINING &amp; TRAVEL</b>							
BUSCHKE, BRENNAN	103027	BUSCHKE, BRENNAN	030226 EXPENSE	GREAT LAKES HOT TRAINING (BU	03/02/2026	500.00	
ENVIRONMENTAL MGMT	103875	ENVIRONMENTAL MGMT & TESTI	4373	ASBESTOS TESTING HEMLOCK HO	02/23/2026	1,450.00	
US BANK CREDIT CARD	102784	ISFSI	012720262	ANNUAL ISFSI MEMBERSHIP	01/30/2026	150.00	126
US BANK CREDIT CARD	101428	MIDWEST PUBLIC SAFETY DIVERS	102	MWPSDA ANNUAL DIVE CONFER	01/29/2026	450.00	126
US BANK CREDIT CARD	102784	ISFSI	124261734	ISFSI FIXED FACILITY CERTIFICATI	01/27/2026	75.00	126
US BANK CREDIT CARD	103864	FOX HARBOR PUB & GRILL	12555 20626	MEAL EXPENSE WEMSA (L.SMITH)	02/06/2026	36.15	226
US BANK CREDIT CARD	103869	HOLIDAY PUB AND GRILL	130 21826	MEAL FOR WESI CONF (L.SMITH)	02/18/2026	25.95	226
US BANK CREDIT CARD	103865	THE PANCAKE PLACE	20095 20726	MEAL FOR WEMSA (L.SMITH)	02/07/2026	31.81	226
US BANK CREDIT CARD	103866	SAMMY'S PIZZA & ITALIAN RESTU	2050 20426	MEAL FOR WESI CONF (L.SMITH)	02/04/2026	34.46	226
US BANK CREDIT CARD	103863	STADIUM VIEW	20526 1204	MEAL FOR WEMSA CONF (L.SMITH)	02/05/2026	27.81	226
US BANK CREDIT CARD	103863	STADIUM VIEW	20626 1143	MEAL WEMSA CONF (L.SMITH)	02/06/2026	29.08	226
US BANK CREDIT CARD	103867	STUCS PIZZA-NEENAH	217260824	MEAL FOR WESI CONF (L.SMITH)	02/17/2026	33.16	226
US BANK CREDIT CARD	70775	PIGGLY WIGGLY	38895 22426	COFFEE/CREAMER FOR ICS 300 CO	02/24/2026	33.16	226
US BANK CREDIT CARD	103868	THE MACHINE SHED APPLETON	40001 22026	MEAL FOR WESI CONF (L.SMITH)	02/20/2026	25.88	226
US BANK CREDIT CARD	103640	WYNDHAM	418834824	HOTEL FOR WEMSA (L.SMITH)	02/07/2026	519.75	226
US BANK CREDIT CARD	100924	KALAHARI RESORT	R1187	HOTEL FOR TEMS TRAINING (ZEM	02/18/2026	98.00	226
US BANK CREDIT CARD	100322	WIS FIRE CHIEF'S EDUCATION ASS	R4KT 21826	WSFCA CHIEFS EDUCATION CONF	02/18/2026	250.00	226
US BANK CREDIT CARD	103870	COUNTRY INN SUITES	R6173482433	HOTEL FOR ISO APPPLETON (SHO	02/17/2026	304.21	226
<b>01-0325-530121 EMS SUPPLIES</b>							
AIRGAS USA LLC	100409	AIRGAS USA LLC	5522657263	OXYGN ORDER	02/28/2026	343.14	
BOUND TREE MEDICAL LL	98601	BOUND TREE MEDICAL LLC	86112214	MCGRATH 3.6 BATTERIES, IV CAT	02/25/2026	620.49	
MARSHFIELD CLINIC HEA	102330	MARSHFIELD CLINIC HEALTH SYS	IN-12144	MEDICAL SUPPLIES (FLUSHES/IV F	03/10/2026	190.53	
<b>01-0325-530150 GASOLINE</b>							
KWIK TRIP INC.	50854	KWIK TRIP INC.	14669 022826	FUEL (CITY) FEBRUARY	02/28/2026	2,276.28	
<b>01-0325-530170 FRINGE EXPENSES</b>							
DONNA FUHRMAN	103053	DONNA FUHRMAN	030626 EXPENSE	DONNA FUHRMAN INSURANCE	03/01/2026	318.25	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
<b>01-0325-530173 RECRUITMENT &amp; RETENTION</b>							
PLENDL, KEVIN J	102553	PLENDL, KEVIN J	030126 PARE & RO	FULL TIME BACKGROUND CHECK	03/02/2026	1,050.00	
US BANK CREDIT CARD	50854	KWIK TRIP INC.	11194342 12826	COFFE/CREAMER FOR FULL TIME	01/28/2026	13.48	126
US BANK CREDIT CARD	30240	GALLS LLC	33810496	NEW HIRE PANTS	01/20/2026	64.13	126
US BANK CREDIT CARD	101845	JAHNKE'S PIGGLY WIGGLY	62268 012826	DONUTS FOR FULL TIME LT ASSES	01/28/2026	18.00	126
US BANK CREDIT CARD	103848	WI DOJ	bUbKDuRk	WI DOJ BACKGROUND CHECK	02/18/2026	7.00	226
US BANK CREDIT CARD	103848	WI DOJ	KyBGcwgT	WI DOJ BACKGROUND CHECK	02/18/2026	7.00	226
<b>01-0325-533000 DATA PROCESSING SERVICE &amp; EXP.</b>							
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104582	MONTHLY SPYWARE (JANUARY)	01/01/2026	499.20	126
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104787	SERVICE BLOCK TIME FOR IT REPA	01/05/2026	6,247.50	126
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	EMAIL	02/01/2026	637.50	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	OVERWATCH/SUPPORT - ACCESS	02/01/2026	149.70	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	OVERWATCH/SUPPORT - ROUTER	02/01/2026	49.98	226
Total FIRE DEPARTMENT:						20,707.94	
<b>INSPECTION SERVICES</b>							
<b>01-0327-520100 INSPECTION SERVICES</b>							
WISCONSIN INSPECTION A	94793	WISCONSIN INSPECTION AGENCY	BD-2.2026	INSPECTION FEES	02/28/2026	72,611.50	
<b>01-0327-533000 DATA PROCESSING SERVICE &amp; EXP.</b>							
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	EMAIL	02/01/2026	22.00	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	OVERWATCH/SUPPORT - WORKST	02/01/2026	131.80	226
Total INSPECTION SERVICES:						72,765.30	
<b>EMERGENCY SERVICES</b>							
<b>01-0328-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
US CELLULAR	13416	US CELLULAR	789845142	CELL BILL (JAN) EM	02/16/2026	40.00	126
<b>01-0328-530110 HEAT,LIGHT,POWER &amp; WATER</b>							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	1892060000 20626	TORNADO SIREN ELECTRICAL	02/06/2026	6.29	226
Total EMERGENCY SERVICES:						46.29	
<b>PUBLIC WORKS MACHINERY</b>							
<b>01-0530-520020 EQUIPMENT REPAIR</b>							
ACV INC.	10	ACV INC.	24435	#23 CYLINDERS	03/04/2026	785.00	
BROOKS TRACTOR INC.	10960	BROOKS TRACTOR INC.	567611	#36 KIT	02/25/2026	56.33	
LAKESIDE INTERNATIONA	100221	LAKESIDE INTERNATIONAL LLC	8328699P	#19 BRAKE CHAMBER	02/19/2026	89.24	
NAPA AUTO PARTS	99174	NAPA AUTO PARTS	643919	#19 AIR DRYER	02/19/2026	79.83	
NAPA AUTO PARTS	99174	NAPA AUTO PARTS	645162	#27 ROTORS	03/06/2026	352.78	
TRUCK EQUIPMENT INC	101712	TRUCK EQUIPMENT INC	1186336-00	#19 SHOE KIT, AXLE	02/18/2026	124.06	
TRUCK EQUIPMENT INC	101712	TRUCK EQUIPMENT INC	1186811-00	#38 BATTERY	02/20/2026	253.88	
TRUCK EQUIPMENT INC	101712	TRUCK EQUIPMENT INC	1189710-00	CREDITS	03/09/2026	191.79-	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
US BANK CREDIT CARD	103847	SP FLIP MFG	40467	GEAR BOXES	01/26/2026	841.27	126
<b>01-0530-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
AIRGAS USA LLC	100409	AIRGAS USA LLC	9169213784	OXYGEN, ARGON, PROPANE	02/12/2026	465.44	
ALSCO	3670	ALSCO	IMIL2194757	TOWELS, UNIFORMS	02/18/2026	59.87	226
ALSCO	3670	ALSCO	IMIL2196600	TOWELS, UNIFORMS	02/25/2026	59.87	
ALSCO	3670	ALSCO	IMIL2198483	TOWELS, UNIFORMS	03/04/2026	59.87	
BALLWEG IMPLEMENT CO.	7969	BALLWEG IMPLEMENT CO. INC.	P92742	OIL FILTER	02/20/2026	23.48	226
BALLWEG IMPLEMENT CO.	7969	BALLWEG IMPLEMENT CO. INC.	P92783	#56 PACKING	02/24/2026	2.54	
KWIK TRIP INC.	50854	KWIK TRIP INC.	2000205 022026	DEF	02/28/2026	167.71	
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	90370	HEX HEAD	02/06/2026	7.09	
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	91078	PUTTY, FAUCETS	02/20/2026	19.52	226
NAPA AUTO PARTS	99174	NAPA AUTO PARTS	643815	FILTERS, FLUID	02/18/2026	141.81	
NAPA AUTO PARTS	99174	NAPA AUTO PARTS	643826	CORE DEPOSIT	02/18/2026	18.00-	226
NAPA AUTO PARTS	99174	NAPA AUTO PARTS	643836	FILTERS	02/18/2026	62.58	
NAPA AUTO PARTS	99174	NAPA AUTO PARTS	643849	WIRE CONNECTOR, FLAT	02/18/2026	76.44	
NAPA AUTO PARTS	99174	NAPA AUTO PARTS	644066	FILTER	02/20/2026	18.46	
NAPA AUTO PARTS	99174	NAPA AUTO PARTS	644095	FILTERS	02/20/2026	36.92	
NAPA AUTO PARTS	99174	NAPA AUTO PARTS	645099	HOSES	03/05/2026	124.90	
TRUCK COUNTRY OF WISC	85351	TRUCK COUNTRY OF WISCONSIN	X201971281:01	#5 NEST	03/09/2026	33.99	
TRUCK EQUIPMENT INC	101712	TRUCK EQUIPMENT INC	1186493-00	CHAMBER, VALVE	02/19/2026	181.81	
TRUCK EQUIPMENT INC	101712	TRUCK EQUIPMENT INC	1186738-00	CHAMBER	02/19/2026	64.33	
TRUCK EQUIPMENT INC	101712	TRUCK EQUIPMENT INC	1188506-00	CHAMBERS	03/03/2026	136.44	
US BANK CREDIT CARD	100878	AMAZON.COM	113-7583750-8695431	POLYETHYLENE	01/30/2026	67.96	126
US BANK CREDIT CARD	101768	EBAY	14-14239-47313	HINGES	02/16/2026	41.70	226
US BANK CREDIT CARD	9544	BILLE, CHUCK	213426 012626	PLIERS	01/26/2026	99.98	126
US BANK CREDIT CARD	100854	FLEET FARM	2554 22426	COUPLER	02/24/2026	68.84	226
US BANK CREDIT CARD	100854	FLEET FARM	5508 12826	HARDWARE	01/28/2026	76.32	126
US BANK CREDIT CARD	100854	FLEET FARM	6797 20926	TUBING, HARDWARE	02/09/2026	102.26	226
US BANK CREDIT CARD	100854	FLEET FARM	8567 21026	SILICONE, SEALANT	02/12/2026	66.88	226
US BANK CREDIT CARD	103455	HARBOR FREIGHT	99659 12926	TOOLS, HARDWARE	01/29/2026	441.91	126
<b>01-0530-530150 GASOLINE</b>							
KWIK TRIP INC.	50854	KWIK TRIP INC.	2000205 022026	NO LEAD	02/28/2026	606.41	
<b>01-0530-530160 DIESEL FUEL</b>							
KWIK TRIP INC.	50854	KWIK TRIP INC.	2000205 022026	DIESEL	02/28/2026	1,488.35	
Total PUBLIC WORKS MACHINERY:						7,176.28	
<b>GARAGE</b>							
<b>01-0532-520010 TELEPHONE</b>							
US BANK CREDIT CARD	99683	VERIZON WIRELESS	6133417340	CELLULAR	01/12/2026	117.60	126
<b>01-0532-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	91410	LUNCH	02/27/2026	44.33	
METRO SALES INC	103445	METRO SALES INC	INV3023691	COPIER	02/25/2026	20.52	226

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
<b>01-0532-530100 BUILDING REPAIR</b>							
ALSCO	3670	ALSCO	IMIL2194757	RUGS, ETC.	02/18/2026	132.35	226
ALSCO	3670	ALSCO	IMIL2196600	RUGS, ETC.	02/25/2026	132.35	
ALSCO	3670	ALSCO	IMIL2198483	RUGS, ETC.	03/04/2026	132.35	
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	90864	ALL WEATHER	02/16/2026	51.93	226
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	91086	FAUCET HARDWARE	02/10/2026	49.49	226
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	91274	FAUCET HARDWARE	02/24/2026	91.42	
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	91681	SHAW HILL BUILDING	03/05/2026	601.47	
US BANK CREDIT CARD	101768	EBAY	05-14252-53035	VALVE ASSEMBLY	02/16/2026	71.49	226
US BANK CREDIT CARD	101768	EBAY	09-14265-72628	PUMP KIT	02/20/2026	158.25	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105244	ALARM PANEL	02/16/2026	374.89	226
US BANK CREDIT CARD	100878	AMAZON.COM	111-1649439-2839456	CONVEX MIRRORS	02/11/2026	83.88	226
US BANK CREDIT CARD	98906	GRAINGER	9801515827	FAUCETS	02/09/2026	470.44	226
WDATCP	101146	WDATCP	505255 2026	SCALE LICENSE	03/10/2026	115.00	
<b>01-0532-533000 DATA PROCESSING SERVICE &amp; EXP.</b>							
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104967	OVERWATCH, STORAGE	02/01/2026	700.56	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	EMAIL	02/01/2026	83.00	226
US BANK CREDIT CARD	98655	SPECTRUM	147714012626	238 INTERNET	01/26/2026	135.00	126
Total GARAGE:						3,566.32	
<b>DPW/CITY ENGINEER</b>							
<b>01-0534-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
US BANK CREDIT CARD	103433	COLUMN SOFTWARE PBC	7740F7AB-0114	LEGAL NOTICE	02/04/2026	49.84	226
US BANK CREDIT CARD	103433	COLUMN SOFTWARE PBC	7740F7AB-0116	PUBLICATION	02/17/2026	33.29	226
<b>01-0534-533000 DATA PROCESSING SERVICE</b>							
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	EMAIL	02/01/2026	22.00	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	OVERWATCH/SUPPORT - WORKST	02/01/2026	65.90	226
Total DPW/CITY ENGINEER:						171.03	
<b>STREET REPAIR</b>							
<b>01-0536-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
FARRELL EQUIPMENT & SU	101466	FARRELL EQUIPMENT & SUPPLY C	292386	EDGERS	02/26/2026	103.92	
US BANK CREDIT CARD	100878	AMAZON.COM	113-9164695-5823421	SAFETY GLASSES	01/28/2026	62.99	126
Total STREET REPAIR:						166.91	
<b>SNOW/ICE REMOVAL</b>							
<b>01-0541-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
COMPASS MINERALS	98678	COMPASS MINERALS	1636280	ROAD SALT	02/27/2026	22,363.76	
COMPASS MINERALS	98678	COMPASS MINERALS	1636646	ROAD SALT	02/28/2026	1,910.30	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
Total SNOW/ICE REMOVAL:						24,274.06	
<b>STREET LIGHTING</b>							
<b>01-0545-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
DIGGERS HOTLINE INC	18472	DIGGERS HOTLINE INC	260 2 17801	LOCATES	02/28/2026	27.06	
GLS UTILITY LLC	99561	GLS UTILITY LLC	17724	LOCATES	02/28/2026	426.60	
US BANK CREDIT CARD	100878	AMAZON.COM	113-9164695-5823421	SAFETY GLASSES, PHOTOCONTRO	01/28/2026	89.96	126
<b>01-0545-530110 HEAT,LIGHT,POWER &amp; WATER</b>							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	160820000 021326	STREET LIGHTS	02/13/2026	10,000.00	226
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	26281390 010926	GAS/ELECTRIC	01/09/2026	42.27	126
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	8406762523 011526	SIGN	01/15/2026	232.30	126
Total STREET LIGHTING:						10,818.19	
<b>COMMUNITY ACT &amp; SERVICES</b>							
<b>01-0962-530030 TRANSPORTATION &amp; TRAVEL</b>							
US BANK CREDIT CARD	100924	KALAHARI RESORT	17061983 20626	KALAHARI (WPRA CONFERENCE	02/06/2026	39.09	226
US BANK CREDIT CARD	99813	WPRA	53354092 20426	KALAHARI (WPRA CONFERENCE	02/04/2026	57.04	226
US BANK CREDIT CARD	100924	KALAHARI RESORT	R10B53	KALAHARI (WPRA CONFERENCE	02/03/2026	250.00	226
US BANK CREDIT CARD	100924	KALAHARI RESORT	R10B57	KALAHARI (WPRA CONFERENCE	01/03/2026	125.00	226
<b>01-0962-530070 SUPPLIES &amp; MISC</b>							
US BANK CREDIT CARD	100878	AMAZON.COM	112-2829987-4821830	AMAZON-SUPPLIES	02/13/2026	9.89	226
US BANK CREDIT CARD	100878	AMAZON.COM	112-6614013-0105819	AMAZON-SUPPLIES	01/28/2026	47.96	226
US BANK CREDIT CARD	100878	AMAZON.COM	113-7234679-9491413	AMAZON-SUPPLIES	02/06/2026	24.98	226
US BANK CREDIT CARD	100864	MADISON NEWSPAPERS	197713 22026	MADISON NEWSPAPERS	02/20/2026	19.99	226
<b>01-0962-533000 TECHNOLOGY</b>							
METRO SALES INC	103445	METRO SALES INC	INV3023692	PHOTO COPIER	02/25/2026	97.88	226
US BANK CREDIT CARD	102983	PANDORA MOOD MEDIA	1004033561	PANDORA	01/14/2026	29.95	126
US BANK CREDIT CARD	102983	PANDORA MOOD MEDIA	1004057448	PANDORA	02/16/2026	29.95	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104746	INTERQUEST-MONTHLY IT CHAR	01/01/2026	1,319.65	126
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104898	INTERQUEST	01/19/2026	224.94	126
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	EMAIL	02/01/2026	165.00	226
US BANK CREDIT CARD	98655	SPECTRUM	171123801012126	SPECTRUM	01/21/2026	333.28	126
US BANK CREDIT CARD	101819	CANVA	4791-69270775	CANVA-ANNUAL SUBSCRIPTION	02/13/2026	179.28	226
US BANK CREDIT CARD	13416	US CELLULAR	781402261	USCELLULAR	01/10/2026	178.72	126
Total COMMUNITY ACT & SERVICES:						3,132.60	
<b>COMMUNITY ACT &amp; SERV - PROGRMS</b>							
<b>01-0963-520140 YOGA</b>							
SCHOMBER, LIVIA	100820	SCHOMBER, LIVIA	95	GRACEFUL YOGA FEBRUARY	02/27/2026	252.00	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
<b>01-0963-530080 CABIN FEVER FEST</b>							
US BANK CREDIT CARD	100878	AMAZON.COM	112-18202050-106580	AMAZON-CRAFTS	01/26/2026	39.98	226
US BANK CREDIT CARD	100890	WALMART	1909 12826	WALMART-SUPPLIES	01/08/2026	172.96	226
US BANK CREDIT CARD	50854	KWIK TRIP INC.	6976954 12926	KWIK TRIP-GIFT CARDS	01/29/2026	90.00	226
US BANK CREDIT CARD	50854	KWIK TRIP INC.	6976975 12926	KWIK TRIP-PRIZES	12/09/2026	29.78	226
US BANK CREDIT CARD	100304	ORIENTAL TRADING CO	740989468	ORIENTAL TRADING COMPANY (C	01/26/2026	35.84	126
<b>01-0963-530147 REC MISC</b>							
US BANK CREDIT CARD	100878	AMAZON.COM	112-1855737-9809018	AMAZON-HAND CART	02/20/2026	69.99	226
<b>01-0963-530222 POSTURE CLINIC</b>							
SCHOMBER, LIVIA	100820	SCHOMBER, LIVIA	95	IMPROVE YOUR POSTURE FEBRUA	02/27/2026	50.00	
Total COMMUNITY ACT & SERV - PROGRMS:						740.55	
<b>CELEBRATIONS</b>							
<b>01-0964-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
US BANK CREDIT CARD	100878	AMAZON.COM	113-9164695-5823421	LIGHT BULBS	01/28/2026	53.97	126
Total CELEBRATIONS:						53.97	
<b>PARKS</b>							
<b>01-0968-520010 TELEPHONE</b>							
US BANK CREDIT CARD	99683	VERIZON WIRELESS	6133417340	CELLULAR	01/12/2026	76.40	126
<b>01-0968-520020 EQUIPMENT REPAIR</b>							
ACV INC.	10	ACV INC.	24435	CYLINDERS	03/04/2026	665.00	
US BANK CREDIT CARD	103847	SP FLIP MFG	40467	GEAR BOXES	01/26/2026	841.27	126
<b>01-0968-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
AIRGAS USA LLC	100409	AIRGAS USA LLC	5522657371	AIRGAS TANK RENTAL	02/28/2026	140.35	
BALLWEG IMPLEMENT CO.	7969	BALLWEG IMPLEMENT CO. INC.	P92711	CARB TOOL	02/18/2026	8.09	226
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	90961	PIER TOOL	02/18/2026	14.97	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104583	ANTIVIRUS, UPDATES	01/01/2026	20.80	126
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104816	INTERQUEST EMPLOYEE OFFBOAR	01/12/2026	37.49	1225
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104818	INTERQUEST EMPLOYEE ONBOAR	11/02/2026	524.83	126
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	EMAIL	02/01/2026	44.00	226
US BANK CREDIT CARD	98655	SPECTRUM	266027012026	SWAN INTERNET	01/20/2026	30.00	226
US BANK CREDIT CARD	100924	KALAHARI RESORT	R0F5CDCR	CONFERENCE REFUND	02/06/2026	45.96	126
<b>01-0968-530155 FUEL</b>							
KWIK TRIP INC.	50854	KWIK TRIP INC.	2000206 022826	FUEL	02/28/2026	394.82	
Total PARKS:						2,752.06	
<b>GENERAL</b>							
<b>01-0199-520015 PERSONNEL LEGAL EXPENSES</b>							
BOARDMAN & CLARK LLP	99642	BOARDMAN & CLARK LLP	313196	PERSONNEL/LEGAL EXPENSES	02/13/2026	414.00	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
<b>01-0199-520045 PROFESSIONAL SERVICES</b>							
MGT OF AMERICA CONSUL	103280	MGT OF AMERICA CONSULTING	GHR1001345	COMP STUDY	01/26/2026	4,950.00	
SCHMITT, R.G.	102262	SCHMITT, R.G.	218282-5	CONSTRUCTION - CTH B, CTH W,	03/05/2026	287,360.64	
VANDEWALLE & ASSOCIA	103620	VANDEWALLE & ASSOCIATES INC	202602031	ZONING ORDIN EVAL	02/18/2026	1,290.50	
<b>01-0199-520050 AUDITING &amp; SPECIAL ACCOUNTING</b>							
WIPFLI LLP	102535	WIPFLI LLP	3169957	AUDIT - PROGRESS BILLING	02/10/2026	3,710.00	
<b>01-0199-520055 LEGAL SERVICES</b>							
US BANK CREDIT CARD	99845	STAFFORD ROSENBAUM LLP	197164	LEGAL SERVICES	01/15/2026	55.00	1225
US BANK CREDIT CARD	99845	STAFFORD ROSENBAUM LLP	197164	LEGAL SERVICES	01/15/2026	8,179.10	1225
US BANK CREDIT CARD	102204	QBS	3703008-0000 53	PROSECUTION FEES	01/15/2026	605.00	126
US BANK CREDIT CARD	102204	QBS	3703008-0000 53	PROSECUTION FEES	01/15/2026	1,458.75	1225
<b>01-0199-550003 PROPERTY, LIAB. &amp; TERM INS.</b>							
R & R INSURANCE SERVICE	99181	R & R INSURANCE SERVICES INC.	3367676	LWMMI PACKAGE C	03/02/2026	58,177.50	
<b>01-0199-550008 WORKERS COMPENSATION INSURANCE</b>							
R & R INSURANCE SERVICE	99181	R & R INSURANCE SERVICES INC.	3367677	WORKERS COMPENSATION INSUR	03/02/2026	67,249.00	
<b>01-0199-550009 UNEMPLOYMENT COMPENSATION EXP</b>							
UNEMPLOYMENT INSURA	99524	UNEMPLOYMENT INSURANCE	14328751	UNEMPLOYMENT INSURANCE	03/10/2026	3,770.50	
Total GENERAL:						<u>437,219.99</u>	
<b>LIBRARY - COUNTY FUNDING</b>							
<b>21-0961-520010 TELEPHONE</b>							
US BANK CREDIT CARD	13416	US CELLULAR	122625	CELL PHONES	12/26/2025	139.35	1225
US BANK CREDIT CARD	98655	SPECTRUM	171122301020726	ELEVATOR PHONE	02/07/2026	49.14	226
<b>21-0961-520020 EQUIPMENT REPAIR</b>							
CDW GOVERNMENT	103843	CDW GOVERNMENT	AI1354B	PROJECTOR TILE KIT - COMMUNIT	02/18/2026	118.44	
CDW GOVERNMENT	103843	CDW GOVERNMENT	AI1RL8R	PROJECTOR COLUMN- COMMUNI	02/16/2026	177.11	
GORDON FLESCH COMPA	28583	GORDON FLESCH COMPANY INC.	IN15527024	PRINTER COPIER METERS	03/13/2026	165.19	
GORDON FLESCH COMPA	28583	GORDON FLESCH COMPANY INC.	IN15527025	PRINTER COPIER METERS	03/13/2026	52.00	
GORDON FLESCH COMPA	28583	GORDON FLESCH COMPANY INC.	IN15527026	PRINTER COPIER METERS	03/03/2026	238.10	
GREAT AMERICA FINANCI	101801	GREAT AMERICA FINANCIAL SVC	41152890	COPIER LEASE	01/30/2026	459.00	
GREAT AMERICA FINANCI	101801	GREAT AMERICA FINANCIAL SVC	41367966	PRINTER LEASES - 2 MOS	02/25/2026	389.40	
GREAT AMERICA FINANCI	101801	GREAT AMERICA FINANCIAL SVC	41380370	COPIER LEASE	02/27/2026	504.90	
MONARCH LIBRARY SYSTE	101498	MONARCH LIBRARY SYSTEM	416721	LPT ONE - ANNUAL TECH CHGS	02/25/2026	633.94	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104815	SERVER BKUP BATTERY REPLACE	01/12/2026	2,499.95	126
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104883	SERVER BATTERY POWER DISTRIB	01/19/2026	333.90	126
US BANK CREDIT CARD	101819	CANVA	4801-0197352	CANVA LICENSE	02/22/2026	119.40	226
<b>21-0961-530030 TRANSPORTATION &amp; TRAVEL</b>							
COURNOYER, SARAH	99445	COURNOYER, SARAH	021226 EXPENSE	COURNOYER MILEAGE	02/12/2026	104.40	
MINNIG, DENISE	103029	MINNIG, DENISE	030226 EXPENSE	MINNIG MILEAGE	03/02/2026	30.45	
US BANK CREDIT CARD	103871	UWSP WCEE	21361561	JONES CE WORKSHOP	01/28/2026	30.00	126
US BANK CREDIT CARD	103871	UWSP WCEE	2320261056	DURNIL CE EARLY REGISTRATION	02/03/2026	10.00-	226

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
<b>21-0961-530070 POSTAGE, SUPPLIES &amp; MISC</b>							
DEMCO	18020	DEMCO	7773148	PROCESSING SUPPLIES	03/03/2026	349.13	
SHERWIN WILLIAMS CO.	78570	SHERWIN WILLIAMS CO.	82052154430326	PAINT	03/10/2026	37.73	
STERICYCLE INC	101456	STERICYCLE INC	8013616140	SHRED SERVICE	02/28/2026	158.28	
US BANK CREDIT CARD	100878	AMAZON.COM	113-1513468-3958663	PROCESSING SUPPLIES	02/10/2026	34.45	226
US BANK CREDIT CARD	100878	AMAZON.COM	114-2842342-8784253	SUPPLIES	02/03/2026	36.95	226
US BANK CREDIT CARD	100878	AMAZON.COM	114-4642109-2471448	OFFICE SUPPLIES	02/03/2026	11.97	226
US BANK CREDIT CARD	100826	STAPLES	29179 21226	GENEALOGY SUPPLIES	02/12/2026	42.97	226
US BANK CREDIT CARD	103397	NAMEBADGES.COM	39083	NAME TAGS	01/28/2026	54.47	126
US BANK CREDIT CARD	100826	STAPLES	7674320770	OFFICE SUPPLIES	02/03/2026	114.90	226
<b>21-0961-530075 PROGRAMMING</b>							
US BANK CREDIT CARD	100878	AMAZON.COM	113-1515036-0534622	PROGRAM SUPPLIES	02/03/2026	33.97	226
US BANK CREDIT CARD	100878	AMAZON.COM	113-9140460-0375465	PROGRAM SUPPLIES	02/02/2026	26.72	226
US BANK CREDIT CARD	100878	AMAZON.COM	114-2617316-7320218	PROGRAM SUPPLIES	02/20/2026	103.99	226
US BANK CREDIT CARD	100878	AMAZON.COM	114-7942462-8357023	PROGRAM SUPPLIES	01/28/2026	25.42	226
US BANK CREDIT CARD	100878	AMAZON.COM	114-7942462-8357023	PROGRAM SUPPLIES	01/28/2026	29.90	226
US BANK CREDIT CARD	102137	ALDI STORE	64912 21226	PROGRAM SUPPLIES	02/12/2026	16.88	226
US BANK CREDIT CARD	102137	ALDI STORE	92857 13026	PROGRAM SUPPLIES	01/30/2026	10.76	126
US BANK CREDIT CARD	103880	SP AMERICA STORE	AM22069	PROGRAM SUPPLIES	02/12/2026	154.95	226
<b>21-0961-530080 BOOKS &amp; PUBLICATIONS</b>							
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	93388169	PRINT BOOKS	01/05/2026	197.87	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	94715807	PRINT BOOKS	02/24/2026	200.10	226
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	94750970	BOOKS PRINT	02/25/2026	121.29	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	94781101	PRINT BOOKS	02/26/2026	105.70	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	94817437	PRINT BOOKS	02/27/2026	97.37	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	94828306	PRINT BOOKS	02/27/2026	23.98	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	94852833	PRINT BOOKS	03/01/2026	107.28	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	94854770	PRINT BOOKS	03/02/2026	177.31	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	94854771	PRINT BOOKS	03/02/2026	64.74	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	94861898	PRINT BOOKS	03/02/2026	11.99	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	94868410	PRINT BOOKS	03/02/2026	19.20	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	94868411	PRINT BOOKS	03/02/2026	16.12	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	94889365	PRINT BOOKS	03/03/2026	111.92	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	95029803	PRINT BOOKS	03/09/2026	56.94	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	95039307	PRINT BOOKS	03/09/2026	21.70	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	95057761	CR PRINT BOOK	03/09/2026	11.99	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	95068716	PRINT BOOKS	03/10/2026	84.36	
MIDWEST TAPE	98611	MIDWEST TAPE	508497932	AV DVDS & PROCESSING	02/26/2026	196.51	
MIDWEST TAPE	98611	MIDWEST TAPE	508512708	HOOPLA DIGITAL INSTANT	02/28/2026	3,214.70	
OCLC INC	101833	OCLC INC	1000485437	DIGITAL CONTENT PPU	02/28/2026	178.53	
US BANK CREDIT CARD	103606	DISNEY PLUS	02112026	STREAMING SUBSCRIPTION	02/11/2026	31.63	226
US BANK CREDIT CARD	98869	USA TODAY	1062026	NEWSPAPER SUBSCRIPTION PRINT	01/06/2026	44.00	126
US BANK CREDIT CARD	103644	BOOKWORM GARDENS	11061033	BOOKWORM GARDEN PASS	01/26/2026	250.00	126

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
US BANK CREDIT CARD	100878	AMAZON.COM	113-1513468-3958663	PRINT BOOK	02/10/2026	35.00	226
US BANK CREDIT CARD	100878	AMAZON.COM	113-4329855-4815436	VIDEO GAMES	02/18/2026	178.94	226
US BANK CREDIT CARD	100878	AMAZON.COM	114-9659464-0161839	PRINT BOOK	02/09/2026	12.95	226
US BANK CREDIT CARD	100826	STAPLES	29179 21226	KIT COMPONENTS - OTHER	02/12/2026	37.47	226
US BANK CREDIT CARD	102853	CHICAGO BOOKS & JOURNALS	BO13030192	PRINT BOOK	02/12/2026	54.24	226
US BANK CREDIT CARD	103605	NETFLIX	F983A-D0151-253B7	STREAMING SUBSCRIPTION	02/11/2026	26.36	226
<b>21-0961-530090 INTERNET</b>							
US BANK CREDIT CARD	98655	SPECTRUM	171122401020126	INTERNET	02/04/2026	1,200.00	226
US BANK CREDIT CARD	98655	SPECTRUM	255164501020126	INTERNET	02/01/2026	169.98	226
Total LIBRARY - COUNTY FUNDING:						14,314.30	
<b>CIP PLAN PROJECTS</b>							
<b>40-0000-580182 BEAVER ST - FRONT TO W MAPLE</b>							
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	26757	ENGINEERING	03/09/2026	331.09	
<b>40-0000-580214 STREET REHAB - VARIOUS STREETS</b>							
FAHRNER ASPHALT SEALE	98602	FAHRNER ASPHALT SEALERS INC.	1202531410R	CONSTRUCTION - STREET MAINTEN	03/06/2026	26,623.22	
<b>40-0000-580294 FRONT - WEST TO MADISON</b>							
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	26757	ENGINEERING	03/09/2026	419.33	
<b>40-0000-580310 RESIDENTIAL IMPROVEMENT GRANTS</b>							
SOLDNER, EMILY	103883	SOLDNER, EMILY	022726 RES EXT GR	RESIDENTIAL EXT GRANT	02/27/2026	2,737.50	
Total CIP PLAN PROJECTS:						30,111.14	
<b>MUNICIPAL BUILDING</b>							
<b>40-0118-580021 LIBRARY FACILITY IMPROV/REPAIR</b>							
BAUER BUILDERS	103856	BAUER BUILDERS	2026033A	LIBRARY WINDOW REPLACEMENT	02/28/2026	13,737.62	
Total MUNICIPAL BUILDING:						13,737.62	
<b>POLICE DEPARTMENT</b>							
<b>40-0320-580037 UNMARKED SQUADS</b>							
LOMIRA AUTO LLC	103885	LOMIRA AUTO LLC	1C4RJHAG2RC2203	2024 JEEP GRAND CHEROKEE	03/06/2026	24,476.50	
NAPLETON BEAVER DAM	103255	NAPLETON BEAVER DAM	2C4RC1BG5PR6282	CHRYSLER PACIFICA	03/10/2026	15,351.50	
Total POLICE DEPARTMENT:						39,828.00	
<b>FIRE DEPARTMENT</b>							
<b>40-0325-580034 AERIAL PLATFORM (LADDER) TRUCK</b>							
US BANK CREDIT CARD	100878	AMAZON.COM	113-8059328-1635436	KLEIN TOOL BAG FOR 1271	02/02/2026	99.98	226
US BANK CREDIT CARD	99427	MENARDS - BEAVER DAM	6131 20726	ITEMS TO PUT ON NEW MUD FLAP	02/07/2026	33.69	226
US BANK CREDIT CARD	99427	MENARDS - BEAVER DAM	7075 20726	SUPPLIES TO PUT ON NEW MUD F	02/07/2026	42.67	226

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
<b>40-0325-580038 COMPUTER AIDED DISPATCH (CAD)</b>							
US BANK CREDIT CARD	100878	AMAZON.COM	113-0967840-5304243	ELECTRICAL WIRING SUPPLIES FO	02/16/2026	482.22	226
Total FIRE DEPARTMENT:						658.56	
<b>TID #8 PROJECT COSTS</b>							
<b>45-0000-520130 PROFESSIONAL SERVICES</b>							
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	26369	SANITARY SEWER SERVICE AREA	02/27/2026	2,253.63	
Total TID #8 PROJECT COSTS:						2,253.63	
<b>TID #7 PROJECT COSTS</b>							
<b>47-0000-520130 PROFESSIONAL SERVICES</b>							
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	26369	SANITARY SEWER SERVICE AREA	02/27/2026	2,253.64	
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	26502	SWMP REVIEW - OPPIDAN	03/03/2026	1,035.00	
<b>47-0000-530010 MISCELLANEOUS EXPENSE</b>							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	601219568 010926	GAS/ELECTRIC	01/09/2026	246.44	1225
Total TID #7 PROJECT COSTS:						3,535.08	
<b>TID #10 PROJECT COSTS</b>							
<b>50-0000-520130 PROFESSIONAL SERVICES</b>							
US BANK CREDIT CARD	99845	STAFFORD ROSENBAUM LLP	197164	LEGAL SERVICES	01/15/2026	632.50	1225
Total TID #10 PROJECT COSTS:						632.50	
<b>SOLID WASTE MANAGEMENT</b>							
<b>61-1552-520046 LANDFILL L-T CARE</b>							
UNITED SEPTIC & DRAIN S	99589	UNITED SEPTIC & DRAIN SERVICE	79293	HAUL LEACHATE	02/25/2026	500.00	
<b>61-1552-520190 DISPOSAL CONTRACT</b>							
US BANK CREDIT CARD	102520	GFL ENVIRONMENTAL	U90000301455	TRASH SERVICE	01/20/2026	50,633.92	126
Total SOLID WASTE MANAGEMENT:						51,133.92	
<b>SOLID WASTE RECYCLING</b>							
<b>61-1553-520195 CONTRACT RECYCLABLES COLLECT</b>							
US BANK CREDIT CARD	102520	GFL ENVIRONMENTAL	U90000301455	RECYCLE SERVICE	01/20/2026	20,181.24	126
<b>61-1553-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
US BANK CREDIT CARD	98655	SPECTRUM	239261601	205 W SOUTH INTERNET	02/01/2026	149.99	126
Total SOLID WASTE RECYCLING:						20,331.23	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
<b>62-0000-550999 EQUIPMENT REPLACEMENT</b>							
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	26439	LOAN ADMIN	03/02/2026	948.00	
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	26757	ENGINEERING - FRONT/BEAVER	03/09/2026	292.31	
Total :						1,240.31	
<b>ADMINISTRATION</b>							
<b>62-3400-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
METRO SALES INC	103445	METRO SALES INC	INV3023690	COPIER	02/25/2026	48.37	
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	EMAIL	02/01/2026	101.00	226
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105190	IT SUPPORT	02/09/2026	37.49	226
US BANK CREDIT CARD	100878	AMAZON.COM	113-0648316-6162602	OFFICE SUPPLIES	02/03/2026	198.99	226
US BANK CREDIT CARD	98655	SPECTRUM	171120901012126	INTERNET	01/21/2026	190.60	126
US BANK CREDIT CARD	100826	STAPLES	28582 20626	CREDIT	02/06/2026	159.99-	226
US BANK CREDIT CARD	100826	STAPLES	28583 20626	OFFICE SUPPLIES	02/06/2026	69.98	226
US BANK CREDIT CARD	100826	STAPLES	48498 20526	PRINTER, OFFICE SUPPLIES	02/05/2026	199.98	226
VERIZON WIRELESS	99683	VERIZON WIRELESS	6136549741	CELL PHONES AND DATA	02/20/2026	718.86	
<b>62-3400-530130 MISC. EXPENSES</b>							
FOX VALLEY SAFETY LLC	100269	FOX VALLEY SAFETY LLC	26RB02268	ANNUAL SAFETY TRAINING	02/26/2026	1,771.87	
US BANK CREDIT CARD	99313	CINTAS CORPORATION	5316256411	FIRST AID SUPPLIES	02/03/2026	125.72	126
US BANK CREDIT CARD	100861	USPS	68398 20326	POSTAGE	02/03/2026	35.00	226
US BANK CREDIT CARD	100036	WRWA	77497 21626	SEMINAR/CONT EDUCATION	02/16/2026	341.25	226
US BANK CREDIT CARD	100861	USPS	945 22426	POSTAGE	02/24/2026	34.45	226
US BANK CREDIT CARD	101764	MARRIOTT	CVB28806-1	HOTEL - CONFERENCE	02/16/2026	206.18	226
Total ADMINISTRATION:						3,919.75	
<b>PLANT MAINTENANCE</b>							
<b>62-2487-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
BASSETT MECHANICAL	101716	BASSETT MECHANICAL	319828	HVAC MAINT	03/11/2026	278.00	
BEAVER DAM LOCK & SEC	8617	BEAVER DAM LOCK & SECURITY	32646	KEYS	12/23/2025	18.00	
BEAVER DAM LOCK & SEC	8617	BEAVER DAM LOCK & SECURITY	32723	KEYS	02/05/2026	20.00	
ENTRANCE SYSTEMS	100751	ENTRANCE SYSTEMS	62967	GATE MAINTENANCE	02/24/2026	220.34	
GRAINGER	98906	GRAINGER	9819434334	SHOP SUPPLIES	02/24/2026	600.64	
Total PLANT MAINTENANCE:						1,136.98	
<b>OPERATIONS - LABOR &amp; EXPENSE</b>							
<b>62-2288-530110 HEAT,LIGHT,POWER</b>							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	969550000 012626	GAS/ELECTRIC	01/26/2026	10,000.00	126
<b>62-2288-530111 FUEL</b>							
WALTERS GAS SERVICE IN	102013	WALTERS GAS SERVICE INC	11139	FORKLIFT PROPANE	03/09/2026	190.00	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
<b>62-2488-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
BADGER LABORATORIES I	102900	BADGER LABORATORIES INC	26-005202	SAMPLE ANALYSIS	03/07/2026	360.00	
UNITED LIQUID WASTE RE	100247	UNITED LIQUID WASTE RECYCLIN	64276	LOADS LIME SLURRY/LAND	03/02/2026	1,350.00	
UNITED LIQUID WASTE RE	100247	UNITED LIQUID WASTE RECYCLIN	64498	LOADS LIME SLURRY/LAND	03/09/2026	6,750.00	
US BANK CREDIT CARD	94782	WI STATE LABORATORY OF HYGIE	833270	SPLIT FLUORIDE	01/31/2026	31.00	126
<b>62-2488-530015 CHEMICALS</b>							
AIR PRODUCTS AND CHEM	100759	AIR PRODUCTS AND CHEMICALS	434522213	CO2 - CHEMICAL	03/02/2026	6,992.40	
HAWKINS INC	35111	HAWKINS INC	7352634	FLUORIDE/CHLORINE	03/05/2026	2,374.19	
MISSISSIPPI LIME CO.	57488	MISSISSIPPI LIME CO.	CD179903	HYDRATED LIME	02/26/2026	8,129.43	
MISSISSIPPI LIME CO.	57488	MISSISSIPPI LIME CO.	CD181704	HYDRATED LIME	03/04/2026	8,213.63	
<b>62-3288-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
BADGER METER INC.	7512	BADGER METER INC.	80229397	BEACON FEE, CELL HOSTING	02/26/2026	525.21	
Total OPERATIONS - LABOR & EXPENSE:						<u>44,915.86</u>	
<b>MAINTENANCE OF EQUIPMENT</b>							
<b>62-2489-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
US BANK CREDIT CARD	100854	FLEET FARM	4503 012626	HEATER	01/26/2026	419.99	126
US BANK CREDIT CARD	100854	FLEET FARM	5737 012626	KEROSENE	01/26/2026	25.20	126
Total MAINTENANCE OF EQUIPMENT:						<u>445.19</u>	
<b>MAINT OF MAINS</b>							
<b>62-2893-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
DIGGERS HOTLINE INC	18472	DIGGERS HOTLINE INC	260 2 17801	LOCATES	02/28/2026	27.06	
GLS UTILITY LLC	99561	GLS UTILITY LLC	17724	LOCATES	02/28/2026	426.60	
Total MAINT OF MAINS:						<u>453.66</u>	
<b>MAINT OF SERVICES</b>							
<b>62-2894-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
DIGGERS HOTLINE INC	18472	DIGGERS HOTLINE INC	260 2 17801	LOCATES	02/28/2026	27.06	
GLS UTILITY LLC	99561	GLS UTILITY LLC	17724	LOCATES	02/28/2026	426.60	
US BANK CREDIT CARD	100878	AMAZON.COM	111-4408457-5184242	CROSS CONNECTION SUPPLIES	02/06/2026	515.90	226
Total MAINT OF SERVICES:						<u>969.56</u>	
<b>MAINT OF HYDRANTS</b>							
<b>62-2896-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
CORE & MAIN LP	101721	CORE & MAIN LP	Y611125	HYDRANT REPAIR KITS	02/27/2026	2,166.20	
Total MAINT OF HYDRANTS:						<u>2,166.20</u>	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
<b>CLEARING ACCOUNTS</b>							
<b>62-3498-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
FISCHBACH TIRES LTD.	28340	FISCHBACH TIRES LTD.	31838	OIL CHANGE, TIRE ROTATION	02/24/2026	74.00	
US BANK CREDIT CARD	50854	KWIK TRIP INC.	29904 21126	TRUCK WASH	02/11/2026	12.00	226
Total CLEARING ACCOUNTS:						86.00	
<b>63-0000-550999 EQUIPMENT REPLACEMENT</b>							
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	26369	SANITARY SEWER SERVICE AREA	02/27/2026	2,253.63	
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	26757	ENGINEERING - FRONT/BEAVER	03/09/2026	284.94	
Total :						2,538.57	
<b>ADMINISTRATION</b>							
<b>63-3400-520045 ENGINEERING SERVICES</b>							
APPLIED TECHNOLOGIES I	4882	APPLIED TECHNOLOGIES INC	38092	ENGINEERING, PRETREATMENT P	03/06/2026	1,352.00	
<b>63-3400-520055 LEGAL SERVICES</b>							
US BANK CREDIT CARD	99845	STAFFORD ROSENBAUM LLP	197164	KRAFT WW AGREEMENT	01/15/2026	220.00	1225
<b>63-3400-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
METRO SALES INC	103445	METRO SALES INC	INV3023690	COPIER	02/25/2026	5.64	
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	104984	EMAIL	02/01/2026	101.00	226
US BANK CREDIT CARD	100878	AMAZON.COM	114-1317670-2813038	OFFICE SUPPLIES	01/26/2026	249.06	126
US BANK CREDIT CARD	98655	SPECTRUM	171128601012126	INTERNET	01/21/2026	119.99	126
US BANK CREDIT CARD	98655	SPECTRUM	177307011726	INTERNET	01/17/2026	64.99	226
US BANK CREDIT CARD	100826	STAPLES	28416 20426	COMPUTER MONITOR	02/04/2026	129.99	226
<b>63-3400-530130 MISC. EXPENSES</b>							
FOX VALLEY SAFETY LLC	100269	FOX VALLEY SAFETY LLC	26RB02268	ANNUAL SAFETY TRAINING	02/26/2026	1,771.88	
KLUG, JEREMY	100565	KLUG, JEREMY	022826 EXPENSE	MILEAGE, PERSONAL VEHICLE	02/28/2026	200.10	
US BANK CREDIT CARD	100943	JIMMY JOHN'S	13021126	TRAINING LUNCH	02/11/2026	126.08	226
US BANK CREDIT CARD	103769	AMAZON WEB SERVICES	2450944221	STORAGE-SEWER VIDEOS	01/01/2026	11.32	1225
US BANK CREDIT CARD	101542	DMA EPAY EPCRA	257053 22426	ANNUAL CHEMICAL INVENTORY	02/24/2026	671.38	226
US BANK CREDIT CARD	99313	CINTAS CORPORATION	5316256407	FIRST AID SUPPLILES	02/03/2026	94.40	126
US BANK CREDIT CARD	103433	COLUMN SOFTWARE PBC	7740F7AB-0111	LEGAL NOTICE	01/20/2026	46.92	126
US BANK CREDIT CARD	70775	PIGGLY WIGGLY	95614 21026	TRAINING - LUNCH	02/10/2026	25.32	226
Total ADMINISTRATION:						5,190.07	
<b>GENERAL</b>							
<b>63-2600-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
US BANK CREDIT CARD	99313	CINTAS CORPORATION	4257120643	UNIFORMS/CLEANING SERVICE	01/21/2026	143.50	126
US BANK CREDIT CARD	99313	CINTAS CORPORATION	4257859537	UNIFORMS/CLEANING SERVICE	01/28/2026	575.04	126
US BANK CREDIT CARD	99313	CINTAS CORPORATION	4258580239	UNIFORMS/CLEANING SERVICE	02/04/2026	143.50	126

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period	
US BANK CREDIT CARD	99313	CINTAS CORPORATION	4259357517	UNIFORMS/CLEANING SERVICE	02/11/2026	304.12	226	
US BANK CREDIT CARD	99313	CINTAS CORPORATION	4260106230	UNIFORMS/CLEANING SERVICE	02/18/2026	143.50	226	
US BANK CREDIT CARD	99313	CINTAS CORPORATION	9358977122	UNIFORMS/CLEANING SERVICE	02/10/2026	516.33	226	
US BANK CREDIT CARD	102520	GFL ENVIRONMENTAL	U90000298943	GARBAGE/RECYCLING	01/20/2026	1,083.52	226	
<b>63-2600-530018 OTHER CHEMICALS FOR SEW. TREAT</b>								
NEO WATER TREATMENT	102503	NEO WATER TREATMENT LLC	IN001385	NEO - CHEMICAL	02/06/2026	39,842.00		
<b>63-2600-530109 LIFT STATIONS - UTILITIES</b>								
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	9947100000 010926	GAS/ELECTRIC	01/09/2026	4,074.87	126	
<b>63-2600-530110 HEAT,LIGHT,POWER &amp; WATER</b>								
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	376466294 012326	GAS/ELECTRIC	01/23/2026	64.40	126	
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	7498730000 020926	GAS/ELECTRIC	02/09/2026	10,000.00	126	
<b>63-2600-530111 FUEL</b>								
KWIK TRIP INC.	50854	KWIK TRIP INC.	200207 22826	FUEL	02/28/2026	305.29		
Total GENERAL:						57,196.07		
<b>PLANT MAINTENANCE</b>								
<b>63-3087-530010 SUPPLIES &amp; OTHER EXPENSES</b>								
ACUITY SPECIALTY PRODU	98600	ACUITY SPECIALTY PRODUCTS	9012457535	CLEANING, SAFETY SUPPLIES	02/26/2026	496.52		
MARTENS ACE HARDWAR	102252	MARTENS ACE HARDWARE	249710	TOOLS, SUPPLIES	02/24/2026	109.99		
SHARKEY'S CLEANING IN	78293	SHARKEY'S CLEANING INC.	37136	JANITORIAL SERVICES	02/28/2026	1,303.30		
Total PLANT MAINTENANCE:						1,909.81		
<b>MAINTENANCE OF EQUIPMENT</b>								
<b>63-3089-530010 SUPPLIES &amp; OTHER EXPENSES</b>								
HUPF'S REPAIR CENTER	38290	HUPF'S REPAIR CENTER	47793	TANKER TRUCK MAINT	02/09/2026	856.35		
O'REILLY AUTOMOTIVE IN	100281	O'REILLY AUTOMOTIVE INC	2199-284491	FILTERS, SUPPLIES	03/05/2026	42.18		
O'REILLY AUTOMOTIVE IN	100281	O'REILLY AUTOMOTIVE INC	2199-284535	FILTERS, OIL	03/05/2026	85.61		
PAUL GRISWOLD AUTOMO	99215	PAUL GRISWOLD AUTOMOTIVE L	022426	TANKER MAINT	02/24/2026	426.13		
UNITED STATES PLASTIC C	103854	UNITED STATES PLASTIC CORPOR	7874048	SAMPLER TUBING	03/03/2026	108.25		
Total MAINTENANCE OF EQUIPMENT:						1,518.52		
<b>MAINT OF MAINS</b>								
<b>63-3093-530010 SUPPLIES &amp; OTHER EXPENSES</b>								
DIGGERS HOTLINE INC	18472	DIGGERS HOTLINE INC	260 2 17801	LOCATES	02/28/2026	27.06		
GLS UTILITY LLC	99561	GLS UTILITY LLC	17724	LOCATES	02/28/2026	426.60		
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	91016	COLLECTION SYSTEM SUPPLIES	02/19/2026	697.70		
WHITE PLUMBING LLC	102770	WHITE PLUMBING LLC	8736	SAN LAT TELEVISIONING, MADISON S	02/26/2026	218.00		
WHITE PLUMBING LLC	102770	WHITE PLUMBING LLC	8737	SAN LAT TELEVISIONING, MADISON S	02/27/2026	118.00		

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
Total MAINT OF MAINS:						1,487.36	
<b>64-0000-550999 EQUIPMENT REPLACEMENT</b>							
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	26757	ENGINEERING - FRONT/BEAVER	03/09/2026	112.33	
Total :						112.33	
<b>STORM SEWER MAINTENANCE</b>							
<b>64-0547-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
DIGGERS HOTLINE INC	18472	DIGGERS HOTLINE INC	260 2 17801	LOCATES	02/28/2026	27.06	
GLS UTILITY LLC	99561	GLS UTILITY LLC	17724	LOCATES	02/28/2026	426.60	
US BANK CREDIT CARD	99683	VERIZON WIRELESS	6133417340	TABLET	01/12/2026	40.01	126
Total STORM SEWER MAINTENANCE:						493.67	
<b>STORM WATER GENERAL</b>							
<b>64-0599-530010 SUPPLIES &amp; OTHER EXPENSES</b>							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	113610000 020226	GAS/ELECTRIC	02/02/2026	258.88	126
Total STORM WATER GENERAL:						258.88	
<b>DENTAL</b>							
<b>70-0000-519300 DENTAL INSURANCE EXPENSE</b>							
DELTA DENTAL OF WISCO	102806	DELTA DENTAL OF WISCONSIN	2512815	PREFUND SELF-FUNDED DENTAL	02/28/2026	7,020.39	
Total DENTAL:						7,020.39	
Grand Totals:						1,056,028.26	

TO THE COMMON COUNCIL OF THE CITY OF BEAVER DAM:

I submit the attached listing of invoices for your approval.

Kayla Larson  
 Finance Director



## Finance Report

In an effort to streamline the size of your committee packets, I will be providing the links to the budget reports available on the City's website rather than including full reports within the packet. These reports remain accessible at any time for your review and reference.

### **Budget Detail by Department**

This report provides a financial summary for the City of Beaver Dam's General Fund, comparing actual year-to-date expenditures against the budgeted amounts across city departments and functional areas.

<https://www.ci.beaverdam.wi.gov/Archive.aspx?AMID=39>

### **Capital Improvement Plan Budget**

This report provides a financial summary for the City's Capital Improvements Fund, showing actual year-to-date expenditures compared to budgeted amounts for capital improvements, equipment purchases and major infrastructure projects.

<https://www.ci.beaverdam.wi.gov/Archive.aspx?AMID=40>

### **Council Budget Summary Report**

This summary level report presents an overview of the City's General Fund revenues and expenditures, consolidating financial activity across city departments into a single summary for review.

<https://www.ci.beaverdam.wi.gov/Archive.aspx?AMID=41>

A debt summary is attached, along with other relevant financial information that may arise throughout the year. Please don't hesitate to reach out if you have any questions or would like additional detail on any report.

Kayla Larson, Finance Director

City of Beaver Dam  
205 S Lincoln Ave.  
Beaver Dam, WI 53916  
(920) 356-2540

Month:	Mar
Year:	2026

Summary of Debt Service

General Fund	Principal	Interest	Total
Current Year Debt Service	3,635,000	1,103,006	4,738,006
Payments to Date	3,635,000	1,103,006	4,738,006
Payments Remaining	-	-	-
Beginning-of-Year Debt	33,046,746	7,047,788	40,094,534
Debt Paid	3,635,000	1,103,006	4,738,006
Debt Added	2,700,000	1,365,291	4,065,291
Total Debt	32,111,746	7,310,074	39,421,819
TID Funds	Principal	Interest	Total
Current Year Debt Service	475,000	190,464	665,464
Payments to Date	475,000	190,464	665,464
Payments Remaining	-	-	-
Beginning-of-Year Debt	6,725,000	1,321,326	8,046,326
Debt Paid	475,000	190,464	665,464
Debt Added	-	-	-
Total Debt	6,250,000	1,130,862	7,380,862
Stormwater Fund	Principal	Interest	Total
Current Year Debt Service	600,000	146,071	746,071
Payments to Date	600,000	146,071	746,071
Payments Remaining	-	-	-
Beginning-of-Year Debt	4,255,000	951,490	5,206,490
Debt Paid	600,000	146,071	746,071
Debt Added	-	-	-
Total Debt	3,655,000	805,419	4,460,419
Water Fund	Principal	Interest	Total
Current Year Debt Service	160,000	78,497	238,497
Payments to Date	160,000	78,497	238,497
Payments Remaining	-	-	-
Beginning-of-Year Debt	1,855,000	723,320	2,578,320
Debt Paid	160,000	78,497	238,497
Debt Added	310,000	91,076	401,076
Total Debt	2,005,000	735,900	2,740,900
Wastewater Fund	Principal	Interest	Total
Current Year Debt Service	320,000	126,324	446,324
Payments to Date	320,000	126,324	446,324
Payments Remaining	-	-	-
Beginning-of-Year Debt	2,945,000	929,423	3,874,423
Debt Paid	320,000	126,324	446,324
Debt Added	1,895,000	956,600	2,851,600
Total Debt	4,520,000	1,759,699	6,279,699
<b>Total City Debt (Including TID &amp; Utilities)</b>			<b>60,283,699</b>
<b>Total TID &amp; Utility Debt</b>			<b>20,861,880</b>



City of Beaver Dam, Wisconsin  
City Clerk Office

**TO:** Administrative Committee  
**FROM:** Tracey Ferron  
**SUBJECT:** Disallowance of Claim from Charlie Brown's Bar LLC for excessive taxation

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**The Issue:**

Consider disallowing the claim of Charlie Brown's LLC for excessive taxation.

**Considerations:**

Charlie Brown's has informed the City of their intent to file a claim for excessive taxation of their property at 119 N. Spring St. The current owner(s) bought this property on October 31, 2023. They contacted Accurate Assessors and, in working with them, had their property taxes reduced to \$100,000 for 2024. The sale of the building prompted a new valuation and in 2025, their property was reassessed for \$429,000.

Charlie Brown's Bar LLC., was sent the 2025 Notice of Changed Assessment and did not attend Open Book nor Board of Review. Legal counsel advised to disallow this claim.

**Does this item have a financial or budget impact?**

No

**Recommendation:**

Staff requests you disallow the claim of Charlie Brown's LLC.

**Attachments:**

1. 15-2026 disallow Charlie Browns claim

**RESOLUTION NO. 15-2026**

**A RESOLUTION DISALLOWING THE CLAIM OF  
CHARLIE BROWN’S BAR, LLC**

**BY THE COMMON COUNCIL OF THE CITY OF BEAVER DAM:**

Claim of: Charlie Brown’s Bar, LLC  
N5517 County Road D  
Fond du Lac, WI 54937

Date of Loss: January 1, 2026

**WHEREAS**, a Notice of Claim has been filed against the City of Beaver Dam by the above claimant as outlined in the attached Claim identified and incorporated herein as Exhibit A; and

**WHEREAS**, the Claimant, Charlie Brown’s Bar, LLC, seeks reimbursement for taxes paid for 2025 in the amount of \$5,808.06 claiming that the assessed value by the City of parcel no. 206-1214-3342-044 located at 1019 Spring St., Beaver Dam, WI, was excessive; and

**WHEREAS**, the Notice of Claim has been reviewed by City Staff and representatives of the League of Wisconsin Municipalities Mutual Insurance, which make a recommendation for the disallowance of such claim; and

**NOW THEREFORE BE IT RESOLVED** that the above claim against the City of Beaver Dam be, and the same is hereby, disallowed.

**BE IT FURTHER RESOLVED** that, upon disallowance by the Common Council, the City Clerk shall notify the claimant of such disallowance. Notification shall be in writing, by registered or certified mail return receipt requested, pursuant to Wisconsin Statute Section 893.80(1g). The notice shall contain the following language:

No action under this claim may be brought against the City of Beaver Dam, its subdivisions, officers, officials, agents, or employees after 6 months from the date of service by certified or registered mail that the claim is disallowed pursuant to Section 893.80(1g) of the Wisconsin Statutes.

Presented by the Operations Committee

By a vote of: \_\_\_\_\_ in favor, \_\_\_\_\_ opposed, and \_\_\_\_\_ abstain.

Approved: March 30, 2026

Attested: March 30, 2026

\_\_\_\_\_  
Roberta Marck  
Mayor

\_\_\_\_\_  
Tracey M. Ferron  
City Clerk

**RESOLUTION 14-2026**

**GRANT AGREEMENT BETWEEN THE CITY OF BEAVER DAM AND  
DODGE COUNTY FOR EAGLE VIEW ADDITION**

**WHEREAS**, Dodge County approved Resolution 24-15 Authorizing the Dodge County Community Development Grant Program; and

**WHEREAS**, the City of Beaver Dam applied for a \$350,000 grant from the Community Development Grant Program in support of the proposed Eagle View Addition; and

**WHEREAS**, on May 5, 2025, the Dodge County Executive Committee approved a grant award to the City of Beaver Dam for the Eagle View Addition; and

**WHEREAS**, the City of Beaver Dam and Dodge County have reached an agreement on the terms of a grant award to the City of Beaver Dam.

**BE IT FURTHER RESOLVED** that the Beaver Dam City Council hereby approves the attached Grant Agreement between Dodge County and the City of Beaver Dam.

By a vote of: \_\_\_\_\_ in favor, \_\_\_\_\_ opposed, and \_\_\_\_\_ abstain.

Approved: March 30, 2026

\_\_\_\_\_  
Roberta Marck  
Mayor

Attested: March 30, 2026

\_\_\_\_\_  
Tracey M. Ferron  
City Clerk

**Grant Agreement between Dodge County and City of Beaver Dam  
(Dodge County Community Development Grant Program)**

**THIS AGREEMENT** is made this \_\_\_\_ day of March, 2026, by and between Dodge County (“County”), a quasi-municipal corporation organized pursuant to Chapter 59 of the Wisconsin Statutes with a principal place of business located at 127 E. Oak Street, Juneau, WI 53039, and the City of Beaver Dam, a municipal corporation, organized pursuant to Chapter 62 of the Wisconsin Statutes, with a principal place of business located 205 South Lincoln Street, Beaver Dam, WI 53916 (“City” or “Grantee”), collectively, the “Parties”.

**RECITALS**

**WHEREAS**, on August 20, 2024, the Dodge County Board of Supervisors established the Dodge County Community Development Fund and the Dodge County Community Development Grant Program (“Program”) by adoption of Resolution No. 24-25 *Resolution Authorizing the Dodge County Community Development Grant Program*; and,

**WHEREAS**, the stated public purpose of the Program is to provide financial resources to Dodge County communities to foster investment partnerships, to reinvest County sales tax dollars in Dodge County communities to stimulate growth and economic vitality; and,

**WHEREAS**, Resolution No. 24-25 designated the Dodge County Executive Committee as the oversight committee for the Program, approved program guidelines and created an advisory committee for purposes of evaluating applications and making recommendations to the Executive Committee for grant awards; and,

**WHEREAS**, in 2025, the County solicited applications from Dodge County communities for the use of grant funds; and,

**WHEREAS**, the City of Beaver Dam submitted an application requesting funding for a project it named as Eagles View Addition, in an amount not to exceed \$350,000 as described in the attached Community Development Fund Grant Application attached hereto as Exhibit “A”; and,

**WHEREAS**, at its meeting on May 5, 2025, the Dodge County Executive Committee, on the recommendation of the Community Development Fund Advisory Committee, approved a grant award to the City of Beaver Dam for the Eagle View Addition, awarding up to \$350,000 or 50 percent of the total cost of the Project (as defined in Article I, Section F), whichever is less (the “County Contribution”) to the City for the purposes stated in the Exhibit “A” and as more specifically described herein; and,

**WHEREAS**, in reliance on the representations, certifications and warranties made by the City herein and in the City’s application, Exhibit “A”, attached hereto, the County is willing to provide a restricted grant in the amount of the County Contribution to the Grantee on the terms and conditions stated herein;

**NOW, THEREFORE**, in consideration of the mutual promises and covenants contained herein, the Parties hereto agree as follows:

**ARTICLE 1. NATURE OF THE RELATIONSHIP; DESCRIPTION OF PROJECT**

- A. The Recitals set forth above are confirmed by the Parties, constitute material facts and are incorporated herein as if fully set forth in the body of this Agreement.
- B. In 2024, the Dodge County Board of Supervisors established the Dodge County Community Development Program and the Dodge County Community Development Fund by the adoption of Resolution No. 24-25.
- C. In 2025, the City applied for and was awarded a grant from the County for the Project described herein.
- D. By entering into this Grant Agreement, the City acknowledges receipt of the Dodge County Community Development Program Guidelines, which Guidelines are incorporated herein by reference and attached hereto as Exhibit “B”, confirms that it has reviewed the provisions therein and agrees to comply in all respects with the provisions, terms and conditions set forth therein and further agrees to comply with all the terms, conditions and provisions of this Agreement..
- E. Nothing in this Agreement shall be construed as establishing any other relationship between the parties except that of an independent contractor relationship. Nothing herein shall be construed as creating an employer-employee relationship between the Parties to this Agreement. Further, nothing in this Agreement shall be construed so as to cause the Grantee’s employees, agents or contractors to be considered employees of Dodge County or any dual employment in the fulfillment of the Project described herein.
- F. Project. The City’s grant application proposes to assist with the development of a 16-unit single family housing subdivision extension to the Marsh Trail neighborhood with a project name of “Eagles View Addition” by constructing necessary infrastructure including street, stormwater, water and sanitary sewer improvements (hereafter “Project”). The City has estimated the total infrastructure costs as \$752,190. The developer, Next Generation Holdings LLC, owns 6.68 acres located in the southeast corner of the City of Beaver Dam which will be divided into lots for the construction of the sixteen (16) single family homes. For purposes of this Agreement, the Project is the installation of the infrastructure referred to in this Section F.
- G. Public Purpose. The Parties acknowledge that the Project supports adding sixteen (16) single family homes which addresses both the City’s and County’s identified goals of increasing reasonably priced housing inventory within the City and thus the County.

**ARTICLE 2. REPRESENTATIONS AND REQUIREMENTS OF THE GRANTEE**

Grantee represents and warrants, and the County relies on said representations in making the herein described grant, as follows:

- A. Organization; Authority; Power. The Grantee is a municipal corporation, organized pursuant to Chapter 62 of the Wisconsin Statutes, with a principal place of business located at 205 South Lincoln Street, Beaver Dam, WI 53916. The City Council authorized the City Administrator to submit the City's application for Community Development Grant Funding for the City's identified Project and granting the City Administrator or designee(s) the full legal right and power to authorize, execute and deliver this Agreement, to receive the requested grant funding in an amount not to exceed the County Contribution as identified in Exhibit "A", to undertake and implement the use of the Grant funds described herein and to conduct all transactions contemplated by the foregoing including without limitation, compliance with the applicable federal and state laws and regulations, compliance with applicable state and local laws and regulations associated with the Project, recordkeeping and reporting required by the County. Grantee has duly and validly authorized the execution and delivery of the submittal referred to as Exhibit "A" and this Agreement, and by executing this Agreement, represents that it has all the necessary power and authority to do so and to bind the Grantee to its terms and conditions.
- B. No Litigation. No action, suit, proceedings, inquiry or investigation, at law or in equity, before any court, public body or board, other than those disclosed to the County in writing, is pending or, to the knowledge of the City's authorized representatives, threatened (1) seeking to restrain or enjoin the execution and delivery of this Agreement, or the undertaking of the Project (defined herein) or (2) contesting or affecting the validity of this Agreement or (3) contesting or affecting the validity of the corporate existence of the City or any of its authorized representatives executing this Agreement.
- C. No Conflicts. The authorization, execution and delivery of this Agreement, and performance by the City of the Project referred to herein and any the obligations of this Agreement, will not constitute a breach of, or a default under, any law, ordinance, resolution, agreement, indenture or other instrument to which the City is a party or by which it or any of its properties is bound.
- D. Information Submitted. All information, reports, and other documents and data submitted by the City or on behalf of the City to the County in pursuit of County Community Development Grant for the Project including any documents, reimbursement requests, and certifications to be furnished are, or will be as of the date of furnishing same, true, correct, complete and accurate in all material respects. This statement applies to any and all documents submitted to the County Board of Supervisors and/or its Committees and/or County Staff upon which the County relied in making its decision to grant its County Community Development Grant funds to the City.
- E. Ratification. By executing this Agreement, the City affirms and ratifies all statements, representations and warranties contained in all written documents that it has submitted to the

County in pursuit of the County's Community Development Grant funds and in connection with this Agreement and Exhibit "A".

- F. **Developer's Agreement.** The City shall execute a Developer's Agreement with Next Generation Holdings LLC (the "Developer") for the construction of sixteen (16) single family homes on 6.68 acres of land owned by the developer located in the Marsh Trail neighborhood within the City of Beaver Dam. The City shall provide the Developer's Agreement to the County for County review prior to execution of the Developer's Agreement. The Developer's Agreement shall obligate the Developer to construct sixteen (16) single family homes and to list such homes for sale by January 1, 2030. Developer's Agreement shall obligate the Developer to begin construction of the single family homes after the installation of the infrastructure so that reasonably priced homes may be listed for sale beginning June 1, 2028. The Developer's Agreement shall contain sufficient financial guarantees/sureties to allow the County and the City to recoup grant funds expended on the project in the event that the Developer defaults. The City represents and warrants that it will take all necessary steps to enforce the Developer's Agreement. No Grant funds set forth herein will be released by the County to the City until the City provides a fully executed Developer's Agreement to the County with terms consistent with this Section F.
- G. **No TID Financing Involved.** The City represents and warrants that the land that will be subject of the Developer's Agreement on which houses are to be built does not have access to a Tax Increment District (TID) financing and is not located in an existing TID.
- H. **City's Contribution to the Project.** The City represents that the housing development has a funding gap of approximately \$749,000, which is roughly the amount of the estimated infrastructure cost of \$752,190. The City agrees, through contributions from the City and the Developer, to contribute the balance of the Project costs less the County Contribution, and to administer the public improvements associated with this housing development by enforcing the Developer's Agreement.
- I. **The City agrees to timely complete the Project (infrastructure installation) and seek reimbursement in the amount of the County Contribution no later than December 31, 2027, and enforce the terms of the Developer's Agreement.**
- J. **Permits; Compliance with Laws.** The City agrees to comply in all respects with all federal, state and local laws and regulations related to the Project and obtain all federal, state and local permits for same.
- K. **Reporting.** The City agrees to comply with all reporting requirements set forth in this Agreement, the Program Guidelines and any request to appear at the Dodge County Executive Committee to give a status report on the housing development. The City acknowledges that, from time to time, County representative(s) may visit the site of the Project.

- L. Return of Funds. The County reserves the right to recall any and all funding provided to the City under this Agreement upon the City's failure to meet the deadlines and fulfill its obligations in this Agreement or the Developer's failure to meet the deadlines and fulfill its obligations under the Developer's Agreement. Such failure may result in immediate termination of this Agreement, no disbursement of the County Contribution to the City, or the recall of funds disbursed by the County to the City as of the date of termination. If the County recalls disbursed Grant funds under this Agreement, the County shall pro-rate the amount to be recalled based on the percentage of homes already constructed and listed for sale at the time of the recall, provided that at least eight (8) of the sixteen (16) homes have been constructed and listed for sale at that time. The County, in its sole discretion and without pro-ration, may recall all disbursed funds if at least eight (8) homes have not been constructed at that time as required per Article 2.F. Any recalled disbursed Grant funds shall be paid by the City to the County on a schedule negotiated in good faith between the County and the City, but in no event shall said reimbursement be more than sixty (60) days from the date of receipt by the City of the County's written demand.
- M. Compliance with Laws and Regulations. City agrees that the Project shall be constructed or undertaken in full compliance with all applicable federal, state and local laws and regulations, including but not limited to bidding, procurement, equal employment and anti-discrimination laws and regulations.
- N. Subcontractors. To the extent that the City subcontracts work contained within the Project or contracts with suppliers for materials required to complete the Project, the City agrees to bind every contractor, subcontractor and supplier to the requirements of this Agreement, including the foregoing provision, and the Indemnity and Insurance provision of this Agreement.

### **ARTICLE 3. GRANT; PROJECT SCOPE; REIMBURSEMENT**

- A. Grant. The County agrees to make and the City agrees to accept, on the terms and conditions stated herein, a Grant in an amount not to exceed the County Contribution as described in application (Exhibit "A") for the purpose described therein. Grantee agrees to provide all labor, equipment, services and materials to accomplish the Project Scope described below.
- B. Project Scope. The Grant is being made solely to finance the Project described in Article 1.F., which includes all project specific materials, labor, equipment and services for the installation of infrastructure to support the housing development extension to the Marsh Trail neighborhood in the City of Beaver Dam.
- C. Use of Funds. The City agrees to use the Grant funds solely for the purposes described in these Sections A and B. Use of the Grant funds for any other purpose including but not limited to City operations, payroll, administrative expenses, professional expenses not associated with the Project Scope, as a pass through to a private entity or developer or payment of debt, shall constitute a breach of this Agreement and may result in the County's termination of this Agreement and recall of all funds disbursed to the City per Article 7, Section F.

D. Grant Expenditure Schedule. The Grantee shall not seek reimbursement for any Project costs other than those incurred on or after January 1, 2025. This Grant is a reimbursement grant only. All Grant proceeds referred to herein that have not been requested by the City for reimbursement within the time period in the following Section are withdrawn by the County.

E. Grant Reimbursement Requests. Requests for reimbursement may be submitted no more often than monthly provided that the reimbursement request is for work completed on the Project. Final reimbursement request shall be submitted no later than sixty (60) days after the City's final payment for the Project.

1. Submit reimbursement requests with all supporting documentation to Dodge County to:

Nate Olson, Community Development Administrator  
Land Resources and Parks Department  
127 E. Oak Street  
Juneau, WI 53039

2. Each reimbursement request shall contain a certification that the work identified in the request was completed consistent with the Project Scope and that the equipment, materials or facility is installed, meets the standards imposed by the City, satisfies the requirements in this Agreement, and is an allowable use of funds per Article 3.C.

3. Project expenses shall be limited to work and professional engineering services performed to complete the Project Scope described herein, and in no case shall the County's portion of the Project expenses exceed the amount of the County's Contribution. Administrative and other professional services including internal City staff costs and related expenses are not reimbursable.

4. Upon execution of contracts for design and construction of the Project, the City shall provide the County with a preliminary calculation of the County Contribution, the City's contribution, and the Developer's contribution for the Project based on the total contract amounts for the Project. No reimbursement from County Grant funds shall be requested until both the City and Developer have made their respective contributions to the infrastructure installation (Project) in the preliminary calculation. Following project completion and final payment by the City, the City shall provide to the County the final calculation of the County Contribution not to exceed \$350,000 with the City's final Reimbursement Request under this Section E.

F. Non-appropriation clause. Notwithstanding any of the other termination clauses herein, County reserves the right to terminate this Agreement by providing written notice to City at any time prior to the execution by the City of one or more contracts for the Project, upon the

County's determination that the Community Development Grant funds cease to exist or the program is terminated.

#### **ARTICLE 4. COUNTY RESPONSIBILITIES.**

For its part, the County:

- A. Agrees to, upon receipt of a certified reimbursement request, timely distribute the funds to City.
- B. Agrees to provide notices and take other actions contemplated by this Agreement to implement the action approved by the Dodge County Board of Supervisors in Resolution No. 24-25 approving the Dodge County Community Development Grant Program and/or the Dodge County Executive Committee.
- C. Comply with its reporting requirements associated with the County's Community Development Grant Program.

#### **ARTICLE 5. TERM; TERMINATION; CANCELLATION**

- A. Term. This Agreement shall remain in effect until one or more of the following events has occurred:
  - 1. The Grantee and County replace this Agreement with another written agreement;
  - 2. All of the Grantee's and the County's obligations under this Agreement have been discharged, including but not limited to the completion of the Project, other obligations contained in Article 2 or any obligation to reimburse the County for its disbursements of the Grant;
  - 3. This Agreement has been terminated pursuant to Section B. of this Article 5 below.
  - 4. This Agreement is not renewable.
- B. Termination by County. The County, in its sole and absolute discretion, may terminate this agreement if any one of the following occurs:
  - 1. Grantee has breached any provision of this Agreement including but not limited to failure to meet the Project deadlines, failure to meet the reporting requirements, use of the funds for a purpose other than the Project or has failed to comply with any applicable state or federal law or regulation applicable to the Project and/or the Grant; or,
  - 2. If any representation, warranty or certification made by the Grantee in its submittal, subject to Article 2.D., this Agreement or other supporting documentation has been found to be inaccurate or incorrect in any material respect.

C. Notice of Termination. The County shall promptly provide Grantee with written notice of termination of this Agreement and the Grant setting forth the reason(s) for termination and the effect date of said termination.

D. Effect of Termination. Upon termination under Article 5.B., the County may recall Grant funding as provided in Article 2.L.

#### **ARTICLE 6. REPORTING REQUIREMENTS; RECORDKEEPING**

A. Reporting. The City shall comply with the reporting requirements set forth in the Program Guidelines, incorporated herein. In addition, the City shall submit an initial progress report of the status of its Project by December 31, 2026 to the Dodge County Community Development Administrator at the address set forth in Article 3.

B. Recordkeeping. The City shall do all of the following:

1. Maintain written and electronic records it generates as a result of the project and services described in this Agreement including but not limited to project records and financial records. The City shall retain and make available to County, upon request, all project and financial records for six (6) years after the conclusion of this Agreement. The City shall make such records available no later than five (5) business days of the County's request. In lieu of providing records upon request of County, the City may transfer any and all records pertaining to the Grant and the Project funded by the Grant to County for retention.
2. Provide County and its auditors access to and the right at any time, with 48 hours prior written notice, during normal business hours to examine, audit, excerpt, transcribe and copy any records and files involving transactions relating to the project including any fiscal aspects of the project.
3. Provide County and its auditors access to and the right at any time, with 48 hours prior written notice, during normal business hours to examine, audit, inspect and analyze any and all items, equipment or supplies purchased or constructed in whole or in part using funds provided by the Grant that is the subject of this Agreement.
4. Cooperate with County's Finance Department and Auditor by timely providing access to or copies of project and financial records upon request and at no cost to County or, in lieu of providing documents upon request, transfer all project and financial records to the County for retention by the County.

C. This Article shall survive the termination of this Agreement.

#### **ARTICLE 7. INDEMNITY; INSURANCE; RECOUPMENT**

A. The City agrees to indemnify, save harmless and defend Dodge County, its officers, employees and representatives from and against any and all claims, demands, lawsuits, actions, liability, loss,

damages, costs or expenses of any kind, whether personal injury or property damage, which Dodge County, its officers, employees, and representatives may sustain, incur, or be required to pay by reason of any person suffering, personal injury, death or property loss resulting from the City's acts or omissions associated with the Project Scope by the City under this Agreement; however, the provisions of this paragraph shall not apply to liabilities, losses, charges, costs, or expenses caused by or resulting from the acts or omissions of Dodge County.

- B. The City agrees to indemnify, save harmless and defend Dodge County, its officers, employees and representatives from and against any and all claims, demands, lawsuits, actions, liability, loss, damages, costs or expenses of any kind, which Dodge County, its officers, employees, and representatives may sustain, incur, or be required to pay by reason of any person including the City's employees or agents suffering injury, death, damages or losses, resulting from the City's acts or omissions associated with or undertaken in conjunction with this Agreement.
- C. The City shall require all contractors performing work related to the Project to list the County as an additional insured in the Contractor's comprehensive general liability insurance policy applicable to the Project.
- D. The City agrees that, in order to protect itself and Dodge County, its officers, employees and representatives under the indemnity provisions listed above, it will at all times during the terms of this agreement keep in full force and effect comprehensive general liability insurance and auto insurance liability policies, issued by a company or companies authorized to do business in the State of Wisconsin and licensed by the Wisconsin Office of the Commissioner of Insurance, with liability coverage provided for therein in the amounts of at least \$1,000,000 for injury and/or damages to any one person; \$1,000,000 for property damages and/or damages arising from any one incident; automobile liability with a combined single limit of \$1,000,000; and at least \$5,000,000 umbrella liability per occurrence. Coverage afforded shall apply as primary, with Dodge County, its officers, employees and representatives as additional named insured. Dodge County shall be given (10) days advance notice of cancellation or non-renewal during the term of this agreement. Upon execution of this agreement, the City shall furnish Dodge County with a certificate of insurance and, upon request, certified copies of the required insurance policies. In the event of any action, suit, or other proceeding is brought against Dodge County upon any matter herein indemnified against, Dodge County shall, within five (5) working days, give notice thereof to the City and shall cooperate with the City's attorneys in the defense of the action, suite or other proceeding. (Certificate of Insurance shall be furnished to Dodge County by the City prior to commencement of services). Dodge County reserves the right to payment until satisfactory certificate of insurance is provided.
- E. The City shall maintain Worker's Compensation Insurance for all its employees to be engaged in work for the City under this contract and, in case of any such work sublet, the City shall require the Contractor or Subcontractor similarly to provide Worker's Compensation Insurance for all of the contractor's or subcontractor's employees to be engaged in such work unless such employees are covered by the protection afforded by the City's Worker's Compensation Insurance.
- F. Recoupment by County. The Grantee acknowledges that it is responsible for compliance with this Agreement and all state and federal laws and regulations applicable to the Project. Grantee

further acknowledges that breach of this Agreement may result in all or a portion of the Grant funds becoming subject to recoupment or recall by the County under Article 2. Section F and Article 2. Section L. In addition, Grantee shall be responsible for, and hereby agrees to promptly pay or reimburse the County for all reasonable costs, including attorney's fees, incurred by the County in any legal action to enforce the recall of grant funds in which the County is the prevailing party, including but not limited to costs associated with investigation, audit and/or collection efforts.

G. This Article shall survive the termination of this Agreement.

## ARTICLE 8. MISCELLANEOUS

A. Notices. All notices and correspondence shall be deemed made if sent by electronic mail, U.S. mail, or in person to:

FOR DODGE COUNTY:  
County Clerk  
Dodge County Administration Building  
127 E. Oak Street  
Juneau, WI 53039  
[dvanegtern@co.dodge.wi.us](mailto:dvanegtern@co.dodge.wi.us)

With a cc: to:  
Corporation Counsel  
Dodge County Administration Building  
Fourth Floor  
127 E. Oak Street  
Juneau, WI 53039  
[knass@co.dodge.wi.us](mailto:knass@co.dodge.wi.us)

FOR MUNICIPALITY:  
City of Beaver Dam Clerk  
205 S. Lincoln Avenue  
Beaver Dam, WI 53916

B. Business Relationship. Nothing in this Agreement is intended to nor shall it constitute a joint venture, partnership or formal business relationship of any kind other than as noted in Article 1. The rights and obligations of either party shall be only those expressly stated in this Agreement. Nothing in this Agreement is intended to nor shall it constitute a joint venture, partnership, formal business relationship or any relationship of any kind between the County and the developer referred to herein.

C. Assignment. Neither party shall assign or otherwise transfer its rights or delegate its obligations under this agreement. Any attempted assignment, transfer, or delegation shall be void and considered an event of default.

- D. Modification; Amendment. This agreement may be modified or amended at any time by mutual agreement, memorialized in writing, signed by the Parties and attached hereto
- E. Waiver. Failure or delay by either party to exercise any power or right herein shall not constitute a waiver of such power or right.
- F. Entire Agreement. This Agreement including the Exhibits contain all the agreements, representations, warranties and understandings of the Parties hereto and supersedes and replaces any and all previous understandings, commitments, or agreements, oral or written, related to the contents of this agreement set forth herein.
- G. Binding Agreement. This Agreement is, or when executed and delivered will be, the legal, valid and binding obligation of the Grantee, enforceable in accordance with its terms subject only limitations on enforceability imposed in equity or applicable bankruptcy, insolvency, reorganization, moratorium or similar laws affecting creditors' rights.
- H. Severability. If any part, term, or provision of this agreement shall be held void, illegal, unenforceable, or in conflict with any law of a federal, state, or local government having jurisdiction over this agreement, the validity of the remaining portions and provisions shall not be affected hereby. The failure of a party to enforce any provision in this agreement shall not be deemed a waiver of such right.
- I. Exhibits; Attachments; Counterparts; Electronic Signatures. Each exhibit or other attachment hereto or incorporated by reference are integral parts of this Agreement. This Agreement may be executed in several counterparts, each of which shall be deemed to be an original. Counterparts may be delivered by U.S. mail, facsimile, electronic mail or other transmission method and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for its purposes.
- J. Further Assurances. Grantee agrees that it will, from time to time, execute, acknowledge and deliver such further instruments or documents as may reasonably be required for carrying out the intentions or facilitating the performance of this Agreement.
- K. Third-Party Beneficiaries. This Agreement is exclusively between the County and the City and does not nor is it intended to create any privity of contract with any other party not a party hereto, other than those indemnified in Article 7, nor to imply a contract in law or fact. The County is not obligated nor will it disburse Grant funds on any contract, or otherwise, between the City and any other party, nor will the County assume any direct obligation for payment for work, goods, supplies, materials or other performance under such contracts. The obligation to pay any amounts due under such contracts is solely the responsibility of the Grantee. Nothing herein, express or implied is intended to or shall confer upon any other person any right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement between the County, the City and those indemnified in Article 7.
- L. Civil Rights Compliance. Recipients of Federal financial assistance from the U.S. Department of Treasury are required to meet legal requirements relating to nondiscrimination and

nondiscriminatory use of Federal funds including but not limited to ensuring that benefits or services are not denied based on race, color, national origin, disability, age, or sex and further that such recipients of Federal funds comply with: Title VI of the Civil Rights Act of 1964 (Title VI), as amended or interpreted; Section 504 of the Rehabilitation Act of 1973, as amended or interpreted; Title IX of the Education Amendments; Age Discrimination Act of 1975, as amended or interpreted.

In Witness Whereof, the Parties hereto have caused this Grant Agreement to be duly executed as of the date listed above.

**DODGE COUNTY, WISCONSIN**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: David Frohling

Print Name: Danielle Van Egtern

Title: Dodge County Board Chairman

Title: Dodge County Clerk

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**CITY OF BEAVER DAM, WISCONSIN**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

# Community Development Fund Grant Application



## Section 1: General Information

**Date:** April 10, 2025

**Project Name:** Eagles View Addition

**Municipality/Organization:** City of Beaver Dam

**Amount Requested:** \$350,000

**Prepared By:** Nathan Thiel, City Administrator

**Phone Number:** 920-356-2549

**Email:** nthiel@ci.beaverdam.wi.gov

## Section 2: Project Summary

Eagles View Addition is a 16-unit single-family housing subdivision extension to the Marsh Trail neighborhood, located on the southeast corner of the City of Beaver Dam. The property is identified in the map outlined in aqua.

The parcel is owned by Next Generation Holdings LLC and comprises of 6.68 acres of property. The company purchased the land from Justmann Homes LLC in the latter part of 2024 with the intention to construct housing units in 2025. The site and grading plan, as well as, infrastructure designs are currently under review at the City of Beaver Dam with the Director of Engineering, Todd Janssen (see attached).



The developer’s intent is to build market rate housing with an average price point of \$400,000, and directly addresses an identified need within the city’s Comprehensive Plan and is supported by the Bowen Housing Study completed in 2023. To assist with the development the city would construct necessary infrastructure including street, stormwater, water, and sanitary sewer improvements.

## Section 3: Project Budget and Financial Analysis

**Project Budget:** According the engineer estimates (see attached) the public infrastructure for this project and site development is \$752,190.

**Pro Forma Analysis:** The total land development costs are projected to be \$1.76M, of which \$752K represent infrastructure costs. The project budget is reflective of this infrastructure costs. The development cost per lot is estimated to be \$110K. Eagles View Addition anticipates selling the 16 homes at an average price point of \$400,000. After deducting closing costs, construction costs, overhead, and a 10% yield, the gap per lot is \$46K or roughly \$749K for the entire development

and approximately equates the infrastructure cost (see attached Schedule of Project Costs). To close this funding gap identified in the attached schedule and to qualify for the county grant, the city is proposing to assume the installation of the public infrastructure from the developer as a city project. To cover this project cost, the city can locally cover \$400,000 of the project and requests the county cover the remaining \$352,000.

**Local Funding:** The city will have two sources of funding to cover its \$400,000 portion. The city will apply \$170K from the Beaver Dam Housing Fund and a \$230,000 developer contribution. The city will also provide in-kind services for management of the public improvement project. The \$230,000 developer contribution will be derived from the reallocation of hard and soft costs (\$102K Interest Expense, \$85K General Contractor Fee, and \$43K Developer Fee) due to the city and county grant and city administration of the of the public improvement project.

This project does not have access to Tax Increment District (TID) financing and cannot be incorporated into a TID due to limited access to other mixed-use property in the area. As a result, other local funding sources are non-existent. With this project the city has also exhausted its Housing Fund, and without the county grant this project will not happen.

#### Section 4: Issue

The City of Beaver Dam Housing study conducted by Bowen National Research in 2023 (see attached) identified the city needed 1,011 new for sale housing units by 2027. We would note the strongest demand is for market rate housing or a price point above \$321,601, with a need to add 381 housing units. We would note the second strongest demand is what is typically called the missing middle type housing with a price point of \$268,001-\$321,600.

PSA (Beaver Dam) Housing Gap Estimates (2022 to 2027) – Number of Units Needed		
Housing Segment by Income and Pricing Segment		Number of Units
Rentals	Household Incomes of \$18,320 to \$48,900 (\$458-\$1,222/Month Rent)	287
	Household Incomes of \$48,901 to \$80,400 (\$1,223-\$2,010/Month Rent)	269
	Household Incomes of \$80,401 to \$96,480 (\$2,011-\$2,412/Month Rent)	123
	Household Incomes of \$96,481+ (\$2,413+/Month Rent)	124
<b>TOTAL UNITS</b>		<b>803</b>
For-Sale	Household Incomes of \$18,320 to \$48,900 (\$61,067-\$163,000 Price Point)	195
	Household Incomes of \$48,901 to \$80,400 (\$163,001-\$268,000 Price Point)	116
	Household Incomes of \$80,401 to \$96,480 (\$268,001-\$321,600 Price Point)	319
	Household Incomes of \$96,481+ (\$321,601+ Price Point)	381
<b>TOTAL UNITS</b>		<b>1,011</b>

Clearly attracting housing within Beaver Dam and Dodge County remains a high priority. Since the time of the study, between two developments the city has been able to add approximately 70 owner-occupied housing, with plans to reach 100 total units. One of these developers is beginning to discuss a second phase to add another 50-60 units. To meet the demand for an additional 1,011 units, it is necessary to attract and involve multiple developers in our market. The proposed project would assist us in introducing and supporting another developer in our market. The hope is that this development will give them confidence in our market and provide them with additional leverage to continue other subdivisions in the future.

One of the most significant factors to building housing is the infrastructure costs. While \$110K per lot reflects market and is not an extraordinary figure, it is still significant cost factor and limits

the viability of the project. By the county and city buying down this infrastructure cost, the project is made viable.

## Section 5: Project Objective and Measurable Outcomes

**Objectives:** This project will help support the county and city achieve additional housing and introduce another developer to the Beaver Dam market. This development also provides additional housing in proximity to the new proposed middle school. The project completes the first phase of Marsh Trail neighborhood and has the potential to prompt a second phase and southern expansion of the Marsh Trail neighborhood and further housing development on the southside of Beaver Dam.

**Measurable Outcomes:** The primary outcome of this development will be the construction of 16 new homes at an average of \$400,000 in value for a total value of \$6.4M. Based on the 2024 Mill rate the project is anticipated to generate about \$111,800 in new property tax income per year, and in five years equal the grants provided by the city and county. This is not in a Tax Increment District so the city and county will also automatically benefit from the tax generation.

## Section 6: Community Actions and Project Partners

**Community Actions:** The city has actively sought to address housing needs in the community it has applied TID financing where possible, including the public infrastructure support for the 70 housing units mentioned previously. The total new assessed value generated by these units is projected to exceed \$20M. We have also worked toward addressing our rental unit shortage and have development plans to add 86 new units this year. To assist with the rental developments the city has donated land and applied TID financing and the Beaver Dam Housing Fund in support of these projects. The city anticipates new assessed value created by these rental developments to exceed \$15M. Between all of these projects the city has depleted its housing fund of \$1.7M.

**Project Partners:** This project is in partnership with Next Generation Holdings, LLC, the property owner and developer.

Zach Knutson, Principal  
430 E Grand Ave, STE 103  
Beloit, WI 53511  
(608) 312-2296  
zach@nextgenbuilds.com

## Section 7: Project Feasibility and Implementation

**Timeline:** Should the county support this grant, the plan would be to prepare the site this year. The developer and city will need to complete a developer agreement. The developer has already submitted site plans which are currently under review at the city. The developer is close to finishing engineering design plans for the public infrastructure. The city could bid this project out early

summer, with the intent to complete the stormwater, utilities, and road base before fall. The developer hopes to go vertical and closed to elements with its first unit before the winter of this year.

**Resources:** See Local Funding description.

## **Section 8: Additional Information**

### **Attachments:**

- Site Plan
- Engineering Estimates
- Schedule of Project Costs
- Bowen Study Executive Summary



# COMMUNITY DEVELOPMENT FUND GRANT GUIDELINES

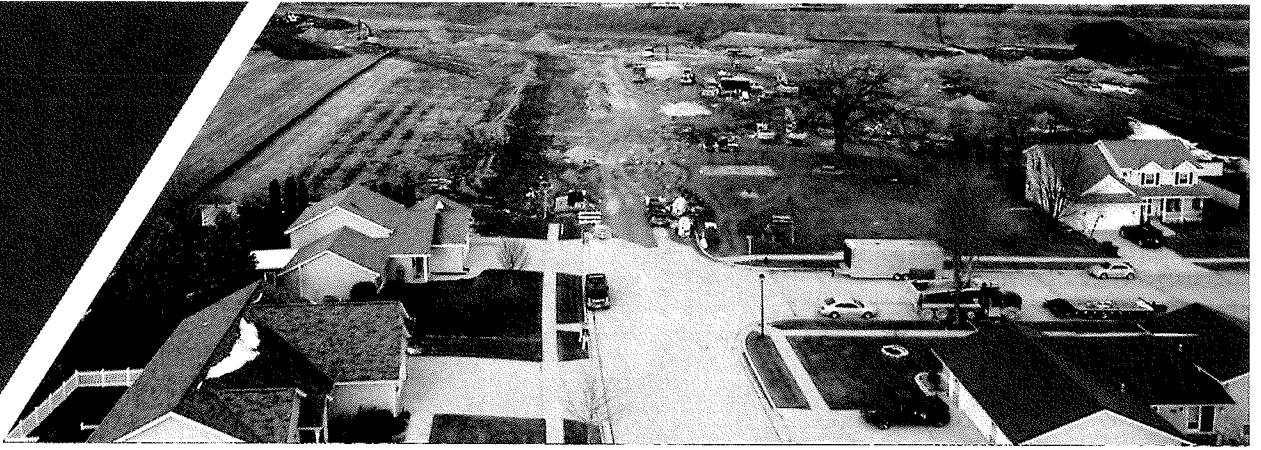


**DODGE COUNTY**  
WISCONSIN

Exhibit "B"

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## Section 1.

# INTRODUCTION

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## 1.1 Purpose

Dodge County Community Development Fund was established to provide financial resources meant to leverage local community investment in local economic and community development projects. Dodge County is facing demographic challenges and there is a pressing need to be proactive and partner with communities in new and innovative ways to support needed developments. This creative financial resource is unique only to Dodge County communities and fosters investment partnerships that will add value to communities and reinvests sales tax dollars in Dodge County communities. Thereby creating a pro-business, pro-community, and pro-resident region.

## 1.2 Program Objectives

The Community Development Fund supports new investments in Dodge County will help meet the following objectives:

- Collaborate and support positive partnerships with communities that are investing and working to further support business and residential growth in Dodge County.
- Support the objectives outlined in the County Board's Strategic Plan
- Encourage new investment into the County in the form of fixed asset investment, particularly in infrastructure needed to support new business and residential developments.
- To perpetuate a positive and proactive business climate which encourages the retention and expansion of existing businesses and helps to attract new businesses.
- To support new residential developments, further supporting workforce needs and growing demand for diverse housing options.
- Reinvest sales tax revenue into communities to stimulate economic growth

## Section 2.

# ADMINISTRATION

The County Administration Office serves as the program administrator and supports the application/review process. Staff would work with the Dodge County Community Development Grant Fund Advisory Board to administer the program. The Administrator Office shall assist the applicant, as is reasonably necessary, in completing the application.

## 2.2 Dodge County Community Development Fund Advisory Committee

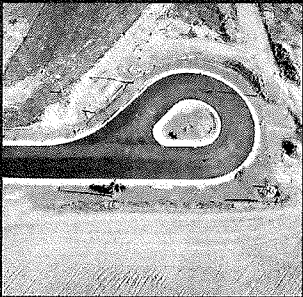
To ensure the Community Development Grant Fund is used effectively and delivers impactful projects, a five-member Advisory Committee will be established, following approval of its members by the Dodge County Executive Committee.

### Committee Composition:

- **External Expertise:** Composed of four members from public and private entities outside Dodge County chosen by the County Administrator and confirmed by the County Board of Supervisors. These individuals will bring their valuable professional experience in community development, offering diverse perspectives. There is no term limit for these positions, but members will be reappointed every two years.
- **Internal Representation:** One seat will be designated for a member of the Dodge County Executive Committee, fostering collaboration and ensuring county-level perspective.

The Advisory Committee shall have the authority to review, select and recommend grant applications to the Executive Committee. Periodic activity reports prepared by staff will be provided to members of the Advisory Committee and the Executive Committee. Official actions must have the support of the majority of the total Advisory Committee.

The Executive Committee, after receiving the Advisory Committee's recommendations, will have the final approval in selecting grant applications for funding.



## Section 3.

# PROGRAM CRITERIA

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Community Development Grand Funds are allocated to support new investments in Dodge County, including land and infrastructure development such as roads, water, sewer, and other critical utilities, as well as community enhancements such as the development of recreational amenities.

In order for a community to be eligible for grant funding, a community project must meet the following minimum requirements:

**(1) Eligible Applicants:** Grant applications are open exclusively to local government entities within Dodge County, including cities, towns, and villages.

**(2) Financial Analysis:** The community must commit a minimum of 50 percent of the total project funding. This demonstrates the community's investment in the project's success and ensures shared responsibility. Projects with higher local match will receive greater consideration during the selection process. All contributing financial resources will be reviewed.

**(3) Community and County Benefits:** Projects must demonstrate tangible benefits for both the local community and Dodge County as a whole. These benefits may include economic growth, improved infrastructure, enhanced quality of life, amenities accessible to the public, or other positive outcomes.

**(4) Project Partners:** Applicants must identify public and private partnerships that are collaborating on project.

**(5) Timely Completion:** Applicants must exhibit the capacity to execute the project within a reasonable timeframe. This ensures efficient use of resources and timely delivery of benefits to the community. Failure to utilize funding within the agreed-upon timeframe will result in a reallocation of funds.

**(6) Alignment with Priorities:** Projects should align with the communities strategic priorities and/or comprehensive plan.

## Section 4.

# APPLICATION REQUIREMENTS

### 1. Project Summary (Criteria 1):

- Briefly describe your project, highlighting its key objectives and scope. Mention how the project aligns with your community's strategic priorities or comprehensive plan.

### 2. Project Budget and Financial Analysis (Criteria 2 & 6):

- Present a detailed project budget, encompassing all anticipated costs and revenue sources.
- Include a pro forma analysis to project future tax revenues (e.g., property and sales tax) generated by the project's implementation.
- Clearly outline the community's financial contribution, ensuring it meets the minimum 50% requirement

### 3. Issue:

- Describe the specific challenges or issues facing your community and articulate how the proposed project aims to address them effectively.

### 4. Project Objective and Measurable Outcomes (Criteria 3):

- Explain the anticipated benefits of the project for both the local community and Dodge County.
- Clearly define measurable project outcomes and establish criteria for assessing the project's impact on the community and Dodge County.

### 5. Community Actions and Project Partners (Criteria 4):

- Detail any prior work or initiatives undertaken to address the identified issue, demonstrating the community's commitment and efforts to find solutions.
- Identify public and private partnerships collaborating on the project.

### 6. Project Feasibility and Implementation (Criteria 5):

- Outline how the project will be completed
- Provide a comprehensive timeline for project completion, highlighting key milestones and actions taken to ensure timely execution.

### 7. Additional Information:

- Any other pertinent details or documentation that support the project proposal may be included here.





## Section 5.

# REVIEW PROCESS

### Grant Review Process

The Community Development Grant Fund utilizes a multi-stage review process to ensure a fair and thorough evaluation of all applications.

#### 1. Initial Quarterly Review:

- The Community Development team conducts a thorough initial review of all applications received within each quarterly application period. This review verifies completeness and ensures applications meet the program's minimum requirements.
- Applications that meet program criteria are forwarded to the Advisory Committee for further consideration. Incomplete applications or those with deficiencies are returned to the applicants with details on how to address the issues.

#### 2. Formal Review:

- Applicants will be invited to present their proposals to the Advisory Committee. This presentation is an opportunity for applicants to showcase their project in detail and answer any questions the Committee may have.
- Following presentations, the Advisory Committee will assess each application against specific program criteria. The Committee will develop a summary of their analysis, capturing key strengths and weaknesses in relation to the program criteria.
- Upon completion of the review, acceptable proposals are forwarded to the Executive Committee for further consideration.

#### 3. Recommendation and Final Action:

- The Executive Committee receives and reviews the recommended proposals from the Advisory Committee. Based on their review, the Executive Committee will make final application decisions.

#### 4. Notice of Award:

- For approved applications, the Executive Committee takes final action by awarding grant funds and identifying terms to be included in the formal grant agreement. The County Corporation Counsel will then prepare this agreement between the County and the recipient community.

#### 5. Notifications:

- All applicants will be notified of the final funding decision. Those receiving awards will receive a Notice of Award, while those whose proposals were not chosen will receive a Rejection Notification outlining the reasons for the decision.

## Section 6.

# GRANT DISPERSMENT & CLOSE OUT

### **Grant Agreement**

- The agreement outlines the terms and conditions of the grant, including reporting requirements and compliance measures.
- The agreement involves tailoring the payment plan to suit each project's specific needs, offering flexibility with partial upfront disbursements, and reimbursing the remainder accordingly.

### **Reporting Requirements for Grantees:**

- Grantees are required to submit progress report when project is half-way completed to the Administration Office detailing the status of project implementation.
- These reports should include updates on project milestones achieved, expenditures incurred, and any challenges encountered during implementation.
- Grantees must maintain accurate financial records documenting the use of grant funds.
- Financial reports, including budget expenditures and revenue sources, may be requested by the Administration Office to ensure transparency and accountability.
- Upon completion of the project, grantees are obligated to submit a final report to the Administration Office. This report should provide a comprehensive overview of project outcomes, including any measurable impacts achieved.
- The Administration Office may request proof of final completeness to confirm that the project objectives have been achieved satisfactorily.

### **Non-Compliance with Timeline:**

- In cases where grantees fail to meet project timelines or milestones as specified in the grant agreement, the County reserves the right to clawback funds.
- Funds may be reclaimed if significant delays or deviations from the agreed-upon timeline occur without valid justification.

### **Opportunity to Reapply:**

- Grantees whose projects do not meet initial funding criteria or experience funding clawback may have the option to reapply in future grant cycles.
- Reapplication procedures and deadlines will be communicated to grantees, providing them with an opportunity to address any deficiencies and submit revised proposals for consideration.

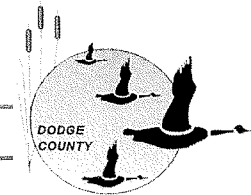
Section 7.

# APPENDIX

## GRANT APPLICATION SCORING GUIDE

### Community Development Fund - Project Scoring Criteria

Please limit responses for each criteria to 250 words



#### General Information

Project Name \_\_\_\_\_

Municipality/Organization \_\_\_\_\_

Prepared By: \_\_\_\_\_

Date \_\_\_\_\_ Amount Requested \_\_\_\_\_

Phone Number \_\_\_\_\_

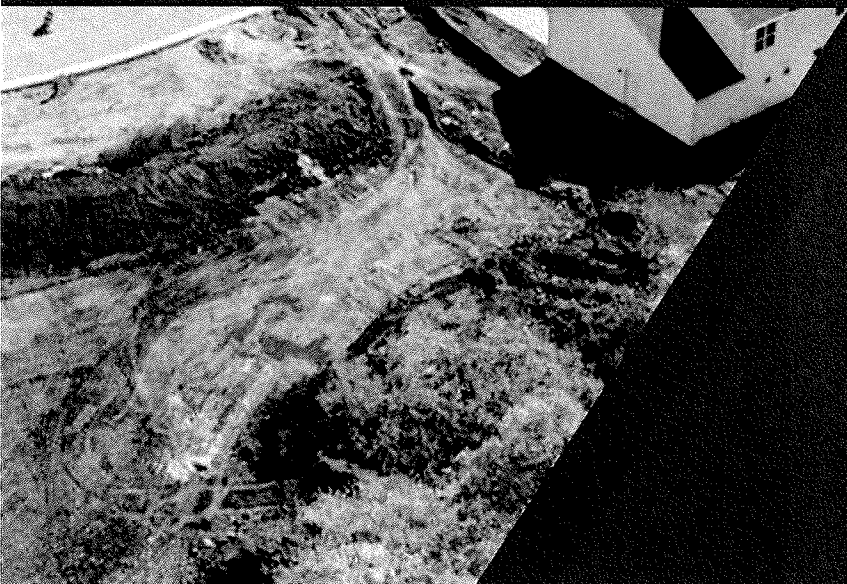
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Rating Scale Guide:						
0-2	3-4	5-6	7-8	9-10		
Significant Weakness (Poor)	Somewhat Deficient (Fair)	O.K. (Average)	Very Good (Above Average)	Excellent		
					Weighted Factor	Average Score
<b>Criteria #1 Summary</b> Define the project need, project description, and desired outcome					10%	0.00
<b>Criteria #2 Financial Analysis</b> Provided detail description of project costs, pro forma, as well as dollars contributed by funding sources					25%	0.00
<b>Criteria #3 Community and County Benefits</b> Projects financial return on investment (i.e., increased property value/sales tax generated). Include non-financial quality of life benefits					25%	0.00
<b>Criteria #4 Project Partners</b> Identify all public and private partners; include contact information for partners					20%	0.00
<b>Criteria #5 Timely Completion</b> Identify project timeline; include anticipated dates for project start, milestones, and substantial completion					15%	0.00
<b>Criteria #6 Other Funding Sources</b> Describe other funding sources explored/available; describe whether/how project scope would be scaled if only partial funding awarded					5%	0.00
					Total Score	0
<b>Deduct 1 point if the applicant received a Dodge County Community Development Grant within the past year</b>						
					Final Score	0



# INVESTING IN TOMORROW

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City of Beaver Dam, Wisconsin  
City Administrator Office

**TO:** Administrative Committee  
**FROM:**  
**SUBJECT:** Sports Based Tourism

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**The Issue:**

The City of Beaver Dam may be losing commerce to team sporting events and tournament activities occurring in other communities and causing residents to travel out of town. How much of that commerce could be captured if a facility were built in the City of Beaver Dam? The first step in finding out if a sports facility could be supported is to study the economic feasibility and to learn what we might be missing out on.

**Considerations:**

**Does this item have a financial or budget impact?**

Yes

*There are two proposals before you. One company is called HVS and they are proposing a two phased approach with an estimate of \$22,900 for phase I and \$22,600 for phase II. The other company is called Victus Advisors and they are also proposing a two phase approach with a phase I estimate of \$57,000 and a phase II estimate of \$42,500. Staff proposes the City Council consider a budget amendment to utilize revenue generated from recent building permits to support this expense.*

*Please consider the details of each proposal, and we can discuss as a team at our April 6th meeting.*

**Recommendation:**

In order to study the idea of sports-based tourism, I contacted two feasibility study companies and asked for a proposal. Attached to your packet this evening are the two proposals. Staff recommends that you review the proposals and have a discussion at the April 6th Administrative Committee Meeting to determine if the City should move forward with one of the proposals.

**Attachments:**

1. HVS Proposal\_Sports Complex\_Beaver Dam WI\_3.3.2026
2. VictusAdvisors\_BeaverDam



PROPOSAL TO PROVIDE CONSULTING SERVICES

## Market Study

BEAVER DAM, WISCONSIN



SUBMITTED BY:  
HVS CONVENTION, SPORTS & ENTERTAINMENT FACILITIES CONSULTING  
1035 KEYSTONE AVE.  
RIVER FOREST, IL 60305  
312-587-9900

[WWW.HVS.COM](http://WWW.HVS.COM)



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1035 Keystone Ave.  
River Forest, IL 60305  
+1 312-587-9900  
+1 312-488-3631 FAX  
[www.hvs.com](http://www.hvs.com)

March 3, 2026

Larry Bierke  
City of Beaver Dam  
205 South Lincoln Avenue  
Beaver Dam, Wisconsin, 53916  
920 887-4600  
lbierke@ci.beaverdam.wi.gov

Re: Market Study – Sports Complex

Dear Mr. Bierke,

HVS Convention, Sports & Entertainment Facilities Consulting (“HVS”) is pleased to present this proposal to provide a Market Study of a sports complex venue in Beaver Dam, Wisconsin.

Our consulting process is distinguished from our competitors by our continuous engagement with our clients and project stakeholders. We promise to keep you informed of our progress, to collaborate on each task, and to efficiently remove obstacles to progress.

Should you wish to proceed with our services and engage us in this pivotal project, we kindly request your signature on the attached confirmation page. Our team is enthusiastic about contributing to this significant initiative and eagerly anticipates your response.

Sincerely yours,

Thomas Hazinski, Managing Director  
HVS Convention, Sports & Entertainment Facilities Consulting  
thazinski@hvs.com

# Table of Contents

## Market Study Proposal

We have organized our response in the following sections.

1. Firm Overview
2. Scope of Work
3. Schedule and Costs
4. Authorization

# 1. Firm Overview

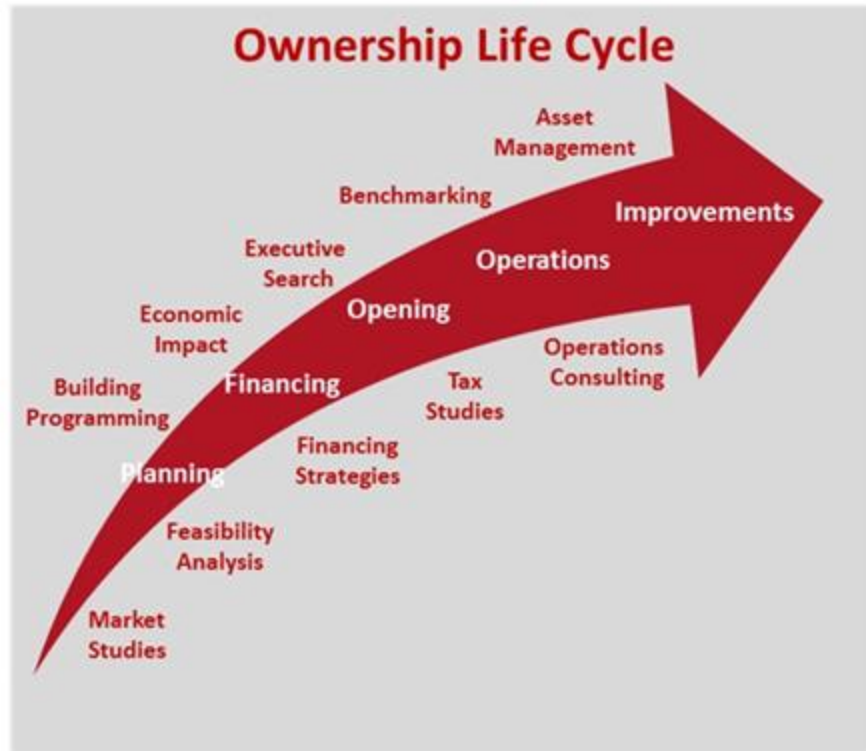
## HVS Firm History

Since 1980, HVS, the leading global hospitality consulting organization, has provided financial and valuation consulting services for over 35,000 assignments throughout the world for every major industry participant. Our professional staff of more than 500 industry specialists offers a wide range of services, including market feasibility studies, valuations, strategic analyses, impact studies, advisory and development planning, and litigation support. With over thirty-five offices, we offer one of the most comprehensive knowledge bases in the industry. Last year alone, HVS completed more than 4,500 feasibility studies, appraisals, and consulting engagements. HVS is respected worldwide by developers, underwriters, operators, and investors. We operate independently as consultants and have no ownership in any venues.

By engaging HVS for this assignment, you will benefit from access to the most experienced hospitality consultants in the industry and the industry's most comprehensive databases. Our reputation among investors, bankers, rating agencies, developers, and public officials is extremely important to us and ensures that we pay close attention to each engagement we accept. HVS offers a wide range of skills and experience in the analysis of a variety of land uses, including hotels, convention and conference centers, civic and event centers, water parks, entertainment and arts centers, sports facilities, restaurants, casinos, and other land uses related to hospitality and tourism.

## HVS Convention, Sports & Entertainment Facilities Consulting

Since 2001, HVS has served public and private owners of convention, sports, and entertainment facilities. We have completed hundreds of assignments throughout the world analyzing the feasibility of convention and conference facilities, event and performing arts centers, hotels, water parks, mixed-use hospitality developments, civic centers, sports facilities, tourism attractions, and other public assembly facilities. We serve owners through the life cycle of public facilities ownership from the project inception and throughout their operation and ongoing improvement.



We have performed many market, operational, feasibility, and economic impact studies of public assembly projects. Our studies often appear in municipal bond offering statements, and our staff has presented these studies to rating agencies, bond insurers, and investors. As a global hospitality consulting firm, HVS has many resources at its disposal that our competitors lack.

**Objective Advice to the Public Sector**

HVS prides itself on providing public sector clients with independent and objective analysis that promotes efficient and equitable use of public resources. If projects are infeasible, we recommend against them and suggest alternatives that are more likely to be successful. When considering public-private partnerships we seek to minimize the level of public investment and mitigate financial risks.

**Experience**

While each HVS consulting engagement presents unique challenges, many of our assignments are like the study requested by the City of Beaver Dam. Following are some examples of our relevant work.

**Long Island, New York  
Destination KP  
Complex**



A private sector client hired HVS to study the feasibility of a multi-purpose sports complex on Long Island, New York. The proposed complex will include 12 outdoor fields, a 65,000-square-foot indoor facility, concession outlets, a medical building, commercial and retail spaces, an esports center, and a health club. The HVS feasibility analysis included the outdoor fields, an indoor facility, a concession area, and the commercial space attached to the indoor facility. Bonds will be issued to finance the project, with a projected opening date in Spring 2021. The Client asked HVS to assess the feasibility of the complex for financing. The HVS independent feasibility study was included in the bond offering statement, and the complex will open in 2026.

**Evanston, Illinois  
Robert Crown Ice Rink  
and Community Center**



The City of Evanston Parks and Recreation Department hired HVS to provide a market validation and financial feasibility study as well as an operating analysis of the redevelopment of the Robert Crown Park Ice Rink and Community Center. The facility has struggled to maintain optimal operating performance as it aged and as the demand for recreational activities has increased. Community assets are critically important to Evanston’s profile as they continue to support and stimulate economic development and favorable population trends. The City was considering redeveloping the Crown Center to enhance and increase the recreational offerings to Evanston residents and the community. The redevelopment would include a reconfiguration of the site, replacing the existing Crown Center with a new and larger facility, new parking, and redevelopment of the existing park and athletic fields, as well as including a public library branch. HVS provided the market validation, financial feasibility analysis, and operating analysis of the redevelopment and a recommended financing strategy. The financing strategy included the creation of a not for-profit 63-20 Corporation as a vehicle to secure project financing through the issuance of tax-exempt bonds. Construction began in the fall of 2018 and the complex opened in the spring of 2020.

**St. Louis County,  
Missouri  
Centene Community  
Ice Center**



The St. Louis Economic Development Partnership hired HVS Convention, Sports, & Entertainment to provide an independent review of a proposed ice rink and practice facility. Due to our previous work on the adjacent soccer complex development, HVS brought a unique understanding of the issues pertaining to this project in St. Louis County. The St. Louis Blues proposed the facility on a site adjacent to the soccer complex and requested County involvement in the development. The Development Proposal provided by the St. Louis Blues included a concept plan and an operating pro forma. The St. Louis EDP asked HVS to provide an independent review of the Development Proposal to confirm that the study methods were sound and reasonable. The HVS analysis determined if there were gaps or opportunities not identified within the plan that would either hinder or advance the development and ran independent demand and financial models to assess the reasonableness of the projections provided in the Development Proposal. The HVS feasibility analysis appeared in the Offering Statement for the revenue bonds in 2018. The Centene Community Ice Center opened in September of 2019.

**Buckeye, Arizona  
Indoor Sports Complex**



A private developer engaged HVS Convention, Sports & Entertainment to conduct a Market and Feasibility Study for a proposed indoor basketball sports complex development in Buckeye, AZ. The developer would develop, own, and operate the facility. The Proposed Sports Complex was planned as 18 NBA-sized courts organized into three wings, each with a capacity for 350 spectators and a fitness center. The complex would be able to serve the local sports and community, as well as the national sports tourism market. Providing equal access to facilities for young women athletes and athletes from underserved communities was a priority for the complex. HVS provided an independent, third-party assessment of the complex's market performance and event and attendance demand. Our analysis included a financial proforma and a feasibility analysis.

**Milton, Vermont  
Proposed  
Multipurpose  
Recreation Venue**



HVS provided an independent feasibility assessment of a public multi-use indoor recreation facility in Milton, Vermont. The Proposed Venue is anticipated to include a pool, ice rink, and community center. Community members identified a vision to develop a recreation complex that could serve both Milton community members and residents from nearby communities and expand year-round recreation and fitness options. It is expected that the facility will be in Bombardier Park and part of our study will be to provide a masterplan of the Park to include the proposed recreation venue. Our services include market and feasibility analysis, site analysis, construction costs, park masterplan, operational/management considerations, financing strategies, and an impact assessment.

**St. Louis County,  
Missouri Indoor Track  
& Field Venue**



Explore St. Louis hired HVS Convention, Sports, & Entertainment to conduct a market study of a proposed indoor track-and-field venue in North St. Louis County. HVS assessed the market and demand for the venue and recommended an indoor track with a 200-meter hydraulic banked track with six lanes and dedicated space for jumps, throwing events, and sprints (to host simultaneous events), required support spaces, and spectator seating for up to 5,000. During the off-season, the venue should be converted to hard courts or sports courts for basketball, volleyball, or mat sports. The recommendations also included a fieldhouse with six hard courts, easily divisible, so that it could serve as hospitality spaces and team camps during NCAA championships. HVS projected event demand, financial pro forma, and the venue's economic impact.

**Crown Point, Indiana  
Southlake YMCA  
Redevelopment**



HVS conducted a feasibility study for the renovation and expansion of the Southlake Family YMCA in Crown Point, Indiana. The Southlake expansion would convert the facility from a neighborhood YMCA to a regional center. This \$35 million project was financed with \$28 million in contributed capital and a \$7 million loan. The purpose of the HVS study was to assess Southlake's ability to repay the loan from its net operating income. Our analysis assessed historical demand and attendance data for the facility, researched comparable regional YMCAs across the US, prepared membership demand and program registration forecasts based on a penetration analysis, prepared financial forecasts for the expanded facility, and assessed the venue's ability to repay the proposed loan using available net operating income. The \$34 million expansion opened in April 2019.

**Racine, Wisconsin  
Ice Complex**



The Racine County Ice Center, Inc. (the “RCIC”) engaged HVS Convention, Sports, and Entertainment to perform a feasibility study of an ice complex in Racine County, Wisconsin. HVS engaged Williams Architecture as a sub-consultant to provide site analysis and design concepts. The RCIC was formed to create an indoor ice-skating facility that can be used year-round by Racine County residents and visitors. Activities planned include public skating, figure skating, hockey, speed skating, skating instruction, and competitions and shows. The facility is expected to be located on publicly owned and controlled land and operated by a third-party operator. HVS provided an independent, third-party assessment of the ice venue complex's performance and a feasibility analysis. The study determined the appropriate type and size of the facility to meet any gaps in current venue offerings in the region, a demand assessment, building program recommendations that identified the appropriately sized ice venue for Racine County, and a site analysis. In Phase 2 of our study, HVS provided an in-depth financial analysis as a road map for project implementation.

**Overland Park, Kansas  
Scheels Complex**



The City of Overland Park retained HVS to conduct a preliminary analysis of an outdoor athletic field complex. This complex would serve the needs of local recreational sports organizations and also enable the City to attract local, regional, and national sports tournaments. HVS conducted a preliminary feasibility analysis of a soccer complex in Overland Park that included a review of soccer participation trends, interviews with local soccer organizations, a review of sample tournaments that a soccer complex could attract, case studies of two comparable facilities, facility recommendations, and demand and operating estimates. HVS recommended developing 12 soccer fields, a main stadium with 500-1,000 seats, a multipurpose fieldhouse, and 1,000 parking spaces. The HVS recommendations were intended to balance the need to serve recreational demand in the market and the desire to attract regional and national tournaments. The City moved forward with the HVS recommendations, and the Scheels Overland Park Soccer Complex opened in 2009. The complex has hosted the US Youth Soccer Regional II President’s Cup and the US Youth Soccer National Championships.

**St. Louis, Missouri  
Creve Coeur Complex**



The St. Louis County Economic Council, in collaboration with the St. Louis County government, hired HVS to conduct a feasibility and economic impact study of the development of a large-scale soccer complex in or near the County-owned property. The soccer complex, as currently contemplated, would include 13 full-sized, artificial-turf, heated, lighted fields; 2 small fields (for kids' use and warm-ups, practice, etc.); building(s) – fieldhouse, lockers, concessions, restrooms, etc.; and surface parking. This complex is intended to serve the needs of local recreational sports organizations and enable the County to attract regional and national sports events and tournaments. HVS provided its findings in 2013 and was hired to update the analysis in 2015. The Creve Coeur Park Soccer Complex opened in April 2017.

## 2. Scope of Work

### Approach to the Scope of Services

The City of Beaver Dam (“City”) seeks proposals to conduct a market analysis of a new multi-purpose sports complex in Beaver Dam.

Beaver Dam is in southeastern Wisconsin, one hour and fifteen minutes northwest of Milwaukee and less than one hour from Madison. The City is experiencing significant economic growth driven by the \$1 billion+ Meta data center project and by expanding manufacturing, including a new 345,000-square-foot Generac facility, which is boosting local infrastructure and employment. Hotels are experiencing high occupancy, and several developers have expressed interest in developing properties in the City. Revenue from the hotel taxes is at an all-time high.

The City seeks a study to determine the appropriate type and size of a sports complex and to project its demand and financial performance. We propose a study methodology to identify gaps in current venue offerings and recommend a venue that will meet current and potential demand, including demand from residents and visitors to the market. Our demand analysis will form the basis for projecting a financial proforma for the proposed venue. We will also provide preliminary development cost estimates and evaluate the potential economic and fiscal impacts of the recommended venue.

Our analysis will not study a specific site but will assume that development of the sports complex will occur within the City limits.

The figure below summarizes the tasks involved in our proposed scope of services.

### SUMMARY OF THE SCOPE OF SERVICES

Task	Description
<b>Phase 1: Market and Demand Analysis</b>	
1	Project Orientation and Fieldwork
2	Market Assessment
3	Interviews
4	Comparable and Competitive Facilities
5	Leakage Analysis
6	Building Program Recommendations
7	Demand and Attendance Projections
8	Reporting and Presentation
<b>Phase 2: Financials and Impacts</b>	
1	Financial Projections
2	Preliminary Development Costs
3	Economic and Fiscal Impact Analysis
4	Reporting

## TASK 1: MARKET AND DEMAND ANALYSIS

---

### Task 1.1: Project Orientation and Data Gathering

HVS staff will come to Beaver Dam and meet with you and your representatives to discuss our study in more detail and confirm our schedule for performing the engagement.

Prior to our visit, we will:

1. Discuss our information needs with you and provide an information request list.
2. Establish lines of communication and schedule our fieldwork and interviews with project stakeholders and key informants.
3. Review any previous analysis, planning document, and other materials prepared for the project.

During our visit, we will:

1. Meet with client representatives to review our schedule, confirm our information needs, and discuss our methodology and work plan.
2. Conduct stakeholder and key informant interviews.
3. Evaluate existing sports facilities to determine their competitive position in the marketplace.

### Task 1.2: Market Assessment

We will evaluate the market area conditions and trends in the local economy, which are critical to understanding the potential for a proposed new sports complex. We will assess key market variables and economic data for Beaver Dam, culminating in an analysis of the following:

- Local area economic trends
- Demographic and economic characteristics
- Work force characteristics
- Projected economic growth
- Business climate
- Corporate and institutional presence
- Dining, cultural and entertainment offerings
- Hotel supply
- Leisure and tourism visitation
- Proposed development initiatives
- Transportation and air access

The resident population surrounding a facility is an important indicator of potential demand for all types of usage. Drive times, transit access, and overall venue accessibility are good indicators of potential patronage. The success of a sports and events facility lies in its ability to appeal to a broad cross-section of the marketplace. Age distribution can be a decisive factor in determining potential event demand and provide insight into the types of events and programs that the market will support. We will assess the local population's economic and demographic characteristics.

### **Task 1.3: Interviews**

We will interview the following key informants to acquire the necessary information about facility impressions and potential demand:

- **Tournament Organizers**—We will identify and contact tournament organizers (local and regional) that are active in certain sports markets to solicit their views on using the proposed facility.
- **Event Promoters**—We will identify and contact event promoters that are active in the market and region to solicit their views on the proposed facility. These interviews will help to identify which similar facilities, if any, serve demand for sports events in the market.
- **Local Demand Sources**—We will interview appropriate groups in the local and regional community that could utilize the facility for various activities such as youth and amateur sports, tournaments, universities, and other activities. These groups may include local youth and adult leagues, local and regional teams, and university representatives.

Interviews will cover a variety of data points that measure the demand for sports and recreation events:

#### ***Event Characteristics***

- Type of event
- Geographic scope of events (national, state, regional, local)
- Types of required facilities and services
- Room night generation
- Past event locations

Data on the physical characteristics, event demand, and financial operations of these facilities may provide models for a venue in Beaver Dam.

This information will provide insights about facility needs and user concerns. When available, this data will serve as a key input into our thinking about current trends and future demand potential for the proposed facility in Beaver Dam.

**Task 1.4:  
Comparable and  
Competitive Facilities**

We will analyze competitive and comparable recreation and sports facilities, including regional, state, and national venues. Comparable venues will be selected with input from Client representatives. Facility attributes to be compared include:

- Facility size, flexibility, offerings, and overall quality,
- If available, levels of event demand by event type,
- Marketing budgets and resources,
- Surrounding complementary developments,
- Expansion plans, and
- If available, the revenue and expenses of competitive facilities.

Data on the physical characteristics, event demand, and financial operations of these facilities provide models for a new sports complex.

**Task 1.5:  
Leakage Analysis**

We will assess the number of residents that currently leave the City for tournament events due to the lack of appropriate venues in Beaver Dam. In addition to the data we gather from the interviews, we will use locational data from Placer.ai to estimate visitor origin. Placer.ai provides anonymized location data from mobile devices, and using output generated by its advanced algorithms, we can analyze visitation behavior patterns more effectively. Using this data, we will estimate the number of visits to the regional venues that originate from Beaver Dam.

**Task 1.6:  
Building Program  
Recommendations**

We will provide building program recommendations based on our market research, user interviews, input from facility operators, and our evaluation of comparable facilities. Given the competitive nature of the youth sports recreational and travel markets, our analysis will identify sport and recreational activities that are currently underserved by current venues in the region. Our recommendations will identify the appropriate niche for a new sports complex.

Facility program recommendation will clearly state the size, type, and configuration of fields for indoor spaces. The functionality and flexibility of these spaces are key elements in the ultimate market success of sport facilities. Consideration will be given to the configuration of spaces, overall quality of the facility, its size, and key amenities that would help it achieve a competitive advantage in the marketplace. We will also identify ancillary surrounding developments that may be required to support the recommended venue.

**Task 1.7:  
Demand and  
Attendance Projections**

We will quantify the overall user and attendee demand for the proposed complex. Demand projections will include the number of users for recreational events, league play, practices, training, tournaments, and other types of venue utilization. Our demand projections will consider seasonal patterns of utilization and through estimates of hourly levels of use we will assure that demand projections are consistent the capacity of the venue during operating hours. Annual estimates over a five-year period of operation will consider the levels of initial demand as the venue enters the

market and ramps up its utilization to a level of stabilized demand. Our projections of visitation by players and their families will provide a basis projecting of the number of hotel room nights that tournament activities may generate.

## Phase 1 Report and Findings

Before our initial fieldwork, we will provide a detailed information request letter, establish an agenda for a project kick-off meeting, and schedule all other necessary meetings.

Upon completion of the Phase 1 analysis, we will provide a draft narrative report for client review and convene an online meeting to present and discuss our findings. We will consider all Client comments on our study and incorporate them into our work as may be necessary. We will also come to Beaver Dam and present our Phase 1 findings.

Assuming the findings are positive, and a consensus is reached on the proposed building program and demand forecasts, we will proceed with following analysis. If we determine that sufficient demand will not be available to support the venue, we will not proceed with the second phase of analysis.

## TASK 2: FINANCIAL AND IMPACT ANALYSIS

---

### 2.1: Financial Projections

We use sophisticated and proprietary software, the HVS CSE Venue Model© (the “Venue Model”) to model facility financial operations. The HVS Model is a Microsoft Excel based program that facilitates the analysis and presentation of public assembly facility demand and financial projections. The Venue Model is extremely flexible, allowing the user to specify the appropriate building program, event types and characteristics, financial parameters, and revenue and expense line items that uniquely describe the operations of any public assembly venue. It produces forecasts of demand and financial operations for a ten-year period.

The demand profile and data from historical operations of existing venues and comparable facilities serve as the primary inputs into the HVS Model. HVS staff will conduct research of expense factors relating to local conditions such as labor and energy rates. The Venue Model separates the fixed and variable components of revenue and expenses. Variable components of expenses will be estimated based on the level of anticipated facility revenue. The fixed expenses are projected based on data from comparable facility operations. In most instances, we will attempt to utilize actual expense experience from comparable facilities. We will calibrate the model to accurately reflect the unique characteristics of the market.

We will incorporate demand, revenue, and expense assumptions into the Venue Model to reflect the recommended improvements and their demand and operating implications. HVS enters the estimated number of events and average attendance by type of event into the operating Venue Model, which produces estimates of revenue and expense annually over the projection period. The description of financial projections will include a detailed line-by-line account of all revenue sources and

expenses. The forecast of financial operations covers the same period as the demand projections.

**Task 2.2:  
Preliminary Cost  
Estimates**

We will provide preliminary cost estimates of the recommended venue. The cost estimates will be based on comparable developments elsewhere, adjusted for inflation to reflect local market construction costs.

**Task 2.3:  
Economic and Fiscal  
Impact Analysis**

The geographic location for the impact analysis will be City of Beaver Dam. Our analysis will assess the new economic activity in the City caused by the development of the sports complex.

We will use the IMPLAN input-output model to estimate indirect and induced impacts. IMPLAN is a nationally recognized model commonly used to estimate economic impacts. An input-output model describes the commodities and income that normally flow through the various sectors of the economy. The indirect and induced expenditure, payroll, and employment effects result from the estimated changes in the flow of income and goods caused by the projected direct impacts. IMPLAN data are available by state, county, and zip code levels.

Once the new demand impact is known, we will use these estimates to calculate the associated spending. We will measure the following types of net new spending impacts:

1. Overnight visitor spending
2. Day visitor spending
3. Team and event spending

Estimates of daily spending by overnight and daytrip visitors will be based on CoStar trends report, Longwoods International visitor spending survey, Placer.ai data, and other primary research. We will adjust the spending estimates for inflation and local market price levels.

We will estimate the following types of spending impacts in the analysis:

**Direct impacts** include the visitor expenditures, payroll, and employment resulting from the events and operations occurring at the recommended sports complex.

**Indirect impacts** are the supply of goods and services resulting from the initial direct facility-related spending.

**Induced impacts** represent the change in local consumption due to the personal spending by employees whose incomes are affected by direct and indirect spending.

**Employment impacts** estimate the direct, indirect, and induced jobs supported by the new venue and ongoing spending and events at the venue. IMPLAN defines employment as the number of full-time equivalent jobs.

**Fiscal impacts** represent the incremental tax revenue collected by the municipality associated with the net-new spending related to the activity at the facility. Combining tax rate information with our spending projections, we will estimate the impact on a variety of state and local taxes, including sales, income, hotel, food & beverage, car rental, property, and other applicable taxes. The analysis will result in an estimate of new tax revenue associated with the project, expressed in inflated dollars for a stabilized demand year.

## Reporting

Upon completion of our study, we will submit a draft narrative report and convene a conference call to discuss our findings. After our conference call, we will incorporate any agreed-upon changes and issue a final narrative report. All reports will be provided electronically in PDF format.

### 3. Schedule and Costs

We propose an 8-weeks schedule to complete Phase 1, beginning from the date of our fieldwork. Phase 2 will require an additional 4 weeks.

We propose to perform the scope of services presented in the proposal for the following fees by phase:

Phase 1: Market and Demand Analysis	\$25,900
Phase 2: Financials and Impacts	\$22,600

A retainer of \$12,000 will be due upon authorization to proceed with Phase 1. We would not proceed with Phase 2 without authorization from the City.

In addition to the fees presented above, you agree to reimburse us for reasonable out-of-pocket expenses incurred on your behalf. We will bill expenses at cost and include all travel-related expenditures for three-person trips (two for fieldwork and one to present our Phase 1 findings), the cost of all data from third-party data sources, including ESRI, IMPLAN, Placer.ai, Longwoods, and the production of presentation materials and reports. Expenses are not expected to exceed \$3,900 in Phase 1 and \$2,750 in Phase 2.

To engage our services, please return an executed agreement. Upon authorization to proceed, a retainer is due in the amount of \$12,000. After this initial payment, you will be invoiced monthly for fees based on the percentage of work completed and for the expenses incurred during the previous month. The final balance of fees and expenses is due upon receipt of the draft report. All outstanding invoices must be paid in full before delivery of report products.

#### Restrictions on Use of Draft Reports

Until the time that all professional fees and other charges have been paid in full, the draft report, which is provided to you as a professional courtesy, remains the intellectual property of HVS and shall not be utilized in attempting:

- a) to obtain financial capital (whether debt or equity);
- b) to further any litigation, mediation, or arbitration processes; or
- c) to assist the client in any cause, action, or endeavor.

If HVS has not been paid in full for its outstanding professional fees and other charges, and the draft report is used in violation of this agreement, we will be entitled to seek injunctive relief, monetary damages, and the cost of attorney fees and collection expenses.



**Rates**

The following are our hourly rates for HVS staff for services requested outside our scope of services:

**HVS HOURLY RATES**

<b>Position</b>	<b>Hourly Rate</b>
Managing Director	\$400
Senior Director	\$300
Director	\$275
Senior Associate	\$250
Associate	\$200
Staff	\$90



## AUTHORIZATION

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**Client:** Larry Bierke, City of Beaver Dam

**Date:** March 3, 2026

Your signature beneath the words "Agreed to and Accepted" signifies your agreement to employ HVS for the services described in the accompanying proposal titled "Market Study – Sports Complex".

To schedule our assignments and perform your study in accordance with our proposed schedule, we ask that you return an executed copy of this agreement as authorization to proceed with the proposed scope of work. This proposal will remain effective for 30 days from of the date at the top of this page.

Payment must be made in U.S. dollars, using either a check drawn on a U.S. bank or a wire transfer of funds to the account of HVS Convention, Sports & Entertainment Facilities Consulting. If after completing the fieldwork phase of this assignment it becomes necessary to alter the parameters of the study, HVS will be entitled to charge an additional fee based on our current per diem rates and the time required to incorporate the necessary changes into our analysis and reports. Material changes to the scope may include changes to the property description, financing conditions, management or ownership structure, or other factors that could change the final projections. In addition to adjusting our fees, we will adjust the project schedule to reflect the time required to complete the revised scope of services.

Notwithstanding the proposed fee payment schedule, if, at any time while performing this assignment, it becomes necessary to suspend work for a period of 30 days or more, then HVS will be entitled to bill for the portion of the assignment completed up to the suspension (less any retainer paid) at its current per diem rates.

It is agreed that the liability of HVS, its employees and anyone else associated with this assignment is limited to the amount of the fee paid as liquidated damages. You acknowledge that any opinions, recommendations, and conclusions expressed during this assignment will be rendered by the staff of HVS acting solely as employees and not as individuals. Any responsibility of HVS is limited to the client and use of our product by third parties shall be solely at the risk of the client and/or third parties. The study described in this proposal will be made subject to certain assumptions and limiting conditions. A copy of our normal assumptions and limiting conditions will be provided upon request.

President  
HVS Convention, Sports & Entertainment Facilities Consulting

**AGREED TO AND ACCEPTED:** Larry Bierke, City of Beaver Dam

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



**BEAVER DAM**  
Life is good  
*here*

**PROPOSAL TO PROVIDE A  
MARKET & ECONOMIC FEASIBILITY STUDY FOR A  
POTENTIAL MULTI-USE DISTRICT IN BEAVER DAM**

**2.6.2026**

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## SECTION 1

### Firm Qualifications





## FIRM QUALIFICATIONS **VICTUS ADVISORS**

At Victus Advisors, our approach is research-based, economic-minded, and community-focused. We assist our clients in establishing market-driven sports and event facility plans that maximize impact and minimize risk. In fact, our principals work directly with clients to create original plans that identify opportunities, gauge risks, and provide next steps for execution.

We have successfully provided our market-driven and client-centric sports and event facility planning services to cities, counties, CVBs, economic agencies, and sports commissions nationwide.

As an independently owned and operated advisory practice, we pride ourselves on:

- Providing client-centric and community-focused services that meet the needs of stakeholders and the community.
- Facilitating original, objective, market-driven research that is free from conflicts of interest.
- Delivering actionable reports that provide clients a full understanding of the market demand, financial feasibility, and economic realities.
- Leveraging our expert advisors' industry experience to deliver a plan based in reality and poised for action.

### **ADVISORY EXPERIENCE**

Founded in 2012, Victus Advisors has quickly grown to be the independent leader in sports and event facility advisory.

Victus Advisors' leadership has consulted on hundreds of projects across North America, featuring over \$150 Billion in economic impact net present value and creating plans totaling over \$25 Billion in facility construction costs.

### **SERVICES**

- Market Demand
- Financial Feasibility
- Sports Tourism Strategic Plans
- Economic & Fiscal Impact Analysis
- Operating Pro Formas
- Custom Market Research
- Sports Facility Operational Reviews
- RFP & Negotiation Assistance
- Sponsorship & Naming Valuations
- Sports Marketing Plans

### **FACILITIES**

- Youth/Amateur Sports Tourism Facilities (both Indoor & Outdoor)
- Arenas & Event Centers
- Stadiums & Ballparks
- University Sports Facilities
- Parks & Recreation Venues
- Concert & Performing Arts Venues
- Other Tourism, Hospitality & Public Venues



## RELEVANT EXPERIENCE

Our **experience is relevant and current**. Since our firm's founding in 2012, Victus Advisors has completed 200 sports and event venue studies in 40+ U.S. states.

## PROVEN METHODOLOGIES

Our **proven research methods** rely on primary market research and community/industry engagement to identify unique venue demand drivers and sports market opportunities.

Our **customized, analytical approach** builds unique models for each client, with quantified opportunities for both local usage and regional/national events that drive economic impact.



**DATA-DRIVEN  
MARKET  
ANALYSIS  
& DEMAND  
PLANNING**



**SPORTS  
COMMUNITY  
ENGAGEMENT  
& CUSTOMIZED  
MARKET RESEARCH**



**QUANTIFIED  
FACILITY DEMAND  
& ECONOMIC  
IMPACT  
PROJECTIONS**



## **WE ARE SKILLED SPORTS TOURISM FACILITY ANALYSTS**

As an independently owned and operated consulting firm, we provide conservative market research, financial/economic analysis, and development project support that serves the best interests of our clients and their communities.

### **OUR OBJECTIVE SPORTS MARKET RESEARCH & ANALYSIS SERVICES INCLUDE:**



#### **SPORTS MARKET DEMAND STUDIES**

Identify market-supportable opportunities for your community



#### **FINANCIAL FEASIBILITY ANALYSIS**

Develop sustainable financial operating and funding models



#### **ECONOMIC IMPACT ANALYSIS**

Estimate tourism benefits such as visitor spending, jobs, wages, and taxes



#### **CUSTOM MARKET RESEARCH**

Gather strategic insight and community feedback via online surveys and in-person focus groups



#### **DEMOGRAPHIC & SOCIOECONOMIC STUDIES**

Profile, map, and segment by key demographic and socioeconomic features



#### **FACILITY OPERATIONS REVIEWS**

Benchmark your existing facility operations and identify improvement opportunities



#### **SPORTS TOURISM MARKETING PLANS**

Gather insights on your current marketing strategies and recommend new strategic plans



#### **OWNER'S REPRESENTATION**

Representing the project owner's interests in procuring and working with design, build, and operating partners.



#### **SPONSORSHIP & NAMING RIGHTS VALUATIONS**

Analyze the fair market value of your facility's corporate sponsorship and naming rights opportunities



# WE ARE TRUSTED SPORTS FACILITY EXPERTS

Victus Advisors' principals are nationally recognized as trusted advisors to Sports Commissions & Authorities, Economic Development Agencies, and Destination Marketing Organizations across the country regarding research and planning for high-performance sports venue projects. Our client experience with some of the national leaders in public sports facility development includes:

- Allen County-Fort Wayne Capital Improvement Board
- Big Sky Economic Development
- Columbia Convention & Visitors Bureau
- Cumberland Valley Visitors Bureau
- Destination Madison / Madison Area Sports Commission
- Greater Zion Convention & Tourism
- Greendale Redevelopment Commission
- Lee County Sports Development
- Monroe-West Monroe Convention & Visitors Bureau
- Nashville Convention & Visitors Corp.
- Opportunity Stanislaus
- Riverside Economic Development
- Santa Cruz Economic Development
- Shreveport-Bossier Sports Commission
- Utah Olympic Legacy Foundation
- Virginia Beach Convention & Visitors Bureau
- Visit Anaheim / Orange County Sports Commission
- Visit Billings / Billings Chamber of Commerce
- Visit Camarillo
- Visit Edmond
- Visit Fort Wayne
- Visit Heber Valley
- Visit Ventura County Coast
- Wausau-Central Wisconsin CVB





# CLIENT REFERENCES

**Marc Mondell, AICP, ICMA-CM**

City Manager  
City of Tulare, California  
(559) 684-4200  
[mmondell@tulare.ca.gov](mailto:mmondell@tulare.ca.gov)

**Tonja Brown**

Executive Committee Chair  
Grow Grand Island Area Partnership  
(308) 383-4903  
[email4tonja@gmail.com](mailto:email4tonja@gmail.com)

**Jennifer Seaton**

Tourism Director, Visit Edmond  
City of Edmond, Oklahoma  
(405) 623-3871  
[jthornton@visitedmondok.com](mailto:jthornton@visitedmondok.com)

**Holly Christmann**

Assistant County Administrator  
Hamilton County, Ohio  
(513) 946-4425  
[holly.christmann@hamilton-co.org](mailto:holly.christmann@hamilton-co.org)

**Jamie Patrick**

Executive Vice President of Sales & Sports Strategy  
Madison Area Sports Commission  
Dane County, Wisconsin  
(608) 441-2621  
[patrick@destinationmadison.com](mailto:patrick@destinationmadison.com)

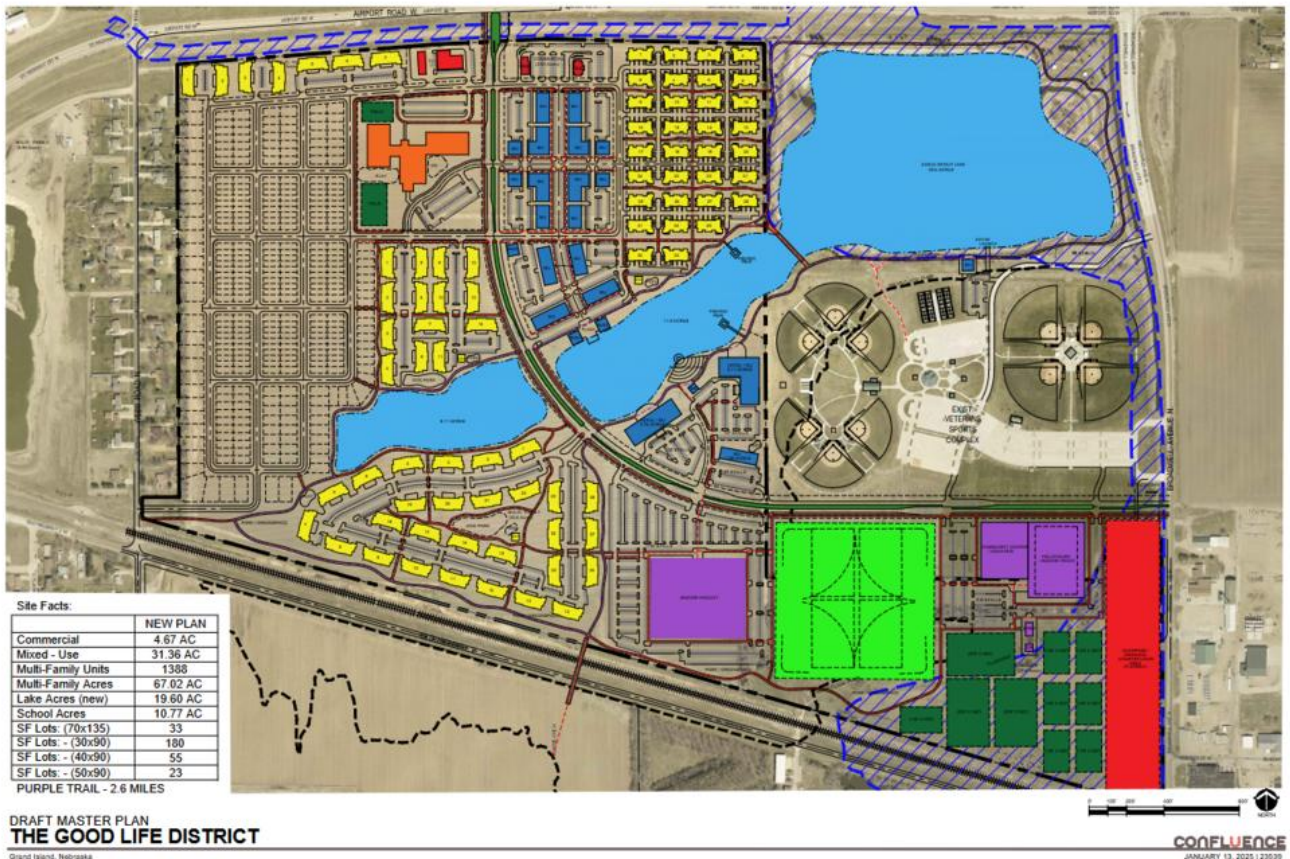


## ASSESSMENT OF PLANNING, FINANCIAL & ECONOMIC ASSUMPTIONS FOR THE GOOD LIFE DISTRICT - CITY OF GRAND ISLAND, NEBRASKA (2025)



Victus Advisors was recently engaged by Grow Grand Island Area Partnership to conduct a comprehensive, independent assessment of the existing planning and analytical materials for the proposed Good Life District in Grand Island, Nebraska. This includes, but is not limited to, master plans, concept plans, business plans, feasibility studies, tax analyses, and other conceptual, market, financial, economic, and fiscal analyses completed to date. A key focus of our review will be the reliability and reasonableness of projected “non-traditional” revenue sources.

Our work was grounded in empirical benchmarking, industry best practices, and a detailed evaluation of the supporting assumptions and third-party materials that inform the Project’s financial outlook. Our final report may be used to support public or private financing efforts, including presentations to third-party investors or lenders.





**MARKET FEASIBILITY STUDY FOR A 104-ACRE DEVELOPMENT FOCUSED ON COMMUNITY RECREATION & LOCAL SPORTS USAGE - CITY OF FAIRHOPE, ALABAMA (2025)**



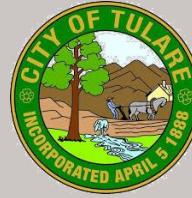
The City of Fairhope sought to determine the optimal development strategy for a newly acquired 104-acre park to meet the growing recreational demands of its community. To inform this critical decision, Fairhope commissioned Victus Advisors to conduct a comprehensive feasibility study that involved rigorous market analysis; in-depth interviews with local sports, recreation, and fitness organizations; and a community-wide survey to gauge resident preferences. The core challenge was to translate these diverse data points into actionable development options that balanced local needs with potential revenue generation, particularly within the context of a previously adopted five-year plan emphasizing new recreational opportunities.

Victus delivered a data-driven feasibility assessment that presented two distinct development options for the Fairhope park. "Option 1" focused on a 100% local recreational center, featuring a gymnasium, outdoor fields, fitness center, and swimming pool. "Option 2" considered a hybrid model, prioritizing 80% local use with a 20% emphasis on sports tourism through a multipurpose sports complex, including similar sports facilities alongside limited-service hotels and potential entertainment amenities. Notably, Victus' community survey revealed overwhelming support (87%) for additional recreational space, while feedback from local sports groups highlighted a need for more rectangular fields to support existing programs rather than a large outdoor sports complex.





**MARKET FEASIBILITY STUDY FOR A  
PROPOSED SPORTS & ENTERTAINMENT  
DISTRICT - CITY OF TULARE, CA (2024-25)**



In Fall 2024, Victus Advisors was engaged by the City of Tulare to conduct a market feasibility study and develop a comprehensive profile of the sports/entertainment market strengths and weaknesses of Tulare as a destination for the following types of potential sports and entertainment venue attractions to help anchor a new entertainment district:

- Indoor Youth/Amateur Sports Tournament Venue
- Eat-ertainment Concepts
- Indoor Concerts
- Water Park
- Hotel
- Destination Restaurant & Retail
- Other Entertainment & Hospitality needs based on Tulare’s projected visitor profile

Our market feasibility report was submitted in January 2025, and our next steps include supporting the City in P3 strategy and negotiations with private project partners.





**INDOOR SPORTS CENTER STUDY FOR  
THE CITY OF FORT WAYNE, INDIANA'S  
REDEVELOPMENT COMMISSION (2023-24)**



Victus was engaged in December 2023 to provide the City of Fort Wayne with a Fort Wayne Sports Events Center Study, to be constructed as part of Fort Wayne's North River redevelopment project (visualized in the concept image below). Victus' goals were:

Phase 1 - Sports Tourism Market Analysis

- Market Demand Analysis - Develop a comprehensive profile of the strengths and weaknesses of Fort Wayne as a sports tourism market.
- Facility Opportunity Analysis - Develop an analysis of the sports market and concert market opportunity for Fort Wayne.

Phase 2 - Operating & Economic Analysis

- Usage Projections & Operating Pro Forma - Develop operating model options and a custom financial pro forma to project the annual financial operations of the facility.
- Economic & Fiscal Impact Analysis - Develop estimates of the economic/fiscal impacts that could be generated by the proposed facility.



**MARKET OPPORTUNITY STUDY FOR NEW SPORTS  
TOURISM DRIVERS TO REDEVELOP THE HISTORIC  
BETHLEHEM STEEL SITE - LEHIGH VALLEY, PA (2024)****TCH DEVELOPMENT**

As part of a joint venture between TCH Development and Wind River Hospitality, Victus Advisors conducted a sports and event facilities market analysis for a new USL stadium, youth sports facility, event halls, and mixed-use development that would be part of an adaptive reuse of the historic Bethlehem Steel site along the riverfront in Bethlehem, Pennsylvania. The site was the historic home to Bethlehem Steel Corporation, which was one of the largest and most successful industrial companies in the world from its founding in the 1860's to its eventual dissolution in 2003. The site (shown below) is now historically protected, and TCH/Wind River are looking to create an adaptive reuse plan for the steel stacks and many of the existing historic buildings on the site, to incorporate modern architecture along with historic preservation. Wind River has already built a casino on the site, and ArtsQuest has developed a small performance venue and amphitheater. Victus is now studying additional market demand for:

- 8-12 court youth and amateur sports facility and competition center
- 5,000-seat soccer stadium and multi-use venue for a USL League 1 or League 2 expansion team, as well as a mix of concerts and other live entertainment
- Banquet and meeting space incorporated into the abandoned foundry ruins







**MARKET, FINANCIAL, OPERATIONAL & ECONOMIC ANALYSIS FOR THE NEW ALACHUA COUNTY SPORTS & EVENTS CENTER (2018-19)**



**2018** - Victus was initially engaged by Alachua County to prepare a market demand analysis and site options analysis for a potential new multi-use sports and events center in the City of Gainesville. Our study results envisioned that the sports center would seat 3,000 spectators and be a multi-purpose, flexible and functional space that will accommodate athletic events, banquets, graduations, and various consumer shows, performances, and meetings. The recent renovations to the University of Florida’s O’Connell Center saw the loss of the region’s only indoor track, so the facility will also include a portable banked indoor track to draw major events and regional visitors.

**2019** - Victus was engaged again by the County in 2019 to help establish a public-private partnership with Celebration Pointe, the private mixed-use development on the west side of Gainesville that we identified as the preferred location for the long-term success of a new sports and events center. Victus initially met with the private developer to begin establishing ownership, governance, and operational parameters for the new event center, and then Victus developed independent recommendations for facility management options, usage projections, facility operating pro forma, and economic/fiscal impacts.

**2021-23** - The Alachua County Sports & Event Center broke ground at Celebration Pointe in September 2021, and it began hosting events in January 2023: [www.alachua-sports.com](http://www.alachua-sports.com)





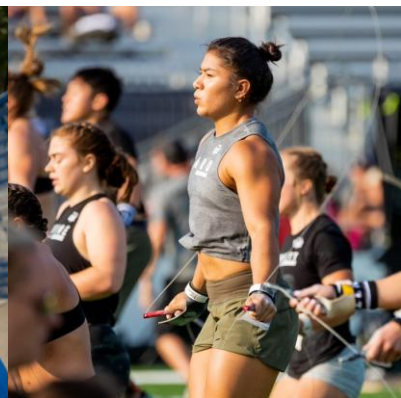
## **SPORTS MARKET & FACILITY OPPORTUNITY STUDY FOR EXPANDED OR NEW SPORTS FACILITIES IN DANE COUNTY, WISCONSIN (2022-23)**



In 2022, Victus was engaged by the Madison Area Sports Commission (MASC), a division of Destination Madison, to evaluate the current sports environment in Dane County and suggest facilities that could be built or expanded to enhance the County's sports offerings. MASC has a history of hosting some major sporting events, such as CrossFit Games, IRONMAN, Madtown Pickleball, USA Track & Field Junior Championships, and USA Boxing Junior Championships, however in order to continue growing their sports tourism profile they recognize that they must expand the facility offerings they have available to a wider variety of events. As such, Victus Advisors completed the following sports facilities study tasks for MASC, with a final public presentation to regional municipalities and sports community stakeholders in March 2023:

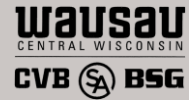
- Local/regional sports community and sports user group engagement focused on identifying local user demand for renovated, expanded, or new facilities and programs.
- Sports tournament organizer and sports tourism event interviews and comparative best practices focused on regional sports tourism activity.
- Comparable sports tourism facility benchmarking and best practices analysis.
- Identification of optimal renovated or new facilities to capture local/regional/national demand, for both local use (primarily weekday/weeknight) and sports tourism use (primarily weekend).
- Operational & financial analysis to understand the potential operational risks/rewards and financial performance.
- Economic impact analysis to quantify the return on investment (ROI) of potential sports tourism facility opportunities.

<https://www.wmtv15news.com/2023/05/01/study-weighs-benefits-sports-complex-dane-county/>





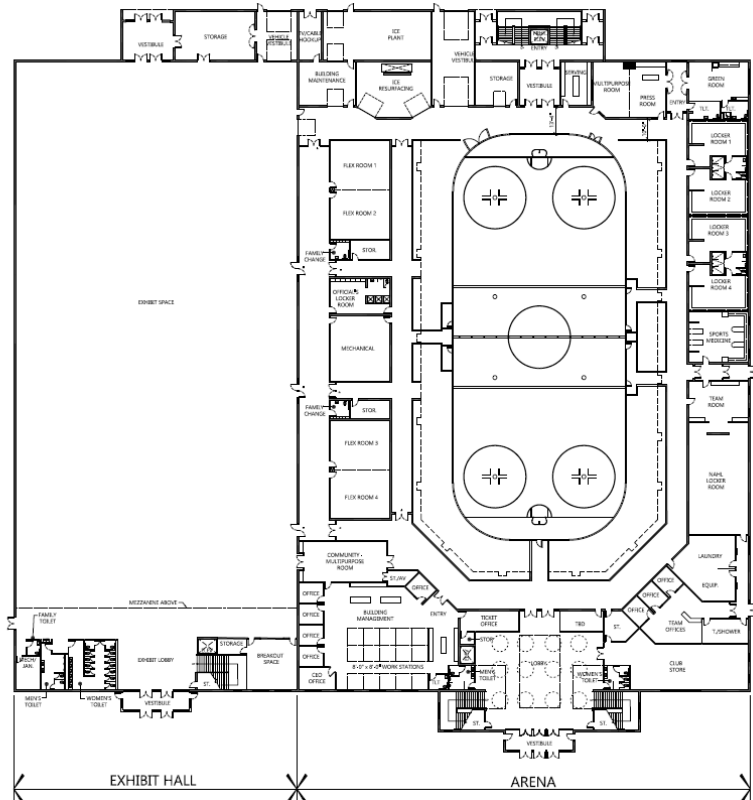
**MARKET & FINANCIAL FEASIBILITY STUDY  
OF A MULTI-USE SPORTS & EVENTS  
CENTER IN CENTRAL WISCONSIN (2019)**



Victus Advisors recently provided the Marathon County Development Corporation (MCDEVCO) and the Wausau/Central Wisconsin CVB with a market/financial feasibility study for a proposed indoor sports and events center in Central Wisconsin. The project was envisioned to be a public-private partnership between Marathon County, the City of Wausau, and US Sports Development Group, a 501(c)3 non-profit group that was established by former national governing body (NGB) executives to grow and operate multi-purpose sports centers to increase opportunities for successful regional, national, and international events at the grassroots levels; and to preserve the Olympic ideals. The proposed 122,000 sf facility would include a 2,500-seat ice arena for a potential NAHL or USHL hockey team, and an indoor multi-use flat-floor area with portable flooring for basketball and volleyball tournaments, indoor soccer and field rentals, and other such youth/amateur sports usage. We presented our study results to Marathon County stakeholders in the summer of 2019.

LOWER LEVEL FLOOR AREA  
 TOTAL FLOOR AREA = 122,170 SF  
 EXHIBIT HALL = 46,450 SF  
 ICE ARENA = 75,720 SF

\* INDICATES CONTROL POINT





**FEASIBILITY STUDY FOR A NEW  
BASEBALL & SOFTBALL COMPLEX IN THE  
VILLAGE OF WESTON, WISCONSIN (2019)**



In spring 2019, Victus Advisors completed an outdoor fields complex study for the Village of Weston, Wisconsin. Our analysis included a market and financial feasibility study for a proposed outdoor multi-field baseball/softball sports complex with at least 8 diamonds. It is the goal of the Village to develop a sports and recreation center, integrated into the overall park planning effort Village-wide, for the purpose of both local resident use as well as a regional sports activity center and sports tourism driver for the benefit of local hotels and restaurants. The results of our study were delivered to the Village in April 2019. The concept plan developed as part of our study is shown in the image below, and a copy of our report is available at the following link: [https://westonwi.gov/AgendaCenter/ViewFile/Agenda/\\_05062019-940#page=10](https://westonwi.gov/AgendaCenter/ViewFile/Agenda/_05062019-940#page=10)





## SPORTS FACILITIES ASSESSMENT & VENUE OPPORTUNITY ANALYSIS FOR THE CITY OF EDMOND, OKLAHOMA (2023)



Victus Advisors recently provided the City of Edmond, Oklahoma, with a sports facilities assessment to help determine the market potential of current sports facilities in Edmond, including soccer, baseball, softball, basketball, volleyball, swimming, tennis, pickleball, football, lacrosse, etc. In May 2023, we presented our Phase 1 findings, which included:

- **Existing Venue Analysis** - Comprehensive profile of the strengths and weaknesses of Edmond sports facilities.
- **Sports Venue Market & Facility Opportunity Analysis** - Analysis of sports market and facility opportunities for the City of Edmond.

We presented Phase 2 analysis to the Edmond City Council in July 2023 which included:

- **Operating & Financial Analysis** - Analyzed the current operating structure of each existing sports venue in Edmond and made recommendations regarding operating approaches. Developed recommended operating model and custom financial pro forma for renovated baseball/softball complex and a new 10-field artificial turf complex.
- **Economic/Fiscal Impact & Funding Analysis** - Developed estimates of economic/fiscal impacts and project funding potential within the City of Edmond for new/improved sports facilities.





**HAMILTON COUNTY SPORTS TOURISM MARKET ANALYSIS & FEASIBILITY STUDY FOR A NEW SPORTS TOURISM COMPLEX - CINCINNATI, OHIO (2023-24)**



Victus Advisors provided Hamilton County (county seat: Cincinnati) with a market assessment of the County’s position in the youth sports industry, and a feasibility study to determine whether or not opportunities exist for developing additional youth sports infrastructure within Hamilton County. The goal of any new sports facilities would be to increase the County’s share of the growing economic market for sports tourism. Additional purposes of this study included:

- Identify whether there are opportunities to grow the County’s current youth sports business.
- Evaluate the feasibility and market-viability of building new or expanded sports facilities.
- Identify opportunities and gaps for youth sports infrastructure development, while understanding that the County wishes to act as a facilitator for the creation of new and/or expanded youth sports development in Hamilton County, rather than primary developer or funder.

We submitted our study in late 2024.



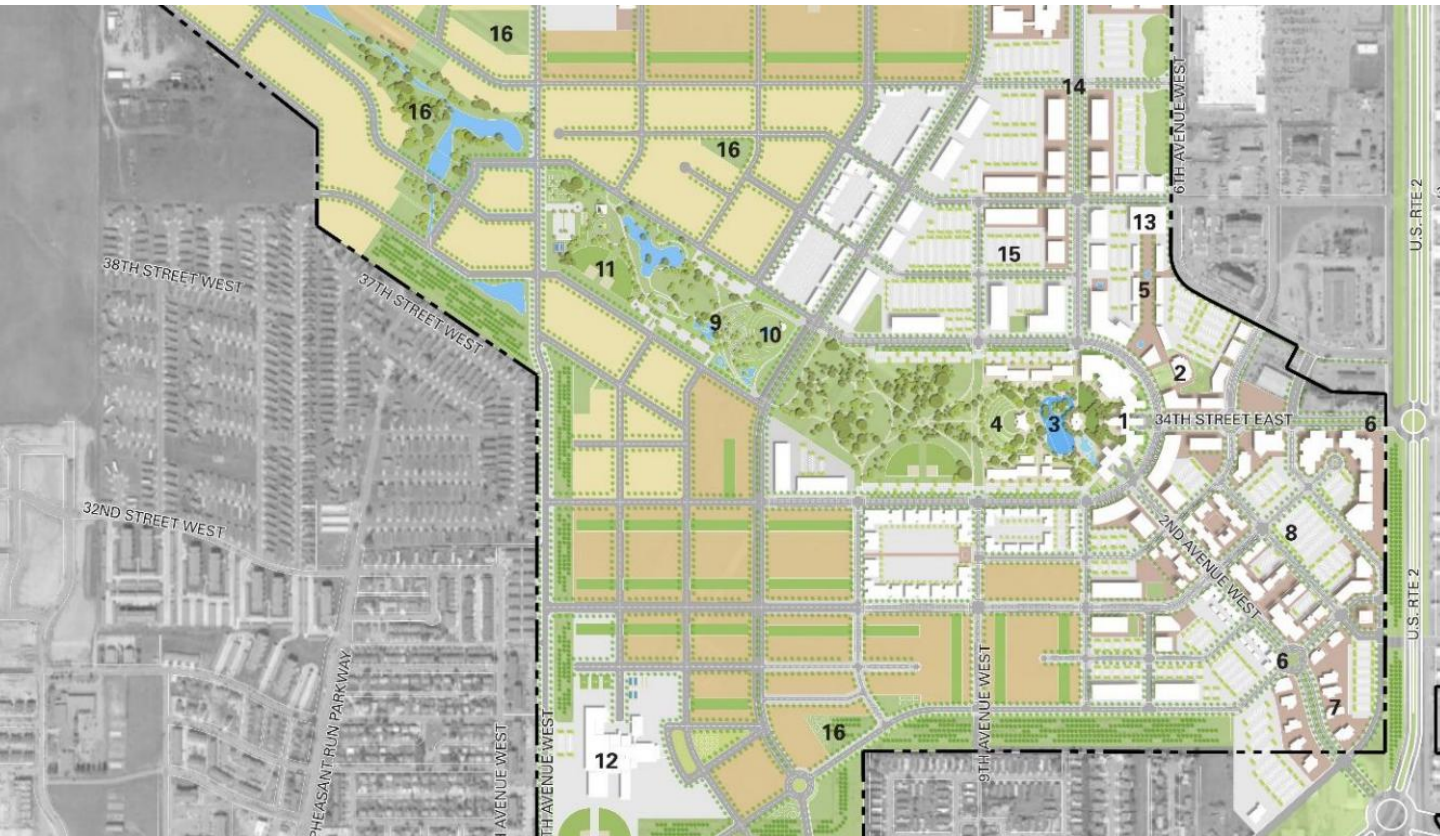


**MARKET ANALYSIS FOR A PROPOSED PUBLIC-PRIVATE  
EVENTS COMPLEX IN WILLISTON, ND (2020)**



In 2019, Cardon Development was selected by the City of Williston, North Dakota, to redevelop the 900-acre site of the former Sloulin Field Regional Airport, which was recently replaced by the new Williston Basin International Airport. Cardon is now working with the City on redevelopment plans for the site, and Victus Advisors was engaged as part of a larger consultant team to examine the market opportunity for sports, entertainment, meeting, and event facilities on the site.

In particular, preliminary plans included a new 3,000-seat arena envisioned to host a minor league hockey tenant, as well as a wide variety of community and entertainment events. Victus' market analysis included demographic/socioeconomic analysis; benchmarking analysis of comparable events centers in regional markets such as Bismarck, Fargo, and Billings; and review/validation of the operating pro forma.





## FEASIBILITY STUDY FOR MULTI-SPORT DEVELOPMENT IN OSAGE BEACH, MO (2025)

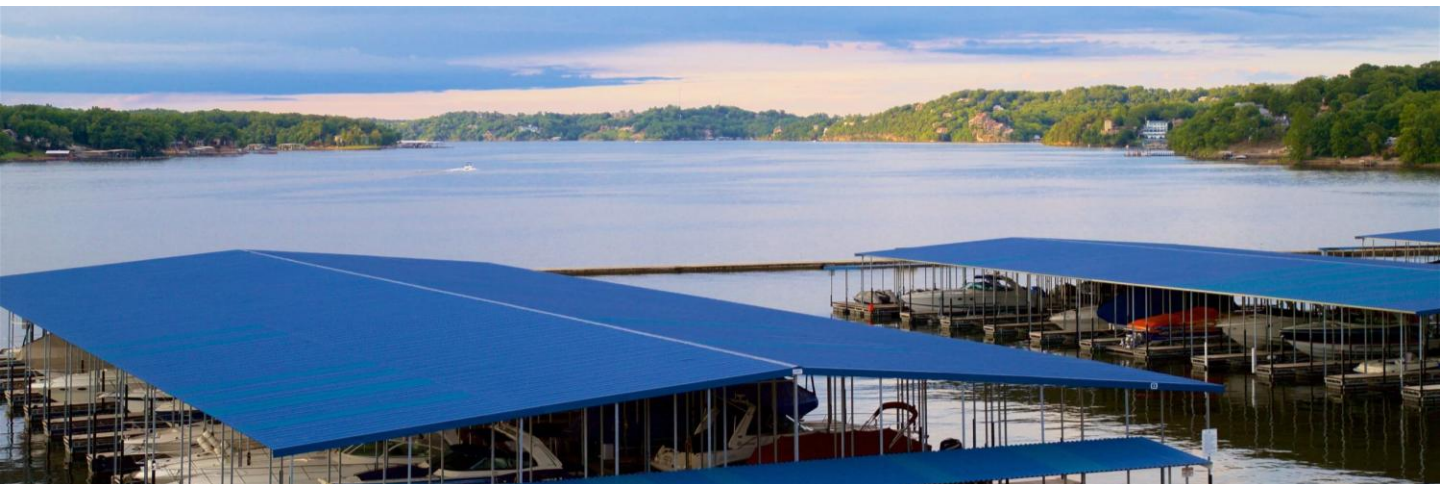


Victus Advisors was recently engaged by the City of Osage Beach to conduct a comprehensive feasibility study evaluating which sports, recreation, and community activity concepts are best aligned with local demand and capable of strengthening Osage Beach as a year-round destination.

The study assesses Osage Beach's competitive position in the regional sports and recreation market and evaluates whether opportunities exist to expand or enhance sports infrastructure to support both residents and visitors. Key objectives of the engagement include:

- Identifying opportunities to grow the community's sports and recreation ecosystem
- Evaluating the feasibility and market viability of new or upgraded indoor/outdoor sports facilities
- Identifying gaps within the current sports infrastructure while recognizing the City's desire to guide and facilitate future development rather than act as the primary developer or funder.

Victus Advisors is currently completing detailed market research, stakeholder engagement, facility benchmarking, demand assessments, and financial/economic analysis. The final study—scheduled for delivery in February 2026—will provide the City with a clear, data-driven roadmap for evaluating viable sports and recreation facility concepts that can enhance quality of life, strengthen community activity, and expand Osage Beach's role within the Lake of the Ozarks region.





**DESERET PEAK COMPLEX MARKET FEASIBILITY STUDY & UPDATED MASTER PLAN (2016 & 2022-23)**



Victus Advisors recently provided Tooele County with a market feasibility study, financial operating analysis, and updated master plan for the Deseret Peak Complex, a 206-acre indoor and outdoor events campus that includes an indoor arena, conference center, aquatics complex, outdoor sports fields, outdoor rodeo arenas, historical museums, BMX and motocross tracks. Following a prior market opportunity analysis that Victus completed for Deseret Peak Complex in 2016, the County decided to complete a new/updated master plan for the Complex that was feasibility-led (including custom market analysis, quantified operating analysis, financial feasibility analysis, etc.) and thus more realistic and actionable for the County to achieve. After a competitive bid process, Victus was selected for their proven qualifications and experience leading a strategic planning process that is grounded in market and financial feasibility analysis. We presented our final plan in 2023 and the County broke ground on our recommended improvements in 2024:

[https://deseretpeakcomplex.com/wp-content/uploads/2023/02/VictusAdvisors\\_ThinkArchitecture\\_DeseretPeakComplexPresentation\\_12.06.22.pdf](https://deseretpeakcomplex.com/wp-content/uploads/2023/02/VictusAdvisors_ThinkArchitecture_DeseretPeakComplexPresentation_12.06.22.pdf)





**FEASIBILITY STUDY FOR A RECREATIONAL SPORTS COMPLEX IN EPHRAIM CITY, UTAH (2021)**

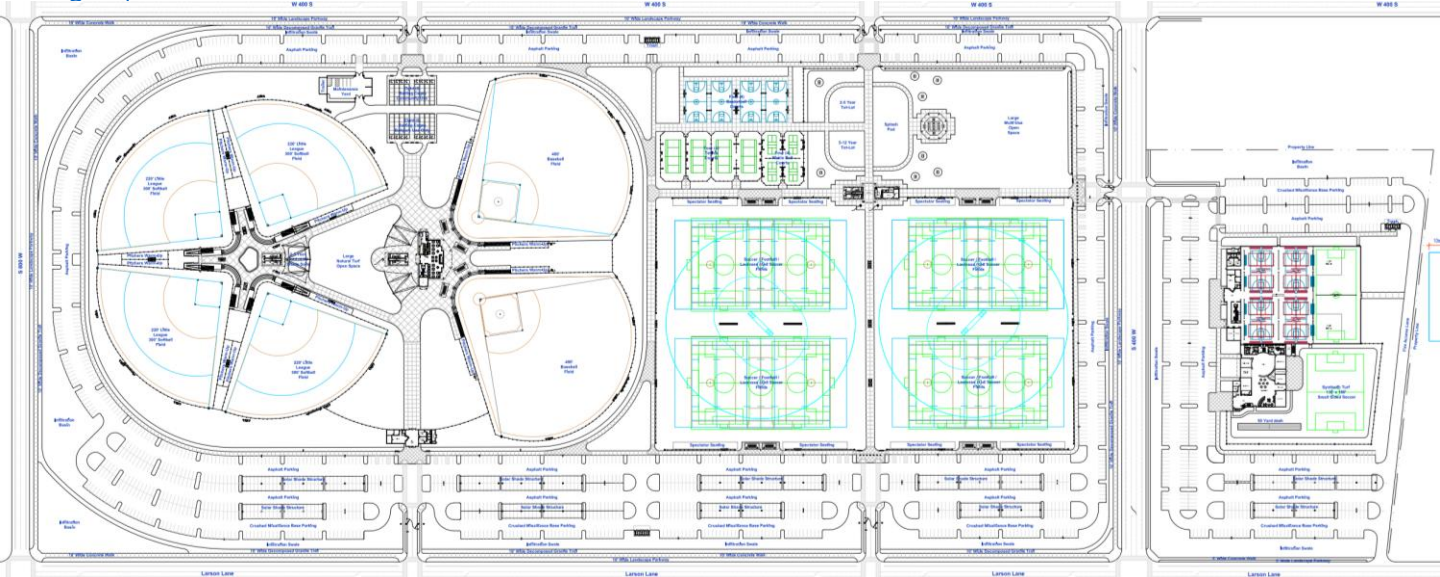


Victus Advisors was engaged by the City of Ephraim in April 2021 to provide a Recreational Sports Complex Feasibility Study. Victus Advisors' primary project goals for this study included:

- Identify the market for sports and recreation in Ephraim City, including current and future recreational use, local club team usage, and sports tournament opportunities.
- Identify recreational facilities (indoor and outdoor) that would meet the City's needs.
- Create concept plan visuals and estimate the costs to build and operate the recommended facilities.
- Identify the City's capacity and options for funding a new recreational sports complex.
- Quantify the economic/fiscal impacts of a new recreational sports complex for the City.

In July 2021, we delivered our interim report, which included market feasibility analysis and needs assessment, as well as a preliminary concept sketch (shown below). Our final report, including financial operating pro forma, funding options analysis, and economic impact analysis was presented to City Council in September 2021:

<https://www.ephraimcity.org/DocumentCenter/View/943/Recreation-Center-Feasibility->





## **FEASIBILITY ANALYSIS & UPDATED MASTER PLAN FOR THE GOLDEN SPIKE EVENT CENTER & WEBER COUNTY FAIRGROUNDS - OGDEN, UTAH (2022-24)**



Victus Advisors recently provided the Weber County Department of Culture, Parks & Recreation with a market/financial analysis and master plan for the 141-acre site in Ogden that currently houses venues for the three (3) primary County divisions:

- Golden Spike Event Center (6,500-seat indoor, multi-use arena)
- Weber County Fairgrounds
- Weber County Parks & Recreation (Meeting Space, Baseball Fields, Rec Gym)

Our study included needs assessment, market demand analysis, comparable facility analysis, updated facility and program recommendations, financial operating projection, site and concept plans, construction cost estimates, and funding options analysis.

We are currently finalizing cost estimates for the County and modeling additional redevelopment plans/scenarios.





**MARKET/FINANCIAL FEASIBILITY STUDY FOR  
RENOVATION & EXPANSION OF THE LEGACY  
CENTER TO TARGET YOUTH SPORTS (2018-19)**



Victus was engaged by Davis County in 2018 to study the current operations of the Legacy Events Center and analyze renovation/expansion of the complex to meet demand for new uses, primarily indoor/outdoor youth sports activity. We presented findings in October '18, including:

- Provide a financial and economic impact analysis to assess market demand, evaluate current indoor buildings, existing outdoor venues, and future sports uses both indoor/outdoor.
- Provide an analysis of the existing complex uses or potential market for proposed uses, including evaluation of current programming and options for other uses.
- Identify current trends and market conditions as they relate to sports, expos and trade shows, and entertainment and recreation events; evaluate opportunities and constraints for future growth; identify potential opportunities for vacant and underutilized buildings/sites.
- Estimate project costs for all alternatives and options, including potential phasing.

In 2022, a \$55 million bond limit was set for Legacy Events Center redevelopment, as the Western Sports Park, and the project broke ground in 2023:

<https://www.standard.net/news/government/2022/aug/10/55m-bond-limit-set-for-legacy-events-center-redevelopment/>





## EXISTING FACILITY REINVESTMENT STUDY FOR VIRGINIA BEACH SPORTS FACILITIES (2024)



Victus Advisors provided the City of Virginia Beach with an existing facility reinvestment study for four (4) Virginia Beach sports facilities: Hampton Roads Soccer Complex, Pickleball Virginia Beach, Princess Anne Athletic Complex, and Virginia Beach Sportsplex/Field Hockey Training Center. Our primary project goals for this study included:

1. Evaluate sports tourism infrastructure for re-investment consideration.
2. Assess which facility reinvestments could yield the highest return on investment (ROI) for the City, with a focus on incremental/new revenue and hotel room nights generated by the reinvestment.
3. Make recommendations as to considerations in contract/ordinance development.

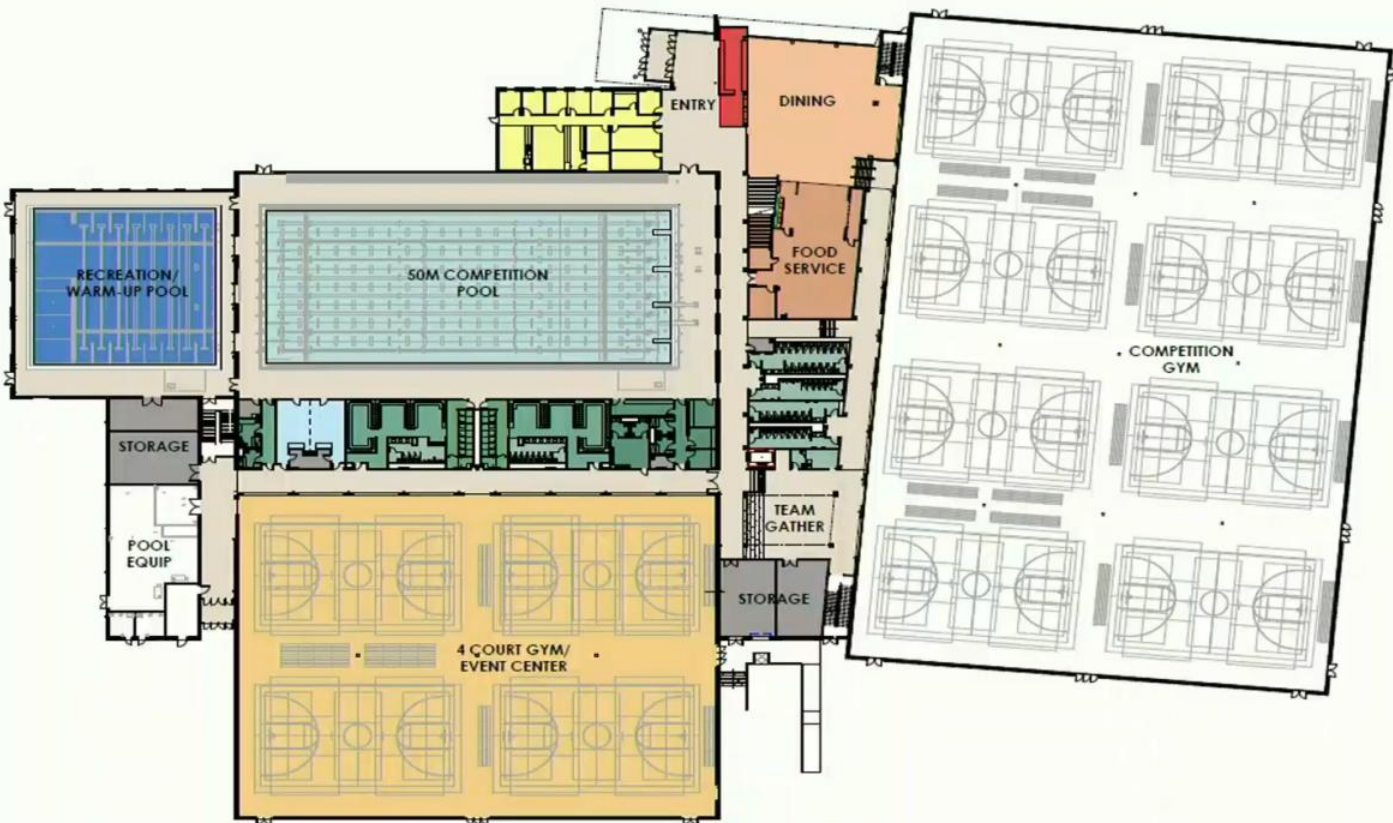




## MARKET, FINANCIAL & ECONOMIC ANALYSIS FOR THE JONESBORO SPORTSPLEX (2024)



Victus recently provided the Jonesboro Advertising & Promotion Commission with a feasibility study for a \$75 indoor sportsplex that will be just over 200,000 sq. ft. and include a full-service kitchen, serving area, and sit-down cafeteria. There will be 12 basketball courts convertible to 24 volleyball courts and 36 pickleball courts within the entire facility, a third of which will be located in the events/convention center. The natatorium will be a 50-meter pool with 8 lanes and 25 yards wide to run short course events across the pool. There will be diving wells in addition to a warm-up/recreation pool. Our study included Sports Market Demand Analysis, Indoor Sports Market & Facility/Event Opportunity Analysis, Operating & Financial Analysis, and Economic/Fiscal Impact Analysis. Our feasibility study was presented to the financing team responsible for issuing the debt to pay for construction of the facility, which is expected to break ground in 2025.





**HISTORIC TRIANGLE RECREATIONAL FACILITY  
FEASIBILITY STUDY & ON-GOING ADVISORY  
SERVICES - CITY OF WILLIAMSBURG, VA (2021-23)**



In 2021, Victus Advisors was engaged by City of Williamsburg to update of a previous sports and recreation complex market study from 2014 for a potential new indoor facility, as well as other /recreation facility and programming recommendations, plans, and collaboration. The City of Williamsburg has been part of many years of effort and consideration regarding a regional indoor facility, and in the latest step the City has awarded funds and identified a site for construction of such a facility. Victus Advisors' project goals for this study include an Updated Market Study, Facility Recommendations, Regional Programming Plan Review, and Marketing Recommendations.

In fall 2021, the City of Williamsburg and two neighboring counties agreed to form a joint powers authority, the Historic Triangle Recreation Facilities Authority (HTRFA) to build and operate the proposed venue. Subsequently, Victus Advisors was engaged again in 2022 and 2023 by the HTRFA to explore demand for additional recreational amenities such as indoor artificial turf fields, family entertainment centers, climbing walls, golf simulators, etc. \$80 million in construction project funding was approved by the City and both Counties in December 2023, and groundbreaking occurred in 2024, with a Q2 2026 opening date.





**MARKET FEASIBILITY STUDY FOR HAGERSTOWN  
FIELDHOUSE - CITY OF HAGERSTOWN, MD (2018-19)**



In April 2018, Victus Advisors was engaged by the City of Hagerstown, Maryland's Engineering & Parks Department to conduct a market and financial feasibility study for a proposed new indoor sports and recreation center. Our initial market demand study results were presented to City Council in August 2018.

After we presented our market study findings to City Council, we were asked to assist City staff with preparation and distribution of the public-private partnership RFP for a sports/recreation facility development. The City received two proposals from interested partners, and Victus Advisors took part in the interview process and helped the City evaluate the pros-and-cons of each proposal. In October 2021, the City announced plans to work with a private developer to build and operate the \$22 million indoor facility.

Construction of the Hagerstown Fieldhouse was completed in early 2025.





**MARKET, FINANCIAL & ECONOMIC FEASIBILITY ANALYSIS FOR AN INDOOR TRACK VENUE & A MULTI-SHEET ICE COMPLEX IN HOWARD COUNTY, MARYLAND (2025)**



Victus is currently providing Howard County, Maryland, with feasibility studies for: a) a competitive indoor track venue, and b) a multi-sheet ice complex that would supplement the existing single-sheet Columbia Ice Rink (shown below). Howard County is uniquely positioned to capitalize on the burgeoning indoor sports market in the mid-Atlantic and northeast corridor, due in large part to the County’s location in the middle of the Washington-Baltimore combined statistical area (10 million people) and proximity to I-95 which serves 110 million people and 40 percent of the nation’s GDP. Furthermore, Howard County is experiencing rapid growth from a population, economic, and household income perspective, which creates increased local demand for high-caliber sports and recreation programs and facilities.

Victus is providing our proven, independent, and objective sports facility feasibility study process, which will help the County understand market demand and usage of a proposed \$45 million, multi-sheet, ice complex; including the ability to attract athletes and spectators from across the region; support local schools and sports clubs in developing young athletes; and contribute to the physical fitness and health of the community through accessible training.





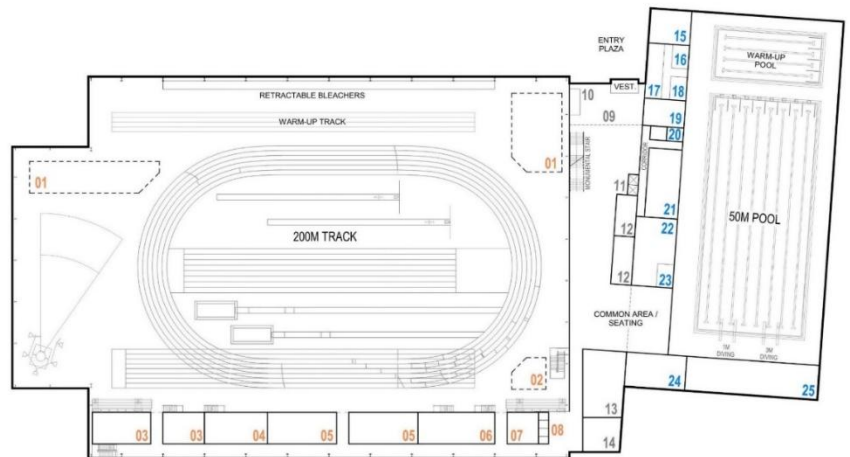
## FEASIBILITY STUDY FOR THE NON-PROFIT MARYLAND SPORTS & EDUCATION CENTER IN FREDERICK, MD (2023)



Victus Advisors was engaged in March 2023 by Good Works Frederick (a 501c3 community development corporation dedicated to building a more equitable place and culture in which everyone thrives in Frederick County, Maryland) via grant funding provided by the State of Maryland to conduct a market, financial, and economic feasibility study for the Frederick Sports & Education Center. The ultimate goal of this study was to develop a detailed plan for a potential public-private partnership between the City, County, and private entities (both for-profit and non-profit) to redevelop 136 acres on the former Hargett Farm in the City of Frederick. Victus Advisors' study identified the following key components for the complex:

- 200M indoor track, convertible to 8 basketball courts or 12-16 volleyball courts
- Indoor aquatics center that includes an 8-lane/50-meter competition pool with two moveable bulkheads, seating for 1,500 spectators, and an adjoining 8-lane/25-yard recreational pool
- Other education, health, wellness amenities, such as a center for aging and health, strength and conditioning center, sports medicine/rehab, and multi-purpose classrooms.

The Victus team's final deliverables included local needs assessment, regional market demand analysis, financial and operational feasibility analysis, building concepts, site plan, construction cost estimates, economic and fiscal impact analysis, and final public presentations to stakeholders and project partners. Our final report was presented in November 2023.



Our study is available here:

<https://bloximages.newyork1.vip.townnews.com/fredericknewspost.com/content/tncms/assets/v3/editorial/8/6c/86cab9e8-7845-5aa3-b9d9-199aba1cee9d/656fd29b3c1b2.pdf.pdf>

**MARKET, FINANCIAL & ECONOMIC FEASIBILITY  
STUDY FOR A NEW INDOOR TRACK & MULTI-USE  
SPORTS COMPLEX IN WILMINGTON, DE (2021-23)**

Victus Advisors recently provided Indoor Track Delaware (with study funding support from the State of Delaware) with a comprehensive feasibility study for a new indoor track facility in Wilmington, Delaware. Indoor Track Delaware (ITD) is a non-profit dedicated to raising awareness for the need of an indoor track in the diamond state. Comprised of coaches, parents and concerned citizens, ITD believes such a venue will address the unmet demand of high school track athletes and local college teams, as well as attract sports tourism dollars from the Mid-Atlantic region for a variety of other indoor sports (basketball, volleyball, wrestling, cheer, etc.); and provide the flexibility to promote community health and well being for Delawareans of all ages.

After conducting research and meeting with stakeholders regarding how a 200-meter, hydraulically-banked, six-lane indoor track could impact Delaware, Indoor Track Delaware took the next step is to raise money for a feasibility/market demand study from Victus Advisors that provided a market demand analysis, operating projections, financial feasibility analysis, economic impact projections, and initial building program and concept plans for the ITD multi-use sports facility. Indoor Track Delaware (with continued support from Victus Advisors) negotiated with both a private developer and the State of Delaware to establish a public-private partnership for development and operations of a new indoor track and multi-use indoor sports center.

In 2023 and 2024, an initial \$16 million was granted towards the indoor track project by the State of Delaware. ITD is now working with a private developer to privately raise the remainder.

Every Delaware high school athlete must travel out of state to compete.





**MARKET & FINANCIAL FEASIBILITY STUDY FOR  
A BASEBALL/SOFTBALL TOURNAMENT COMPLEX  
& WATERPARK HOTEL IN COOPERSTOWN, NY (2022)**



Victus Advisors was engaged in September 2022 by Cooperstown Hyde Park Inc to a conduct a market and financial feasibility study for the Cooperstown Experience youth baseball and softball complex in Cooperstown, New York. The facility is planned to have eight (8) baseball/softball complex focused primarily on weeklong tournament activity in the summer months, a 150-room hotel, and an attached 30,000 sq. ft. indoor waterpark. Our primary goals for this study include:

- Market Demand Analysis - Analyze market demand and market opportunity for Cooperstown Experience, for both local and regional use.
- Facility Program - Develop recommendations for program needs and amenities that could be associated with Cooperstown Experience.
- Financial Operating Analysis - Develop a custom financial operating model for at least the first 15 years of operations of the proposed venue.



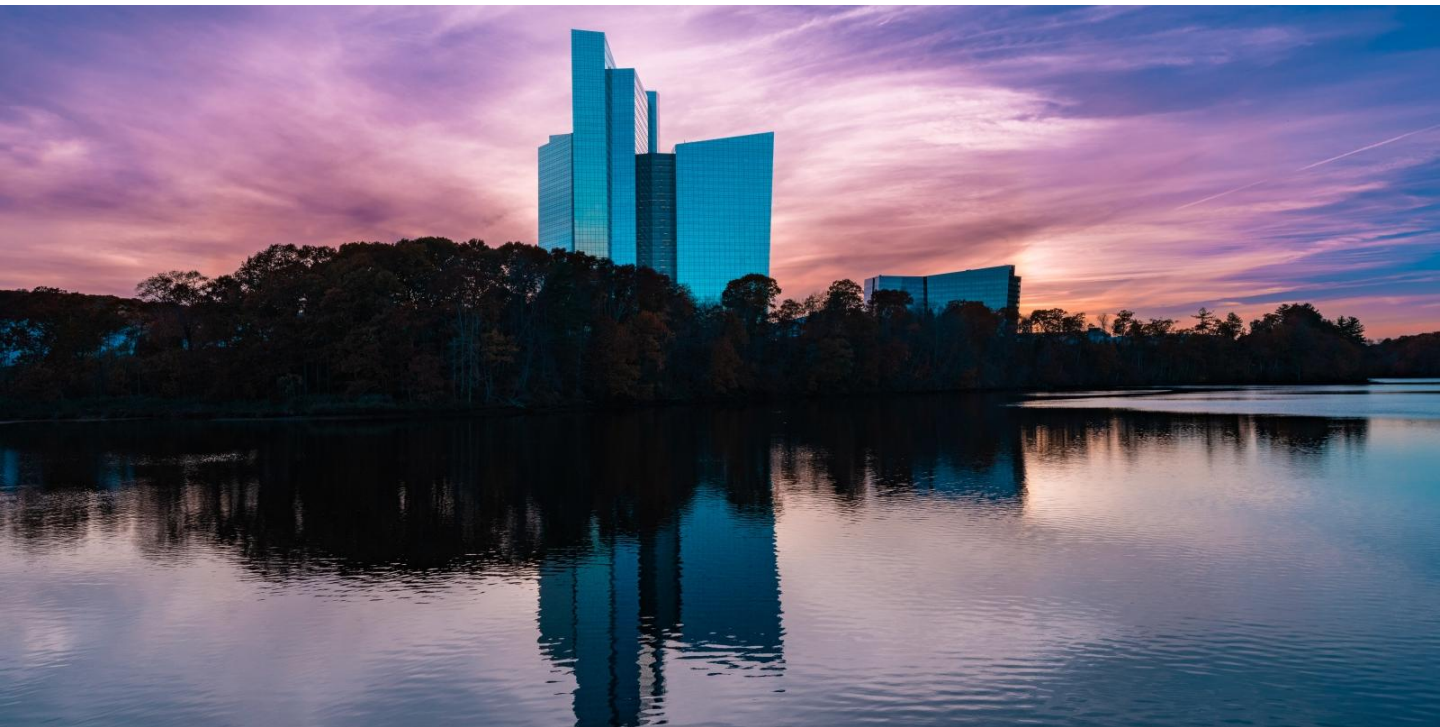


## **YOUTH/AMATEUR SPORTS TOURISM OPPORTUNITY ANALYSIS FOR THE MOHEGAN TRIBE IN THE UNCASVILLE AREA OF CONNECTICUT (2025)**



Victus Advisors was engaged in January 2025 as part of a larger sports and entertainment district master planning team to provide strategic advisory services related to the market, financial, and economic viability of a new sports tourism venue as part of an entertainment district to be built adjacent to the Mohegan Sun Casino:

- Conduct preliminary research and analysis of regional demographics and socioeconomics, with a focus on sports tourism drivetime zones
- Regional sports tourism venue overview, inventory, and insights, including high level competitive/comparable facility benchmarks
- Telephone interviews with regional and national sports tourism event organizers
- Sports tourism venue usage projections by user, event type, and seasonality, and prepare 10-year business plan projections
- Detailed estimates of visitation, including day-trip vs. overnight stays, party sizes, projected annual hotel nights, and anticipated visitor spending that could be generated by tourism industry category (restaurant, retail, hotel, entertainment, etc.)





**MARKET STUDY FOR THE ALL SPORTS VILLAGE  
INDOOR/OUTDOOR SPORTS COMPLEX IN  
WINDSOR LOCKS, CONNECTICUT (2020)**

**ALL SPORTS VILLAGE**

Victus Advisors was engaged by JABS Sports Management to conduct a market study for All Sports Village (ASV) in Windsor Locks, Connecticut (pop. 12,500). ASV will include both indoor and outdoor sports venues, including a 150,000 sq. ft. indoor artificial turf facility with both full-sized and smaller synthetic fields for indoor soccer, flag football, and training; and a 200,000 sq. ft. indoor court facility with 20 basketball courts (convertible to up to 40 volleyball courts).

The study was requested by MuniCap, Inc., for inclusion within a Limited Offering Memorandum in conjunction with the sale of special obligation bonds for the Town of Windsor Locks to finance certain construction costs associated with the ASV project. The Offering Document will be provided to buyers and potential buyers of the bonds and will supply them with information to rely upon in making their purchase decision. Victus Advisors provided a market study that included the following key components:

- Demographic and socioeconomic analysis, site/market-specific location analysis
- Local sports market competitive analysis (local use)
- Regional sports competitive/comparable venue analysis (regional and national events)
- Identification of potential sports user groups and markets, locally/regionally/nationally
- SWOT analysis identifying competitive sports market advantages/disadvantages
- Analysis of initial usage, pricing, and financial projections provided by the developer





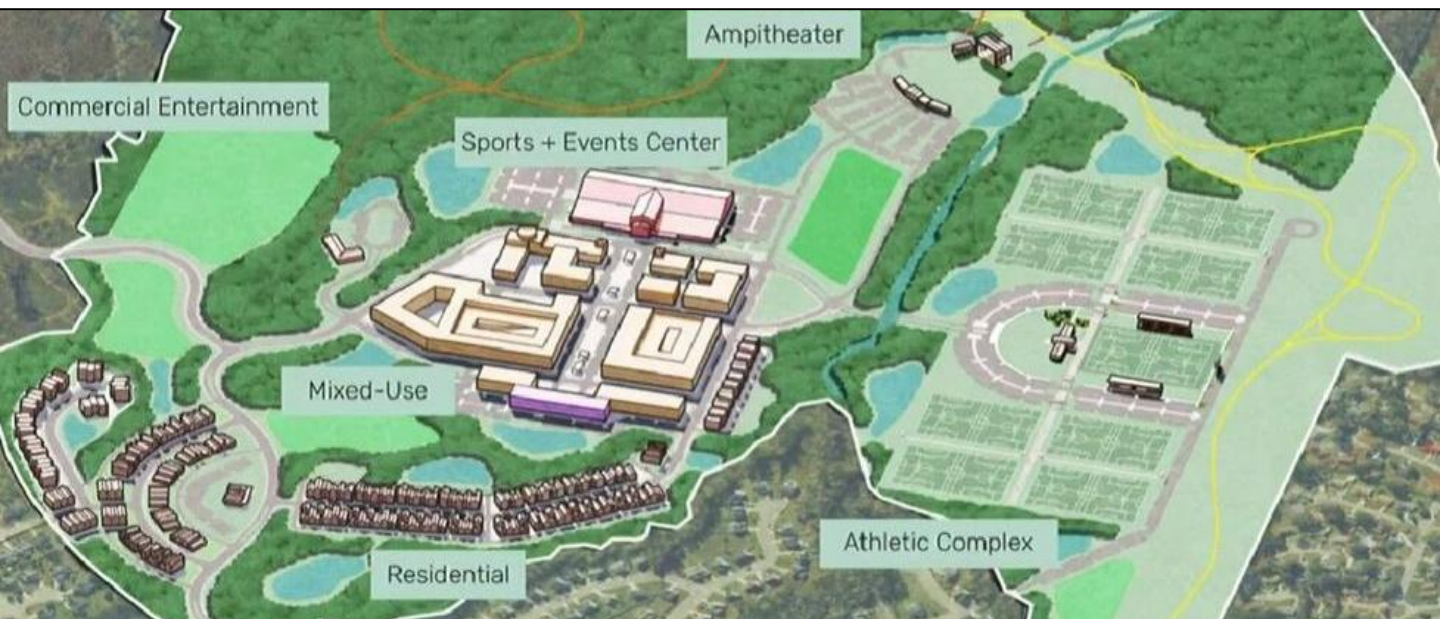
## MARKET, FINANCIAL & ECONOMIC ANALYSIS FOR A NEW SPORTS TOURISM FACILITIES COMPLEX IN JACKSONVILLE, NC (2023-Pres.)



As part of a master planning (and now schematic design) process for a new Recreational & Sports Complex in Jacksonville, North Carolina, Victus Advisors has provided the City of Jacksonville with analysis regarding potential opportunities for a new sports tourism facility (or facilities) to be located on a 400+ acre City-owned property that will be dedicated to both economic development (via sports tourism) and local recreational opportunities. Our sports tourism market and facility planning services have included:

- Local/Regional Sports Facility Assessment
- Sports Tourism Market & Facility Analysis
- Sports & Events Center Operating Pro Forma
- Financial Feasibility & Funding Analysis
- Economic & Fiscal Impact Analysis
- Building Program Recommendations & Design Advisory
- Sports Tourism Marketing Plan
- Sports Facility Operator RFP & Procurement Assistance

Construction of a \$150 million Phase 1, including a 150,000 square foot indoor sports center, is scheduled to begin by Q1 2026.



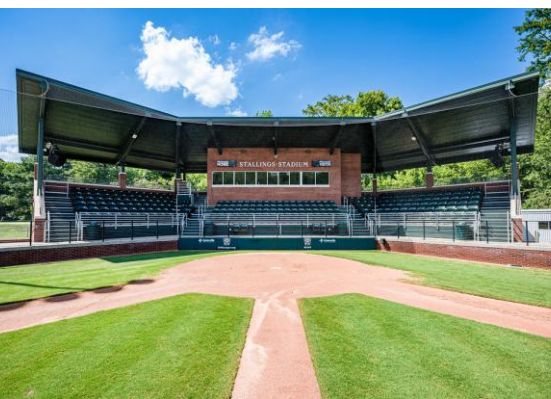


## MARKET FEASIBILITY & OPPORTUNITY STUDY FOR A NEW BASEBALL/SOFTBALL TOURNAMENT COMPLEX IN GREENVILLE, NORTH CAROLINA (2023-24)



Victus Advisors was engaged in 2023 by the City of Greenville, North Carolina, to provide a sports tourism complex feasibility analysis and ongoing planning services, including:

- **Sports Tourism Market Demand Analysis** - Identified strengths & weaknesses of Greenville as a sports tourism market.
- **Sports Facility Opportunity Analysis** - Identified & analyzed sports tourism facility opportunities for Greenville, in particular a new 12-field baseball/softball complex that could be developed in conjunction with Pitt County and East Carolina University (ECU).
- **Baseball/Softball Operating & Financial Analysis** - Developed a recommended operating model and custom financial pro forma for a new tournament-caliber baseball/softball complex.
- **Baseball/Softball Economic Impact & Funding Analysis** - Estimate the economic/fiscal impacts that could be generated by a new baseball/softball complex with artificial turf and lights throughout.
- **Greenville Sports Task Force Planning & Advisory Support** - Organize a sports task force including the City, County, East Carolina University, and a variety of other public-private stakeholders; host monthly meetings, summarize and present findings for public distribution, and develop recommendations for City Council next steps toward development of a new tournament baseball/softball complex in Greenville with 12-16 diamond fields.





## SPORTS MARKET & FACILITY OPPORTUNITY ANALYSIS FOR THE EASTERN BAND OF CHEROKEE INDIANS IN WESTERN NORTH CAROLINA (2024-25)



Victus was engaged in November 2024 by LaBella Associates to provide market feasibility consulting services related to proposed youth/amateur sports tournament facilities for the Eastern Band of Cherokee Indians (or “EBCI”) in western North Carolina (specifically the communities of Whittier and Cherokee). Victus’ primary sports study goals were:

- **Local Sports Market & Facility Analysis** - Develop a comprehensive profile of the strengths and weaknesses of the Whittier/Cherokee area as a sports market.
- **Competitive Sports Market & Facility Analysis** - Benchmark against other communities in the southeast U.S. that have been successful in their youth sports efforts.
- **Youth/Amateur Sports Industry Trends Analysis** - Analyze regional and national sports market/facility trends and future forecasts for youth and amateur sports in the US.
- **Sports Market Opportunity Analysis & Facility Options** - Identify potential opportunities for the EBCI to consider regarding development of tournament-caliber facilities and sports destination amenities.





**FEASIBILITY STUDY FOR RENOVATION & EXPANSION OF CAMP JORDAN PARK SPORTS FACILITIES IN EAST RIDGE, TENNESSEE (2024)**



Victus recently provided the City of East Ridge, Tennessee, and Hamilton County with a Sports Facility Feasibility Study for the expansion and/or enhancement of indoor and outdoor facilities located at the City’s Camp Jordan Park (current sitemap shown below).

The City is interested in the enhancement and optimization of sports venues in Camp Jordan Park. In particular, the City wanted to know:

- What sports venues should the City improve?
- What sports venues/amenities should the City add?
- What are East Ridge’s sports tourism opportunities, and how do they capitalize?
- What is a potential partnership with the County on renovated or new sports facilities?

We kicked off our study with on-site meetings and sports community engagement in January 2024, and we delivered our final findings and recommendations to City and County staff in June.





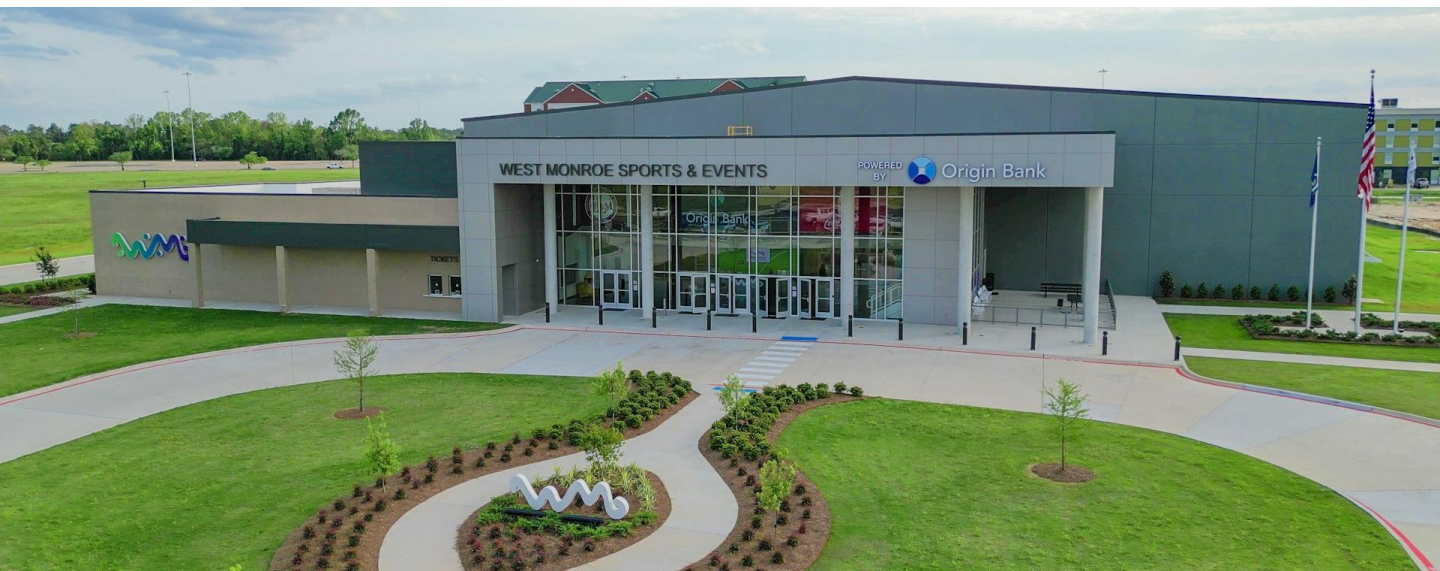
## **MARKET & FINANCIAL FEASIBILITY STUDIES FOR AN INDOOR TRACK & INDOOR SPORTS CENTER IN WEST MONROE, LOUISIANA (2019-2021)**



Victus Advisors provided the Monroe-West Monroe CVB with comprehensive market/financial feasibility analysis and economic impact analysis for a new indoor sports center in West Monroe, including detailed analysis of including a hydraulically-banked indoor track. The new venue is intended to meet market demand for both youth/amateur sports tournaments and local sports user groups. Our study tasks included:

- Analyze present and future market demand for local, regional, and national sports, with a separate demand study focused on indoor track opportunities
- Analyze opportunities for shared parking, operations, and usage with adjacent public venues such as the Ike Hamilton Expo Center (shown below)
- Analyze regional and national sports facility and indoor track facility trends
- Develop utilization estimates and financial projections for the facility options
- Estimate the economic and fiscal impacts of sports tournaments at the venue
- Analyze both public debt service and private funding alternatives
- Evaluate options for the on-going operations and management of the facility

In August 2021, the CVB committed \$6 million toward the project, with the remaining \$13 million from the City of West Monroe, which constructed the venue on a site adjacent to the Ike Hamilton Expo Center and several hotels. West Monroe Sports & Events opened summer 2023.





**MARKET DEMAND STUDY & LOCATION ANALYSIS  
FOR RIVER RUN PARK SPORTS COMPLEX AND  
WATER PARK IN NORTHPORT, ALABAMA (2021)**



Victus Advisors and Counsilman-Hunsaker were engaged in 2021 by the City of Northport, Alabama (in Tuscaloosa County) to conduct a comprehensive feasibility study for the potential development of a multi-sport complex and destination water park in Northport. Victus Advisors' primary project goals for this study included:

- Market Demand Analysis - Determined market demand and market opportunity for a new multi-sport complex and aquatic park, for both local and regional use.
- Facility Program - Developed recommendations for program needs and amenities that could be associated with a new multi-sport complex and aquatic park in Northport.
- Site/Location Analysis - Identified potential sites for a new multi-sport complex and aquatic park that could both attract events and capture their economic impacts.
- Financial & Economic Analysis - Estimated the financial, economic, and fiscal impacts that could be associated with new sports tourism and visitation due to the proposed multi-sport complex and water park.

In December 2022, City leaders approved plans for the new River Run sportsplex and outdoor adventure park, with groundbreaking for the ball fields occurring in March 2024.





## SECTION 2

### Project Team





## **WALTER FRANCO, MBA**

Since joining Victus in 2015, Walter has been instrumental in leading market research and strategic planning for sports facility projects across the US. His work has helped cities, counties, CVBs, and sports commissions evaluate the economic impact of sports tourism, identify destination-specific opportunities, and develop actionable strategies to grow their share of the visitor market through sports.

Walter brings a unique, data-driven approach to each engagement, combining deep industry insight with advanced research methodologies, stakeholder outreach, and market benchmarking. His bilingual fluency in English and Spanish has also enabled him to engage diverse communities. Prior to joining Victus, Walter held roles with organizations such as Major League Soccer, Utah Grizzlies, and RBS.

### **EDUCATION:**

B.A., Business Administration - University of Utah  
M.B.A., Sports Business - San Diego State University

### **SPECIALTIES:**

- Primary Market Research Methods
- Secondary Market Research Methods
- Surveys & Focus Groups
- Sports Tourism Demand
- Usage Projections
- Operating Pro Formas
- Financial Modeling
- Economic Analysis

### **WORK EXPERIENCE:**

Principal & Research Director - Victus Advisors  
Corporate Development - Utah Grizzlies (ECHL)  
Graduate Consultant - Soccer United Marketing / Major League Soccer  
Analyst - Royal Bank of Scotland (RBS)

### **RELEVANT SPORTS CLIENTS:**

- Yellowstone County (MT)
- Destination Madison / Madison Area Sports Commission (WI)
- Hamilton County (OH)
- Visit Ventura County Coast (CA)
- City of Santa Cruz (CA)
- City of Edmond (OK)
- Davis County (UT)
- Weber County (UT)
- Tooele County (UT)
- City of East Ridge (TN)
- City of Vacaville (CA)
- City of El Centro (CA)

### **INDUSTRY LEADERSHIP:**

Conference Speaker: Yale University  
Soccer Conference, Utah Recreation & Parks Association  
University Lectures: University of Utah, San Diego State Sports MBA, BYU Sports Management, Central Washington University



## **BRIAN CONNOLLY, MBA**

Brian Connolly is a national leader in strategic planning, economic analysis, and management consulting within the sports, entertainment, and recreation industries. As the Founder and Managing Principal of Victus Advisors, he has played a pivotal role in advising major institutions - including professional sports franchises, college athletics programs, municipalities, and event venues - on capital investment, revenue opportunities, and facility operations. His influence extends across multiple sectors, shaping the financial and operational landscape of key sports and entertainment assets across the U.S.

Brian is an Ivy League economics graduate with an MBA in sports business. After initially working in municipal bonds and financial research, he followed his passion for sports business. In 2018, Brian was recognized by ConnectSports as a "Game Changer" for his contributions to the Sports Tourism industry.

### **EDUCATION:**

B.A., Economics - University of Pennsylvania  
M.B.A., Sports Business - Arizona State University (W.P. Carey)  
Professional Certificate, Accounting - UC Berkeley

### **SPECIALTIES:**

- Sports Facilities
- Sports Tourism
- Market Research
- Demand Modeling
- Community Engagement
- Financial Analysis
- Economic Analysis
- Strategic Planning Services
- Municipal Finance
- Sponsorship Analysis

### **WORK EXPERIENCE:**

Founder & Managing Principal - Victus Advisors  
Senior Consultant - Conventions, Sports & Leisure  
Business Strategy & Research - Orlando Magic (NBA)  
Business Strategy & Research -- Arizona Cardinals (NFL)  
Director, Financial Analysis - Chatham Partners  
Municipal Bond Analyst - Commerce Capital Markets

### **RELEVANT SPORTS CLIENTS:**

- Sports Complexes - Yellowstone County MT, Washington County UT, Williston ND, Park City UT, Herriman UT, Turlock CA, Vacaville CA, El Centro CA, Marathon County WI, Howard County MD, Alachua County FL, Lee County FL, City of Williamsburg VA, City of Virginia Beach VA, City of Norfolk VA, City of Anaheim CA, City of Columbia MO, City of Fort Wayne IN, City of Hagerstown MD, Cumberland County PA, Blount County TN, Northport AL, Euclid OH, Christiansburg VA, West Monroe LA, Shreveport-Bossier LA, Village of Weston WI, Greendale IN, City of Greenville NC, City of Jacksonville NC
- Sports Stadiums - Aloha Stadium, PETCO Park, Globe Life Park, Proposed Rays Ballpark, Portland MLB, University of Phoenix Stadium, First Energy Stadium, Oakland-Alameda County Coliseum, Levi's Stadium, StubHub Center, Audi Field
- Sports Arenas & Event Centers - Barclays Center, Amway Center, Capital One Arena, Scottsdale NHL Arena, Las Vegas Arenas, Kaiser Permanente Arena, Fort Wayne Arena, Riverside Arena

### **INDUSTRY LEADERSHIP:**

2018 Connect Sports 'Game Changer'  
Member: Sports ETA, US Indoor  
Conference Speaker: Connect Sports,  
International Association of Venue  
Managers (IAVM), Association of Luxury  
Suite Directors (ALSD)  
Adjunct Professor: Columbia University  
Sports Management Program  
Guest Lectures: Syracuse University Falk  
School of Sport & Human Dynamics,  
Arizona State University Selig Sports Law  
& Business Program, University of Utah  
Eccles School of Business

**GEORGE LANTZ**

George is a Project Manager at Victus Advisors, where he has been contributing to strategic advisory and data-driven decision-making for the past several years. Prior to Victus, George was an operations analyst at Goldman Sachs, specializing in data analysis and due diligence.

George also has a strong foundation in community development, having worked for the Broadway Mall Association in New York, and on community development projects at Global Premier Soccer. A graduate of Connecticut College, George earned a Bachelor's degree in Government & History.

**EDUCATION:**

B.A., Government, History & Entrepreneurship - Connecticut College

**SKILLS & EXPERTISE:**

- Economic & Community Development
- Primary Market Research
- Secondary Market Research
- Community Engagement
- Operating Pro Formas
- Financial Modeling
- Economic & Fiscal Impacts
- Sponsorship & Naming Rights Valuations

**PROFESSIONAL EXPERIENCE:**

Senior Analyst - Victus Advisors - Park City, UT

Operations Analyst - Goldman Sachs - Salt Lake City, UT

Community Development - Broadway Mall Association - New York, NY

**RELEVANT VICTUS CLIENTS:**

- Park City, UT
- Provo City, UT
- Bexar County, TX
- City of Grand Island, NE
- Hamilton County, OH
- Cherokee County, SC
- City of East Ridge, TN
- City of Fort Wayne, IN
- Visit San Antonio, TX
- City of Fairhope, AL
- City of Greenville, NC
- City of Jacksonville, NC
- City of Mission Viejo, CA



## SECTION 3

### Project Approach





# PROPOSED APPROACH

## **Project Overview and Study Framework**

Victus Advisors understands that the City of Beaver Dam is evaluating the opportunity to develop a mixed-use district anchored by a sports or entertainment venue that can serve as both a community asset and a regional destination. Victus Advisors' approach provides a clear, data-driven roadmap from market validation to implementation strategy. The study is structured as a single, integrated engagement delivered in two phases: Phase 1 establishes the market, program, and economic foundation, while Phase 2 advances the preferred concept toward execution through site refinement, financial and operating analysis, and partnership strategy. Together, these phases ensure decisions are grounded in both market demand and real-world delivery considerations.

### **Phase 1: Market, Program, and Economic Feasibility**

Victus will begin with a focused assessment to determine whether a mixed-use district anchored by a sports or entertainment venue can succeed in Beaver Dam and what form it should take. This phase will include project kickoff, data collection, and stakeholder interviews; analysis of local and regional demographics, socioeconomic trends, and existing sports, entertainment, and hospitality assets; and review of comparable districts in peer markets. Based on this work, Victus will identify market gaps and opportunities, define a recommended development framework, prepare high-level visitor projections, and develop economic and fiscal impact estimates, along with an overview of potential public-private funding tools.

### **Phase 2: Site, Delivery Strategy, and Financial Implementation Planning**

Building on Phase 1, Victus will shift from feasibility to execution by refining site and land requirements, evaluating delivery and management approaches, and preparing operating and financial projections tied to the recommended concept. Victus will update the economic and fiscal impact analysis as needed and advise the City on public-private partnership structures, incentives, and funding strategies. In parallel, Victus will support the City in testing market interest through an RFQ/RFI process or evaluation of unsolicited proposals and assist with reviewing responses and next-step partner discussions.

### **Integrated, Decision-Focused Outcome**

Together, these phases form a cohesive roadmap: Phase 1 confirms market demand, program direction, and economic rationale, while Phase 2 addresses site strategy, financial viability, partnerships, and execution. The result is a practical, data-driven framework that equips the City of Beaver Dam to make informed decisions, attract qualified partners, and move confidently toward implementation of a mixed-use district anchored by a high-impact sports or entertainment venue.



# PHASE 1 PROPOSED SCOPE

## MARKET FEASIBILITY ANALYSIS

### **Project Kickoff Meeting, Information Gathering & Stakeholder Interviews**

Victus will initiate the study with a formal Information Request and an on-site kickoff in Beaver Dam, including meetings with the City's project leadership, a tour of potential development areas, and one-on-one discussions with key stakeholders. In addition to the core kickoff session, Victus will conduct approximately five (5) to six (6) interviews with local and regional stakeholders and potential project partners, as identified by the City. The objectives of this phase are to: (a) develop a clear, market-based profile of Beaver Dam's strengths, constraints, and opportunities as a location for a mixed-use district anchored by a sports or entertainment venue, and (b) evaluate market opportunities for potential anchor and supporting uses, which may include:

- Eat-ertainment (e.g. Arcade - Dave & Busters, Bowling - Splitsville, Golf - Top Golf, Pickleball - Chicken & Pickle, etc.)
- Indoor Concert Hall (e.g. House of Blues)
- Indoor Sports Tourism Venue (e.g. Youth/Amateur Tournaments for Basketball, Volleyball, Swimming, Hockey, etc.)
- Water Park Resort (e.g. Great Wolf Lodge)
- Other Hospitality, Hotel & Retail Needs (based on projected visitor profile)

### **Local Demographic, Socioeconomic & Existing Venue Market Analysis**

Victus will compile and analyze baseline data relevant to Beaver Dam and the surrounding regional market. This will include a demographic and socioeconomic profile of the primary and secondary trade areas; an assessment of the strengths and weaknesses of existing local and regional sports, entertainment, and hospitality assets; and an analysis of drive-time populations and relevant competitive and complementary venues. This work will establish the market context for demand, scale, and positioning of a potential mixed-use district.

### **Comparable Entertainment District Analysis**

Victus maintains a national database of sports and entertainment venues and mixed-use districts and will benchmark Beaver Dam against comparable projects in similar-sized and peer markets. This analysis will evaluate at least five (5) to six (6) relevant case studies, comparing market characteristics, development programs, amenities, pricing, operating models, and branding/positioning strategies. The objective is to identify best practices, realistic precedents, and potential gaps or opportunities that can inform a right-sized, market-supported development concept for Beaver Dam.



## **Market Gap/Opportunity Analysis**

Building on the results of the market feasibility analysis, Victus will identify the key market gaps and opportunities for a mixed-use district anchored by a sports or entertainment venue in Beaver Dam. This analysis will translate the market findings into clear, actionable recommendations regarding: (a) Development Framework - including appropriate anchor uses, supporting tenant types, and the role of complementary hotel, retail, dining, and entertainment components; and (b) Destination Appeal and Drawing Power - including the expected balance of demand from local residents, regional visitors, tournament and event-driven travel, corporate and group activity, and leisure-oriented visitation. The outcome will be a market-supported, right-sized development concept that aligns with Beaver Dam's position in the regional marketplace.

## **ECONOMIC & FINANCIAL ANALYSIS**

Based on the confirmed development framework, Victus will complete a comprehensive economic and financial analysis to quantify the potential scale, impact, and public benefit of the proposed mixed-use district.

## **Visitor Projections**

Victus will prepare estimates of both local and non-local attendance that the district could reasonably host on an annual basis at a stabilized year of operations following full build-out. These projections will be tied directly to the recommended program mix and positioning of the anchor venue and supporting uses.

## **Economic & Fiscal Impact Projections**

Victus will quantify the potential economic and fiscal impacts generated by each viable development scenario for a mixed-use district anchored by a sports or entertainment venue in Beaver Dam. This analysis will estimate direct visitor spending across lodging, dining, retail, and entertainment that flows through the local and regional economy. Victus will also calculate fiscal impacts such as sales tax, room tax or lodging-related revenues (as applicable). In addition, the analysis will assess broader community benefits related to district activation, year-round utilization, and Beaver Dam's positioning as a regional destination.



## **Funding Opportunities Analysis**

Based on our review of public-private funding approaches used in comparable mixed-use and venue-anchored developments, as well as the funding tools and financing mechanisms available to the City of Beaver Dam, Victus will prepare an overview of potential funding and delivery options. Drawing on our experience advising public-sector clients on public-private partnerships, we will outline applicable tools and strategies and, where feasible, provide order-of-magnitude estimates of how these mechanisms could support the proposed development.

## **Phase 1 Report & Presentation**

Victus will prepare a draft report summarizing our market analysis, recommended development framework, economic and fiscal impact projections, and funding opportunities analysis for review by the City. Following incorporation of City feedback, we will deliver a final Phase 1 report and present an executive summary to City leadership, elected officials, and other stakeholders, at a time and in a format determined by the City of Beaver Dam.



## PHASE 2 PROPOSED SCOPE

Victus Advisors will support the City of Beaver Dam with the following Phase 2 services, focused on advancing the preferred concept from feasibility to execution:

- **Refine Preferred Site and Development Parameters:** Victus will help the City confirm and refine the preferred location for the proposed mixed-use district, including minimum acreage requirements, development phasing considerations, and high-level parameters for overall building program and scale.
- **Development Partner Market Outreach:** Based on comparable projects and relevant precedents, Victus will research and develop a list of potential development partners and conduct targeted outreach to the real estate development community. This effort will be used to test market interest in the recommended concept, gather feedback, and identify qualified parties that may have interest in participating in the project.
- **Management Approach and Operating & Financial Projections:** Victus will develop potential management and delivery approaches and prepare operating and financial projections for: (a) the anchor sports or entertainment venue, and (b) the surrounding mixed-use district components. These projections will include estimated revenues and expenses associated with development and operations. Victus will also update the economic and fiscal impact analysis from Phase 1 to reflect any refinements to the development program, operating assumptions, or implementation strategy identified in Phase 2.
- **Public-Private Partnership and Funding Strategy:** Victus will advise City leadership on public-private partnership (P3) structures, potential incentives, and funding strategies, and assist the City in refining a proposed project funding and delivery approach.
- **Partner Procurement Strategy (RFQ/RFI or Unsolicited Proposals):** Victus will assist the City in evaluating and pursuing one of the following implementation pathways:
  - **Option A:** Prepare and issue an RFQ or RFI to solicit formal interest from potential development partners; or
  - **Option B:** Evaluate unsolicited proposals from developers on a case-by-case basis.
- **Ongoing Advisory and Negotiation Support:** Under either approach, Victus will continue to advise the City during discussions with potential partners, including scenario testing and financial modeling of potential deal structures and incentive packages.



## SECTION 4

### Proposed Schedule





# PHASE 1 PROJECT TIMELINE

Victus Advisors will complete the majority of Phase 1, from project kickoff meetings to submittal of our draft report, in approximately ten (10) weeks, as shown below:

<b>Study Tasks</b>	<b>Week:</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>
Project Planning, Info Gathering & Kickoff Meetings											
Demographic & Socioeconomic Analysis											
Existing Sports/Entertainment Venue Inventory											
Comparable Entertainment District Analysis											
Market Gap/Opportunity Analysis											
Annual Visitor Projections											
Economic & Fiscal Impact Projections											
Funding Opportunities Analysis											
Submit & Review/Edit Draft Report											
Present Phase 1 Report in Beaver Dam (tbd)*											

Please note that we have budgeted for up to two (2) trips to Beaver Dam, as highlighted in green above. \*The Phase 1 presentation in Beaver Dam could be completed at a later date to be determined (tbd), based upon the scheduling needs of the City and/or any key partners or stakeholders.



## PHASE 2 PROJECT TIMELINE

The engagement period for the Phase 2 will be five (5) months, as follows:

- 1) Identify preferred location and list of potential developers for initial engagement. Confirm acreage and maximum building square footage and begin outreach to potential development partners.
- 2) Continue development partner outreach. Complete operating analysis and financial projections.
- 3) Work with the City to finalize a proposed project funding plan. Draft and distribute RFQ/RFI.
- 4) Gather RFQ/RFI responses. Review responses and conduct interviews with short-listed firms.
- 5) Support City in discussions/negotiations with selected firm(s).



## SECTION 5

### Fee Proposal



# PROPOSED PROJECT FEES & EXPENSES



## **PHASE 1**

Victus Advisors will complete Phase 1 for a fixed cost of \$50,000, as calculated below:

<b>Entertainment District Study Phases &amp; Tasks</b>	<b>Estimated Hours</b>		<b>Professional Service Fees</b>
	<b>Principal</b>	<b>Analyst</b>	
	<b>\$375</b>	<b>\$200</b>	
<b>Market Feasibility Analysis:</b>			
Project Planning, Info Gathering & Kickoff Meetings	16	16	\$9,200
Demographic & Socioeconomic Analysis	2	24	\$5,550
Existing Sports/Entertainment Venue Inventory	2	20	\$4,750
Comparable Entertainment District Analysis	4	24	\$6,200
Market Gap/Opportunity Analysis	8	4	\$3,800
<b>Economic &amp; Financial Analysis:</b>			
Annual Visitor Projections	4	14	\$4,300
Economic & Fiscal Impact Projections	6	28	\$7,800
Funding Opportunities Analysis	6	16	\$5,450
Review/Edit Drafts & Present Phase 1 Report	10	6	\$4,950
<b>Total - Fixed Professional Service Fee:</b>			<b>\$52,000</b>
<b>Out-of-Pocket Expenses</b>			<b>Budget</b>
Travel Expenses for two (2) Trips to Beaver Dam			\$5,000
<b>Fixed Cost Proposal -- Service Fees &amp; Expenses:</b>			<b>\$57,000</b>

## **PHASE 2**

Victus Advisors will complete Phase 2 for a professional service fee of \$42,500.

The fixed project cost is based on our hourly rates of \$375 for a Principal and \$200 for an Analyst, and it also includes up to two (2) on-site visits to Beaver Dam during the five (5) month engagement period.

# Trusted Sports Facility Advisors



Victus Advisors is an independently-owned and operated sports business consulting firm that is headquartered in Park City, Utah. Our firm was founded in 2012 by experienced consultants to serve as an objective market, financial, and economic advisor for sports and event venues. Over the past 13 years, we have rapidly grown into a respected national leader in providing objective analysis and trustworthy recommendations for sports and event properties, public assembly venues, athletic departments, sports commissions, tourism bureaus, and economic development agencies.



## Venue Expertise

- Youth & Amateur Sports
- Parks & Recreation Venues
- Professional Sports
- NCAA Sports
- Arenas & Event Centers
- Stadiums & Ballparks
- Arts & Entertainment
- Tourism & Hospitality

VICTUSADVISORS.COM

**Walter Franco**  
Principal

**2700 Homestead Road  
Suite 220  
Park City, Utah 84098**

mobile  
**915.274.0594**

office  
**435.776.5728**

email  
**[wfranco@victusadvisors.com](mailto:wfranco@victusadvisors.com)**

## Our Consulting Services



**Market &  
Financial  
Feasibility  
Studies**



**Sponsor  
& Naming  
Rights  
Valuations**



**Economic  
& Fiscal  
Impact  
Analysis**



**Venue  
Operations  
Analysis  
& Strategic  
Planning**



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City of Beaver Dam, Wisconsin  
City Clerk Office

**TO:** Administrative Committee  
**FROM:**  
**SUBJECT:**

---

**The Issue:**

**Considerations:**

**Does this item have a financial or budget impact?**

No

**Recommendation:**

**Attachments:**

None



City of Beaver Dam, Wisconsin  
City Administrator Office

**TO:** Administrative Committee  
**FROM:** Larry Bierke  
**SUBJECT:**

---

**The Issue:**

Please review, modify, and approve policy 101, 104, and 105.

**Considerations:**

**Does this item have a financial or budget impact?**

Yes

No financial impact at this time.

**Recommendation:**

**Attachments:**

1. 20260302094646938

**DRAFT: 03.02.26**

## Administrative Committee Review

### Attached:

- Table of Contents
- Policy 101
- Policy 102
- Policy 104
- Policy 105
- Policy 106



- 308 Procurement Policy
- 309 Credit Card Policy
- 310 Outstanding Check & Refund Policy
- 311 Tax Underpayment Policy
- 312 Federal Awards Policy
- 313 Events Recognition Account Policy

**SECTION 4 – UTILITY POLICIES**

- 401
- 402

**SECTION 5 – PUBLIC WORKS POLICIES**

- 501 Snow and Ice Removal Policy
- 502 Street Maintenance Guidelines
- 503 Special Assessment Policy
- 504 Engineering Time to Projects
- 505 Naming of Streets and Public Ways and Road Signs
- 506 Property Addressing

**SECTION 6 – PARKS AND RECREATION POLICIES**

- 601 Policy Name
- 602 Special Event Policy

**SECTION 7 – POLICE AND FIRE DEPARTMENT POLICIES**

- 701

**SECTION 8 – CITY CLERK DEPARTMENT POLICIES**

- 801



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City of Beaver Dam, Wisconsin

## **CITY OF BEAVER DAM POLICY MANUAL**

The following policies have been adopted by the City of Beaver Dam Common Council. Each department has further discretion to develop intra-department policies and practices; however, they may not apply Citywide without being added to this manual. It is expected that all employees be aware of these policies and how to find them when needed.

### **Table of Contents**

#### **SECTION 1 – GENERAL CITY POLICIES**


- 101 Data Storage Policy
- 102 Elected Official Background Check Policy
- 103 Media Policy
- 104 Records Retention Policy
- 105 Naming Rights Policy
- 106 Beverage Operator License Policy

#### **SECTION 2 – HUMAN RESOURCE POLICIES**

- 201 Position Control Policy
- 202 Personnel Manual

#### **SECTION 3 – FINANCE POLICIES**

- 301 Internal Controls Policy
- 302 Accounting Policy
- 303 Investment Policy
- 304 Debt Policy
- 305 Fund Balance Policy
- 306 Budget Policy
- 307 Capital Improvement Plan (CIP) Policy

	TITLE:	<b>DATA STORAGE POLICY</b>	
	POLICY #:	<b>101</b>	
POLICY SOURCE	CITY ADMINISTRATOR		PAGES
			4
DATE ADOPTED	XX/XX/XXXX	DATE LAST REVISED	XX/XX/XXXX

<b>PURPOSE</b>	<p>The purpose of this Data Storage Policy is to establish standards and procedures for the secure, reliable, and compliant storage, retention, and management of electronic data maintained by the City of Beaver Dam. This policy ensures that City data is protected from unauthorized access, alteration, destruction, or loss, and that storage practices support operational efficiency, business continuity, and legal compliance.</p>
<b>POLICY</b>	<p><b><u>DEFINITIONS</u></b></p> <ol style="list-style-type: none"> <li>1. Information Systems (IT): The use of computers, storage, networking, and other physical devices, infrastructure, and processes to create, process, store, secure, and exchange all forms of electronic data.</li> <li>2. Data: Any digital information created, received, processed, or stored by the City, regardless of format or system.</li> <li>3. City Server Infrastructure: All on-premises and cloud-hosted servers, storage appliances, databases, or virtualized environments that store or manage City data.</li> <li>4. Sensitive or Confidential Data: Information that is protected by law or policy, including personally identifiable information (PII), employee data, law enforcement information, financial records, and other restricted categories.</li> <li>5. Backup: A duplicate copy of data stored to enable recovery in the event of data loss or corruption.</li> <li>6. Retention Schedule: An approved schedule specifying required timeframes for data storage, archival, and destruction.</li> <li>7. IT Contractor: Any non-City employee hired to perform information technology services for the City of Beaver Dam.</li> </ol> <p><b><u>STATUTORY AUTHORITY</u></b></p> <p>This policy applies to all City of Beaver Dam operations, departments, and data storage needs.</p> <p><b><u>GOALS</u></b></p> <ol style="list-style-type: none"> <li>1. Ensure City data is stored securely, consistently, and in accordance with regulatory requirements.</li> </ol>

2. Protect City systems and data from unauthorized access, corruption, loss, or misuse.
3. Support operational needs by ensuring data availability, integrity, and durability.
4. Provide clear roles, responsibilities, and expectations for City personnel and contracted IT service providers.
5. Ensure that stored data is retained or destroyed according to approved retention schedules.
6. Promote transparency, accountability, and responsible stewardship of public information.

**ETHICAL STANDARDS**

All City employees and contractors involved in data storage must:

- Maintain the confidentiality, integrity, and availability of City data.
- Access only data necessary for performing official duties.
- Avoid using City data or systems for personal, political, or non-authorized purposes.
- Report suspected security incidents, data breaches, or unauthorized access immediately.
- Adhere to the principles of transparency and fairness in managing public records.

Unethical behavior—including unauthorized disclosure, manipulation, or destruction of data—is strictly prohibited and may result in disciplinary action, loss of contractual privileges, or legal penalties.

**AUTHORITY ROLES AND RESPONSIBILITIES**

**City Administrator**

- Serves as the chief authority for IT governance and data management.
- Ensures compliance with legal and regulatory requirements.
- Approves data storage systems, major changes, and vendor contracts.
- Oversees IT contractor performance and policy adherence.

**IT Contractor**

- Implements and maintains server infrastructure, backups, storage security, and system monitoring.
- Ensures all technical activities comply with this policy and applicable laws.
- Provides regular reports on storage status, capacity, system health, and security risks.
- Implements patches, upgrades, and security protections.
- Ensures encrypted storage and proper access control management.

**Department Heads**

- Ensure departmental data is stored in designated systems.

- Enforce compliance with retention schedules and data classification rules.
- Report data storage concerns or incidents to the City Administrator.

**City Staff**

- Follow established procedures for saving, storing, and handling City data.
- Use only approved platforms for storing or transferring City information.
- Report any anomalies, suspected data loss, or unauthorized access to your department head.

**GENERAL GUIDELINES**

**1. Storage Location and Infrastructure**

- a. All City data must reside on **City-approved servers** or approved cloud platforms with appropriate security certifications.
- b. Personal devices or unapproved storage solutions (e.g., personal Dropbox, USB drives) may not be used for storing City data.
- c. Servers must be configured using industry best practices for security and redundancy.

**2. Data Classification and Handling**

- a. Data shall be classified according to sensitivity (public, internal, confidential).
- b. Confidential and restricted data must be encrypted at rest and in transit.
- c. Access must be controlled based on job role and granted using least-privilege principles.

**3. Backup and Recovery**

- a. Daily automated backups must be performed for all critical systems.
- b. Backups must be stored in at least **two separate locations**, including one off-site or cloud-based solution.
- c. Periodic recovery testing must occur at least **once per year**.
- d. Backup retention periods must align with approved retention schedules.

**4. Retention and Destruction**

- a. All data must follow the Wisconsin Municipal Records Retention Schedule or City-approved departmental schedules.
- b. Data that has met its retention period must be securely destroyed, including digital sanitization of storage media.
- c. Legal holds override standard destruction timelines.

**5. Security and Access Control**

	<ul style="list-style-type: none"> <li>a. Strong authentication and role-based access controls are mandatory.</li> <li>b. Access logs must be maintained and periodically reviewed by the IT contractor and Administrator.</li> <li>c. Servers must be protected by firewalls, antivirus/EDR, and system monitoring tools.</li> <li>d. Any suspected data breach must be reported immediately to your supervisor.</li> </ul> <p><b>6. Vendor and Contractor Requirements</b></p> <ul style="list-style-type: none"> <li>a. Contractors must comply with City policies, state and federal law, and cybersecurity best practices.</li> <li>b. Contractors may not access confidential data unless expressly authorized.</li> <li>c. Contracts must include data security and confidentiality clauses.</li> </ul> <p><b>7. Audits and Compliance</b></p> <ul style="list-style-type: none"> <li>a. The City Administrator shall conduct or commission periodic audits of storage practices.</li> <li>b. Non-compliance must be corrected promptly and may result in disciplinary or contractual sanctions.</li> </ul> <p><b><u>BUDGET</u></b></p> <p>All purchases of services, servers, or storage devices shall be included in the annual budget and implemented with authorization of the City Administrator, after budget is adopted by the City Council.</p>
HISTORY	



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TITLE:

**ELECTED OFFICIAL  
BACKGROUND CHECK POLICY**

POLICY #:

**102**

POLICY SOURCE

CITY ADMINISTRATOR

PAGES

2

DATE ADOPTED

XX/XX/XXXX

DATE LAST REVISED

XX/XX/XXXX

**PURPOSE**

The purpose of this policy is to recognize that serving the City in an elected capacity is an important responsibility that demands public trust. Under the Wisconsin Constitution, a person is not eligible to hold or be placed on the ballot for a local elective office unless the person does not have an unpardoned felony or an unpardoned misdemeanor involving a violation of public trust. Article XIII(2) and (3).

An individual that turns in papers to run for an elected office currently provides a statement that they have not been convicted of any misdemeanor designated under state or federal law as a violation of public trust or any felony for which the candidate has not been pardoned. Wis. Stat. s. 8.21(4)(a). The City Clerk is authorized to refuse to place a person's name on the ballot if the candidate is ineligible to be nominated or elected. Wis. Stat. s. 8.30(1)(b).

This policy directs staff to complete a background check on people submitting paperwork to become candidates for elected office, and people being considered for appointments by the City Council to an elected office as means of verifying whether the person is eligible to hold the office.

If such an individual has a conviction making them ineligible to hold the sought elected office, the procedures below shall be followed.

**POLICY**

**DEFINITIONS**

This policy is applicable to felony and specified misdemeanor convictions under both federal and state law. A *Felony* is defined by Wisconsin State Statute s. 939.60 as a crime punishable by imprisonment in the Wisconsin state prisons. Every other crime is a misdemeanor.


*Elected Office* shall mean the position of Alderperson and Mayor for the City of Beaver Dam.

**PROCEDURE**

1. People Seeking Candidacy for or Appointment to an Elected Office:


- a) When an individual submits nomination papers to the City Clerk for an elected office or submits his or her name for consideration for

	<p>appointment to an elected office, the City Clerk shall provide said person's name and birthdate to the Chief of Police.</p> <p>b) The Chief of Police will conduct a background check on the individual.</p> <p>c) If the Chief of Police determines that a person has a disqualifying conviction on their record he or she shall report such results to the City Clerk. The details of any conviction are not to be shared or discussed with others.</p> <p>For a person to whom Section 1.c) applies, the City Clerk shall inform the person in writing that they are disqualified from appearing on the ballot or being appointed to the elected office and the reasons for such disqualification, and shall exclude the person from the ballot or remove the person from the list of people under consideration for appointment.</p>
HISTORY	<i>None</i>

	TITLE:	<b>RECORDS RETENTION POLICY</b>		
	POLICY #:	<b>104</b>		
POLICY SOURCE	FINANCE DEPARTMENT		PAGES	1
DATE ADOPTED	XX/XX/XXXX	DATE LAST REVISED	XX/XX/XXXX	

PURPOSE	The purpose of this policy is to establish formal procedures to manage, store, and dispose of documents, ensuring legal compliance, reducing storage costs, and increasing operational efficiency. It protects against litigation risks, secures vital information, and ensures that obsolete records are destroyed systematically to minimize liability.
POLICY	<p><b><u>RECORD RETENTION</u></b></p> <p>The City of Beaver Dam’s policy is to retain records as required by Wisconsin Statutes and City Ordinances. Refer to the “Statewide General Records Schedules” on the Wisconsin Public Records Board website. There you will find a 52 page “Wisconsin Municipal and Related Records” schedule adopted by the Public Records Board in its most current version.</p>
HISTORY	<i>None</i>



	TITLE:	<b>NAMING &amp; RECOGNITION RIGHTS OF PUBLIC PROPERTY POLICY</b>		
	POLICY #:	<b>105</b>		
POLICY SOURCE	ADMINISTRATION		PAGES	7
DATE ADOPTED	XX/XX/XXXX	DATE LAST REVISED	XX/XX/XXXX	

PURPOSE	<p>To purpose of this policy is to establish standard procedures and guidelines for the naming of public property, parks, amenities and public facilities, or portions thereof, owned and/or operated by the City of Beaver Dam ("City") including recognition rights through donations, memorials, and sponsorships.</p> <p>This Policy will apply to the majority of naming &amp; recognition rights situations and is intended to maintain fairness and consistency. The City recognizes that there may be unique circumstances or events that may warrant a departure from this Policy for the overall good of the City.</p>
POLICY	<p><b><u>DEFINITIONS</u></b></p> <ol style="list-style-type: none"> <li>1. <b>Amenity:</b> A Facility, Major Feature, Memorial or Minor Feature as defined in this Definitions section.</li> <li>2. <b>Donation:</b> A gift of property, goods, or cash generally with no expectation of return or conditions. If the gift is contingent upon a special request or recognition, it is made subject to a "condition" and qualifies as a sponsorship.</li> <li>3. <b>Facility:</b> An enclosed pavilion or building with footings, foundations, and a roof or a combination of Amenities that create a marketable site (i.e. baseball field complex, splash pad, etc.) which are on City-owned land.</li> <li>4. <b>Major Feature:</b> A component of a Park or Facility (i.e. building room/wing, sports field, tennis court, playground, shelter, water feature/fountain, artwork, room), or the combination of multiple Minor Features to create a distinctive manmade element, or a distinctive natural element or navigable waterway (lake, pond, river creek, etc.).</li> <li>5. <b>Memorial:</b> A Minor/Major Feature or Facility installed to remind the public of a person or event. Typically, a "condition" of a donation/sponsorship devoted to a unique, independent project or improvement.</li> <li>6. <b>Minor Feature:</b> A small single furnishing or planting in the parks system such as, but not limited to: a tree, shrub, bench, drinking fountain, picnic table, sculpture, etc.</li> <li>7. <b>Naming:</b> Name established by City Council approval for a period of time to a given Park, Facility and/or Major Feature.</li> </ol>

8. **Park:** All traditionally designed parks, gardens, natural open spaces, woodlands, and specialized parks under the stewardship of the City.
9. **Recognition:** A plaque or signage identifying sponsorship or donation and attached to an Amenity, and may include a naming right.
10. **Sponsorship:** A donation that supports the installation of Minor/Major Amenity or Facility or supports the execution of an event or program, and depending on the amount warrants a recognition right for a person or entity during the event or for the life of the asset.

#### **OBJECTIVES**

1. Provide name identification for individual Parks or Amenities.
2. Provide criteria for citizen input into the process of Naming Parks or Amenities.
3. Provide criteria for private Memorial requests.
4. Provide criteria for private Sponsorship requests.
5. Parks & Amenities Naming Rights Policy
6. Ensure that Naming of Parks or Amenities is approved by the City Council after receiving recommendations from City Staff, and Operations Committee.

#### **AUTHORITY**

The City Council reserves the naming and recognition rights of all public property and shall identify any special considerations and the justification to deviate from this Naming Rights & Recognition of Public Property Policy ("Policy") on a case-by-case basis.

Any naming or renaming of public property shall be submitted to the City for approval. The Operations Committee shall be responsible for considering and recommending to the City Council the naming, renaming, or sponsorship program of any public property, Park, Facility or Major Feature. City Council may preauthorize naming and recognition rights by approving a sponsorship program.

City staff are authorized to review and approve donations of/for Minor Features (i.e. trees and benches), which generally do not individually have naming or recognition rights or are part of a sponsorship program. City department heads have authority to set and negotiate sponsorships in support of an approved or budgeted City program or event. On an annual basis, staff shall prepare a comprehensive list of donations and present them to applicable committees and Council, but the report will not require committee or City Council approval.

#### **NAMING CONVENTIONS**

The name shall only be considered if it portrays a positive image and is in the public

interest of the City. A name that could be considered derogatory, obscene, blasphemous or in poor taste based on community standards shall not be considered. The following all reflect appropriate naming conventions

1. **Geographic Location, Natural Feature, or Manmade Feature** including the natural aspects of the Park or Amenity, its adjacency to a natural or manmade feature, or proximity to an adjoining neighborhood, subdivision, or street.
2. **Historic Events, People or Places** including historic cultural or social significance. Requires demonstrating this significance remains relevant to the City, region, state, and/or nation through research and documentation.
3. **Outstanding Individual or Public Servant** including individuals who made significant contributions or devoted significant years of service to the community. Requires demonstrating relevant community significance through research and documentation and thoroughly evaluating the quality of the contribution and/or the length of service. Preference shall be given to names of individuals who have made significant contributions to the City of Beaver Dam over names of county, state, or national figures.

#### **NAMING OF PARKS & AMENITIES GUIDELINES**

As a part of this Policy, the City Council has established the following criteria to name/rename a Park or Amenity within the City and in accordance with city ordinance. Anyone can recommend to name/rename a Park or Amenity (*refer to the Recommendation and Approvals table later in this Policy*).

1. The entity recommending a name shall have the responsibility and burden of providing satisfactory and relevant findings and fact for outstanding contributions to community, history, arts, entertainment, business, and public service to City staff.
2. In the Naming of Parks, preference will be given to individuals that donate or deed the majority of land to the City.
3. In the Naming of Facilities and Major Features with specific missions or functions (i.e. libraries, transit centers, fire and police stations, etc.), preference shall be given to names of individuals who have made significant contributions in the occupations related to the mission or function of the Amenity.
4. Minor Features are not formally named; however, recognition is possible via Sponsorship plaques and signs.
5. An individual's epithet, nickname, or title may be used if it would provide a more appropriate, interesting, or enduring name.
6. Public property shall only be named after a former City employee after the person has been retired for at least one (1) year.

7. While encouraged, naming to honor deceased individuals should wait until at least three (3) years after the individual's death to ensure that person's significance and good reputation have been accepted. This provision can be waived at the City Council's directive. Requestors alternatively may always consider the installation of a Memorial.
8. A name shall not be considered if it duplicates or sounds like an existing name for the same type of public Amenity.
9. Once a Park, Major Feature, or Facility is named, the name of the public property cannot be changed for a period of 50 years or for the life of the Major Feature or Facility, whichever comes first, unless the name, after investigation by the City, is found to be inappropriate considering new information.

**DONATION AND RECOGNITION RIGHTS GUIDELINES**

When a private citizen, family, club, or organization desires to contribute towards an event, program, Park, or Amenity the following donation and recognition guidelines shall apply:

**In General:**

- A. The City reserves the right to accept or reject a donation and will only consider contributions that portray a positive image and is in the public interest. Recognition that could be considered derogatory, obscene, blasphemous or in poor taste based on community standards may be rejected.
- B. Depending on the size of the Donation and associated project costs, the project requestors may be required to enter into an agreement with the City outlining the responsibilities of both parties.
- C. Generally, donor proposed projects should be 100% funded by donations. Should projects require City funding to support capital costs, then Council approval should be sought before public solicitation of donations for the project.
- D. Any donated property that exceeds \$2,500 in value shall be recognized and received by resolution at the City Council.
- E. Recognition plaques or a permanent plaque or sign is reserved for larger donations that equal or exceed \$5,000 dollars and ordered by the City.
- F. For donations that are less than \$5,000 and the entity desires a recognition plaque, the City will install a plaque under the following conditions:
  - i. The plaque meets City specification, conforms with these policies guidelines, and receives City staff approval
  - ii. The entity assumes responsibility for ordering and payment of the plaque.

G. The City shall not install recognition plaques or signs for a tree or planting.

**For Sponsorships:**

- A. Private entities may solicit or request recognition rights within City Parks with the Donation of/for an Amenity, program, or event.
- B. The typical length of term for a Sponsorship will reflect the monetary value and be for the asset life, the event advertising period, or the program season. Sponsors of events and programs may enter into multi-year sponsorship contracts, typically 3-5 years, with the ability to renew the contract.
- C. Sponsors should not assume exclusive sponsorship rights within a Facility or Major Feature.
- D. Sponsors may elect to recognize the memory of another entity.

**For Memorials:**

- A. When proposing a new, independent Memorial, unrelated to any City sponsorship program or project, requestors shall be responsible for 100% of the costs for design, installation, and construction, including signage and recording, associated with the development of Memorial for Minor/Major Features and Facilities.
- B. Requesting Memorial recognition rights to an existing Major Feature or Facility shall require a substantial donation, typically equivalent to the current value of the City asset.
- C. The City will only guarantee the maintenance or permanence of a Memorial with the establishment of a long-term endowment for the repair and maintenance of the Memorial.
- D. The City will not guarantee the survival of a tree or planting in memory of someone.

**NAMING & SPONSORED PROJECT PROPOSAL PROCEDURES**

Naming and sponsored project proposals shall be submitted in writing to the Parks and Forestry Department.

- A. Form and Submissions shall include:
  - 1. The submitter and contact information.
  - 2. The proposed name or project.
  - 3. Written narrative justifying the specific reason(s) for the proposed name or sponsored project description with documentation for supporting findings and facts.
  - 4. Written documentation, petitions, or letters of community support.
  - 5. Description/map showing the proposed location of the Minor/Major Feature, Facility or boundaries of the Park.

6. If proposing to rename a Park or Amenity, include justification for changing an established name.
7. If proposing the name of an individual, include documentation supporting the person's significance and good reputation in the City's, County's, State's, or Nation's history.

B. City Staff will assess the request based on the following:

1. Adherence to City policy guidelines.
2. Ensure that supporting information has been authenticated, particularly when an individual's name is proposed.
3. Seek input from relevant associations, historical groups, and other organizations, if deemed appropriate.
4. Provide or prepare a recommendation for approval by the appropriate Committee or Council.

C. Recommendation and Approvals


Naming/Sponsored Project	Recommendation	Approval
Minor Feature (< \$2,500)	N/A	Parks Supervisor
Minor Feature (> \$2,500)	Parks Supervisor	City Council
Major Feature/Facility/Park	Operations Committee	City Council

- D. The City Council maintains the executive right to name a Major Feature or Facility and can do so without a public hearing.
- E. Name recommendations or proposals shall require the following meetings for consideration.
  - a. **First Meeting:** The Naming recommendation shall only be introduced by staff as a draft resolution to the Operations Committee for discussion. The Committee will act on whether to solicit public comment. Should the committee act in favor of soliciting public comment, the City shall use regular and available means of communication to announce the name request as has been presented. A Class I Public Hearing notice will be issued in preparation for the Second Meeting to receive comments from the public regarding the Naming request.
  - b. **Second Meeting:** At the second meeting the committee will conduct a Public Hearing. After presentation of the proposed name and the committee solicit public comment, the Committee may discuss further and act by either recommending the Naming request to the City Council or denying the request.
  - c. **Third Meeting:** A favorable recommendation from the Committee will be presented to the City Council for consideration and final action.

- F. Sponsored projects may be submitted to the Parks Supervisor at any time. Sponsorship of Major Features and Facilities shall require the Operations Committee to recommend a sponsorship and recognition plan for City

	<p>Council approval. Once a sponsorship plan has been set by Council, City staff shall be authorized to accept donations within that framework.</p> <p>Denial of a sponsorship shall require review and action by the Operations Committee. City Staff are authorized to establish sponsorships and monetary levels for events, programs, and Minor Features.</p> <p><b><u>RECOGNITION PLAQUES AND SIGNS</u></b></p> <p>In general, standard recognition plaques shall follow these minimum guidelines:</p> <ul style="list-style-type: none"> <li>A. Material: Precision Tooled Bronze or Brass Plaque</li> <li>B. Specifications: 1/4" Thick, Raised Lettering, Single Line Border, Black Leatherette Background, Brushed Finish, Satin Clear Coat.</li> <li>C. Maximum characters: 50</li> <li>D. Recognition plaques and signage specifications may be adjusted to an alternative special standard with staff approval. Logos are also acceptable, as long as, the donor provides a satisfactory vector file.</li> <li>E. Recognition plaques and signs shall be ordered only after all the following has occurred: <ul style="list-style-type: none"> <li>1. A complete sponsorship form has been submitted, including a point of contact and the desired plaque inscription.</li> <li>2. The full donation is received.</li> <li>3. The sponsor has confirmed the proof.</li> </ul> </li> <li>F. Staff shall be responsible for the installation of all recognition plaques and signage.</li> </ul>
<p>HISTORY</p>	



	TITLE:	<b>BEVERAGE OPERATOR LICENSE APPROVAL POLICY</b>	
	POLICY #:	<b>106</b>	
POLICY SOURCE	ADMINISTRATION		PAGES   2
DATE ADOPTED	XX/XX/XXXX	DATE LAST REVISED	XX/XX/XXXX

PURPOSE	<p>Applicants for City of Beaver Dam Liquor Licenses must pass a background check under Ordinance 6-2. The City of Beaver Dam City Council wants to provide a policy statement on what convictions should be considered by the Beaver Dam Police Department when completing the initial review of the application and the background check. The Beaver Dam Police Department subsequently forwards any denial recommendations to the City Clerk for the Administrative Committee to consider. Under Ordinance 6-2(9), Applicants denied a liquor license by the Administrative Committee may appeal said decision to the City Council.</p> <p>This general policy is intended to provide guidance and promote consistency. It is not intended to, and shall not, substitute for individual review and consideration of an applicant's request for a License. Each application shall be evaluated to determine whether the applicant is qualified to hold a License consistent with Wisconsin law.</p>
POLICY	<p><b><u>FINDINGS FOR DENIAL</u></b></p> <p>There are several charges that may exist on someone's background check that are substantially related to the duties and responsibilities of selling or serving alcohol beverages. Such convictions demonstrate a lack of responsibility and judgement because of their inherent dangers:</p> <ol style="list-style-type: none"> <li>1) <b>Operating Under the Influence of an Intoxicant or Other Drug</b>, under Wisconsin Statute 346.63, local ordinances in conformity therewith, or other similar laws from other states (commonly referred to as OWI, OWPBAC, PBAC, DWI, or DUI);</li> <li>2) <b>Underage Drinking</b>, An underage drinking conviction which is the same as or similar to Wisconsin Statute 125.07(3) or (4) within one year of application or two or more convictions within five (5) years of application is substantially related to the duties and responsibilities associated with selling or serving alcohol beverage licenses and typically grounds for denial. This offense is substantially related to holding a License because it establishes the applicant is not responsible in regard to alcohol or the laws regulating the sale or use of alcohol.</li> <li>3) <b>Service to Underage Persons</b>, Two convictions within one year of application for service to underage persons, or an offense which is the same as or similar to Wisconsin Statutes 125.07(1)(a) is substantially related to the duties and</li> </ol>

	<p>responsibilities associated with alcohol beverage licenses, and is typically grounds for denial. Such a conviction establishes a lack of judgement and responsibility regarding the seriousness of the effect alcohol has on minors. It also demonstrates a lack of diligence in ensuring alcohol is not provided to minors.</p> <p>4) <b>Miscellaneous Convictions</b>, The City further finds that the following convictions are substantially related to the duties and responsibilities associated with alcohol beverage licenses.</p> <ul style="list-style-type: none"> <li>A. Manufacturing, distributing or delivering a controlled substance or controlled substance analog under Wisconsin Statutes 961.(1).</li> <li>B. Possessing, with intent to manufacturer, distribute or deliver, a controlled substance or controlled substance analog under Wisconsin Statues 961.41(1m).</li> <li>C. Possessing, with intent to manufacture, distribute or deliver, or manufacturing, distributing, or delivering a controlled substance or controlled substance analog under a federal law or law of another state that is substantially similar to Wisconsin Statutes 961.41(1) or (1m).</li> <li>D. Possessing any of the materials listed in Wisconsin Statute 961.65 with intent to manufacture methamphetamine under that section or under a federal law or a law of another state that is substantially similar to Wisconsin Statutes 961.65.</li> <li>E. Possessing controlled substances as regulated by State Statute Chapter 961.</li> </ul> <p>The City finds that any conviction for possession of a controlled substance within one year of application for a license is grounds for denial. The City also finds that two or more such convictions within five (5) years of application for a license as grounds for denial of a license.</p> <p><b><u>DISCRETION</u></b></p> <ul style="list-style-type: none"> <li>1. The City of Beaver Dam recognizes that the Beaver Dam Police Department may find other convictions not specifically listed above to also be grounds for denial of a license.</li> <li>2. If an applicant for a License provides any false, misleading, or incomplete information on the License application, it may be grounds for denial.</li> </ul>
HISTORY	