City of Beaver Dam, Wisconsin
Common Council Meeting

205 S. Lincoln Ave; Council Chambers
Monday, April 6, 2026 at 7:30 PM

YouTube Link

Join Zoom Meeting
Meeting ID: 814 3788 9032
Passcode: 875132
Join by Phone: (646) 558-8656

AGENDA

1) Call to Order – Roll Call
   a) Pledge - Silent Deliberation
   b) Informal Public Hearing
   c) Announcements
   d) The March 30, 2026 Common Council Minutes will be approved along with tonight's minutes at the April 20, 2026 meeting.

2) Presentations & Reports
   a) City Administrator Report
   b) Communications
   c) Approval of bills between Mar 13, and Apr 02, 2026 in the amount of $771,750.58
   d) Presentation on status of City Assessments and Trends by Kyle Kabe, Marketing and Account Development Manager for Accurate Assessors
   e) Presentation on Salary Survey by Rachel King, Project Manager at MGT.

3) Ordinances
   a) **ORDINANCE NO. 6-2026** An Ordinance Rezoning Parcel No. 206-1214-2212-002 Located at W8219 Hemlock Road from Single Family Residential District to Light Manufacturing District - Second Reading and Public Hearing
   b) **ORDINANCE NO. 7-2026** An Ordinance Amending Chapter 34, Article II, Division 2, Recycling, of the Beaver Dam Municipal Code - Second Reading and Public Hearing

4) Resolutions
   a) **RESOLUTION NO. 18-2026** A Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Increment District No. 7, City of Beaver Dam, Wisconsin
   b) **RESOLUTION NO. 19-2026** A Resolution Approving a Development Agreement for CLOP Madison WI, LLC and a Purchase and Sale Agreement with Oppidan Holdings, LLC
   c) **RESOLUTION NO. 20-2026** A Resolution Approving an Amendment to Planned Unit Development (PUD) 1-2022 (The Monarch Lakeview)
   d) **RESOLUTION NO. 21-2026** A Resolution Authorizing a Professional Services Agreement for

the 2026 Madison Street Reconstruction Project

e) **RESOLUTION NO. 22-2026** A Resolution Approving Changes to the City of Beaver Dam Functional Classification System

f) **RESOLUTION NO. 23-2026** A Resolution Authorizing Governmental Responsibility for Runoff Management Grants

g) **RESOLUTION NO. 24-2026** A Resolution Accepting a Grant Award from Wisconsin Department of Safety and Professional Services (DSPS) to the Fire Department for the Cadet Program Gear Replacement Program

h) **RESOLUTION NO. 25-2026** A Resolution Approving a Class "B" and Class "C" Liquor License for El Compa Mexican-American Grocery, Inc.

i) **RESOLUTION NO. 26-2026** A Resolution Approving a Class "B"/"Class B" License to Vista Valley, LLC

j) **RESOLUTION NO. 27-2026** A Resolution Updating Certain Position Wages and Job Titles

5) 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 Operations Committee policy:

Posted: 4/3/26 by Tracey Ferron, City Clerk at 9:00 a.m.

A quorum of the Common Council may attend this meeting.

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the City Clerk's office at 887-4600, Ext. 338, with as much advance notice as possible.

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
01-0000-162200 PREPAID INSURANCE EXPENSE							
DELTA DENTAL OF WISCO	102806	DELTA DENTAL OF WISCONSIN	2526109	VISION	03/25/2026	805.92	
01-0000-219100 POLICE & FIRE UNIFORM FUND							
BUSCHKE, BRENNAN	103027	BUSCHKE, BRENNAN	031426 CLOTHING	CLOTHING ALLOWANCE (BUSCH	03/14/2026	230.17	
EDWARDS, MATTHEW	102283	EDWARDS, MATTHEW	031226 CLOTHING	UNIFORM ALLOWANCE - EDWAR	03/12/2026	200.17	
JASON ALVARADO	103236	JASON ALVARADO	031726 CLOTHING	CLOTHING ALLOWANCE (ALVAR	03/17/2026	161.65	
JASON ALVARADO	103236	JASON ALVARADO	031926 CLOTHING	CLOTHING ALLOWANCE (ALVAR	03/19/2026	35.90	
KUHNZ, DANIEL	99496	KUHNZ, DANIEL	032426 CLOTHING	UNIFORM ALLOWANCE - KUHNZ	03/24/2026	25.31	
SHOEMAKER, HEATHER	102081	SHOEMAKER, HEATHER	032226 CLOTHING	CLOTHING ALLOWANCE (SHOEM	03/22/2026	261.63	
SPEED NEEDLES CUSTOM E	99919	SPEED NEEDLES CUSTOM EMBROI	8339LIENKE	CLOTHING ALLOWANCE (LIENKE)	03/28/2026	17.00	
SPEED NEEDLES CUSTOM E	99919	SPEED NEEDLES CUSTOM EMBROI	8340NEUMAN	CLOTHING ALLOWANCE (NEUMA	03/28/2026	99.00	
SPEED NEEDLES CUSTOM E	99919	SPEED NEEDLES CUSTOM EMBROI	8342ALCANTA	CLOTHING ALLOWANCE (ALCAN	03/28/2026	157.00	
SPEED NEEDLES CUSTOM E	99919	SPEED NEEDLES CUSTOM EMBROI	8343WOLDT	CLOTHING ALLOWANCE (WOLDT)	03/28/2026	72.00	
SPEED NEEDLES CUSTOM E	99919	SPEED NEEDLES CUSTOM EMBROI	8344BERNARD	CLOTHING ALLOWANCE (BERNH	03/28/2026	188.00	
THOMAS, LOGAN	103047	THOMAS, LOGAN	031226 CLOTHING	CLOTHING ALLOWANCE (L.THOM	03/12/2026	189.90	
THOMAS, LOGAN	103047	THOMAS, LOGAN	031726 CLOTHNG	CLOTHING ALLOWANCE (L. THO	03/17/2026	161.65	
TOP PACK DEFENSE LLC	101757	TOP PACK DEFENSE LLC	18358	UNIFORM ALLOWANCE - KREUZI	02/25/2026	343.98	
TOP PACK DEFENSE LLC	101757	TOP PACK DEFENSE LLC	18446	UNIFORM ALLOWANCE - BUBLITZ	03/06/2026	445.44	
TOP PACK DEFENSE LLC	101757	TOP PACK DEFENSE LLC	18508	UNIFORM ALLOWANCE - KEENER	03/13/2026	265.57	
01-0000-239230 BOAT LAUNCH FUNDS							
SILK SCREEN ADVERTISIN	98917	SILK SCREEN ADVERTISING	88778	BOAT STICKERS	03/09/2026	305.00	
01-0000-239250 FIRE COMMUNITY FOUNDATION							
APHE WISCONSIN LLC	103168	APHE WISCONSIN LLC	5734	CPR CARDS	03/02/2026	523.00	
HOPPERS	102466	HOPPERS	87565	CADET FUNDRAISER T-SHIRTS	03/10/2026	1,905.00	
JAHNKE'S PIGGLY WIGGLY	101845	JAHNKE'S PIGGLY WIGGLY	PW304 030126	MEALS FOR BOB PAGE CLASSES	03/01/2026	938.61	
NEW DOG OLD TRICKS LLC	103891	NEW DOG OLD TRICKS LLC	1006	PALS RECERTIFICATION FOR WEI	02/17/2026	190.00	
01-0000-239252 STATE EMS TRAINING FUNDS							
CHIUCHIOLO, JOSEPH	103882	CHIUCHIOLO, JOSEPH	022326 EXPENSE	PARAMEDIC PHYSICAL (CHIULIO)	02/23/2026	300.00	
01-0000-239254 SENIOR PROJECT ACCOUNT							
BEAVER DAM, CITY OF	8621	BEAVER DAM, CITY OF	032326 PETTY CAS	#17 BOWLING	03/23/2026	801.00	326
01-0000-441100 COURT PENALTIES & COSTS							
CITY OF WAUPUN	102071	CITY OF WAUPUN	FEB 2026	WAUPUN FORFEITURES	02/01/2026	2,186.20	
TOWN OF BEAVER DAM	85124	TOWN OF BEAVER DAM	FEB 2026	TOWN BD FORFEITURES	02/28/2026	300.00	
Total :						11,109.10	
MUNICIPAL COURT							
01-0103-530010 SUPPLIES & OTHER EXPENSES							
STAPLES ADVANTAGE	99860	STAPLES ADVANTAGE	7009127334	OFFICE SUPPLIES	03/14/2026	209.52	
Total MUNICIPAL COURT:						209.52	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
HUMAN RESOURCES							
01-0107-530010 SUPPLIES & OTHER EXPENSES							
STAPLES ADVANTAGE	99860	STAPLES ADVANTAGE	7009127334	OFFICE SUPPLIES	03/14/2026	37.09	
STAPLES ADVANTAGE	99860	STAPLES ADVANTAGE	7009127334	OFFICE SUPPLIES	03/14/2026	38.10	
Total HUMAN RESOURCES:						75.19	
CLERK							
01-0108-530010 SUPPLIES & OTHER EXPENSES							
STAPLES ADVANTAGE	99860	STAPLES ADVANTAGE	7009127334	OFFICE SUPPLIES	03/14/2026	188.58	
STAPLES ADVANTAGE	99860	STAPLES ADVANTAGE	7009127334	OFFICE SUPPLIES	03/14/2026	19.58	
STAPLES ADVANTAGE	99860	STAPLES ADVANTAGE	7009127334	OFFICE SUPPLIES	03/14/2026	21.49	
Total CLERK:						229.65	
MUNICIPAL BUILDING							
01-0118-530010 SUPPLIES & OTHER EXPENSES							
NASSCO	103822	NASSCO	6679103	CUSTODIAL SUPPLIES CITY HALL	03/16/2026	181.80	
01-0118-530012 CUSTODIAL SUPPLIES - POLICE							
NASSCO	103822	NASSCO	6680420	CUSTODIAL SUPPLIES POLICE	03/19/2026	258.60	
01-0118-530013 CUSTODIAL SUPPLIES - LIBRARY							
NASSCO	103822	NASSCO	6677079	CUSTODIAL SUPPLIES LIBRARY	03/11/2026	392.83	
NASSCO	103822	NASSCO	6680420	CUSTODIAL SUPPLIES LIBRARY	03/19/2026	11.28	
NASSCO	103822	NASSCO	6681619	CUSTODIAL SUPPLIES LIBRARY	03/23/2026	97.73	
NEW PIG	100417	NEW PIG	24930720-00	BODILY FLUID CLEAN UP	03/02/2026	105.74	
01-0118-530090 POSTAGE/COPIER/INTERNET SERV.							
METRO SALES INC	103445	METRO SALES INC	INV3042156	COPIER	03/19/2026	236.35	
01-0118-530102 BUILDING REPAIR - LIBRARY							
EARLS PLUMBING AND HE	20350	EARLS PLUMBING AND HEATING I	704193	PLUMBING REPAIR	03/26/2026	745.60	
NORTH AMERICAN MECH	61192	NORTH AMERICAN MECHANICAL	920007445	WATER HEATER SVC CALL	03/27/2026	211.25	
Total MUNICIPAL BUILDING:						2,241.18	
POLICE DEPARTMENT							
01-0320-520010 TELEPHONE							
VERIZON WIRELESS	99683	VERIZON WIRELESS	6138284725	CELL PHONES AND DATA	03/10/2026	2,580.12	
01-0320-520020 EQUIPMENT REPAIR							
WESTPHAL	102861	WESTPHAL	79532	DECALS FOR ERT VEHICLE	02/27/2026	1,368.87	
01-0320-530017 CITIZEN POLICE ACADEMY							
DESIGN PLUS	18143	DESIGN PLUS	17781	POLOS FOR CPA	03/12/2026	319.00	
01-0320-530070 POSTAGE,COPIER,SUPPLIES & MISC							
METRO SALES INC	103445	METRO SALES INC	INV3045989	COPIER	03/24/2026	128.12	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
01-0320-530120 TRAINING & TRAVEL							
MADISON COLLEGE	100485	MADISON COLLEGE	CORP-000000058995	TACTICAL RESPONSE INSTRUCTO	03/18/2026	145.00	
01-0320-533001 SOFTWARE AND RELATED EXPENSES							
BAYCOM INC.	8431	BAYCOM INC.	SC20260316A	BODY/SQUAD CAMERA LICENSE	03/16/2026	6,644.00	
Total POLICE DEPARTMENT:						11,185.11	
TRAFFIC CONTROL							
01-0322-530010 SUPPLIES & OTHER EXPENSES							
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	91931-26	CABLE, BIT, BREAKER	03/10/2026	77.16	
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	91975	DRILL BIT, RIVET	03/11/2026	40.41	
TAPCO	85217	TAPCO	I820869	SPEED READER	03/16/2026	2,350.00	
Total TRAFFIC CONTROL:						2,467.57	
FIRE DEPARTMENT							
01-0325-520010 TELEPHONE							
US CELLULAR	13416	US CELLULAR	795266037	SIM CARDS FOR CARDIAC MONIT	03/10/2026	64.16	
US CELLULAR	13416	US CELLULAR	796418806	CELL BILL (CITY) & NEW IPHONE (	03/16/2026	898.84	
01-0325-520020 EQUIPMENT REPAIR							
FISCHBACH TIRES LTD.	28340	FISCHBACH TIRES LTD.	032057	NEW BATTERIES FOR MED 1254	03/09/2026	459.90	
FISCHBACH TIRES LTD.	28340	FISCHBACH TIRES LTD.	32092	OIL CHANGE 1253	03/11/2026	70.50	
01-0325-530010 SUPPLIES & OTHER EXPENSES							
BEAVER DAM LOCK & SEC	8617	BEAVER DAM LOCK & SECURITY	32505	UNKNOWN KEY	10/20/2025	3.00	
ZECHZER EXCAVATING IN	101889	ZECHZER EXCAVATING INC	1245	EXCAVATING SERVICES AT FIRE N	12/12/2025	750.00	
01-0325-530022 TURNOUT GEAR							
CONWAY SHIELD	78660	CONWAY SHIELD	550307	LT HELMET PASSPORT SHIELD AN	03/18/2026	105.50	
01-0325-530120 TRAINING & TRAVEL							
FASSBENDER, LANA	100444	FASSBENDER, LANA	032426 EXPENSE	MILEAGE FOR WFSAA MEETING (F	03/24/2026	31.90	
SHOEMAKER, HEATHER	102081	SHOEMAKER, HEATHER	032226 EXPENSE	MEAL EXPENSE (WSESI) SHOEMAK	03/22/2026	74.59	
01-0325-530121 EMS SUPPLIES							
AIRGAS USA LLC	100409	AIRGAS USA LLC	9170309013	OXYGEN ORDER	03/19/2026	642.14	
BOUND TREE MEDICAL LL	98601	BOUND TREE MEDICAL LLC	86036533	BANDAGES, IV CATHS, I-GELS	12/23/2025	259.64	
BOUND TREE MEDICAL LL	98601	BOUND TREE MEDICAL LLC	86124590	IV EXT SETS, PRESSURE INSFUSION	03/06/2026	1,032.50	
BOUND TREE MEDICAL LL	98601	BOUND TREE MEDICAL LLC	86126064	EMESIS BAGS	03/09/2026	76.80	
BOUND TREE MEDICAL LL	98601	BOUND TREE MEDICAL LLC	86131332	ET TUBES (3.5, 4.0, 6.0)	03/12/2026	65.70	
BOUND TREE MEDICAL LL	98601	BOUND TREE MEDICAL LLC	86134104	BVM NEBULIZER KITS	03/16/2026	210.50	
BOUND TREE MEDICAL LL	98601	BOUND TREE MEDICAL LLC	86137679	LARYNGSCOPE BLADES, IV CATHS	03/18/2026	306.57	
MARSHFIELD CLINIC HEA	102330	MARSHFIELD CLINIC HEALTH SYS	IN-12171	PHARMACY STOCK (FEBRUARY)	03/11/2026	490.76	
01-0325-530173 RECRUITMENT & RETENTION							
MCHS OCCUPATIONAL HE	103055	MCHS OCCUPATIONAL HEALTH	3764-51244	NEW FULL TIME HIRE MED PHYSI	03/30/2026	557.00	
ORGANIZATION DEVELOP	102752	ORGANIZATION DEVELOPMENT C	14431	NEW FULL TIME HIRE PSYCHOLIGI	02/15/2026	875.00	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
01-0325-533000 DATA PROCESSING SERVICE & EXP.							
IMAGE TREND INC.	99759	IMAGE TREND INC.	PS-INV123426	ANNUAL FIELD BRIDGE SUPPORT	03/16/2026	300.00	
METRO SALES INC	103445	METRO SALES INC	INV3045990	MONTHLY COPIER (FEB-MAR)	03/24/2026	105.23	
Total FIRE DEPARTMENT:						7,380.23	
INSPECTION SERVICES							
01-0327-520100 INSPECTION SERVICES							
WISCONSIN INSPECTION A	94793	WISCONSIN INSPECTION AGENCY	BD-3.2026	INSPECTION FEES	03/31/2026	158,135.52	
Total INSPECTION SERVICES:						158,135.52	
EMERGENCY SERVICES							
01-0328-530010 SUPPLIES & OTHER EXPENSES							
US CELLULAR	13416	US CELLULAR	796418806	CELL BILL (FEB) EM	03/16/2026	40.00	
Total EMERGENCY SERVICES:						40.00	
PUBLIC WORKS MACHINERY							
01-0530-520020 EQUIPMENT REPAIR							
NAPA AUTO PARTS	99174	NAPA AUTO PARTS	645160	#27 PADS	03/06/2026	107.09	
QUALITY TRUCK CARE CE	99710	QUALITY TRUCK CARE CENTER IN	X102054547-01	#5 BELTS, PLUG	03/12/2026	263.31	
01-0530-530010 SUPPLIES & OTHER EXPENSES							
ALSCO	3670	ALSCO	IMIL2200326	TOWELS, UNIFORMS	03/11/2026	59.87	
ALSCO	3670	ALSCO	IMIL2202172	TOWELS, UNIFORMS	03/18/2026	59.87	
ALSCO	3670	ALSCO	IMIL2204024	TOWELS, UNIFORMS	03/25/2026	59.87	
HOTSY CLEANING SYSTEM	37389	HOTSY CLEANING SYSTEMS INC.	9416-IN	CLEANER	03/06/2026	529.15	
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	92035	PAINT	03/12/2026	24.56	
MID-AMERICAN RESEARC	57017	MID-AMERICAN RESEARCH	872871-IN	PROFLEX	03/06/2026	199.05	
NAPA AUTO PARTS	99174	NAPA AUTO PARTS	638071CR	OVERPAYMENT	12/03/2025	27.00-	
NAPA AUTO PARTS	99174	NAPA AUTO PARTS	645592	#5 LIGHTS	03/11/2026	15.99	
NAPA AUTO PARTS	99174	NAPA AUTO PARTS	646549	HOSE FITTINGS, FILTERS	03/24/2026	299.94	
NAPA AUTO PARTS	99174	NAPA AUTO PARTS	646603	FILTER, HOSE	03/24/2026	145.69	
NAPA AUTO PARTS	99174	NAPA AUTO PARTS	646655	FITTINGS	03/25/2026	23.80	
NAPA AUTO PARTS	99174	NAPA AUTO PARTS	646767	FILTERS	03/26/2026	11.67	
01-0530-530160 DIESEL FUEL							
UNITED COOPERATIVE	88122	UNITED COOPERATIVE	913303	YARD DIESEL 238	03/20/2026	3,720.62	326
Total PUBLIC WORKS MACHINERY:						5,493.48	
GARAGE							
01-0532-530010 SUPPLIES & OTHER EXPENSES							
METRO SALES INC	103445	METRO SALES INC	INV3045987	COPIES	03/24/2026	24.56	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
01-0532-530100 BUILDING REPAIR							
ALSCO	3670	ALSCO	IMIL2200326	RUGS, ETC.	03/11/2026	132.35	
ALSCO	3670	ALSCO	IMIL2202172	RUGS, ETC.	03/18/2026	132.35	
ALSCO	3670	ALSCO	IMIL2204024	RUGS, ETC.	03/25/2026	132.35	
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	92026	VALVE	03/12/2026	8.99	
Total GARAGE:						430.60	
DPW/CITY ENGINEER							
01-0534-530010 SUPPLIES & OTHER EXPENSES							
GUARANTY TITLE	99939	GUARANTY TITLE	5982-2026-47156-10	TITLE SEARCH	03/10/2026	175.00	
GUARANTY TITLE	99939	GUARANTY TITLE	5983-2026-47157-10	TITLE SEARCH	03/10/2026	175.00	
GUARANTY TITLE	99939	GUARANTY TITLE	5986-2026-47160-10	TITLE SEARCH	03/11/2026	175.00	
Total DPW/CITY ENGINEER:						525.00	
STREET REPAIR							
01-0536-530010 SUPPLIES & OTHER EXPENSES							
ALSCO	3670	ALSCO	IMIL2202172	FIRST AID	03/18/2026	35.40	
ALSCO	3670	ALSCO	IMIL2204024	FIRST AID	03/25/2026	35.40	
BLACKSTONE TECHNOLO	102416	BLACKSTONE TECHNOLOGIES LL	262880	COLD PATCH	02/28/2026	926.17	
ROURA MATERIAL HANDL	103888	ROURA MATERIAL HANDLING	INV002731	HOPPER	03/23/2026	4,225.00	
Total STREET REPAIR:						5,221.97	
SNOW/ICE REMOVAL							
01-0541-530010 SUPPLIES & OTHER EXPENSES							
VARITECH INDUSTRIES	103807	VARITECH INDUSTRIES	IN060-2006071	#11 SPRAYER VALVE	03/12/2026	370.38	
Total SNOW/ICE REMOVAL:						370.38	
TREE CONTROL							
01-0543-520130 CONTRACT WORK							
K & B TREE & LAWN CARE	48130	K & B TREE & LAWN CARE LLC	429379	CONTRACT TREE WORK	02/17/2026	182.23	
K & B TREE & LAWN CARE	48130	K & B TREE & LAWN CARE LLC	429380	CONTRACT TREE WORK	02/18/2026	4,046.08	
Total TREE CONTROL:						4,228.31	
STREET LIGHTING							
01-0545-530110 HEAT,LIGHT,POWER & WATER							
ALLIANT ENERGY/WP&L	3471	ALLIANT ENERGY/WP&L	03092026	Alliant 030926 ACH	03/09/2026	861.17	326

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
Total STREET LIGHTING:						861.17	
COMMUNITY ACT & SERVICES							
01-0962-530001 PUBLISHING							
INSPIRE	100435	INSPIRE	14283	MARCH AD	03/01/2026	200.00	
01-0962-533000 TECHNOLOGY							
BEAVER DAM CHAMBER O	8615	BEAVER DAM CHAMBER OF COM	2026-0956	COMMUNITY GUIDE-ADVERTISIN	02/10/2026	350.00	
METRO SALES INC	103445	METRO SALES INC	INV3045988	COPIER	03/24/2026	52.30	
Total COMMUNITY ACT & SERVICES:						602.30	
PARKS							
01-0968-530010 SUPPLIES & OTHER EXPENSES							
NASSCO	103822	NASSCO	6679103	CUSTODIAL SUPPLIES PARKS	03/16/2026	459.45	
NASSCO	103822	NASSCO	6682114	CUSTODIAL SUPPLIES PARKS	03/23/2026	289.11	
01-0968-530100 BUILDING REPAIR							
JB MECHANICAL	103887	JB MECHANICAL	11374	CRYSTAL BUILDING REPAIR	03/16/2026	1,120.83	
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	91731	CRYSTAL FURNACE	03/06/2026	26.76	
Total PARKS:						1,896.15	
GENERAL							
01-0199-520015 PERSONNEL LEGAL EXPENSES							
BOARDMAN & CLARK LLP	99642	BOARDMAN & CLARK LLP	315115	PERSONNEL/LEGAL EXPENSES	03/20/2026	69.00	
01-0199-520045 PROFESSIONAL SERVICES							
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	26947	ENGINEERING - WAVE UTILITY EX	03/13/2026	4,473.00	
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	26947	ENGINEERING - WAVE UTILITY EX	03/13/2026	12,206.56	
VANDEWALLE & ASSOCIA	103620	VANDEWALLE & ASSOCIATES INC	202603046	ZONING ORDIN EVAL	03/18/2026	945.00	
Total GENERAL:						17,693.56	
LIBRARY - COUNTY FUNDING							
21-0961-520020 EQUIPMENT REPAIR							
CDW GOVERNMENT	103843	CDW GOVERNMENT	AI24V7G	SURFACE PRO TABLETS	02/26/2026	6,772.27	
GREAT AMERICA FINANCI	101801	GREAT AMERICA FINANCIAL SVC	41611108	PRINTER LEASES	03/28/2026	354.00	
GREAT AMERICA FINANCI	101801	GREAT AMERICA FINANCIAL SVC	41611109	COPIER LEASE	03/30/2026	504.90	
21-0961-530030 TRANSPORTATION & TRAVEL							
BEAVER DAM CHAMBER O	8615	BEAVER DAM CHAMBER OF COM	2026-1015	AWARDS DINNER - 8 STAFF & TRU	03/26/2026	312.00	
SARA TIEDE	103098	SARA TIEDE	031426 EXPENSE	TIEDE MILEAGE	03/14/2026	24.68	
21-0961-530070 POSTAGE, SUPPLIES & MISC							
BEAVER DAM COMMUNIT	100815	BEAVER DAM COMMUNITY LIBRA	032526 RESERVE F	END PANEL DOWNPAYMENT	03/25/2026	12,578.74	
BEAVER DAM COMMUNIT	100815	BEAVER DAM COMMUNITY LIBRA	032526 RESERVE F	FURNITURE DOWNPAYMENT	03/25/2026	40,114.17	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
DEMCO	18020	DEMCO	7783731	PROCESSING SUPPLIES	03/26/2026	314.83	
21-0961-530075 PROGRAMMING							
DIANE HOLLAND	101958	DIANE HOLLAND	020426	PROGRAM PRESENTER FEE	02/04/2026	150.00	
DIANE HOLLAND	101958	DIANE HOLLAND	030426	PROGRAM PRESENTER FEE	03/04/2026	150.00	
MAIER, GARY	103894	MAIER, GARY	3252026	PROGRAM SUPPLIES	03/25/2026	105.00	
21-0961-530080 BOOKS & PUBLICATIONS							
CAPITAL NEWSPAPERS	102432	CAPITAL NEWSPAPERS	190-00187141	NEWSPAPER SUBSCRIPTION	03/17/2026	258.25	
CENGAGE LEARNING INC	99502	CENGAGE LEARNING INC / GALE	999102235192	CR RET'D PRINT BOOKS	02/01/2026	235.85-	
CENGAGE LEARNING INC	99502	CENGAGE LEARNING INC / GALE	999102410675	LARGE PRINT	02/20/2026	100.05	
CENGAGE LEARNING INC	99502	CENGAGE LEARNING INC / GALE	999102443459	LARGE PRINT	02/26/2026	61.10	
CENGAGE LEARNING INC	99502	CENGAGE LEARNING INC / GALE	999102472587	LARGE PRINT	03/05/2026	174.78	
CENGAGE LEARNING INC	99502	CENGAGE LEARNING INC / GALE	999102477204	DATABASE SUBSCRIPTION	03/07/2026	1,247.32	
CENGAGE LEARNING INC	99502	CENGAGE LEARNING INC / GALE	999102482548	LARGE PRINT	03/09/2026	24.04	
CENGAGE LEARNING INC	99502	CENGAGE LEARNING INC / GALE	999102500037	LARGE PRINT	03/12/2026	230.66-	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	94930504	PRINT BOOKS	03/04/2026	26.98	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	94943697	PRINT BOOKS	03/04/2026	20.59	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	94962299	PRINT BOOKS	03/05/2026	65.76	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	94995571	PRINT BOOKS	03/06/2026	29.18	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	95009834	PRINT BOOKS	03/06/2026	55.78	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	95102622	PRINT BOOKS	03/11/2026	90.14	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	95135274	PRINT BOOKS	03/12/2026	91.96	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	95167009	PRINT BOOKS	03/13/2026	43.77	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	95195639	PRINT BOOKS	03/15/2026	60.35	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	95197588	PRINT BOOKS	03/16/2026	93.77	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	95233812	PRINT BOOKS	03/17/2026	124.70	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	95264390	PRINT BOOKS	03/18/2026	136.49	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	95294043	PRINT BOOKS	03/19/2026	39.17	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	95324387	PRINT BOOKS	03/20/2026	47.39	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	95359383	PRINT BOOKS	03/22/2026	50.63	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	95361374	PRINT BOOKS	03/23/2026	244.42	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	95398646	PRINT BOOKS	03/24/2026	34.77	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	95433716	PRINT BOOKS	03/25/2026	13.79	
INGRAM LIBRARY SERVICE	42260	INGRAM LIBRARY SERVICES	95463444	PRINT BOOKS	03/26/2026	154.96	
MIDWEST TAPE	98611	MIDWEST TAPE	508529902	AV DVDS & PROCESSING	03/05/2026	84.44	
MIDWEST TAPE	98611	MIDWEST TAPE	508562457	AV DVDS & PROCESSING	03/12/2026	168.32	
MIDWEST TAPE	98611	MIDWEST TAPE	508596370	AV DVDS & PROCESSING	03/18/2026	204.12	
OCLC INC	101833	OCLC INC	1000486045	CLOUD LIBRARY SUBSCRIPTION	03/21/2026	2,100.00	
PLAYAWAY PRODUCTS	103150	PLAYAWAY PRODUCTS	527076	AUDIO PLAYAWAY	03/05/2026	62.08	
PLAYAWAY PRODUCTS	103150	PLAYAWAY PRODUCTS	529344	AUDIO PLAYAWAY	03/26/2026	1,051.49	
PROQUEST LLC	98635	PROQUEST LLC	70933845	DATABASE SUBSCRIPTION	03/04/2026	1,700.27	
Total LIBRARY - COUNTY FUNDING:						69,574.94	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
CIP PLAN PROJECTS							
40-0000-580182 BEAVER ST - FRONT TO W MAPLE							
KOPPLIN & KINAS CO INC	101184	KOPPLIN & KINAS CO INC	218253-05	CONSTRUCTION	02/11/2026	1,719.63	
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	26951	ENGINEERING - FRONT/BEAVER	03/13/2026	1,695.05-	
40-0000-580294 FRONT - WEST TO MADISON							
KOPPLIN & KINAS CO INC	101184	KOPPLIN & KINAS CO INC	218253-05	CONSTRUCTION	02/11/2026	2,193.87	
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	26951	ENGINEERING - FRONT/BEAVER	03/13/2026	2,938.84	
40-0000-580303 MADISON ST - CURIE TO CHATHAM							
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	26952	ENGINEERING	03/13/2026	1,581.58	
Total CIP PLAN PROJECTS:						6,738.87	
MUNICIPAL BUILDING							
40-0118-580020 CITY HALL/FD FACILITY ASSESS							
WENDEL	103680	WENDEL	640301-3	NEW FIRE STATION CONCEPT PLA	03/06/2026	3,125.00	
Total MUNICIPAL BUILDING:						3,125.00	
PARKS							
40-0968-580036 SWAN PARK - SIDEWALKS							
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	27136	ENGINEERING	03/20/2026	3,892.50	
Total PARKS:						3,892.50	
TID #8 PROJECT COSTS							
45-0000-520130 PROFESSIONAL SERVICES							
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	27225	SANITARY SEWER SERVICE AREA	03/23/2026	2,410.22	
Total TID #8 PROJECT COSTS:						2,410.22	
TID #6 PROJECT COSTS							
46-0000-580255 TOWER PARKING LOT IMPROV.							
RUEKERT & MIELKE INC	102642	RUEKERT & MIELKE INC	162537	ENGINEERING	03/17/2026	23,652.49	
Total TID #6 PROJECT COSTS:						23,652.49	
TID #7 PROJECT COSTS							
47-0000-520130 PROFESSIONAL SERVICES							
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	26988	OPPIDAN WATER USE EVALUATIO	03/16/2026	4,405.25	
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	27225	SANITARY SEWER SERVICE AREA	03/23/2026	2,410.22	
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	27337	SWMP REVIEW - OPPIDAN	03/26/2026	977.50	
WISCONSIN LAKE & POND	99170	WISCONSIN LAKE & POND RESOU	INV-26-68220	POND MANAGEMENT	03/26/2026	1,380.00	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
47-0000-530010 MISCELLANEOUS EXPENSE							
TOWN OF BEAVER DAM	85124	TOWN OF BEAVER DAM	2025 ANNEXATIO	ANNEXATION PAYMENT - YR 1 OF	03/16/2026	2,558.74	
Total TID #7 PROJECT COSTS:						11,731.71	
TID #10 PROJECT COSTS							
50-0000-530010 SUPPLIES & OTHER EXPENSES							
TOWN OF TRENTON	103886	TOWN OF TRENTON	2025 ANNEXATIO	ANNEXATION PAYMENT - YR 1 OF	03/16/2026	3,219.13	
Total TID #10 PROJECT COSTS:						3,219.13	
SOLID WASTE MANAGEMENT							
61-1552-520046 LANDFILL L-T CARE							
UNITED SEPTIC & DRAIN S	99589	UNITED SEPTIC & DRAIN SERVICE	79538	HAUL LEACHATE	03/18/2026	500.00	
Total SOLID WASTE MANAGEMENT:						500.00	
CUSTOMER RECORDS & COLLECTIONS							
61-0597-534010 BILLING, COLLECT. & ACCTG.							
BEAVER DAM, CITY OF	8621	BEAVER DAM, CITY OF	032326 PETTY CAS	POSTAGE	03/23/2026	.08	326
Total CUSTOMER RECORDS & COLLECTIONS:						.08	
62-0000-550999 EQUIPMENT REPLACEMENT							
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	26948	PRIVATE SIDE SERVICE REPLACME	03/13/2026	7,142.02	
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	26951	ENGINEERING - FRONT/BEAVER	03/13/2026	2,882.95	
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	26952	ENGINEERING - MADISON ST	03/13/2026	488.64	
Total :						10,513.61	
ADMINISTRATION							
62-3400-520045 ENGINEERING SERVICES							
APPLIED TECHNOLOGIES I	4882	APPLIED TECHNOLOGIES INC	38112	ENGINEERING - WATER TREATME	03/10/2026	1,285.00	
62-3400-530010 SUPPLIES & OTHER EXPENSES							
VERIZON WIRELESS	99683	VERIZON WIRELESS	6139079848	DATA AND CELL PHONE	03/20/2026	718.94	
Total ADMINISTRATION:						2,003.94	
PLANT MAINTENANCE							
62-2487-530010 SUPPLIES & OTHER EXPENSES							
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	90335	CEILING TILES - METER SHOP	02/06/2026	399.90	
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	90376	LIGHT FIXTURES	02/06/2026	179.70	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	91733	SHOP SUPPLIES	03/06/2026	165.41	
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	92644	SHOP SUPPLIES	03/24/2026	96.89	
SHERWIN WILLIAMS CO.	78570	SHERWIN WILLIAMS CO.	659104350326	PAINT, SUPPLIES	03/27/2026	254.38	
Total PLANT MAINTENANCE:						1,096.28	
OPERATIONS - LABOR & EXPENSE							
62-2288-530110 HEAT,LIGHT,POWER							
ALLIANT ENERGY/WP&L	3471	ALLIANT ENERGY/WP&L	03092026	Alliant 030926 ACH	03/09/2026	24,855.35	326
62-2288-530111 FUEL							
KWIK TRIP INC.	50854	KWIK TRIP INC.	2000208 022826	FUEL	02/28/2026	350.66	
62-2488-530010 SUPPLIES & OTHER EXPENSES							
CLEAN WATER TESTING LL	100572	CLEAN WATER TESTING LLC	9011526365	SAMPLE ANALYSIS	03/17/2026	236.00	
CLEAN WATER TESTING LL	100572	CLEAN WATER TESTING LLC	9011533329	SAMPLE ANALYSIS	03/18/2026	362.00	
CLEAN WATER TESTING LL	100572	CLEAN WATER TESTING LLC	9011538132	SAMPLE ANALYSIS	03/18/2026	181.00	
NCL OF WISCONSIN INC.	59615	NCL OF WISCONSIN INC.	532796	LAB SUPPLIES	03/06/2026	259.48	
UNITED LIQUID WASTE RE	100247	UNITED LIQUID WASTE RECYCLIN	64716	LOADS LIME SLURRY/LAND	03/17/2026	9,450.00	
UNITED LIQUID WASTE RE	100247	UNITED LIQUID WASTE RECYCLIN	64847	LOADS LIME SLURRY/LAND	03/23/2026	2,700.00	
UNITED LIQUID WASTE RE	100247	UNITED LIQUID WASTE RECYCLIN	65040	LOADS LIME SLURRY/LAND	03/30/2026	4,050.00	
UNITED LIQUID WASTE RE	100247	UNITED LIQUID WASTE RECYCLIN	U37011	SOIL ANALYSIS, RADIUM TESTING	03/11/2026	33,345.00	
USA BLUEBOOK	88852	USA BLUEBOOK	INV00974732	CHEM FEED PUMPS KIT	02/26/2026	379.00	
62-2488-530015 CHEMICALS							
AIR PRODUCTS AND CHEM	100759	AIR PRODUCTS AND CHEMICALS	434704173	CO2 - CHEMICAL	03/17/2026	5,904.00	
HAWKINS INC	35111	HAWKINS INC	7371777	FLUORIDE/CHLORINE	03/25/2026	2,357.87	
MISSISSIPPI LIME CO.	57488	MISSISSIPPI LIME CO.	CD183597	HYDRATED LIME	03/11/2026	8,251.07	
MISSISSIPPI LIME CO.	57488	MISSISSIPPI LIME CO.	CD186532	HYDRATED LIME	03/22/2026	8,366.75	
MISSISSIPPI LIME CO.	57488	MISSISSIPPI LIME CO.	CD188343	HYDRATED LIME	03/27/2026	8,169.40	
Total OPERATIONS - LABOR & EXPENSE:						109,217.58	
MAINTENANCE OF EQUIPMENT							
62-2289-530010 SUPPLIES & OTHER EXPENSES							
UNITED ELECTRIC INC	100496	UNITED ELECTRIC INC	99730	WELL 3 - ELEC	03/11/2026	230.00	
62-2489-530010 SUPPLIES & OTHER EXPENSES							
HAWKINS INC	35111	HAWKINS INC	7368630	CHEM EQUIP	03/20/2026	325.00	
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	91951	FITTINGS, SUPPLIES	03/10/2026	22.13	
Total MAINTENANCE OF EQUIPMENT:						577.13	
CUSTOMER RECORDS & COLLECTIONS							
62-3297-530010 SUPPLIES & OTHER EXPENSES							
BEAVER DAM, CITY OF	8621	BEAVER DAM, CITY OF	032326 PETTY CAS	POSTAGE	03/23/2026	.26	326

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
Total CUSTOMER RECORDS & COLLECTIONS:						.26	
CLEARING ACCOUNTS							
62-3498-530010 SUPPLIES & OTHER EXPENSES							
MADISON TRUCK EQUIPM	54290	MADISON TRUCK EQUIPMENT IN	22272	TRUCK TOOL BOX	03/26/2026	1,605.00	
PAUL GRISWOLD AUTOMO	99215	PAUL GRISWOLD AUTOMOTIVE L	012626	OIL, FILTER	03/20/2026	40.00	
Total CLEARING ACCOUNTS:						1,645.00	
63-0000-550999 EQUIPMENT REPLACEMENT							
KOPPLIN & KINAS CO INC	101184	KOPPLIN & KINAS CO INC	218253-05	CONSTRUCTION - FRONT BEAVER	02/11/2026	67,466.86	
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	26951	ENGINEERING - FRONT/BEAVER	03/13/2026	2,658.44	
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	26952	ENGINEERING - MADISON ST	03/13/2026	672.87	
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	27225	SANITARY SEWER SERVICE AREA	03/23/2026	2,410.22	
Total :						73,208.39	
ADMINISTRATION							
63-3400-520045 ENGINEERING SERVICES							
APPLIED TECHNOLOGIES I	4882	APPLIED TECHNOLOGIES INC	38084	ENGINEERING	03/06/2026	978.00	
APPLIED TECHNOLOGIES I	4882	APPLIED TECHNOLOGIES INC	38108	ENGINEERING, ADAPTIVE MANA	03/10/2026	4,668.00	
APPLIED TECHNOLOGIES I	4882	APPLIED TECHNOLOGIES INC	38109	ENGINEERING - OEI, ENERGY STU	03/10/2026	880.00	
63-3400-520130 PROFESSIONAL SERVICES							
EHLERS AND ASSOCIATES,	100910	EHLERS AND ASSOCIATES, INC	103514	PAYING AGENT FEE	03/11/2026	500.00	
63-3400-530010 SUPPLIES & OTHER EXPENSES							
METRO SALES INC	103445	METRO SALES INC	INV3045986	COPIER	03/24/2026	40.73	
63-3400-530130 MISC. EXPENSES							
KLUG, JEREMY	100565	KLUG, JEREMY	033126 EXPENSE	MILEAGE, TRAINING EXPENSE	03/31/2026	398.08	
MCHS OCCUPATIONAL HE	103055	MCHS OCCUPATIONAL HEALTH	3764-50660	NEW EMPLOYEE DRUG TESTING	02/26/2026	41.00	
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	90344	SAFETY SUPPLIES	02/06/2026	127.95	
ULINE	99576	ULINE	205034220	HI VIZ SAFETY / SUPPLIES	03/05/2026	274.13	
Total ADMINISTRATION:						7,907.89	
GENERAL							
63-2600-530010 SUPPLIES & OTHER EXPENSES							
BADGER LABORATORIES I	102900	BADGER LABORATORIES INC	26-003817	SAMPLE ANALYSIS	03/12/2026	2,119.00	
NALCO COMPANY LLC	101647	NALCO COMPANY LLC	6660428779	DI WATER SYSTEM MAINT	03/11/2026	312.80	
NCL OF WISCONSIN INC.	59615	NCL OF WISCONSIN INC.	532827	LAB SUPPLIES	03/06/2026	1,039.59	
63-2600-530018 OTHER CHEMICALS FOR SEW. TREAT							
NEO WATER TREATMENT	102503	NEO WATER TREATMENT LLC	IN001408	NEO - PHOS TREATMENT	03/10/2026	40,381.20	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
63-2600-530110 HEAT,LIGHT,POWER & WATER							
ALLIANT ENERGY/WP&L	3471	ALLIANT ENERGY/WP&L	03162026	Alliant 031626 ACH	03/16/2026	28,433.16	326
63-2600-530113 HIGH STRENGTH PRE-TREATMENT							
MIDWEST CHEMICAL & EQ	102803	MIDWEST CHEMICAL & EQUIPME	8081	ACH - CHEMICAL	03/16/2026	21,937.20	
Total GENERAL:						94,222.95	
PLANT MAINTENANCE							
63-3087-530010 SUPPLIES & OTHER EXPENSES							
ENTRANCE SYSTEMS	100751	ENTRANCE SYSTEMS	63052	GATE REPAIR	03/11/2026	3,660.00	
MCMASTER-CARR SUPPLY	56223	MCMASTER-CARR SUPPLY CO.	62151623	FITTINGS, HOSES	03/25/2026	277.49	
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	91920	SHOP SUPPLIES	03/10/2026	104.90	
MIDWEST OVERHEAD DOO	99497	MIDWEST OVERHEAD DOOR LLC	199319	OVERHEAD DOOR MAINT	03/23/2026	704.50	
Total PLANT MAINTENANCE:						4,746.89	
MAINTENANCE OF EQUIPMENT							
63-3089-530010 SUPPLIES & OTHER EXPENSES							
MACQUEEN EQUIPMENT	101391	MACQUEEN EQUIPMENT	P41776	VACTOR/JETTER MAINT	03/25/2026	569.42	
Total MAINTENANCE OF EQUIPMENT:						569.42	
MAINT OF MAINS							
63-3093-530010 SUPPLIES & OTHER EXPENSES							
NEW RESTORATION & REC	103202	NEW RESTORATION & RECOVERY	PSI-2020-221365	SANITARY MAIN AND LATERAL T	03/30/2026	3,392.50	
WHITE PLUMBING LLC	102770	WHITE PLUMBING LLC	8817	SAN LAT TELEVISING, MADISON S	03/12/2026	218.00	
Total MAINT OF MAINS:						3,610.50	
CUSTOMER RECORDS & COLLECTIONS							
63-3297-534010 BILLING, COLLECT. & ACCTG.							
BEAVER DAM, CITY OF	8621	BEAVER DAM, CITY OF	032326 PETTY CAS	POSTAGE	03/23/2026	.47	326
Total CUSTOMER RECORDS & COLLECTIONS:						.47	
64-0000-250230 INTEREST ACCRUED							
KINETIC LEASING INC	101897	KINETIC LEASING INC	339913	SWEEPER INTEREST	03/11/2026	4,710.67	
Total :						4,710.67	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
64-0000-550999 EQUIPMENT REPLACEMENT							
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	26951	ENGINEERING - FRONT/BEAVER	03/13/2026	2,003.36-	
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	26952	ENGINEERING - MADISON ST	03/13/2026	186.67	
64-0000-560999 PRINCIPAL PAYMENTS							
KINETIC LEASING INC	101897	KINETIC LEASING INC	339913	SWEEPER PRINCIPAL	03/11/2026	30,855.03	
Total :						29,038.34	
STREET CLEANING							
64-0540-530010 SUPPLIES & OTHER EXPENSES							
COREY OIL LTD	100145	COREY OIL LTD	637909	HYDRAULIC FLUID	03/24/2026	712.04	
ZARNOTH BRUSH WORKS I	98330	ZARNOTH BRUSH WORKS INC.	205595-IN	#14 KIT, PADS	03/18/2026	1,457.90	
Total STREET CLEANING:						2,169.94	
STORM SYSTEM MASTER PLAN							
64-0550-520045 PROFESSIONAL SERVICES							
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	27043	ANNUAL MS4 REPORT	03/18/2026	2,200.00	
WISCONSIN LAKE & POND	99170	WISCONSIN LAKE & POND RESOU	INV-26-67486	POND MANAGEMENT	03/18/2026	1,764.28	
WISCONSIN LAKE & POND	99170	WISCONSIN LAKE & POND RESOU	INV-26-68220	POND MANAGEMENT	03/26/2026	1,550.00	
Total STORM SYSTEM MASTER PLAN:						5,514.28	
ENGINEERING							
64-0553-520045 PROFESSIONAL SERVICES							
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	27337	UNPS GRANT APPLICATION	03/26/2026	1,649.00	
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	27337	SWMP REVIEW - EAGLES VIEW 3	03/26/2026	57.50	
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	27337	SWMP REVIEW - LINCOLN ELEM	03/26/2026	144.50	
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	27337	SWMP REVIEW - PRAIRIE VIEW ELE	03/26/2026	115.00	
MSA PROFESSIONAL SERVI	57014	MSA PROFESSIONAL SERVICES IN	27337	SWMP REVIEW - YMCA	03/26/2026	1,035.00	
Total ENGINEERING:						3,001.00	
STORM WATER GENERAL							
64-0599-530010 SUPPLIES & OTHER EXPENSES							
BEAVER DAM, CITY OF	8621	BEAVER DAM, CITY OF	032326 PETTY CAS	POSTAGE	03/23/2026	.12	326
Total STORM WATER GENERAL:						.12	
TRANSIT SERVICE EXPENSES							
65-0000-520040 TRANSIT SERVICE CONTRACT							
RUNNING INC	100723	RUNNING INC	32873	SHARED RIDE TAXI SERVICE	03/12/2026	62,754.99	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
Total TRANSIT SERVICE EXPENSES:						62,754.99	
Grand Totals:						771,750.58	

TO THE COMMON COUNCIL OF THE CITY OF BEAVER DAM:

I submit the attached listing of invoices for your approval.

Kayla Larson
Finance Director



Draft Report

MARCH 2026

Compensation Study

Submitted by:

RACHEL KING

PROJECT MANAGER

4320 WEST KENNEDY BLVD, SUITE 200

TAMPA, FLORIDA 33609

RKING@MGT.US

City of Beaver Dam, WI

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STUDY SUMMARY

MGT is pleased to have had the opportunity to work with the City of Beaver Dam on this Compensation Study. Human resource management is a significant concern as governmental services continue to increase in cost and complexity, and the resources to fund local governments are constrained. Day-to-day operations present challenging administrative problems in planning, organizing, and directing human resource functions in order to achieve maximum efficiency and effectiveness in the delivery of municipal services. A properly developed and administered Compensation Plan forms the foundation for meeting these challenges. It helps to ensure that the City can not only recruit the best and brightest employees but can also retain those employees, even in a competitive marketplace. By retaining qualified, experienced employees, the City avoids the costs of re-recruitment and lost productivity while maximizing the benefits of the investments it has made in employees and the institutional and organizational knowledge acquired by those employees over their tenures.

MGT understands the high expectations established in Beaver Dam for service delivery and competitiveness in recruiting and retaining excellent employees. These factors have been considered in the analysis and reflected in the Study results.

A Compensation Study encompasses a significant amount of information that can be time-consuming to condense and organize into an abbreviated format. Therefore, MGT has compiled this Study Summary to provide a quick synopsis regarding the major components, findings, and recommendations of this Study. The purpose of a well-designed Compensation Study is to ensure external equity/competitiveness by comparing the compensation of Beaver Dam employees against market data. The following is a brief overview of the process.

Scope of Work Performed

Below is a list of tasks included in this component of the Study (listed in the order that the work was performed):

- **Study preparation and project meetings**. Met with City Administration to discuss Study methods and expectations, review the current Compensation Plan and organizational structure, answer questions, and review the scope and schedule of work.
- **Determined comparable communities and collected compensation data.** MGT, along with the City, determined a logical survey sample of “like” communities that impact the compensation market of Beaver Dam. Then, MGT designed, and Beaver Dam sent out the survey for the benchmark positions covered in the Study.

Market Survey

The following tasks were included in this component of the Study:

- Tabulated, summarized, and analyzed comparative compensation information obtained from the comparable communities. Prepared pay tabulations that compared the salaries of the City of Beaver Dam to the salary ranges of its comparable communities. Prepared comparison calculations at the 50th, 60th, 65th, 75^{th,} and 80th percentiles. Displayed data for each organization and for each position,

and summarized the data in a table form. Based on discussions with the City and the gathered data, developed recommendations that would establish Beaver Dam as a payer at the 60th percentile of the salary data from the comparable communities.

- Based on the above data, recommended new minimum salaries for positions below the market.

Draft and Final Report Preparation

- A preliminary analysis of the data and recommended compensation adjustments were shared with the City. Feedback from City Administration was reviewed and incorporated into the recommendations.
- This draft report has been prepared by MGT and sent electronically to the City.
- A presentation of these draft findings will be conducted, as requested.
- Once the presentation is made, and review comments are returned by the City, a final report will be prepared and transmitted electronically.

MARKET DATA

The City initiated this Study with the objective of assuring that its compensation is both internally equitable and externally competitive. The following explains the labor market review and the collection of salary data.

Selection of Comparable Communities for Data Purposes

Selecting communities for the comparison group is an important element in a Compensation Study. When selecting communities to serve as comparables, it is important to use particular criteria to evaluate the other communities to ensure that those chosen as comparables will be the most similar to Beaver Dam.

To determine which communities should be used for survey purposes, MGT first considered all cities and villages in Washington, Fond du Lac, Dodge, Jefferson, Waukesha, and Columbia, Dane, and Green Lake Counties, with a population between 5,500 and 45,000. Several additional communities outside of those parameters that were suggested by the City Council were also analyzed for comparability.

Criteria	Total Possible Points
1. Population	20
2. Total Equalized Value (million)	15
3. Property Tax Levy Per Capita	15
4. Net Basic Spending Per Capita	15
5. Total Shared Revenue (thousands)	15
6. Per Capita Debt	10
7. Proximity to Beaver Dam	10
	100

The seven (7) categories listed above were selected to mirror important criteria such as similar financial conditions, population, and proximity.

Within each of the seven (7) categories, ranges of compatibility were established. For example, the closer a community was to matching Beaver Dam's estimated population, the closer the community would be to receiving the maximum of twenty (20) points. A community whose population was significantly larger or smaller than the City's population would receive fewer or even zero (0) points. Thus, a community achieving a total of one hundred (100) points would be considered most comparable to the City of Beaver Dam. A community with zero (0) points was therefore determined to be the least comparable to Beaver Dam. A more detailed explanation of the methodology used to determine the comparable communities is included in Appendix A.

A cutoff of seventy-two (72) points was established to select the communities most similar to Beaver Dam across the seven (7) categories. After applying the point criteria, fifteen (15) communities achieved seventy-two (72) or more compatibility points on the comparison scale with Beaver Dam. The full list of the fifteen (15) comparables is below:

Cedarburg	**Hartland**	**Portage**
DeForest	**Middleton**	**Stoughton**
Fort Atkinson	**Oconomowoc**	**Sussex**
Germantown	**Oregon**	**Watertown**
Hartford	**Platteville**	**Wisconsin Rapids**

Bolded communities indicate the community responded to the survey or supplied MGT with a copy of their Compensation Plan/Union Contracts.

Market Survey

After identifying the comparable communities, MGT prepared and distributed a market survey to the fifteen (15) comparable communities. Table 1 is a summary of the benchmark market survey data. The detailed market survey data for each position is contained in Appendix B.

It is important to make a few observations regarding Table 1 and Appendix B.

1) The salary data is information that was available as of January 2026 – February 2026. The new recommended salaries for the City were developed using this salary data from the comparable communities.

2) Some of the comparable communities provided salary range minimums and maximums for comparison purposes, while others (those that don't utilize salary ranges as part of their pay plans) provided actual salaries for surveyed positions. The salary range minimums and maximums were analyzed to determine the 50th, 60th, 65th, 75^{th,} and 80th percentiles to identify wage ranges for "average" and "above average" payers. Salary ranges are a better gauge of market salaries than an actual salary and are thus preferred to conduct analysis.

3) Data contained within Appendix B has been thoroughly reviewed. If the Consultants determined the data was not relevant, it was removed. Thus, if a specific position within the market survey has two worksheets associated with it in Appendix B, then the data was removed. The second data sheet will have the word "Edited" after the

title of the position surveyed. If a specific data point was removed, it is highlighted on the first and second worksheets and then removed on the second worksheet associated with the position.

Appraisal and Use of Salary Data

While comparing Beaver Dam's current salaries to those paid by other employers in the comparable communities, it must be noted that variations in compensation may be due to several factors, including:

1) Organizational size and economic conditions can have an impact on positions. In smaller communities, employees are often asked to "wear many hats" and, therefore, take on more duties and responsibilities than would normally be required of a certain position. In addition, the economic downturn forced communities to "do more with less", compelling staff to take on more duties and responsibilities than they had in the past. Therefore, it becomes increasingly harder to compare "like" positions within communities.

2) Some employers place different relative worth on certain groups of employees. For example, some employers are forced to place a higher value on certain employees or groups of employees because of the market and, therefore, pay them more. Overall, the policies and value judgments of different employers in compensating for the same kind of work can vary widely. There is rarely a single prevailing rate for any particular kind of work, even within the same labor market.

3) It can be difficult to make exact comparisons among the different employers of the duties and responsibilities of ostensibly similar jobs.

Nevertheless, comparative salary data is widely recognized as a good measure of the appropriate compensation rates with respect to the prevailing market. This data is also useful as an indication of prevailing opinions concerning the compensation relationships that should exist among different classifications of work.

COMPENSATION REVIEW AND RECOMMENDATIONS

A basic element in any human resources management program is adequate and equitable employee compensation. The recommendation presented in this report is designed to accomplish the Study goals by:

1) Providing for equal compensation for work of equivalent job content and responsibility.
2) Establishing compensation that compares favorably with that of other equivalent communities within the appropriate labor market.

In preparing recommendations, the Study only looked at base compensation. The compensation associated with longevity or other fringe benefits was not analyzed or factored into the recommendations.

Recommendation

Based on the findings outlined above, MGT recommends implementing updated minimum salary thresholds for positions that fall below market benchmarks. Aligning these positions with competitive market rates will strengthen the City's compensation structure, enhance its ability to attract and retain qualified talent, and promote equitable pay practices.

Within the market analysis, MGT refers to "percentiles" (for example: 50th, 60th, 65th, 75th, and 80th percentiles). Percentiles indicate where salaries or salary ranges fall in comparison to the other salaries or salary ranges from the comparable communities. The 50th percentile is the median (or middle) of the data set. When an organization is considering which percentile to compensate employees at, they are deciding where they want their employee salaries and salary ranges to fall within the market of comparable communities. For example, if an organization selects the 50th percentile, that means they would be paying a fair market rate at the 50th percentile or the middle of the comparable communities. If an organization selects the 60th percentile, then the salary ranges would be 10% higher than the middle of the market.

For the purposes of this Study, MGT worked with the City to recommend compensating employees at the 60th percentile.

Table 1 combines all of the compensation data at the 60th percentile.

Implementation and Administration of the Recommendations

Implementation of the recommendations, as it affects individual employees, should be under the following pattern of adjustments:

1) Employees whose present compensation is below the minimum compensation of the market range for their classification should be raised to the minimum of the range.
2) The compensation of employees whose present compensation is within the market range for their classification should maintain their current pay rate.
3) The compensation of employees whose present compensation is above the maximum compensation of the range should maintain their current pay rate.

In other studies, MGT has been asked for ideas on how to address the situation of long-term employees whose current compensation falls near the bottom (within 5 - 10%) of the market range. If this occurs, it illustrates that the position has been compensated at less than the market rate for someone with similar tenure. Thus, some communities elect to make additional adjustments for those employees at implementation.

FUTURE ADMINISTRATION OF COMPENSATION

To maintain competitive salary levels, there should be an annual review of the City's salaries. The communities used in the survey group for this Study have been determined to be comparable to the City. Therefore, Beaver Dam can continue to use these communities as a comparable market survey group for annual salary comparison purposes until it is determined that they should be reevaluated. It is MGT's recommendation that an annual survey of these communities be conducted to determine the percentage increase each community in the comparable group is granting, either as an annual across-the-board increase to their employees or as a general adjustment to their compensation ranges. The City may wish to provide an across-the-board increase to all employees based on the information received from the comparable communities. If this is the case, then the increases would be granted separately from any merit increase that would be awarded as a result of a successful performance evaluation.

PROPOSED JOB TITLE CHANGES

As part of the service provided in the Compensation Study, MGT makes Job Title change recommendations to either reflect a better description of the job being performed or to be consistent with trends in the organization or the marketplace. Based on this, MGT recommends the following Job Title changes:

Current Title	Proposed New Title
CAS Administrator (Dir. of Rec. Center)	Recreation Director
Court Clerk	Judicial Assistant
DPW Supervisor	Public Works Director
Finance Manager	Finance Director
Library Administrator	Library Director
Parks, Facilities, & Forestry Supervisor	Parks and Facilities Director

Appreciation

MGT has appreciated the opportunity to work with the City of Beaver Dam on this Compensation Study. A special thank you to the City Administration, specifically the City Administrator and Human Resources Specialist, for the significant amount of work and support dedicated to the project.

Position:	Recommended Title:	60th Percentile Salary Survey Data		MGT Recommendations:
		Minimum	**Maximum**	
Account Clerk I		53,025	73,536	
Account Clerk II		53,025	73,536	
CAS Administrator (Dir. of Rec. Center)	Recreation Director	83,520	123,226	Align pay with market minimum for applicable employees.
Catalog & Tech Services		42,328	58,000	
Children's Librarian		62,804	85,058	
City Clerk		84,837	110,848	Align pay with market minimum for applicable employees.
Clerk PT		39,295	50,833	
Common Laborer		48,266	67,686	
Custodian		37,278	49,931	
Customer Services		41,234	52,848	
Director of Engineering		112,969	146,548	
DPW Electrician		68,125	99,780	
DPW Supervisor	Public Works Director	115,045	147,772	Align pay with market minimum for applicable employees.
Finance Manager	Finance Director	111,668	143,039	Align pay with market minimum for applicable employees.
Human Resources (HR) Specialist		55,669	71,792	
Leadman - Concrete		64,779	86,823	
Library Administrator	Library Director	88,279	115,249	Align pay with market minimum for applicable employees.
Municipal Court Clerk	Judicial Assistant	64,160	83,408	Align pay with market minimum for applicable employees.
Office Administrator		54,548	69,497	
Parks, Facilities, & Forestry Supervisor	Parks and Facilities Director	99,598	127,940	Align pay with market minimum for applicable employees.
Records Clerk - Fire		47,273	65,023	
Records Clerk - Police		47,273	65,023	Align pay with market minimum for applicable employees.
Records Clerk Supervisor		68,709	89,106	Adjust salary to maintain competitive positioning
Recreation Supervisor		62,300	81,396	Align pay with market minimum for applicable employees.
Ref & Auto Services		60,929	80,400	
Semi-Skilled Laborer		55,432	77,152	Align pay with market minimum for applicable employees.
Shop Clerk		40,177	51,501	
Skilled Laborer		63,773	81,994	Align pay with market minimum for applicable employees.
Utilities Director		106,658	144,320	
Utilities Electrician I		60,856	78,602	
W Distribution Field Operator II		59,500	76,649	
W Meter/Customer Svc		53,685	69,027	
W Plant Operator III		59,419	76,575	
Water Utility Supervisor		93,908	120,661	
Working Foreperson		65,115	90,084	
WW Collection Field Operator II		58,240	82,409	
WW Collection Operator Lead		66,899	93,151	
WW Lab Analyst II		73,907	94,860	
WW Operator Plant I		58,322	77,547	
WW Plant Operator I		58,322	77,547	

APPENDIX A

1. Population: Maximum 20 Points

16,605

Factor	Minimum Range		Maximum Range		Points
1.50	11,070	16,605	16,605	24,908	20
2.00	8,303	11,069	24,909	33,210	15
2.50	6,642	8,302	33,211	41,513	10
3.00	5,535	6,641	41,514	49,815	5
All Others					0

2. Total Equalized Value: Maximum 15 Points

1,760 **Million**

Factor	Minimum Range		Maximum Range		Points
1.50	1,173	1,760	1,760	2,640	15
2.00	880	1,172	2,641	3,520	11
2.50	704	879	3,521	4,400	7
3.00	587	703	4,401	5,280	3
All Others					0

3. Property Tax Levy Per Capita: Maximum 15 Points

806

Factor	Minimum Range		Maximum Range		Points
1.50	537	806	806	1,209	15
2.00	403	536	1,210	1,612	11
2.50	322	402	1,613	2,015	7
3.00	269	321	2,016	2,418	3
All Others					0

4. Net Basic Spending Per Capita : Maximum: 15 Points

717

Factor	Minimum Range		Maximum Range		Points
1.50	478	717	717	1,076	15
2.00	359	477	1,077	1,434	11
2.50	287	358	1,435	1,793	7
3.00	239	286	1,794	2,151	3
All Others					0

5. Shared Revenues: Maximum 15 Points

2,279 **Thousands**

Factor	Minimum Range		Maximum Range		Points
1.50	1,519	2,279	2,279	3,419	15
2.00	1,140	1,518	3,420	4,558	11
2.50	912	1,139	4,559	5,698	7
3.00	760	911	5,699	6,837	3
All Others					0

6. Per Capita Debt: Maximum 10 Points

2,216

Factor	Minimum Range			Maximum Range			Points
1.50	1,477	2,216		2,216	3,324		10
2.00	1,108	1,476		3,325	4,432		7
2.50	886	1,107		4,433	5,540		4
3.00	739	885		5,541	6,648		2
All Others							0

7. Proximity to Beaver Dam: Maximum 10 Points

					Points
0.00	to	19.90	Miles		10
20.00	to	39.90	Miles		7
40.00	to	59.90	Miles		4
			All Others		2

Initial screen:

All cities and villages in Washington, Fond Du Lac, Dodge, Jefferson, Waukesha, and Columbia, Dane, and Green Lake Counties, with a population between 5,500 and 45,000. Additionally, peers identified previously by City Council were also included and scored.

Sources:

(1) Wisconsin Policy Forum's Municipal Data Tool: https://wispolicyforum.org/research/municipal-datatool-examining-and-comparing-wisconsin-cities-and-villages/.

(2) Google Maps: Proximity

https://www.revenue.wi.gov/Pages/Report/soc-eqv.aspx

Municipality	County	Population	Max. Points	Total Equalized Value (million)	Max. Points	Property Tax Levy Per Capita	Max. Points	Net Basic Spending Per Capita	Max Points	Total Shared Revenue (thousands)	Max. Points	Per Capita Debt	Max. Points	Proximity (miles)	Max. Points	Total Points
Beaver Dam	**Dodge**	**16,605**	**20**	**1,760**	**15**	**806**	**15**	**717**	**15**	**2,279**	**15**	**2,216**	**10**	**0**	**10**	**100**
Watertown	Jefferson	23,018	20	2,270	15	671	15	525	15	3,280	15	1399	7	22	7	94
Stoughton	Dane	13,204	20	1,788	15	844	15	531	15	990	7	2777	10	52	4	86
Portage	Columbia	10,325	15	964	11	710	15	633	15	1,942	15	1754	10	41	4	85
Platteville	Grant	11,833	20	1,027	11	460	11	488	15	2,674	15	1634	10	117	2	84
Fort Atkinson	Jefferson	12,583	20	1,352	15	701	15	370	11	1,285	11	1320	7	44	4	83
Middleton	Dane	23,031	20	5,137	3	893	15	622	15	2,000	15	1636	10	57	4	82
Cedarburg	Ozaukee	12,702	20	2,317	15	1,023	15	691	15	481	0	1702	10	50	4	79
Germantown	Washington	21,040	20	3,939	7	757	15	632	15	1,209	11	4003	7	45	4	79
Hartford	Washington	15,805	20	2,015	15	555	15	452	11	882	3	1448	7	29	7	78
DeForest	Dane	11,388	20	2,085	15	786	15	477	11	647	0	3656	7	34	7	75
Oregon	Dane	11,815	20	1,821	15	763	15	460	11	248	0	2970	10	57	4	75
Hartland	Waukesha	9,946	15	1,995	15	710	15	597	15	431	0	1991	10	47	4	74
Oconomowoc	Waukesha	18,485	20	3,745	7	843	15	531	15	390	0	2386	10	36	7	74
Sussex	Waukesha	11,750	20	2,260	15	797	15	449	11	247	0	3514	7	55	4	72
Wisconsin Rapids	Wood	18,585	20	1,616	15	13,712	3	907	15	4,643	7	1574	10	107	2	72
McFarland	Dane	9,537	15	1,618	15	917	15	580	15	275	0	4381	7	45	4	71
Verona	Dane	14,889	20	3,988	7	1,008	15	631	15	521	0	2561	10	56	4	71
Waunakee	Dane	15,426	20	3,067	11	826	15	457	11	406	0	2100	10	45	4	71
Waupun	Dodge	11,117	20	683	3	322	3	485	15	2,803	15	1092	4	15	10	70
Monona	Dane	8,869	15	1,874	15	1,104	15	672	15	794	3	6482	2	42	4	69
Pewaukee (V)	Waukesha	8,215	10	1,362	15	565	15	622	15	280	0	2735	10	52	4	69
West Bend	Washington	32,351	15	4,626	3	23,813	3	677	15	1,998	15	2433	10	34	7	68
Mukwonago (V)	Waukesha	8,389	15	1,488	15	873	15	761	15	443	0	4466	4	65	2	66
Pewaukee (C)	Waukesha	16,127	20	4,856	3	718	15	728	15	869	3	3527	7	60	2	65
Ripon	Fond du Lac	7,716	10	635	3	3,923	3	737	15	1,721	15	2052	10	36	7	63
Fitchburg	Dane	34,357	10	6,167	3	31,943	3	561	15	2,629	15	2129	10	50	4	60
Sun Prairie	Dane	40,875	10	6,077	3	34,718	3	687	15	1,244	11	2595	10	29	7	59
Brookfield	Waukesha	41,464	10	9,842	3	43,091	3	996	15	1,707	15	2477	10	65	2	58
Elm Grove	Waukesha	6,676	10	1,612	15	1,174	15	853	15	224	0	736	0	67	2	57
Muskego	Waukesha	25,343	15	4,789	3	549	15	480	15	576	0	1360	7	73	2	57
Menomonee Falls	Waukesha	41,737	5	8,003	3	27,384	3	729	15	1,819	15	2675	10	48	4	55
New Berlin	Waukesha	40,226	10	8,047	3	36,321	3	691	15	1,368	11	2369	10	68	2	54
Fond du Lac	Fond du Lac	44,366	5	4,414	3	34,354	3	692	15	6,286	3	2104	10	34	7	46
Berlin	Green Lake	5,571	5	428	0	2,434	3	702	15	1,809	15	5731	2	41	4	44
Cedar Rapids	Linn, IA	137,904	0	999,999	0	525	11	6,282	3	999,999	0	3530	7	210	2	23

Bolded peers indicate mentioned by City Council.

Municipality	County	Population	Max. Points	Total Equalized Value (million)	Max. Points	Property Tax Levy Per Capita	Max. Points	Net Basic Spending Per Capita	Max Points	Total Shared Revenue (thousands)	Max. Points	Per Capita Debt	Max. Points	Proximity (miles)	Max. Points	Total Points
Beaver Dam	**Dodge**	**16,605**	**20**	**1,760**	**15**	**806**	**15**	**717**	**15**	**2,279**	**15**	**2,216**	**10**	**0**	**10**	**100**
Watertown	Jefferson	23,018	**20**	2,270	**15**	671	**15**	525	**15**	3,280	**15**	1399	**7**	22	**7**	**94**
Stoughton	Dane	13,204	**20**	1,788	**15**	844	**15**	531	**15**	990	**7**	2777	**10**	52	**4**	**86**
Portage	Columbia	10,325	**15**	964	**11**	710	**15**	633	**15**	1,942	**15**	1754	**10**	41	**4**	**85**
Platteville	Grant	11,833	**20**	1,027	**11**	460	**11**	488	**15**	2,674	**15**	1634	**10**	117	**2**	**84**
Fort Atkinson	Jefferson	12,583	**20**	1,352	**15**	701	**15**	370	**11**	1,285	**11**	1320	**7**	44	**4**	**83**
Middleton	Dane	23,031	**20**	5,137	**3**	893	**15**	622	**15**	2,000	**15**	1636	**10**	57	**4**	**82**
Cedarburg	Ozaukee	12,702	**20**	2,317	**15**	1,023	**15**	691	**15**	481	**0**	1702	**10**	50	**4**	**79**
Germantown	Washington	21,040	**20**	3,939	**7**	757	**15**	632	**15**	1,209	**11**	4003	**7**	45	**4**	**79**
Hartford	Washington	15,805	**20**	2,015	**15**	555	**15**	452	**11**	882	**3**	1448	**7**	29	**7**	**78**
DeForest	Dane	11,388	**20**	2,085	**15**	786	**15**	477	**11**	647	**0**	3656	**7**	34	**7**	**75**
Oregon	Dane	11,815	**20**	1,821	**15**	763	**15**	460	**11**	248	**0**	2970	**10**	57	**4**	**75**
Hartland	Waukesha	9,946	**15**	1,995	**15**	710	**15**	597	**15**	431	**0**	1991	**10**	47	**4**	**74**
Oconomowoc	Waukesha	18,485	**20**	3,745	**7**	843	**15**	531	**15**	390	**0**	2386	**10**	36	**7**	**74**
Sussex	Waukesha	11,750	**20**	2,260	**15**	797	**15**	449	**11**	247	**0**	3514	**7**	55	**4**	**72**
Wisconsin Rapids	Wood	18,585	**20**	1,616	**15**	13,712	**3**	907	**15**	4,643	**7**	1574	**10**	107	**2**	**72**

The following peers were suggested by City Council, but did not score in the top 15 and were excluded from top comparables.

Waunakee	Dane	15,426	**20**	3,067	**11**	826	**15**	457	**11**	406	**0**	2100	**10**	45	**4**	**71**
Waupun	Dodge	11,117	**20**	683	**3**	322	**3**	485	**15**	2,803	**15**	1092	**4**	15	**10**	**70**
West Bend	Washington	32,351	**15**	4,626	**3**	23,813	**3**	677	**15**	1,998	**15**	2433	**10**	34	**7**	**68**
Sun Prairie	Dane	40,875	**10**	6,077	**3**	34,718	**3**	687	**15**	1,244	**11**	2595	**10**	29	**7**	**59**
Cedar Rapids	Linn, IA	137,904	**0**	999,999	**0**	525	**11**	6,282	**3**	999,999	**0**	3530	**7**	210	**2**	**23**

Bolded peers indicate mentioned by City Council.

APPENDIX B

	Deputy City Clerk			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	Deputy Clerk	62,000	82,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Deputy Clerk/Finance Asst.	66,683	86,688	
Portage	na			
Stoughton	Deputy Clerk			62,087
Watertown	Deputy Treasurer/Clerk	63,502	81,245	
Wisconsin Rapids	na			
Oconomowoc	Deputy Clerk	53,123	68,307	68,312
Hartland	Deputy Clerk	52,000	72,800	
Sussex	Deputy Clerk	52,700	79,214	53,184
Platteville	Deputy Clerk	53,352	68,557	
Fort Atkinson	Deputy Clerk	44,000	66,000	
Oregon	Deputy Clerk	55,931	71,906	
Range Data				
Average		55,921	75,191	61,194
50th Percentile		53,352	72,800	62,087
60th Percentile		55,415	77,931	63,332
65th Percentile		57,145	79,620	63,954
70th Percentile		59,572	80,432	64,577
75th Percentile		62,000	81,245	65,199
80th Percentile		62,601	81,547	65,822

	City Clerk			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	City Clerk	80,000	100,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	City Clerk/HR Asst.	84,186	109,442	
Portage	na			
Stoughton	City Clerk			85,789
Watertown	City Clerk	77,792	99,570	
Wisconsin Rapids	na			
Oconomowoc	City Clerk	93,267	119,912	114,592
Hartland	Clerk	85,000	110,240	
Sussex	Clerk/Treasurer	76,000	111,000	78,666
Platteville	City Clerk	74,235	95,472	
Fort Atkinson	Clerk/Treasurer/Finance Director	89,600	134,400	
Oregon	Village Clerk	99,944	128,482	
Range Data				
Average		84,447	112,057	93,016
50th Percentile		84,186	110,240	85,789
60th Percentile		84,837	110,848	91,550
65th Percentile		85,920	112,782	94,430
70th Percentile		87,760	116,347	97,310
75th Percentile		89,600	119,912	100,191
80th Percentile		91,067	123,340	103,071

	Customer Service			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	Clerical Personnel	24,960	31,200	PT
DeForest	na			
Germantown	Administrative Assistant	45,000	50,000	
Hartford	Administrative Asst. I	39,520	43,680	PT
Middleton	na			
Portage	Administrative Associate I	39,146	47,278	
Stoughton	Administrative Asst			PT
Watertown	Administrative Asst. I	42,328	54,184	
Wisconsin Rapids	na			
Oconomowoc	Financial Customer Service Clerk	53,123	68,307	57,685
Hartland	Does not have position			
Sussex	Administrative Assistant	38,250	57,494	37,927
Platteville	Administrative Asst. I	37,170	47,798	
Fort Atkinson	Does not have position			
Oregon	Administrative Assistant	41,662	53,560	
Range Data				
Average		40,129	50,389	47,806
50th Percentile		39,520	50,000	47,806
60th Percentile		41,234	52,848	49,782
65th Percentile		41,796	53,685	50,770
70th Percentile		42,062	53,934	51,758
75th Percentile		42,328	54,184	52,746
80th Percentile		43,397	55,508	53,734

	Account Clerk I/II			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	Accountant Receivables/AP	38,000	58,000	
DeForest	na			
Germantown	Payroll Account. (Treasurer's Office)	53,000	77,000	
Hartford	na			
Middleton	Accounting Asst.	62,909	81,782	
Portage	na			
Stoughton	Accounting Specialist			56,403
Watertown	Fiscal Specialist	51,834	66,331	
Wisconsin Rapids	na			
Oconomowoc	Financial Clerk - AP	53,123	68,307	68,312
Hartland	Fiscal Clerk	52,000	72,800	
Sussex	na			
Platteville	Accounting Specialist	48,090	61,838	
Fort Atkinson	na			
Oregon	Village Accountant	59,488	76,482	
Range Data				
Average		52,305	70,318	
50th Percentile		52,500	70,554	
60th Percentile		53,025	73,536	
65th Percentile		53,068	74,825	
70th Percentile		53,111	76,113	
75th Percentile		54,714	76,611	
80th Percentile		56,942	76,793	

	Finance Director			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	Finance Director	92,000	112,000	
DeForest	Finance Director	110,000	125,000	
Germantown	na			
Hartford	na			
Middleton	Asst. City Administrator/Finance Dir.	126,585	164,561	
Portage	na			
Stoughton	Finance Director/Comptroller			153,753
Watertown	Finance Director/Treasurer	118,539	151,715	
Wisconsin Rapids	na			
Oconomowoc	Dir. of Finance & Admin. Services	131,082	168,542	157,303
Hartland	Finance Director/Treasurer	95,680	133,120	
Sussex	Finance Director	93,500	140,542	111,800
Platteville	Administration Director	105,602	135,782	
Fort Atkinson	Clerk/Treasurer/Finance Director	89,600	134,400	
Oregon	Finance Director / Vlg. Treasurer	114,171	146,786	
Range Data				
Average		107,676	141,245	140,952
50th Percentile		107,801	138,162	153,753
60th Percentile		111,668	143,039	154,463
65th Percentile		113,546	145,849	154,818
70th Percentile		115,482	148,264	155,173
75th Percentile		117,447	150,483	155,528
80th Percentile		120,148	154,284	155,883

	Human Resources (HR) Specialist			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	na			
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Human Resources Generalist	52,819	68,665	
Portage	na			
Stoughton	HR & Risk Management Generalist			57,932
Watertown	Human Resources Coordinator	77,792	99,570	
Wisconsin Rapids	na			
Oconomowoc	Payroll HR Admin	53,123	68,307	62,239
Hartland	na			
Sussex	Payroll & Benefits Clerk	42,500	63,883	61,963
Platteville	na			
Fort Atkinson	na			
Oregon	HR Coordinator / Deputy Clerk	59,488	76,482	
Range Data				
Average		57,144	75,381	60,712
50th Percentile		53,123	68,665	61,963
60th Percentile		55,669	71,792	62,018
65th Percentile		56,942	73,355	62,046
70th Percentile		58,215	74,918	62,074
75th Percentile		59,488	76,482	62,101
80th Percentile		63,149	81,099	62,129

	Catalog & Tech Services			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	Circulation Supervisor	38,000	58,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Does not have position			
Portage	na			
Stoughton	Stoughton Public Library - Tech Services Supv.			59,094
Watertown	Watertown Public Library - Tech Services Spec.	42,328	54,184	
Wisconsin Rapids	na			
Oconomowoc	Reference & Cataloging Librarian	61,755	79,394	61,763
Hartland	Circulation Clerk	29,120	35,360	
Sussex	na			
Platteville	Library Specialist	37,170	47,798	
Fort Atkinson	na			
Oregon	Technical Services Assistant	52,624	67,642	
Range Data				
Average		43,499	57,063	
50th Percentile		40,164	56,092	
60th Percentile		42,328	58,000	
65th Percentile		44,902	60,410	
70th Percentile		47,476	62,821	
75th Percentile		50,050	65,231	
80th Percentile		52,624	67,642	

	Youth Services Librarian			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	Librarian	48,000	68,000	
DeForest	na			
Germantown	na			
Hartford	Youth Svcs. Librarian - Jack Russell Memorial Library			43,000
Middleton	Middleton Public Library - Librarian/Youth Services	74,925	97,403	
Portage	na			
Stoughton	Stoughton Public Library - Youth Services Librarian			67,081
Watertown	Watertown Public Library - Children's Librarian	63,502	81,245	
Wisconsin Rapids	na			
Oconomowoc	Youth Services Librarian	61,755	79,394	63,528
Hartland	Youth Services Librarian	52,000	66,560	
Sussex	na			
Platteville	na			
Fort Atkinson	Youth Services Librarian	58,400	87,600	
Oregon	Youth Services & Community Engagement Librarian	72,010	92,602	
Range Data				
Average		61,513	81,829	57,870
50th Percentile		61,755	81,245	63,528
60th Percentile		62,804	85,058	64,239
65th Percentile		63,328	86,964	64,594
70th Percentile		65,204	88,600	64,949
75th Percentile		67,756	90,101	65,305
80th Percentile		70,308	91,601	65,660

	Library Administrator			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	Library Director	80,000	100,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Middleton Public Library - Library Dir.	106,283	138,168	
Portage	na			
Stoughton	Stoughton Public Library - Library Dir.			100,514
Watertown	Watertown Public Library - Library Dir.	97,926	125,382	
Wisconsin Rapids	McMillan Memorial Library - Library Dir.			92,255
Oconomowoc	Library Director	86,965	111,821	99,395
Hartland	Library Director	83,200	99,840	
Sussex	na			
Platteville	Library Director	79,477	102,190	
Fort Atkinson	Library Director	76,000	114,000	
Oregon	Library Director	93,538	120,245	
Range Data				
Average		87,924	113,956	97,388
50th Percentile		85,082	112,910	99,395
60th Percentile		88,279	115,249	99,619
65th Percentile		90,580	117,435	99,731
70th Percentile		92,880	119,620	99,843
75th Percentile		94,635	121,529	99,955
80th Percentile		96,171	123,327	100,067

	Records Clerk - Police/Fire			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	Police Secretary/Record Clerk	38,000	58,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Records Clerk	49,830	64,779	
Portage	na			
Stoughton	EMS Operations Support Specialist			53,002
Watertown	Records Specialist	51,834	66,331	
Wisconsin Rapids	na			
Oconomowoc	Pol-Clerk/Evidence	53,123	68,307	65,275
Hartland	Administrative Clerk (Police)	41,600	59,280	
Sussex	Administrative Asst. II (Fire)	42,500	63,883	54,392
Platteville	na			
Fort Atkinson	Records Clerk	44,000	66,000	
Oregon	Police Clerk	46,634	59,946	
Range Data				
Average		45,940	63,316	57,556
50th Percentile		45,317	64,331	54,392
60th Percentile		47,273	65,023	56,569
65th Percentile		48,392	65,451	57,657
70th Percentile		49,510	65,878	58,745
75th Percentile		50,331	66,083	59,833
80th Percentile		51,032	66,199	60,922

	Records Clerk Supervisor			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	na			
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Police Department Office Mgr.	66,683	86,688	
Portage	na			
Stoughton	PD Office Manager			72,291
Watertown	na			
Wisconsin Rapids	na			
Oconomowoc	Does not have position			
Hartland	Does not have position			
Sussex	na			
Platteville	Police Office Coordinator	53,352	68,557	
Fort Atkinson	na			
Oregon	Support Services Supervisor (PD)	76,814	98,779	
Range Data				
Average		65,616	84,675	
50th Percentile		66,683	86,688	
60th Percentile		68,709	89,106	
65th Percentile		69,722	90,315	
70th Percentile		70,736	91,524	
75th Percentile		71,749	92,734	
80th Percentile		72,762	93,943	

	Fire Chief			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	Fire Chief	105,000	125,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	EMS Chief	106,283	138,168	
Portage	na			
Stoughton	Ems/Fire Chief			121,986
Watertown	Fire Chief/Emergency Operations	118,539	151,715	
Wisconsin Rapids	na			
Oconomowoc	na			
Hartland	Fire Chief	100,000	135,000	
Sussex	Fire Chief	93,500	140,542	117,270
Platteville	Fire Chief	79,477	102,190	
Fort Atkinson	Fire Chief/EM Director	89,600	134,400	
Oregon	na			
Range Data				
Average		98,914	132,431	
50th Percentile		100,000	135,000	
60th Percentile		103,000	136,901	
65th Percentile		104,500	137,851	
70th Percentile		105,257	138,643	
75th Percentile		105,642	139,355	
80th Percentile		106,026	140,067	

	Shop Clerk			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	na			
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	na			
Portage	na			
Stoughton	Recreation Assistant			47,491
Watertown	Customer Service Assoc. (Rec.)	36,941	47,299	
Wisconsin Rapids	na			
Oconomowoc	Administrative Asst.-PR&F	53,123	68,307	57,685
Hartland	na			
Sussex	Rental Attendant	31,200	43,680	
Platteville	na			
Fort Atkinson	na			
Oregon	na			
Range Data				
Average		40,421	53,095	
50th Percentile		36,941	47,299	
60th Percentile		40,177	51,501	
65th Percentile		41,796	53,602	
70th Percentile		43,414	55,702	
75th Percentile		45,032	57,803	
80th Percentile		46,650	59,904	

	Custodian			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	Custodian	38,000	58,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	na			
Portage	na			
Stoughton	Custodian			50,978
Watertown	Custodian/Maintenance Asst. (Library)	36,941	47,299	
Wisconsin Rapids	na			
Oconomowoc	Does not have position			
Hartland	Custodian/Maintenance	37,440	52,000	
Sussex	Cleaner	32,300	48,551	44,741
Platteville	Custodian	37,170	47,798	
Fort Atkinson	na			
Oregon	na			
Range Data				
Average		36,370	50,730	
50th Percentile		37,170	48,551	
60th Percentile		37,278	49,931	
65th Percentile		37,332	50,620	
70th Percentile		37,386	51,310	
75th Percentile		37,440	52,000	
80th Percentile		37,552	53,200	

	Common Laborer (Parks)			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	Facilities Maintenance	48,000	68,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	na			
Portage	na			
Stoughton	Parks Maintenance			PT
Watertown	Parks Maintenance Worker	48,443	62,026	
Wisconsin Rapids	na			
Oconomowoc	Parks Maint Worker	56,680	72,883	64,792
Hartland	Custodian/Maintenance	37,440	52,000	
Sussex	Building Maintenance Technician	45,050	67,715	
Platteville	Park Maintenance Worker	42,869	55,120	
Fort Atkinson	na			
Oregon	Parks Crew Person	52,624	67,642	
Range Data				
Average		47,301	63,626	
50th Percentile		48,000	67,642	
60th Percentile		48,266	67,686	
65th Percentile		48,399	67,708	
70th Percentile		49,279	67,772	
75th Percentile		50,534	67,858	
80th Percentile		51,788	67,943	

	Semi-Skilled Laborer (Parks)			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	DPW/Parks/Forestry Crew	52,000	72,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Parks Crew Member	59,348	77,152	
Portage	na			
Stoughton	na			
Watertown	Parks Maintenance Technician	55,432	70,949	
Wisconsin Rapids	na			
Oconomowoc	Parks Main Worker-Horticulturist	60,798	78,187	78,183
Hartland	na			
Sussex	Park Maintenance Technician	52,700	79,214	57,335
Platteville	na			
Fort Atkinson	Building Maintenance	48,000	72,000	
Oregon	na			
Range Data				
Average		54,713	74,917	
50th Percentile		54,066	74,576	
60th Percentile		55,432	77,152	
65th Percentile		56,411	77,411	
70th Percentile		57,390	77,670	
75th Percentile		58,369	77,928	
80th Percentile		59,348	78,187	

	Skilled Laborer (Parks)			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	na			
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Asst. Parks Foreman	66,683	86,688	
Portage	na			
Stoughton	Facilities Maintenance Specialist			74,638
Watertown	Parks Maintenance Crew Leader	59,322	75,962	
Wisconsin Rapids	na			
Oconomowoc	Parks Field Supv/Maint Worker	70,096	90,106	82,100
Hartland	na			
Sussex	na			
Platteville	Parks Foreman	63,773	81,994	
Fort Atkinson	Parks Forestry & Facilities	48,000	72,000	
Oregon	Lead Crew Person	63,357	81,453	
Range Data				
Average		61,872	81,367	
50th Percentile		63,565	81,723	
60th Percentile		63,773	81,994	
65th Percentile		64,500	83,167	
70th Percentile		65,228	84,341	
75th Percentile		65,955	85,514	
80th Percentile		66,683	86,688	

	Parks, Forestry, and Facility Supervisor			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	Facilities Maintenance Supervisor	52,000	72,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Recreation Supervisor	70,684	91,889	
Portage	na			
Stoughton	Parks Maintenance Supervisor			83,550
Watertown	Parks Manager	83,221	106,538	
Wisconsin Rapids	na			
Oconomowoc	Parks & Forestry Supervisor	80,662	103,917	103,718
Hartland	na			
Sussex	Parks Foreman	65,450	98,379	83,117
Platteville	na			
Fort Atkinson	Park & Rec Maintenance Supervisor	60,000	90,000	
Oregon	na			
Range Data				
Average		68,670	93,787	90,128
50th Percentile		68,067	95,134	83,550
60th Percentile		70,684	98,379	87,584
65th Percentile		73,179	99,763	89,601
70th Percentile		75,673	101,148	91,617
75th Percentile		78,168	102,532	93,634
80th Percentile		80,662	103,917	95,651

	Parks, Forestry, and Facility Director (Parks Focus)			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	Parks/Recreation/Forestry Director	80,000	100,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Director of Parks & Recreation	106,283	138,168	
Portage	na			
Stoughton	Duties are those of Dr. of PW			138,775
Watertown	Park, Recreation, & Forestry Dir.	97,926	125,382	
Wisconsin Rapids	Parks/Building Supervisor	77,709	105,123	
Oconomowoc	Director Of Parks Rec & Forestry	112,174	144,227	131,410
Hartland	na			
Sussex	Parks & Recreation Director	80,750	121,377	101,171
Platteville	Parks & Recreation Director	79,477	102,190	
Fort Atkinson	na			
Oregon	Duties are those of Dr. of PW	114,171	146,786	
Range Data				
Average		93,561	122,907	123,785
50th Percentile		89,338	123,380	131,410
60th Percentile		99,598	127,940	132,883
65th Percentile		102,523	132,414	133,619
70th Percentile		105,447	136,889	134,356
75th Percentile		107,756	139,683	135,092
80th Percentile		109,818	141,804	135,829

	Recreation Manager			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	Recreation Superintendent	62,000	82,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Asst. Director of Parks & Rec.	89,237	116,008	
Portage	na			
Stoughton	Recreation Supervisor			77,824
Watertown	Recreation Manager	63,502	81,245	
Wisconsin Rapids	na			
Oconomowoc	Recreation Manager	74,360	95,618	93,491
Hartland	na			
Sussex	na			
Platteville	Patron Services Manager	58,573	75,275	
Fort Atkinson	Building & Facilities Manager	72,000	108,000	
Oregon	Parks & Facilities Manager	76,814	98,779	
Range Data				
Average		70,927	93,846	
50th Percentile		72,000	95,618	
60th Percentile		73,416	97,515	
65th Percentile		74,124	98,463	
70th Percentile		74,851	100,623	
75th Percentile		75,587	103,390	
80th Percentile		76,324	106,156	

	Recreation Manager (edited)			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	Recreation Superintendent	62,000	82,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Asst. Director of Parks & Rec.			
Portage	na			
Stoughton	Recreation Supervisor			77,824
Watertown	Recreation Manager	63,502	81,245	
Wisconsin Rapids	na			
Oconomowoc	Recreation Manager			
Hartland	na			
Sussex	na			
Platteville	Patron Services Manager	58,573	75,275	
Fort Atkinson	Building & Facilities Manager			
Oregon	Parks & Facilities Manager			
Range Data				
Average		61,358	79,507	
50th Percentile		62,000	81,245	
60th Percentile		62,300	81,396	
65th Percentile		62,451	81,471	
70th Percentile		62,601	81,547	
75th Percentile		62,751	81,622	
80th Percentile		62,901	81,698	

	Director of Recreation			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	na			
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Director of Parks & Recreation	106,283	138,168	
Portage	na			
Stoughton	na			
Watertown	na			
Wisconsin Rapids	na			
Oconomowoc	na			
Hartland	Recreation Director	83,200	104,000	
Sussex	Parks & Recreation Director	80,750	121,377	101,171
Platteville	Parks & Recreation Director	79,477	102,190	
Fort Atkinson	Recreation Director	84,000	126,000	
Oregon	na			
Range Data				
Average		86,742	118,347	
50th Percentile		83,200	121,377	
60th Percentile		83,520	123,226	
65th Percentile		83,680	124,151	
70th Percentile		83,840	125,075	
75th Percentile		84,000	126,000	
80th Percentile		88,457	128,434	

	Engineering Technician			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	na			
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Engineering Technician II	66,683	86,688	
Portage	na			
Stoughton	Engineering Technician			80,557
Watertown	na			
Wisconsin Rapids	na			
Oconomowoc	Utility Engineer Tech./DPW Engineering Tech	74,360	95,618	87,117
Hartland	na			
Sussex	na			
Platteville	na			
Fort Atkinson	na			
Oregon	na			
Range Data				
Average		70,522	91,153	
50th Percentile		70,522	91,153	
60th Percentile		71,289	92,046	
65th Percentile		71,673	92,492	
70th Percentile		72,057	92,939	
75th Percentile		72,441	93,385	
80th Percentile		72,825	93,832	

	Director of Facilities and Engineering			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	Engineer/Director of Public Works	105,000	125,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Director of Public Works	119,420	155,246	
Portage	na			
Stoughton	Director Public Works Dept			138,775
Watertown	Public Works Director	118,539	151,715	
Wisconsin Rapids	na			
Oconomowoc	Director of Public Works	124,779	160,430	149,740
Hartland	Public Works Director	108,160	145,600	
Sussex	Director of Public Works/Vlg. Engineer	93,500	140,542	128,752
Platteville	Facilities Operations Manager	74,235	95,472	
Fort Atkinson	Director of Public Works	96,000	144,000	
Oregon	Director of Public Works	114,171	146,786	
Range Data				
Average		105,978	140,532	139,089
50th Percentile		108,160	145,600	138,775
60th Percentile		112,969	146,548	140,968
65th Percentile		115,045	147,772	142,064
70th Percentile		116,792	149,743	143,161
75th Percentile		118,539	151,715	144,257
80th Percentile		118,892	153,128	145,354

	Electrician I			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	DPW/Parks/Forestry Crew	52,000	72,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	na			
Portage	na			
Stoughton	na			
Watertown	na			
Wisconsin Rapids	na			
Oconomowoc	Electric Technician Apprentice	89,856	106,725	101,098
Hartland	na			
Sussex	na			
Platteville	na			
Fort Atkinson	Electrician	72,000	108,000	
Oregon	Public Works Crew Person II	52,624	67,642	
Range Data				
Average		66,620	88,592	
50th Percentile		62,312	89,362	
60th Percentile		68,125	99,780	
65th Percentile		71,031	104,989	
70th Percentile		73,786	106,852	
75th Percentile		76,464	107,044	
80th Percentile		79,142	107,235	

	Electrician II			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	na			
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	na			
Portage	na			
Stoughton	na			
Watertown	na			
Wisconsin Rapids	na			
Oconomowoc	Electric Line Technician	93,600	120,349	112,341
Hartland	na			
Sussex	na			
Platteville	na			
Fort Atkinson	na			
Oregon	Public Works Crew Person III	55,931	71,906	
Range Data				
Average		74,766	96,127	
50th Percentile		74,766	96,127	
60th Percentile		78,532	100,972	
65th Percentile		80,416	103,394	
70th Percentile		82,299	105,816	
75th Percentile		84,183	108,238	
80th Percentile		86,066	110,660	

	Ref & Auto Services			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	Mechanic	62,000	82,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Mechanic	70,684	91,889	
Portage	na			
Stoughton	Mechanic			76,467
Watertown	Mechanic I	59,322	75,962	
Wisconsin Rapids	Mechanic	57,117	77,272	
Oconomowoc	Senior Mechanic	70,096	90,106	76,093
Hartland	na			
Sussex	Streets Operator			68,619
Platteville	Mechanic	53,352	68,557	
Fort Atkinson	Mechanic	52,000	78,000	
Oregon	na			
Range Data				
Average		60,653	80,541	73,726
50th Percentile		59,322	78,000	76,093
60th Percentile		60,929	80,400	76,168
65th Percentile		61,732	81,600	76,205
70th Percentile		63,619	83,621	76,243
75th Percentile		66,048	86,053	76,280
80th Percentile		68,477	88,484	76,318

	Common Laborer (DPW)			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	Facilities Maintenance	48,000	68,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Stormwater Crew Member	59,348	77,152	
Portage	na			
Stoughton	na			
Watertown	Streets Maintenance Worker	48,443	62,026	
Wisconsin Rapids	na			
Oconomowoc	DPW Crew	56,680	72,883	64,792
Hartland	Public Works Laborer	62,400	87,360	
Sussex	Public Works Employee, Arborist	55,250	83,047	
Platteville	na			
Fort Atkinson	na			
Oregon	Public Works Crew Person I	49,525	63,669	
Range Data				
Average		54,235	73,448	
50th Percentile		55,250	72,883	
60th Percentile		56,108	75,444	
65th Percentile		56,537	76,725	
70th Percentile		57,214	78,331	
75th Percentile		58,014	80,100	
80th Percentile		58,814	81,868	

	Semi-Skilled Laborer (DPW)			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	DPW/Parks/Forestry Crew	52,000	72,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	na			
Portage	na			
Stoughton	na			
Watertown	Streets Maintenance Technician	55,432	70,949	
Wisconsin Rapids	na			
Oconomowoc	DPW Crew	56,680	72,883	64,792
Hartland	na			
Sussex	na			
Platteville	Street Maintenance Worker	48,090	61,838	
Fort Atkinson	Building Maintenance	48,000	72,000	
Oregon	Public Works Crew Person II	52,624	67,642	
Range Data				
Average		52,138	69,552	
50th Percentile		52,312	71,474	
60th Percentile		52,624	72,000	
65th Percentile		53,326	72,000	
70th Percentile		54,028	72,000	
75th Percentile		54,730	72,000	
80th Percentile		55,432	72,000	

	Skilled Laborer (DPW)			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	na			
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Stormwater Utility Technician	74,925	97,403	
Portage	na			
Stoughton	PW Machine Operator			65,319
Watertown	Heavy Equipment Operator	59,322	75,962	
Wisconsin Rapids	na			
Oconomowoc	DPW Maintenance Specialist	60,798	78,187	78,183
Hartland	na			
Sussex	na			
Platteville	na			
Fort Atkinson	na			
Oregon	Public Works Crew Person III	55,931	71,906	
Range Data				
Average		62,744	80,864	
50th Percentile		60,060	77,074	
60th Percentile		60,503	77,742	
65th Percentile		60,725	78,076	
70th Percentile		62,211	80,109	
75th Percentile		64,330	82,991	
80th Percentile		66,449	85,874	

	Leadman - Concrete			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	na			
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Streets Crew Lead	70,684	91,889	
Portage	na			
Stoughton	na			
Watertown	PW Foreman (Street)	63,502	81,245	
Wisconsin Rapids	na			
Oconomowoc	DPW Maintenance Supervisor	68,058	87,506	87,513
Hartland	na			
Sussex	Streets Foreman	65,450	98,379	91,603
Platteville	Asst. Street Superintendent	63,773	81,994	
Fort Atkinson	Crewleader (PW)	57,200	85,800	
Oregon	Lead Crew Person	63,357	81,453	
Range Data				
Average		64,575	86,895	
50th Percentile		63,773	85,800	
60th Percentile		64,779	86,823	
65th Percentile		65,282	87,335	
70th Percentile		65,972	88,382	
75th Percentile		66,754	89,697	
80th Percentile		67,536	91,012	

	Working Foreperson (DPW)			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	DPW Foreman	62,000	82,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Stormwater Utility Foreman	74,925	97,403	
Portage	na			
Stoughton	na			
Watertown	PW Foreman	63,502	81,245	
Wisconsin Rapids	na			
Oconomowoc	DPW Field Supv/Crew	70,096	90,106	90,110
Hartland	Public Works Leadperson/Utility Leadperson	83,200	93,600	
Sussex	Streets Foreman, Parks Foreman	65,450	98,379	
Platteville	Wastewater Treatment Plant Foreman	63,773	81,994	
Fort Atkinson	Foreperson (W/WW)	60,000	90,000	
Oregon	Lead Crew Person	63,357	81,453	
Range Data				
Average		67,367	88,464	
50th Percentile		63,773	90,000	
60th Percentile		65,115	90,084	
65th Percentile		66,379	90,804	
70th Percentile		68,238	92,202	
75th Percentile		70,096	93,600	
80th Percentile		72,028	95,121	

	Public Works Supervisor			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	PW/Parks/Forestry Superintendent	75,000	95,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	na	94,591	122,968	
Portage	na			
Stoughton	Streets Supervisor			94,702
Watertown	Public Works Manager	89,066	113,984	
Wisconsin Rapids	na			
Oconomowoc	Asst. Director Of Public Works	105,872	136,136	117,976
Hartland	PW Operational Supv./Utility Ops. Supv.	93,600	114,400	
Sussex	Asst. Public Works Director	80,750	121,377	104,270
Platteville	Public Works Asst. Director	95,139	122,325	
Fort Atkinson	Supervisor (PW)	60,000	90,000	
Oregon	Asst. Director of Public Works	93,538	120,245	
Range Data				
Average		87,506	115,159	105,649
50th Percentile		93,538	120,245	104,270
60th Percentile		93,588	121,151	107,012
65th Percentile		93,798	121,567	108,382
70th Percentile		94,195	121,946	109,753
75th Percentile		94,591	122,325	111,123
80th Percentile		94,810	122,582	112,494

	Public Works Director			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	Engineer/Director of Public Works	105,000	125,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Director of Public Works	119,420	155,246	
Portage	na			
Stoughton	Director Public Works Dept			138,775
Watertown	Public Works Director	118,539	151,715	
Wisconsin Rapids	na			
Oconomowoc	Director of Public Works	124,779	160,430	149,740
Hartland	Public Works Director	108,160	145,600	
Sussex	Director of Public Works/Vlg. Engineer	93,500	140,542	128,752
Platteville	na			
Fort Atkinson	Director of Public Works	96,000	144,000	
Oregon	Director of Public Works	114,171	146,786	
Range Data				
Average		109,946	146,165	139,089
50th Percentile		111,166	146,193	138,775
60th Percentile		115,045	147,772	140,968
65th Percentile		116,574	149,497	142,064
70th Percentile		118,102	151,222	143,161
75th Percentile		118,759	152,598	144,257
80th Percentile		119,068	153,834	145,354

	Water Meter/Customer Service Specialist			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	na			
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	na			
Portage	na			
Stoughton	na			
Watertown	Administrative Asst. II	48,443	62,026	
Wisconsin Rapids	na			
Oconomowoc	Utility Administrative Asst.	53,123	68,307	54,649
Hartland	na			
Sussex	na			
Platteville	na			
Fort Atkinson	na			
Oregon	Utility Clerk Coordinator	55,931	71,906	
Range Data				
Average		52,499	67,413	
50th Percentile		53,123	68,307	
60th Percentile		53,685	69,027	
65th Percentile		53,966	69,387	
70th Percentile		54,246	69,747	
75th Percentile		54,527	70,106	
80th Percentile		54,808	70,466	

	Wastewater Lab Analyst I			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	na			
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	na			
Portage	na			
Stoughton	na			
Watertown	na			
Wisconsin Rapids	na			
Oconomowoc	Does not have position			
Hartland	na			
Sussex	na			
Platteville	na			
Fort Atkinson	na			
Oregon	na			
Range Data				
Average				
50th Percentile				
60th Percentile				
65th Percentile				
70th Percentile				
75th Percentile				
80th Percentile				

	Wastewater Lab Analyst II			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	na			
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	na			
Portage	na			
Stoughton	na			
Watertown	Lab Coordinator	72,696	93,038	
Wisconsin Rapids	na			
Oconomowoc	WW Lab Manager	74,714	96,075	87,531
Hartland	na			
Sussex	na			
Platteville	na			
Fort Atkinson	na			
Oregon	na			
Range Data				
Average		73,705	94,557	
50th Percentile		73,705	94,557	
60th Percentile		73,907	94,860	
65th Percentile		74,007	95,012	
70th Percentile		74,108	95,164	
75th Percentile		74,209	95,316	
80th Percentile		74,310	95,468	

	Water Plant Operator I			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	na			
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	na			
Portage	na			
Stoughton	na			
Watertown	Water Operator I	59,322	75,962	
Wisconsin Rapids	na			
Oconomowoc	Water 1st Class Water Operator	65,437	84,136	74,776
Hartland	Public Works Laborer	62,400	87,360	
Sussex	Water Operator	55,250	83,047	67,184
Platteville	Water Plant Operator	48,090	61,838	
Fort Atkinson	Crewperson (W)	48,000	72,000	
Oregon	Water Utility Operator I	49,525	63,669	
Range Data				
Average		55,432	75,430	
50th Percentile		55,250	75,962	
60th Percentile		57,693	80,213	
65th Percentile		58,914	82,338	
70th Percentile		59,937	83,265	
75th Percentile		60,861	83,592	
80th Percentile		61,784	83,918	

	Water Plant Operator II			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	WRC Advanced Operator	58,500	75,500	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	na			
Portage	na			
Stoughton	na			
Watertown	Water/Wastewater Operator	63,502	81,245	
Wisconsin Rapids	na			
Oconomowoc	Water 2nd Class Water Operator	60,798	78,187	72,971
Hartland	na			
Sussex	na			
Platteville	Water Plant Lead Operator	53,352	68,557	
Fort Atkinson	na			
Oregon	Water Utility Operator II	55,931	71,906	
Range Data				
Average		58,417	75,079	
50th Percentile		58,500	75,500	
60th Percentile		59,419	76,575	
65th Percentile		59,879	77,112	
70th Percentile		60,339	77,650	
75th Percentile		60,798	78,187	
80th Percentile		61,339	78,799	

	Water Distribution Field Operator I			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	na			
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	na			
Portage	Water Service Operator	48,381	60,486	
Stoughton	na			
Watertown	Water Operator I	59,322	75,962	
Wisconsin Rapids	na			
Oconomowoc	na			
Hartland	Public Works Laborer	62,400	87,360	
Sussex	na			
Platteville	na			
Fort Atkinson	Crewperson (W)	48,000	72,000	
Oregon	Water Utility Operator I	49,525	63,669	
Range Data				
Average		53,525	71,895	
50th Percentile		49,525	72,000	
60th Percentile		53,444	73,585	
65th Percentile		55,403	74,377	
70th Percentile		57,362	75,169	
75th Percentile		59,322	75,962	
80th Percentile		59,937	78,241	

	Water Distribution Field Operator II			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	WRC Advanced Operator	58,500	75,500	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	na			
Portage	na			
Stoughton	na			
Watertown	Water/Wastewater Operator	63,502	81,245	
Wisconsin Rapids	na			
Oconomowoc	na			
Hartland	na			
Sussex	na			
Platteville	na			
Fort Atkinson	na			
Oregon	Water Utility Operator II	55,931	71,906	
Range Data				
Average		59,311	76,217	
50th Percentile		58,500	75,500	
60th Percentile		59,500	76,649	
65th Percentile		60,001	77,223	
70th Percentile		60,501	77,798	
75th Percentile		61,001	78,372	
80th Percentile		61,501	78,947	

	Water Distribution Field Operator Lead			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	WRC Lead Operator	62,000	82,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	na			
Portage	na			
Stoughton	na			
Watertown	na			
Wisconsin Rapids	na			
Oconomowoc	Water Field Supervisor	74,714	96,075	87,531
Hartland	Public Works Leadp./Utility Leadperson	83,200	93,600	
Sussex	na			
Platteville	na			
Fort Atkinson	Foreperson (W)	60,000	90,000	
Oregon	na			
Range Data				
Average		69,978	90,419	
50th Percentile		68,357	91,800	
60th Percentile		72,171	92,880	
65th Percentile		74,078	93,420	
70th Percentile		75,562	93,848	
75th Percentile		76,835	94,219	
80th Percentile		78,108	94,590	

	Collection and Distribution Field Operator I			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	Water Recycling Operator	52,000	72,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Recycling Center Coordinator	44,348	57,652	
Portage	Water Service Operator	48,381	60,486	
Stoughton	na			
Watertown	Solid Waste Technician	55,432	70,949	
Wisconsin Rapids	na			
Oconomowoc	na			
Hartland	Public Works Laborer	62,400	87,360	
Sussex	na			
Platteville	na			
Fort Atkinson	Crewperson (W)	48,000	72,000	
Oregon	Public Works Crew Person I	49,525	63,669	
Range Data				
Average		51,441	69,159	
50th Percentile		49,525	70,949	
60th Percentile		51,010	71,580	
65th Percentile		51,752	71,895	
70th Percentile		52,686	72,000	
75th Percentile		53,716	72,000	
80th Percentile		54,746	72,000	

	Collection and Distribution Field Operator II			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	WRC Advanced Operator	58,500	75,500	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	na			
Portage	na			
Stoughton	na			
Watertown	na			
Wisconsin Rapids	na			
Oconomowoc	WW Operator Advanced	65,437	84,136	74,776
Hartland	na			
Sussex	na			
Platteville	na			
Fort Atkinson	Technician (WW)	57,200	85,800	
Oregon	Wastewater Utility Operator II	55,931	71,906	
Range Data				
Average		59,267	79,335	
50th Percentile		57,850	79,818	
60th Percentile		58,240	82,409	
65th Percentile		58,435	83,704	
70th Percentile		59,194	84,302	
75th Percentile		60,234	84,552	
80th Percentile		61,275	84,802	

	Collection and Distribution Field Operator Lead			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	WRC Lead Operator	62,000	82,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	na			
Portage	na			
Stoughton	na			
Watertown	W/WW Maintenance Foreman	72,696	93,038	
Wisconsin Rapids	na			
Oconomowoc	WW Operations Supervisor	74,714	96,075	96,071
Hartland	Public Works Leadp./Utility Leadperson	83,200	93,600	
Sussex	Wastewater Foreman	65,450	98,379	87,589
Platteville	Wastewater Treatment Plant Foreman	63,773	81,994	
Fort Atkinson	Crewleader (PW)	57,200	85,800	
Oregon	Wastewater Utility Operator III	59,488	76,482	
Range Data				
Average		67,315	88,421	
50th Percentile		64,611	89,419	
60th Percentile		66,899	93,151	
65th Percentile		69,435	93,347	
70th Percentile		71,971	93,544	
75th Percentile		73,200	94,219	
80th Percentile		73,907	95,085	

	Wastewater Systems Operator I			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	na			
DeForest	na			
Germantown	Utility Maintenance Operator — WW	56,555	67,434	
Hartford	na			
Middleton	na			
Portage	na			
Stoughton	PW Machine Operator			65,319
Watertown	Water/Wastewater Operator	63,502	81,245	
Wisconsin Rapids	na			
Oconomowoc	Does not have position			
Hartland	Public Works Laborer	62,400	87,360	
Sussex	Wastewater Operator	59,500	89,436	74,596
Platteville	WW Treatment Plant Maint. Worker	53,352	68,557	
Fort Atkinson	Crewperson (WW)	48,000	72,000	
Oregon	Wastewater Utility Operator I	49,525	63,669	
Range Data				
Average		56,119	75,671	
50th Percentile		56,555	72,000	
60th Percentile		58,322	77,547	
65th Percentile		59,206	80,320	
70th Percentile		60,080	82,468	
75th Percentile		60,950	84,302	
80th Percentile		61,820	86,137	

	Wastewater Systems Operator II			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	WRC Advanced Operator	58,500	75,500	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	na			
Portage	na			
Stoughton	na			
Watertown	na			
Wisconsin Rapids	na			
Oconomowoc	WW Operator Advanced	65,437	84,136	74,776
Hartland	na			
Sussex	na			
Platteville	na			
Fort Atkinson	Technician (WW)	57,200	85,800	
Oregon	Wastewater Utility Operator II	55,931	71,906	
Range Data				
Average		59,267	79,335	
50th Percentile		57,850	79,818	
60th Percentile		58,240	82,409	
65th Percentile		58,435	83,704	
70th Percentile		59,194	84,302	
75th Percentile		60,234	84,552	
80th Percentile		61,275	84,802	

	Wastewater Systems Operator Lead			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	WRC Lead Operator	62,000	82,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	na			
Portage	na			
Stoughton	na			
Watertown	W/WW Maintenance Foreman	72,696	93,038	
Wisconsin Rapids	na			
Oconomowoc	WW Operations Supervisor	74,714	96,075	96,071
Hartland	Public Works Leadp./Utility Leadperson	83,200	93,600	
Sussex	Wastewater Foreman	65,450	98,379	87,589
Platteville	Wastewater Treatment Plant Foreman	63,773	81,994	
Fort Atkinson	Crewleader (PW)	57,200	85,800	
Oregon	Wastewater Utility Operator III	59,488	76,482	
Range Data				
Average		67,315	88,421	
50th Percentile		64,611	89,419	
60th Percentile		66,899	93,151	
65th Percentile		69,435	93,347	
70th Percentile		71,971	93,544	
75th Percentile		73,200	94,219	
80th Percentile		73,907	95,085	

	Utilities Electrician I			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	na			
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Utility Crew Member	62,909	81,782	
Portage	na			
Stoughton	na			
Watertown	Utilities Technician I	55,432	70,949	
Wisconsin Rapids	na			
Oconomowoc	WW Maint Mechanic/Electrician	70,096	90,106	90,110
Hartland	na			
Sussex	na			
Platteville	Utility Maintenance Worker	48,090	61,838	
Fort Atkinson	na			
Oregon	Utility Technician	59,488	76,482	
Range Data				
Average		59,203	76,231	
50th Percentile		59,488	76,482	
60th Percentile		60,856	78,602	
65th Percentile		61,541	79,662	
70th Percentile		62,225	80,722	
75th Percentile		62,909	81,782	
80th Percentile		64,346	83,447	

	Utilities Electrician II			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	na			
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Utility Crew Lead	74,925	97,403	
Portage	na			
Stoughton	na			
Watertown	Utilities Technician II	59,322	75,962	
Wisconsin Rapids	na			
Oconomowoc	Does not have position			
Hartland	na			
Sussex	Utility Foreman	72,250	108,600	89,274
Platteville	na			
Fort Atkinson	na			
Oregon	na			
Range Data				
Average		68,832	93,988	
50th Percentile		72,250	97,403	
60th Percentile		72,785	99,642	
65th Percentile		73,053	100,762	
70th Percentile		73,320	101,882	
75th Percentile		73,588	103,002	
80th Percentile		73,855	104,121	

	Water Utility Supervisor			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	WRC Superintendent	75,000	95,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Utility Manager	100,267	130,347	
Portage	na			
Stoughton	na			
Watertown	Asst. Water/Wastewater Manager	89,066	113,984	
Wisconsin Rapids	na			
Oconomowoc	WW Utility Operations Manager	112,174	144,227	128,204
Hartland	PW Operational Supv./Utility Ops. Supv.	93,600	114,400	
Sussex	Asst. Public Works Director			104,270
Platteville	Public Works Asst. Director	95,139	122,325	
Fort Atkinson	Superintendent (W)	76,000	114,000	
Oregon	Asst. Director of Public Works	93,538	120,245	
Range Data				
Average		91,848	119,316	
50th Percentile		93,569	117,322	
60th Percentile		93,908	120,661	
65th Percentile		94,447	121,389	
70th Percentile		94,985	122,117	
75th Percentile		96,421	124,330	
80th Percentile		98,216	127,138	

	Director of Utilities			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	Engineer/Director of Public Works	105,000	125,000	
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	City Engineer/Stormwater Utility Manager	106,283	138,168	
Portage	na			
Stoughton	Director Public Works Dept			138,775
Watertown	Water/Wastewater Utilities Manager	97,926	125,382	
Wisconsin Rapids	na			
Oconomowoc	Director of Public Works	124,779	160,430	149,740
Hartland	Public Works Director	108,160	145,600	
Sussex	Director of Public Works/Vlg. Engineer	93,500	140,542	128,752
Platteville	na			
Fort Atkinson	Director of Public Works	96,000	144,000	
Oregon	Director of Public Works	114,171	146,786	
Range Data				
Average		105,727	140,739	
50th Percentile		105,642	142,271	
60th Percentile		106,658	144,320	
65th Percentile		107,315	144,880	
70th Percentile		107,972	145,440	
75th Percentile		109,663	145,896	
80th Percentile		111,767	146,311	

	Office Administrator			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	na			
DeForest	na			
Germantown	na			
Hartford	na			
Middleton	Recreation Coordinator	55,989	60,188	
Portage	na			
Stoughton	na			
Watertown	Office/Program Coordiantor	51,834	66,331	
Wisconsin Rapids	na			
Oconomowoc	na			
Hartland	Recreation Coordinator	54,080	70,720	
Sussex	Recreation Coordinator	55,250	83,047	
Platteville	na			
Fort Atkinson	na			
Oregon	Recreation & Programming Coord.	53,414	68,682	
Range Data				
Average		54,113	69,794	
50th Percentile		54,080	68,682	
60th Percentile		54,548	69,497	
65th Percentile		54,782	69,905	
70th Percentile		55,016	70,312	
75th Percentile		55,250	70,720	
80th Percentile		55,398	73,185	

	Clerk - Parks			
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:
Cedarburg	Clerical Personnel	24,960	31,200	
DeForest	na			
Germantown	Administrative Assistant	45,000	50,000	
Hartford	Administrative Asst. I	39,520	43,680	PT
Middleton	na			
Portage	Administrative Associate I	39,146	47,278	
Stoughton	Recreation Asssistant			45,885
Watertown	Customer Service Associate (Rec Admin)	36,941	47,299	
Wisconsin Rapids	Volunteer Coord./Receptionist	38,480	52,083	
Oconomowoc	na			
Hartland	na			
Sussex	Administrative Assistant	38,250	57,494	37,927
Platteville	Administrative Assistant I	37,170	47,798	
Fort Atkinson	Admin Asstnt - Program Coord. (Rec.)	44,000	66,000	
Oregon	Administrative Assistant	41,662	53,560	
Range Data				
Average		38,513	49,639	
50th Percentile		38,813	48,899	
60th Percentile		39,295	50,833	
65th Percentile		39,464	51,771	
70th Percentile		40,163	52,526	
75th Percentile		41,127	53,191	
80th Percentile		42,130	54,347	

	Judicial Assistant/Municipal Court Clerks with Judicial Administration Legacy Certificate				
Comparable Community	Title & Position Comments	Minimum Rate:	Maximum Rate:	Actual Salary:	Hourly Rate:
Franklin	Judicial Asst./Municipal Court Clerk			64,480.00	31.00
City of Sun Prairie	Judicial Asst./Municipal Court Clerk			72,737.60	34.97
Menomonee Falls	Judicial Asst./Municipal Court Clerk			59,280.00	28.50
Stevens Point-Plover	Judicial Asst./Municipal Court Clerk			62,878.40	30.23
New Berlin	Judicial Asst./Municipal Court Clerk			62,400.00	30.00
Wauwatosa	Judicial Asst./Municipal Court Clerk			66,456.00	31.95
City of Middleton	Judicial Asst./Municipal Court Clerk			55,203.20	26.54
Rothschild	Judicial Asst./Municipal Court Clerk			48,817.60	23.47
City of DePere	Judicial Asst./Municipal Court Clerk			57,678.40	27.73
City of Muskego	Judicial Asst./Municipal Court Clerk			60,652.80	29.16
Bulter	Judicial Asst./Municipal Court Clerk			59,488.00	28.60
Bangor, etc.	Judicial Asst./Municipal Court Clerk			66,726.40	32.08
Port Edwards	Judicial Asst./Municipal Court Clerk			54,371.20	26.14
Amery Area	Judicial Asst./Municipal Court Clerk			66,560.00	32.00
City of Milton	Judicial Asst./Municipal Court Clerk			57,928.00	27.85
Village of Woodville	Judicial Asst./Municipal Court Clerk			70,220.80	33.76
Fox Point	Judicial Asst./Municipal Court Clerk			54,912.00	26.40
Marshall	Judicial Asst./Municipal Court Clerk			75,296.00	36.20
City of Madison	Judicial Asst./Municipal Court Clerk			77,521.60	37.27
Range Data					
Average				62,821.47	
50th Percentile		62,400	81,120	62,400.00	
60th Percentile		64,160	83,408	64,159.68	
65th Percentile		65,863	85,622	65,863.20	
70th Percentile		66,518	86,474	66,518.40	
75th Percentile		66,643	86,636	66,643.20	
80th Percentile		68,124	88,561	68,124.16	

Benchmark peers for this position were selected based on jurisdictions holding a Judicial Administration Legacy Certificate and demonstrating comparable population size, court caseload volume, and years of experience for similar positions. This approach ensures that compensation and position expectations are evaluated against courts operating under similar administrative complexity, workload demands, and professional qualification standards, rather than relying solely on geographic proximity or broader statewide averages.

City of Beaver Dam, WI

Compensation Study

2026





Agenda

1. Scope of Work
2. Market Survey
3. Recommendations
4. Implementation of Recommendations
5. Future Administration
6. Questions

Scope of Work and Process

Project Scope:

- Study Preparation and Project Meetings
- Determination of Comparable Communities
- Market Survey
- Analyzed Market Data
- Prepared Recommendations
- Draft Report
- Presentation
- Finalize Report



Comparable Communities

Determination of Comparable Communities (Appendix A):

The following 7 criteria were used:

1. Population
2. Total Equalized Value (million)
3. Property Tax Levy Per Capita
4. Net Basic Spending Per Capita
5. Total Shared Revenue (thousands)
6. Per Capita Debt
7. Proximity to Beaver Dam

Comparable Communities 72+ Points

To determine which communities should be used for survey purposes, MGT first considered all cities and villages in Washington, Fond du Lac, Dodge, Jefferson, Waukesha, and Columbia, Dane, and Green Lake Counties, with a population between 5,500 and 45,000. Several additional communities outside of those parameters that were suggested by the City Council were also analyzed for comparability.

Cedarburg	**Hartland**	**Portage**
DeForest	**Middleton**	**Stoughton**
Fort Atkinson	**Oconomowoc**	**Sussex**
Germantown	**Oregon**	**Watertown**
Hartford	**Platteville**	**Wisconsin Rapids**

Bolded communities indicate the community responded to the survey or supplied MGT with a copy of their Compensation Plan/Union Contracts.

Market Survey - Salaries

Data is collected through the use of a survey

- Each position is defined to assist in gathering accurate data.
- Salary data are reviewed to determine if the information gathered is appropriate for the position surveyed.
- Salary ranges are the preferred method for gathering salary data because they provide a more comprehensive view of compensation trends.
- The salary data collected reflects the current market rates for the positions surveyed.

Compensation Review & Recommendations

- **Study Approach:** MGT worked with the City to recommend compensating employees at the 60th percentile.
- **Percentiles Explained:**
  - Percentiles show how salaries compare to other communities (e.g., 50th = median, 60th = 10% above median).
  - Selecting a percentile sets where salaries fall relative to the market.
- **Recommendation:** Update salaries for positions below market to the market minimum to strengthen the City's compensation structure, attract and retain talent, and promote equitable pay practices.
- **Market Data:** Table 1 consolidates all compensation data at the 60th percentile, noting recommendations aligned with market benchmarks.

Implementation of Recommendations

- **Below Market Minimum:** Employees below the market minimum should have their pay increased to the market minimum to ensure competitive and equitable compensation.
- **Within Market Range:** Employees whose pay already falls within the defined market range for their classification should maintain their current pay, as their compensation is considered competitive and appropriately aligned with market benchmarks.
- **Above Market Maximum:** Employees whose current pay exceeds the maximum of the market range for their classification should maintain their current pay.

Future Administration

- Conduct an annual review of the City's salaries to maintain competitive pay.
- Continue using the current comparable communities until reevaluation is needed.
- Reference Consumer Price Index (CPI).
- Adjust pay ranges to reflect market trends and consider pay adjustments for employees.



Thank you

City of Beaver Dam, Wisconsin
Engineering Office

TO: Common Council
FROM: Todd Janssen, John Moosreiner
SUBJECT:

The Issue:
The City of Beaver Dam has petitioned the Common Council to rezone Parcel No. 206-1214-2212-002 (8.088 acres) located at W8219 Hemlock Road from Single Family Residential District to Light Manufacturing District. The intent of this rezoning is to properly accommodate future development(s) within the 151 Business Park.

Considerations:
The referenced parcel is a former farmstead that was annexed into the city in 2020. Adjacent zoning is Light Manufacturing.

Does this item have a financial or budget impact?
No
None.

Recommendation:
Staff recommends approval of the rezone request as presented.

Attachments:
1. Ordinance No. 6-2026
2. Rezone Petition
3. Property Map

ORDINANCE NO. 6-2026

AN ORDINANCE REZONING PARCEL NO. 206-1214-2212-002 LOCATED AT W8219 HEMLOCK ROAD FROM SINGLE FAMILY RESIDENTIAL DISTRICT TO LIGHT MANUFACTURING DISTRICT

THE COMMON COUNCIL OF THE CITY OF BEAVER DAM DO ORDAIN AS FOLLOWS:

SECTION I: Section 70-82, Official Zoning Map, is hereby amended by withdrawing lands (approximately 8.088 acres) described as City Parcel No. 206-1214-2212-002 located at W8219 Hemlock Road (petition and map attached hereto) from Single Family Residential District to Light Manufacturing District.

SECTION II: Said ordinance shall be effective upon its passage and publication.

Presented by the members of the Plan Commission.

First Reading – March 16, 2026

Adopted: April 6, 2026

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

_____
Roberta Marck, Mayor

_____
Tracey Ferron, City Clerk

PETITION FOR REZONING

To the Honorable Mayor and Common Council of the City of Beaver Dam, Wisconsin. The undersigned hereby petitions your honorable body as follows:

To rezone from Single Family Residential District to Light Manufacturing District the following described property and as shown on the enclosed exhibit:

Said property being approximately 8.088 acres as described in Document No. 1294951 recorded with the Dodge County Register of Deeds and being City Tax Parcel No. 206-1214-2212-002.

Property Owner or Agent for Owner: City of Beaver Dam

Larry Bierke 02/19/2026

Larry Bierke
City Administrator
205 S Lincoln Ave
Beaver Dam, WI 53916

Date

ArcGIS Web Map



2/19/2026, 9:21:41 AM

1:10,513

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Dodge County Land Resources & Parks

City of Beaver Dam, Wisconsin
Engineering Office

TO: Common Council
FROM: Todd Janssen, Dan Mulhern
SUBJECT:

The Issue:
Enclosed for your consideration are amendments to the Recycling ordinance that are intended to align with current City operations and Wisconsin DNR standards.

Considerations:
The Department of Natural Resources (DNR) has revised the administrative code that oversees Responsible Units' (RUs) effective recycling programs and other aspects of Wisconsin's recycling law. The rule revisions took effect July 1, 2025.

DNR has asked all RUs to update their recycling ordinances accordingly by April 30, 2026.

Does this item have a financial or budget impact?
No

Recommendation:
Staff recommends approval of this Ordinance amendment as presented herein.

Attachments:
1. Ordinance No. 7-2026
2. Ordinance No. 7-2026 Exhibit A

ORDINANCE NO. 7-2026

AN ORDINANCE AMENDING CHAPTER 34, ARTICLE II, DIVISION 2, RECYCLING, OF THE BEAVER DAM MUNICIPAL CODE

WHEREAS, current City operations and Wisconsin Department of Natural Resources (WDNR) standards have made some references in Chapter 34, Article II, Division 2 of the municipal code obsolete and/or inconsistent; and

WHEREAS, the Common Council of the City of Beaver Dam desires to update the municipal code so it is consistent with current City operations and WDNR standards; and

WHEREAS, Exhibit A to this ordinance, which is hereby incorporated, creates consistency with current City operations and WDNR standards; and

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Beaver Dam hereby ordains:

1. Chapter 34, Article II, Division 2 of the Beaver Dam Municipal Code shall be amended as depicted in Exhibit A.

2. This ordinance shall become effective upon its passage and publication.

Presented by the members of the Operations Committee.

First Reading – March 16, 2026

Adopted: April 6, 2026

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

_____
Roberta Marck, Mayor

_____
Tracey Ferron, City Clerk

EXHIBIT A

DIVISION 2. RECYCLING

Sec. 34-61. Purpose of division.

The purpose of this division is to promote recycling, composting and resource recovery through the administration of an effective recycling program under Wis. Stats. § 287.11, and Wis. Admin. Code NR ch. 544.

(Code 2001, § 11.10(1))

Sec. 34-62. Statutory authority.

This division is adopted under Wis. Stats. § 287.09(3)(b), and the powers vested in the municipal government of the city.

(Code 2001, § 11.10(2); Ord. No. 16-2023, § 1(Exh. A), 11-20-2023)

Sec. 34-63. Abrogation and greater restrictions.

It is not intended by this division to repeal, abrogate, annul, impair or interfere with any existing rules, regulations, ordinances or permits previously adopted or issued under law. Whenever this division imposes greater restrictions, such provisions shall apply.

(Code 2001, § 11.10(3))

Sec. 34-64. Interpretation.

In their interpretation and application, the provisions of this division shall be held to be the minimum requirements and shall not be deemed a limitation or repeal of any other power granted by statute. Where any terms or requirements of this section may be inconsistent or conflicting, the more restrictive requirements or interpretation shall apply. Where a provision of this section is required by statute, or by a standard in Wis. Admin. Code NR ch. 544, and where the section provision is unclear, the provision shall be interpreted in light of the statute and the Wis. Admin. Code NR ch. 544 standards in effect on the date of the adoption of the ordinance from which this division is derived, or in effect on the date of the most recent text amendment to this division.

(Code 2001, § 11.10(4))

Sec. 34-65. Applicability of division provisions.

The requirements of this division apply to all persons within the corporate limits of the city.

(Code 2001, § 11.10(6))

Sec. 34-66. Severability.

Should any portion of this division be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

(Ord. No. 16-2023, § 1(Exh. A), 11-20-2023)

Sec. 34-67. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Bi-metal container means a container for carbonated or malt beverages that is made primarily of a combination of steel and aluminum.

Container board means corrugated paperboard used in the manufacture of shipping containers and related products.

EPS means expanded (or foamed) polystyrene, labeled SPI code 6.

Foam polystyrene packaging means packaging made primarily from foam polystyrene that satisfies one of the following criteria:

(1) Is designed for serving food or beverages.

(2) Consists of loose particles intended to fill space and cushion the packaged article in a shipping container.

(3) Consists of rigid materials shaped to hold and cushion the packaged article in a shipping container.

Glass container means a glass bottle, jar or other packaging container used to contain a product that is the subject of a retail sale and does not include ceramic cups, dishes, oven ware, plate glass, safety and window glass, heat resistant glass such as Pyrex, lead based glass such as crystal, or TV tubes.

HDPE means high density polyethylene, labeled by SPI code 2.

LDPE means low density polyethylene, labeled by SPI code 4.

Magazines means magazines and other materials printed on similar paper.

Major appliance means a residential or commercial air conditioner, clothes dryer, clothes washer, dishwasher, freezer, microwave oven, oven, refrigerator, stove, humidifier, dehumidifier, garbage compactor, furnace, boiler and water heater.

Multifamily dwelling means a property containing five or more residential units, including those which are occupied seasonally.

Newspaper means a newspaper and other materials printed on newsprint.

Nonresidential facilities and properties means commercial, retail, industrial, institutional and governmental facilities and properties but not multifamily dwellings. Non-residential facilities and properties includes any location at which goods or services are provided or manufactured, including locations under construction, demolition, or remodeling, or used for special events such as fairs, festivals, sport venues, conferences, and exhibits.

Office paper means high grade printing and writing papers. This term does not include industrial process waste, newspaper or packaging.

Deleted: from offices in nonresidential facilities and properties. Printed white ledger and computer printout are examples of office paper generally accepted as high grade

Other resins or *multiple resins* means plastic resins labeled by SPI code 7.

Person means any individual, corporation, limited liability company, partnership, association, local governmental unit, as defined in Wis. Stats. § 66.0131(1)(a), state agency or authority or federal agency.

PETE or *PET* means polyethylene terephthalate, labeled by SPI code 1.

Plastic container means individual, separate, rigid plastic bottle, can, jar or carton, except for a blister pack, that is originally used to contain a product that is the subject of retail sale.

Post-consumer waste means solid waste other than solid waste generated in the production of goods, hazardous waste, as defined in Wis. Stats. § 291.01(7), waste from construction and demolition of structures, scrap automobiles, or high-volume industrial waste, as defined in Wis. Stats. § 289.01(17).

PP means polypropylene, labeled by SPI code 5.

PS means polystyrene, labeled by SPI code 6.

PVC means polyvinyl chloride, labeled by SPI code 3.

Recyclable materials includes lead acid batteries; major appliances, waste oil; yard waste; aluminum containers; corrugated paper or other container board; foam polystyrene packaging; glass containers; magazines, newspaper; office paper; rigid plastic containers, including those made of PETE, HDPE, PVC, LDPE, PP, PS and other resins or multiple resins; steel containers; waste tires; and bi-metal containers.

Solid waste. See Wis. Stats. § 289.01(33).

Solid waste facility. See Wis. Stats. § 289.01(35).

Solid waste treatment means any method, technique or process which is designed to change the physical, chemical or biological character or composition of solid waste. Treatment includes incineration.

Waste tire means a tire that is no longer suitable for its original purpose because of wear, damage or defect.

Yard waste means leaves, grass clippings, yard and garden debris and brush, including clean woody vegetative material no greater than six inches in diameter. This term does not include stumps, roots or shrubs with intact root balls.

(Code 2001, § 11.10(9); Ord. No. 16-2023, § 1(Exh. A), 11-20-2023)

Cross reference(s)—Definitions generally, § 1-2.

Sec. 34-68. Separation of recyclable materials.

Occupants of single-family and two-unit to four-unit residences, multifamily dwellings and nonresidential facilities and properties shall separate the following materials from post-consumer waste:

(1) Lead acid batteries,

(2) Major appliances,

(3) Waste oil,

(4) Yard waste,

(5) Aluminum containers,

(6) Bi-metal containers,

(7) Corrugated paper or other container board,

(8) Glass containers,

(9) Magazines,

(10) Newspaper,

(11) Office paper,

(12) Rigid plastic containers made of PETE, HDPE, PVC, LDPE, PP, PS, and other resins or multiple resins,

(13) Steel containers,

(14) Waste tires,

(Code 2001, § 11.10(10); Ord. No. 16-2023, § 1(Exh. A), 11-20-2023)

Deleted: ,

Deleted: (15) Foam polystyrene packaging. ¶

Sec. 34-69. Separation requirements exempted.

The separation requirements of section 34-68 do not apply to the following:

(1) Occupants of single-family and two-unit to four-unit residences, multifamily dwellings and nonresidential facilities and properties that send their post-consumer waste to a processing facility licensed by the DNR that recovers the materials specified in section 34-68 from solid waste in as pure a form as is technically feasible.

(2) Solid waste which is burned as a supplemental fuel at a facility if less than 30 percent of the heat input to the facilities is derived from the solid waste burned as supplemental fuel.

(3) A recyclable material specified in section 34-68(5) through (14) for which a variance has been granted by the DNR under Wis. Stats. § 287.11(2m), or Wis. Admin. Code NR § 544.14.

(Code 2001, § 11.10(11); Ord. No. 16-2023, § 1(Exh. A), 11-20-2023)

Sec. 34-70. Care of separated recyclable materials.

To the greatest extent practicable, the recyclable materials separated as in section 34-68 shall be clean and kept free of contaminants such as food or product residue, oil or grease, or other nonrecyclable materials including, but not limited to, household hazardous waste, medical waste, and agricultural chemical containers. Recyclable materials shall be stored in a manner which protects them from wind, rain, and other inclement weather conditions.

(Code 2001, § 11.10(12); Ord. No. 8-2023, § 1(Exh. A), 10-2-2023)

Deleted: unless approved by the committee such as in conjunction with an open bin, comingled collection operation…

Sec. 34-71. Management of lead acid batteries, major appliances, waste oil, yard waste and waste tires.

Occupants of single-family, two-unit to four-unit residences, multifamily dwellings, nonresidential facilities and properties shall manage lead acid batteries, major appliances, waste oil, yard waste and waste tires as follows:

(1) *Lead acid batteries.* Lead acid batteries shall be disposed of at private retail outlets and at any other points of purchase or other legal disposal locations, all for the purpose of recycling, under law.

(2) *Major appliances.* Appliances requiring recycling that contain refrigerant material, including refrigerators, freezers, air conditioners and dehumidifiers, shall be disposed of by contacting local private salvage yards. All waste appliance generators in the city may dispose of any major appliances, not containing refrigerants, at the city drop-off site located at 205 West South Street, during normal operating hours.

Deleted: 640 South Center

(3) *Waste oil.* Waste oil shall be disposed of at the city drop-off site located at 238 Commercial Drive.

(4) *Yard waste.* Yard waste consisting of grass cuttings, wood chippings, leaves, brush and branches not exceeding six-inch thickness and garden vines and stalks can be disposed of by all waste generators at the city drop-off site, 205 West South Street. Tree care/landscape/lawn care contractors are prohibited from disposing of yard waste at the drop-off site. In addition, city collection at the street is made of such materials, except grass cuttings, at the times and locations scheduled by the committee.

Deleted: 640 South Center

(5) *Waste tires.* Waste tires shall be disposed of at private retail outlets, any other points of purchase, or other legal disposal locations including, but not limited to, private recycling firms, all for the purpose of recycling the tires under law.

(Code 2001, § 11.10(13); Ord. No. 8-2023, § 1(Exh. A), 10-2-2023; Ord. No. 16-2023, § 1(Exh. A), 11-20-2023)

Sec. 34-72. Preparation and collection of recyclable materials.

Except as may otherwise be directed by the committee, occupants of single-family and two-unit to four-unit residences, including such residences that may be located in buildings also occupied by uses defined in section 34-67, shall do the following for the preparation and curbside collection, by city government retained contractor, of the separated materials specified as follows:

(1) Aluminum containers shall be rinsed and preferably flattened. Containers shall be placed in the approved recycling container and placed at the curbline on the designated day of collection.

(2) Bi-metal containers shall be cleaned of contents and rinsed. Labels need not be removed. Containers shall be placed in the approved recycling container and placed at the curbline on the designated day of collection.

(3) Corrugated paper or other container board shall be free of debris and placed in the approved recycling container and placed at the curb line on the designated day of collection.

(4) Glass containers (unbroken) shall be cleaned of contents and rinsed. Labels and covers need not be removed. Containers shall be placed in the approved recycling container and placed at the curbline on the designated day of collection.

(5) Magazines shall be placed in the approved recycling container and placed at the curb line on the designated day of collection.

(6) Newspaper shall be placed in the approved recycling container and placed at the curb line on the designated day of collection.

(7) Office paper shall be placed in the approved recycling container and placed at the curb line on the designated day of collection.

(8) Rigid plastic containers shall be prepared and collected as follows:

a. Plastic containers made of PETE (SPI code 1), including, but not limited to, soft drink bottles and liquor bottles, shall be rinsed and have the caps removed. Containers shall be placed in the approved recycling containers and placed at the curbline on the designated day of collection.

b. Plastic containers made of HDPE (SPI code 2) including, but not limited to, natural (without color) milk jugs, distilled water jugs, grocery bags, colored laundry and dish detergent bottles shall be rinsed and have the caps removed. Containers shall be placed in the approved recycling containers and placed at the curbline on the designated day of collection.

c. Effective when mandated by state law:

1. Plastic containers made of PVC (polyvinyl chloride) (SPI code 3) commonly found in bottles of imported mineral water, salad dressing, vegetable and salad oils, floor polish, mouthwash, liquor and blister pack "bubble" for batteries, bottle liners and cap coatings, for example;
2. LDPE (low density polyethylene) (SPI code 4) commonly found in flexible film bags for dry cleaning, bread, produce, trash bags and some rigid items such as food storage containers and flexible lids;
3. PP (polypropylene) (SPI code 5) commonly found in battery cases, medical containers, oil additive containers, some dairy tubs, cereal box liners, bottle labels and caps, rope and strapping, combs, snack wraps/bags, some yogurt cups and lids (those that do not easily crack);
4. PS (polystyrene) (SPI code 6) commonly found in some yogurt cups and lids, cookie and muffin trays, clear carry out containers, vitamin bottles and most fast food cutlery; EPS (expanded polystyrene) (SPI code 6) commonly found in meat and produce trays, hot cups, egg cartons and clamshell-type carry-out containers;
5. ABS (acrylonitrile/butadiene/styrene) (SPI code 7) plastic containers; PC (polycarbonate) (SPI code 7) multilayered plastic containers; PUR (polyurethane) (SPI code 7) plastic containers (Note: SPI code 7 refers to resin or multiple resins plastics); and foam polystyrene packaging as defined in section 34-67 and is either designed for serving food or beverages or consists of loose particles intended to fill space and cushion the packaged article in a shipping container.

These plastic containers and materials shall be cleaned and placed in the approved recycling containers and placed at the curbline on the designated day of collection.

(9) Steel containers shall be disposed of by contacting local private salvage yards or at the city drop-off site located at 205 West South Street, during normal operating hours.

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(Code 2001, § 11.10(14)); Ord. No. 8-2023, § 1(Exh. A), 10-2-2023; Ord. No. 16-2023, § 1(Exh. A), 11-20-2023)

Sec. 34-73. Responsibilities of owners or designated agents of multifamily dwellings.

(a) Owners or designated agents of multifamily dwellings shall do all of the following to recycle the materials specified in section 34-68(5)—(14):

Deleted: 5

(1) Provide adequate, separate containers for the recycling program established in compliance with the ordinance. The number of recycling containers shall equal or be greater than the number of trash containers and at least one of the following shall be met:

a. The minimum total volume of recycling container space is equal to 20 gallons per week per dwelling unit.

b. The ratio of trash container volume to recycling container volume is at most 2:1.

c. An alternative method that does not result in the overflow of a recycling container during the time period between collection of materials and delivery to a recycling facility.

Deleted: recyclable materials.

(2) Notify tenants in writing at the time of renting or leasing the dwellings and at least semiannually thereafter about the established recycling program.

(3) Provide for the collection of the materials separated from the solid waste by the tenants and the delivery of the materials to a recycling facility, all by a privately retained licensed contractor.

(4) Notify tenants which materials are collected, how to prepare the materials in order to meet the processing requirements, collection methods or sites, and locations of drop-off collection sites to recycle materials not collected on-site.

(b) The requirements specified in subsection (a) of this section do not apply to the owners or designated agents of multifamily dwellings if the post-consumer waste generated within the dwelling is treated at a processing facility licensed by the DNR that recovers for recycling the materials specified in section 34-68(5)—(14) from solid waste in as pure a form as is technically feasible, including waste tires.

(Code 2001, § 11.10(15); Ord. No. 16-2023, § 1(Exh. A), 11-20-2023)

Sec. 34-74. Responsibilities of owners or designated agents of nonresidential facilities and properties.

(a) Owners or designated agents of nonresidential facilities and properties shall do all of the following to recycle the materials specified in section 34-68(5)—(14), including waste tires:

(1) Provide adequate, separate containers for the recyclable program established under this section. The total volume of recycling containers shall be sufficient to avoid overflow during the time period between collection of materials and delivery to a recycling facility.

(2) Notify in writing, at least semiannually, all users, tenants and occupants of the properties about the established recycling program.

(3) Provide for the collection of the materials separated from the solid waste by the users, tenants and occupants and the delivery of the materials to a recycling facility, all by a privately retained licensed contractor.

(4) Notify users, tenants and occupants which materials are collected, how to prepare materials in order to meet the processing requirements, collection methods or sites, and locations of drop-off collection sites to recycle materials not collected on-site.

(b) The requirements specified in subsection (a) of this section do not apply to the owners or designated agents of nonresidential facilities and properties if the post-consumer waste generated within the facility or property is treated at a processing facility licensed by the DNR that recovers for recycling the materials specified in section 34-68(5)—(14) from solid waste in as pure a form as is technically feasible, including waste tires.

(Code 2001, § 11.10(16); Ord. No. 16-2023, § 1(Exh. A), 11-20-2023)

Sec. 34-75. Prohibitions on disposal of materials separated for recycling.

No person may dispose of in a solid waste disposal facility or burn in a solid waste treatment facility any of the materials specified in section 34-68(5)—(14) which have been separated for recycling. Waste tires may be burned with energy recovery in a solid waste treatment facility.

(Code 2001, § 11.10(17); Ord. No. 16-2023, § 1(Exh. A), 11-20-2023)

Sec. 34-76. Space for recycling in public buildings.

Any building constructed or remodeled or expanded by 50 percent or more in floor area, shall provide a designated area for the separation, temporary storage and collection of solid waste and recyclables either within

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Deleted: and hours of operation, and a contact person or company, including a name, address and telephone number

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or adjacent to the building. A public building is defined as a multifamily residential building with more than four living units and all other nonresidential buildings.

(Code 2001, § 11.10(18))

Sec. 34-77. Hauler licensing.

No person or corporation shall engage in the business of hauling recyclables within the city without being licensed by DNR under Wis. Admin. Code NR § 502.06. Haulers who collect solid waste or recyclables in the city for storage, treatment, processing, marketing or disposal shall obtain and maintain all necessary municipal and state permits, licenses and approvals prior to collecting any materials in the city.

(Code 2001, § 11.10(19))

Sec. 34-78. Compaction of glass by haulers.

Haulers shall not compact glass with paper during collection and transport of recyclables to a processing facility or market, and shall maintain materials in marketable condition. Glass containers shall not be compacted with garbage.

(Code 2001, § 11.10(21))

Sec. 34-79. Processing facilities.

Any contractor operating in the city shall not transport any recyclables for processing, to a processing facility unless the facility has been approved and certified by DNR under Wis. Admin. Code NR § 544.16.

(Code 2001, § 11.10(22))

Sec. 34-80. Local government purchasing of recycled content; multiple use; durable materials; equipment and supplies.

The city shall, to the extent practicable, make purchasing decisions to maximize the purchasing of products made from recycled and recovered materials. The city shall, to the extent practicable, award contracts for equipment and supplies on the basis of recyclability and ultimate disposition of products to discourage the purchase of single-use disposable products and require purchase of multiuse durable products.

(Code 2001, § 11.10(23); Ord. No. 16-2023, § 1(Exh. A), 11-20-2023)

State law reference(s)—Similar provisions, Wis. Stats. § 16.72(2)(e) and (f).

Sec. 34-81. Ownership of recyclables and refuse.

Recyclable materials and refuse, upon placement at the curb, shall become the property of the city. Recyclable materials, upon collection by any permitted collector, shall become the property of the contractor.

(Code 2001, § 11.10(24))

Sec. 34-82. Antiscavenging or unlawful removal of recyclables.

It shall be unlawful for any person, unless under contract with or licensed by the municipality, to collect or remove any recyclable material that has been deposited or placed at the curb or in a container adjacent to a home or nonresidential building for the purposes of collection for recycling.

(Code 2001, § 11.10(25))

Sec. 34-83. Changing classification of recyclable items.

The council reserves the right to designate additional solid waste materials as recyclable or currently collected materials as no longer recyclable in accordance with law and to either add or delete them from any collection services provided by the city or its contractors. The city shall provide written notice to its service recipients of this declaration.

(Code 2001, § 11.10(26))

Sec. 34-84. Collection schedule.

The committee shall establish the schedule for collection of recyclables by the city contractor. Recyclables shall be placed out for collection at the specified connection point no sooner than 24 hours prior to the scheduled collection day.

(Code 2001, § 11.10(27); Ord. No. 8-2023, § 1(Exh. A), 10-2-2023)

Sec. 34-85. Placement of recyclables for collection by city contractor.

Except as otherwise specifically directed or authorized by the committee, designated recycling containers shall be placed at the curbline, adjacent to the premises owned or occupied by the person, of the street designated in the collection schedule for collection by the city contractor. Materials shall be placed out for collection according to the scheduled days established.

(Code 2001, § 11.10(28); Ord. No. 8-2023, § 1(Exh. A), 10-2-2023)

Sec. 34-86. Enforcement; penalties for violation.

(a) For the purpose of ascertaining compliance with the provisions of this article, any authorized officer, employee or representative of the city may inspect recyclable materials separated for recycling, post-consumer waste intended for disposal, recycling collection sites and facilities, collection vehicles, collection areas of multifamily dwellings and nonresidential facilities and properties, and any records relating to recycling activities, which shall be kept confidential when necessary to protect proprietary information. No person may refuse access to any authorized officer, employee or authorized representative of the city who requests access for purposes of inspection, and who presents appropriate credentials. No person may obstruct, hamper or interfere with such an inspection.

(b) Any person who violates a provision of this article may be issued a citation by a duly authorized officer, employee or representative of the city. The issuance of a citation shall not preclude proceeding under any other ordinance or law relating to the same or any other matter. Proceeding under any other ordinance or law relating to the same or any other matter shall not preclude the issuance of a citation under this subsection.

(c) Penalties for violating this article may be assessed as follows:

(1) Any person who violates section 34-75 may be required to forfeit $50.00 for a first violation, $200.00 for a second violation, and not more than $2,000.00 for a third or subsequent violation.

(2) Any person who violates a provision of this article, except section 34-75, may be required to forfeit not less than $10.00 nor more than $1,000.00 for each violation.

(Code 2001, § 11.10(29))

City of Beaver Dam, Wisconsin
City Administrator Office

TO: Common Council
FROM:
SUBJECT:

The Issue:

Considerations:

Does this item have a financial or budget impact?
No

Recommendation:

Attachments:
1. 18-2026 TID 7 Resolution
2. DRAFT Beaver Dam TID 7 Amend 03.20.26

RESOLUTION NO. 18-2026

A RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN AND BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 7, CITY OF BEAVER DAM, WISCONSIN

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

WHEREAS, Tax Incremental District No. 7 (the "District") was created by the City on May 16, 2016 as an industrial district; and

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

WHEREAS, such Amendment will:

a. Add territory to the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2.
b. Amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(4)(h)1.

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

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

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Dodge County, the Beaver Dam Unified School District, and the Moraine Park Technical College District, and any other entities having the power to levy taxes on

property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on March 25, 2026 held a public hearing concerning the proposed amendment to the Project Plan of the District, providing interested parties a reasonable opportunity to express their views thereon; and

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

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

1. The boundaries of the District named "Tax Incremental District No. 7, City of Beaver Dam", are hereby amended as identified in Exhibit A of this Resolution.

2. The territory being added shall become part of the District effective as of January 1, 2026.

4. The Common Council finds and declares that:

   (a) Not less than 50% by area of the real property within the District, as amended, is suitable for industrial sites within the meaning of Wisconsin Statutes Section 66.1101 and has been zoned for industrial use.

   (b) Based upon the finding stated in 3.a. above, the District was declared to be, and remains, an industrial district based on the identification and classification of the property included within the District.

   (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.

   (d)The equalized value of the taxable property within the territory to be added to the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.

   (e) That there are no parcels to be added to the District that were annexed by the City within the preceding three-year period.

   (f) The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).

   (g) The project costs relate directly to promoting industrial development in the District consistent with the purpose for which the District is created.

(h) Any real property within the District that was found suitable for industrial sites and was zoned for industrial at the time of creation of the District or as the date of this Amendment will remain zoned for industrial use for the life of the District.

4. The Project Plan for "Tax Incremental District No. 7, City of Beaver Dam" (see Exhibit B), as amended, is approved, and the City further finds the Project Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2026, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

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

By a vote of: _____ in favor, _____opposed, and _____ abstain.

Approved: April 6, 2026

_____
Roberta Marck
Mayor

Attested: April 6, 2026

_____
Tracey M. Ferron
City Clerk

EXHIBIT A -

LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 7
CITY OF BEAVER DAM

[INCLUDED WITHIN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

March 25, 2025

PROJECT PLAN AMENDMENT

City of Beaver Dam, Wisconsin

Tax Incremental District No. 7

DRAFT

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	March 25, 2026
Public Hearing Held:	March 25, 2026
Consideration by Plan Commission:	March 25, 2026
Consideration by Common Council:	April 6, 2026
Consideration by the Joint Review Board:	TBD (April 20 – May 18, 2026)

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SECTION 1:
Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 7 ("District") is an approximately 197-acre Industrial District originally created on May 16, 2016. The District was created to promote industrial development in the City's USH 151 Business Park which required substantial investment in public infrastructure to attract development. The goal of the District was to promote tax base growth, job creation, and the orderly development of the City.

The Original Project Plan identified $19.89 million of costs as further described below:

- Capital projects to attract development
- Development funds/incentives
- Financing costs such as interest on long term debt and fees
- Administrative costs

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is twofold. First, the City is adding 11.59 acres of territory to the District as permitted under Wis. Stat. § 66.1105(4)(h)2. This is the first of four permitted territory amendments available to the District. Second, the City is amending the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1.

Estimated Total Project Cost Expenditures

The City anticipates making additional project expenditures of approximately $8.57 million to undertake projects under the Amended Project Plan (the "Amended Project Costs"). The City does not intend to modify the scope of projects identified in the original project plan and retains the authority to fund additional projects should they materialize. Amended Project Costs include (i) an estimated increase of $7.39 million in capital projects (to include $500 thousand of costs within the ½ mile surrounding the District), as further described in Sections 6 and 8 of this Project Plan, (ii) a decrease of $350 thousand for developer incentives, (iii) an addition of $12,500 for tax payments to the Town of Beaver Dam, (iv) an estimated decrease of $817 thousand in interest costs on long term debt, (v) an estimated increase of $339 thousand in financing costs, and (vi) an estimated increase of $2.00 million in planning and administrative costs.

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Incremental Valuation

The City projects that new land and improvements value of approximately $72.00 million will result from the added project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 19 of its allowable 20 years.

Summary of Findings

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

1. That "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered the substantial investment needed to provide the public infrastructure necessary to allow for continued development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered that past and future developers are likely to purchase goods and services from local suppliers in construction of the projects, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

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

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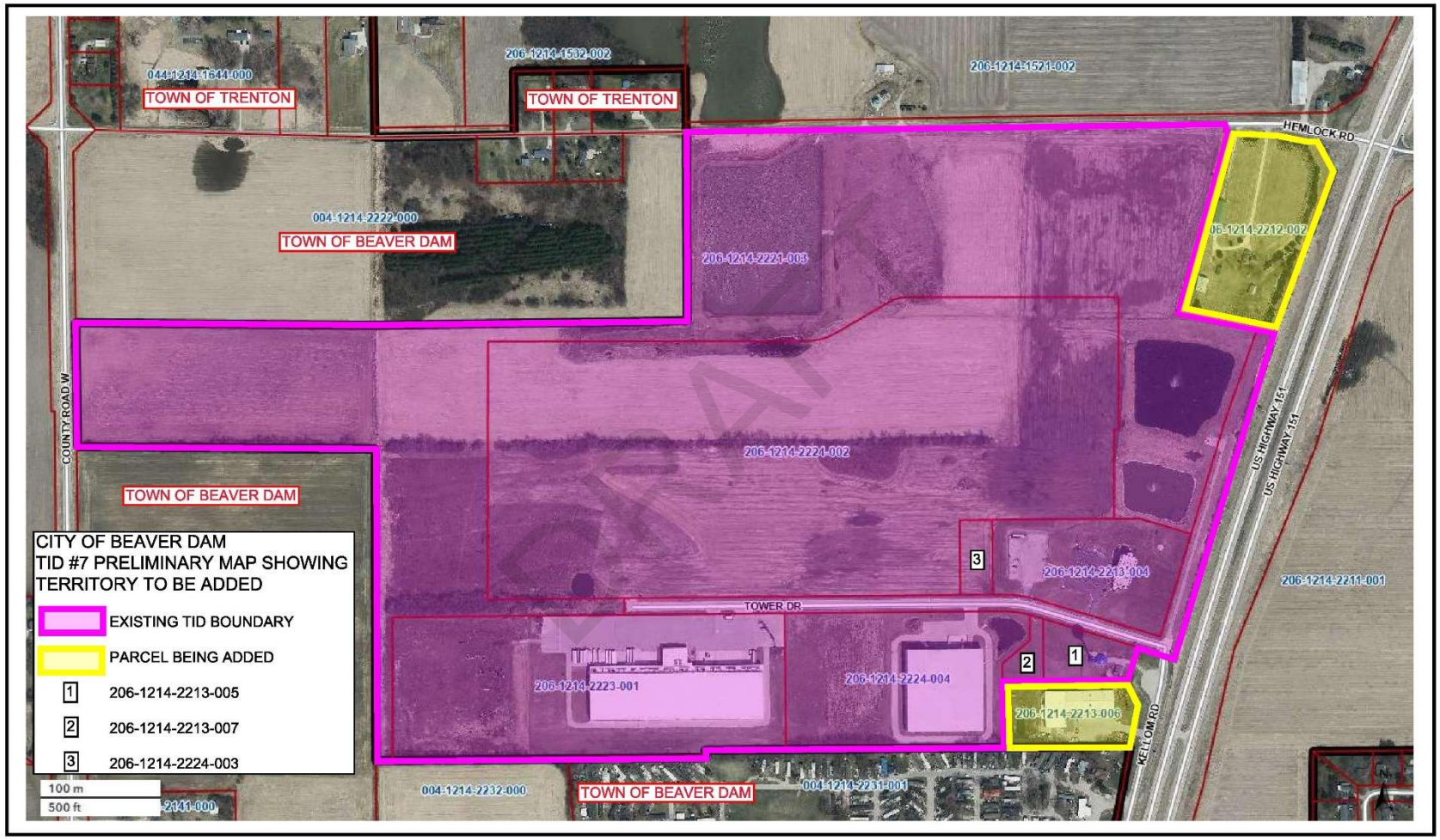
4. Not less than 50% by area of the real property within the District, as amended, is suitable for industrial sites as defined by Wis. Stat. § 66.1101 and has been zoned for industrial use. Any real property within the District that was found suitable for industrial sites and was zoned for industrial use at the time of creation of the District or at the time of this Plan Amendment will remain zoned for industrial use for the life of the District.
5. Based on the foregoing finding, the District remains designated as an industrial district.
6. That Project Costs relate directly to promoting industrial development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property within the territory to be added to the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The Plan for the District is feasible and is in conformity with the Master Plan of the City.
10. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
11. That for those parcels to be included within the District that were annexed by the City within the three-year period preceding adoption of this Resolution, the City pledges to pay the Town of Beaver Dam an amount equal to the property taxes the town last levied on the territory for each of the next five years.

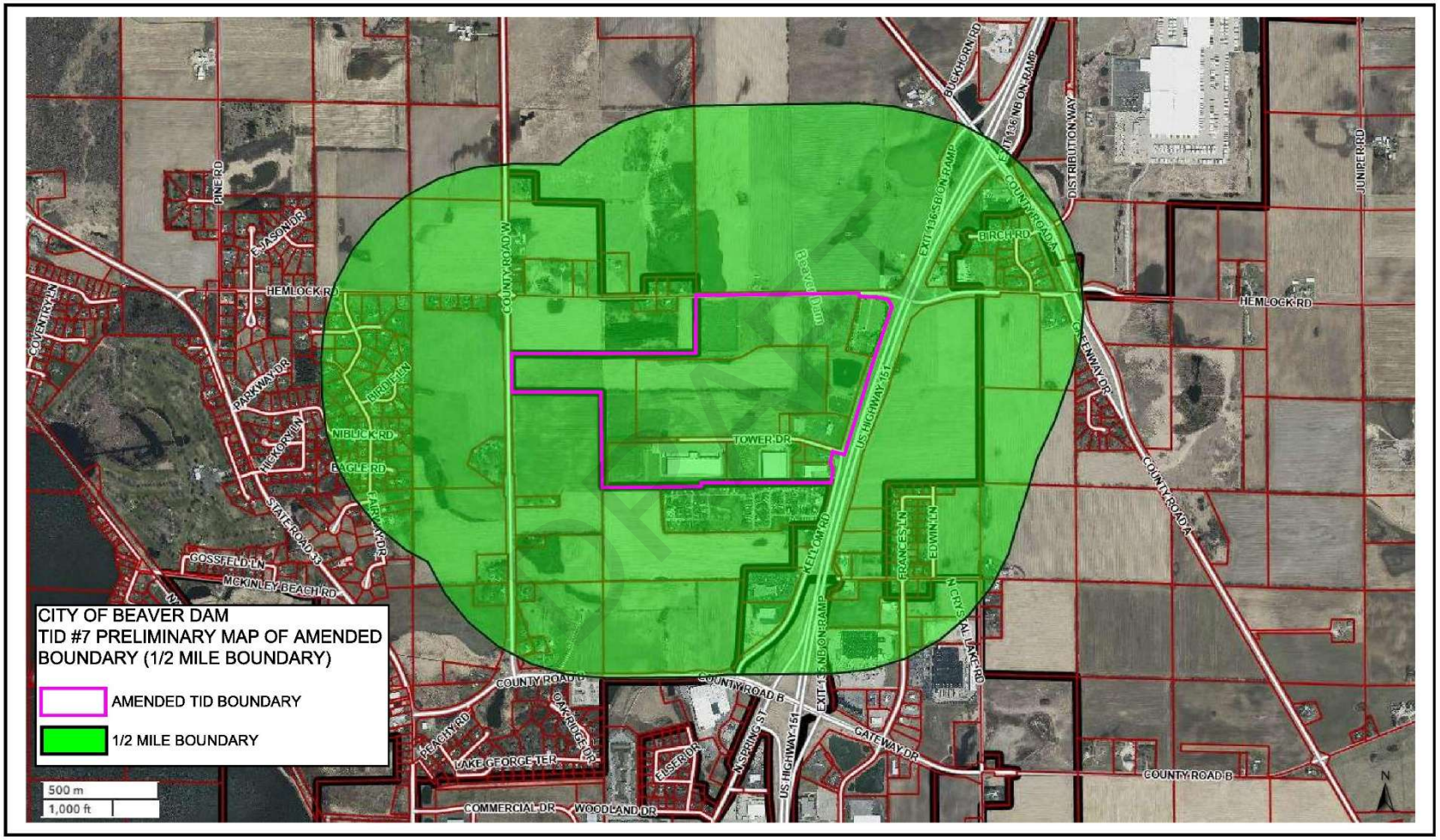
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SECTION 2:
Preliminary Map of Original District Boundary and Territory to be Added

Map Found on Following Page.

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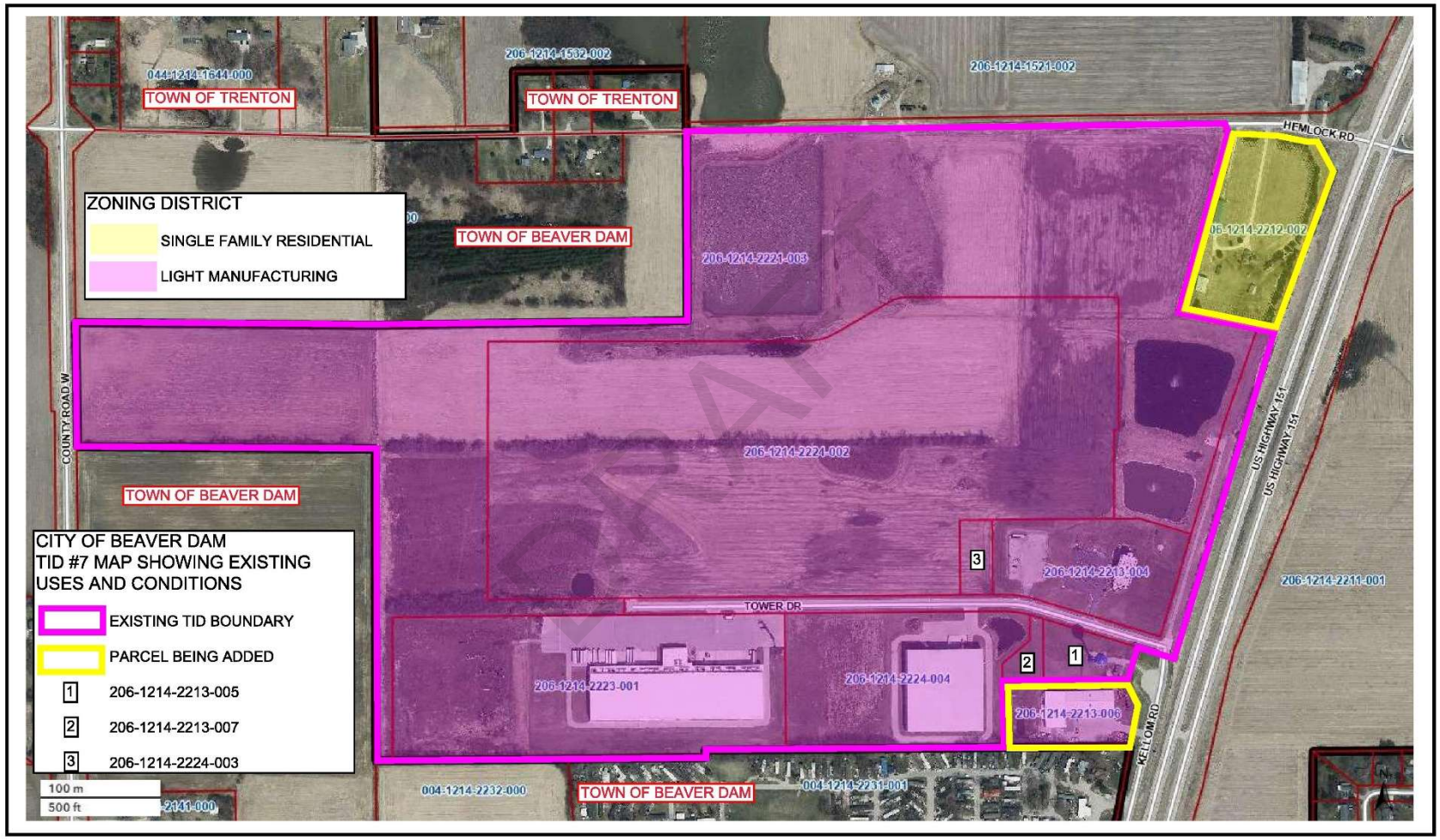

CITY OF BEAVER DAM
TID #7 PRELIMINARY MAP SHOWING
TERRITORY TO BE ADDED
EXISTING TID BOUNDARY
PARCEL BEING ADDED
1 206-1214-2213-005
2 206-1214-2213-007
3 206-1214-2224-003
100 m
500 ft
TOWN OF TRENTON
TOWN OF BEAVER DAM
HEMLOCK RD
COUNTY ROAD W
US HIGHWAY 151
TOWER DR
KELLOM RD
206-1214-1532-002
206-1214-1521-002
044-1214-1644-000
004-1214-2222-000
206-1214-2221-003
206-1214-2212-002
206-1214-2224-002
206-1214-2213-004
206-1214-2211-001
206-1214-2223-001
206-1214-2224-004
206-1214-2213-006
004-1214-2232-000
004-1214-2231-001


CITY OF BEAVER DAM
TID #7 PRELIMINARY MAP OF AMENDED BOUNDARY (1/2 MILE BOUNDARY)
AMENDED TID BOUNDARY
1/2 MILE BOUNDARY
500 m
1,000 ft
PINE RD
E JASON DR
HEMLOCK RD
COVENTRY LN
PARKWAY DR
BIRCH LN
NIBLICK RD
NILES PL
EAGLE RD
FAIRWAY DR
STATE ROAD 33
GOSSFELD LN
MCKINLEY BEACH RD
COUNTY ROAD W
BUCKHORN RD
EXIT 136 NB ON-RAMP
DISTRIBUTION WAY
JUNIPER RD
EXIT 136 SB ON-RAMP
COUNTY ROAD A
BIRCH RD
HEMLOCK RD
Beaver Dam
TOWER DR
US HIGHWAY 151
GATEWAY DR
COUNTY ROAD A
KEYLOR RD
FRANCES LN
EDWIN LN
N CRYSTAL LAKE RD
COUNTY ROAD B
EXIT 135 NB OFF-RAMP
COUNTY ROAD B
BEACH RD
OAK RIDGE DR
LAKE GEORGE TER
ELSER DR
N SPRING ST
US HIGHWAY 151
GATEWAY DR
COUNTY ROAD B
COMMERCIAL DR
WOODLAND DR
N

SECTION 3:
Map Showing Existing Uses and Conditions Within the Territory to be Added

Map Found on Following Page.

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ZONING DISTRICT
SINGLE FAMILY RESIDENTIAL
LIGHT MANUFACTURING
CITY OF BEAVER DAM
TID #7 MAP SHOWING EXISTING
USES AND CONDITIONS
EXISTING TID BOUNDARY
PARCEL BEING ADDED
1 206-1214-2213-005
2 206-1214-2213-007
3 206-1214-2224-003
100 m
500 ft
TOWN OF TRENTON
TOWN OF BEAVER DAM
206-1214-1532-002
206-1214-1521-002
044-1214-1644-000
206-1214-2221-003
206-1214-2212-002
206-1214-2224-002
206-1214-2213-004
206-1214-2211-001
206-1214-2223-001
206-1214-2224-004
206-1214-2213-006
004-1214-2232-000
004-1214-2231-001
HEMLOCK RD
COUNTY ROAD W
US HIGHWAY 151
TOWER DR
KELLOM RD
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SECTION 4:
Preliminary Identification of Parcels to be Added

The District boundaries will be amended to add the parcels identified in the below tables:

Parcel Data

Parcel Number	Address	Owner	Acres	Acres Industrial
Existing TID Area			196.56	190.49
206-1214-2212-002	W8219 HEMLOCK RD	CITY OF BEAVER DAM[1]	8.09	
206-1214-2213-006	N8309 KELLOM RD	MAHONEY GROUP LLC	3.51	3.51
TOTALS			208.16	194.00

Percentage of TID Area Zoned and Suitable for Industrial (at least 50%)	93%

1) The City purchased the parcel more than one year prior to the parcel being added to the District.
2) The parcel was annexed from the Town of Beaver Dam on June 16, 2025.

Calculation of Estimated Additional Base Value[1]

	Assessed Value			Equalized Value[2]		
Parcel	Land	Improvement	Total	Land	Improvement	Total
206-1214-2212-002	0	0	0	0	0	0
206-1214-2213-006	230,000	1,252,800	1,482,800	238,700	1,300,100	1,538,800
TOTALS	230,000	1,252,800	1,482,800	238,700	1,300,100	1,538,800

1) Estimated based on values as of January 1, 2025. Actual base value will be as of January 1, 2026.
2) Calculation based on aggregate assessment ratio of 96.36%.

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SECTION 5:
Equalized Value Test

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

Calculation of City Equalized Value Limit		
City TID IN Equalized Value (Jan. 1, 2025)	$	1,926,305,800
TID Valuation Limit @ 12% of Above Value	**$**	**231,156,696**
Calculation of Value Subject to Limit		
Estimated Base Value of Territory to be Included in District	$	1,538,800
Incremental Value of Existing Districts (Jan. 1, 2025)	$	97,582,100
Total Value Subject to 12% Valuation Limit	**$**	**99,120,900**
Total Percentage of TID IN Equalized Value		5.15%
Residual Value Capacity of TID IN Equalized Value	$	132,035,796

The equalized value of the increment of existing tax incremental districts within the City, plus the value of the territory proposed to be added to the District, totals $99,120,900. This value is less than the maximum of $231,156,696 in equalized value that is permitted for the City.

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SECTION 6:
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

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

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

The "Statement of Kind, Number and Location of Proposed Public Works and Other Projects" set forth in the original District Project Plan approved on May 16, 2016 is amended and restated to include the following Project Costs that the City has made, expects to make, or may need to make, in conjunction with the implementation of the District's Plan or this Plan Amendment.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

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

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

Property Acquisition for Conservancy

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

Acquisition of Rights-of-Way

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

Acquisition of Easements

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

Relocation Costs

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

Site Preparation Activities

Environmental Audits and Remediation

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

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Demolition

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

Site Grading

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

Utilities

Sanitary Sewer System Improvements

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

Water System Improvements

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

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

Stormwater Management System Improvements

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

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Electric Service

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

Gas Service

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

Communications Infrastructure

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

Streets and Streetscape

Street Improvements

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

Streetscaping and Landscaping

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

Community Development

Cash Grants (Development Incentives)

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

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Miscellaneous

Property Tax Payments to Town

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

Projects Outside the Tax Increment District

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

- $500,000 for the Kellom Rd. street resurfacing project
- The City may need to acquire land within one-half mile of the District boundary to fully develop infrastructure, such as streets, necessary to serve the District. Both acquisition and construction costs will be eligible Project Costs under this Amendment. Detailed project information and cost estimates are not available at the time of this Amendment.

Professional Service and Organizational Costs

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

Administrative Costs

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

Financing Costs

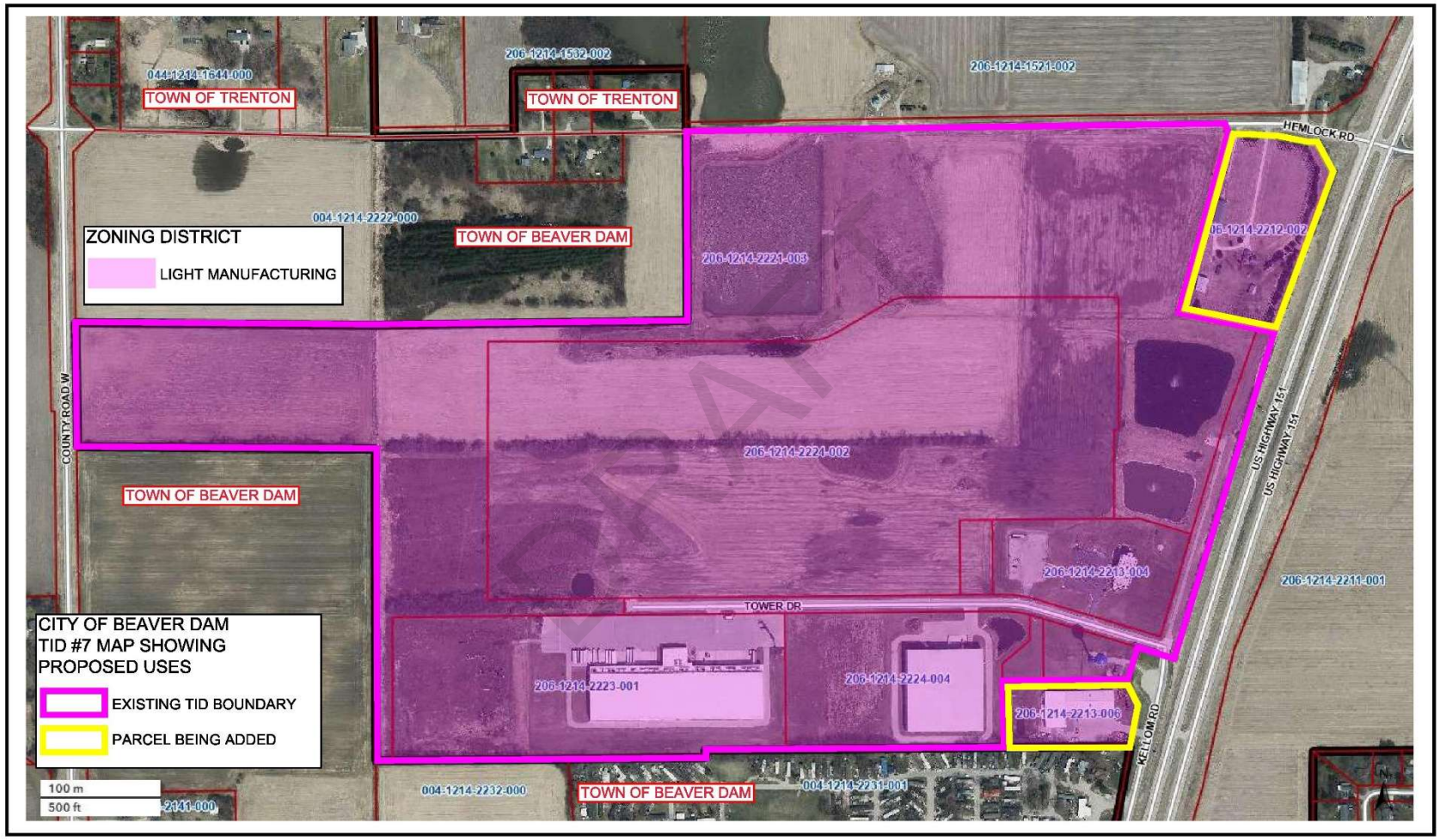
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

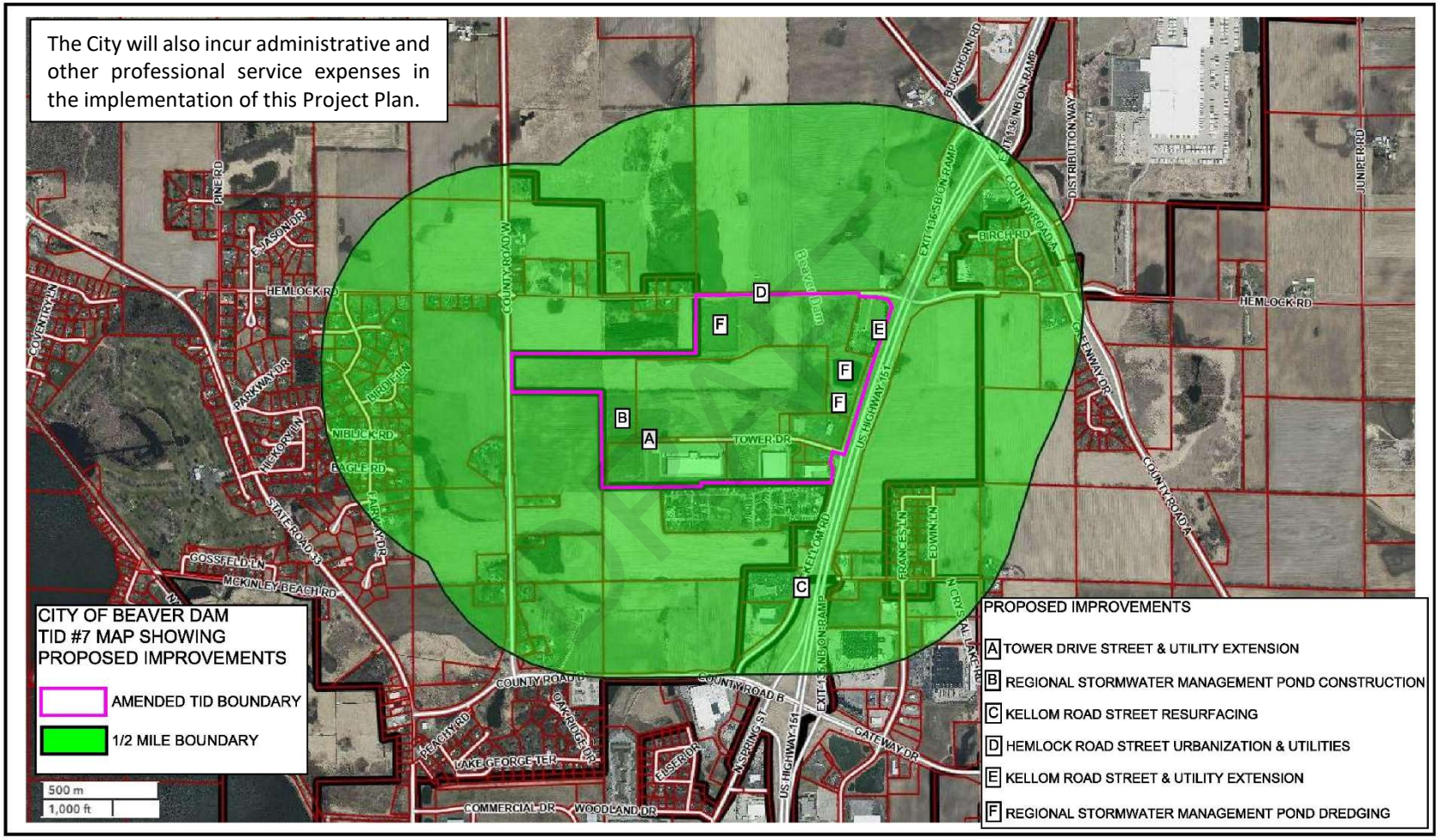
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SECTION 7:
Map Showing Proposed Improvements and Uses Within the Territory to be Added

Map Found on Following Page.

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206-1214-1532-002
044-1214-1644-000
TOWN OF TRENTON
TOWN OF TRENTON
206-1214-1521-002
HEMLOCK RD
004-1214-2222-000
ZONING DISTRICT
LIGHT MANUFACTURING
TOWN OF BEAVER DAM
206-1214-2221-003
206-1214-2212-002
COUNTY ROAD W
206-1214-2224-002
US HIGHWAY 151
US HIGHWAY 151
TOWN OF BEAVER DAM
206-1214-2213-004
206-1214-2211-001
TOWER DR
CITY OF BEAVER DAM
TID #7 MAP SHOWING
PROPOSED USES
EXISTING TID BOUNDARY
PARCEL BEING ADDED
206-1214-2223-001
206-1214-2224-004
206-1214-2213-006
KELLOM RD
100 m
500 ft
004-1214-2232-000
TOWN OF BEAVER DAM
004-1214-2231-001
2141-000


The City will also incur administrative and other professional service expenses in the implementation of this Project Plan.
CITY OF BEAVER DAM
TID #7 MAP SHOWING
PROPOSED IMPROVEMENTS
AMENDED TID BOUNDARY
1/2 MILE BOUNDARY
500 m
1,000 ft
PROPOSED IMPROVEMENTS
A TOWER DRIVE STREET & UTILITY EXTENSION
B REGIONAL STORMWATER MANAGEMENT POND CONSTRUCTION
C KELLOM ROAD STREET RESURFACING
D HEMLOCK ROAD STREET URBANIZATION & UTILITIES
E KELLOM ROAD STREET & UTILITY EXTENSION
F REGIONAL STORMWATER MANAGEMENT POND DREDGING
HEMLOCK RD
TOWER DR
BIRCH RD
COUNTY ROAD W
COUNTY ROAD A
COUNTY ROAD B
US HIGHWAY 151
STATE ROAD 33
MCKINLEY BEACH RD
LAKE GEORGE TER
COMMERCIAL DR
WOODLAND DR
GATEWAY DR
DISTRIBUTION WAY
JUNIPER RD
BUCKHORN RD
KELLOM RD
EDWIN LN
FRANCES LN
N CRYSTAL LAKE RD
N SPRING ST
EXIT 136 NB ON-RAMP
EXIT 136 SB ON-RAMP
EXIT 135 NB OFF-RAMP
EXIT 135 SB OFF-RAMP
PINE RD
E JASON DR
COVENTRY LN
PARKWAY DR
BIRD LN
NIBLICK RD
EAGLE RD
FAIRWAY DR
NICKORY LN
GOSSFELD LN
OAKRIDGE DR
BEACH RD
ELSER DR

SECTION 8:
Detailed List of Estimated Project Costs

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

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Detailed List of Estimated Project Costs - Prior Project Plan

Project ID	Project Name/Type	Original Project Plan	Spent to Date[1]	Remaining
1	Capital Projects[2]	10,585,184	(2,978,023)	**7,607,161**
2	Development Funds/Incentives	4,930,712	(4,580,686)	**350,026**
3	Interest on Long Term Debt	4,244,077	(259,314)	**3,984,763**
4	Ongoing Planning & Administrative Costs	130,000	(975,252)	**(845,252)**
Total Projects		**19,889,973**	**(8,793,275)**	**11,096,698**

Notes:
1) Based on expenses through December 31, 2025.
2) Represents the total of Phases 1-4 per the Original Project Plan.

Detailed List of Amended Project Costs

Project ID	Project Name/Type	Remaining From Prior Plan(s)	Est. Cost Amended Costs	Totals to be Spent	1/2 Mile	Est. Timing
1	Capital Projects[1]	7,607,161	7,391,963	**14,999,124**	500,000	NLT 2031
2	Developer Incentives	350,026	(350,026)	**0**		2023 & 2025
3	Tax Payments to Town of Beaver Dam	0	12,514	**12,514**		2027-2031
4	Interest on Long Term Debt	3,984,763	(816,831)	**3,167,932**		2018-2037
5	Financing Costs	(50,025)	338,750	**288,725**		2018-2027
6	Ongoing Planning & Administrative Costs	(795,228)	1,995,228	**1,424,829**		2016-2037
Total Projects		**11,096,698**	**8,571,597**	**19,893,124**	**500,000**	

Notes:

1) Future projects include (i) $5.0M for Tower Dr extension to CTH W (street, sanitary sewer, watermain, storm sewer), (ii) $1.00M for regional storm water pond, (iii) $500k for Kellom Rd resurfacing, (iv) $5.50M for Hemlock Rd urbanization (street, sanitary sewer, storm sewer), (v) $1.00M for Kellom Rd extension to Hemlock Rd (street, storm sewer), and (vi) $1.00M for storm water pond dredging.

Note: The City will need to construct a new water treatment facility in the coming years which will provide a benefit to the District. As such, the City intends to assign a portion of the facility's cost to the District based on its proportionate benefit. The specific method for the apportionment of costs will be established at a later date with the portion not benefiting the District being considered a "Non-Project Cost". Cost estimates are not currently available for the project.

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SECTION 9:
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

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

Key Assumptions

The Project Costs the City plans to make are expected to create an additional $72.00 million in incremental value by January 1, 2028. Estimated valuations and timing for construction of the future projects are included in Table 1. Assuming the City's current equalized TID Interim tax rate of $18.35 per thousand of equalized value, and no economic appreciation or depreciation, the District would generate $30.86 million in incremental tax revenue over its 20-year term as shown in Table 2.

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Table 1 – Development Assumptions

Construction Year		Actual	Generac Power Systems, Inc.[1]	Cold Storage	Future Development[2]	Annual Total	Cumulative	Construction Year	
1	**2016**	**13,070,000**				**13,070,000**	**13,070,000**	**2016**	**1**
2	**2017**	**7,994,100**				**7,994,100**	**21,064,100**	**2017**	**2**
3	**2018**	**913,900**				**913,900**	**21,978,000**	**2018**	**3**
4	**2019**	**4,671,300**				**4,671,300**	**26,649,300**	**2019**	**4**
5	**2020**	**1,142,000**				**1,142,000**	**27,791,300**	**2020**	**5**
6	**2021**	**248,800**				**248,800**	**28,040,100**	**2021**	**6**
7	**2022**	**(40,000)**				**(40,000)**	**28,000,100**	**2022**	**7**
8	**2023**	**629,000**	**1,960,400**			**2,589,400**	**30,589,500**	**2023**	**8**
9	**2024**	**(904,200)**	**7,383,100**			**6,478,900**	**37,068,400**	**2024**	**9**
10	2025	0	25,656,500	6,000,000		31,656,500	68,724,900	2025	10
11	2026	0				0	68,724,900	2026	11
12	2027	0			72,000,000	72,000,000	140,724,900	2027	12
13	2028	0				0	140,724,900	2028	13
14	2029	0				0	140,724,900	2029	14
15	2030	0				0	140,724,900	2030	15
16	2031	0				0	140,724,900	2031	16
17	2032	0				0	140,724,900	2032	17
18	2033	0				0	140,724,900	2033	18
19	2034	0				0	140,724,900	2034	19
20	2035	0				0	140,724,900	2035	20
	Totals	27,724,900	35,000,000	6,000,000	72,000,000	140,724,900			

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Notes:

1) Assumes the project meets the minimum value guarantee for January 1, 2026 as detailed in the developer agreement dated October 4, 2023. Accounts for the January 1, 2024 value of $1,960,400 and preliminary January 1, 2025 value of $9,343,500.

2) Based on 90,000 sq.ft. assessed at $800/sq.ft.

Table 2 – Tax Increment Projection Worksheet

Type of District	Industrial		Base Value	1,538,800
District Creation Date	May 16, 2016		Appreciation Factor	0.00%
Valuation Date	Jan 1,	2016	Base Tax Rate	$26.09
Max Life (Years)	20		Rate Adjustment Factor	0.00%
Expenditure Period/Termination	15	5/16/2031		
Revenue Periods/Final Year	20	2037		
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	No			

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate[2]	Tax Increment
1	**2016**	**13,070,000**	**2017**		**13,070,000**	**2018**	**$26.09**	**340,945**
2	**2017**	**7,994,100**	**2018**		**21,064,100**	**2019**	**$25.16**	**529,995**
3	**2018**	**913,900**	**2019**		**21,978,000**	**2020**	**$24.27**	**533,375**
4	**2019**	**4,671,300**	**2020**		**26,649,300**	**2021**	**$24.02**	**640,024**
5	**2020**	**1,142,000**	**2021**		**27,791,300**	**2022**	**$22.69**	**630,684**
6	**2021**	**248,800**	**2022**		**28,040,100**	**2023**	**$21.20**	**594,479**
7	**2022**	**(40,000)**	**2023**		**28,000,100**	**2024**	**$20.44**	**572,195**
8	**2023**	**2,589,400**	**2024**		**30,589,500**	**2025**	**$18.78**	**574,533**
9	**2024**	**6,478,900**	**2025**		**37,068,400**	**2026**	**$18.35**	**680,271**
10	2025	31,656,500	2026	0	68,724,900	2027	$18.35	**1,261,223**
11	2026	0	2027	0	68,724,900	2028	$18.35	**1,261,223**
12	2027	72,000,000	2028	0	140,724,900	2029	$18.35	**2,582,551**
13	2028	0	2029	0	140,724,900	2030	$18.35	**2,582,551**
14	2029	0	2030	0	140,724,900	2031	$18.35	**2,582,551**
15	2030	0	2031	0	140,724,900	2032	$18.35	**2,582,551**
16	2031	0	2032	0	140,724,900	2033	$18.35	**2,582,551**
17	2032	0	2033	0	140,724,900	2034	$18.35	**2,582,551**
18	2033	0	2034	0	140,724,900	2035	$18.35	**2,582,551**
19	2034	0	2035	0	140,724,900	2036	$18.35	**2,582,551**
20	2035	0	2036	0	140,724,900	2037	$18.35	**2,582,551**
Totals		**140,724,900**		**0**		**Future Value of Increment**		**30,861,906**

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Notes:
1) Actual results will vary depending on development, inflation of overall tax rates.
2) Tax rates shown through the 2025 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

Going forward, the City intends to incur certain costs to construct public infrastructure within the District boundaries. The City intends to cash fund projects to the extent the cashflow allows. The City may also finance such improvements through the issuance of General Obligation Bonds or Notes with debt service to be paid from the tax increment generated by the District. Cost of issuance may be paid from bond proceeds.

The City will also continue to incur costs to amend and administer the District to include the required payments to the Town of Beaver Dam.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 3), the District is projected to accumulate sufficient funds by the year 2036 to pay off all Project Cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

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Table 3 – Cash Flow

Year	Projected Revenues[1] Tax Increments	Interest Earnings[2]	Intergov. Revenue	Misc	Land Sale Proceeds	Debt Proceeds	Developer Shortfalls[3]	Total Revenues	Projected Expenditures[1] Existing Debt Service Principal	Interest	Total	Planned Debt Service 2027 G.O. Promissory Notes 12,790,000 Dated Date: 06/01/27 Principal (3/1)	Est. Rate[4]	Interest	MRO - Beaver Dam Cold Storage North, Inc.	Generac Developer Incentive	Capital Projects[5]	Economic Develop-ment	Financing Costs	Payments to Town of Beaver Dam[6]	Admin.	Total Expenditures	Balances Annual	Cumulative	Principal Outstanding	Year
2021	640,024		(5,665)	8,067				642,426	285,000	20,292	305,292						2,038				17,486	324,816	317,610	868,467	770,686	2021
2022	630,684		34	20,701				651,419	290,000	13,588	303,588							99,314			254,829	657,731	(6,312)	862,155	480,686	2022
2023	594,479	64,751	34	8,233				667,497	75,000	7,250	82,250				80,686		47,533				182,521	392,990	274,507	1,136,662	325,000	2023
2024	572,195	105,375	34	6,455		2,121,199		2,805,257	80,000	5,700	85,700						970,507		50,025		246,356	1,352,587	1,452,670	2,589,332	6,745,000	2024
2025	574,533	84,173	1,768	5,963		2,500,000		3,166,437	275,000	115,614	390,614					4,500,000	105,369				176,857	5,172,841	(2,006,404)	582,928	4,470,000	2025
2026	680,271	17,488	1,768		403,000		470,842	1,573,369	235,000	88,875	323,875						999,124				100,000	1,422,999	150,370	733,298	17,025,000	2026
2027	1,261,223	21,999	1,768			12,790,000		14,074,990	744,529	254,105	998,634						12,500,000		288,725	2,503	100,000	13,889,862	185,128	918,426	16,280,471	2027
2028	1,261,223	27,553	1,768					1,290,544	740,118	171,791	911,909	500,000	2.95%	375,380						2,503	100,000	1,889,792	(599,248)	319,178	15,040,353	2028
2029	2,582,551	9,575	1,768					2,593,895	781,392	134,268	915,659	1,050,000	2.90%	352,780						2,503	100,000	2,420,942	172,952	492,130	13,208,961	2029
2030	2,582,551	14,764	1,768					2,599,083	818,961	95,073	914,034	1,080,000	2.85%	322,165						2,503	100,000	2,418,702	180,381	672,511	11,310,000	2030
2031	2,582,551	20,175	1,768					2,604,495	140,000	54,000	194,000	1,115,000	2.85%	290,886			1,500,000			2,503	100,000	3,202,389	(597,895)	74,617	10,055,000	2031
2032	2,582,551	2,239	1,768					2,586,558	150,000	46,750	196,750	1,400,000	2.85%	255,048							100,000	1,951,798	634,760	709,377	8,505,000	2032
2033	2,582,551	21,281	1,768					2,605,601	155,000	39,125	194,125	1,440,000	2.90%	214,218							100,000	1,948,343	657,258	1,366,635	6,910,000	2033
2034	2,582,551	40,999	1,768					2,625,318	165,000	31,125	196,125	1,480,000	3.00%	171,138							100,000	1,947,263	678,056	2,044,691	5,265,000	2034
2035	2,582,551	61,341	1,768					2,645,660	170,000	22,750	192,750	1,525,000	3.05%	125,681							100,000	1,943,431	702,229	2,746,920	3,570,000	2035
2036	2,582,551	82,408	1,768					2,666,727	180,000	14,000	194,000	1,575,000	3.15%	77,619							100,000	1,946,619	720,108	3,467,028	1,815,000	2036
2037	2,582,551	104,011	1,768					2,688,330	190,000	4,750	194,750	1,625,000	3.25%	26,406							100,000	1,946,156	742,174	4,209,201	0	2037
Totals (2021-2037)	29,457,591	678,131	17,424	49,418	403,000	17,411,199	470,842	48,487,605	5,475,000	1,119,057	6,594,057	12,790,000		2,211,320	80,686	4,500,000	16,124,571	99,314	338,750	12,514	2,078,049	44,829,260				Totals (2021-2037)

Notes:
1) Revenues and expenses for 2024 and prior years per City audited financial statements.
2) Future years based on 3.00% of prior year ending fund balance.
3) Based on the January 1, 2025 assessment of $9,343,500 for parcel 206-1214-2224-002-1-1. The development agreement required a January 1, 2025 assessment of $35,000,000.
4) Based on February 3, 2026 "A1" sale results plus 0.25%.
5) Assumes the remaining 2024 debt proceeds are spent down in 2026. The future projects include; (i) $5.0M for Tower Dr extension to CTH W (street, sanitary sewer, watermain, storm sewer), (ii) $1.00M for regional storm water pond, (iii) $500k for Kellom Rd resurfacing, (iv) $5.50M for Hemlock Rd urbanization (street, sanitary sewer, storm sewer), (v) $1.00M for Kellom Rd extension to Hemlock Rd (street, storm sewer), and (vi) $1.00M for storm water pond dredging.
6) Town parcel 004-1214-2213-002 was annexed into the city on June 16, 2025. The City will pay the Town of Beaver Dam the most recent Town taxes on the parcel of $2,502.81 for a five-year period.

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SECTION 10:
Annexed Property

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

SECTION 11:
Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development. Land within the District zoned industrial at the time of District creation will remain in a zoning classification suitable for industrial sites for the life of the District.

Master (Comprehensive) Plan and Map

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

Building Codes and Ordinances

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

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SECTION 13:
Statement of the Proposed Method for the Relocation of any Persons to be Displaced

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

SECTION 14:
How Amendment of the Tax Incremental District Promotes the Orderly Development of the City

This Plan Amendment promotes the orderly development of the City by creating new industrial sites by providing additional public infrastructure improvements. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities, increased income and sales tax collection, manufacturing activity, and other benefits to the local economy resulting from the purchase of goods and services related to construction and operation of the projects.

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SECTION 15:
List of Estimated Non-Project Costs

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

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

The City will need to construct a new water treatment facility in the coming years which will provide a benefit to the District. As such, the City intends to assign a portion of the facility's cost to the District based on its proportionate benefit. The specific method for the apportionment of costs will be established at a later date with the portion not benefiting the District being considered a "Non-Project Cost". Cost estimates are not currently available for the project.

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

NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY LETTERHEAD

SAMPLE

Mayor
City of Beaver Dam
205 S Lincoln Ave
Beaver Dam, Wisconsin 53916

RE: Project Plan Amendment for Tax Incremental District No. 7

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105. As City Attorney for the City of Beaver Dam, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the City of Beaver Dam Tax Incremental District No. 7 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

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SECTION 17:
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4. Allocation of future tax increments is based on the projections included in this Plan and assumes the same proportions as the actual breakdown of tax collections for the 2025/2026 levy year.

Revenue Year	Dodge County	City of Beaver Dam	School District of Beaver Dam	Moraine Park Technical College	Total	Revenue Year
2018	61,401	141,588	128,464	9,492	340,945	2018
2019	95,447	220,097	199,695	14,756	529,995	2019
2020	96,056	221,501	200,969	14,850	533,375	2020
2021	115,262	265,790	241,152	17,819	640,024	2021
2022	113,580	261,911	237,633	17,559	630,684	2022
2023	107,060	246,876	223,992	16,551	594,479	2023
2024	103,047	237,622	215,595	15,931	572,195	2024
2025	103,468	238,593	216,476	15,996	574,533	2025
2026	122,510	282,504	256,317	18,940	680,271	2026
2027	227,134	523,763	475,212	35,114	1,261,223	2027
2028	227,134	523,763	475,212	35,114	1,261,223	2028
2029	465,093	1,072,486	973,071	71,902	2,582,551	2029
2030	465,093	1,072,486	973,071	71,902	2,582,551	2030
2031	465,093	1,072,486	973,071	71,902	2,582,551	2031
2032	465,093	1,072,486	973,071	71,902	2,582,551	2032
2033	465,093	1,072,486	973,071	71,902	2,582,551	2033
2034	465,093	1,072,486	973,071	71,902	2,582,551	2034
2035	465,093	1,072,486	973,071	71,902	2,582,551	2035
2036	465,093	1,072,486	973,071	71,902	2,582,551	2036
2037	465,093	1,072,486	973,071	71,902	2,582,551	2037
	5,557,934	12,816,383	11,628,354	859,236	30,861,906	

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City of Beaver Dam, Wisconsin
City Administrator Office

TO: Common Council
FROM: Trent Campbell, Larry Konopacki
SUBJECT: Development Agreement for CLOP Madison WI, LLC and Purchase and Sale Agreement with Oppidan Holdings, LLC

The Issue:
The Beaver Dam City Council heard from Oppidan regarding a data center they were proposing for the corner of Hemlock Road and Kellom Road on February 2, 2026. Since that date, city staff and consultants have been working on negotiating the terms of the attached agreements for your consideration.

Considerations:
A few of the agreement highlights include:

1. The City of Beaver Dam will sell 13.21 acres of land for $409,510 to Oppidan Holdings, Inc.
2. CLOP Madison WI, LLC will construct a 90,000 sqft data center on the property. The property will maintain a guaranteed taxable value of not less than $40,500,000 from July 31, 2028 until 20 years after the TID Closure Date. Although the guarantee is $40,500,000, we are anticipating an overall value of much closer to $72,000,000.
3. CLOP Madison WI, LLC will make a payment of $6,500,000 to the City for improvements to public infrastructure to serve the project.
4. CLOP Madison WI, LLC will reimburse the City for Administrative Costs.
5. CLOP Madison WI, LLC will have a regular daily use of 6,396 gallons of water on average with a maximum 54,732 gallons per day with a maximum instantaneous flow rate of 70 gallons per minute.
6. Once completed, it is estimated that the property would have an annual property tax payment of $1,200,000.

Does this item have a financial or budget impact?
Yes
This development will generate revenue for the City from the sale of property, adding tax base and subsequent annual tax revenue, and includes a $6.5 million payment to improve public infrastructure.

Recommendation:

Attachments:

1. 19-2026 Oppidan Agreement Resolution
2. CLOP Madison DA
3. 04.02.26 Clean PSA

RESOLUTION NO. 19-2026

A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT FOR CLOP MADISON WI, LLC AND A PURCHASE AND SALE AGREEMENT WITH OPPIDAN HOLDINGS, INC.

WHEREAS, the City owns and desires to facilitate the development of certain property within the City described in the draft Development Agreement (the "Property"); and

WHEREAS, CLOP Madison WI, LLC and Oppidan Holdings, Inc. (collectively, "Developer") proposes to develop the Property in accordance with the requirements of the Developer Agreement and the Purchase and Sales Agreement; and

WHEREAS, as an inducement to the City to approve said development, the Developer agrees to purchase and develop said property, make certain contributions to area infrastructure improvements, and establish a minimum guaranteed assessment of just over forty million dollars ($40,000,000) as denoted in the Development Agreement; and

NOW, THEREFORE, **BE IT RESOLVED**, that the City Council authorizes the execution of the draft Development Agreement and the Purchase and Sales Agreement between the City and the Developer and the transfer of the Property to the Developer under the terms of the Development Agreement.

By a vote of: _____ in favor, _____opposed, and _____ abstain.

Approved: April 6, 2026

_____
Roberta Marck
Mayor

Attested: April 6, 2026

_____
Tracey M. Ferron
City Clerk

AGREEMENT TO PURCHASE PROPERTY AND UNDERTAKE DEVELOPMENT CLOP MADISON WI LLC

THIS AGREEMENT TO UNDERTAKE DEVELOPMENT entered into as of the ___ day of April, 2026 (the "Agreement"), by and between the City of Beaver Dam, a Wisconsin municipal corporation (the "City"), and CLOP Madison WI LLC, a Delaware limited liability company (the "Developer").

RECITALS

WHEREAS, the City desires to facilitate the development of certain property within the District; and

WHEREAS, Developer proposes to purchase and develop the real property described in Attachment A in accordance with City ordinances; and

WHEREAS, the City has created Tax Increment District No. 7 (the "District") and approved a Project Plan ("Project Plan") for the District; and

WHEREAS, the effective termination date of the District is May 16, 2036 (the "TID Closure Date"), but TID disbursements may be obligated until May 16, 2031; and

WHEREAS, the City finds that the development of the Property and the fulfillment of the terms and conditions of this Agreement are in the vital and best interests of the City and its residents including because the Project will expand the City tax base, and create new jobs in the City, thereby serving public purposes in accordance with state and local law; and

WHEREAS, the City requires a development agreement to facilitate development of the Project; and

NOW, THEREFORE, in consideration of the Recitals and the mutual promises, obligations, and benefits provided hereunder, the receipt and adequacy of which are hereby acknowledged, Developer and the City agree as follows:

A. **DEFINITIONS.** As used in this Agreement, the following terms shall mean:

1. District. City of Beaver Dam Tax Increment District No. 7.

2. Property. The property to be transferred by the City to the Developer and to be developed by the Developer, and as more particularly described in Attachment A.

3. Property Value Increment. The equalized value of the Property in a given year.

4. Project. Developer's substantial completion of an approximately ninety thousand (90,000) square foot edge data center, to be constructed of precast concrete panels, comparable to "Class A" industrial buildings in the region.

5. City Administrative Costs. All applicable fees for permits and other applicable City approvals and fees including fees as described under Section E, all costs pursuant to the Cost Reimbursement Agreement executed between City and Developer on or about March 23, 2026 2026, and including fees and costs associated with the amendment and administration of the District related to the Property, regardless of whether incurred prior to the execution of this Agreement.

6. Term. The duration of this Agreement as provided in Section I.20 of this Agreement.

B. TRANSFER OF THE PROPERTY FROM CITY TO DEVELOPER

The City shall sell the Property to the Developer for thirty-one thousand dollars ($31,000.00) per acre for a total of four hundred seven thousand three hundred forty dollars ($407,340), subject to the obligations of the parties contained in this Agreement and according to the terms of a Purchase and Sale Agreement to be executed by the parties for the sale of the Property (the "Purchase and Sale Agreement"). Closing on the transfer of the Property to Developer shall not occur until all other conditions precedent to vesting of the parties' obligations under this Agreement as specified in Section H are satisfied. The City acknowledges that CBRE, Inc. represents Developer in this transaction. CBRE will be compensated at closing from the City's purchase proceeds for the Property in the amount of three thousand five hundred dollars ($3,500) per acre acquired by Developer, and the City and Developer acknowledge and agree that neither party shall have any other obligation to the other for any brokerage fees of any kind related to the transfer of the Property from the City to the Developer. It is understood that Developer may create a single purpose business entity for purposes including holding title to the Property and transfer of Developer's rights to the Property either before or after closing is permitted. Such transfer of property rights shall not affect Developer's obligations contained herein unless approved by the City under Section I.5.

C. DEVELOPER OBLIGATIONS.

1. Timely Proceed with Development. Developer shall substantially complete the construction of the Project by July 31, 2028, such that the economic development and other benefits cited in this Agreement are actually derived by the City and other taxing jurisdictions.

2. City Approval of Starting Dates. No land disturbance or construction on the Project property shall begin until approved by the City Engineer. Following that approval, the Developer shall submit a starting date (the "Construction Start Date") and schedule to the City Engineer for approval a minimum of seven (7) calendar days before construction is scheduled to begin. A preconstruction conference between Developer and the City Engineer shall be held no less than one week prior to the Construction Start Date. A starting date will not be approved until the Financial Security Instrument (defined below) required by this Agreement has been furnished to the City. Notwithstanding the foregoing, the City Engineer may authorize commencement of demolition, clearing, and grading activities prior to approval of a start date if an erosion control plan has been approved and erosion control measures are in place. Any grading work commenced prior to approval of a start date is at Developer's risk, and may need to be changed based on final approved plans and specifications. No commencement of land disturbing activities prior to the Construction Start Date will be allowed unless permission is issued in writing by the City Engineer.

3. Contractors Engaged by Developer. The Developer shall perform all work in accordance with every requirement of the City's Code of Ordinances, and in accordance with all plans and specifications for the Project as approved by the City as part of the City's usual development plan and site plan approval process under applicable law, ordinance, or regulation. The Developer shall furnish the City Engineer with the names of all contractors and subcontractors known by Developer, with the classification of work they will perform, at or before a preconstruction meeting between Developer and the City Engineer, and shall update such information as construction progresses.

4. Tax Payment Guarantee. Developer estimates that the Property will have a total assessed value, for real property tax purposes, of not less than four hundred seven thousand three hundred forty dollars ($407,340) (the land value) plus forty million five hundred thousand ($40,500,000.00) dollars (the improvements value) as of July 31, 2028, for a total of forty million nine hundred seven thousand three hundred forty dollars ($40,907,340) (the "Minimum Estimated Assessment"), and as of each January 1 thereafter until the Tax Payment Guarantee Termination Date. If, in any year (the "Valuation Year") beginning with July 31, 2028, and until the Tax Payment Guarantee Termination Date, the total assessed value of the Property is less than the Minimum Estimated Assessment, the Developer shall pay to the City the following year, in addition to the real property taxes owed on the Property, an amount equal to the difference between 1) the amount of real property taxes that would have been payable for the Property for the Valuation Year if the Property had a total assessed value equal to the Minimum Estimated Assessment, and 2) the amount of real property taxes actually paid on the Property for the Valuation Year (the

"Tax Payment Guarantee"). If the Developer fails to make all or part of a required Tax Payment Guarantee payment to the City and the City is not able, for any reason, to collect any or all of the Tax Payment Guarantee payment, the City may, in addition to all other remedies available to it, levy a special assessment against the Property in the unpaid amount of the Tax Payment Guarantee payment. Any and all notice and hearing requirements which may be required under the law for such special assessment and all right and opportunity to otherwise object to or appeal such special assessment are hereby waived by Developer, including pursuant to Wis. Stat. § 66.0703(7)(b). Developer hereby waives all rights and opportunity to challenge the City's legal authority to impose special assessments for this purpose. Developer and the City agree that such special assessment shall be a lien against the Property from the date of the levy. These obligations and waivers shall be deemed to be covenants running with the land and shall be binding upon all owners of any portion of the Project or Property. The City is hereby expressly declared to be a beneficiary of such covenants and waivers and is entitled to enforce the same against the Developer and all successor owners of the Project.

For purposes of this Agreement, the "Tax Payment Guarantee Termination Date" is the TID Closure Date.

The City shall submit to Developer an invoice reflecting any amounts due under this Section C.4. and Developer shall make the Tax Payment Guarantee payment within thirty (30) days thereafter.

5. Tax Agreement. Developer shall execute and deliver to the City for recording with the Dodge County Register of Deeds the Tax Agreement incorporated herein as Attachment B.

6. Approvals. Developer is responsible for each of the following, to the extent each is required by applicable law, ordinance, or regulation: a) obtaining all licenses, permits, and authority necessary to perform its obligations under this Agreement; b) paying fees associated with the foregoing; and c) abiding by any conditions placed upon the foregoing.

7. Easements and Utility Service. All utilities serving the Project including, but not limited to, electric power, natural gas, communications facilities, telephone and cable, shall be installed underground to the extent feasible.

8. Insurance. Developer shall maintain in effect and furnish to the City evidence of insurance and proof of payment of premiums as follows:

(a) *During Construction*. During the process of construction of the Project, Developer shall obtain policies of builder's risk completed value non-reporting form of fire and extended coverage, vandalism and malicious mischief hazard insurance

naming the City as an additional insured and covering the Project in at least the amount of the estimated cost of replacement of the Project, with loss payable endorsements in favor of the City up to the amount of the Tax Payment Guarantee, with provision that such coverage will not be terminated without 10 days prior written notice to the City.

(b) *After Completion*. After completion of construction of the Project, Developer, and its successors and assigns, shall keep the Project adequately insured against loss or damage occasioned by fire, extended coverage perils (to specifically include coverage for wind, storm and similar natural disaster and hazards), in at least the amount of the estimated cost of replacement of the Project, which shall remain in effect until the TID Closure Date. All insurance policies obtained to satisfy this requirement shall include a provision that they shall not be terminated canceled without at least 10 days prior written notice to the City. Developer shall provide the City with a certificate of insurance from its insurance carrier evidencing the required coverage not later than 30 days after the initial effective date thereof and thereafter upon request.

9. Developer to Reimburse City Administrative Costs. The Developer shall timely pay for all City Administrative Costs.

10. Compliance with Covenants. The Developer shall comply with the recorded 151 Business Park Protective Covenants regardless of whether such Covenants are applicable to the entire Property. This requirement shall survive in perpetuity or until such Covenants are extinguished, notwithstanding the termination of this Agreement.

11. City Water Use. The Developer has provided information to the City regarding the anticipated public water use of the Project, after full build-out, of a maximum of 6,396 gallons per day on average and a maximum of 54,732 gallons per day with a maximum instantaneous flow of 70 gallons per minute under peak use conditions. The Developer shall employ reasonable commercial efforts to minimize water use by the Project. The Developer shall not change its water-dependent systems (including cooling systems) in a manner that would materially increase the Project's anticipated maximum daily water use without consultation with and approval by the City, which shall not be unreasonably withheld, conditioned, or delayed.

Discharge of wastewater to the City sanitary sewer system is anticipated to be 25%-30% of daily water usage with no chemical additives. The Developer shall not materially change wastewater characteristics, or materially change its wastewater-producing systems in a manner that would materially increase the Project's anticipated maximum daily wastewater discharge, without consultation and approval by the City, which shall not be unreasonably withheld, conditioned, or delayed.

12. Public Improvements Payment. The Developer shall make payment to the

City in the amount of six million five hundred thousand dollars ($6,500,000) for the City to use, in its sole discretion, for improvements to public infrastructure related to or serving, in whole or in part, the Project.

D. (RESERVED)

E. PERMITS AND FEES.

1. Sewer and Water Impact Fees. In accordance with the City Ordinances, Developer shall pay the City sewer impact fees and water impact fees. Developer shall pay these fees at the time of receipt of building permits for the Project.

2. Sewer and Water Connection Fees. In accordance with the City Ordinances, Developer shall pay the City sewer connection fees and water connection fees. Developer shall pay these fees at the time of receipt of building permits for the Project.

3. Building Permits. The City shall not issue building, occupancy, or other permits or approvals if Developer is in material breach of this Agreement which has not been cured within any applicable cure period.

F. LEGAL REQUIREMENTS AND PUBLIC RESPONSIBILITY.

1. Laws to be Observed. The Developer shall at all times observe and comply with all federal, state, and local laws, regulations, and ordinances which are in effect or which may be placed in effect which may affect the Project. All applicable provisions of the City's Code of Ordinances, and any other applicable laws shall be adhered to with respect to the design, construction, and installation of the Project except as variances to or waivers of those requirements have been granted.

2. Personal Liability of Public and Developer Officials. In carrying out any of the provisions of this Agreement or in exercising any power or authority granted to them thereby, there shall be no personal liability of either party's officers, agents, or employees, it being understood and agreed that in such matters they act as agents and representatives of the applicable party.

G. CITY OBLIGATIONS

1. The City shall cooperate with Developer throughout the development and construction of the Project and shall promptly review and process all submissions and applications in accordance with applicable laws, ordinances, and regulations.

2. The City shall work in good faith, promptly, and diligently in connection with the issuance or grant of all approvals, consents, permits, certificates, and any other

documents as may be necessary or desirable in connection with the development, construction, utilization, and operation of the Project, and shall act reasonably and expeditiously and in cooperation with the Developer in connection therewith.

3. The City shall create a certified survey map creating a new parcel for the Property.

4. The City shall present to the City Council for review and approval a designation for the Property under the City's Light Manufacturing zoning district.

5. The City shall provide a minimum of two points of ingress/egress to the Property, from Hemlock Road and/or a north extension of Kellom Road from the south. Any costs related to the extension of Kellom Road, and/or improvements to Hemlock Road, shall not be an expense or special assessment allocated to Developer.

H. CONDITIONS PRECEDENT TO AGREEMENT OBLIGATIONS.

Upon the occurrence of all of the following, the parties' obligations under this Agreement shall become effective:

1. The City and Developer shall approve and execute this Agreement.

2. Developer shall provide to the City commitment letters demonstrating it has secured sufficient financing or has sufficient funding to pay for the Project.

3. Developer shall execute and deliver to the City for recording with the Dodge County Register of Deeds, a Tax Agreement in the form included in this Agreement as Attachment B.

4. Developer shall provide the City with the public improvements payment required under Section C.12.

5. The City shall create a certified survey map creating a new parcel for the Property.

6. The parties shall execute the Purchase and Sale Agreement for the transfer of the Property from the City to the Developer.

7. The City shall designate the Property as being zoned in the City's Light Manufacturing zoning district.

8. The parties shall close on the sale of the Property from the City to the Developer.

The parties shall not complete the transfer of the Property from the City to the Developer until requirements 1. through 6. in this Section H are satisfied. If the parties have not satisfied all of the requirements in this Section H by December 31, 2026, then this Agreement and any obligation of the City to transfer the Property to the Developer shall be null and void.

I. GENERAL CONDITIONS.

1. Indemnification. The Developer shall indemnify and hold harmless the City, its officers, agents, and employees from and against all third-party claims, damages, losses, and expenses, including reasonable attorney's fees (each a "Loss"), arising out of or resulting from a) the Developer's acts or omissions in connection with this Agreement, or b) the Developer's violation of any law, ordinance, regulation or order, whether by itself or its agents, employees, or contractors, in connection with this Agreement. The foregoing indemnity shall not apply to any Loss arising out of or resulting from y) directions to Developer by the City or its employees to perform acts if the acts are performed in accordance with such direction; or z) the City's willful misconduct.

Except as provided in Section I.2 of this Agreement, in any and all claims against the City, its officers, agents, or employees, by any employee of the Developer, its contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Section shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Developer, the contractor, or any subcontractor under Worker's Compensation Acts, disability benefit acts, or other employee benefit acts. The Developer's contractors shall name the City, City Engineer and City Building Inspector as an additional insured on contractor's General Liability and Automobile Liability insurance policies. These certificates shall be provided prior to the commencement of construction activities.

2. Limitation on Damages. NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, AND EXCEPT FOR ANY INDEMNIFICATION OBLIGATION OF EITHER PARTY AS STATED HEREIN, IN NO EVENT IS EITHER PARTY OR THEIR REPRESENTATIVES LIABLE, OTHER THAN WITH RESPECT TO THIRD PARTY CLAIMS, FOR CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, PUNITIVE OR ENHANCED DAMAGES, LOST PROFITS OR REVENUES OR DIMINUTION IN VALUE, ARISING OUT OF OR RELATING TO ANY PERFORMANCE UNDER OR BREACH OF THIS AGREEMENT, REGARDLESS OF: (A) WHETHER THE DAMAGES WERE FORESEEABLE; (B) WHETHER OR NOT THE BREACHING PARTY WAS ADVISED OF THE POSSIBILITY OF THE DAMAGES AND (C) THE LEGAL OR EQUITABLE THEORY (CONTRACT, TORT OR OTHERWISE) ON WHICH THE CLAIM IS BASED, AND

NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE. FOR PURPOSES OF THIS LIMITATION, THE CITY AS A PARTY INCLUDES ENTITIES WITH WHICH THE CITY DIRECTLY CONTRACTS FOR SERVICES RELATED TO THE PROJECT.

3. No Vested Rights Granted. Except as provided by law, or as expressly provided in this Agreement, no vested rights to develop the Project shall inure to Developer by virtue of this Agreement. Nor does the City warrant that Developer is entitled to any other approvals required for the Project as a result of this Agreement. This Agreement is intended only to address those special concerns related to implementation of the Project. Nothing in this Agreement relieves Developer from any obligations to obtain all necessary approvals and to follow all applicable local, state, and federal requirements in order to proceed with the Project.

5. Binding Effect / Assignment. The obligations of Developer and the City under this Agreement shall be binding on their respective successors and assigns. Developer or a subsequent owner may assign its benefits or obligations under this Agreement upon written notice to the City and execution by the City and the assignee of an agreement under which the assignee assumes all of Developer's obligations under this Agreement. Upon such assignment of benefits or obligations in this subsection, the assignor shall be released from the obligations and liabilities under this Agreement.

6. No Waiver. No waiver of any provision of this Agreement shall be deemed or constitute a waiver of any other provision, nor shall it be deemed or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both the City and Developer, nor shall the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults. Either party's failure to exercise any right under this Agreement shall not constitute the approval of any wrongful act by the other party hereto.

7. Amendment/Modification. This Agreement may be amended or modified only by a written amendment approved and executed by the City and Developer.

8. Remedies upon Default. A default is defined herein as a party's breach of, or failure to comply with, the terms of this Agreement and other than a default by Developer under Section C.1, the failure to cure such breach within thirty (30) days after the date of written notice from the non-defaulting party, provided, however, that if the nature of the default is such that more than thirty (30) days are reasonably required to cure, then such default shall be deemed to have been cured if the defaulting party commences such performance within said thirty (30) day period and thereafter diligently pursues such cure to completion within a reasonable time. The parties reserve all remedies at law or in equity necessary to cure any default or remedy any damages or losses under this Agreement. Rights and remedies are cumulative, and the exercise of one or more rights or

remedies shall not preclude the exercise of other rights or remedies. Remedies include, but are not limited to, withholding any permits until a breach has been cured, and charging Developer, on all amounts due to the City not paid within 30 days after the due date, interest at the rate of 2 percent over the rate then payable by the City under the City borrowing, from 30 days after the due date until the date the unpaid amounts are paid in full. In addition to other remedies provided to the City by this Agreement, the City shall have the right, without notice or hearing, to impose special assessments or special charges on the Property for any amount to which the City is entitled by virtue of this Agreement. Any and all notice and hearing requirements which may be required under the law for such special assessment and all right and opportunity to otherwise object to or appeal such special assessment are hereby waived by Developer, including pursuant to Wis. Stat. § 66.0703(7)(b). Developer hereby waives all rights and opportunity to challenge the City's legal authority to impose special assessments for this purpose. Developer and the City agree that such special assessment shall be a lien against the Property from the date of the levy. These obligations and waivers shall be deemed to be covenants running with the land and shall be binding upon all owners of any portion of the Project or Property. The City is hereby expressly declared to be a beneficiary of such covenants and waivers and is entitled to enforce the same against the Developer and all successor owners of the Project.

9. Entire Agreement/Attachments Incorporated. This written Agreement and all attachments hereto, shall constitute the entire Agreement between Developer and the City with respect to the subject matter of this Agreement and supersedes all other agreements, whether written or oral, between the parties.

10. Severability. If any part, term, or provision of this Agreement is held by a court of competent jurisdiction to be illegal or otherwise unenforceable, such illegality or unenforceability shall not affect the validity of any other part, term, or provision and the rights of the parties will be construed as if the invalid part, term, or provision was never part of the Agreement.

11. Immunity. Nothing contained in this Agreement constitutes a waiver of the City's sovereign immunity under applicable law.

12. Notice. Any notice required to be given under this Agreement shall be deemed given when personally delivered or mailed by U.S. mail, postage prepaid, return receipt requested, to the party at the address stated below or when actually received by the party, whichever is first. The addresses are:

To Developer: CLOP Madison WI LLC
c/o Oppidan Holdings, Inc.
400 Water Street, Suite 200
Excelsior, MN 55331
Attn: Pete Carbonneau
with a copy to: General Counsel

To the City: City Clerk
City of Beaver Dam
205 S Lincoln Avenue
Beaver Dam, WI 53916

13. Recordation. The City may record a copy of this Agreement, or a memorandum thereof, in the office of the Dodge County Register of Deeds. Developer shall pay the costs of any such recording.

14. Personal Jurisdiction and Venue. Personal jurisdiction and venue for any civil action commenced by either party arising out of this Agreement shall be deemed to be proper only if such action is commenced in Circuit Court for Dodge County unless it is determined that such Court lacks jurisdiction. Developer hereby consents to personal jurisdiction in Dodge County. Developer also expressly waives the right to bring such action in, or to remove such action to, any other court whether state or federal, unless it is determined that the Circuit Court for Dodge County lacks jurisdiction.

15. Ratification. Developer hereby approves and ratifies all actions taken to date by the City, its officers, employees and agents in connection with the District, and in connection with the other approvals relating to the Property and the Project.

16. No Partnership. Under this Agreement, the City does not, in any way or for any purpose, become a partner, employer, principal, agent, or joint venturer of or with Developer.

17. Good Faith. All parties to this Agreement shall exercise good faith in performing any obligation that party has assumed under the terms of this Agreement including, but not limited to, the performance of obligations that require the exercise of discretion and judgment.

18. Applicable Law. This Agreement shall be construed under the laws of the state of Wisconsin.

19. No Private Right or Cause of Action. Nothing in this Agreement shall be interpreted or construed to create any private right or any private cause of action by or on behalf of any person not a party hereto.

20. Term. This Agreement shall be effective as of the date and year first written above (the "Effective Date"), and except as provided in Section H or as expressly provided elsewhere in this Agreement, it shall continue in full force and effect until the TID Closure Date, at which point this Agreement shall terminate and be of no further force or effect (collectively the "Term"). At that time, if this Agreement or a memorandum of this Agreement has been recorded, and upon request of Developer, the parties shall jointly execute and record a release of the Agreement. The Tax Agreement and Sections F.2, C.10, C.11, and I of this Agreement shall survive termination of this Agreement.

21. Construction of Agreement. Each party participated fully in the drafting of each and every part of this Agreement. This Agreement shall not be construed in favor of or against either party. It shall be construed simply and fairly to each party.

22. Authorization. Developer warrants that Developer's execution, delivery and performance of this Agreement have been duly authorized and do not conflict with, result in a violation of, or constitute a default under any provision of Developer's articles of organization or membership agreements, or any agreement or other instrument binding upon Developer, or any law, governmental regulation, court decree, or order applicable to Developer or to the Property.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the year and date first set forth above, and by so signing this Agreement, certify that they have been duly authorized by their respective entities to execute this Agreement on their behalf.

CITY:

CITY OF BEAVER DAM
Dodge County, Wisconsin

By_____
_____, _____

ATTEST:

_____
_____, _____

STATE OF WISCONSIN

COUNTY OF DODGE

Personally came before me this _____ day of _____, 2026, the above-named _____, _____, and _____, _____, of the City of Beaver Dam, to me known to be the persons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers by the City's authority.

Subscribed and sworn to before me
This _____ day of _____, 2026.

_____
Notary Public, State of Wisconsin
Print Name:_____
My Commission:_____

DEVELOPER:

CLOP Madison WI LLC, a Delaware limited liability company

By_____
David Scott, President

STATE OF Minnesota

COUNTY OF _____

Personally came before me this _____ day of _____, 2026 the above named David Scott to me known to be the person who executed the foregoing instrument and acknowledged the same.

Subscribed and sworn to before me
This _____ day of _____, 2026.

_____
Notary Public, State of Minnesota
Print Name:_____
My Commission:_____

This document drafted by:
Larry A. Konopacki
Stafford Rosenbaum LLP
P.O. Box 1784
Madison, WI 53701-1784
lkonopacki@staffordlaw.com
608-259-2607

ATTACHMENTS
A. Property Description
B. Tax Agreement

ATTACHMENT A
LEGAL DESCRIPTION OF PROPERTY

ATTACHMENT B
TAX AGREEMENT

TAX AGREEMENT

Document Number

Regarding the real estate located in the City of Beaver Dam, Dodge County, Wisconsin and as more particularly described on Exhibit A attached hereto (the "Property").

This Tax Agreement is entered into by and between the City of Beaver Dam and CLOP Madison WI LLC, a Delaware limited liability company, included with and attached to the Development Agreement entered into by and between the same parties, with an effective date of _____, 2026.

Recording Area

Name and Return Address
Larry A. Konopacki
Stafford Rosenbaum LLP
P.O. Box 1784
Madison, WI 53701-1784

See Exhibit A
Parcel Identification Number (PIN)

This document drafted by:

Larry A. Konopacki
Stafford Rosenbaum LLP
P.O. Box 1784
Madison, WI 53701-1784
lkonopacki@staffordlaw.com
608-259-2607

TAX AGREEMENT

THIS AGREEMENT is entered into as of the _____ day of_____, 2026 (the Agreement), by and between the City of Beaver Dam, a Wisconsin municipal corporation (the "City"), and CLOP Madison WI LLC, a Delaware limited liability company (the "Developer").

RECITALS

A. The City, and Developer have entered into a Development Agreement dated _____, 2026, relating to the development of the Property.

B. Pursuant to the Development Agreement , Developer is or will become the sole owner of the property described in Attachment A of the Development Agreement and as set forth in Exhibit A hereto (the "Property") in the City of Beaver Dam, Wisconsin.

C. The Development Agreement provides that it shall not take effect unless an agreement relating to the preservation of the taxable status of the Property has been signed by the City and the Developer.

D. Developer and the City wish to enter into this Agreement concerning preservation of the taxable status of the Property.

E. The City and other taxing jurisdictions have provided and shall continue to provide public health, safety, fire, and police protection, streets and street maintenance, snow removal, and other governmental services ("Municipal Services") that are funded by property taxes.

NOW, THEREFORE, in consideration of the Recitals, and the mutual promises, obligations and benefits provided under this Agreement and the Development Agreement, the receipt and adequacy of which are hereby acknowledged, Developer and the City agree as follows:

1. **Recitals Incorporated.** The recitals stated above are incorporated in this Agreement by reference.

2. **Definitions in Development Agreement.** Terms that are capitalized in this Agreement that are not defined in this Agreement and that are defined in the Development Agreement shall have the meanings assigned to such terms by the Development Agreement.

3. **Representations and Warranties by Developer.** Developer represents and warrants that Developer: (1) is a limited liability company organized and existing under the laws of the State of Delaware; (2) has taken all actions necessary to enter into this Agreement; (3) has duly authorized the individual signers of this Agreement to do so; (4) is, or pursuant to the terms of the Development Agreement will become, the sole owner of the Property, in fee simple; and (5) as of the date of this Agreement, Developer has not allowed any lien to be placed upon or taken against the Property, and Developer will not allow any lien to be placed upon or taken against the Property prior to the recording of this Agreement with the Register of Deeds for Dodge County.

4. **Tax Status of the Property.** The Property shall be subject to property taxation until twenty (20) years following the TID Closure Date and shall not be exempt from property taxation, in full or in part, except as required by law. Upon taking ownership of the Property, Developer shall take all reasonable actions to assure that the Property shall not be exempt from property taxation, in full or in part, except as required by law. Developer shall not submit any request or application for property tax exemption of the Property, in full or in part, challenge the status of the Property as fully subject to property taxation, or seek any ruling by a court or any statutory change that would entitle the Property to exemption, in full or part. Developer shall not challenge the Property's assessed value during the term of this Agreement. Nothing herein shall be construed as preventing Developer from conveying the Property, subject to the terms and conditions of this Agreement and the Development Agreement.

5. **Payment for Municipal Services If Property Becomes Tax Exempt.** If in any year during the Term of this Agreement (defined below) (the "Valuation Year") the Property is exempt from property taxation, in full or in part, Developer shall pay the City, as a payment for municipal services provided by the City with respect to the Property ("Payment for Municipal Services"), the difference between (1) the amount of property taxes on the Property that the City would have received for the Valuation Year if the Property were fully subject to property taxation, and (2) the amount of property taxes, if any, on the Property actually received by the City from Developer for the Valuation Year. The City shall send Developer an invoice for the Payment for Municipal Services due. One-half of the Payment for Municipal Services shall be due on January 31 of the year after the Valuation Year. The balance of the Payment for Municipal Services shall be due on July 31 of the year after the Valuation Year. Each payment shall be deemed made when actually received by the City. Any amount due that is not paid on time shall bear interest in the same manner and at the same rate as provided by law for unpaid property taxes. The Payment for Municipal Services shall constitute payment for municipal services provided with respect to the Property during the Valuation Year. The City and Developer acknowledge and agree that this Payment for Municipal Services would constitute a reasonable and appropriate means of carrying out the intent of the parties and would fairly and reasonably compensate the City for the municipal services provided during the Valuation Year.

6. **Calculation of Property Taxes as If Property Were Not Exempt.** If, for purposes of this Agreement, it becomes necessary to calculate the amount of property taxes on the Property that the City would have received if the Property were fully subject to property taxation, this amount shall be calculated as follows: (1) The fair market value of the Property as of January 1 of the Valuation Year shall be determined, in the same manner as provided by law for property that is fully taxable, by the City Assessor or, if the City Assessor is unable or unwilling to do so, by a competent and impartial appraiser selected by the City in its sole discretion. (2) The fair market value, as so determined, shall be divided by the average assessment ratio for the Valuation Year for property in the City, as determined by the Wisconsin Department of Revenue. (3) The resulting amount shall be multiplied by the mil rate at which taxable property in the City is taxed to levy taxes for all taxing jurisdictions to which the Property is subject for the Valuation Year. That amount shall be deemed the amount of property taxes on the Property that the City would have received for the Valuation Year if the Property were fully taxable.

7. **Special Assessment If Any Required Payment For Municipal Services Is Not Timely Made.** Any Payment for Municipal Services required under Section 5 of this Agreement that is not made when due shall entitle the City to levy a special assessment against the Property for the amount due, plus interest. Developer hereby consents to the levy of any such special assessment. Any and all notice and hearing requirements which may be required under the law for such special assessment and all right and opportunity to otherwise object to or appeal such special assessment are hereby waived by Developer, including pursuant to Wis. Stat. § 66.0703(7)(b). Developer hereby waives all rights and opportunity to challenge the City's legal authority to impose special assessments for this purpose. Developer and the City agree that such special assessment shall be a lien against the Property from the date of the levy. The City is hereby expressly declared to be a beneficiary of such covenants and waivers and is entitled to enforce the same against the Developer and all successor owners of the Project..

8. **Indemnification.** Developer shall indemnify the City for all amounts of reasonable attorneys' fees and expenses and expert fees and expenses incurred in enforcing this Agreement.

9. **Remedies.** The City shall have all remedies provided by this Agreement, and provided at law or in equity, necessary to cure any default or remedy any damages under this agreement. Remedies shall include, but are not limited to, special assessments under Section 7 of this Agreement, indemnification under Section 8 of this Agreement, and all other remedies available at law or in equity.

10. **Term of Agreement.** The term of this Agreement shall begin on the date the Agreement is signed by both parties and shall continue until twenty (20) years

following the TID Closure Date (the "Term") unless terminated by mutual written agreement of the parties to this Agreement.

11. **Successors and Assigns.** This Agreement shall run with the land and is binding on the successors and assigns of the parties, including, but not limited to, any subsequent owner of the Property, any part of the Property, or any real property interest in the Property or any part of the Property. If at any time the Property has more than one owner, any Payment for Municipal Services due under this Agreement for any Valuation Year shall be allocated among the owners jointly and severally. Notwithstanding the foregoing or anything else set forth herein, if Developer shall sell or otherwise convey its interest in the Property in accordance with the requirements under the Development Agreement, Developer shall be deemed released from all obligations hereunder and the City shall look solely to successors in interest for the performance of all of the obligations imposed on Developer by this Agreement.

12. **Recording.** This Agreement shall be recorded with the Register of Deeds for Dodge County as soon as practicable following execution by Developer and the City.

13. **Entire Agreement; Amendments.** This Agreement encompasses the entire agreement of the parties regarding its subject matter. Any amendment hereto shall be effective only when it is made in writing and signed by all parties.

14. **Severability.** If any part of this Agreement is determined to be invalid or unenforceable, the rest of the Agreement shall remain in effect.

15. **Waiver.** No waiver of any breach of this Agreement shall be deemed a continuing waiver of that breach or a waiver of any other breach of this Agreement.

16. **Interpretation of Agreement.** The parties acknowledge that this Agreement is the product of joint negotiations. If any dispute arises concerning the interpretation of this Agreement, neither party shall be deemed the drafter of this Agreement for purposes of its interpretation.

17. **Notices.** Any notice required to be given under this Agreement shall be deemed given when personally delivered or mailed by U.S. mail, postage prepaid, return receipt requested, to the party at the address stated below or when actually received by the party, whichever is first. The addresses are:

If to City:
City Clerk
City of Beaver Dam
205 S Lincoln Avenue
Beaver Dam, WI 53916

If to Developer: CLOP Madison WI LLC
c/o Oppidan Holdings, Inc.
400 Water Street, Suite 200
Excelsior, MN 5331
Attn: Pete Carbonneau
with a copy to: General Counsel

Addresses may be changed by notice given in the manner provided in this section.

18. **Governing Law.** This Agreement has been negotiated and signed in the State of Wisconsin and shall be governed, interpreted, and enforced in accordance with the laws of the United States and the State of Wisconsin.

19. **Personal Jurisdiction and Venue.** Personal jurisdiction and venue for any civil action commenced by either party arising out of this Agreement shall be deemed to be proper only if such action is commenced in Circuit Court for Dodge County unless it is determined that such Court lacks jurisdiction. Developer hereby consents to personal jurisdiction in Dodge County. Developer also expressly waives the right to bring such action in, or to remove such action to, any other court whether state or federal, unless it is determined that the Circuit Court for Dodge County lacks jurisdiction.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth above.

CITY:

City of Beaver Dam

By_____
_____, _____

By_____
_____, _____

ACKNOWLEDGMENT

STATE OF WISCONSIN

COUNTY OF DODGE

Personally came before me this _____ day of _____, 2026, the above-named _____ and _____, to me known to be the persons and officers who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, State of Wisconsin
My Commission:_____

DEVELOPER:

CLOP Madison WI LLC

By_____
David Scott, President

ACKNOWLEDGMENT

STATE OF MINNESOTA

COUNTY OF _____

Personally came before me this _____ day of _____, 2026, the above-named David Scott to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, State of Minnesota
My Commission:_____

EXHIBIT A TO TAX AGREEMENT
PROPERTY DESCRIPTION

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this "**Agreement**") is made and entered into this _____ day of April 2026 (the "**Effective Date**") by and between City of Beaver Dam ("**Seller**"), and Oppidan Holdings, Inc., a Minnesota corporation ("**Buyer**"). In consideration of the mutual covenants and agreements contained herein, Seller and Buyer hereby enter into this Agreement upon the following terms and conditions.

ARTICLE 1
PURCHASE AND SALE

1.1 Agreement of Purchase and Sale. Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, that certain real property containing a total of approximately 13.21 acres of land located at the southwest corner of U.S. Highway 151 and Hemlock Road in the City of Beaver Dam, Dodge County, Wisconsin, as depicted in Exhibit A-1 and legally described on Exhibit A-2 (the "**Land**"), together with all buildings, fixtures, improvements, appurtenances, easements, licenses, privileges, and property rights benefiting or appurtenant to the Land, and all fixtures affixed thereto (the "**Property**").

1.2 Purchase Price and Manner of Payment. The purchase price for the Property shall be an amount equal to $31,000.00 per acre of the Property as determined by the Certified Survey Map creating the Property (for a total estimated "**Purchase Price**" of $409,510.00). The Purchase Price, subject to prorations and adjustments set forth in this Agreement, shall be payable in full at Closing by wire transfer of immediately available funds.

1.3 Earnest Money. Within five (5) business days after the Effective Date, Buyer shall deposit with First American Title Insurance Company, 121 South 8th Street, Suite 1250, Minneapolis, Minnesota 55402 ("**Title Company**") the sum of $25,000.00 (the "**Earnest Money**"). The Earnest Money shall be held in an interest-bearing account and will be applicable to the Purchase Price and shall remain fully refundable to Buyer until the Contingency Date, as extended, if applicable.

ARTICLE 2
TITLE AND SURVEY

2.1 Title Examination. Buyer shall order from Title Company, a commitment for an ALTA extended owner's policy of title insurance covering the Property in the amount of the Purchase Price, together with legible copies of all documents referenced therein and proper searches for bankruptcies, judgments, liens, and assessments (the "**Title Commitment**").

2.2 Survey. Buyer will employ a surveyor to survey the Property and prepare and deliver to Buyer an ALTA survey (the "**Survey**"). The Survey shall set forth total gross acreage of the Property, access easements, if any, the location of all improvements, rights of way, easements, encroachments, streets, roads, water courses, fences, topographical elevations, and the designation and location of flood plains on or adjacent to the Property.

2.3 Conveyance of Title; Permitted Exceptions. Seller shall convey and transfer title to the Property pursuant to Section 5.2, subject to the Permitted Exceptions. The definition of "**Permitted Exceptions**" shall include: (a) any item contained in the Title Commitment or shown on the Survey to which Buyer does not object as set forth in Section 2.44; and (b) any other exception to title which Buyer determines, in its sole discretion, to be acceptable. Notwithstanding anything to the contrary contained in this Agreement, in no event shall the definition of Permitted Exceptions include a valid and enforceable lien against the

Property that is liquidated in amount and that is not asserted by a creditor or other party claiming through Buyer or Buyer's agent(s) or contractor(s) and such liens shall in all cases be Objections as defined in Section 2.4 below whether Buyer makes, or fails to make, such Objections. There shall be no matter affecting title other than the Permitted Exceptions.

2.4 Title Objections; Cure of Title Objections. Buyer shall have until thirty (30) days before the Contingency Date, as extended, if applicable, to notify Seller, in writing, of such objections as Buyer may have to anything contained in the Title Commitment or the Survey ("**Objections**"). If Buyer does not provide notice of any Objections within such time period, Buyer shall no longer have any right to make such Objections under this Section. Upon receipt of Buyer's written notice of Objections, Seller shall use reasonable efforts to cure the Objections. Seller shall have until five (5) days prior to the Closing Date to cure any Objections not waived by Buyer. If Seller does not cure the Objections within such cure period, Buyer may, at its sole discretion, do one or more of the following:

2.4.1 Waive Objections. Waive the Objections, accept title subject to the Objections, and proceed to Closing, in which event such Objections shall be considered Permitted Exceptions, and in which case Seller shall remain obligated to perform pursuant to the terms of this Agreement; and/or

2.4.2 Terminate Agreement. Terminate this Agreement by sending written notice to Seller, and upon such notice, this Agreement shall terminate and the Earnest Money shall be returned to Buyer.

2.5 Supplementary Objections. If any supplement to the Title Commitment or the Survey discloses any additional title defects which were not created by or with the consent of Buyer, and which are not acceptable to Buyer, Buyer shall notify Seller in writing of its objection thereto (each, an "**Additional Objection**") within ten (10) days following receipt of such supplement or revision. If any Additional Objection is not removed or resolved by Seller to Buyer's satisfaction at least five (5) days prior to the Closing Date then Buyer shall have the option to:

2.5.1 Terminate Agreement. Terminate this Agreement by sending written notice of such termination to Seller on or before the Closing Date and Title Company, in which event, Buyer shall receive a full refund/return of the Earnest Money, in which event neither Buyer nor Seller shall have any further duties or obligations under this Agreement, except as otherwise provided herein; or

2.5.2 Waive Objections. Waive the Additional Objections and proceed to Closing.

ARTICLE 3
INSPECTION AND CONTINGENCIES

3.1 Right of Inspection/Buyer's Covenant to Hold Harmless. Seller shall provide to Buyer, within seven (7) days after the Effective Date, copies of all pertinent documents requested by Buyer relating to the Property which are in Seller's possession or control. During the period beginning upon the Effective Date and ending on the Closing Date, Buyer and its agents shall have the right to access the Property to make such physical and visual inspections, investigations and tests as Buyer deems necessary. Except to the extent specifically set forth to the contrary in this Agreement, Buyer shall pay all costs and expenses of such inspections, investigations, and tests. Buyer shall repair and restore any damage to the Property caused by Buyer's inspections, investigations, and tests to substantially the same condition as existed prior to such

entry. Buyer agrees to indemnify and hold Seller and the Property harmless from all claims, costs, expenses, or damages, including reasonable attorneys' fees, for damages resulting from such activities. This obligation of Buyer shall not be construed to require Buyer to perform any removal or remediation of any Hazardous Substances revealed by Buyer's actions under this Section.

3.2 Operation Prior to Closing. Except as specifically provided herein, between the Effective Date and the Closing Date, Seller shall not, without Buyer's prior written consent, which may be withheld in Buyer's sole discretion, grant any new or modify any existing lease, license, or easement or other right to use the any portion of the Property, or enter into any agreement affecting the Property. Seller shall promptly advise Buyer in writing of any written notices concerning the Property that Seller receives from any appraisal districts, taxing authorities, building officials, zoning officials, or any governmental agency having jurisdiction over the Property and of any litigation, arbitration, or administrative hearing before any governmental agency concerning or affecting the Property that is instituted after the date hereof. Buyer acknowledges that Seller may remove certain improvements, in whole or in part, from the Property and may conduct training exercises for public safety agencies on the Property that may result in damage an degradation or damage to the Property and structures and improvements on the Property, both at any time prior to Closing, and that no such actions by Seller shall effect the obligations of the Parties under this Agreement.

3.3 Contingencies.

3.3.1 Contingency Date. Buyer's obligation to purchase the Property is contingent upon Buyer being satisfied in Buyer's sole discretion and exclusive judgment, on or before one hundred twenty (120) days after the Effective Date (the "**Contingency Date**"), with the Property, with title to the Property, with any surveys, engineering and soil tests and other tests, studies or inspections deemed necessary by Buyer in its sole discretion, with the documents provided by Buyer as required in this Agreement, and with the feasibility of Buyer using the Property for the purposes desired by Buyer, including any and all governmental and/or third party approvals or adequate assurances that Buyer deems necessary in Buyer's judgment to make use of the Property as Buyer elects.

3.3.2 Contingency Date Extension. Buyer shall have the option to extend the Contingency Date for two (2) additional periods of thirty (30) days each by delivering written notice ("**Extension Notice**") to that effect to Seller on or before the current Contingency Date. Upon delivery of the second Extension Notice, if applicable, the Earnest Money shall become non-refundable, except in the event of a Seller default or as otherwise described herein, including as provided in Section 3.3.3, and shall be applicable to the Purchase Price if the Closing proceeds under this Agreement. The Earnest Money shall be retained by the City if the Closing does not proceed under this Agreement.

3.3.3 Separate Tax Parcel. Buyer's obligation to purchase the Property is contingent upon, as of the Closing Date, the Property shall have been created as an independent and separate lot on a new CSM and shall constitute a single tax parcel using a legal description approved by Buyer in its sole discretion. Seller shall use diligent efforts to complete such parcel split prior to Closing. In the event this contingency is not satisfied by the Closing Date, then Buyer may, at its option (i) extend the last date for Closing hereunder on a day-for-day extension until this contingency is satisfied, but no later than sixty (60) days after the originally scheduled Closing date, or (ii) terminate this Agreement by written notice to Seller. Upon such termination, the Earnest Money shall be returned to Buyer notwithstanding Section 3.3.2.

3.3.4 Approvals. Buyer's obligation to purchase the Property is contingent upon Buyer having received, on or before the Closing Date, all approvals and entitlements necessary or convenient to Buyer's planned development of the Property and intended use thereof as determined in Buyer's sole and absolute discretion, which approvals shall only contain conditions which are acceptable to Buyer in its sole discretion, and in all events, such approvals and entitlements shall have received Final Approval (collectively, the "**Governmental Approvals**"). For purposes of this Agreement, "Final Approval" means that such document, instrument, plan, map/plat or other entitlement has received final approval by the City, County, and any other applicable authority having jurisdiction, that all appeal periods, court action periods, and all initiative and referendum periods have expired, and that no appeal, court action, initiative or referendum is filed and pending with respect thereto.

3.3.5 Zoning. Seller shall designate the Property as being zoned in the Seller's Light Manufacturing zoning district, applicable to the entire Property.

3.4 Right of Termination. Seller agrees that in the event Buyer determines that the Property is not suitable for its purposes on or before the Contingency Date, as extended, if applicable, or that the contingencies contained in Section 3 have not been satisfied on or before the applicable deadline, as extended, if applicable, Buyer shall have the right to terminate this Agreement by written notice to Seller given not later than the applicable deadline, as extended, if applicable. Except as provided in Section 3.3.2, upon such termination, the Earnest Money shall be returned to Buyer. For avoidance of doubt, if Buyer does not receive all Governmental Approvals by the Closing Date, Buyer may terminate this Agreement. Upon such termination, the Earnest Money shall be disbursed to Seller except as provided in Section 3.3.2. If Buyer acknowledges the satisfaction or waiver of a contingency by written notice to Seller, Buyer shall no longer have a right to terminate this Agreement under this Section because of such contingency. If Buyer does not provide a written notice of termination by the date required above, such contingency shall be deemed satisfied. Each contingency set forth in Section 3.3 is specifically for the benefit of the Buyer.

ARTICLE 4
REPRESENTATIONS AND WARRANTIES

4.1 Representations and Warranties of Seller. Seller represents, warrants, and covenants to Buyer as follows:

4.1.1 Authority. Seller has the requisite power and authority to enter into and perform this Agreement and to transfer all of the Property in accordance with this Agreement. The person or persons signing this Agreement on behalf of Seller is authorized to do so.

4.1.2 Assessments. Seller has received no written notice of threatened or pending special assessments or reassessments of the Property.

4.1.3 Rights of Others to Purchase Property. Seller has not entered into any other contracts for the sale of the Property, nor has Seller granted any rights of first refusal or options to purchase the Property or any other rights to others that might prevent the consummation of this Agreement and Seller will not enter into any such contracts relating to the sale of the Property with any other parties unless this Agreement is terminated pursuant to its terms.

4.1.4 Proceedings; Compliance with Laws. There is no action, judgment, litigation, investigation, arbitration, condemnation, eminent domain or proceeding of any kind, or

change in the zoning (except as provided herein) or building ordinances pending or threatened against Seller or the Property. The Seller has no knowledge of any other basis for any assertion against Seller which would interfere with or prevent the transactions contemplated hereby. No notice of the violation of any of any federal, state, local or other governmental building, zoning, environmental, health, safety, platting, subdivision or other law, ordinance or regulation, or any applicable private restriction has been received by Seller.

4.1.5 Environmental Laws. To the best of Seller's knowledge, no toxic or hazardous substances or wastes, pollutants or contaminants (including, without limitation, asbestos, lead paint, urea formaldehyde, the group of organic compounds known as polychlorinated biphenyls, petroleum products including gasoline, fuel oil, crude oil and various constituents of such products, and any hazardous substance as defined in any Environmental Law (collectively, "**Hazardous Substances**") have been generated, treated, stored, transferred from, released or disposed of, or otherwise placed, deposited in or located on the Property in violation of any Environmental Law, and to the best of Seller's knowledge no activity been undertaken on the Property that would cause or contribute to the Property becoming a treatment, storage or disposal facility within the meaning of any Environmental Law. The term "**Environmental Law**" shall mean any and all federal, state and local laws, statutes, codes, ordinances, regulations, rules, policies, consent decrees, judicial orders, administrative orders or other requirements relating to the environment or to human health or safety associated with the environment, as currently in effect. To the best of Seller's knowledge there has been no discharge, release or threatened release of Hazardous Substances from the Property, and there are no Hazardous Substances or conditions in or on the Property that may support a claim or cause of action under any Environmental Law. To the best of Seller's knowledge, the Property is not now and never has been listed on any list of sites contaminated with Hazardous Substances, nor used as graveyard, landfill, dump, disposal, or storage site for Hazardous Substances.

4.1.6 Title. Seller has fee simple title to the Property subject to the Permitted Exceptions.

4.1.7 Liens and Encumbrances. Upon Seller's receipt of the Purchase Price at Closing, the Property will be free and clear of all liens, security interests, encumbrances, easements, leases, mortgages, mechanics' liens, or other restrictions, except the Permitted Exceptions.

4.1.8 Access to Records. Seller shall provide to Buyer, within seven (7) days after the Effective Date, copies of all existing soil and environmental tests, geotechnical reports, engineering reports, surveys, existing title policy together with copies of all documents listed as exceptions therein, development plans, declarations, and/or all reciprocal easement agreements affecting the Property or adjacent property, and all other pertinent documents relating to the Property which are in Seller's possession or control.

4.1.9 Governmental Approvals. Seller shall cooperate in all reasonable respects with Buyer in obtaining governmental approvals. Seller shall not be entitled to any compensation in connection with such cooperation. Except for the 151 Business Park covenants, Seller has not made, and will not make or permit to be made or imposed, any commitments or representations to any applicable governmental authorities, or to adjoining or surrounding property owners, which would, in any manner, be binding upon Buyer, or impact Buyer's development of the Property, or be an encumbrance to the title to the Property.

4.1.10 Compliance with Laws. To the best of Seller's knowledge, Seller has complied with all

applicable laws, codes, ordinances, and regulations with respect to the Property and the Property is in compliance with all subdivision, platting and other regulations of any governmental authority having jurisdiction over the Property.

4.1.11 (Reserved)

4.1.12 Foreign Person. Seller is not a "foreign person" as defined in Section 1445(f)(3) of the Internal Revenue Code of 1986, as amended.

4.1.13 OFAC. Neither Seller nor any of its affiliates, nor any of their respective partners, members, shareholders or other equity owners, and none of their respective employees, officers, directors, representatives or agents is, nor will they become, a person or entity with whom United States persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control ("**OFAC**") of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List) or under any statute, executive order (including, without limitation, the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism), or other governmental action, and is not and will not engage in any dealings or transactions or be otherwise associated with such persons or entities.

4.1.14 Parties in Possession. No tenants shall be in possession of the Property at Closing and to the best of the Seller's knowledge there are no adverse or other parties in possession of the Property.

The representations, warranties and covenants contained in this Section shall be true and correct on the Effective Date and Closing Date, and the truth and correctness of such representations, warranties and covenants are conditions to Buyer's obligations hereunder. Except as herein expressly stated, Buyer is purchasing the Property based upon its own investigation and inquiry and is not relying on any representation of Seller or other person and is agreeing to accept and purchase the Property "as is, where is" subject to the conditions of examination herein set forth and the express warranties herein contained.

ARTICLE 5
CLOSING

5.1 Time and Place. The closing of the purchase and sale transaction contemplated by this Agreement (the "**Closing**") shall occur on or before the date that is thirty (30) days after the Contingency Date, as extended, if applicable, on a date to be agreed upon between Seller and Buyer ("**Closing Date**") at the offices of Title Company. Closing shall occur through deliveries by the parties of those documents and funds contemplated in Sections 5.2 and 5.3 hereof into a closing escrow to be administered by Title Company. Subject to Section 5.5 below, Seller shall be vested with possession of the Property to Buyer on the Closing Date.

5.2 Seller's Obligations at Closing. At the Closing, Seller shall:

5.2.1 Deed. Deliver to Buyer a duly executed warranty deed in recordable form, conveying to Buyer marketable fee simple title to the Property and all rights appurtenant, free and clear of all encumbrances except the Permitted Exceptions.

5.2.2 Authority. Deliver to Buyer such evidence as Buyer's counsel and/or Title Company may

reasonably require as to the authority of the persons executing documents on behalf of Seller.

5.2.3 Seller's Affidavit. Deliver to Buyer an affidavit duly executed by Seller that on the Closing Date, there are no outstanding unsatisfied judgments, tax liens or bankruptcies against or involving Seller or the Property; that there has been no skill, labor or material furnished to the Property at the request of Seller for which payment has not been made and that there are no unrecorded interests in the Property known to Seller.

5.2.4 Other Documents. Deliver to Buyer a gap endorsement and all other reasonably necessary to consummate the transaction contemplated by this Agreement, including without limitation a non-foreign affidavit and settlement statement.

5.3 Buyer's Obligations at Closing. At Closing, Buyer shall:

5.3.1 Purchase Price. Pay to Seller the full amount of the Purchase Price, by wire transfer of immediately available funds. Buyer and Seller agree that the Earnest Money shall be applied towards payment of the Purchase Price.

5.3.2 Other Documents. Deliver to Seller all other documents reasonably necessary to consummate the transaction contemplated by this Agreement.

5.4 Closing Costs. Seller and Buyer agree to the payment of costs in connection with the Closing as follows:

5.4.1 Closing Fee. On the Closing Date, Seller and Buyer each will pay one-half (½) of any reasonable and customary fee imposed by Title Company for the Closing.

5.4.2 Real Estate Transfer Fee. On the Closing Date, Seller shall pay all real estate transfer taxes, deed stamps, deed taxes, and/or other similar transfer fees for conveyance of the Property to Buyer and/or the recording of the deed to be delivered by Seller under this Agreement.

5.4.3 Recording Costs. On or before the Closing Date, Seller shall pay the cost of recording all documents necessary to place record title in the condition warranted by Seller in this Agreement. Buyer will pay the cost of recording the deed conveying the Property to Buyer.

5.4.4 Title Insurance Costs. Seller shall pay the costs of issuing the Title Commitment and the premium for the Buyer's owner's policy and the gap endorsement. Buyer shall pay the premium for any other requested endorsements and any lender's policy.

5.5 Conditions to Closing for Buyer's Benefit. Buyer's obligation to consummate the purchase of the Property hereunder is subject to the satisfaction or waiver of each of the following conditions precedent on or before the Closing Date. The failure of a condition to Closing for Buyer's benefit to be satisfied or waived by Buyer on or before the Closing Date, whether or not such failure also constitutes a default by Seller, shall be grounds for Buyer to terminate this Agreement, and if Buyer so terminates this Agreement pursuant to Sections 5.5.1 or 5.5.2, notwithstanding anything in the Agreement to the contrary except as provided in Section 3.3.2, the Earnest Money shall be refunded to Buyer. If Buyer so terminates this Agreement pursuant to Sections 5.5.3 through 5.5.7 after issuing a second Extension Notice under Section 3.3.2, the Earnest Money shall be disbursed to Seller.

5.5.1 The representations and warranties of Seller contained in this Agreement shall be true, complete, and accurate in all material respects, on and as of the date hereof and as of the Closing Date as if the same were made on and as of such date.

5.5.2 Seller shall have fulfilled all of its covenants and obligations set forth herein, including, without limitation, the delivery of all documents and instruments to the Title Company as required herein.

5.5.3 Buyer shall be satisfied with existing or planned utility service to the Property on or before the Closing Date.

5.5.4 Buyer shall be satisfied with existing or planned access to and from the Property.

5.5.5 Buyer shall be satisfied with the land use of the Property and shall have received Final Approval for the Governmental Approvals. Notwithstanding anything to the contrary herein, Buyer shall have no obligation to purchase the Property without Governmental Approvals without liability beyond the Earnest Money in the event the transaction does not close for any reason.

5.5.6 Buyer shall be satisfied with the results of an environmental study or assessment, if conducted, for the Property obtained by the Purchaser at its sole cost.

5.5.7 Buyer shall have received a fully executed electrical service agreement pursuant to which the electrical utility company agrees to extend the necessary or desired power to the Property in a form reasonably acceptable to Buyer. In the event that this contingency is not satisfied or waived or before the last date for Closing hereunder, then Buyer may, at its option, (i) extend the last date for Closing hereunder on a day-for-day extension until this contingency is satisfied, but no later than sixty (60) days after the originally scheduled Closing date or (ii) terminate this Agreement by written notice to Seller.

ARTICLE 6
REAL ESTATE TAXES AND SPECIAL ASSESSMENTS

6.1 Real Estate Taxes and Special Assessments. On or before the Closing Date, Seller shall pay all general real estate taxes for the Property due and payable in years prior to the year of Closing. Seller shall also pay, on or before the Closing Date, all deferred taxes for the Property and any installments of special assessments levied or pending against the Property as of the Closing Date. General real estate taxes for the Property due and payable in the year of Closing shall be paid by Seller. Seller shall pay in full all pending or levied special assessments as of the Closing Date, including, without limitation, any deferred, retroactive,

or rollback taxes. Buyer shall not be responsible for any deferred, retroactive, or rollback taxes levied against the Property because Seller misrepresented to the applicable taxing authority the use or status of the Property to qualify for any special real property tax designation.

ARTICLE 7
COMMISSIONS

7.1 Brokerage Commissions. Seller warrants to Buyer that it has dealt with no other brokers, finders, or the like in connection with this transaction and Buyer warrants to Seller that it has dealt with no other brokers, finders, or the like in connection with this transaction other than CBRE, Inc., whose commission shall be paid by Seller pursuant to a separate agreement. Buyer and Seller agree to indemnify and hold harmless the other party from any loss, liability, cost, damage, or expense resulting from, or relating to, any claim for commissions or finder's fees by any other person or party claiming through the indemnifying party. This obligation of Buyer and Seller shall survive Closing or any termination of this Agreement.

ARTICLE 8
EMINENT DOMAIN

8.1 Eminent Domain. If eminent domain proceedings are threatened or commenced prior to the Closing Date against all or any part of the Property, Seller shall immediately give notice to Buyer, together with a legal description of the property affected, and Buyer shall have the right, at its option, to terminate this Agreement by giving notice. If Buyer gives notice of termination of the Agreement under this Section, the Agreement shall terminate and, notwithstanding anything in the Agreement to the contrary, all Earnest Money shall be returned to Buyer. If Buyer does not give such notice within fifteen (15) days following Seller's notice, then the parties shall proceed to Closing, with no reduction in the Purchase Price, and Seller shall assign to Buyer all of Seller's right, title and interest to appear in and receive any award from such proceeding. In the event any awards are made prior to Closing, Seller shall place such awards in escrow with Title Company, which will release such awards to Buyer upon Closing or to Seller upon termination of this Agreement.

ARTICLE 9
DEFAULT AND REMEDIES

9.1 Default. Buyer or Seller shall be in default under this Agreement if either fails to observe, perform, or comply with any term, condition or obligation of this Agreement and such failure continues for a period of ten (10) days after written notice of the failure to the Buyer or Seller from the other party, provided such cure period shall not apply to the obligation to provide any documents for Closing and to close.

9.2 Remedies. Upon default by a Buyer or Seller, the other party shall have the following remedies:

9.2.1 Buyer's Remedies. Upon Seller's default under this Agreement, then the sole and exclusive remedies available to Buyer shall be (i) to terminate this Agreement by written notice to Seller and, notwithstanding anything in the Agreement to the contrary, to receive the return of the Earnest Money, or (ii) to seek specific performance of this Agreement on or before six (6) months after Seller's default during which time the Closing will be postponed until such time as Seller has cured its default. The rights and remedies of this Section shall survive Closing or any termination of this Agreement.

9.2.2 Seller's Remedies. Upon Buyer's default under this Agreement, then the sole and exclusive remedy available to Seller shall be to terminate this Agreement by written notice

to Buyer and upon such termination to receive the Earnest Money. Such amount is agreed upon by and between Seller and Buyer as liquidated damages, due to the difficulty and inconvenience of ascertaining and measuring actual damages, and the uncertainty thereof. Upon such termination and release of the Earnest Money, Buyer shall be released from all liability hereunder and neither party shall have further rights or obligations under this Agreement. The rights and remedies of this Section shall survive Closing or any termination of this Agreement.

ARTICLE 10
MISCELLANEOUS

10.1 (Reserved)

10.2 Successors or Assigns. This Agreement shall be binding upon and inure to the benefit of the parties, and their respective successors and assigns.

10.3 Severability. In the event any provision of this Agreement shall be held to be invalid, unenforceable or in conflict with the law of the jurisdiction where the Property is located, the remaining provisions of this Agreement shall continue to be valid, enforceable, and not be affected by such holding.

10.4 Assignment. Either party may assign its rights under this Agreement before or after the Closing. Any such assignment will not relieve such assigning party of its obligations under this Agreement.

10.5 Notices. Any notice required or permitted pursuant to this Agreement shall be in writing and delivered by (a) email, with delivery receipt requested, (b) personal delivery, (c) reputable overnight or two-day delivery service with proof of delivery/attempted delivery, or (d) United States mail, postage prepaid, either certified or first-class mail. All notices shall be sent to a party at the address set forth below, or to such other address or person as the party shall have designated in writing. Notices shall be deemed given upon the earlier of the date of actual receipt or (i) at the time of delivery if by personal delivery, (ii) as of the date of first attempted delivery if by overnight or two-day delivery or certified mail, or (iii) if by email, as of the time and date of the delivery receipt confirming the message was delivered to the recipient's email server.

If to Seller: City of Beaver Dam
c/o City Clerk
205 S Lincoln Ave
Beaver Dam, WI 53916

If to Buyer: Oppidan Holdings, Inc.
Attn: Pete Carbonneau and Sarah Edstrom Smith
400 Water Street, Suite 200
Excelsior, Minnesota 55331
Email: petec@oppidan.com
Email: legal@oppidan.com

10.6 Further Assurances. Each party agrees that it will execute and deliver such other documents and take such other action, whether prior or subsequent to Closing, as may reasonably be requested by the other party, to further consummate the transaction contemplated by this Agreement, without further consideration.

10.7 Time of the Essence; Calculation of Time Periods. Time is of the essence of each and every term, condition, obligation and provision hereof. Except as specifically set forth to the contrary in this Agreement, in computing any period of time described in this Agreement, the day of the act or event after which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless such last day is on a Saturday, Sunday or legal holiday, in which event the period shall run until the end of the next business day following such Saturday, Sunday or legal holiday. Further, any critical date called for in this Agreement shall be extended one (1) day for each day that Seller fails to furnish to Buyer any required information.

10.8 Governing Law. This Agreement shall in all respects be interpreted, construed, and enforced according to the laws of the State of Wisconsin.

10.9 Counterparts. This Agreement and any related documents may be executed in any number of counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Electronic signatures using a certified e-signature via Adobe, DocuSign, or any other electronic document signature service, are acceptable for this Agreement and related documents, except for documents and instruments to be delivered at Closing. Documents executed by the parties (whether via certified electronic signature as described above or manually signed) but delivered by email or share-drive link as "pdf" or other electronic means will be accepted with the same effect as original ink-signed "hard copy" versions of such documents. Notwithstanding the foregoing, all documents which are to be recorded at Closing must be delivered by the signing party as fully executed and acknowledged (and, if required by applicable law, witnessed) "wet ink" originals.

10.10 Construction. Seller and Buyer and their respective counsel have reviewed and revised this Agreement. Seller and Buyer acknowledge that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement.

10.11 Survival. Except to the extent set forth in this Agreement, all of the terms of this Agreement, including, without limitation, the representations and warranties contained herein, shall survive and be enforceable for a period of 1 year after the Closing and delivery of the warranty deed.

10.12 Entire Agreement/Amendment. This Agreement constitutes the entire agreement between the parties with respect to the subject matter herein and fully supersedes all prior written or oral agreements between the parties with respect to such matters. No other agreement, statement or promise made by any party and no amendment, modification, or other change of any provision of this Agreement shall be effective unless in writing signed by the parties.

10.13 Waiver of Trial by Jury. To the extent permitted by law, Seller and Buyer each acknowledge that it is aware of and had the advice of counsel of its choice with respect to any rights to trial by jury, and, to the extent permitted by law, each party does hereby expressly and knowingly waive and release all such rights to trial by jury in any action, proceeding or counterclaim brought by either party hereto against the other (and/or against its officers, directors, employees, agents or subsidiary or affiliated entities) on any matters whatsoever arising out of or in any way connected with this agreement, Buyer's use or occupancy of the Property, and/or any claim of injury or damage relating thereto.

10.14 Exhibits. Any Exhibits attached hereto are hereby incorporated by reference.

10.15 (Reserved)

10.16 Exclusivity. During the term of this Agreement, Seller will not directly or indirectly solicit offers regarding the Property from other parties or negotiate with other parties regarding any unsolicited offers received regarding the Property.

[*remainder of page left blank intentionally – signatures to follow*]

IN WITNESS WHEREOF, Seller and Buyer have executed this Purchase and Sale Agreement as of the Effective Date.

SELLER:

City of Beaver Dam

_____
By: _____
Its: _____

_____
By: _____
Its: _____

BUYER:

Oppidan Holdings, Inc.,
a Minnesota corporation

_____
By: David Scott
Its: President

ESCROW AGREEMENT

The undersigned, First American Title Insurance Company ("**Escrow Agent**"), agrees to hold the Earnest Money referred to in the foregoing Assignment Agreement in accordance with the terms of such Assignment Agreement and disburse the same strictly in accordance with such terms. Escrow Agent shall hold the Earnest Money in an account at a financial institution whose deposits are insured by the FDIC.

Escrow Agent shall have no responsibility for any decision concerning performance or effectiveness of the Assignment Agreement or to resolve any disputes concerning the Assignment Agreement. Escrow Agent shall be responsible only to act in accordance with the joint and mutual direction of both Seller and Buyer, or in lieu thereof, the direction of a court of competent jurisdiction. Seller and Buyer undertake to hold Escrow Agent harmless from all claims made by Seller and Buyer, respectively, against Escrow Agent for damages arising out of this Escrow Agreement, except for costs and expenses in connection with Escrow Agent's failure to account for the funds held hereunder, or acting in conflict with the terms hereof.

ESCROW AGENT:

First American Title Insurance Company

_____

By: _____

Its: _____

Oppidan Holdings, Inc.,
a Minnesota corporation

_____

By: David Scott

Its: President

City of Beaver Dam

_____

By: _____

Its: _____

_____

By: _____

Its: _____

Exhibit A-1
Depiction of the Property

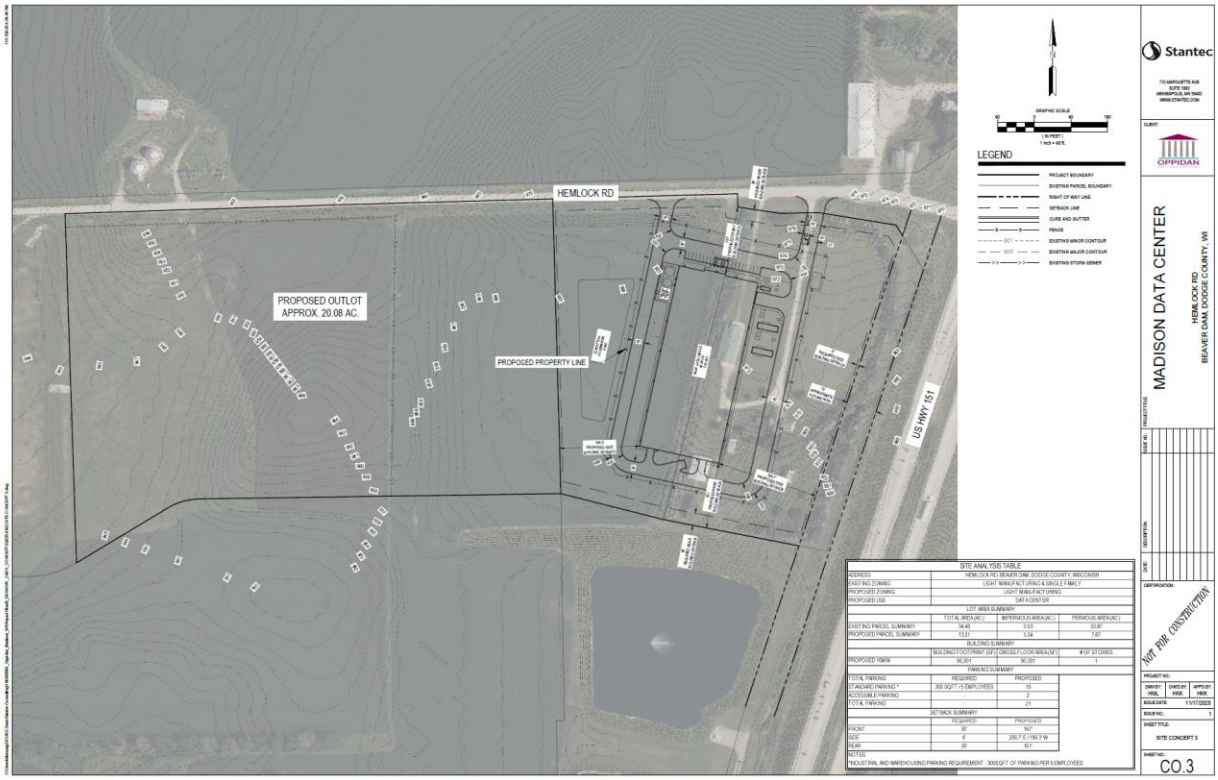


Exhibit A-2
Legal Description of the Property

[Seller to insert]

City of Beaver Dam, Wisconsin
Building Inspection Office

TO: Common Council
FROM: John Moosreiner
SUBJECT: Amendment to Planned Unit Development (PUD) 1-2022 (The Monarch Lakeview)

The Issue:
JCW Development LLC has petitioned the City of Beaver Dam to amend PUD 1-2022 to allow for the substitution of fourteen (14) residential villas in place of what is referred to as "Multifamily Building 1" in the previously approved Exhibits B & D as included in both PUD 1-2022 and Ordinance No. 4-2022.

Considerations:
The City of Beaver Dam previously approved Planned Unit Development (PUD) 1-2022 (The Monarch Lakeview) as Ordinance No. 4-2022 on June 20, 2022.

Ordinance 4-2022 indicates that any subsequent change or addition to the plans or uses as provided in the PUD Materials shall first be submitted for approval to the Plan Commission and if, in the opinion of the Plan Commission after reviewing the recommendation of City staff, such change or addition constitutes a substantial alteration of the original plan, a public hearing before the Plan Commission shall be required, and said proposed alterations shall be submitted to the Common Council for approval.

Does this item have a financial or budget impact?
No

Recommendation:
Staff recommend approval of the amendment as presented.

Attachments:
1. Resolution No. 20-2026
2. JCW Petition for PUD Amendment
3. ORD NO. 4-2022

RESOLUTION NO.

A RESOLUTION APPROVING AN AMENDMENT TO PLANNED UNIT DEVELOPMENT (PUD) 1-2022 (THE MONARCH LAKEVIEW)

WHEREAS, The City of Beaver Dam Common Council previously approved Planned Unit Development (PUD) 1-2022 (The Monarch Lakeview) as Ordinance No. 4-2022 on June 20, 2022; and

WHEREAS, JCW Development LLC has petitioned the City of Beaver Dam to amend PUD 1-2022 to allow for the substitution of fourteen (14) residential villas in place of what is referred to as "Multifamily Building 1" in the previously approved Exhibits B & D as included in both PUD 1-2022 and Ordinance No. 4-2022; and

WHEREAS, after considering the petition, the materials provided by the Applicant, input from City staff, and the required considerations under Section 70-95 of the Beaver Dam Municipal Code (the "PUD Materials"), the Plan Commission found that all requirements for approval of the petition under Section 70-95(l) of the Beaver Dam Municipal Code are or will be met by the proposed project plan, that the proposed project plan is consistent with the City's Comprehensive Plan, and that the proposed project plan is consistent with the purposes of the PUD zoning overlay designation under the Municipal Code, subject to terms and conditions consistent with the PUD Materials.

NOW, THEREFORE, BE IT RESOLVED that Common Council approves of an amendment to PUD 1-2022 to allow for the substitution of fourteen (14) residential villas in place of what is referred to as "Multifamily Building 1" in the previously approved Exhibits B & D as included in both PUD 1-2022 and Ordinance No. 4-2022.

Presented by the Plan Commission.

By a vote of: _____ in favor, _____opposed, and _____ abstain.

Adopted: April 6, 2026

_____
Tracey M. Ferron
City Clerk

Approved: April 6, 2026

_____
Roberta Marck
Mayor

PETITION FOR AMENDMENT TO PUD #1-2022
THE MONARCH LAKEVIEW

To the Honorable Mayor, Plan Commission, and Common Council of the City of Beaver Dam, Wisconsin, the undersigned hereby petitions your honorable body as follows:

To amend previously approved and adopted **PUD 1-2022** and **Ordinance No. 4-2022** to allow for the substitution of (14) residences in place of what is referred to as "Multifamily Building 1" in the previously approved Exhibits B & D as included in both **PUD 1-2022** and **Ordinance No. 4-2022**.

Property Owner or Agent for Owner:

Wendy Nichols	100 Tower Drive Beaver Dam, WI 53918	2026/03/12
Wendy Nichols Development Manager JCW Development LLC	Mailing Address	Date

Overview of Amendment Request

JCW Lakeview Development, LLC (the "Applicant") respectfully submits this petition to the City of Beaver Dam Plan Commission and Common Council to request an amendment to the approved Planned Unit Development (PUD) Overlay District for The Monarch Lakeview, as adopted under Ordinance No. 4-2022. The proposed amendment affects a portion of the Phase 1A development and involves a change in unit mix and building configuration north of the south boundary with neighboring single-family residential properties.

Please note the amendment also includes a preliminary rework of Phase 2 to convert the stacked flats and multifamily building into additional single family homes and townhomes. The Phase 2 work has yet to be engineered and is shown conceptually.

Description of the Proposed Change

The amendment proposes to:

- Replace the originally approved Multifamily Building 1 (depicted in Exhibits B & D) with single-family dwellings of both Single Family Home and Duplex types.
- The single family homes will be of two types (referred to as SFH C and SFH D) with individual garages.
- The duplexes will be of two types (referred to as Duplex A and Duplex B) with individual garages.

Zoning Summary of the Proposed Change

Setback: Property line setback of 20' throughout the property with the exception of the following
5'-0" property line setbacks for SFH D1, D2, and D3 from La Crosse Street
5'-0" minimum sidewalk setbacks for all new structures

Height: Maximum building height of 40', or 2 ½ stories. See Duplex B.

Use: All proposed uses are allowable within the Multifamily district zoning (Section 70-86 of the Beaver Dam Municipal Code).

Floor Area Ratio (FAR): A FAR of 0.75 calculated from the total Site Area

Garage Parking: Two parking spaces per SFH C and D, One parking space per Duplex type A and B.

Justification and Intent

This amendment is being made to:

- Respond to the market demand for detached condominium-style homes.
- Reduce building massing and visual impact adjacent to single-family homes on the south edge of the parcel. The proposed change provides a softer, more appropriate transition to the surrounding neighborhood.
- Improve open space and impervious surface metrics by reducing the overall building footprint and hardscape area.
- Maintain and enhance design compatibility with the surrounding one- and two-story residential context.
- Accelerate Phase 1A absorption to move more quickly to Phase 1C, as described in previously adopted Exhibit M.

Impact on Approved PUD Elements

This amendment:

- Reduces total dwelling units in this area of Phase 1A from 74 to 14.
- Does not alter the approved roadways, drive aisles, or access points. Adds additional private driveways and garages.
- Improves parking ratios with the reduced density, consistent with Section 7.E of Adopted PUD No. 1-2022.
- Maintains compliance with height limits and setback requirements as outlined in Section 7.A–B.
- Results in a net decrease in impervious surface, yielding positive adjustments to stormwater management calculations.
- Increases green space between buildings for improved livability.

Compliance with Comprehensive Plan and PUD Ordinance

This proposed amendment continues to support and align with the goals set forth in the City's Comprehensive Plan, including:

- Promoting neighborhood-scale development and thoughtful design transitions,
- Encouraging a variety of high-quality housing stock,
- Supporting compatible land use patterns between new construction and existing residential neighborhoods.

The amendment is fully consistent with the guiding principles of Section 70-95 of the Beaver Dam Municipal Code.

Changes from Previous Approval

This amendment replaces a single multifamily rental product with several for-sale single family home products. Aesthetically the architectural styles and material pallets remain consistent for the development. The change in bulk and density is more in line with the character of the development as it has evolved.

Administrative Considerations

We respectfully request that this amendment be considered a minor modification to the PUD plan under Section 13 of Ordinance No. 4-2022 and Section 70-95, subsection (m)(3). However, we understand and welcome full review by staff and Plan Commission as part of the standard amendment process.

Conclusion

This amendment reflects a thoughtful refinement of The Monarch Lakeview that enhances neighborhood compatibility, improves design transition, and reduces infrastructure impact. The proposal remains in full alignment with the City's planning goals and the approved PUD framework.

We respectfully request the City's review and approval of this petition and are happy to provide additional information or attend Plan Commission to answer questions.

Referenced Documentation & Included Exhibits

(Starting New Exhibit Lettering after the PUD Petition List to Avoid Confusion)

Referenced:

- Previously Adopted Petition for PUD 1-2022
- Previously Approved and Adopted Ordinance No. 4-2022
- Previously Approved and Adopted Amendment to Ordinance No. 4-2022

Included Exhibits:

- Previously Approved Phase 1 Site Plan and Multifamily Exhibit, For Reference
- Exhibit S: Proposed Development Plan
- Exhibit T: Phase One Site Plan
- Exhibit U: Preliminary Civil Engineering (multiple pages)
- Exhibit V: Preliminary Architectural Designs for Duplex A
- Exhibit W: Preliminary Architectural Designs for Duplex B
- Exhibit X: Preliminary Architectural Designs for SFH C
- Exhibit Y: Preliminary Architectural Designs for SFH D

PREVIOUSLY APPROVED EXHIBIT D, INCLUDED FOR REFERENCE



Exhibit D Phase 1 Site Plan



1 FROM NE
SCALE:



2 FROM SW
SCALE:

PREVIOUSLY APPROVED EXHIBIT I, INCLUDED FOR REFERENCE

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

the Monarch
LAKEVIEW

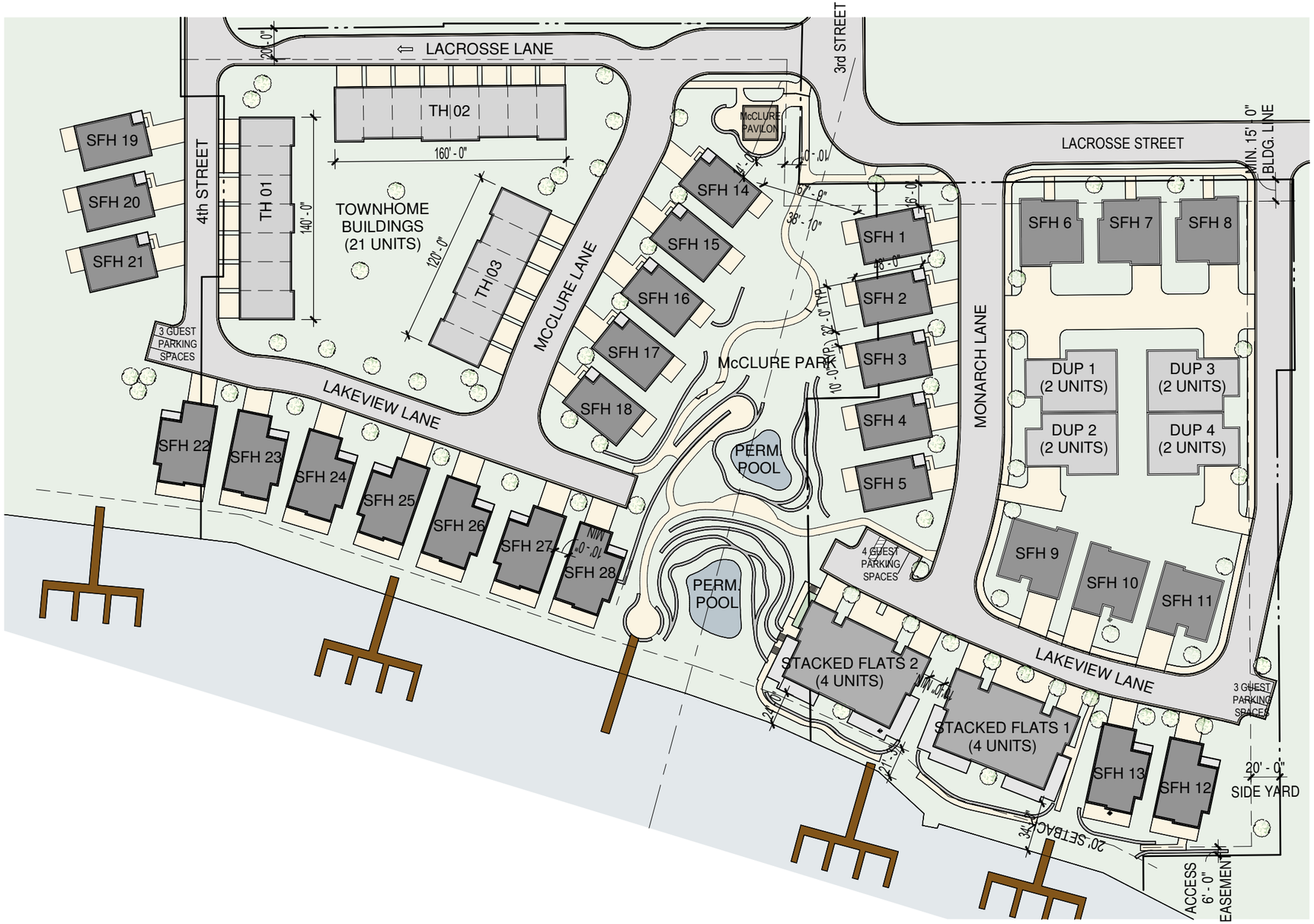
PHASE 1 - APARTMENT

3RD & LACROSSE
BEAVER DAM, WI

05/12/2022 Project #: 21069

07

PRELIMINARY



MASTER DEVELOPMENT SUMMARY

SINGLE-FAMILY HOMES - 28 TOTAL

SFH 1-5, 12-28
- 3 BEDROOMS, 3 BATHS
- 2 CAR ENCLOSED GARAGE, 2 CAR PARKING PAD

SFH 6-9
- 2 BEDROOMS, 2 BATHS
- 2 CAR ENCLOSED GARAGE, 2 CAR PARKING PAD

SFH 10-11
- 3 BEDROOMS, 3 BATHS
- 2 CAR ENCLOSED GARAGE, 2 CAR PARKING PAD

DUPLEX HOMES - 4 TOTAL - 8 TOTAL UNITS

LOWER LEVEL UNIT
- 2 BEDROOMS, 2 BATHS
- 1 CAR ENCLOSED GARAGE, 1 CAR PARKING PAD

UPPER LEVEL UNIT
- 2 BEDROOMS, 2 BATHS
- 1 CAR ENCLOSED GARAGE, 1 CAR PARKING PAD

STACKED FLATS - 8 TOTAL UNITS

STREET LEVEL UNIT
- 3 BD / 3.5 BA + BALCONY AND GARAGE
- 2 CAR ENCLOSED GARAGE, 2 CAR PARKING PAD

LAKE LEVEL UNIT
- 3 BD / 3 BA + TERRACE AND GARAGE
- 2 CAR ENCLOSED GARAGE, 2 CAR PARKING PAD

3-STORY TOWNHOME UNITS - 21 TOTAL UNITS

- 740 SF/FLR x 3 FLOORS x 21 = 46,620 SF
- 21 - 2 & 3 BED UNITS (2,220 SF AVG)
- 42 PARKING SPACES (GARAGES)

McCLURE PAVILON

- COVERED PARK STRUCTURE FOR USE BY ALL WITHIN THE DEVELOPMENT

GUEST PARKING SPACES

- PHASE 1 = 7 GUEST SPACES FOR 24 UNITS
- PHASE 2 = 3 GUEST SPACES FOR 33 UNITS

OKW Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N
TRUE

SCALE: 1" = 80'
0 20' 40' 80'

the Monarch
LAKEVIEW

Exhibit S

MASTER SITE PLAN

MONARCH LAKEVIEW

3RD & LACROSSE
BEAVER DAM, WI

FEBRUARY 26, 2026 Project #: 21069

01.1



DEVELOPMENT SUMMARY - PHASE 1

SINGLE-FAMILY HOMES TYPE A - 5 TOTAL
- 1,720 SF (FINISHED)
- 3 BEDROOMS, 3 BATHS
- 2 CAR ENCLOSED GARAGE, 2 CAR PARKING PAD

SINGLE-FAMILY HOMES TYPE B - 2 TOTAL
- 2,346 SF (FINISHED)
- 3 BEDROOMS, 2.5 BATHS
- 2 CAR ENCLOSED GARAGE, 2 CAR PARKING PAD

SINGLE-FAMILY HOMES TYPE C - 3 TOTAL
- 1,498 SF (C1 FINISHED); 2,108 SF (C2, C3 FINISHED)
- 2 BEDROOMS, 2 BATHS; 3 BEDROOMS, 3 BATHS
- 2 CAR ENCLOSED GARAGE, 2 CAR PARKING PAD

SINGLE-FAMILY HOMES TYPE D - 3 TOTAL
- 1,436 SF (FINISHED)
- 2 BEDROOMS, 2 BATHS
- 2 CAR ENCLOSED GARAGE, 2 CAR PARKING PAD

DUPLEX TYPE A - 2 TOTAL (4 UNITS)
LOWER LEVEL UNIT
- 1,642 SF (FINISHED)
- 2 BEDROOMS, 2 BATHS
- 1 CAR ENCLOSED GARAGE, 1 CAR PARKING PAD

UPPER LEVEL UNIT
- 2,100 SF (FINISHED)
- 2 BEDROOMS, 2 BATHS
- 1 CAR ENCLOSED GARAGE, 1 CAR PARKING PAD

DUPLEX TYPE B - 2 TOTAL (4 UNITS)
LOWER LEVEL UNIT
- 1,642 SF (FINISHED)
- 2 BEDROOMS, 2 BATHS
- 1 CAR ENCLOSED GARAGE, 1 CAR PARKING PAD

UPPER LEVEL UNIT
- 2,100 SF (FINISHED)
- 2 BEDROOMS, 2 BATHS
- 1 CAR ENCLOSED GARAGE, 1 CAR PARKING PAD

STACKED FLATS - 8 TOTAL UNITS (UPPER AND LOWER)
STREET LEVEL UNIT
- 3 BEDROOMS, 1,750 SF + TERRACE AND GARAGE
- 2 CAR ENCLOSED GARAGE, 2 CAR PARKING PAD

LAKE LEVEL UNIT
- 3 BEDROOMS, 1,725 SF + TERRACE AND GARAGE
- 2 CAR ENCLOSED GARAGE, 2 CAR PARKING PAD

7 GUEST PARKING SPACES, TOTAL PHASE 1

OKW Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

PROJECT

SCALE: 1" = 50'
0 25' 50'

the Monarch LAKEVIEW

Exhibit T

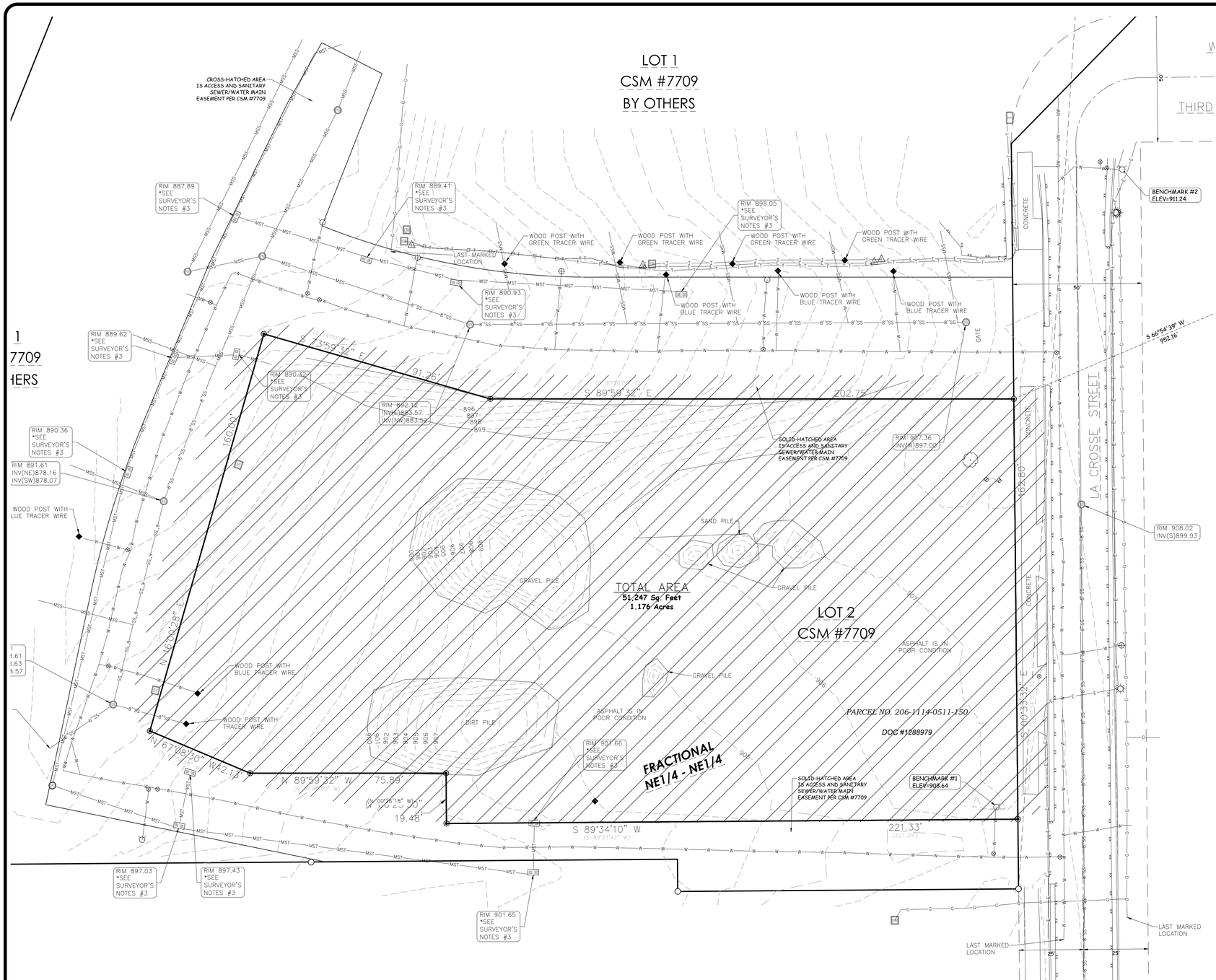
PHASE 1 SITE PLAN

MONARCH LAKEVIEW

3RD & LACROSSE
BEAVER DAM, WI

FEBRUARY 26, 2026 Project #: 21069

02



GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
3. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION, IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
4. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
6. COORDINATE ALL UTILITY REMOVAL, DISCONNECTION, &/OR RECONNECTION WITH RESPECTIVE UTILITY COMPANIES PRIOR TO BEGINNING WORK.
7. COORDINATE UTILITY SERVICE DISCONNECTIONS/OUTAGES WITH OWNER AND ANY IMPACTED NEIGHBORS. MINIMIZE DISRUPTIONS TO THE MAXIMUM EXTENT PRACTICAL.
8. ANY EXISTING UTILITIES NOT EXPRESSLY LABELED FOR DEMOLITION/REMOVAL ON THIS DOCUMENT SHALL BE LEFT IN PLACE AND IN THEIR CURRENT STATE OF OPERATION. CONTACT ENGINEER WHEREVER CLARIFICATION IS NEEDED.
9. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
10. IF STRIPPED TOPSOIL IS STOCKPILED ON SITE, SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF THE STOCKPILE TO PREVENT SEDIMENT TRANSPORT.
11. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
12. MAINTAIN TRAFFIC CIRCULATION TO ALL NEIGHBORING PROPERTIES SHOWN ON THIS DOCUMENT. COORDINATE ALL WORK WITH NEIGHBORING PROPERTY OWNERS.

DEMOLITION HATCH PATTERNS:

CLEAR AND GRUB VEGETATION, CONCRETE, AND ASPHALT

CIVIL SHEET INDEX:

1. *DEMOLITION PLAN*
2. *LAYOUT PLAN*
3. *GRADING PLAN*
4. *EROSION CONTROL PLAN*
5. *WATER & SANITARY SEWER PLAN*
6. *STORM SEWER PLAN*
7. *DETAILS*
8. *DETAILS*

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BURY BOLT ON HYDRANT,
LOCATED ON THE WEST SIDE OF LA CROSSE STREET,
APPROXIMATELY 280 FEET SOUTH OF THE
INTERSECTION OF LA CROSSE STREET AND WEST
THIRD STREET.
ELEVATION = 908.64

BENCHMARK #2
FLAG BOLT ON HYDRANT,
LOCATED AT THE SOUTHEAST CORNER OF THE
INTERSECTION OF LA CROSSE STREET AND
WEST THIRD STREET.
ELEVATION = 911.24

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOW HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

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Exhibit U

0' 20' 40'
1" = 20'

N

REVISIONS

CHECKED:
DRAWN: JJL
DATE 02/20/2026
PROJECT NO. 24.0069

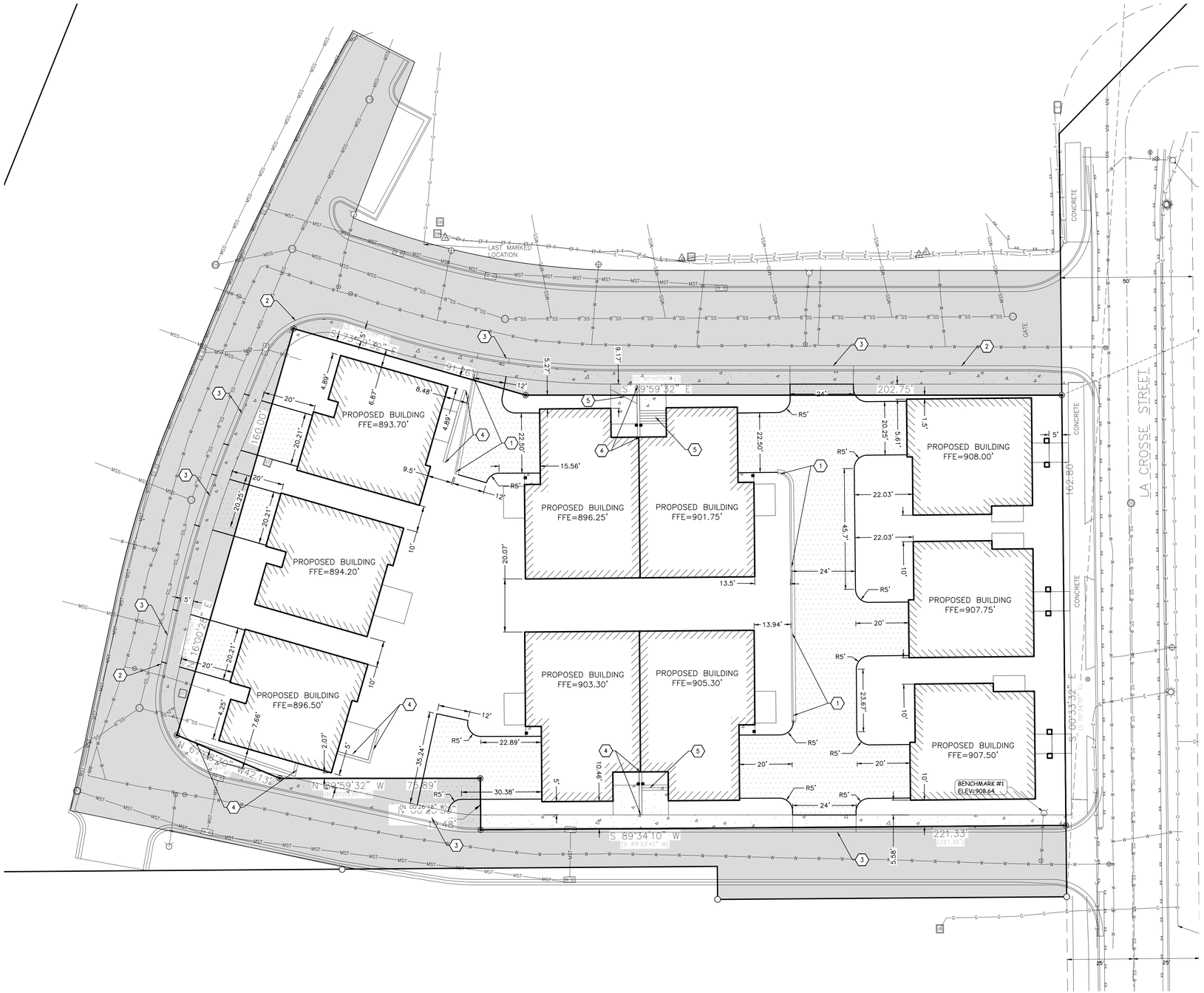
DEMOLITION PLAN

JCW
MONARCH LAKEVIEW
BEAVER DAM
DODGE COUNTY, WI

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

POB Point of Beginning

SHEET C1.0



GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
8. PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
10. PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
11. SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.
12. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

1. 18" CONCRETE CURB & GUTTER — 1 / C7.0
2. 24" CONCRETE CURB & GUTTER — 1 / C7.0
3. CONCRETE DRIVE APRON — 2 / C7.0
4. STRUCTURAL RETAINING WALL (SEE STRUCTURAL)
5. CONCRETE STAIRS

PAVEMENT HATCH PATTERNS:

PROPOSED STANDARD ASPHALT PAVEMENT	3 / C7.0
PROPOSED CONCRETE SIDEWALK	4 / C7.0
PROPOSED RIP RAP SWALE	6 / C7.0

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BURY BOLT ON HYDRANT,
LOCATED ON THE WEST SIDE OF LA CROSSE STREET,
APPROXIMATELY 280 FEET SOUTH OF THE
INTERSECTION OF LA CROSSE STREET AND WEST
THIRD STREET.
ELEVATION = 908.64

BENCHMARK #2
FLAG BOLT ON HYDRANT,
LOCATED AT THE SOUTHEAST CORNER OF THE
INTERSECTION OF LA CROSSE STREET AND
WEST THIRD STREET.
ELEVATION = 911.24

UTILITY DISCLAIMER:

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Exhibit U

0' 20' 40'
1" = 20'

REVISIONS

CHECKED:	
DRAWN:	JJL
DATE	02/20/2026
PROJECT NO.	24.0069

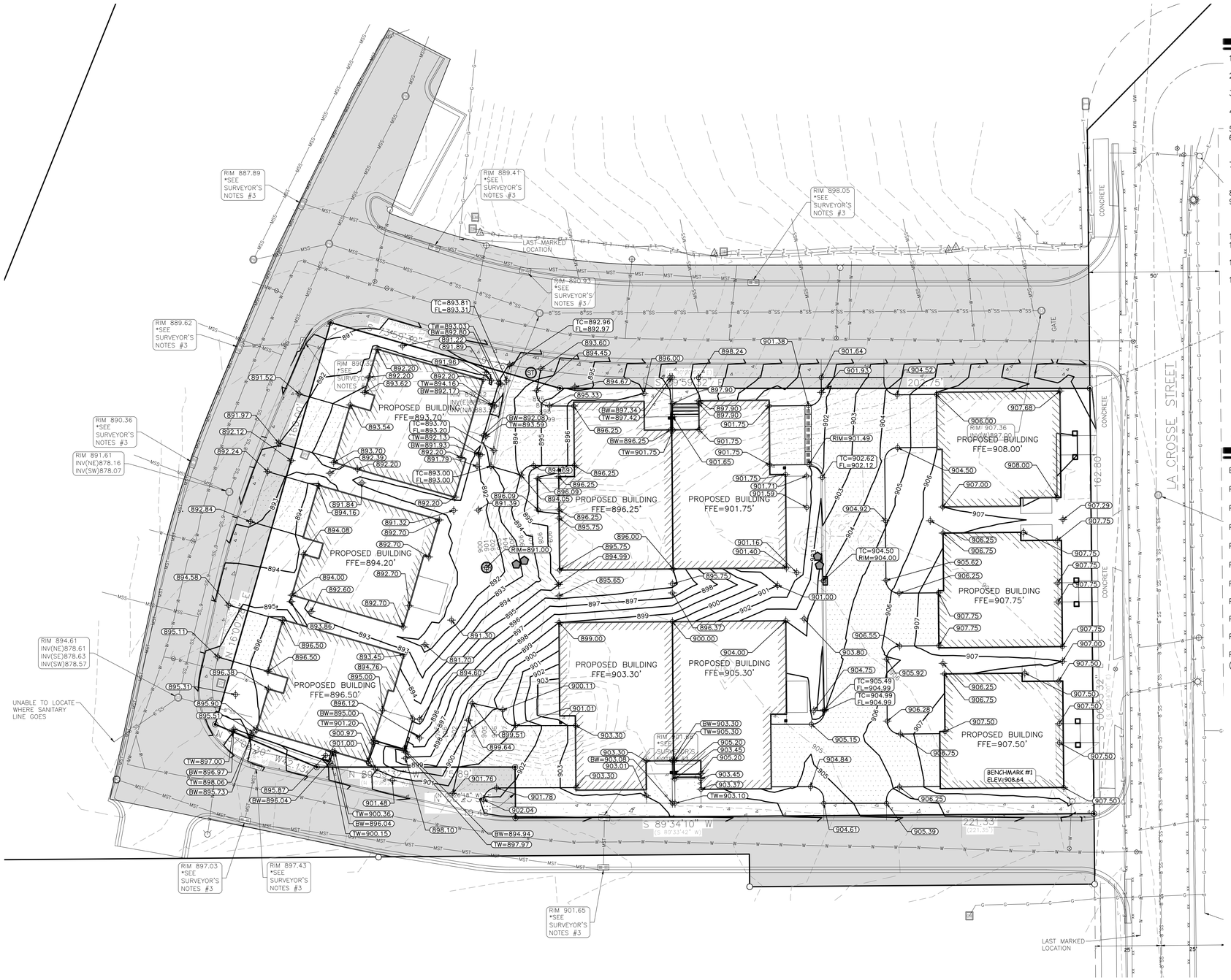
LAYOUT PLAN

JCW
MONARCH LAKEVIEW
BEAVER DAM
DODGE COUNTY, WI

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

Point of Beginning

SHEET C2.0



GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
5. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
7. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
8. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
9. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
10. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
11. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY.
12. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
13. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.

GRADING LEGEND:

EXISTING CONTOUR	712
PROPOSED CONTOUR	712
PROPOSED SPOT ELEVATION	892.26
PROPOSED ENDWALL INVERT ELEVATION	INV=892.05
PROPOSED RIM ELEVATION	RIM=893.56
PROPOSED TOP OF CURB ELEVATION	TC=893.56
PROPOSED FLOW LINE ELEVATION	FL=893.56
PROPOSED TOP OF SIDEWALK ELEVATION	TS=893.56
PROPOSED TOP OF WALL ELEVATION	TW=893.56
PROPOSED BOTTOM OF WALL ELEVATION	BW=893.56
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	892.05M

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BURY BOLT ON HYDRANT,
LOCATED ON THE WEST SIDE OF LA CROSSE STREET, APPROXIMATELY 280 FEET SOUTH OF THE INTERSECTION OF LA CROSSE STREET AND WEST THIRD STREET.
ELEVATION = 908.64

BENCHMARK #2
FLAG BOLT ON HYDRANT,
LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF LA CROSSE STREET AND WEST THIRD STREET.
ELEVATION = 911.24

UTILITY DISCLAIMER:

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Exhibit U

0' 20' 40'
1" = 20'

REVISIONS

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DRAWN:	JJL
DATE	02/20/2026
PROJECT NO.	24.0069

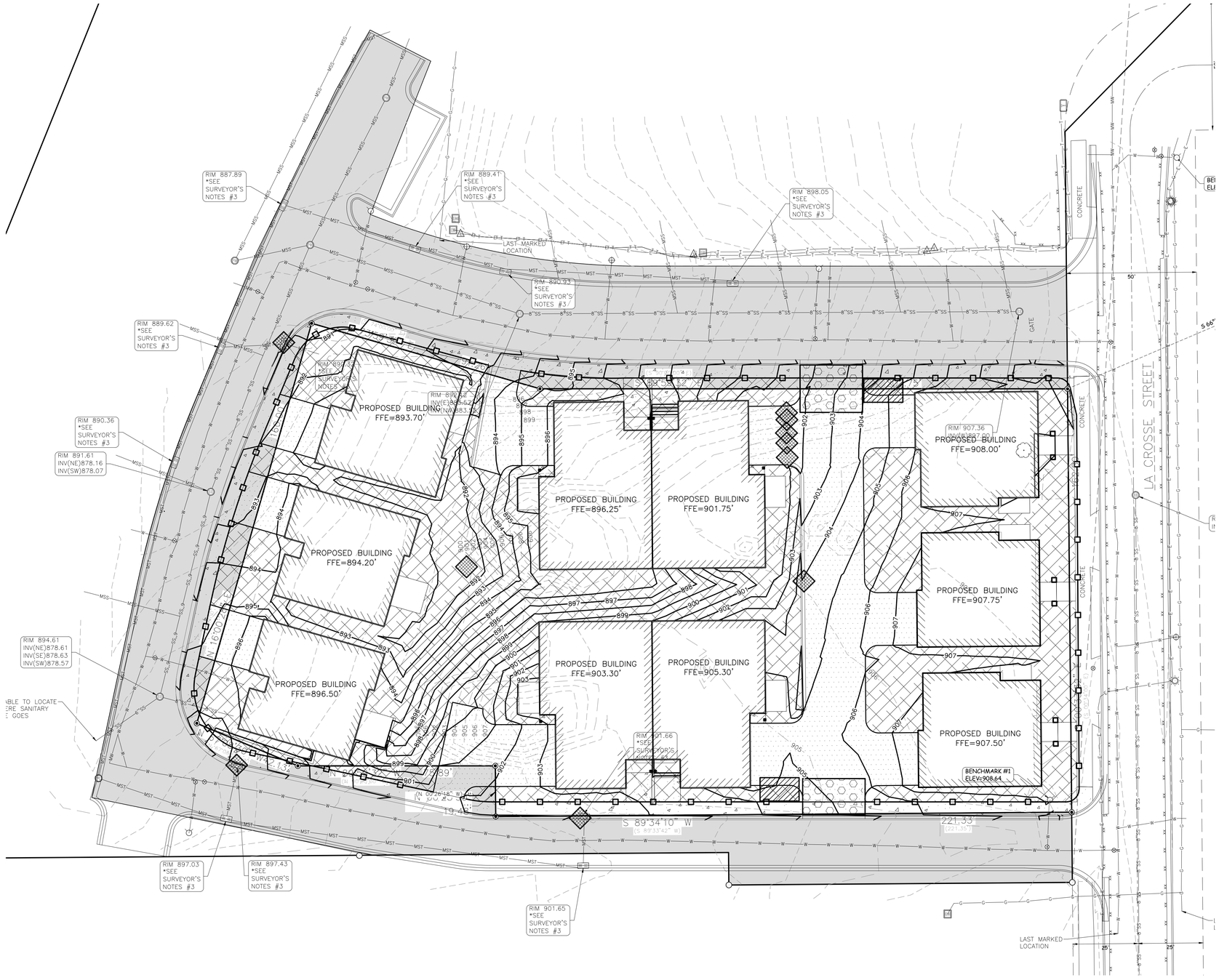
C3 GRADING PLAN

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DODGE COUNTY, WI

Civil Engineering
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4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

Point of Beginning

SHEET



GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
4. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
5. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
6. OFFSITE SEDIMENT DEPOSITS RESULTING FROM STORMWATER RUNOFF SHALL BE CLEANED BY THE END OF THE NEXT WORKDAY. OFFSITE SEDIMENT DEPOSITS RESULTING FROM CONTRACTOR ACTIVITIES, INCLUDING SOIL TRACKING, SHALL BE CLEANED EACH WORKDAY. EXCESSIVE AMOUNTS OF SEDIMENT OR DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS ON ADJACENT STREETS SHALL SWEPT MECHANICALLY OR MANUALLY AT LEAST WEEKLY AND BEFORE IMMINENT RAINFALL.
7. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
8. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
9. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
10. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
11. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
12. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1061 TO PREVENT SEDIMENT DISCHARGE TO THE MAXIMUM EXTENT PRACTICABLE.
13. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
14. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
15. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOWFALL OR GROUND FREEZE.
16. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
17. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL LEGEND:

EXISTING CONTOUR — — — 888 — — —

PROPOSED CONTOUR 888

PROPOSED SILT FENCE — 7 C7.0

PROPOSED INLET PROTECTION — 8 C7.0

EROSION CONTROL BLANKET — 9 C7.0

CONCRETE WASHOUT AREA — 10 C7.0

ROCK CONSTRUCTION ENTRANCE — 5 C7.0

EROSION CONTROL SEQUENCING:

1. INSTALL PERIMETER EROSION CONTROL AND DITCH CHECKS IF NECESSARY
2. BEGIN DEMOLITION
3. BEGIN ROUGH GRADING AND UTILITY INSTALLATION
4. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
5. TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
6. FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.
7. IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BURY BOLT ON HYDRANT,
LOCATED ON THE WEST SIDE OF LA CROSSE STREET,
APPROXIMATELY 280 FEET SOUTH OF THE
INTERSECTION OF LA CROSSE STREET AND WEST
THIRD STREET.
ELEVATION = 908.64

BENCHMARK #2
FLAG BOLT ON HYDRANT,
LOCATED AT THE SOUTHEAST CORNER OF THE
INTERSECTION OF LA CROSSE STREET AND
WEST THIRD STREET.
ELEVATION = 911.24

UTILITY DISCLAIMER:

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Exhibit U

0' 20' 40'
1" = 20'

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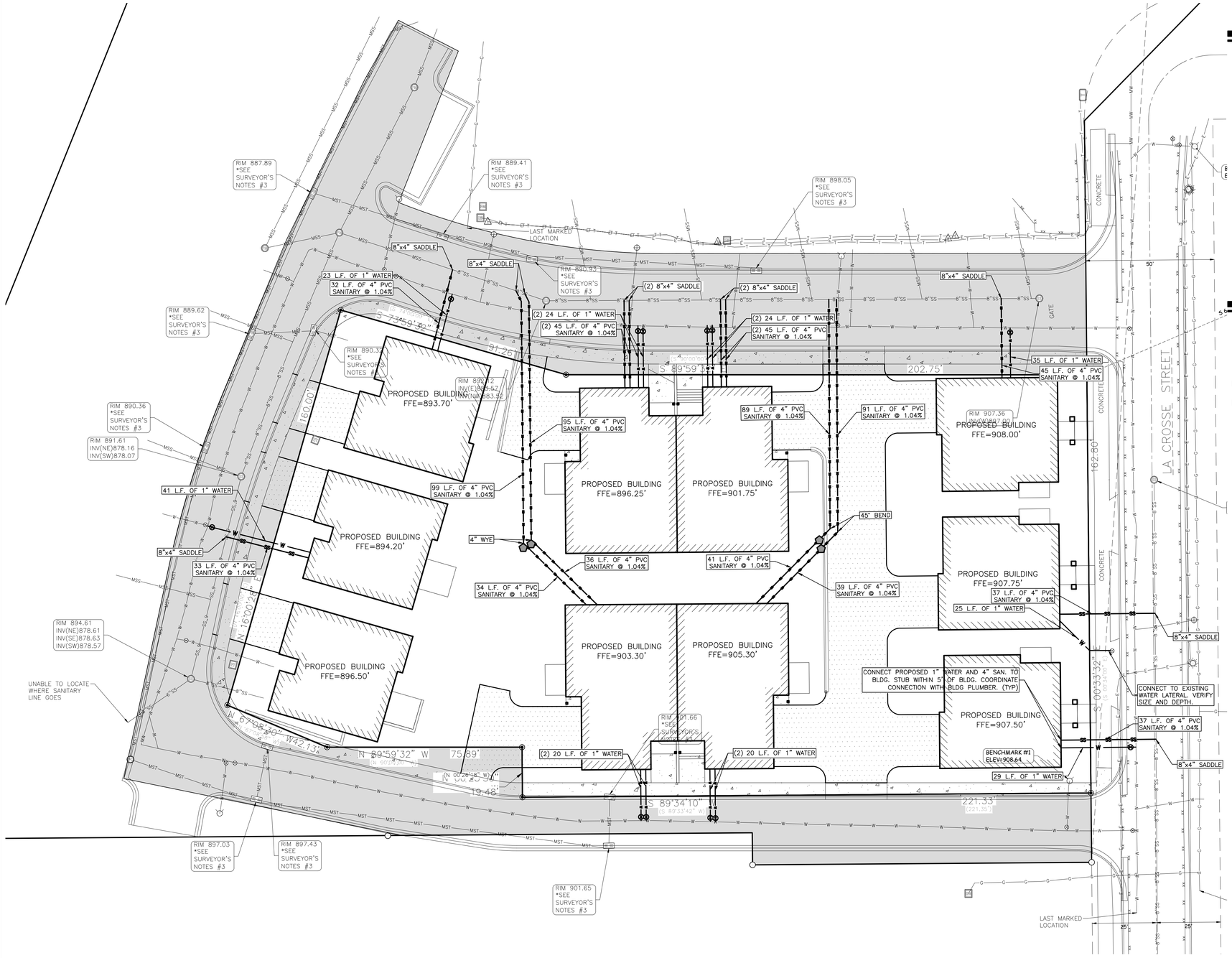
EROSION CONTROL PLAN

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POB Point of Beginning

SHEET C4.0



GENERAL NOTES:

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3. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
4. REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS TO VERIFY EXACT CONNECTION LOCATIONS AND SIZES OF PROPOSED SANITARY SEWER AND WATER LATERALS.
5. COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
6. COORDINATE UTILITY SERVICE DISCONNECTIONS/OUTAGES WITH OWNER AND ANY IMPACTED NEIGHBORS. MINIMIZE DISRUPTIONS TO THE MAXIMUM EXTENT PRACTICAL.
7. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
8. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
9. THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY, AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAINS.
10. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
11. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES, IF NEEDED.
12. FIELD VERIFY INVERT ELEVATION OF THE SANITARY SEWER AND WATER PUBLIC MAIN, AT THE LOCATION OF THE SERVICE LATERAL CONNECTIONS, PRIOR TO CONNECTING THE LATERALS TO THE PUBLIC MAIN.
13. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH PROPOSED RIP RAP.

UTILITY LEGEND:

PROPOSED STORM SEWER — ST

PROPOSED SANITARY SEWER — SS

PROPOSED WATER MAIN — W

PROPOSED SANITARY SEWER CLEANOUT

PROPOSED 1" CURB BOX

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BURY BOLT ON HYDRANT,
LOCATED ON THE WEST SIDE OF LA CROSSE STREET, APPROXIMATELY 280 FEET SOUTH OF THE INTERSECTION OF LA CROSSE STREET AND WEST THIRD STREET.
ELEVATION = 908.64

BENCHMARK #2
FLAG BOLT ON HYDRANT,
LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF LA CROSSE STREET AND WEST THIRD STREET.
ELEVATION = 911.24

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Exhibit U

0' 20' 40'
1" = 20'

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PROJECT NO. 24.0069

WATER & SANITARY PLAN

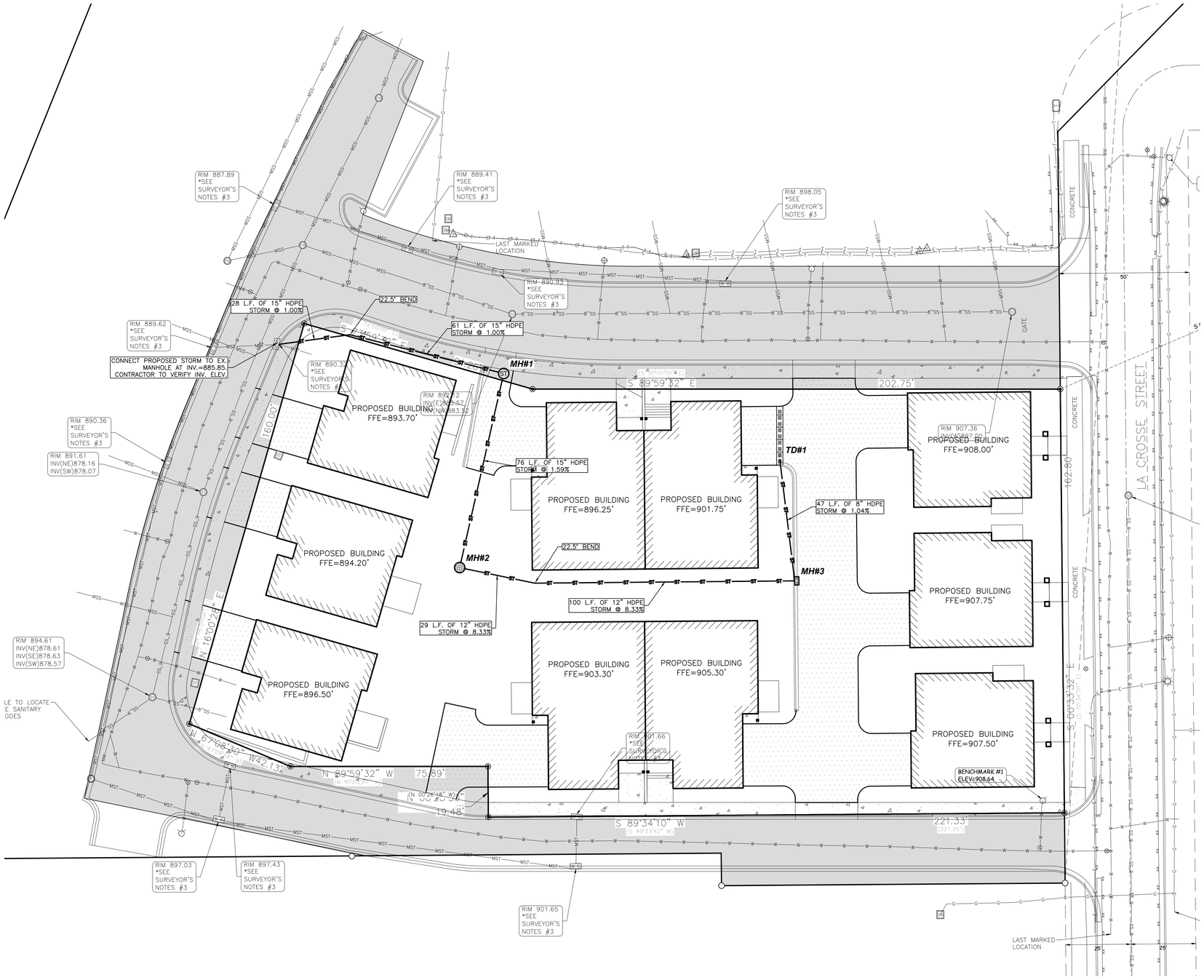
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Point of Beginning

SHEET C5.0



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13. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH PROPOSED RIP RAP.

UTILITY LEGEND:

PROPOSED STORM SEWER — ST —

PROPOSED STORM SEWER INLET — 3 / C8.0

PROPOSED STORM TRENCH DRAIN — 4 / C8.0

STORM MANHOLE SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
MH#1	RIM = 893.58 INV (W) = 886.73 INV (S) = 886.73 DEPTH = 6.84' 48" I.D. PRECAST MANHOLE W/NEENAH R-1733 CASTING W/SOLID GRATE
MH#2	RIM = 891.00 INV (N) = 887.95 INV (E) = 888.20 DEPTH = 3.25' 48" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
MH#3	RIM = 904.00 INV (W) = 898.98 INV (N) = 899.00 DEPTH = 5.00' 2'X3' BOX CATCH BASIN W/ NEENAH R-3067 CASTING W/ TYPE R GRATE

BENCHMARK:

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BENCHMARK #1
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APPROXIMATELY 280 FEET SOUTH OF THE
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ELEVATION = 908.64

BENCHMARK #2
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ELEVATION = 911.24

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Exhibit U

0' 20' 40'
1" = 20'

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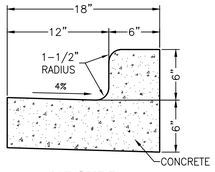
STORM SEWER PLAN

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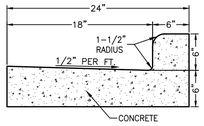
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POB
Point of Beginning

SHEET C6.0



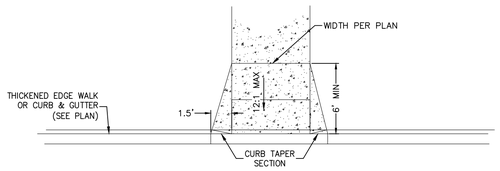
18" CURB



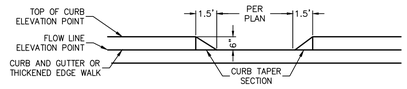
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CURB & GUTTER

1 C7.0



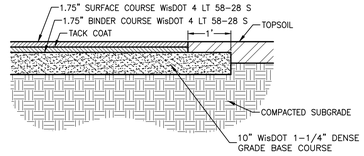
PLAN VIEW



SECTION VIEW

DRIVEWAY APRON

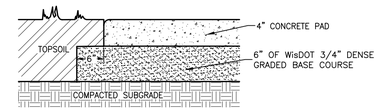
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STANDARD DUTY

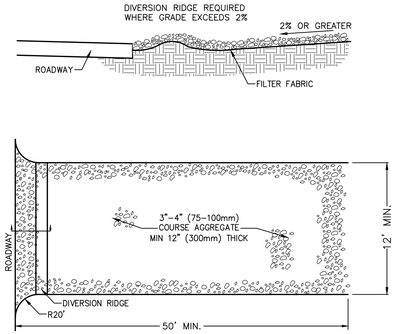
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CONCRETE

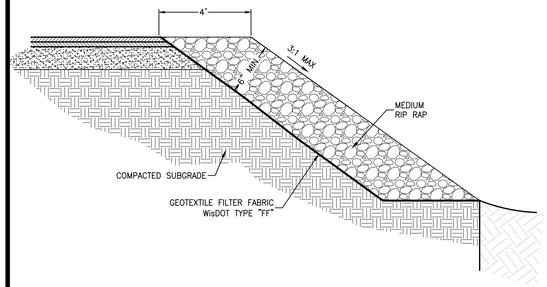
4 C7.0



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING. REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

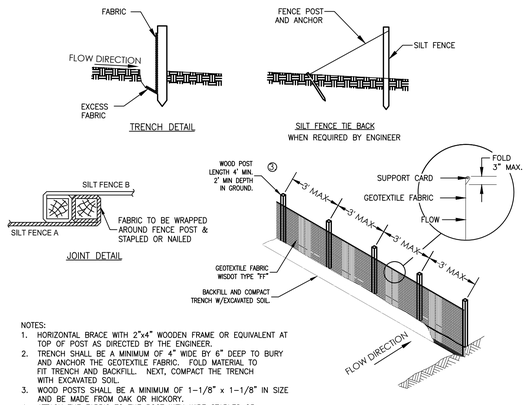
DETAIL NAME

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RIP RAP SWALE

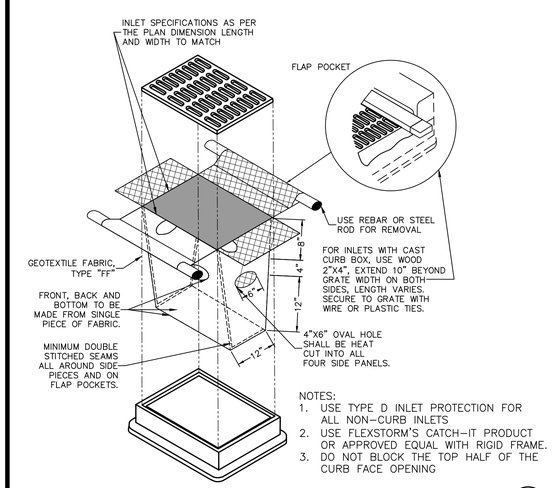
6 C7.0



NOTES:
1. HORIZONTAL BRACE WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POST AS DIRECTED BY THE ENGINEER.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE BY 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL. NEXT, COMPACT THE TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM OF 1-1/8" x 1-1/8" IN SIZE AND BE MADE FROM OAK OR HICKORY.
4. ATTACH THE FABRIC TO THE POST WITH WIRE STAPLES OR WOODEN LATH AND NAILS.
5. WOOD POSTS SHALL MAINTAIN A 3' MAXIMUM SPACING WHEN USING STANDARD GEOTEXTILE FABRIC. WHEN WOVEN GEOTEXTILE FABRIC IS USED, THE WOOD POSTS MAY BE SPACED UP TO 8' APART.

SILT FENCE

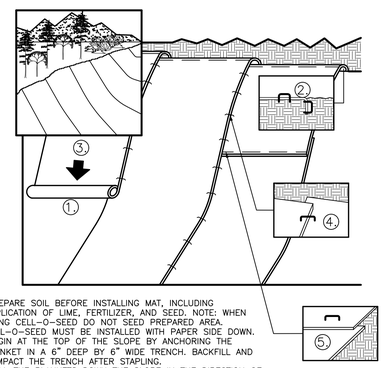
7 C7.0



NOTES:
1. USE TYPE D INLET PROTECTION FOR ALL NON-CURB INLETS
2. USE FLEXSTORM'S CATCH-IT PRODUCT OR APPROVED EQUAL WITH RIGID FRAME.
3. DO NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING

INLET PROTECTION

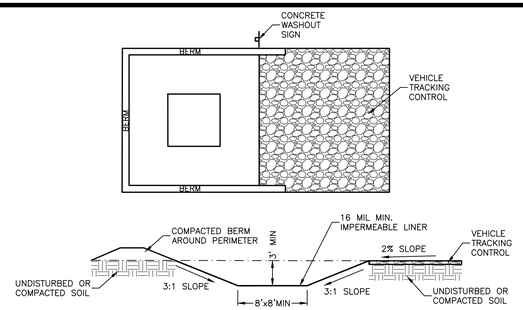
8 C7.0



NOTES:
1. PREPARE SOIL BEFORE INSTALLING MAT, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP. STAPLE THROUGH OVERLAPPED AREA APPROXIMATELY 12" APART.
5. EROSION CONTROL MAT SHALL BE LISTED ON THE CURRENT WisDOT PRODUCT ACCEPTABILITY LIST (PAL) AS A CLASS I TYPE A EROSION MAT.

EROSION MAT

9 C7.0



NOTES:
1. DO NOT LOCATE AN UNLINED CONCRETE WASHOUT AREA (CWA) WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000 OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE SHOULD BE USED.
2. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
3. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' WITH SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1. THE PIT SHALL BE AT LEAST 3' DEEP.
4. BERM SURROUNDING SIDES AND BACK OF CWA SHALL HAVE A MINIMUM HEIGHT OF 1'.
5. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS CWA PIT.
6. SIGNS SHALL BE PLACED AT THE CONSTUCTION ENTRACE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

CONCRETE WASHOUT

10 C7.0

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Exhibit U

REVISIONS

CHECKED:	
DRAWN:	JJL
DATE	02/20/2026
PROJECT NO.	24.0069

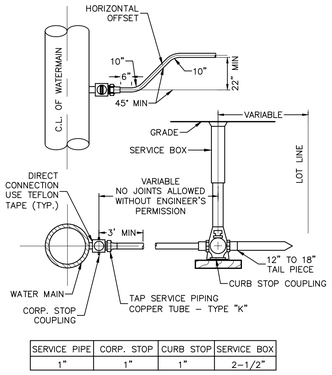
DETAIL

JCW
MONARCH LAKEVIEW
BEAVER DAM
DODGE COUNTY, WI

Civil Engineering
Land Surveying
Landscape Arcitecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

Point of Beginning

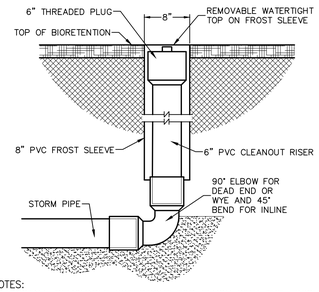
SHEET C7.0



SERVICE PIPE	CORP. STOP	CURB STOP	SERVICE BOX
1"	1"	1"	2-1/2"

WATER CURB BOX

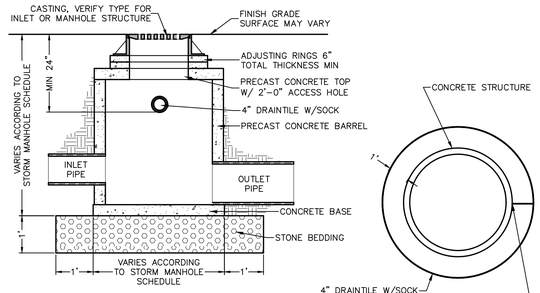
1 C8.0



NOTES:
1. INSTALL REMOVABLE WATERTIGHT TOP FLUSH WITH THE FINISH GRADE
2. SEE THE STORM SEWER PLAN FOR INVERT AND RIM ELEVATIONS.

SANITARY SEWER CLEANOUT

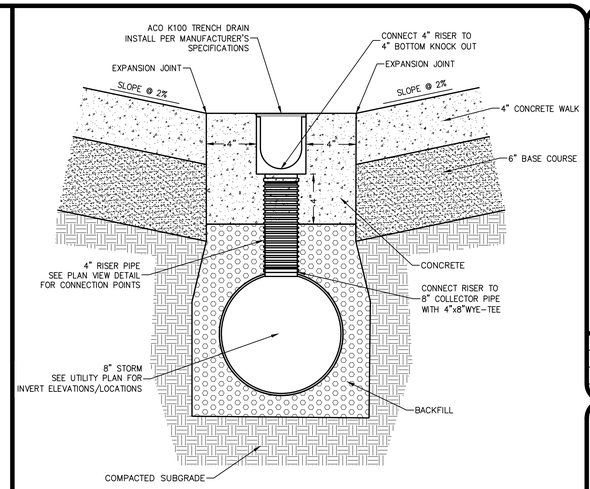
2 C7.0



NOTES:
1. DRAINTILE SHALL BE INSTALLED AROUND ALL NEW & EXISTING MANHOLES WITHIN PAVEMENT AREAS, UNLESS OTHERWISE NOTED ON PLANS.
2. MANHOLES STEPS SHALL BE INSTALLED IN ALL STORM STRUCTURES EXCEEDING A TOTAL HEIGHT OF 5.0'.

STORM MANHOLE

3 C8.0



TRENCH DRAIN

4 C8.0

REVISIONS

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DRAWN:	JJL
DATE	02/20/2026
PROJECT NO.	24.0069

DETAIL

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715.344.9999 (PH) 715.344.9922 (FX)

Point of Beginning

SHEET C8.0

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Exhibit U

DUPLEX MODELS



FRONT VIEW



REAR VIEW



LEFT VIEW



RIGHT VIEW

Exhibit V



DUPLEX A2
(UNITS B & D)

DUPLEX A1
(UNITS A & C)

FRONT ELEVATION

SCALE: 3/16" = 1'-0"



DUPLEX A1
(UNITS A & C)

DUPLEX A2
(UNITS B & D)

REAR ELEVATION

SCALE: 3/16" = 1'-0"

Exhibit V

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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.

FLOOR JOIST SPANS GREATER THAN 19' MAY EXCEED THE DESIRED JOIST PERFORMANCE AND INCREASE STRUCTURE COSTS

ELEVATIONS

SCALE: 3/16" = 1'

PLAN START DATE 05/05/25	REVISED 2/17/26
REVISED 09/19/25	
REVISED 10/01/25	
REVISED 1/16/26	

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T.R. MCKENZIE
MONARCH - DUPLEX A1 & A2

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A1



LEFT ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.

Exhibit V

FLOOR JOIST SPANS GREATER THAN 19' MAY EXCEED THE DESIRED JOIST PERFORMANCE AND INCREASE STRUCTURE COSTS

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MONARCH - DUPLEX A1 & A2

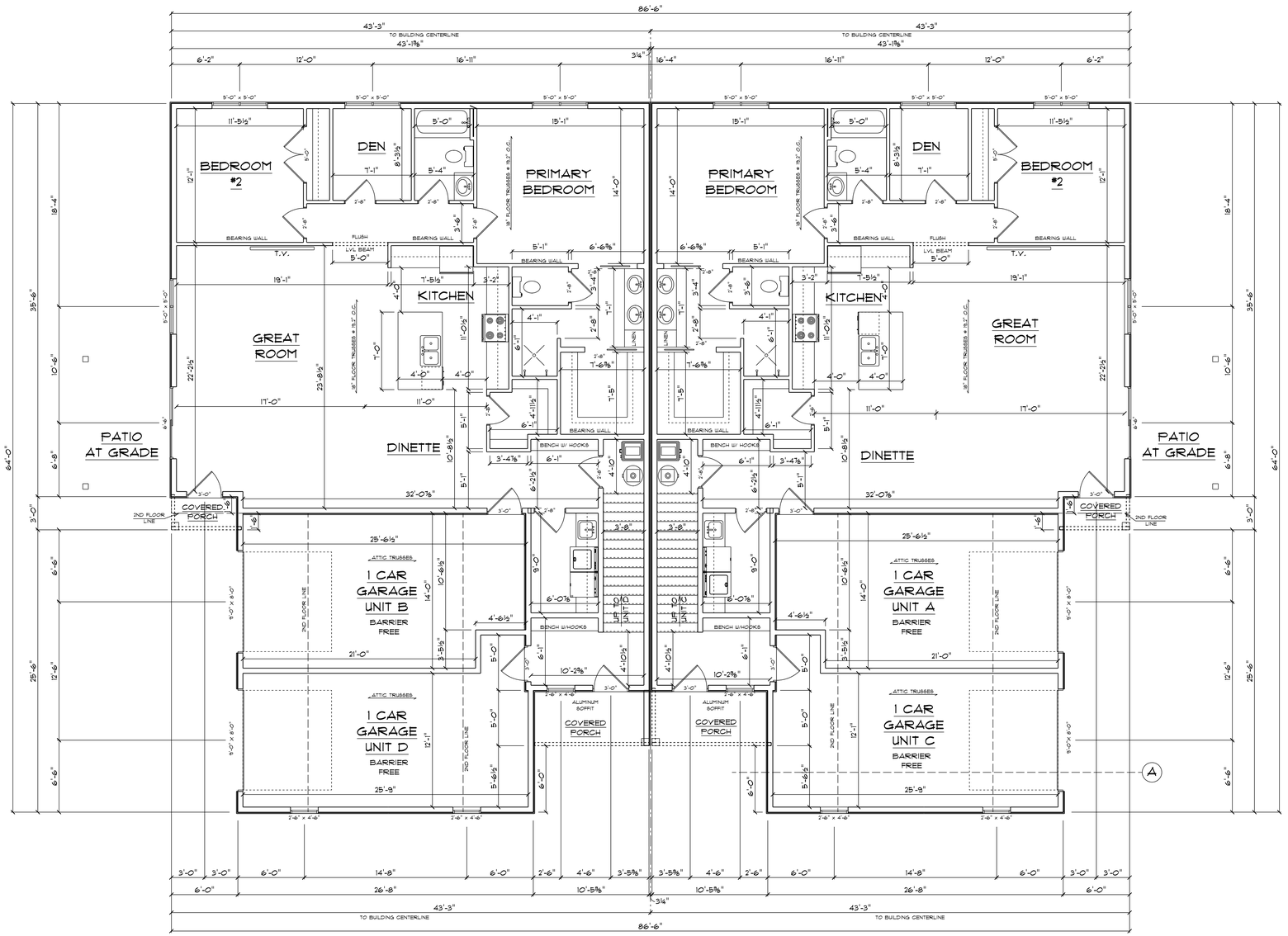
SIDE ELEVATIONS

SCALE: 3/16" = 1'

PLAN START DATE 09/09/25	REVISED 2/17/26
REVISED 09/19/25	
REVISED 10/01/25	
REVISED 1/16/26	

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A2



DUPLEX A2
(UNITS B & D)

DUPLEX A1
(UNITS A & C)
DROP RIGHT SIDE
FOUNDATION 5.5'

1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

UNIT B: 1642 SQFT FINISHED AREA

UNIT A: 1642 SQFT FINISHED AREA

UNITS C & D: 122 SQFT FINISHED AREA PER UNIT

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FLOOR JOIST SPANS GREATER THAN 19' MAY EXCEED THE DESIRED JOIST PERFORMANCE AND INCREASE STRUCTURE COSTS

Exhibit V

FIRST FLOOR, FLOOR PLAN
3528 TOTAL SQFT FINISHED AREA
SCALE: 3/16" = 1'

PLAN START DATE 09/09/25
REVISED 2/17/26
REVISED 09/19/25
REVISED 10/01/25
REVISED 1/16/26

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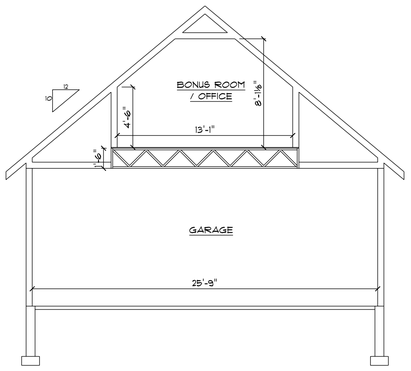
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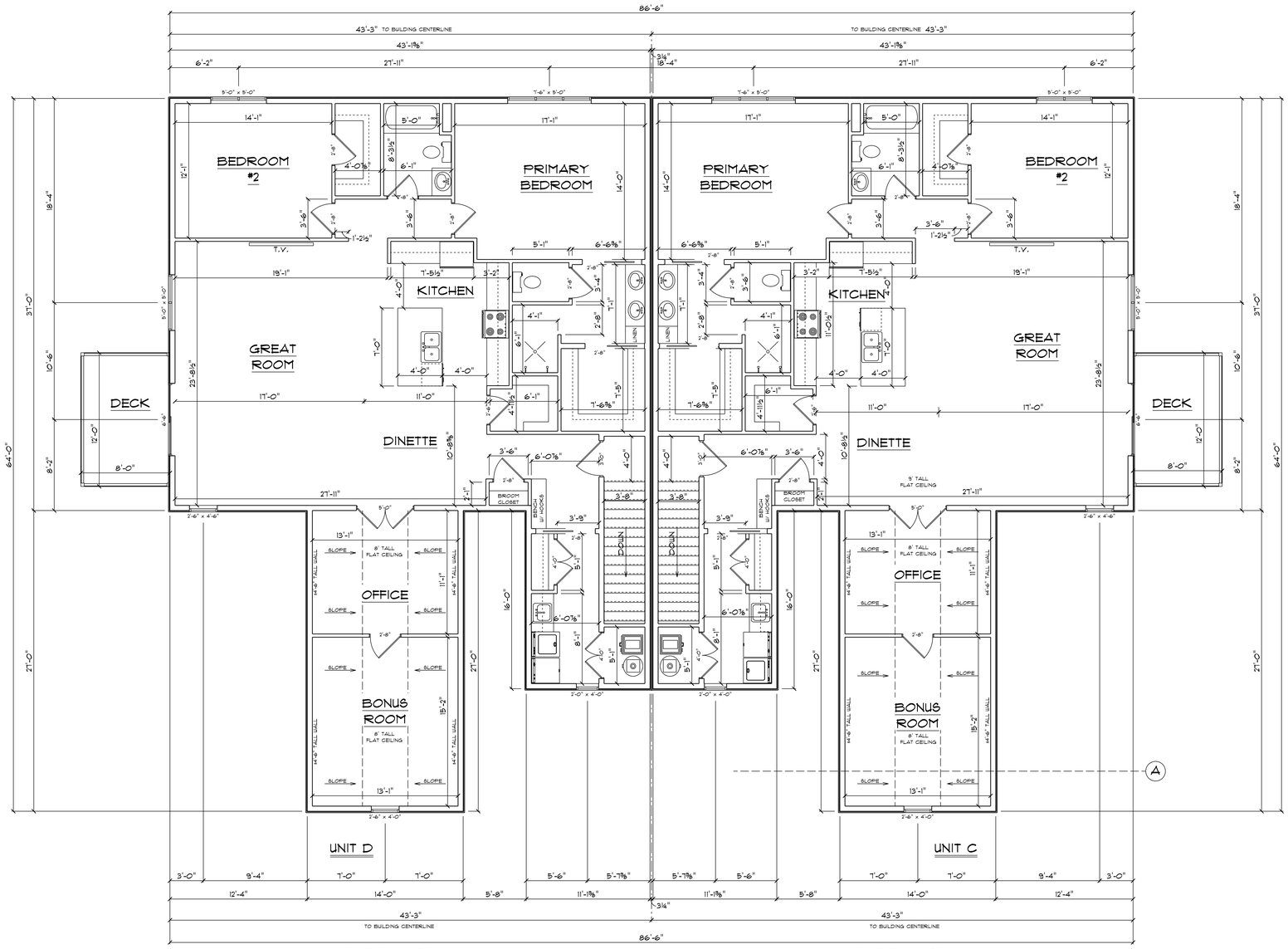
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A3



Ⓐ CROSS SECTION
SCALE: 3/16" = 1'-0"



DUPLEX A2
(UNITS B & D)

2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

DUPLEX A1
(UNITS A & C)

UNIT D: 2100 SQFT FINISHED AREA

UNIT C: 2100 SQFT FINISHED AREA

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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.

FLOOR JOIST SPANS GREATER THAN 19' MAY EXCEED THE DESIRED JOIST PERFORMANCE AND INCREASE STRUCTURE COSTS

Exhibit V

SECOND FLOOR PLAN
4200 TOTAL SQFT FINISHED AREA
SCALE: 3/16" = 1'

PLAN START DATE 09/09/25	REVISED 2/17/26
REVISED 09/19/25	
REVISED 10/01/25	
REVISED 1/16/26	

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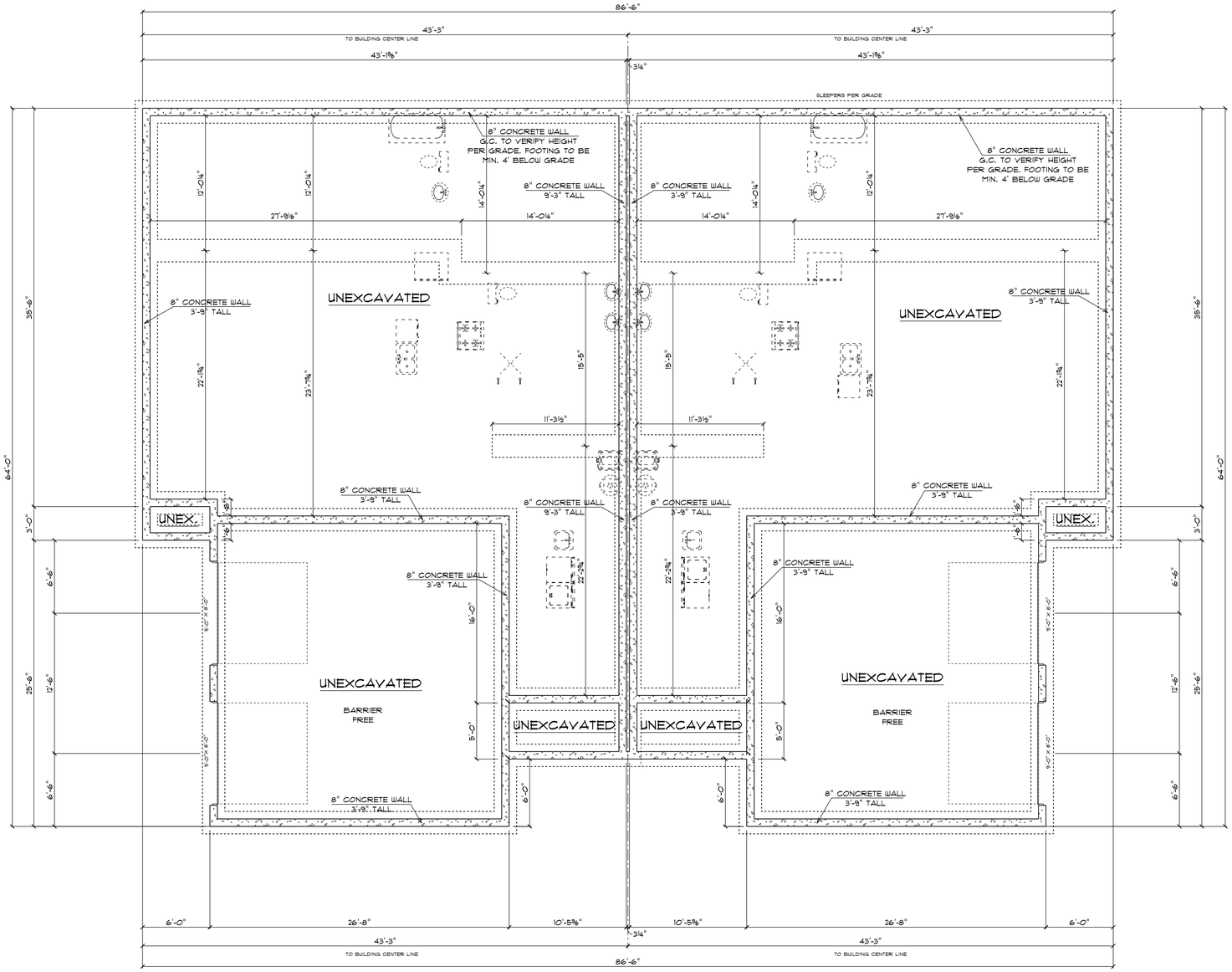
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MONARCH - DUPLEX A1 & A2

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A4



DUPLEX A2
(UNITS B & D)

DUPLEX A1
(UNITS A & C)
DROP RIGHT SIDE
FOUNDATION 5.5'

FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

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FLOOR JOIST SPANS GREATER THAN 18' MAY EXCEED THE DESIRED JOIST PERFORMANCE AND INCREASE STRUCTURE COSTS

Exhibit V

FOUNDATION PLAN
SCALE: 3/16" = 1'

PLAN START DATE 09/09/25	REVISED 2/17/26
REVISED 09/19/25	
REVISED 10/01/25	
REVISED 1/16/26	

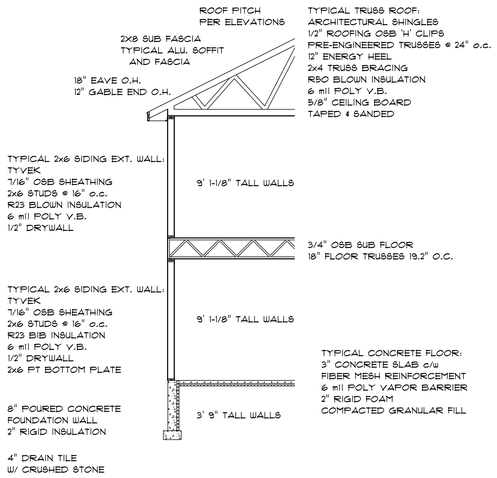
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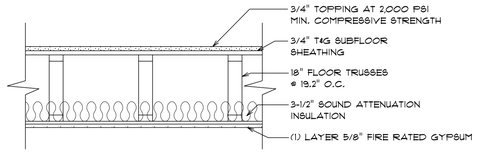
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A5



TYPICAL WALL SECTION

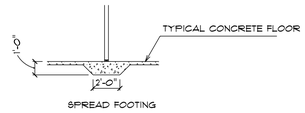
GENERAL HEADER NOTE (UNLESS OTHERWISE NOTED)
-ALL OPENINGS ≤ 5'-0" TO BE 2X10 - 2-PLY SPF
-ALL OPENINGS > 5'-0" TO 7'-0" TO BE 2-PLY 11-7/8" LVL
- ALL OPENINGS > 7'-0" TO BE ENGINEERED PER SUPPLIER



TYPICAL FLOOR/CEILING ASSEMBLY

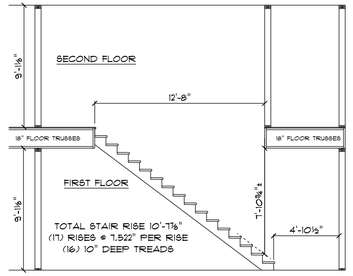
NOT TO SCALE

1 HOUR FIRE RATING
UL# L563 - SYSTEM 2
R-VALUE: NA



INTERIOR BEARING WALL DETAIL

SCALE: 3/16" = 1'-0"



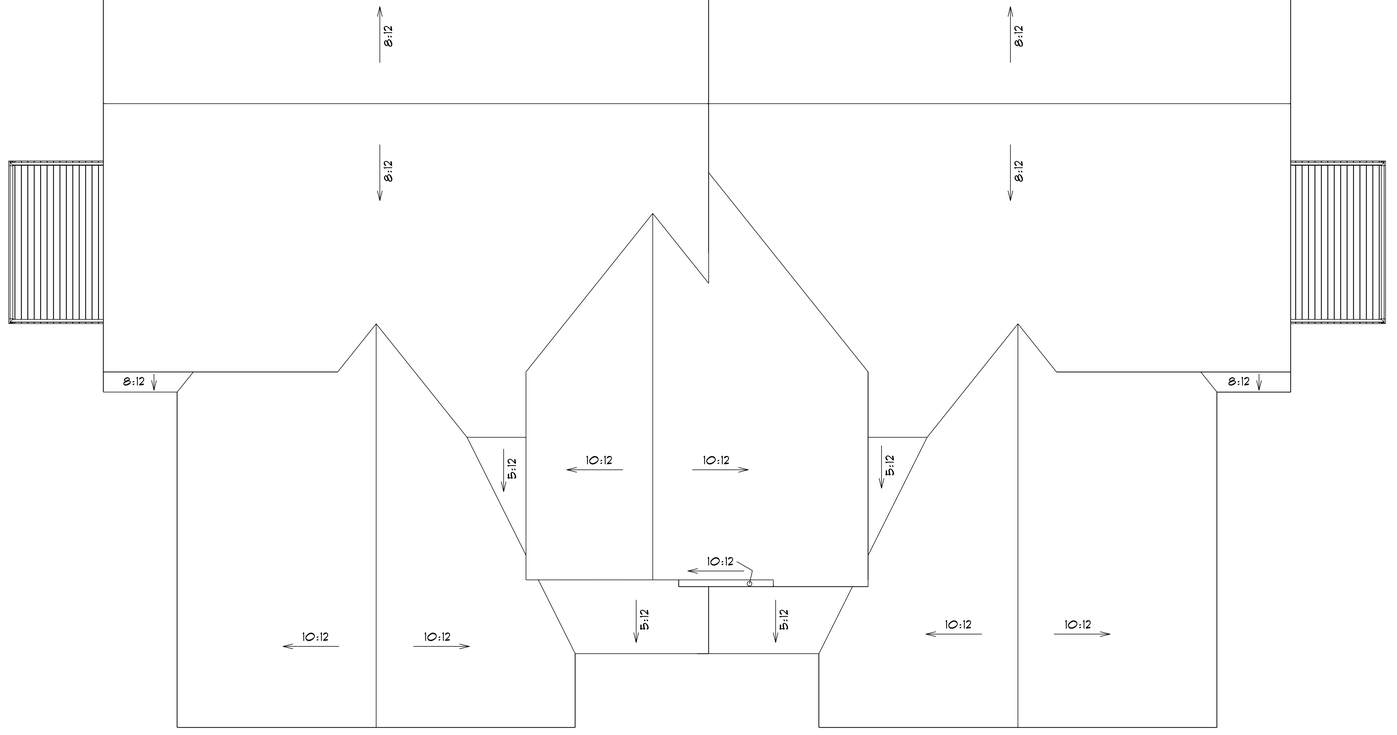
STAIR DETAIL

SCALE: 3/16" = 1'-0"

NOTE:
G.C. TO ENSURE COMMON WALLS MEET OR EXCEED MINIMUM STANDARDS SET IN SPS 320.04(6) & SPS 321.08 AS WELL AS ALL APPLICABLE LOCAL CODES OWNER TO BE CONSULTED ON ANY CHANGES

BUILDING SEPARATION WALL DETAIL

SCALE: 3/16" = 1'-0"



BIRD'S EYE VIEW

SCALE: 3/16" = 1'-0"

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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.

Exhibit V

DETAILS
SCALE: VARIES

PLAN START DATE 05/05/25	REVISED 2/17/26
REVISED 09/19/25	
REVISED 10/01/25	
REVISED 1/16/26	

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MONARCH - DUPLEX A1 & A2

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A6

DUPLEX MODELS



FRONT VIEW



REAR VIEW



LEFT VIEW



RIGHT VIEW

Exhibit W



FRONT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"

Exhibit W

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FLOOR JOIST SPANS GREATER THAN 19' MAY EXCEED THE DESIRED JOIST PERFORMANCE AND INCREASE STRUCTURE COSTS

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T.R. MCKENZIE

MONARCH - DUPLEX B1 & B2

ELEVATIONS

SCALE: 3/16" = 1'

PLAN START DATE 05/05/25	REVISED 2/17/26
REVISED 09/19/25	
REVISED 10/01/25	
REVISED 1/16/26	

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A1



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"

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Exhibit W

FLOOR JOIST SPANS GREATER THAN 19' MAY EXCEED THE DESIRED JOIST PERFORMANCE AND INCREASE STRUCTURE COSTS

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MONARCH - DUPLEX B1 & B2

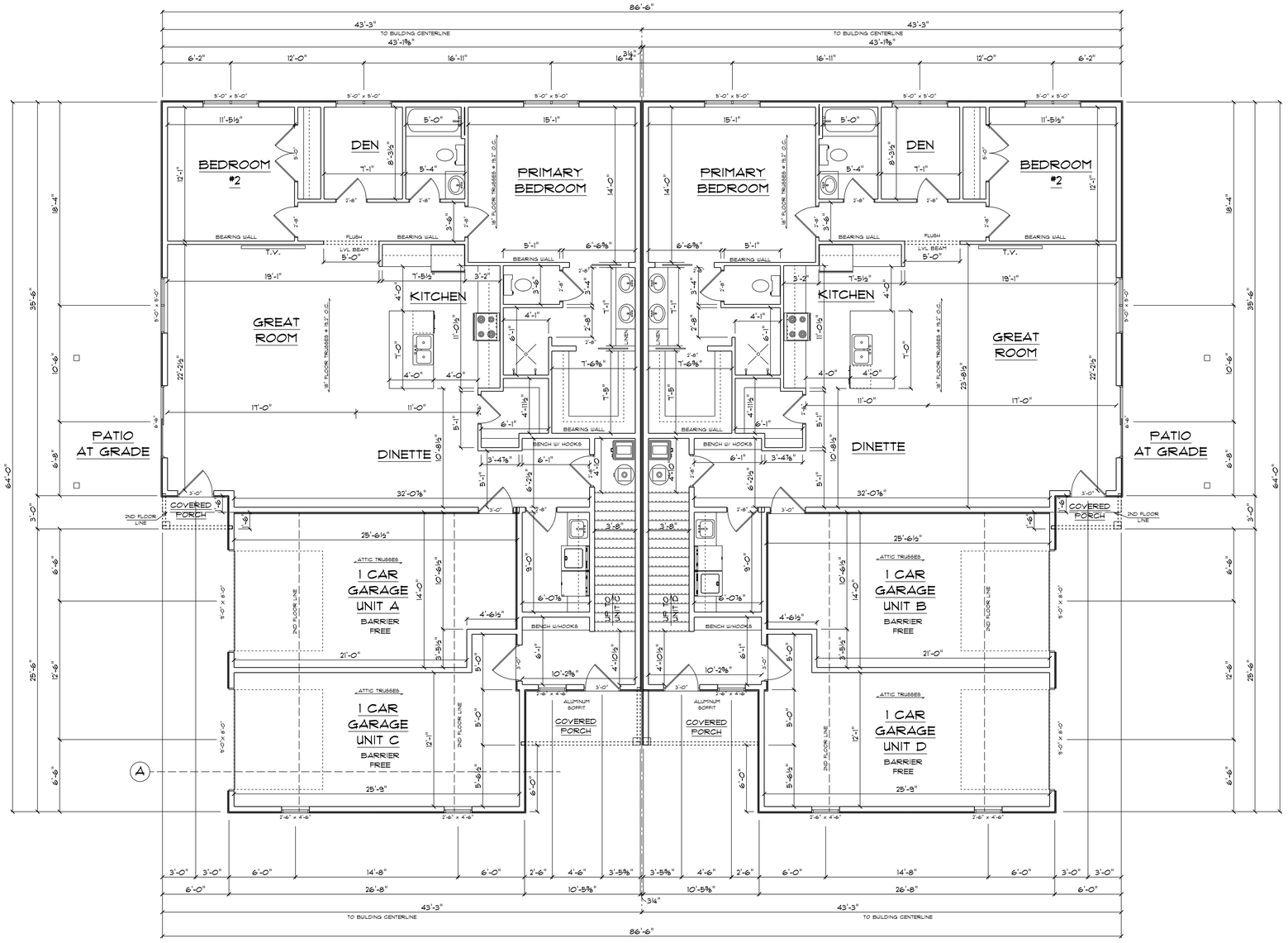
SIDE ELEVATIONS

SCALE: 3/16" = 1'

PLAN START DATE 09/09/25	REVISED 2/17/26
REVISED 09/19/25	
REVISED 10/01/25	
REVISED 1/16/26	

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A2



DUPLEX B1
(UNITS A & C)
DROP LEFT SIDE
FOUNDATION 2.0'

DUPLEX B2
(UNITS B & D)

1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

UNIT A: 1642 SQFT FINISHED AREA

UNIT B: 1642 SQFT FINISHED AREA

UNITS C & D: 122 SQFT FINISHED AREA PER UNIT

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FLOOR JOIST SPANS GREATER THAN 19' MAY EXCEED THE DESIRED JOIST PERFORMANCE AND INCREASE STRUCTURE COSTS

Exhibit W

FIRST FLOOR, FLOOR PLAN
3528 TOTAL SQFT FINISHED AREA
SCALE: 3/16" = 1'

PLAN START DATE 05/05/25	REVISED 2/17/26
REVISED 08/18/25	
REVISED 10/01/25	
REVISED 1/16/26	

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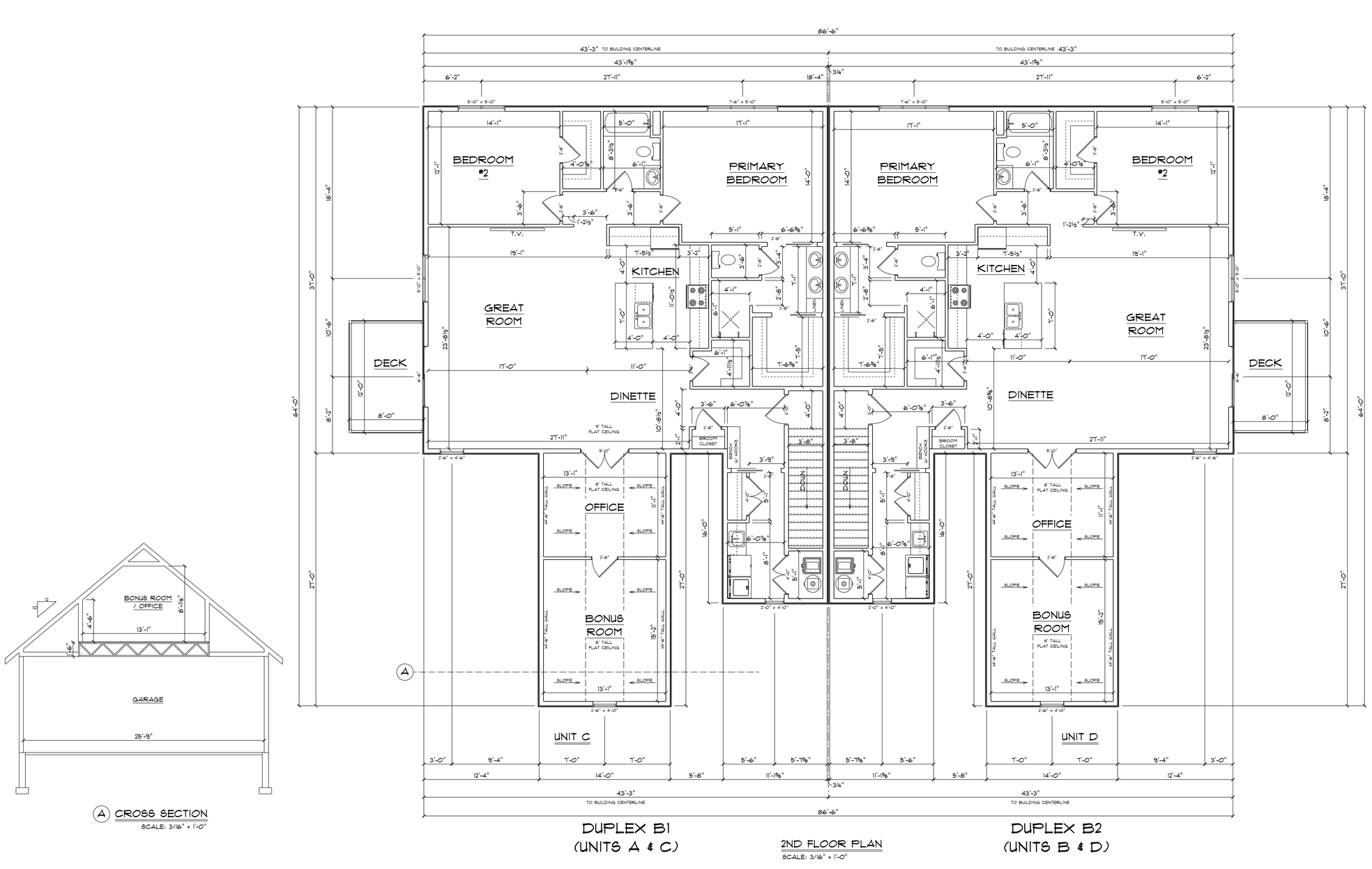
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MONARCH - DUPLEX B1 & B2

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A3



DUPLEX B1 (UNITS A & C)

2ND FLOOR PLAN

SCALE: 3/16" = 1'-0"

DUPLEX B2 (UNITS B & D)

UNIT C: 2100 SQFT FINISHED AREA

UNIT D: 2100 SQFT FINISHED AREA

A CROSS SECTION

SCALE: 3/16" = 1'-0"

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FLOOR JOIST SPANS GREATER THAN 19' MAY EXCEED THE DESIRED JOIST PERFORMANCE AND INCREASE STRUCTURE COSTS

Exhibit W

SECOND FLOOR PLAN
4200 TOTAL SQFT FINISHED AREA
SCALE: 3/16" = 1'

PLAN START DATE 09/09/25	REVISED 2/11/26
REVISED 09/19/25	
REVISED 10/01/25	
REVISED 11/6/26	

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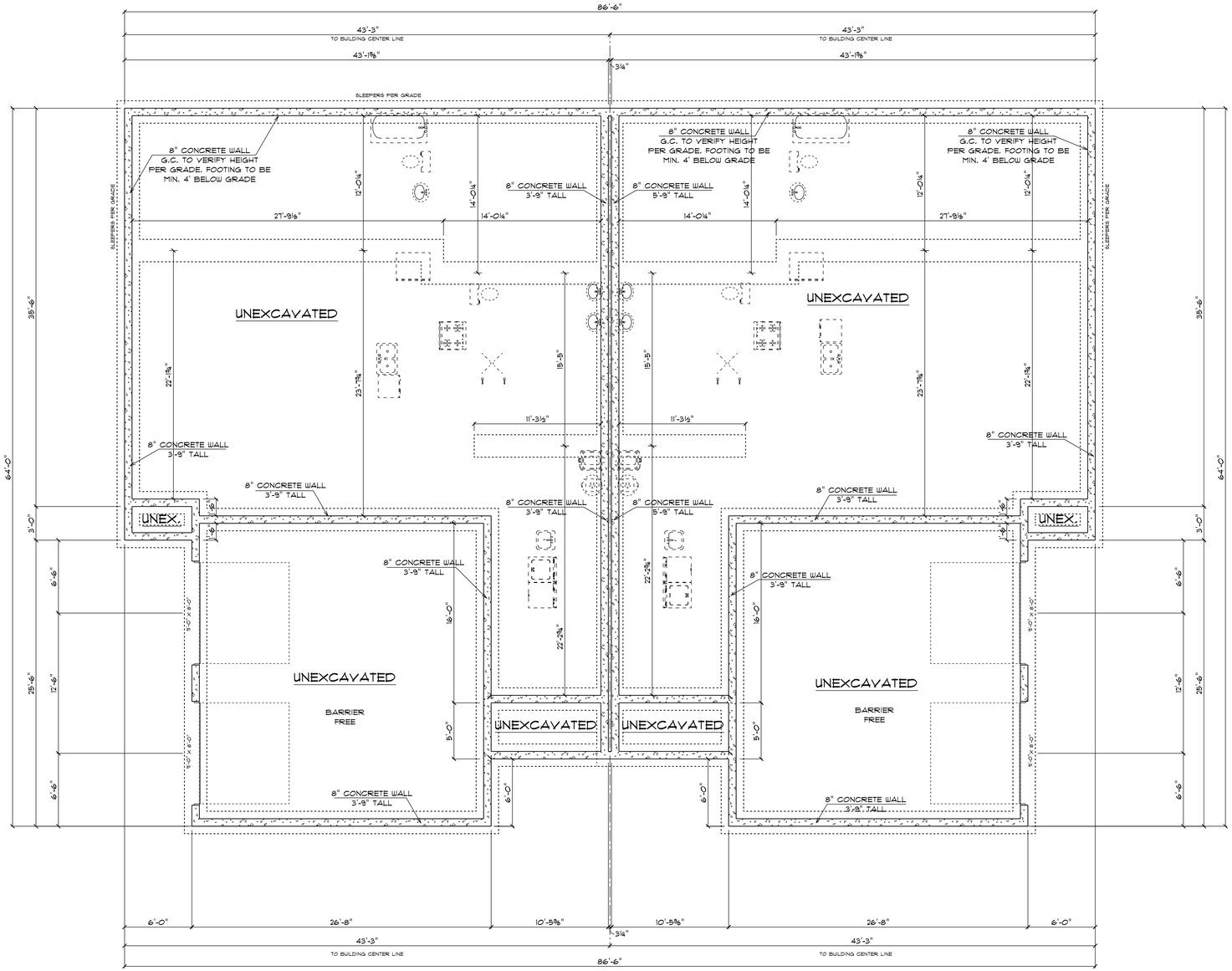
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A4



DUPLEX B1
(UNITS A & C)
DROP LEFT SIDE
FOUNDATION 2.0'

DUPLEX B2
(UNITS B & D)

FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

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FLOOR JOIST SPANS GREATER THAN 19' MAY EXCEED THE DESIRED JOIST PERFORMANCE AND INCREASE STRUCTURE COSTS

Exhibit W

FOUNDATION PLAN
SCALE: 3/16" = 1'

PLAN START DATE 09/09/25	REVISED 2/17/26
REVISED 09/19/25	
REVISED 10/01/25	
REVISED 1/16/26	

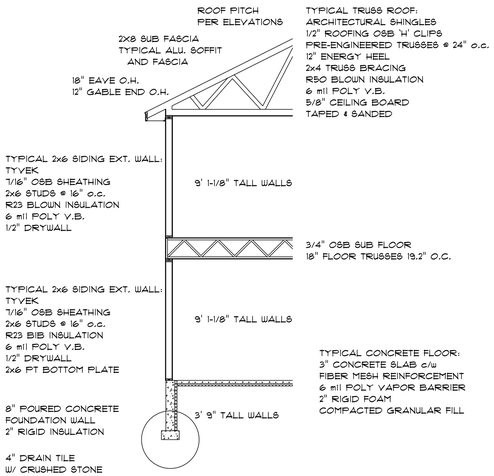
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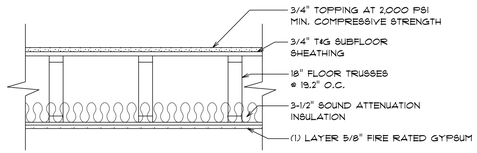
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A5



TYPICAL WALL SECTION

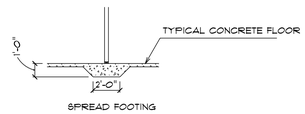
GENERAL HEADER NOTE (UNLESS OTHERWISE NOTED)
-ALL OPENINGS ≤ 5'-0" TO BE 2X10 - 2-PLY SPF
-ALL OPENINGS > 5'-0" TO 7'-0" TO BE 2-PLY 11-7/8" LVL
- ALL OPENINGS > 7'-0" TO BE ENGINEERED PER SUPPLIER



TYPICAL FLOOR/CEILING ASSEMBLY

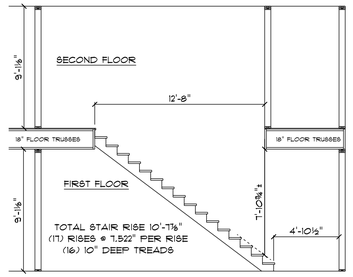
NOT TO SCALE

1 HOUR FIRE RATING
UL# L563 - SYSTEM 2
R-VALUE: NA



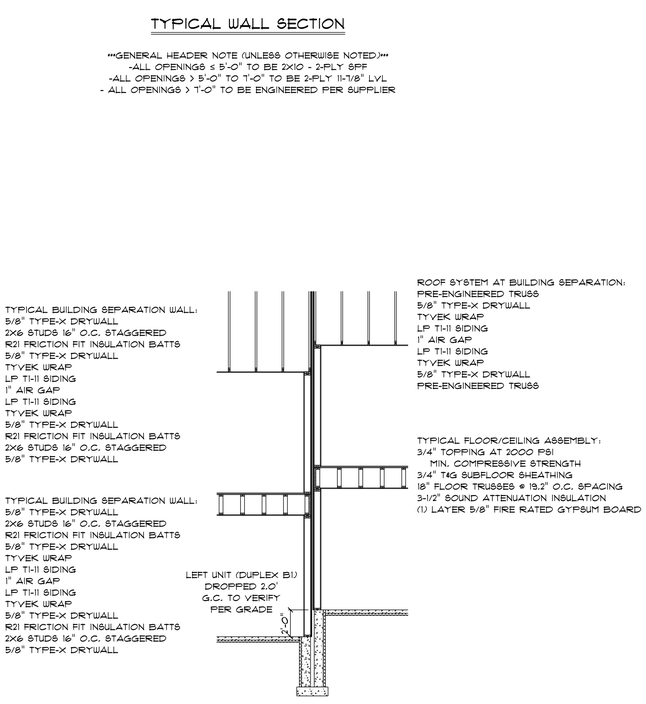
INTERIOR BEARING WALL DETAIL

SCALE: 3/16" = 1'-0"



STAIR DETAIL

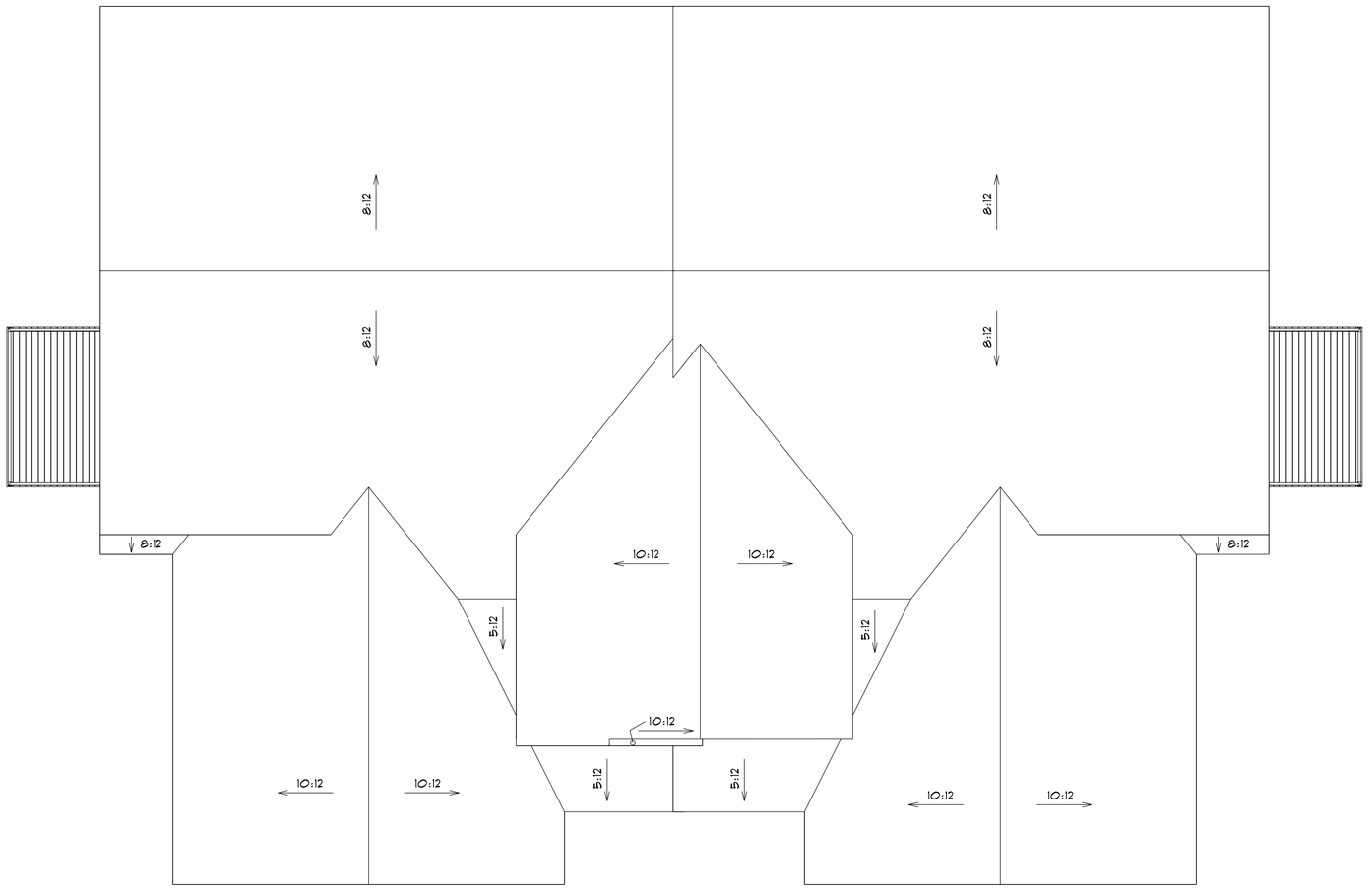
SCALE: 3/16" = 1'-0"



NOTE:
G.C. TO ENSURE COMMON WALLS MEET OR EXCEED MINIMUM STANDARDS SET IN SPS 320.04(6) & SPS 321.08 AS WELL AS ALL APPLICABLE LOCAL CODES
OWNER TO BE CONSULTED ON ANY CHANGES

BUILDING SEPARATION WALL DETAIL

SCALE: 3/16" = 1'-0"



BIRD'S EYE VIEW

SCALE: 3/16" = 1'-0"

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Exhibit W

DETAILS
SCALE: VARIES

REVISED 2/17/26
PLAN START DATE 05/05/25
REVISED 09/19/25
REVISED 10/01/25
REVISED 1/16/26

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A6

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SFH C MODELS



FRONT VIEW



REAR VIEW



LEFT VIEW



RIGHT VIEW

Exhibit X



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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Exhibit X

ELEVATIONS

SCALE: 1/4" = 1'

PLAN START DATE 12/23/25

REVISED 02/19/26

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A1



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

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Exhibit X

SIDE ELEVATIONS

SCALE: 1/4" = 1'

PLAN START DATE 2/23/25

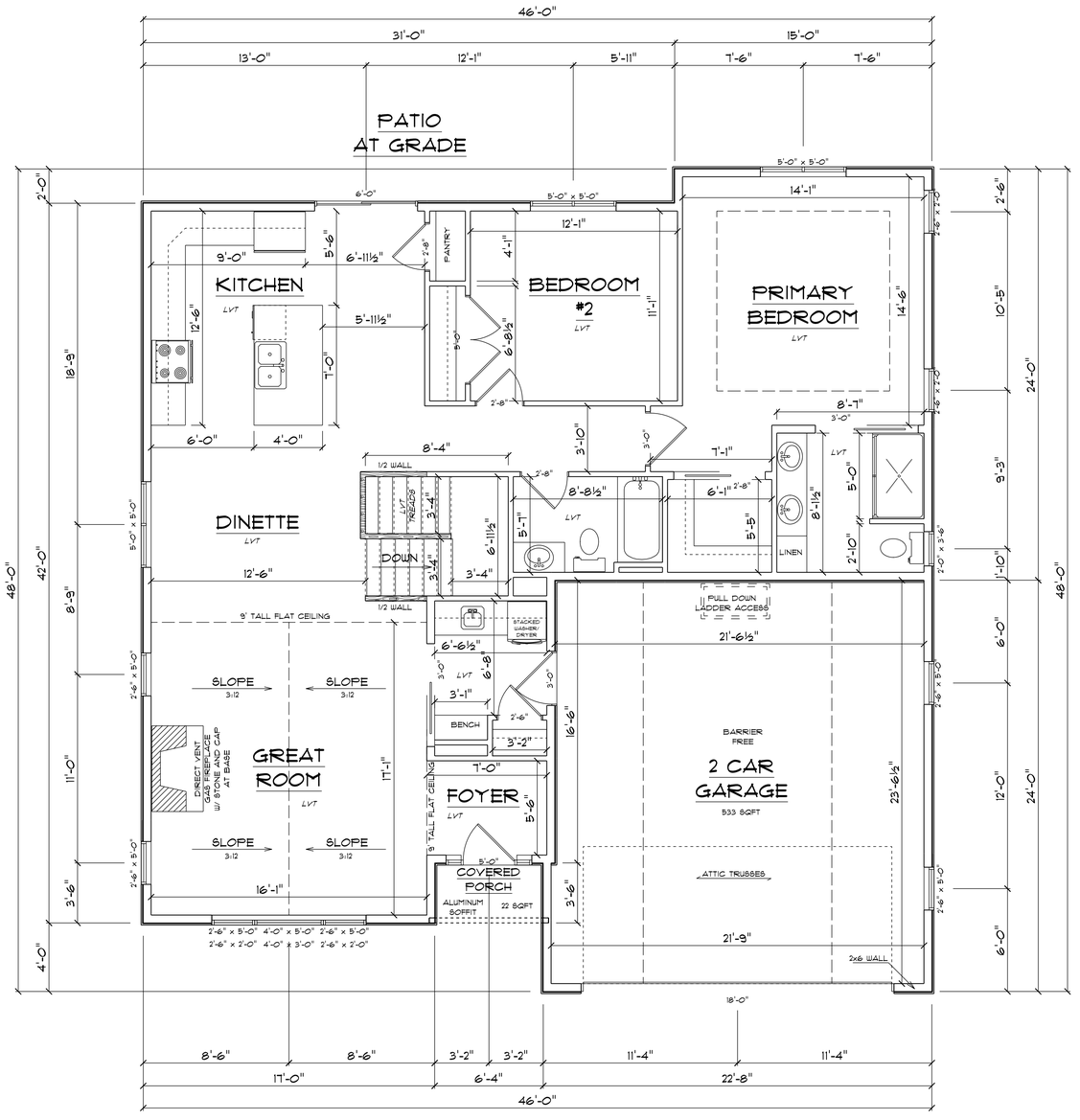
REVISED 02/19/26

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1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1498 SQFT FINISHED AREA

Exhibit X

FIRST FLOOR, FLOOR PLAN
1498 SQFT FINISHED AREA
SCALE: 1/4" = 1'

PLAN START DATE 2/23/25

REVISED 02/19/26

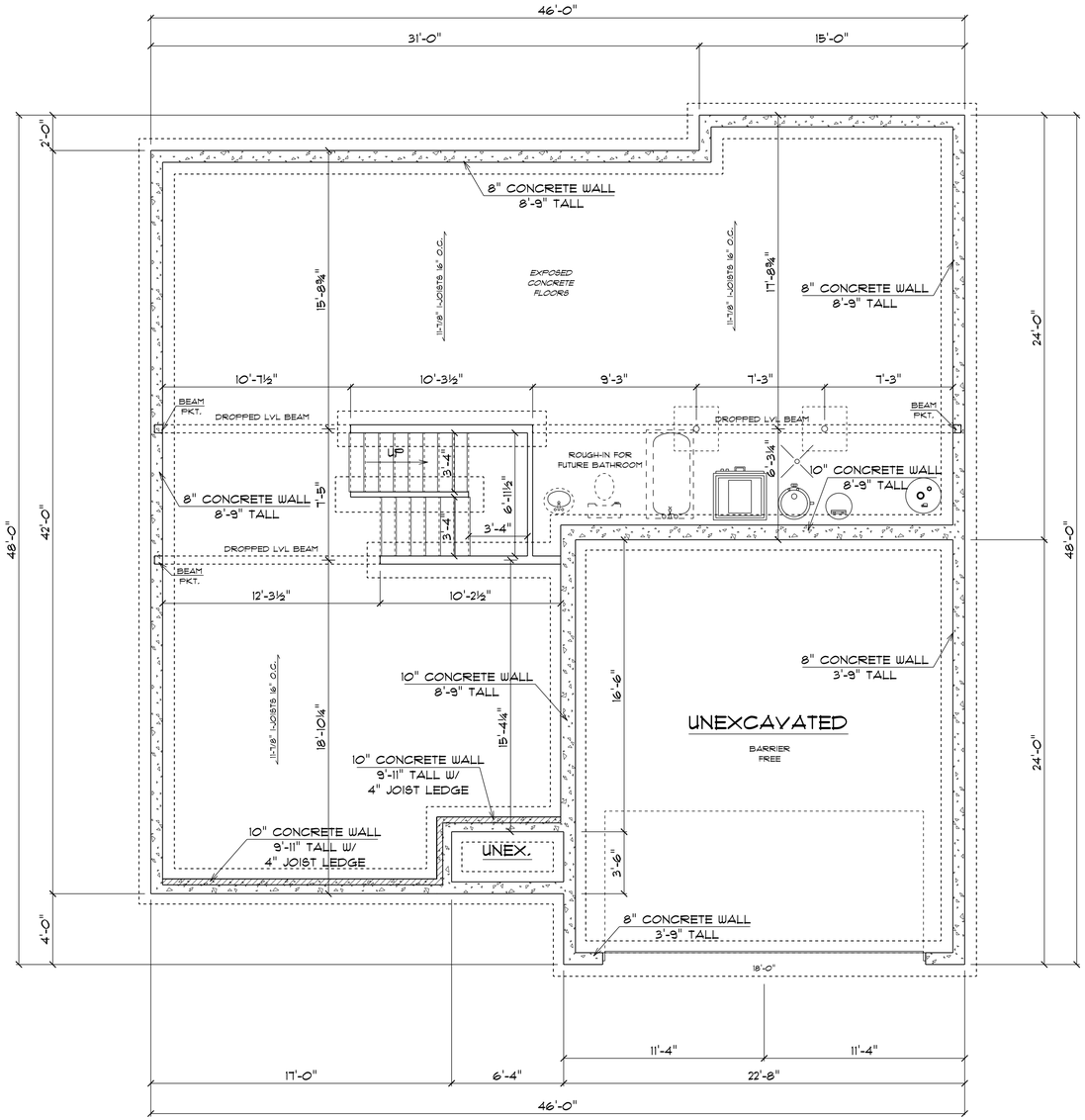
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A3



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

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Exhibit X

FOUNDATION PLAN
SCALE: 1/4" = 1'

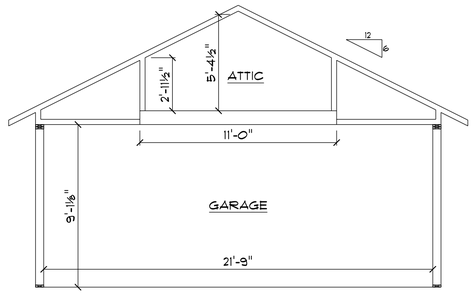
PLAN START DATE 2/23/25
REVISED 09/19/25

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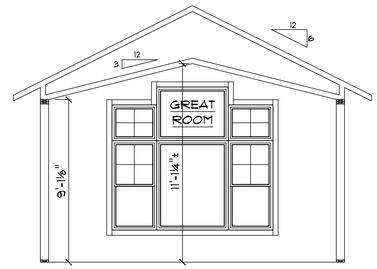
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A4



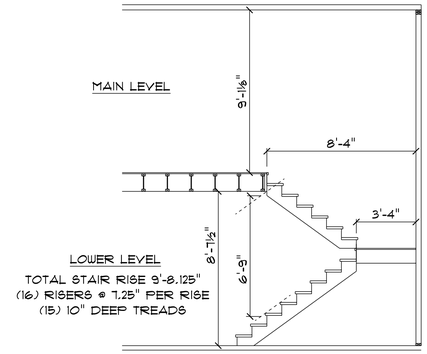
GARAGE SECTION

SCALE: 1/4" = 1'-0"



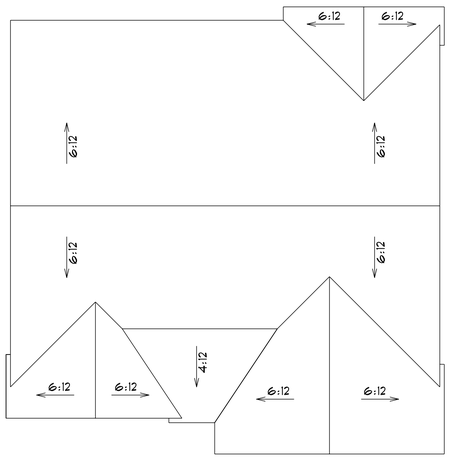
GREAT ROOM SECTION

SCALE: 1/4" = 1'-0"



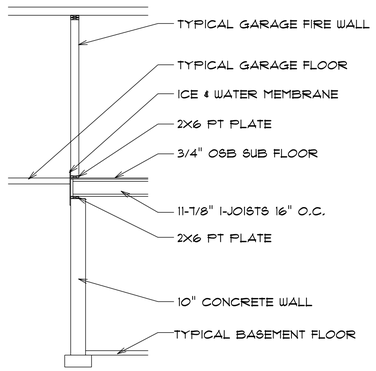
STAIR DETAIL

SCALE: 1/4" = 1'-0"



BIRD'S EYE VIEW

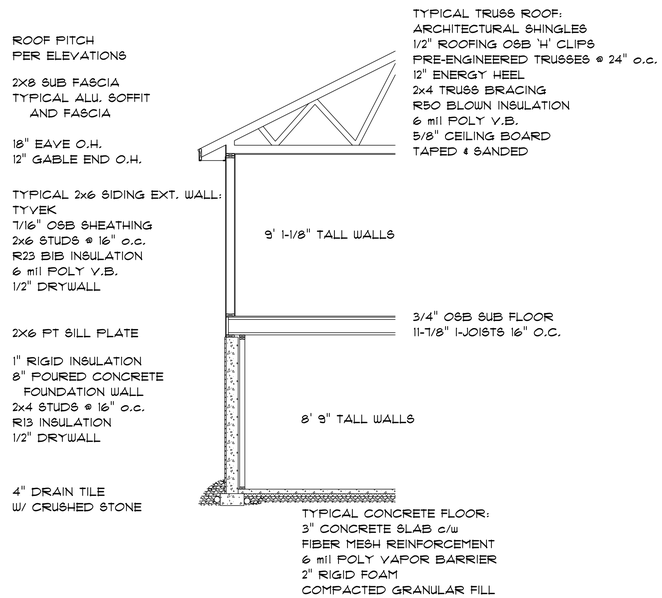
SCALE: 1/8" = 1'-0"



G.C. TO VERIFY WALL
DETAIL PRIOR TO
CONSTRUCTION

BARRIER FREE WALL DETAIL

SCALE: 1/4" = 1'-0"



TYPICAL WALL SECTION

SCALE: NOT TO SCALE

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Exhibit X

DETAILS
SCALE: VARIES

PLAN START DATE 2/23/25
REVISED 02/19/26

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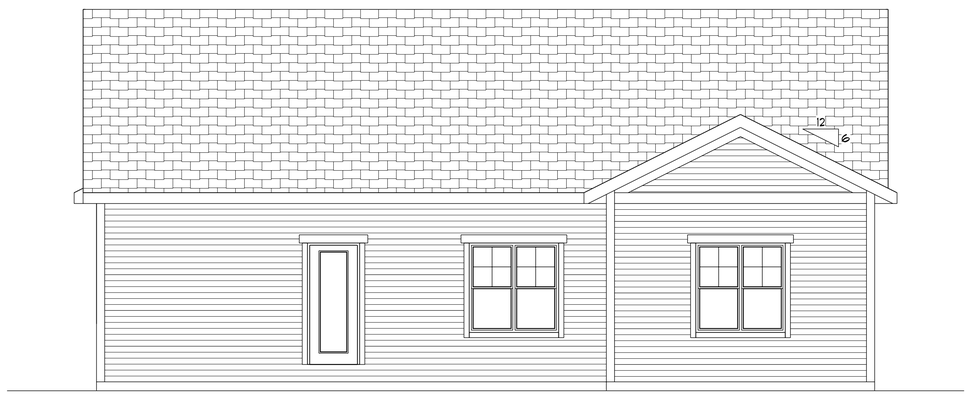
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A5



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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Exhibit X

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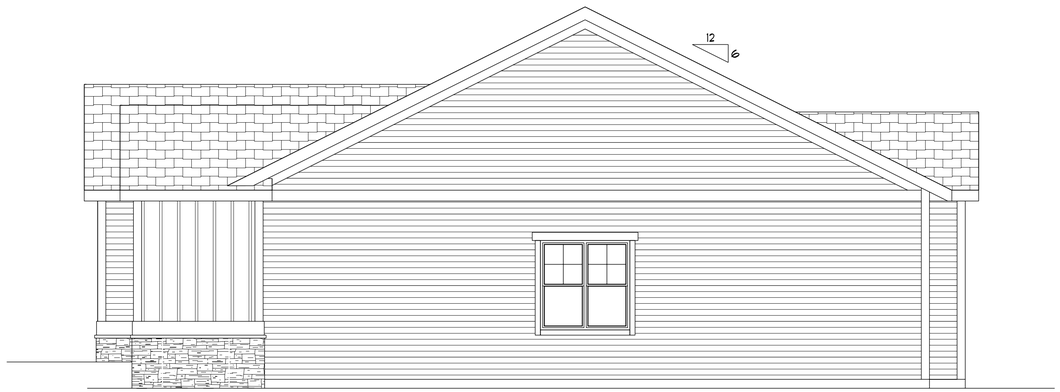
ELEVATIONS

SCALE: 1/4" = 1'

PLAN START DATE 09/09/25	REVISED 01/16/26
REVISED 09/10/25	REVISED 01/27/26
REVISED 09/11/25	REVISED 01/30/26
REVISED 10/01/25	REVISED 02/19/26

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A1



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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Exhibit X

SIDE ELEVATIONS

SCALE: 1/4" = 1'

PLAN START DATE 09/09/25	REVISED 01/16/26
REVISED 09/10/25	REVISED 01/27/26
REVISED 09/17/25	REVISED 01/30/26
REVISED 10/01/25	REVISED 02/19/26

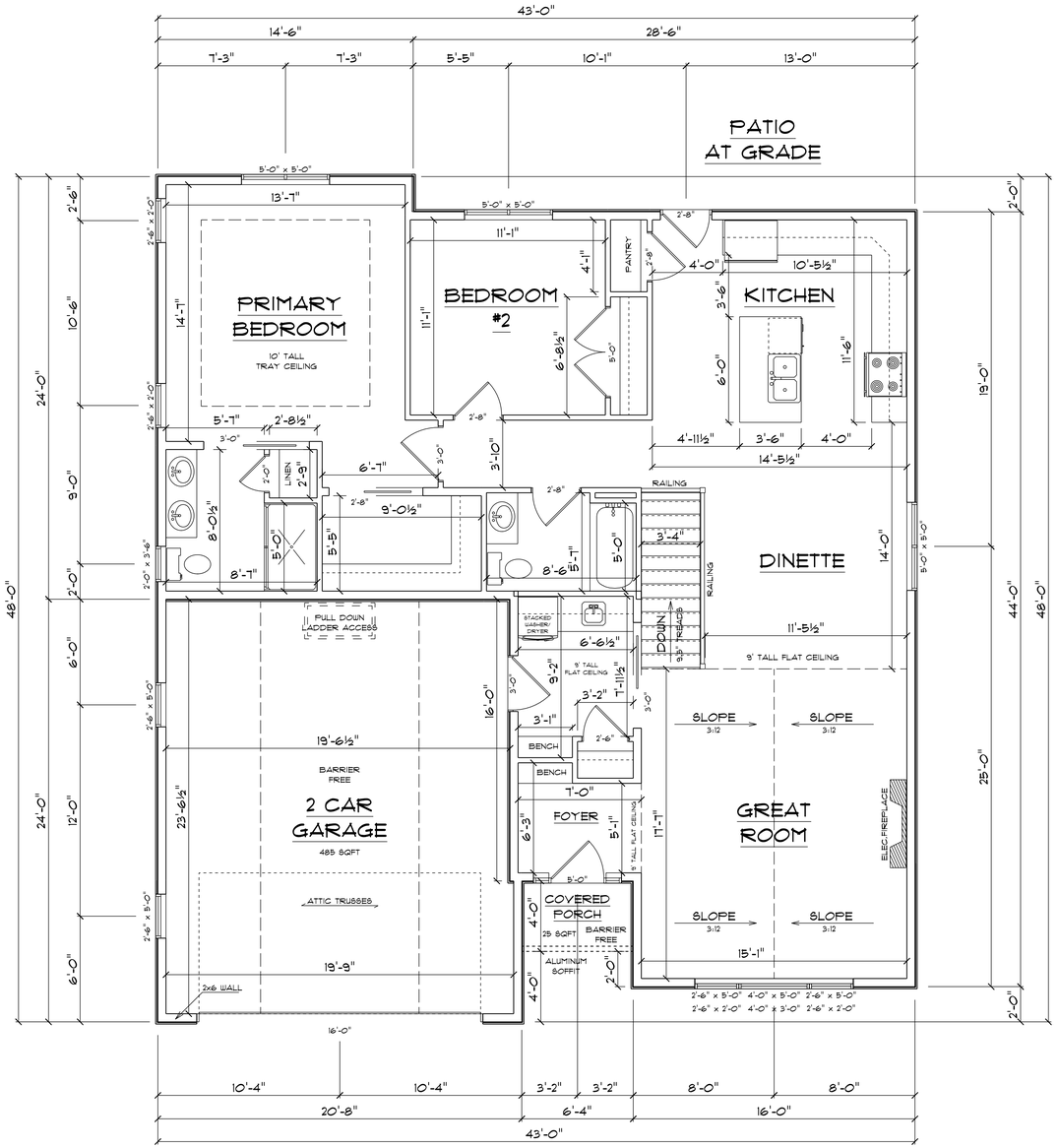
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1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1438 SQFT FINISHED AREA

Exhibit X

FIRST FLOOR FLOOR PLAN
1438 SQFT FINISHED AREA
SCALE: 1/4" = 1'

PLAN START DATE 09/09/25	REVISED 01/16/26
REVISED 09/10/25	REVISED 01/17/26
REVISED 09/11/25	REVISED 01/30/26
REVISED 10/01/25	REVISED 02/19/26

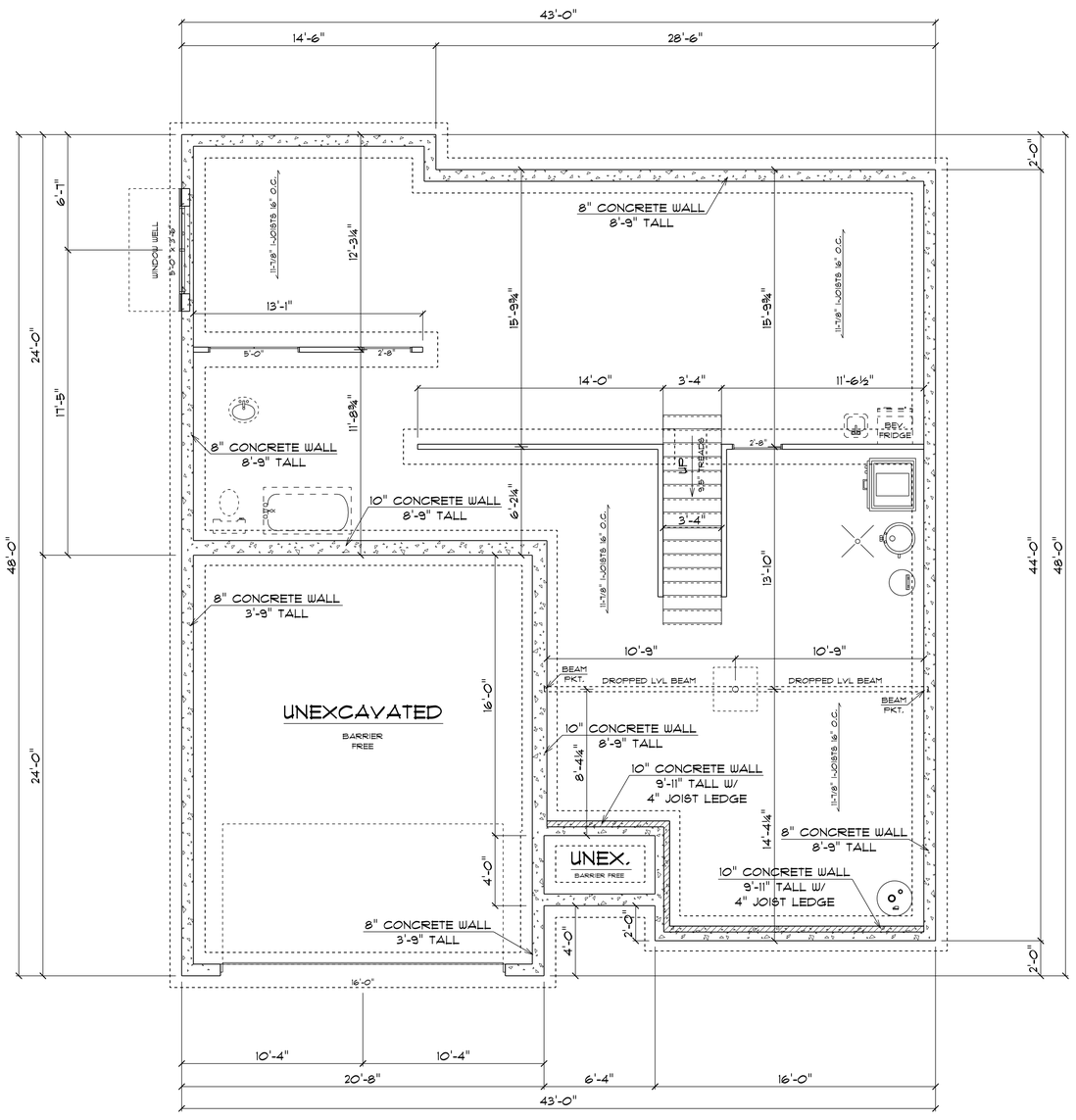
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FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

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Exhibit X

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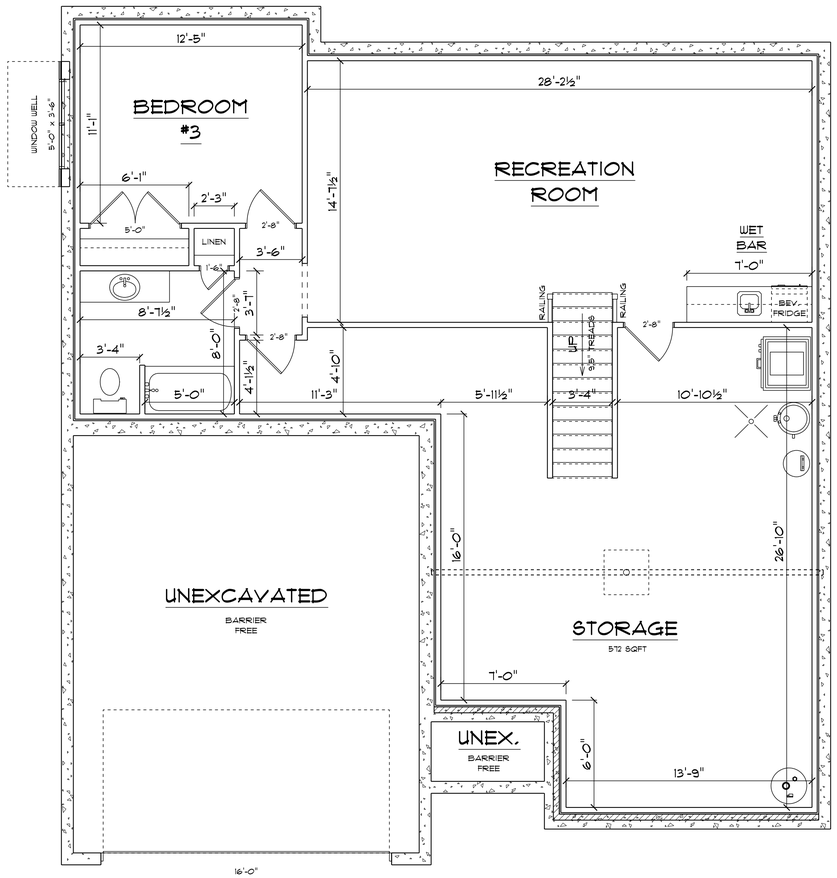
FOUNDATION PLAN

SCALE: 1/4" = 1'

PLAN START DATE 09/09/25	REVISED 01/16/26
REVISED 09/19/25	REVISED 01/27/26
REVISED 09/17/25	REVISED 01/30/26
REVISED 10/01/25	REVISED 02/19/26

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FOUNDATION FINISH PLAN

SCALE: 1/4" = 1'-0"

670 SQFT FINISHED AREA

Exhibit X

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FOUNDATION FINISH PLAN
670 SQFT FINISHED AREA
SCALE: 1/4" = 1'

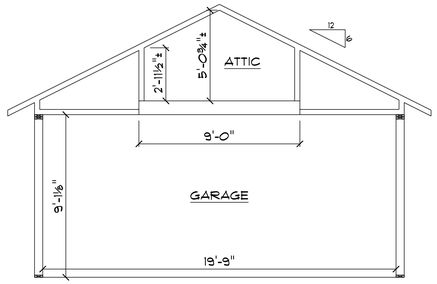
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REVISED 09/19/25	REVISED 01/27/26
REVISED 09/17/25	REVISED 01/30/26
REVISED 10/01/25	REVISED 02/19/26

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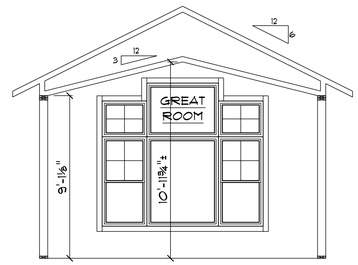
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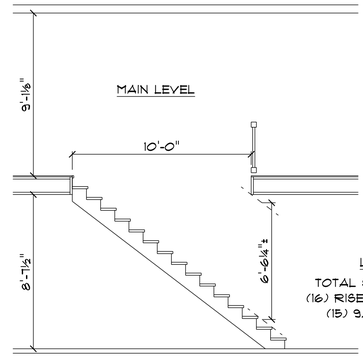
GARAGE SECTION

SCALE: 1/4" = 1'-0"



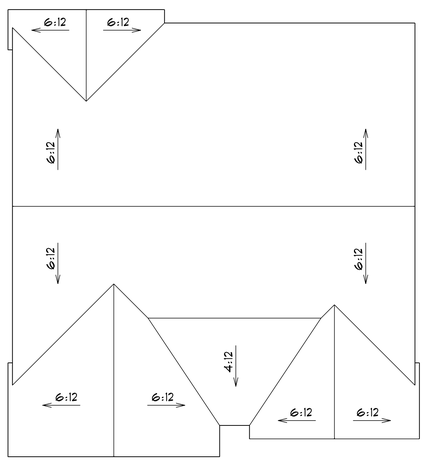
GREAT ROOM SECTION

SCALE: 1/4" = 1'-0"



STAIR DETAIL

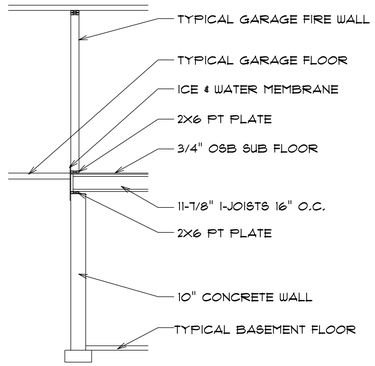
SCALE: 1/4" = 1'-0"



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BIRD'S EYE VIEW

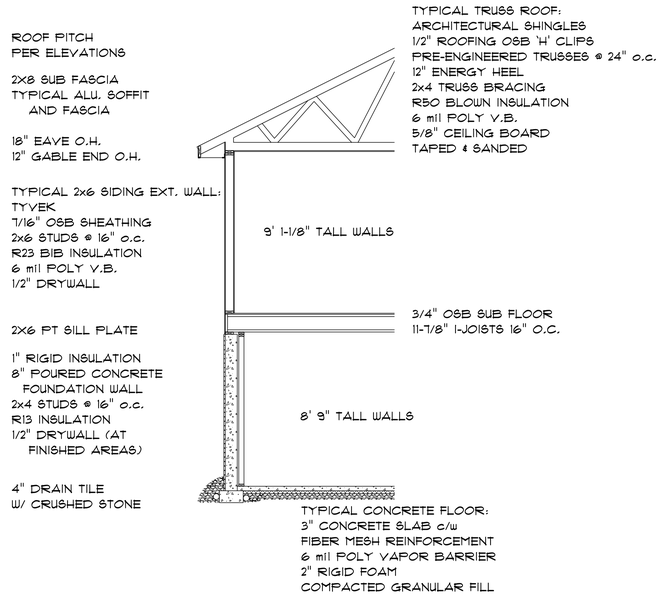
SCALE: 1/8" = 1'-0"



G.C. TO VERIFY WALL DETAIL PRIOR TO CONSTRUCTION

BARRIER FREE WALL DETAIL

SCALE: 1/4" = 1'-0"



TYPICAL WALL SECTION

SCALE: NOT TO SCALE

Exhibit X

DETAILS PAGE
SCALE: VARIES

PLAN START DATE 09/09/25	REVISED 01/16/26
REVISED 09/12/25	REVISED 01/27/26
REVISED 09/17/25	REVISED 01/30/26
REVISED 10/01/25	REVISED 02/19/26

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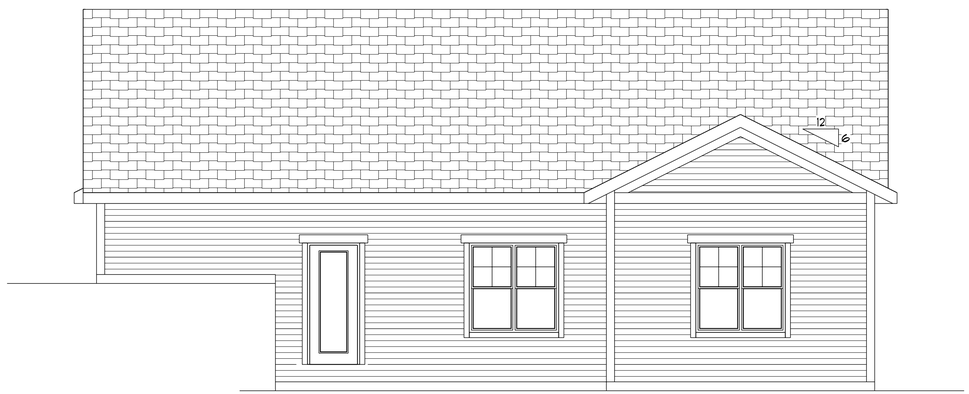
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FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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Exhibit X

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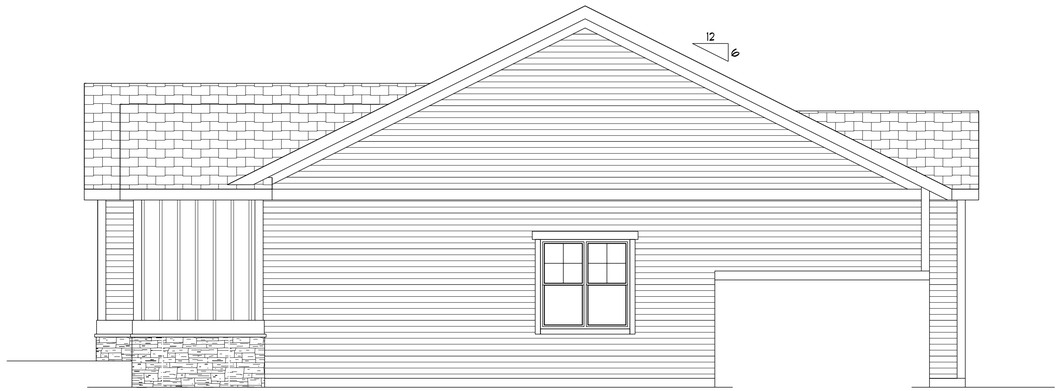
ELEVATIONS

SCALE: 1/4" = 1'

PLAN START DATE 09/09/25	REVISED 01/16/26
REVISED 09/10/25	REVISED 01/27/26
REVISED 09/11/25	REVISED 01/30/26
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RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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SIDE ELEVATIONS

SCALE: 1/4" = 1'

PLAN START DATE 09/09/25	REVISED 01/16/26
REVISED 09/10/25	REVISED 01/27/26
REVISED 09/11/25	REVISED 01/30/26
REVISED 10/01/25	REVISED 02/19/26

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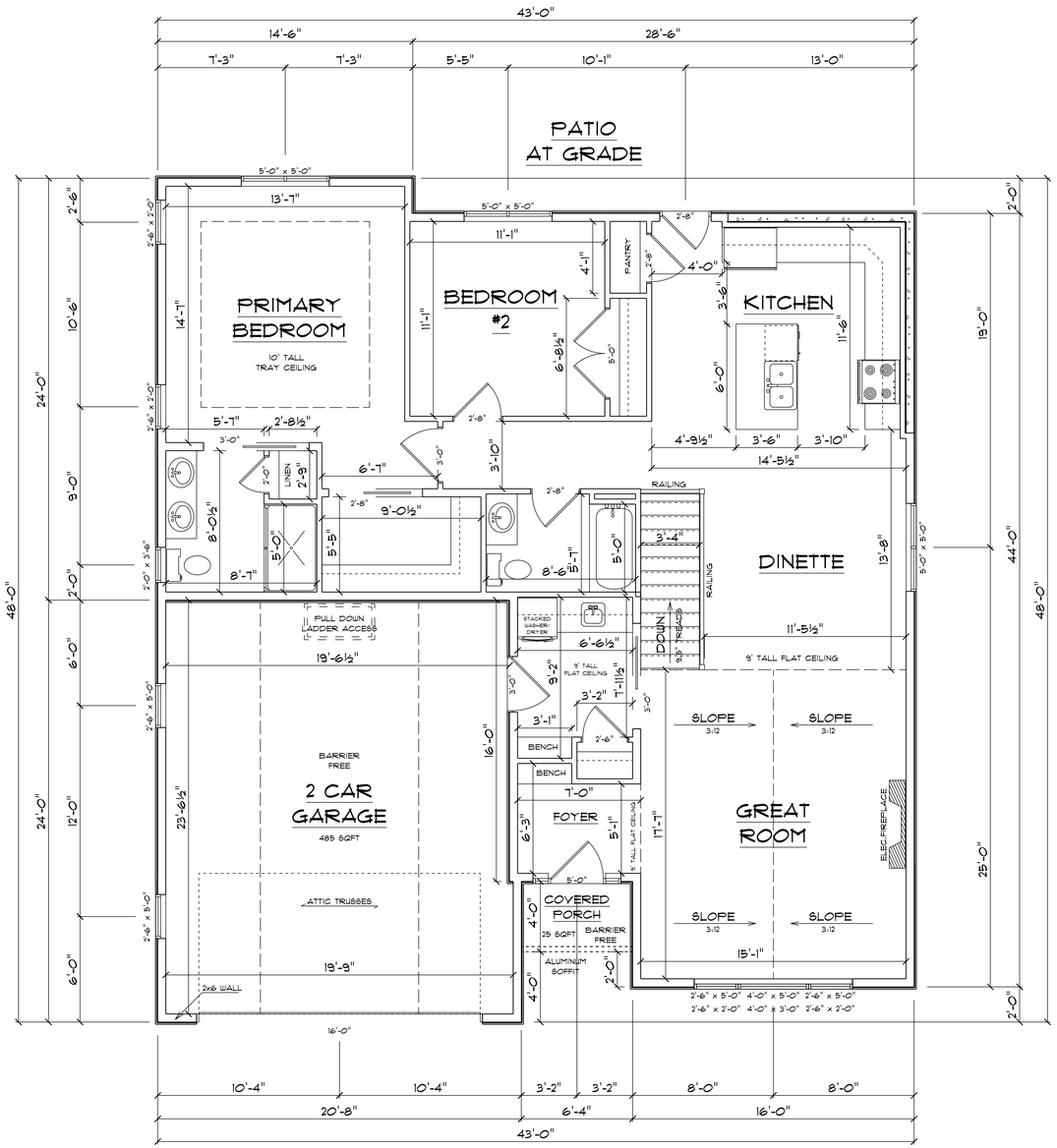
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1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1438 SQFT FINISHED AREA

Exhibit X

FIRST FLOOR FLOOR PLAN
1438 SQFT FINISHED AREA
SCALE: 1/4" = 1'

PLAN START DATE 09/09/25	REVISED 01/16/26
REVISED 09/10/25	REVISED 01/17/26
REVISED 09/11/25	REVISED 01/30/26
REVISED 10/01/25	REVISED 02/19/26

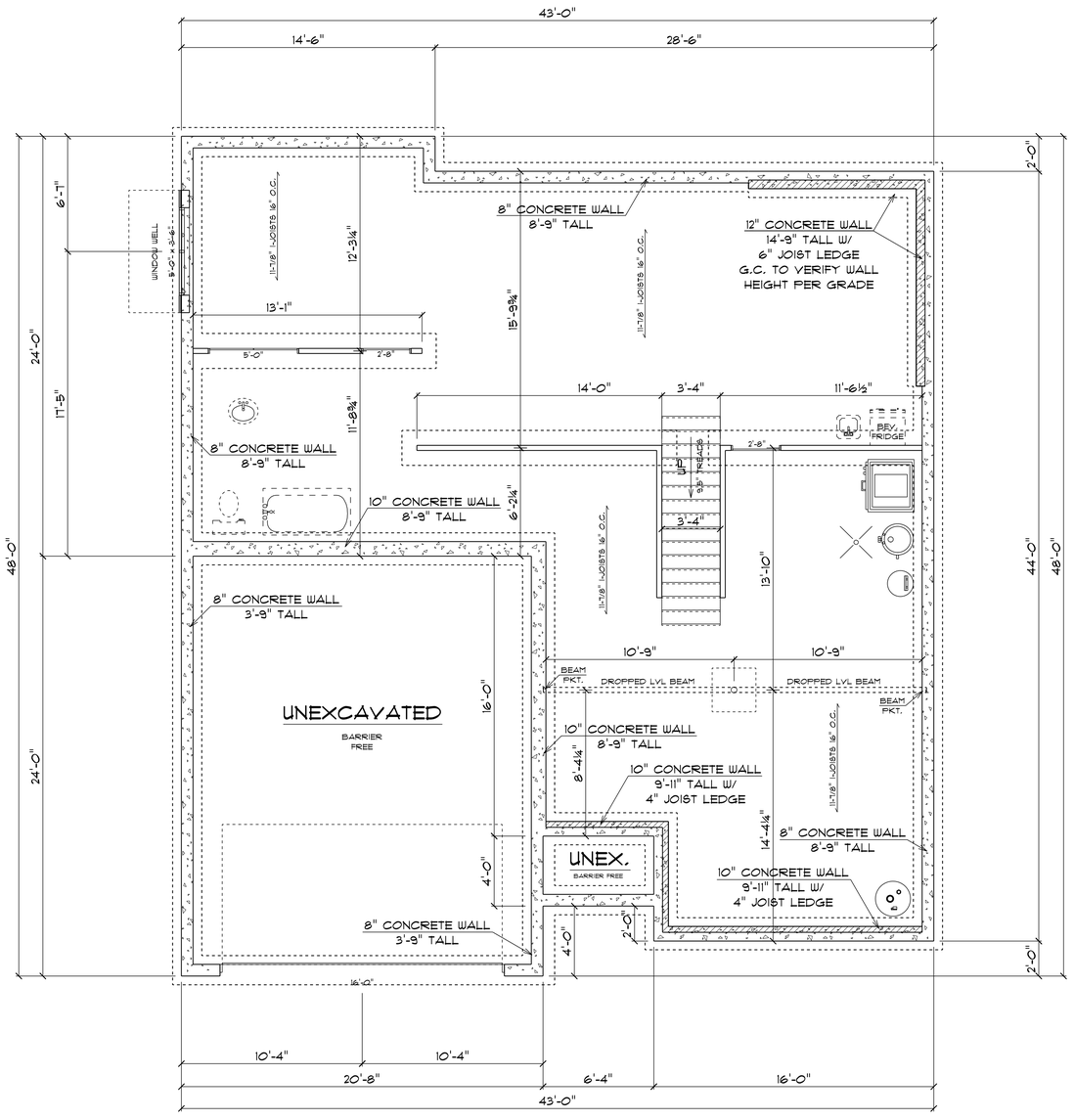
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FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

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Exhibit X

FOUNDATION PLAN

SCALE: 1/4" = 1'

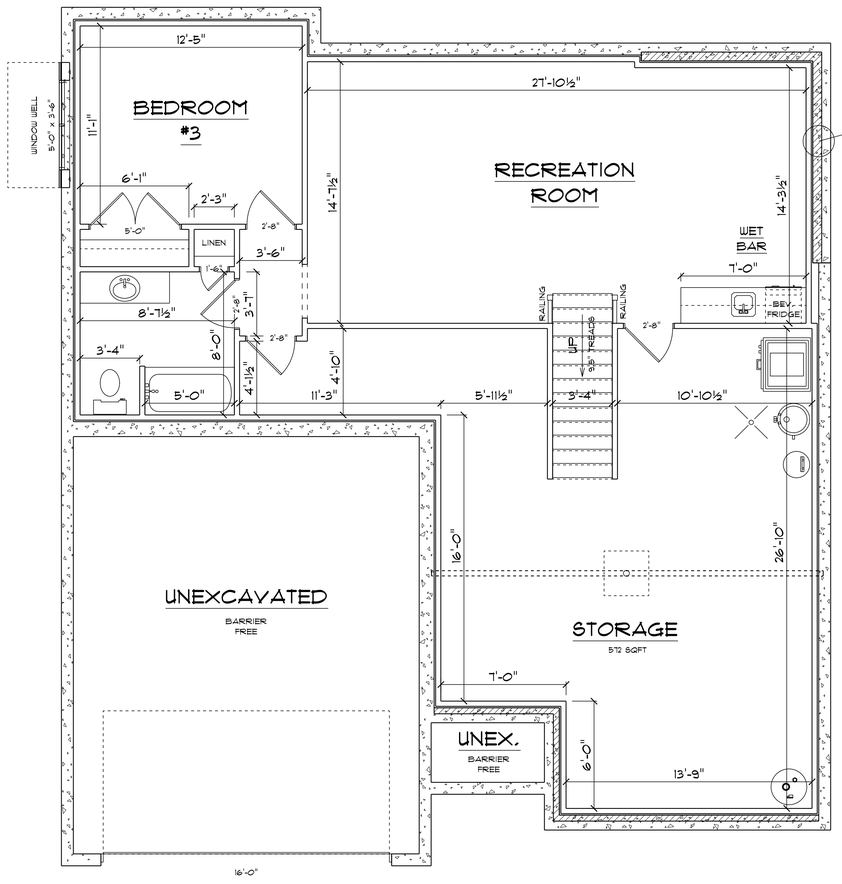
PLAN START DATE 09/09/25	REVISED 01/16/26
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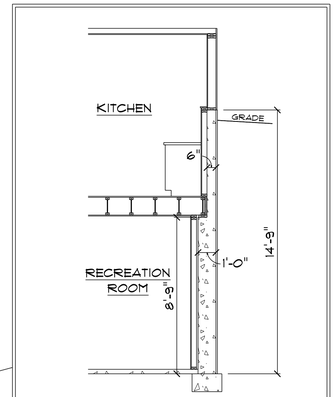
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RAISED WALL DETAIL

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FOUNDATION FINISH PLAN

SCALE: 1/4" = 1'-0"

670 SQFT FINISHED AREA

Exhibit X

FOUNDATION FINISH PLAN
670 SQFT FINISHED AREA
SCALE: 1/4" = 1'

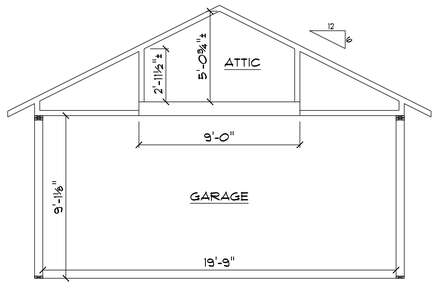
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REVISED 09/19/25	REVISED 01/27/26
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REVISED 10/01/25	REVISED 02/19/26

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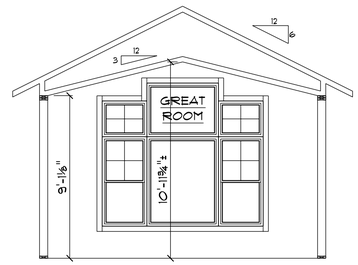
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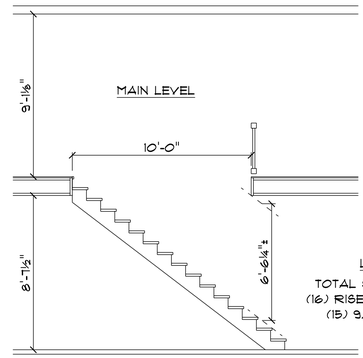
GARAGE SECTION

SCALE: 1/4" = 1'-0"



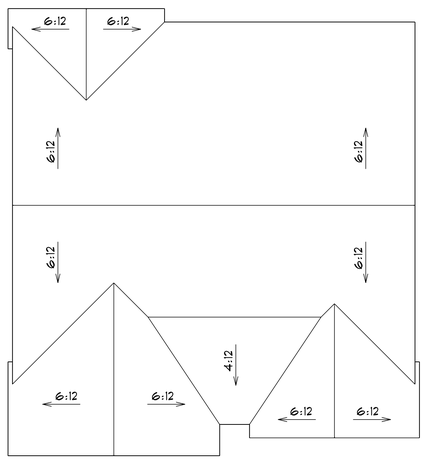
GREAT ROOM SECTION

SCALE: 1/4" = 1'-0"



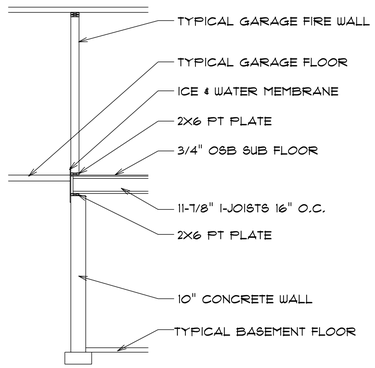
STAIR DETAIL

SCALE: 1/4" = 1'-0"



BIRD'S EYE VIEW

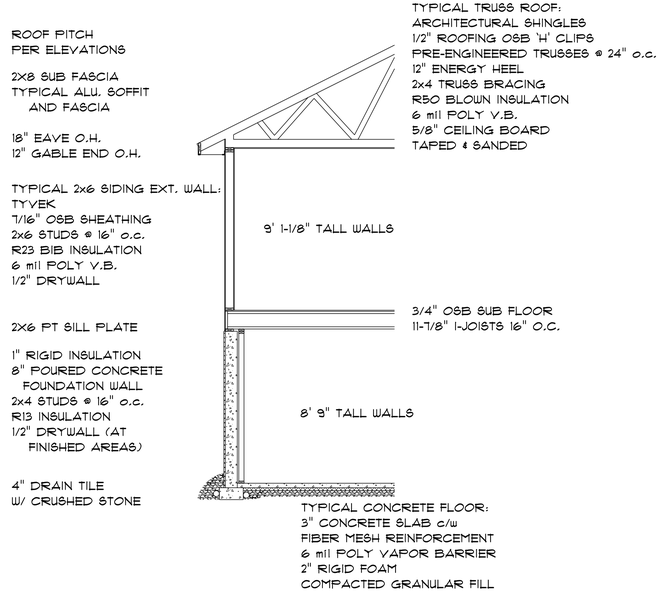
SCALE: 1/8" = 1'-0"



G.C. TO VERIFY WALL DETAIL PRIOR TO CONSTRUCTION

BARRIER FREE WALL DETAIL

SCALE: 1/4" = 1'-0"



TYPICAL WALL SECTION

SCALE: NOT TO SCALE

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Exhibit X

DETAILS PAGE
SCALE: VARIES

PLAN START DATE 09/09/25	REVISED 01/16/26
REVISED 09/12/25	REVISED 01/27/26
REVISED 09/17/25	REVISED 01/30/26
REVISED 10/01/25	REVISED 02/19/26

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SFH D MODELS



FRONT VIEW



REAR VIEW



LEFT VIEW



RIGHT VIEW

Exhibit Y



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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Exhibit Y

ELEVATIONS

SCALE: 1/4" = 1'

PLAN START DATE 05/06/25	REVISED 01/27/26
REVISED 08/30/25	REVISED 02/18/26
REVISED 10/01/25	
REVISED 01/16/26	

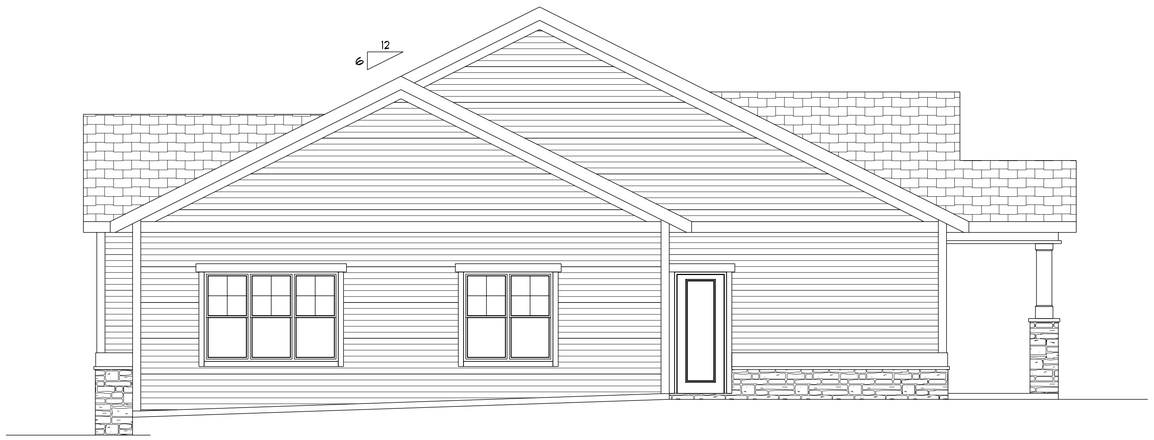
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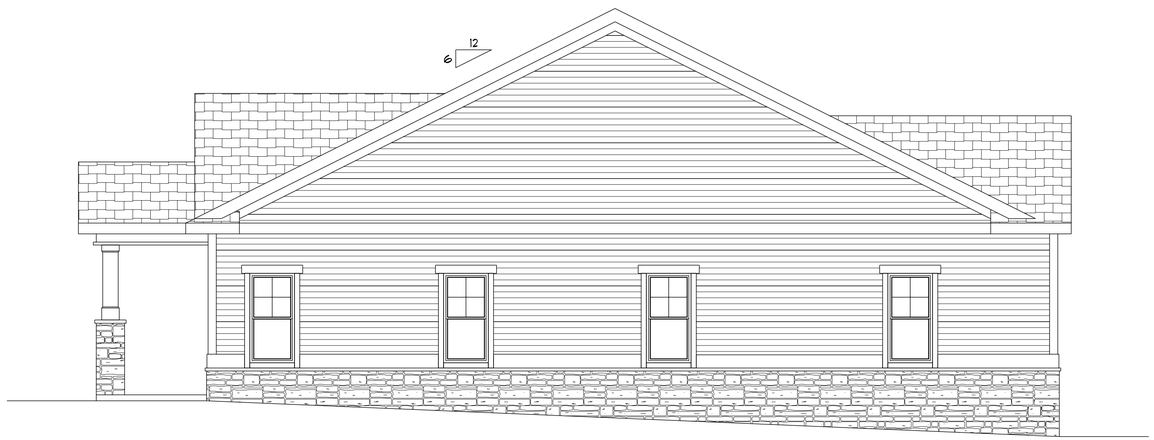
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LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

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Exhibit Y

SIDE ELEVATIONS

SCALE: 1/4" = 1'

PLAN START DATE 05/06/25	REVISED 01/27/26
REVISED 08/30/25	REVISED 02/18/26
REVISED 10/01/25	
REVISED 01/16/26	

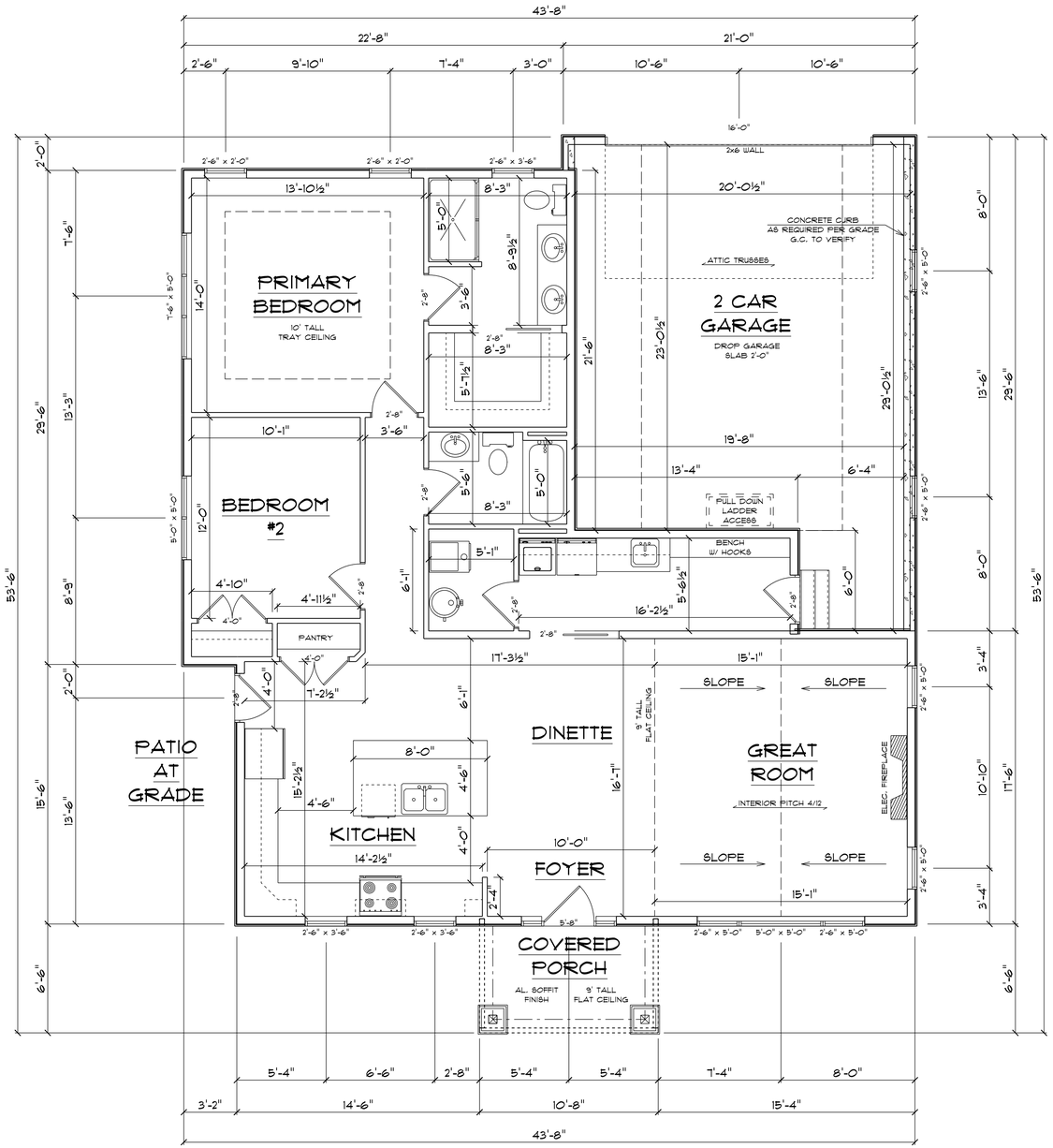
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1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1436 SQFT FINISHED AREA

Exhibit Y

FIRST FLOOR, FLOOR PLAN
1436 SQFT FINISHED AREA
SCALE: 1/4" = 1'

PLAN START DATE 05-06-25	REVISED 01-27-26
REVISED 08-20-25	REVISED 02-18-26
REVISED 10-01-25	
REVISED 01-16-26	

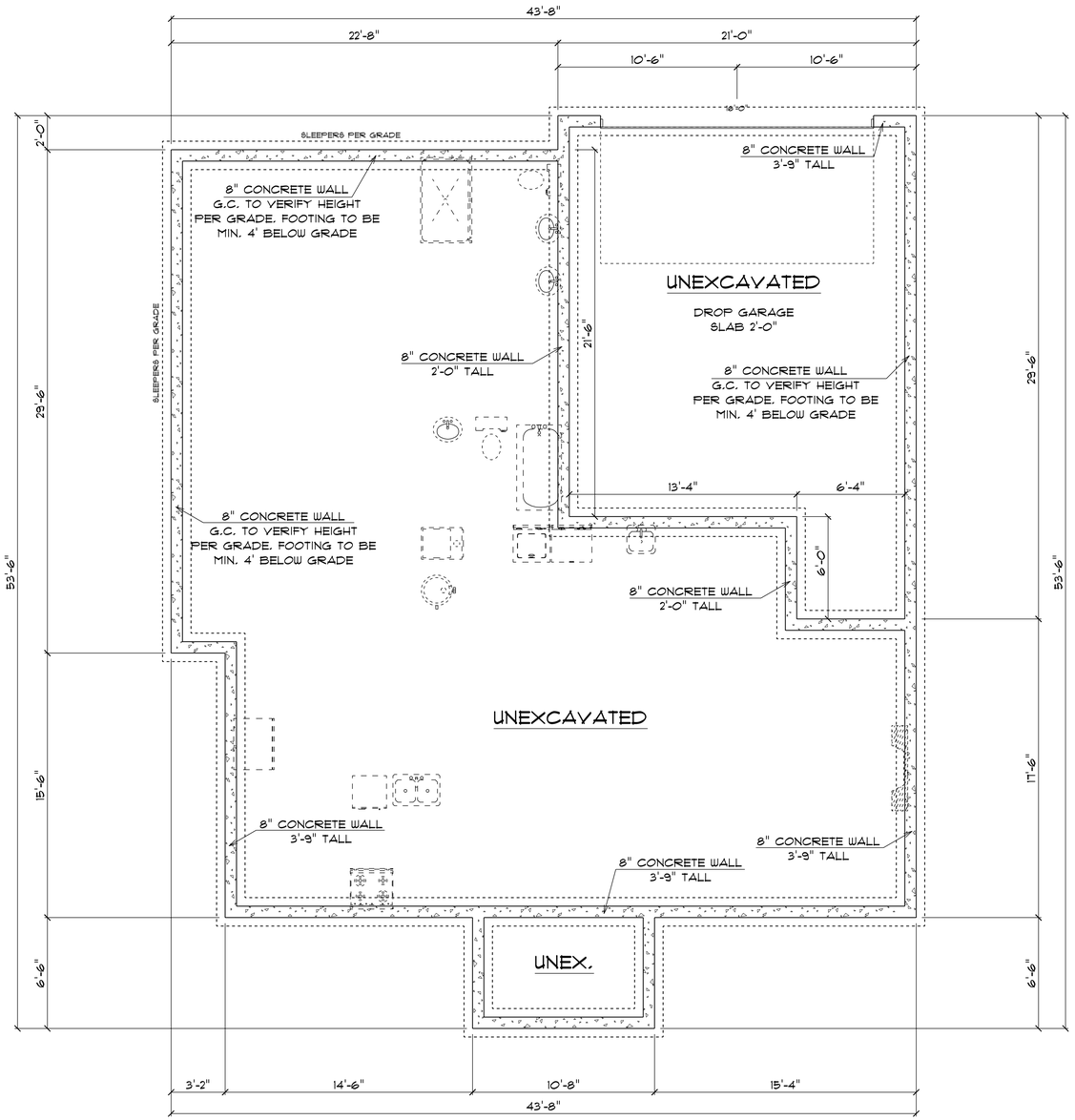
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FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.

Exhibit Y

FOUNDATION PLAN
SCALE: 1/4" = 1'

PLAN START DATE	REVISED
09/06/25	01/27/26
08/30/25	02/19/26
10/01/25	
01/16/26	

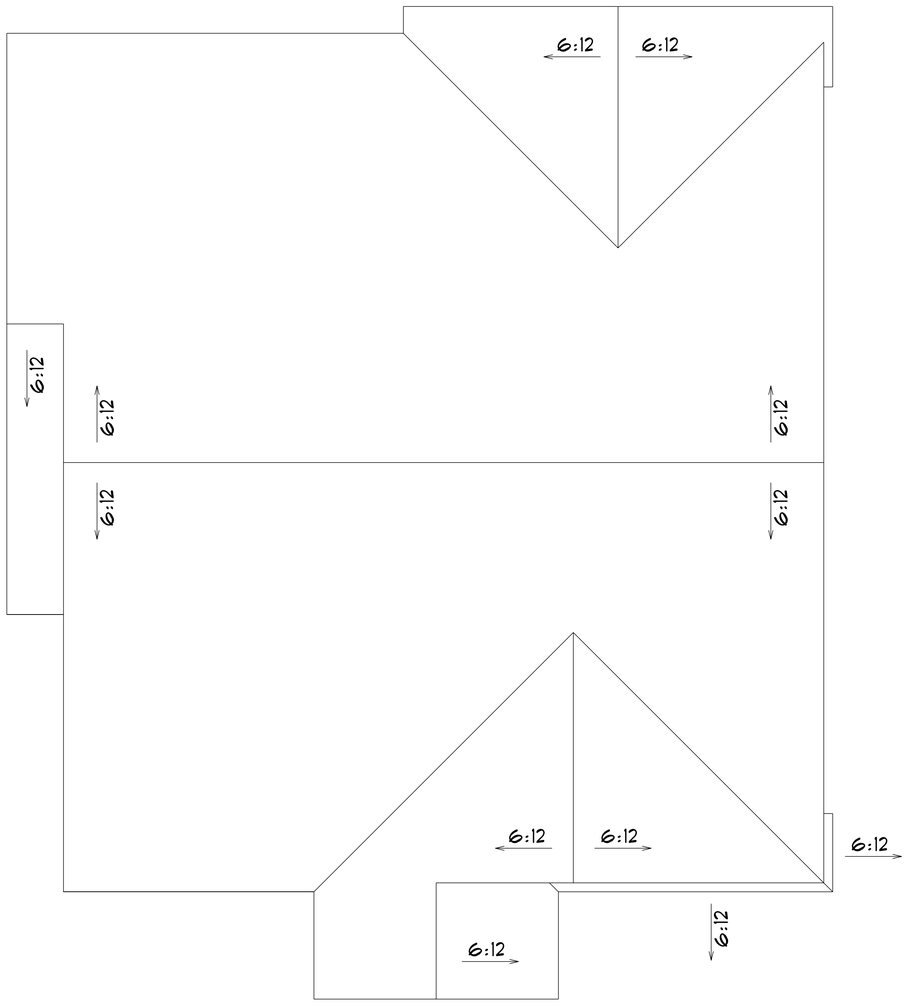
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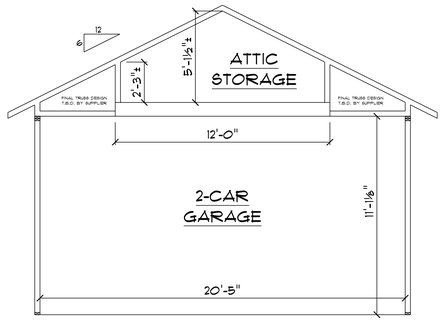
A4

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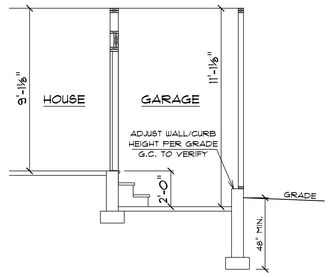
BIRD'S EYE VIEW

SCALE: 1/4" = 1'-0"



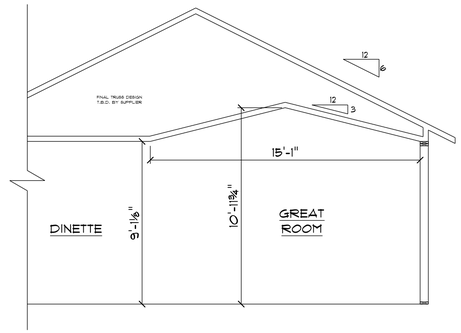
GARAGE DETAIL

SCALE: 1/4" = 1'-0"



DROPPED GARAGE SLAB DETAIL

SCALE: 1/4" = 1'-0"



GREAT ROOM VAULT DETAIL

SCALE: 1/4" = 1'-0"

ROOF PITCH
PER ELEVATIONS

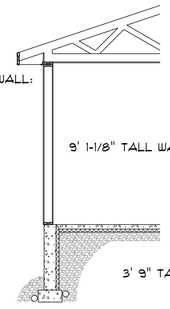
2X8 SUB FASCIA
TYPICAL ALU. SOFFIT

18" EAVE O.H.
12" GABLE END O.H.

TYPICAL 2x6 SIDING EXT. WALL:
TYVEK
7/16" OSB SHEATHING
2x6 STUDS @ 16" o.c.
R23 BIB INSULATION
6 mil POLY V.B.
1/2" DRYWALL
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8" POURED CONCRETE
FROST WALL
2" RIGID INSULATION

4" DRAIN TILE
W/ CRUSHED STONE



TYPICAL TRUSS ROOF:
ARCHITECTURAL SHINGLES
1/2" ROOFING OSB 'H' CLIPS
PRE-ENGINEERED TRUSSES @ 24" o.c.
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9' 1-1/8" TALL WALLS

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3" CONCRETE SLAB c/w
FIBRE MESH REINFORCEMENT
6 mil POLY VAPOR BARRIER
2" RIGID INSULATION
COMPACTED GRANULAR FILL

3' 9" TALL WALLS

TYPICAL WALL SECTION

SCALE: 1/4" = 1'-0"

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- ALL OPENINGS > 7'-0" TO BE ENGINEERED PER SUPPLIER

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Exhibit Y

DETAILS PAGE

SCALE: 1/4" = 1'

PLAN START DATE 05/06/25	REVISED 01/27/26
REVISED 08/30/25	REVISED 02/19/26
REVISED 10/01/25	
REVISED 01/16/26	

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FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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Exhibit Y

ELEVATIONS

SCALE: 1/4" = 1'

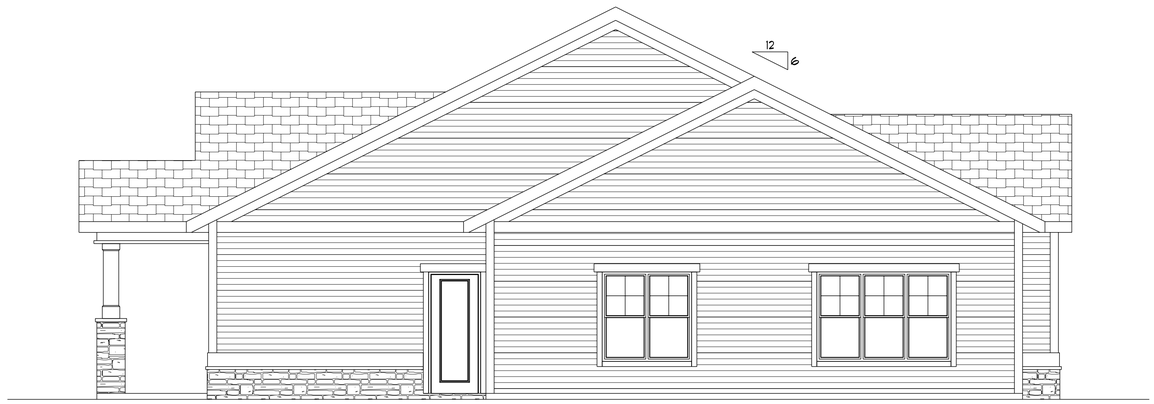
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REVISED 08/30/25	REVISED 02/18/26
REVISED 10/01/25	
REVISED 01/16/26	

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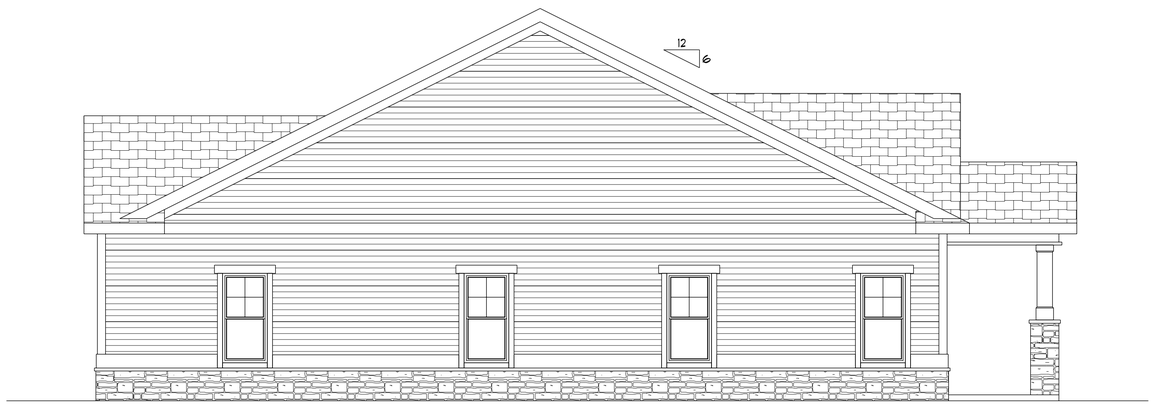
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A1



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

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Exhibit Y

SIDE ELEVATIONS

SCALE: 1/4" = 1'

PLAN START DATE 05/06/25	REVISED 01/27/26
REVISED 08/30/25	REVISED 02/18/26
REVISED 10/01/25	
REVISED 01/16/26	

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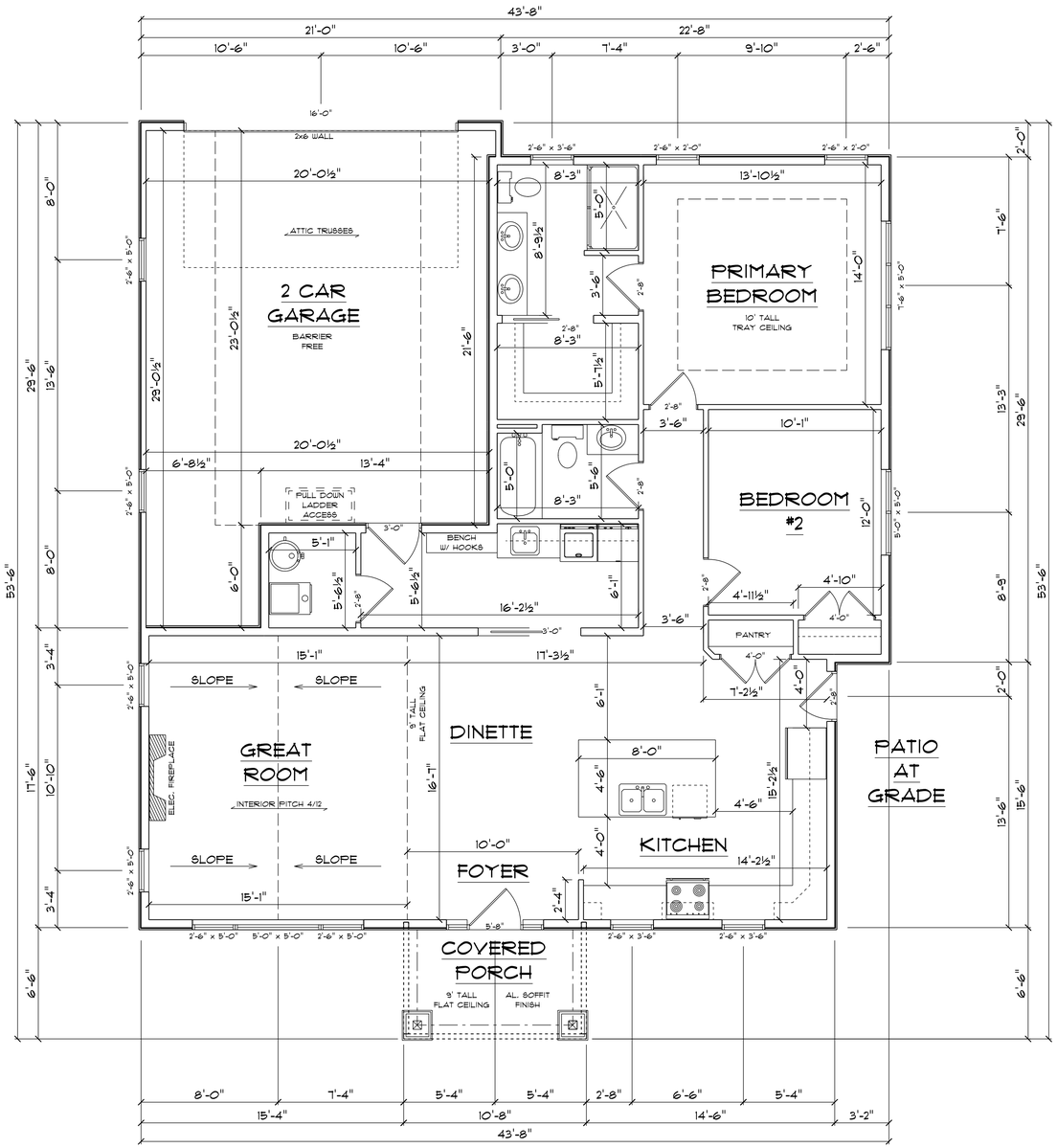
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A2



1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1436 SQFT FINISHED AREA

Exhibit Y

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FIRST FLOOR FLOOR PLAN
1436 SQFT FINISHED AREA
SCALE: 1/4" = 1'

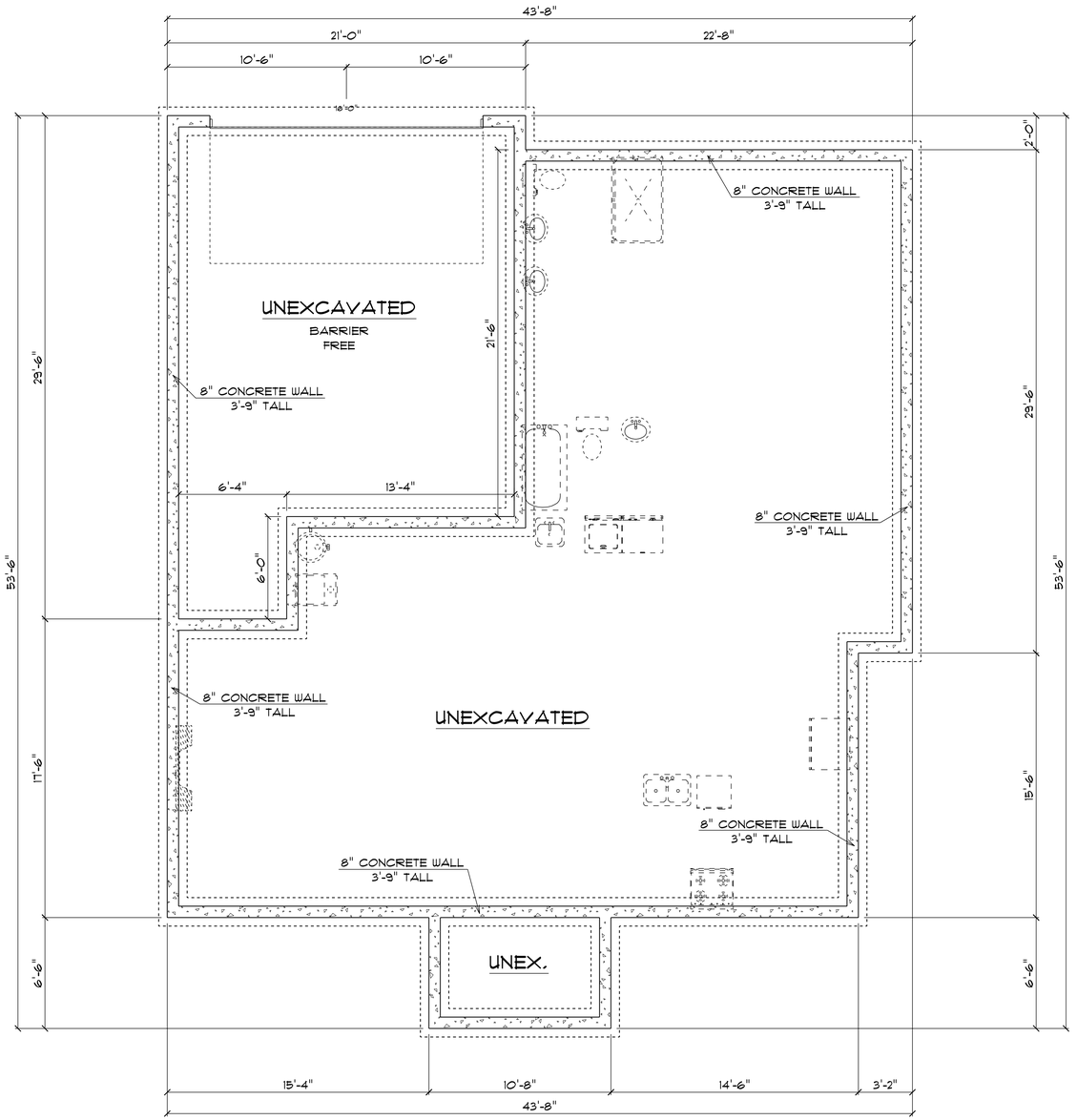
PLAN START DATE 09/06/25	REVISED 01/27/26
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REVISED 10/01/25	
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A3



FOUNDATION PLAN

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Exhibit Y

FOUNDATION PLAN
SCALE: 1/4" = 1'

PLAN START DATE 05/06/25	REVISED 01/27/26
REVISED 08/30/25	REVISED 02/19/26
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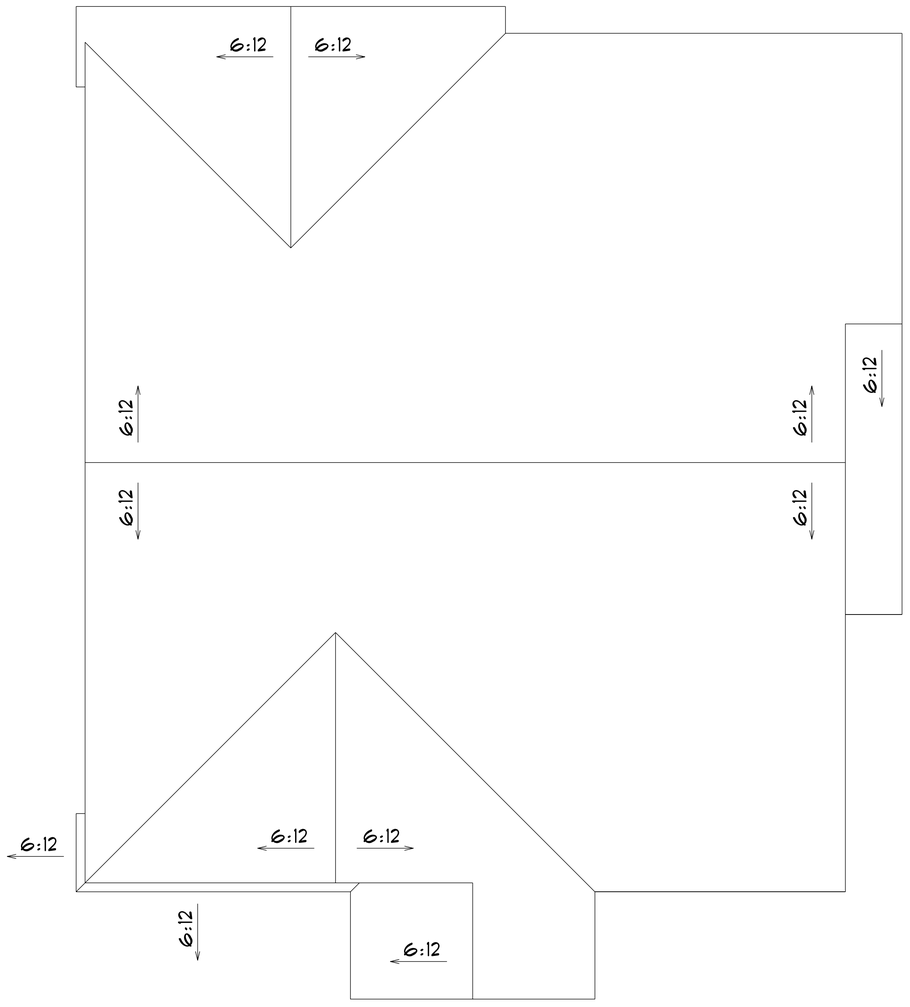
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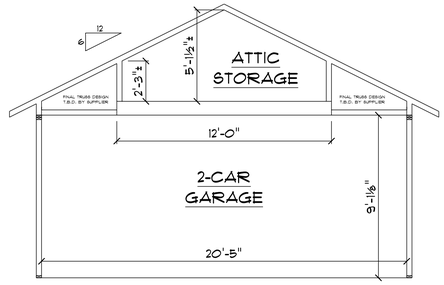
A4



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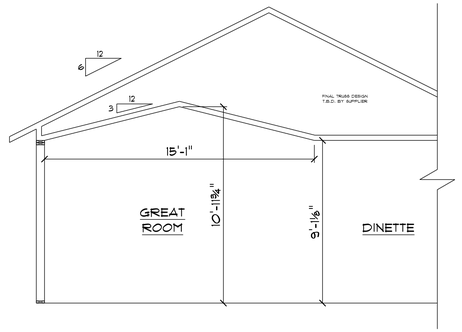
BIRD'S EYE VIEW

SCALE: 1/4" = 1'-0"



GARAGE DETAIL

SCALE: 1/4" = 1'-0"



GREAT ROOM VAULT DETAIL

SCALE: 1/4" = 1'-0"

ROOF PITCH
PER ELEVATIONS

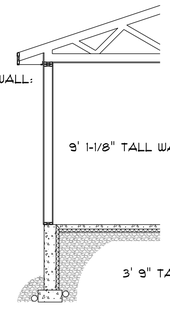
2X8 SUB FASCIA
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Exhibit Y

DETAILS PAGE
SCALE: 1/4" = 1'

PLAN START DATE	REVISED
05/06/25	01/27/26
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10/01/25	
01/16/26	

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A5



FRONT ELEVATION

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REAR ELEVATION

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ELEVATIONS

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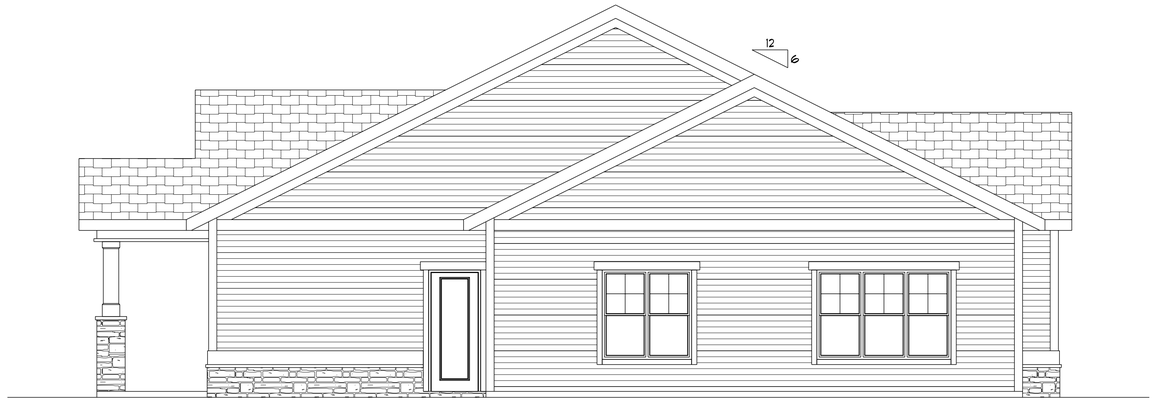
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REVISED 10/01/25	
REVISED 01/16/26	

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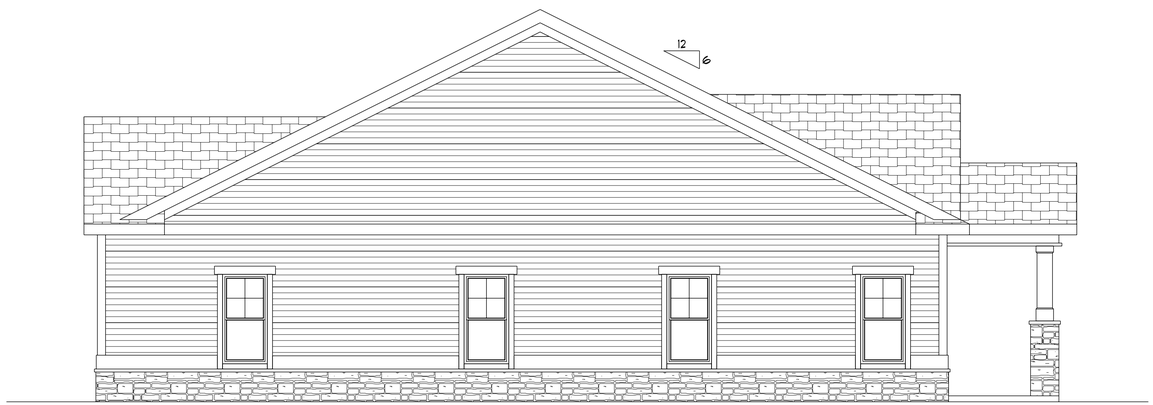
A1

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RIGHT ELEVATION

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LEFT ELEVATION

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SIDE ELEVATIONS

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REVISED 08/30/25	REVISED 02/18/26
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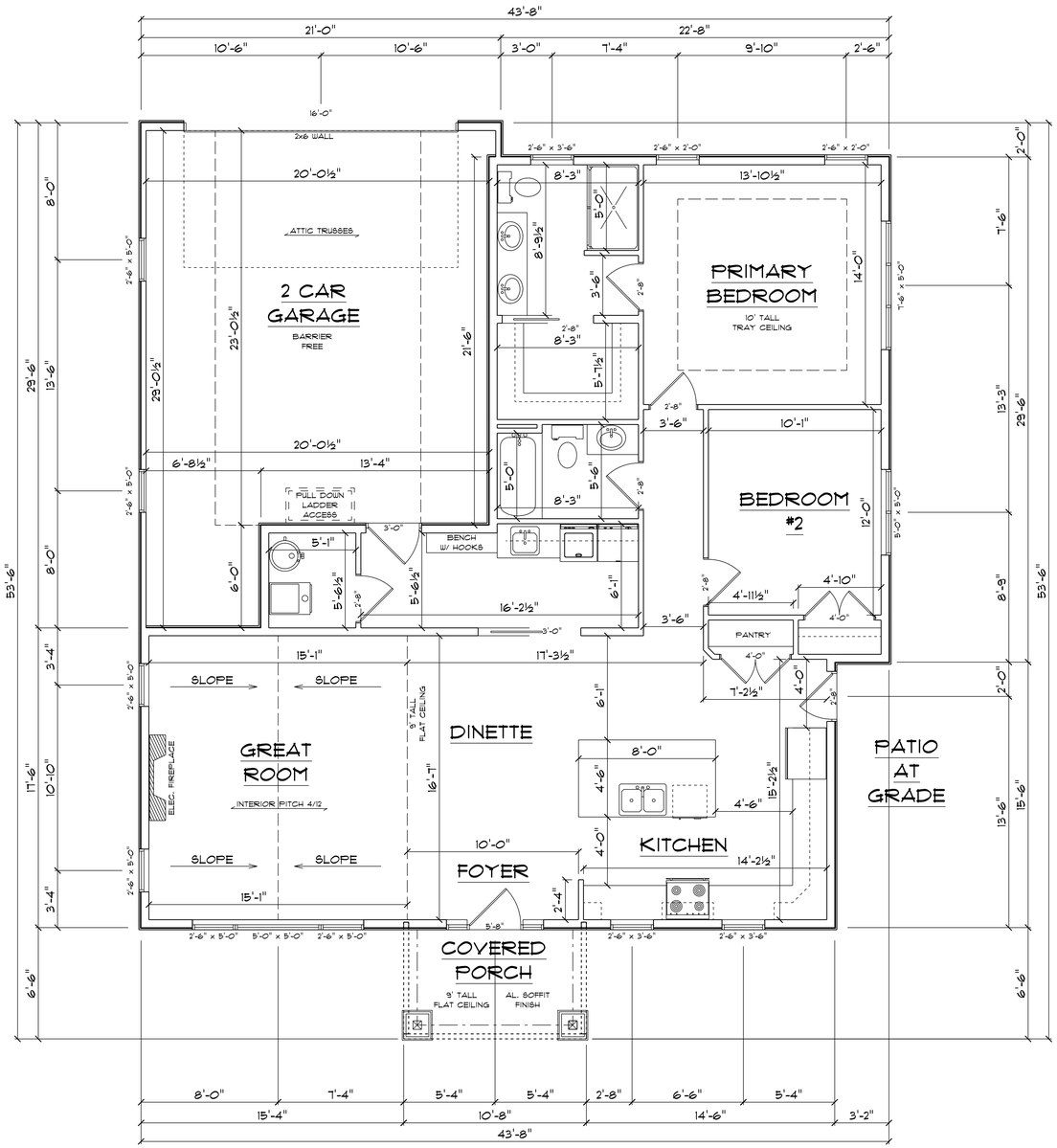
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FIRST FLOOR FLOOR PLAN
1436 SQFT FINISHED AREA
SCALE: 1/4" = 1'

PLAN START DATE 09/06/25	REVISED 01/27/26
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1ST FLOOR PLAN

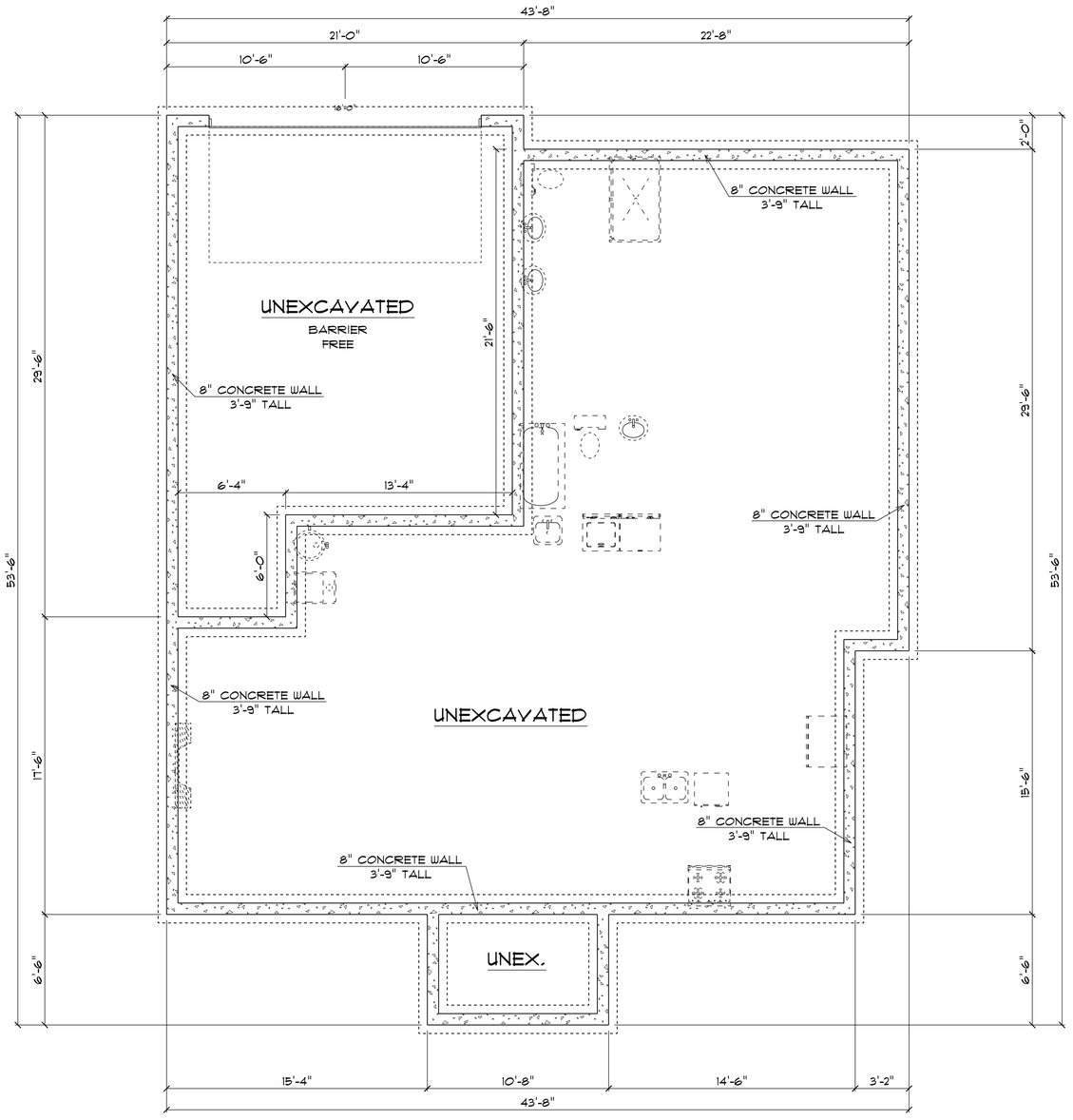
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1436 SQFT FINISHED AREA

Exhibit Y

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FOUNDATION PLAN

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FOUNDATION PLAN
SCALE: 1/4" = 1'

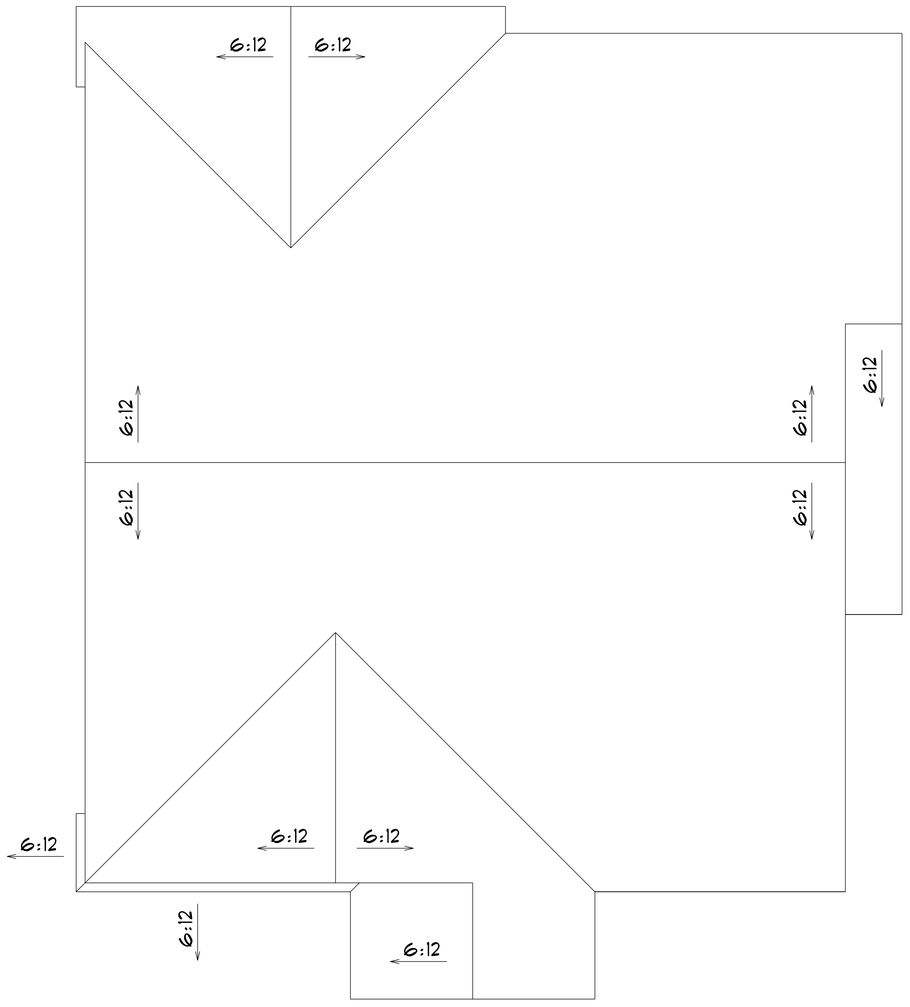
PLAN START DATE 09/06/25	REVISED 01/27/26
REVISED 08/30/25	REVISED 02/19/26
REVISED 10/01/25	
REVISED 01/16/26	

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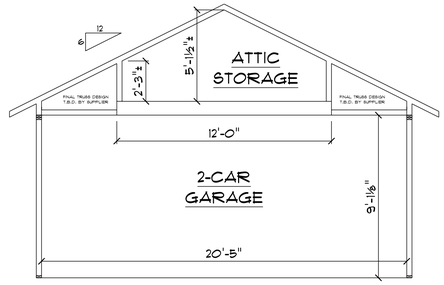
A4



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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.

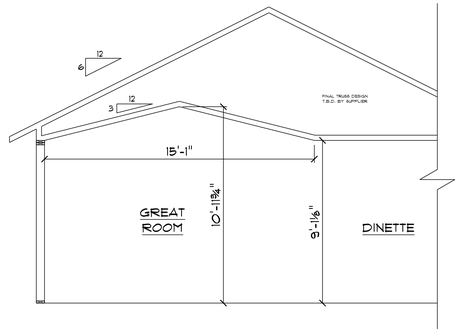
BIRD'S EYE VIEW

SCALE: 1/4" = 1'-0"



GARAGE DETAIL

SCALE: 1/4" = 1'-0"



GREAT ROOM VAULT DETAIL

SCALE: 1/4" = 1'-0"

ROOF PITCH
PER ELEVATIONS

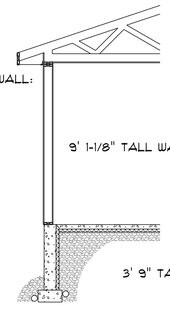
2X8 SUB FASCIA
TYPICAL ALU. SOFFIT

18" EAVE O.H.
12" GABLE END O.H.

TYPICAL 2x6 SIDING EXT. WALL:
TYVEK
7/16" OSB SHEATHING
2x6 STUDS @ 16" o.c.
R23 BIB INSULATION
6 mil POLY V.B.
1/2" DRYWALL
2X6 P.T. BOTTOM PLATE

8" POURED CONCRETE
FROST WALL
2" RIGID INSULATION

4" DRAIN TILE
W/ CRUSHED STONE



TYPICAL TRUSS ROOF:
ARCHITECTURAL SHINGLES
1/2" ROOFING OSB 'H' CLIPS
PRE-ENGINEERED TRUSSES @ 24" o.c.
12" ENERGY HEEL
2x4 TRUSS BRACING
R50 BLOWN INSULATION
6 mil POLY V.B.
5/8" CEILING BOARD
TAPED & SANDED

TYPICAL PERIMETER FROST WALL
3" CONCRETE SLAB c/w
FIBRE MESH REINFORCEMENT
6 mil POLY VAPOR BARRIER
2" RIGID INSULATION
COMPACTED GRANULAR FILL

TYPICAL WALL SECTION

SCALE: 1/4" = 1'-0"

GENERAL HEADER NOTE (UNLESS OTHERWISE NOTED)
-ALL OPENINGS ≤ 5'-0" TO BE 2X10 - 2-PLY SPF
-ALL OPENINGS > 5'-0" TO 7'-0" TO BE 2-PLY 11-7/8" LVL
- ALL OPENINGS > 7'-0" TO BE ENGINEERED PER SUPPLIER

Exhibit Y

DETAILS PAGE
SCALE: 1/4" = 1'

PLAN START DATE 05/06/25	REVISED 01/27/26
REVISED 08/30/25	REVISED 02/18/26
REVISED 10/01/25	
REVISED 01/16/26	

AMERICAN DESIGN CONCEPTS
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T.R. MCKENZIE
MONARCH - SFH D3

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A5

ORDINANCE NO. 4-2022

AN ORDINANCE APPLYING A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT UNDER SECTION 70-95 OF THE CITY OF BEAVER DAM MUNICIPAL CODE TO PARCEL NO. 206-1114-0511-147, 206-1114-0511-148, 206-1114-0511-011, 206-1214-3244-105, 206-1214-3244-095, AND THE DISCONTINUED PORTION OF RIGHT OF WAY ON WEST THIRD STREET WEST OF LA CROSSE STREET PER DODGE COUNTY DOCUMENT NUMBER 1326536

WHEREAS, in accordance with Section 70-95 of the Beaver Dam, Wisconsin Municipal Code, JCW Development LLC (the "Applicant") filed with the City Clerk a petition for an amendment to the City's zoning district map designating and adding a planned unit development overlay district (herein "PUD") to approximately 8.214 acres of real property generally located on Beaver Dam Lake, at the intersection of Third Street and La Crosse Street, and as more particularly described in this ordinance (the "Property"); and

WHEREAS, the City of Beaver Dam Plan Commission considered this petition at a duly noticed public meeting held on May 25, 2022; and

WHEREAS, after considering the petition, the materials provided by the Applicant, input from City staff, and the required considerations under Section 70-95 of the Beaver Dam Municipal Code, the Plan Commission has recommended approval of the petition for the proposed plan of development for a planned unit development; and

WHEREAS, the recommendation of approval of the Plan Commission is contained within the report and recommendation to the Common Council of the City of Beaver Dam, which recommendation is hereby incorporated by reference; and

WHEREAS, the Common Council of the City of Beaver Dam, after duly-noticed public hearing and consideration of the petition, the materials provided by the Applicant, input from City staff, and the required considerations under Section 70-95 of the Beaver Dam Municipal Code, hereby finds that all requirements for approval of the petition under Section 70-95(l)(c) of the Beaver Dam Municipal Code are hereby or will be met by the proposed project plan and the proposed project plan is consistent with the City's Comprehensive Plan, subject to the specific terms and conditions of this ordinance, and

WHEREAS, The Common Council of the City of Beaver Dam finds that approval of the petition and proposed plan for the PUD is in the best interests of the residents of the City of Beaver Dam and is consistent with the purposes of the PUD zoning overlay designation under the Municipal Code.

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF BEAVER DAM DO ORDAIN AS FOLLOWS:

SECTION I: Section 70-82, Official Zoning Map, is hereby amended by applying a planned unit development (PUD) overlay district to lands (approximately 8.214 acres) described as City Parcel No. 206-1114-0511-147, 206-1114-0511-148, 206-1114-0511-011, 206-1214-3244-105, 206-1214-3244-095, and the discontinued portion of right of way on West Third Street west of La Crosse Street Per Dodge County Document Number 1326536 (the "Property"). The petition requesting this action and information submitted to the City with the petition including the below-listed Exhibits are attached hereto and incorporated herein (the "PUD Materials").

As required by Section 70-95(m) of the Municipal Code, the PUD Materials provide all necessary project information for general approval by the Common Council regarding permissible project characteristics in this PUD including the pattern of proposed streets and the size and arrangement of individual buildings and the building, site, and operational plans for the development. The general development plans for the project, as proposed and described in the PUD Materials, is approved with the exception of the following limitations on the alternative uses under the petition's Section 7.C.:

1. Only one total building may be used for a hotel/lodging (and accessory retail) use and that building may only be either "Multi-Family Building 1" or Multi-Family Building 2" depicted in the Master Site Plan.

2. Accessory retail / restaurant to hotel/lodging use must be in the same building as no. 1 above and is limited to no more than 3,000 square feet of indoor space.

Building permits and construction of the proposed project in this PUD are hereby conditioned upon the subsequent submittal and approval of more specific and detailed plans as each stage of development progresses and submittal of a letter of credit as required under Section 70-95(m)(2) of the Municipal Code.

If either or both of the alternative uses under the petition's Section 7.C. (subject to the limitations above) are proposed for construction, the detailed plans submitted prior to construction must be approved by the City Engineer and Zoning Administrator who shall consider appropriate limitations or requirements related to parking, signage, and operational parameters.

Any subsequent change or addition to the plans or uses as provided in the PUD Materials shall first be submitted for approval to the Plan Commission and if, in the opinion of the Plan Commission after reviewing the recommendation of City staff, such change or addition constitutes a substantial alteration of the original plan, a public hearing before the Plan Commission shall be required, and said proposed alterations shall be submitted to the Common Council for approval.

The Property is hereby zoned "PUD 1-2022", and shall be so designated on the Official Zoning Map.

The following Exhibits are incorporated herein:

Exhibit A:	Legal Description
Exhibit B:	Proposed Development Plan
Exhibit C:	Site Areas
Exhibit D:	Phase One Site Plan
Exhibit E:	Proposed CSM Plat
Exhibit F:	Private Roadway Plan
Exhibit G:	Proposed Development Sites
Exhibit H:	Landscape Site Plan and Character
Exhibit I:	Preliminary Phase 1 Architectural Design Packet
Exhibit J:	Proposed Utility Plan
Exhibit K:	Existing Topography
Exhibit L:	Proposed Grading and Adjacencies
Exhibit M:	Preliminary Phasing Diagram

SECTION II: Section 70-95(b) is amended as follows:

Permitted uses and structures. Uses allowed in a PUD may be any use permitted in the underlying basic use district(s) or any additional use not permitted in the underlying basic use district(s) if approved by the common council; however, with the consent of the owners, the permitted and conditional uses may be specifically limited and defined in accordance with the considerations contained in this PUD section 79-95.

SECTION III: Said ordinance shall be effective upon its passage and publication.

Presented by the members of the Plan Commission.

First Reading – June 6, 2022

By a vote of: 14 in favor, 0 opposed, and 0 abstain.

Adopted: June 20, 2022

Tracey M. Ferron, City Clerk

Approved: June 20, 2022

Rebecca E. Glewen, Mayor

PETITION FOR REZONING
TO PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

To the Honorable Mayor, Plan Commission, and Common Council of the City of Beaver Dam, Wisconsin, the undersigned hereby petitions your honorable body as follows:

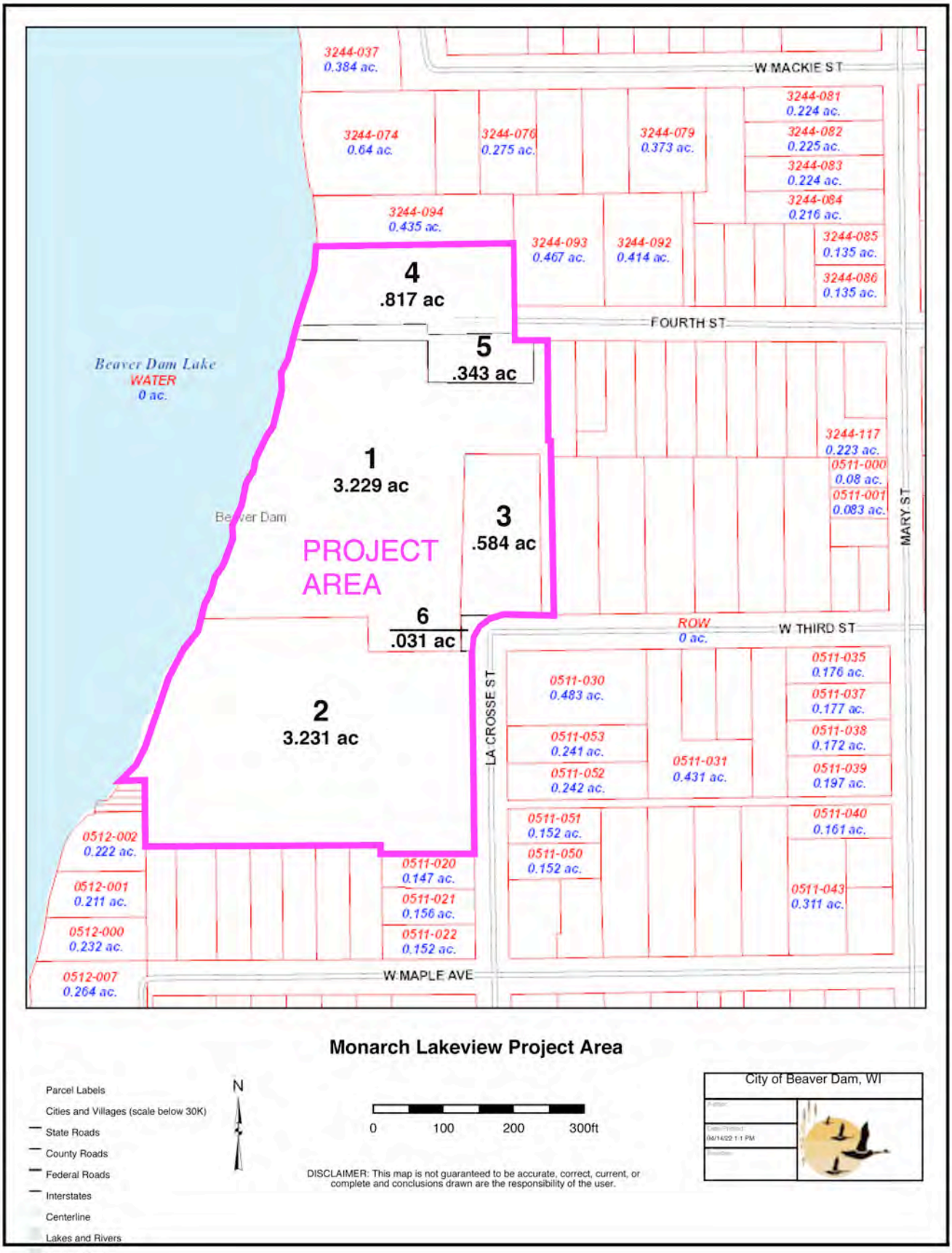
To rezone from **Multi-Family** and **Single Family** to a **Planned Unit Development (PUD)** District the following described properties and as shown on the enclosed exhibit:

Said properties being approximately **8.214 acres** described as follows:

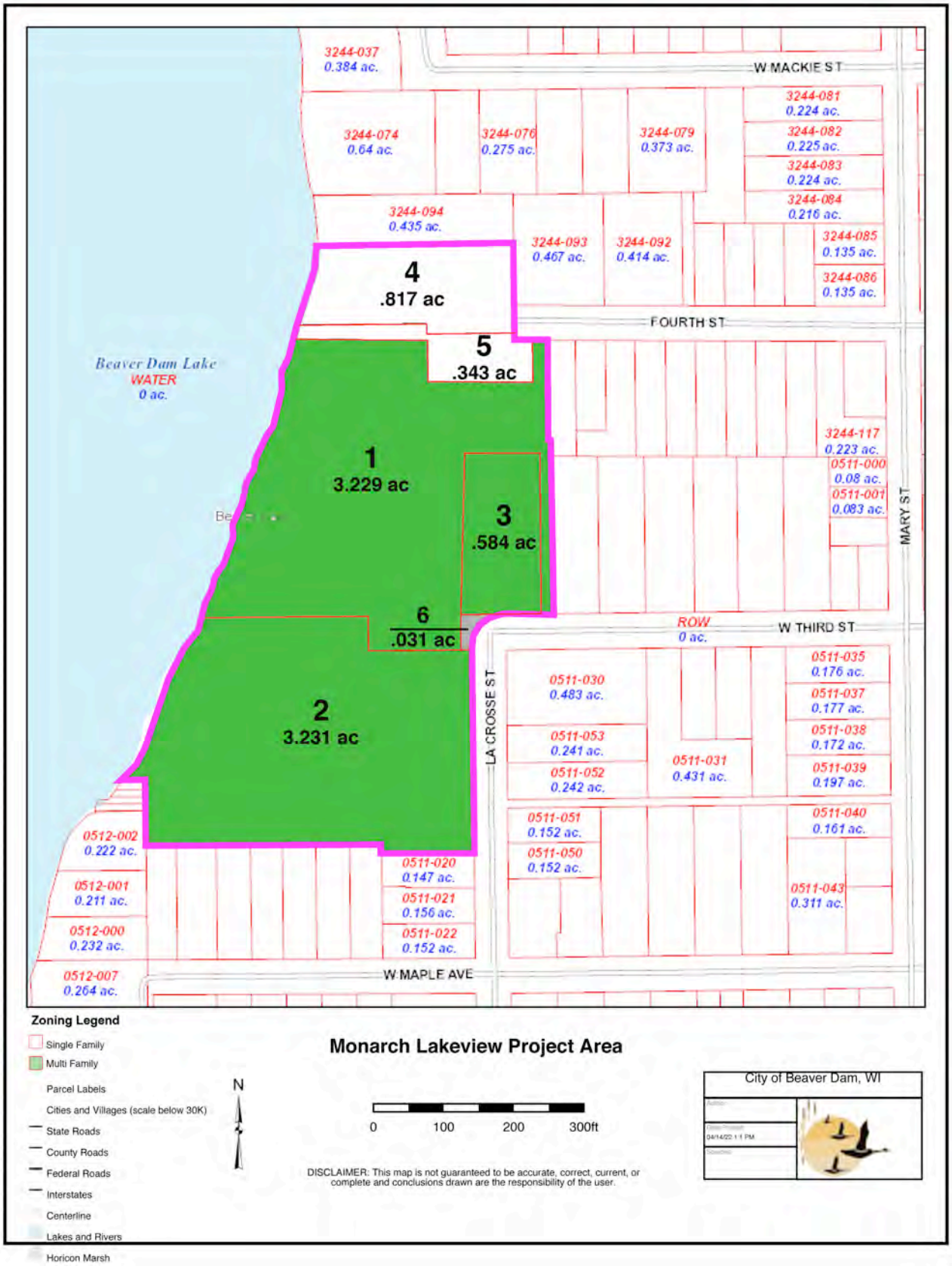
1. **CSM #6479** Lot 1 and being City Tax Parcel No. **206-1114-0511-147**
2. **CSM #6479** Lot 2 and being City Tax Parcel No. **206-1114-0511-148**
3. **Lot 0511-011** and being City Tax Parcel No. **206-1114-0511-011**
4. **Lot 3244-105** and being City Tax Parcel No. **206-1214-3244-105**
5. **Lot 3244-095** and being City Tax Parcel No. **206-1214-3244-095**
6. To be described Sixth parcel formed by the vacated Third St. Right-of-way due west of the intersection of Third St and La Crosse St.

Property Owner or Agent for Owner:

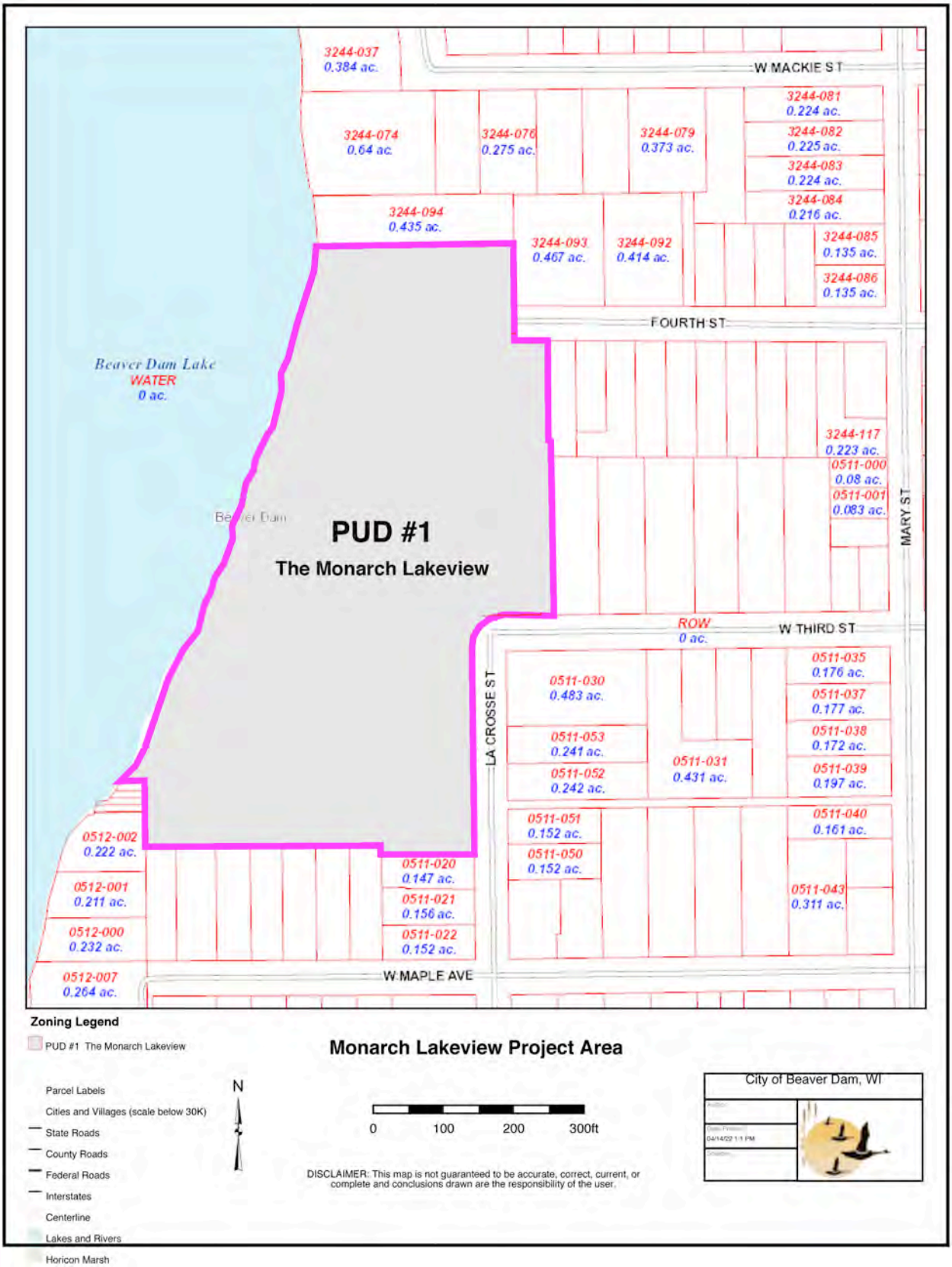
Benjamin Westra JCW Development, LLC.	100 Tower Drive, Beaver Dam, WI 53918 Mailing Address	May 20, 2022 Date



PROJECT PARCELS



EXISTING ZONING



PROPOSED ZONING

PETITION FOR AMENDMENT TO THE CITY OF BEAVER DAM'S DISTRICT ZONING MAP FOR A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT TO THE UNDERLYING ZONING AT THE REQUEST OF THE APPLICANT, JCW LAKEVIEW DEVELOPMENT LLC. AT LACROSSE ROAD AND THIRD STREET, BEAVER DAM, WI

In accordance with Section 70-95 of the Beaver Dam, Wisconsin Municipal Code, JCW Development LLC (the "Applicant") filed with the City Clerk a petition for an amendment to the City's zoning district map designating and adding a planned unit development overlay district (herein "PUD") to the underlying basic use or other overlay zoning districts affecting approximately 8.214 acres of real property generally located on Beaver Dam Lake, at the intersection of Third Street and La Crosse Street, and as more particularly described in this ordinance (herein "Property").

Requirements for Petition

As per the requirements for a PUD overlay district amendment Section 70-95 (h) of the Beaver Dam Municipal Code, JCW Lakeview Development LLC., offers the following sections in support of and conformance to the requirements for PUD petition for amendment in Section 70-95 (h) as follows:

SECTION 1: The PUD and the proposed plan of development comply with Section 70-95 of the Beaver Dam, Wisconsin Municipal Code and the City of Beaver Dam's Comprehensive Plan, particularly the Housing and Neighborhood 20-Year Vision for neighborhood growth, identity and vitality, a mix of new housing stock including owner-occupied, and attractive green space and amenities.

SECTION 2: That the Property to which this PUD ordinance applies is legally described on Exhibit A and graphically depicted on Exhibit C attached hereto and incorporated herein by reference.

SECTION 3: That the Applicant's petition for a planned unit development overlay district on the Property is hereby granted, and the Property is hereby zoned "PUD #1", and shall be so designated on the zoning map of the City of Beaver Dam. The Common Council does hereby approve the proposed plan of development attached hereto as Exhibit B and incorporated herein by reference. The zoning of the Property and approval of the proposed plan of development are subject to the specific terms, conditions and limitations set forth herein.

SECTION 4: The Property shall be developed under the PUD in accordance with the following general terms and conditions:

A. A total area of 357,823 SF or 8.214 acres, as depicted in Exhibit C ("Site Area")
B. Approximately 33,150 SF or .76 acres of open space forming the central private park area and required storm water detention system and related

utilities; additional public and private open space surrounding around structures, courtyards and terraces

C. Approximately 2.50 acres of private common roadways and access alleys / driveways including:
    1. Phase 1 of approximately 55,320 SF or 1.270 Acres
    2. Phase 2 of approximately 53,540 SF or 1.230 Acres, subject to change and final plan
D. Approximate range of 125 to 200 total dwelling units with mix of owner occupied and rental housing in two main phases of development including:
    1. A Phase 1 development in general conformance with the site plan depicted in Exhibit D and encompassing approximately 181,124 SF or 4.148 acres of the Site Area and including the central landscaped feature storm water detention system
    2. A future Phase 2 development encompassing approximately 176,700 SF or 4.056 acres of the Site Area which shall be further delineated and submitted to the City at a later date
E. A proposed plat of parcels as depicted in Exhibit E through the CSM process

SECTION 5: For purposes of this PUD ordinance, the Property is owned or controlled by the Applicant. The Applicant anticipates creation of a homeowners/condo association for controls, maintenance, and management of services for applicable structures, private roads/alleys, open spaces, storm water detention system and common areas, as required. The development of the Property shall be performed in accordance with this ordinance and the terms and conditions set forth in that certain Development Agreement between the Applicant and the City of Beaver Dam dated May 16, 2022 (as amended, the "Development Agreement"). All Exhibits attached hereto are hereby incorporated herein by this reference.

SECTION 6: The preliminary improvement costs and values associated with the Phase 1 and Phase 2 Project have been established in the Development Agreement between the Applicant and the City of Beaver Dam. A magnitude estimate of the project hard costs are summarized as follows (excluding soft costs, fees, acquisition, predevelopment, professional fees, contingency, interest, and subject to refinement based on actual costs, and future Phase 2 details to be determined):

- Site Work, Infrastructure, Utilities, Storm Water, Landscape: $ 8.5 M
- Vertical Construction / Structures: $55.0 M

SECTION 7: It shall establish necessary deviations from the underlying zoning as follows:

A. *Setback:* Property line setback of 20’ throughout the property with the exception of the following and as depicted on Exhibit N:
    1. 15’ property line setbacks for lot lines abutting La Crosse Street
    2. 10’ property line setbacks along the North boundary of Property and along the Southwest corner of Property
    3. 10’ property line setbacks from all internal property lines established with CSM parcelization

B. *Height:* Maximum average building height of 45’, or 3 ½ stories, for multi-family condominiums and apartment structures facing public streets; 50’ along private streets; and maximum building height of 40’, or 3 ½ stories, for all other owner-occupied residential structures

C. *Use:* All allowable uses within the Multifamily district zoning (Section 70-86 of the Beaver Dam Municipal Code) are expressly permitted in the PUD, and shall also include the following:
    1. hotel / lodging
    2. accessory retail / restaurant to hotel / lodging

D. *Floor Area Ratio (FAR):* A FAR of 0.75 calculated from the total Site Area

E. *Parking:* Two parking spaces per condominium unit and 1.7 parking spaces per apartment unit, as measured in aggregate across the entire Site Area inclusive of garage spaces, guest parking areas, driveway apron spaces, and street parking; if future parking demand reasonably exceeds 1.7 parking space per apartment unit, the Developer shall work in good faith to reasonably address the demand but no greater than two parking spaces per apartment unit.

F. *Signage:* development identity signage (e.g. entry monument sign), shall be allowed under separate City process and in locations at key entries to the development, as generally depicted on the Landscape Site Plan in Exhibit H.

SECTION 8: The development on the Property shall be constructed in multiple phases with Phase 1 commencement anticipated to begin no later than May 1, 2023 and is anticipated to include two stages constructed over an approximate four-year period; Phase 2 final plan, construction commencement and stages are to be determined. The development of the Property is subject to the terms and conditions of the Development Agreement.

SECTION 9: It shall comply with the general development plan including:

A. A preliminary plat of parcels through future CSM process depicted in Exhibit E
B. A legal description of the Property boundaries of land included in the PUD in Exhibit A

C. Compatibility as a residential PUD overlay district with the surrounding multifamily and single family residential character of the surrounding properties
D. The layout of private roads and parking as depicted in Exhibit F for Phase 1, with Phase 2 layout to be finalized through future submittal processes
E. The layout and description of individual building sites for Phase 1 as depicted in Exhibit G with Phase 2 layout to be finalized through future submittal processes
F. The type, size and location of all structures as depicted in Exhibit B
G. The location of open spaces including the central storm water detention system landscape feature, common areas and general landscape treatment depicted in Exhibit H
H. The location of proposed public sanitary sewer, water supply, stormwater drainage facilities, utilities and easements as depicted in Exhibit J
I. The general architectural design and character depicted for Phase 1 in Exhibit I and inclusive of plans, elevations, sections, and renderings as required to convey intent; with Phase 2 layout to be finalized through future submittal processes
J. The existing topography and proposed grading changes to accommodate the proposed structures and roads, surface water drainage, and compatibility with existing adjacent land uses as depicted in Exhibit K and L.
K. Subject to final approvals and per the terms above, the development on the Property shall commence and proceed with due diligence to completion in accordance with the Development Agreement, generally following the phases as outlined in Exhibit M, or as otherwise agreed upon in writing between Applicant and the City of Beaver Dam. The timetable for Phase 1 development shall be incorporated into the approval of the final plan of development. Subsequent phases are to be determined and shall follow the same PUD submittal and review process.

SECTION 10: Nothing herein shall be deemed or understood to relieve Applicant from compliance with applicable building and safety codes.

SECTION 11: The specific terms of this ordinance shall prevail against any other zoning ordinance of the City of Beaver Dam to the extent there might be any conflict. The terms of this ordinance are applicable to and shall govern the development of the Property. If any section or portion of this ordinance shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections, or portions thereof of this ordinance. The remainder of this ordnance shall remain in full force and effect.

SECTION 12: The Applicant shall obtain or authorize all applicable official reviews, approvals or permits which are necessary to implement this PUD ordinance.

SECTION 13: The terms, conditions and exhibits of this PUD ordinance may be modified administratively by the City of Beaver Dam Zoning Department and/or Engineering Department depending upon the request of the Applicant, in instances where modifications are determined to be minor, appropriate and consistent in nature with of the development of the property contemplated herein.

SECTION 14: This ordinance shall be in full force and effect from and after its passage and publication. This ordinance shall be binding upon Applicant and shall inure to the benefit of all owners, successors and assigns of the Applicant.

SECTION 15: The following Exhibits are attached to this PUD ordinance and are incorporated herein by this reference:

LIST OF EXHIBITS

Exhibit A:	Legal Description
Exhibit B:	Proposed Development Plan
Exhibit C:	Site Areas
Exhibit D:	Phase One Site Plan
Exhibit E:	Proposed CSM Plat
Exhibit F:	Roadway and Parking Plan
Exhibit G:	Proposed Development Sites
Exhibit H:	Landscape Site Plan and Character
Exhibit I:	Preliminary Phase 1 Architectural Design Packet
Exhibit J:	Proposed Utility Plan
Exhibit K:	Existing Topography
Exhibit L:	Proposed Grading and Adjacencies
Exhibit M:	Preliminary Phasing Diagram
Exhibit N:	Proposed Property Line Setbacks

Requirements for Approval

As per the requirements for a PUD overlay district amendment Section 70-95 of the Beaver Dam Municipal Code, JCW Lakeview Development LLC., offers the following statements in support of and conformance to the petition for amendment and basis of approval in Section 70-95 (l):

Statement 1a: The Applicant seeks the PUD amendment in advance of construction of the Project anticipated to commence the summer of 2022, well within the nine-month criteria following approval of the petition for PUD. The Applicant has worked with the City to delineate an overall schedule for completion of Phase One within the next two years and will continue to coordinate with the City on subsequent phases.

Statement 1b. The proposed PUD overlay district and proposed plan complies with Section 70-95 of the Beaver Dam, Wisconsin Municipal Code and the City of Beaver Dam's Comprehensive Plan, particularly the Housing and Neighborhood 20-Year Vision for neighborhood growth, identity and vitality, a mix of new housing stock including owner-occupied, and attractive green space and amenities. The PUD overlay district will enable the Applicant to create a development that responds to the unique characteristics of the site with a layout that maximizes the open space and lakefront proximity to the benefit of the neighborhood, future development and future tenants. This layout necessitates the various changes to the underlying zoning requirements stipulated in the Proposed Ordinance Section 5.

Statement 1c. The proposed PUD overlay district and proposed plan complies with the following:

1. As depicted in the Ordinance Exhibits H and L, the proposed site has been engineered to provide adequate drainage for surface and stormwater flow, allowing required drainage and stormwater detention to be accommodated within a central landscaped amenity open space. This feature is one of the signature elements of the plan and complies with local and state codes/regulations based on the size of development.
2. The proposed plan and layout of the private roads have been specifically designed to maximize access to/from the three major "feeder" streets abutting the development, La Crosse St., providing north/south access, and both Third and Fourth Streets providing ample east/west access. These same streets adequately served the former Lakeview Hospital, a use typical of high traffic demand, as well as the former 600 W. Third St. apartment complex and other homes that resided on the Property. Internally the proposed roadways were designed in direct consultation with and approval from the City of Beaver Engineering and Fire Departments as to roadway widths, turning radii, and requested roadway "loops" allowing unencumbered access of service vehicles to all areas and future buildings of the development. As such, the proposed traffic generated by the future development will be adequately accommodated both externally and internally.

3. The proposed plan poses no undue constraint or burden on public services and facilities and has been prepared in direct consultation with and approval from the City of Beaver Dam Engineering and Fire Departments. The City is pursuing necessary maintenance and replacement of the water service along Third Street to better serve the neighborhood and development. A portion of these costs will be funded through the TID District #9 increment generated by the future development. All streets, alleys and/or driveways and common areas within the Project will be maintained by the Applicant and/or future condominium association, with no burden to the City. Utilities serving the site and development will be maintained by the City and city service providers, as is typical for all residential in the area.
4. All private streets, alleys and/or driveways have been designed and engineered in direct consultation with and approval from the City of Beaver Dam Engineering and Fire Departments to adequately serve the residents of the proposed development to meet the standards of the city.
5. The proposed development has been designed to meet city standards for service and distribution throughout the site for public water and sewer facilities. Given the complexity of the site due to topography, both the stormwater and sanitary sewer systems were designed in conjunction with the city to allow for most efficient and cost effective means to serve the development, particularly the required lakefront condominiums.
6. The entire tract of land included in the PUD overlay district is currently held under the sole ownership of the Applicant, JCW Lakeside Development, LLC., with the exception of Parcel 6 at the intersection of La Crosse St. and Third St, which is pending vacation of the unnecessary Third St. right-of-way remaining from the realigned intersection. This vacation and deeding of the small parcel to the Applicant is underway and anticipated to be complete by June 2022.

Statement 2a. The proposed development will create an attractive residential environment and great economic growth and long term stability to an area experiencing blight from the closure of the former Lakeview Hospital and unfortunate destruction of the 600 W. Third St apartment complex by fire in 2018. Both structures have been demolished and the sites remain vacant. The overall conceptual master plan framework for the site was specifically designed to respect and leverage the site's unique assets – prime lake frontage, high lakefront visibility, sloping terrain, unique assemblage of over eight contiguous acres, and view corridors from Third Street. The Project accommodates ample pedestrian flow, access, and connectivity through private streets, sidewalks, and common area open space to throughout the development. This plan directly responds to the city and neighborhood planning efforts for the area. This includes the City of Beaver Dam's comprehensive plan, particularly the Housing and Neighborhood 20-Year Vision for neighborhood growth, identity and vitality, a mix of new housing stock including owner-occupied, and attractive green space and amenities.

Statement 2b. While no public "structures" are planned on the site, the Project has been designed to accommodate all required public facilities including the necessary utilities and stormwater detention system to serve the proposed development. Upkeep and maintenance of the stormwater detention system will be by the Applicant, while all public utilities will be maintained by the city.

Statement 2c. As stated above, the Applicant worked in direct consultation with the City of Beaver Engineering and Fire Departments to ensure the development meets their standards and can adequately be served by the City's police and fire protection. Specific to the design of the development streets, this included proper roadway widths, turning radii, and requested roadway "loops" allowing unencumbered access of service vehicles to all areas and future buildings of the development.

Statement 2d. The population composition of the development will not have an adverse effect upon the community's capacity for schools and municipal services. Specifically, a significant portion of the development plan and condominium program is focused on attracting an "empty nester" population, who typically no longer has children of an age that require schooling and programs. Likewise, a majority of the Phase one apartment program is studio, one bedroom, or one bedroom plus which typically caters to a single resident population.

Statement 2e. The over ¾ acre central open space of the Project plan will remain a permanent feature and value enhancement to the development, neighborhood, and Beaver Dam. This unique natural feature turned what is typically a constraint to development – the requirement for significant stormwater detention – into a true asset through creative site planning, civil engineering and landscape design. Given the central importance of this space as well as the ongoing need for stormwater detention, the open space will be preserved as long as the development is there. The Applicant offered the space to the city as a park, though the Applicant has agreed to keep the park as a private space under their maintenance and upkeep.

Statement 3a. As the project resides within Tax Increment District #9 (TID), the Applicant has worked diligently with the City and the Beaver Dam Area Development Corporation (BDADC) to ensure the future economic practicality and viability of the Project. As such, the Applicant has provided ample proof of anticipated costs, expenditures, and future taxes to justify the development.

Statement 3b. The Project will be adequately served by a variety of parking for all residential units through a mix of private garages, underground parking structures, off-street parking pads, driveway aprons and private street parking spaces. The Project will accommodate the required parking capacities per the PUD. The streets and Phase one apartment building have been designed to accommodate service vehicles, including trucks service. As a residential development at the end of major streets, the demand from any heavy truck service is anticipated to be very low.

Statement 3c. The Project poses no undue constraint or burden on public services and facilities and has been prepared in direct consultation with and approval from the City of Beaver Dam Engineering and Fire Departments. All streets, alleys and/or driveways and common areas within the Project will be private and maintained by the Applicant and/or future condominium association, with no burden to the City.

Statement 3d. At the City of Beaver Dam Fire Department's request, the Project has been designed to maximize the entries/exits from major streets to ensure safe access in and out of the development while not imposing any interference with the safe and efficient movement of traffic on surrounding streets. Given the Project's "isolated" or "destination" location at the lakefront and at the terminus of three major streets, La Crosse, Third and Fourth, the development will not interfere with the free flow of traffic in surrounding neighborhoods. The fact that the Project is served by three major city streets with four entries/exits further enables multiple approach options and better disbursement and distribution of traffic throughout a broader surrounding street network.

Statement 3e. As a new development very focused on high quality architecture, open space amenities, and landscaping, the Project will significantly contribute to the value of the site, the surrounding neighborhoods and Beaver Dam. As stated, the conceptual framework of the plan seeks to celebrate the site's unique assets to create a harmonious, contextually responsive plan as a key destination development along the lakefront and value enhancement to the area.

The Monarch Lakeview
Planned Unit Development # 1

EXHIBIT A
Description of the Property

Tract 1

Lot 1 of Certified Survey Map No. 7258 as recorded in Volume 50 of Certified Survey Maps at Pages 79 and 80 as Document No. 1265018, being a Survey of unplatted lands in part of the Southeast ¼ of the Southwest ¼ of Section 27, Township 12 North, Range 14 East, City of Beaver Dam, Dodge County, Wisconsin.

PIN: Part of 206-1214-2734-008
604 W. Third Street, Beaver Dam, WI

Tract 2

Lot 2 of Certified Survey Map No. 6479 as recorded in Volume 44 of Certified Surveys, on page 28 as Document No. 1140271 and corrected by an Affidavit as recorded as Document No. 1262569, being a Resurvey of Lots 1 and 2 of Certified Survey Map No. 6046 as recorded in Volume 40 of Certified Surveys on page 242, City of Beaver Dam, Dodge County, Wisconsin.

PIN: 206-1114-0511-148
608 Lacrosse St., Beaver Dam, WI

Tract 3

The West 49 1/2 feet of Lot 15, all of Lot 16 Block 1, Rose's Addition to the City of Beaver Dam, in the City of Beaver Dam, Dodge County, Wisconsin, excepting that portion of said Lot 16, Block 1 of Rose's Addition to Beaver Dam which lies West of a line extending from the Southwest corner of said Lot to a point on the North line of said Lot which point is 8 feet and 7 inches East of the Northwest corner of said Lot.

PIN: 206-1114-0511-011
600 W. THIRD STREET, BEAVER DAM, WI

Tract 4

A part of Outlot 12 Original Fourth Ward, City of Beaver Dam, Dodge County, Wisconsin, beginning at a point in the South line of Fourth Street 50 feet South of the Southwest corner of Lot 12 Malleable Subdivision and 528 feet West of the West line of Mary Street; thence North along the East line of said Outlot 12, a distance of 10 feet to the point of beginning of this description; thence North a distance of 129 feet 7 ½ inches to a point 70 feet South of the Northwest corner of Lot 13 of Lake View Plat to the City of Beaver Dam; thence West 269 feet 7 ¼ inches to the shore of Beaver Dam Lake; thence Southerly on and along the shore line of said lake to a point 25 feet North of the South line of Fourth Street extended; thence East to a point 125 feet West of the East line of said Lot 12 and 25 feet North of the South line of Fourth Street extended; thence South 15 feet to a point; thence East 125 feet to the place of beginning.

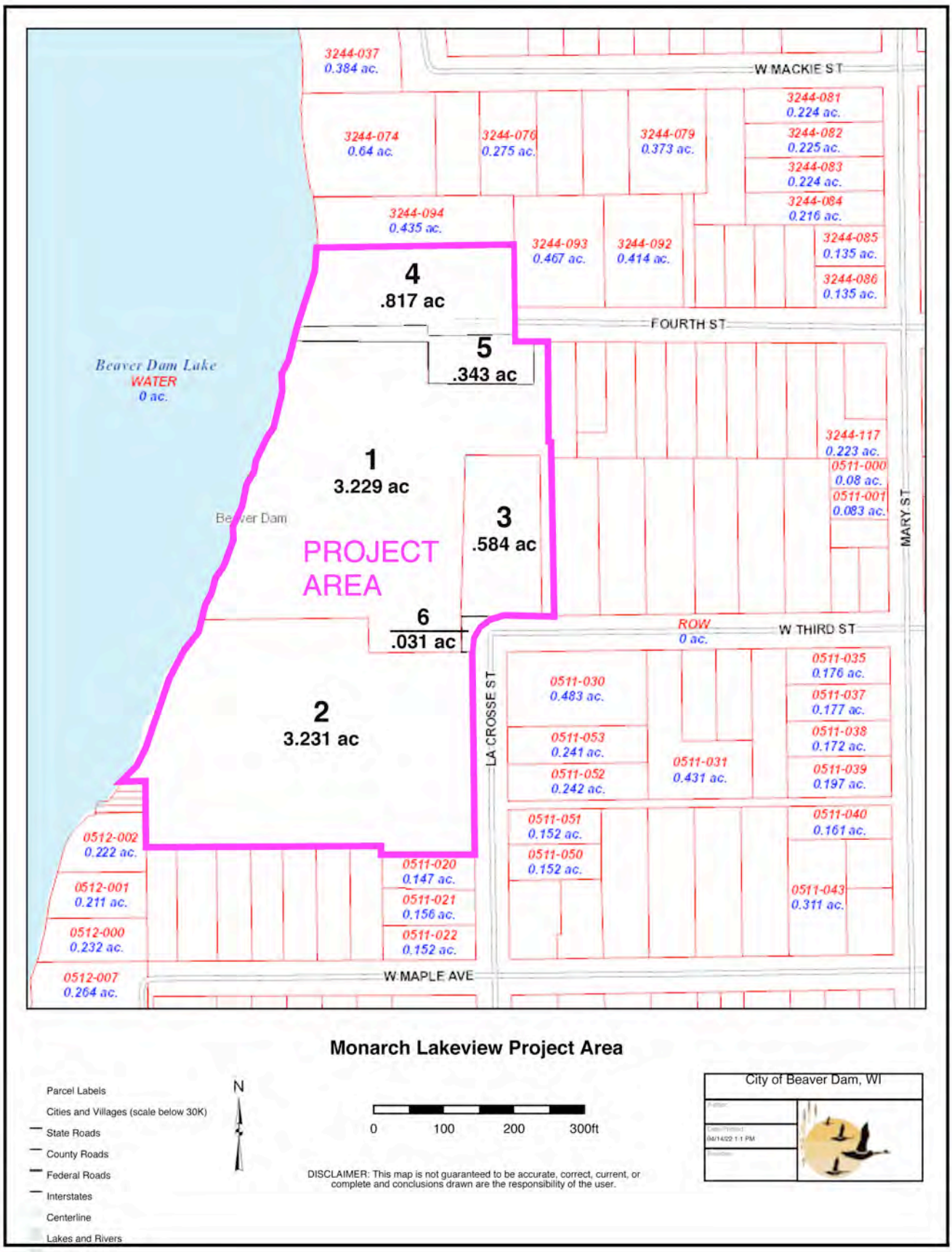
PIN: 206-1214-3244-095
604 Fourth Street, Beaver Dam, WI

Tract 5

A part of Out Lot 12 of the Original Fourth Ward and a part of Lot 13, Block 1 of Malleable Subdivision of aforesaid Out Lot 12, described as follows, to-wit: Commencing in the North line of said Lot 13, 25 feet East of the North West corner thereof; thence West on the North line of said Lot 13 and parallel with the South 1 line of said Out Lot 12, 150 feet; thence South parallel with the West line of said Out Lot 13, 60 feet; thence East, parallel with the South line of said Out Lot 12, 150 feet; thence North 60 feet to the place of beginning. All located in the City of Beaver Dam, Dodge County, Wisconsin.
ALSO
A part of Out Lot 12 of the Original Fourth Ward of the City of Beaver Dam, Dodge County, Wisconsin, described as follows, to-wit:
Commencing at the North West corner of Lot 13, Block 1 of Malleable Subdivision of said Out Lot 12; thence North along the East line of said Out Lot 12, a distance of 10 feet to a point; thence West, parallel with the South line of Fourth Street, a distance of 125 feet to a point; thence South, parallel with the East line of said Out Lot 12, a distance of 10 feet to a point; thence East, along the South line of Fourth Street extended Westerly, a distance of 125 feet to the place of beginning.
ALSO
A part of Out Lot 12 of the Original Fourth Ward of the City of Beaver Dam, Dodge County, Wisconsin, described as follows, to-wit:
Commencing at a point that is 10 feet North and 125 feet West of the North West corner of Lot 13, Block 1 of Malleable Subdivision of said Out Lot 12; thence North 15 feet to a point; thence West parallel with the South line of said Out Lot 12 to the West line of said Out Lot 12, being the shore of Beaver Dam Lake; thence Southerly on the West line of said Out Lot 12, to the point where the South line of Fourth Street, if extended Westerly in a straight line would intersect the Westerly line of said Out Lot 12; thence East in a straight line to a point 10 feet South of the place of commencement; thence North 10 feet to the point of commencement.

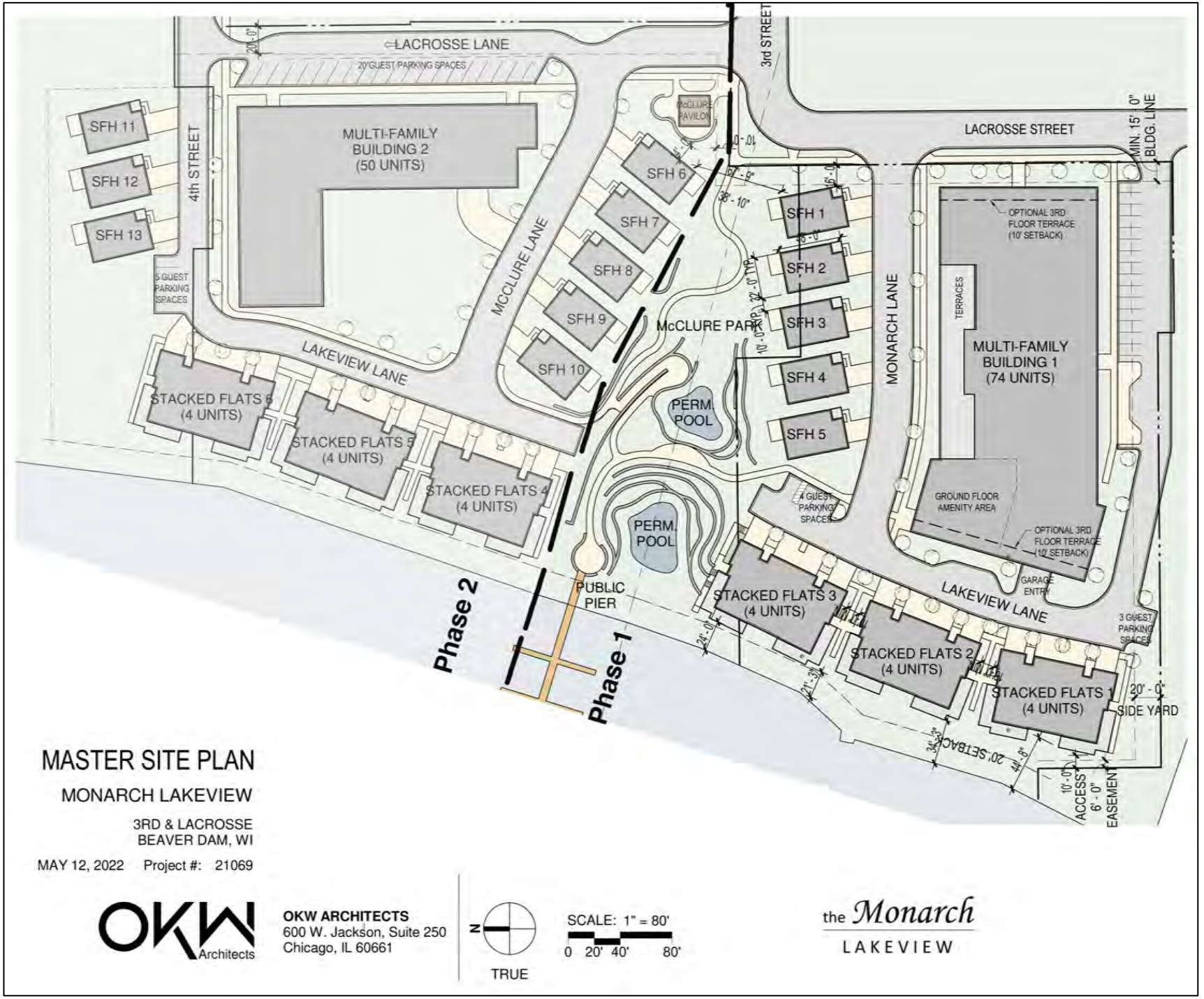
PIN: 206-1214-3244-105
601 FOURTH STREET, BEAVER DAM, WI

NOTE: THE ABOVE-DESCRIBED FIVE (5) PARCELS, AND A TO-BE-DESCRIBED SIXTH (6TH) PARCEL, COLLECTIVELY COMPRISE THE "PROPERTY" AND ARE GENERALLY DEPICTED ON THE MAP ON THE FOLLOWING PAGE. SAID MAP IS PRELIMINARY IN NATURE, FOR ILLUSTRATIVE PURPOSES ONLY, AND SUBJECT TO CHANGE. ONCE THE LEGAL DESCRIPTION FOR THE SIXTH TO-BE-DESCRIBED PARCEL IS KNOWN, THE PARTIES WILL EXECUTE A WRITTEN INSTRUMENT SPECIFICLALY INCLUDING SUCH PARCEL AS PART OF THE DEFINITION OF THE "PROPERTY".



PROJECT PARCELS

The Monarch Lakeview
Planned Unit Development # 1



MASTER SITE PLAN

MONARCH LAKEVIEW

3RD & LACROSSE
BEAVER DAM, WI

MAY 12, 2022 Project #: 21069

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N
TRUE

SCALE: 1" = 80'
0 20' 40' 80'

the Monarch
LAKEVIEW

Exhibit B Proposed Development Plan
(Phases beyond Phase 1 are for illustrative purposed only; all subsequent phases subject to change)

The Monarch Lakeview
Planned Unit Development # 1

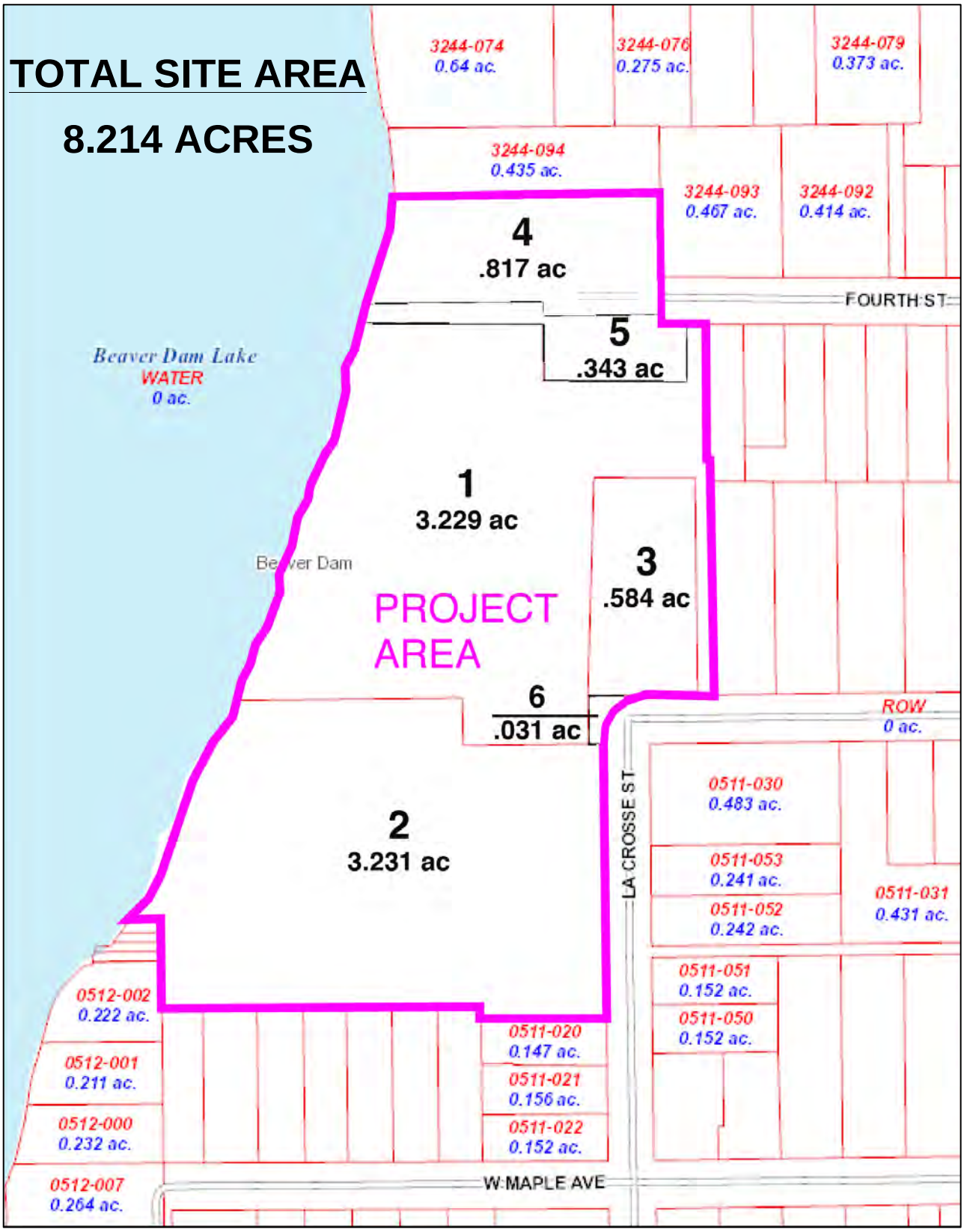


Exhibit C Site Area



Exhibit D Phase 1 Site Plan

The Monarch Lakeview
Planned Unit Development # __

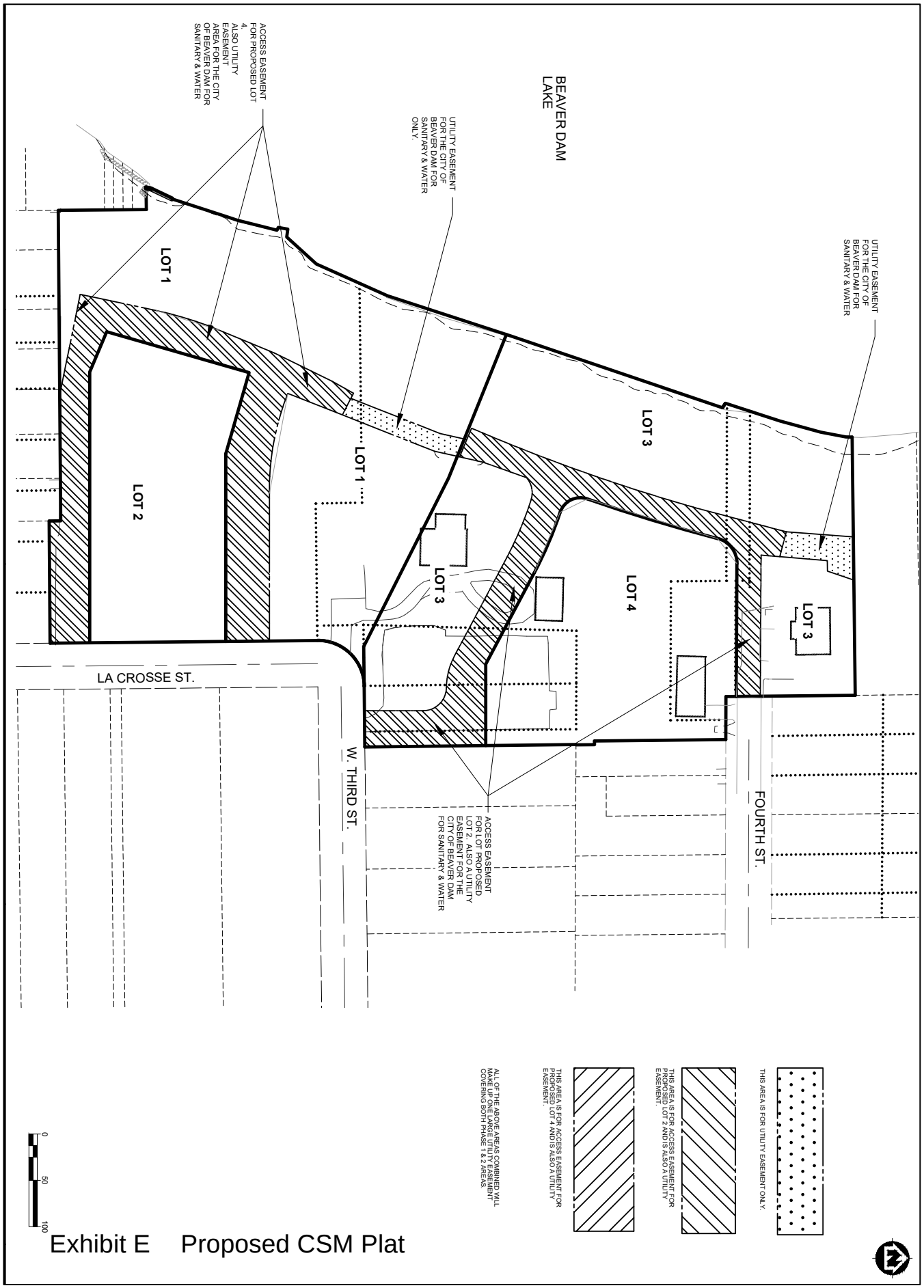


Exhibit E Proposed CSM Plat

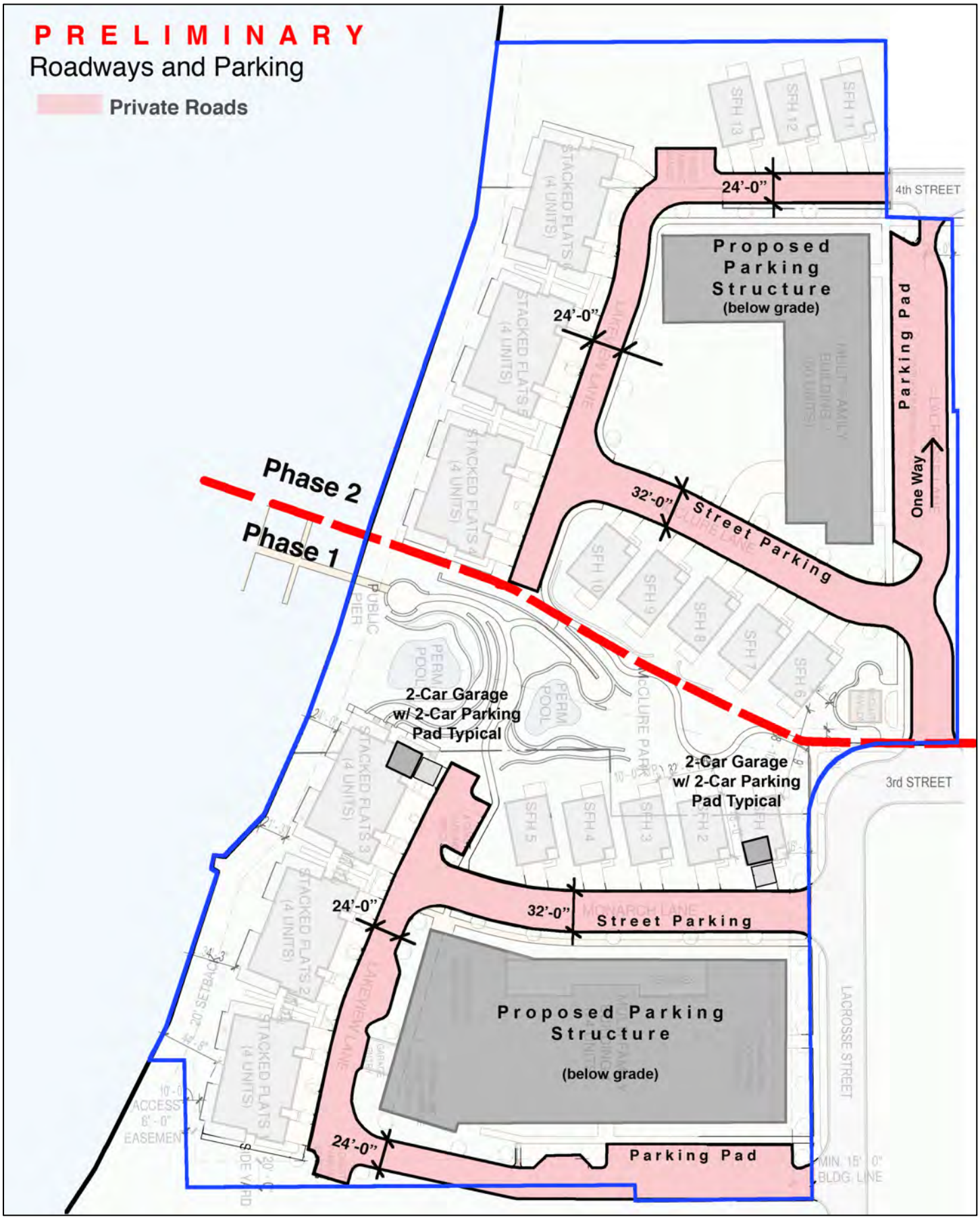


Exhibit F Proposed Roadways

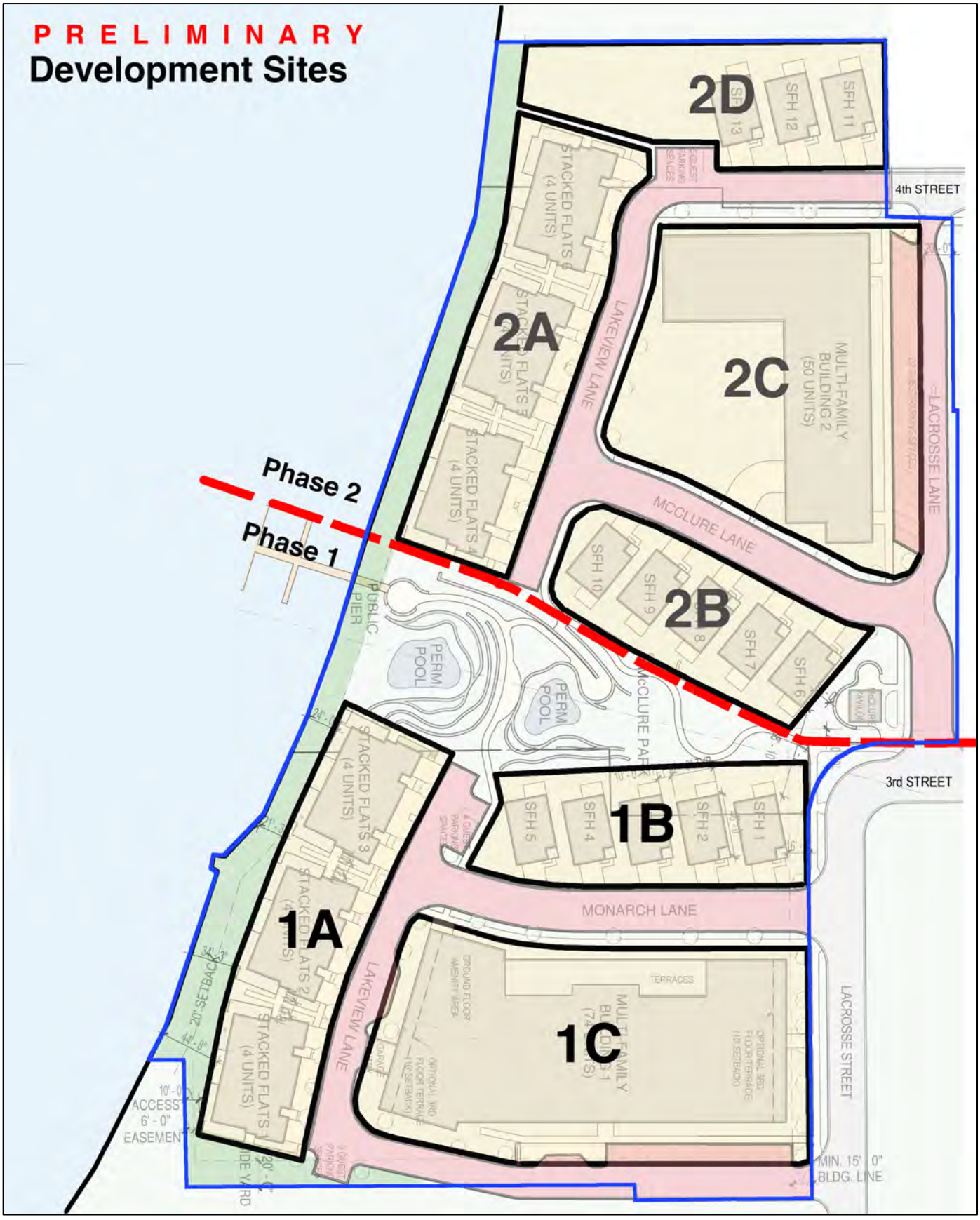


Exhibit G Proposed Development Sites

Exhibit H Open Space Plan and Character



Master Plan
Phase 1 Site Plan

Beaver Dam, Wisconsin
April 15, 2022

the Monarch LAKEVIEW

MSA





Master Plan
Park Site Plan

Beaver Dam, Wisconsin
April 15, 2022

the Monarch LAKEVIEW

MSA

The Monarch Lakeview
Planned Unit Development # 1

Exhibit I Phase 1 Architectural Design (Preliminary)
Stacked Flats, Single Family Villas, & Apartment

STACKED FLATS



OKW ARCHITECTS
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Chicago, IL 60661

the Monarch LAKEVIEW

PRELIMINARY

THE MONARCH LAKEVIEW - STACKED FLATS

3RD & LACROSSE
BEAVER DAM, WI

NOVEMBER 15, 2021 Project #: 21069

00



4 SIDE ELEVATION
SCALE: 1/16" = 1'-0"



2 LAKESIDE ELEVATION
SCALE: 1/16" = 1'-0"



3 SIDE ELEVATION
SCALE: 1/16" = 1'-0"



1 STREETSIDE ELEVATION
SCALE: 1/16" = 1'-0"

OKW Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

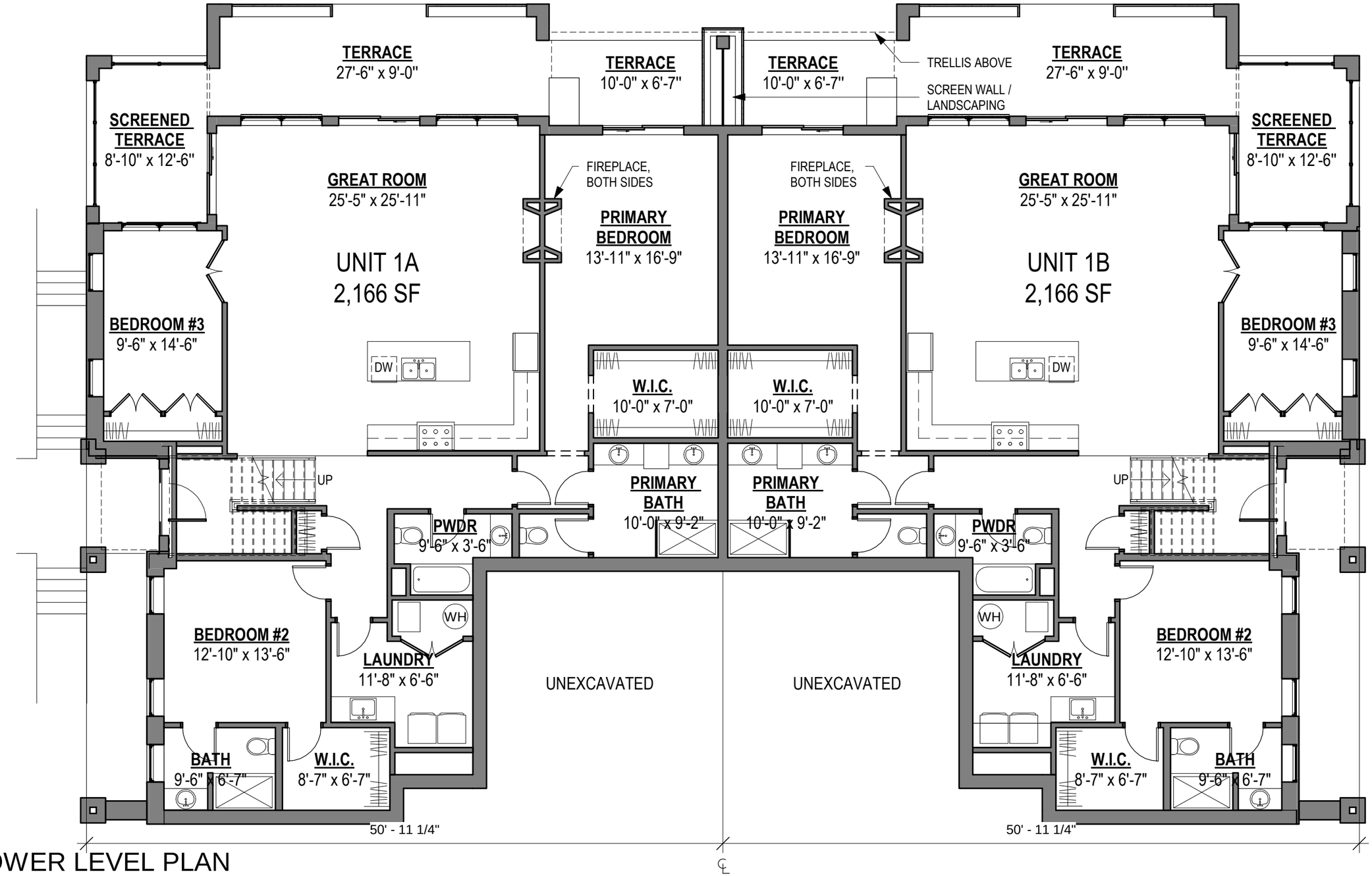
SCALE: 1/16" = 1' 0"
0' 4' 8' 16'

the Monarch LAKEVIEW

THE MONARCH LAKEVIEW - STACKED FLATS
3RD & LACROSSE
BEAVER DAM, WI
NOVEMBER 15, 2021 Project #: 21069

04

PRELIMINARY



1 LOWER LEVEL PLAN

SCALE: 1/8" = 1'-0"

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

SCALE: 1/8" = 1' 0"

0' 2' 4' 8'

PROJECT

the Monarch LAKEVIEW

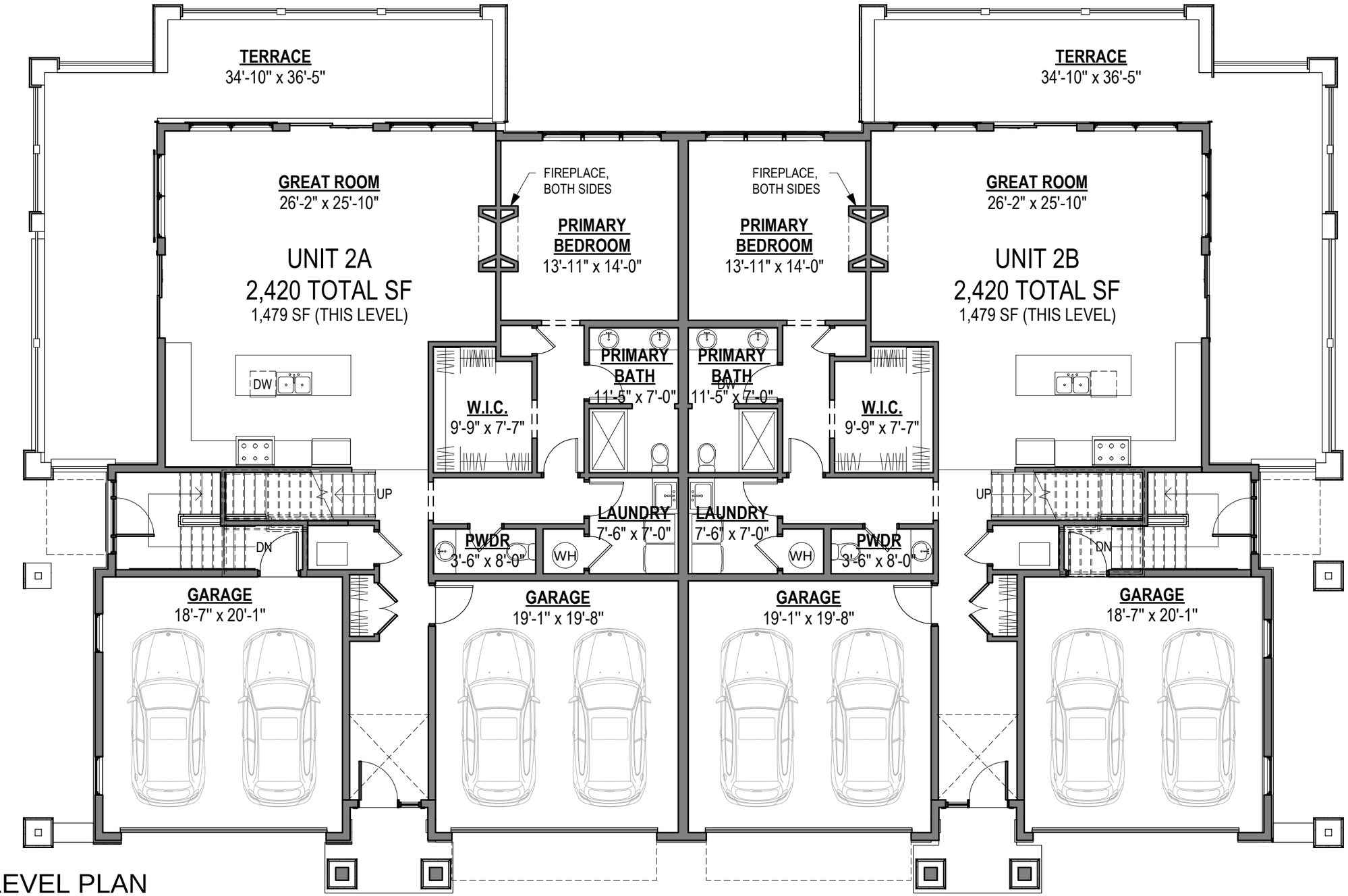
THE MONARCH LAKEVIEW - STACKED FLATS

3RD & LACROSSE
BEAVER DAM, WI

NOVEMBER 15, 2021 Project #: 21069

01

PRELIMINARY



1 MAIN LEVEL PLAN

SCALE: 1/8" = 1'-0"

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

SCALE: 1/8" = 1' 0"

0' 2' 4' 8'

PROJECT

the Monarch LAKEVIEW

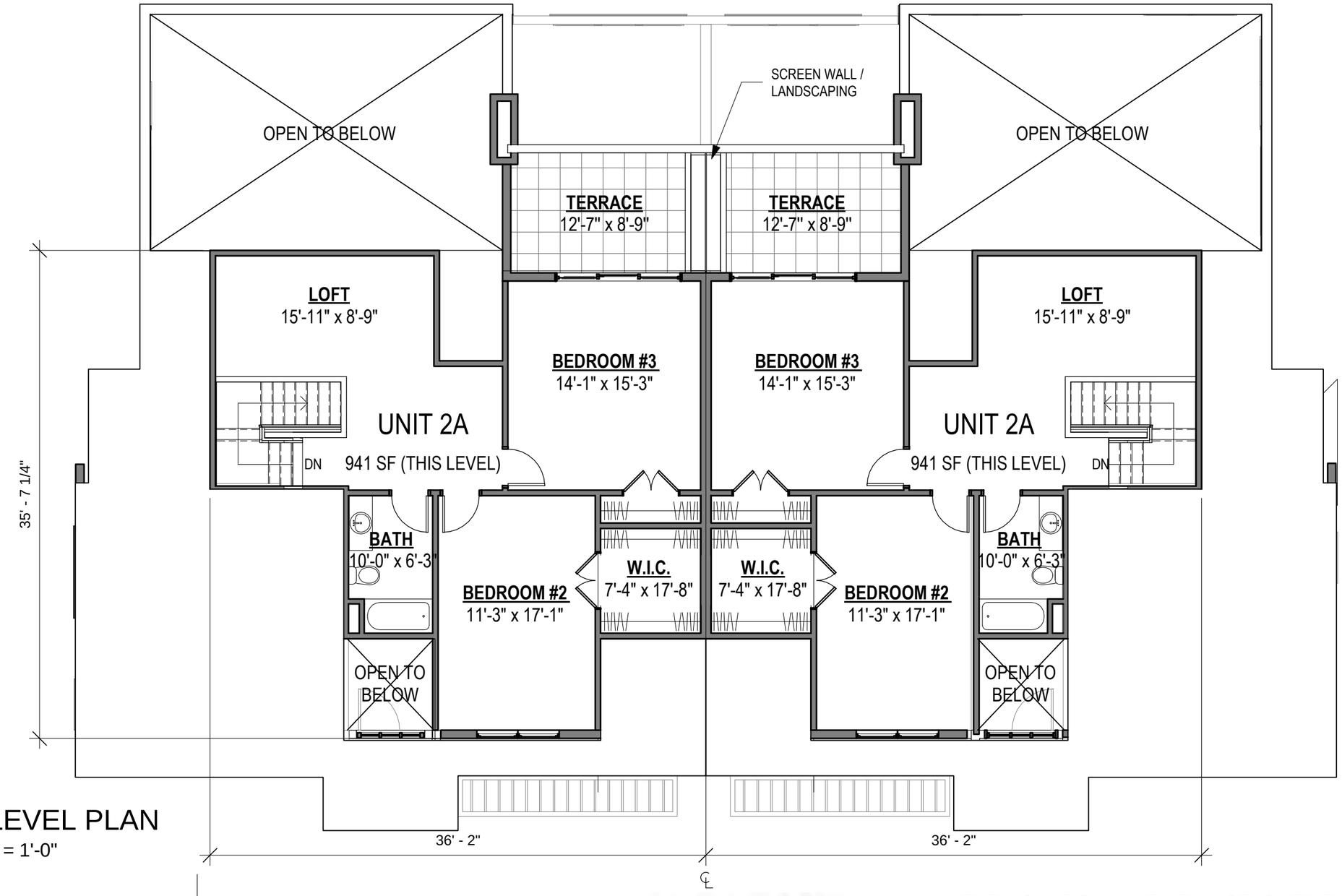
THE MONARCH LAKEVIEW - STACKED FLATS

3RD & LACROSSE
BEAVER DAM, WI

NOVEMBER 15, 2021 Project #: 21069

02

PRELIMINARY



1 UPPER LEVEL PLAN
SCALE: 1/8" = 1'-0"

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

SCALE: 1/8" = 1' 0"
0' 2' 4' 8'

PROJECT

the Monarch LAKEVIEW

THE MONARCH LAKEVIEW - STACKED FLATS
3RD & LACROSSE
BEAVER DAM, WI

NOVEMBER 15, 2021 Project #: 21069

03

PRELIMINARY

MATERIAL PALETTE



ST-1



FST (ALT)



FC-1



WND



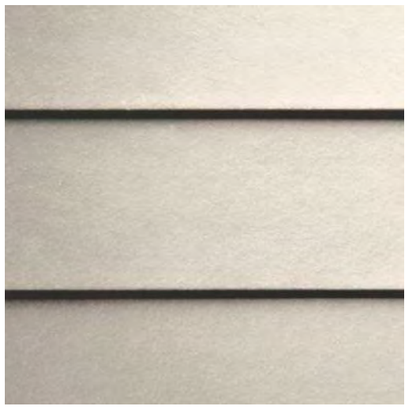
DR-1



DR-2



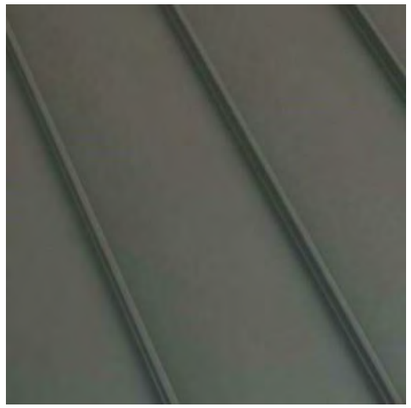
PV-1



FC-2



RF-1



RF-2



WD-1

MATERIAL LEGEND		NOTES
CT-1	CAST STONE	SMOOTH FIN., BUFF COLOR
ST-1	SYNTHETIC STONE	CULTURED STONE SCULPTED ASHLAR IN GROUSE ADD ALT: HALQUIST FIELDSTONE (FST)
FC-1	FIBER CEMENT PLANK SIDING	5" EXPOSURE SMOOTH FIN., HARDIEPLANK OR EQUAL
FC-2	FIBER CEMENT BOARD SIDING	SMOOTH FINISH, HARDIEPANEL OR EQUAL
RF-1	ASPHALT ROOF SHINGLE	DIMENSIONAL SHINGLE, TIMBERLINE HDZ BY GAF OR EQUAL
RF-2	STANDING SEAM METAL ROOF	SNAP-CLAD BY PAC-CLAD OR EQUAL
WD-1	CEDAR / REDWOOD / IPE SIDING	
PV-1	TERRACE PAVERS	FLORIM OUTDOOR PORCELAIN PAVERS OR EQUAL
RL-1	METAL CABLE RAILINGS	DRIVE-TITE SYSTEM BY VIEWRAIL OR EQUAL
WND	PREMIUM FIBERGLASS OR VINYL WINDOWS & DOORS	MARVIN ESSENTIAL SERIES OR EQUAL
DR-1	ENTRY DOOR - FIBERGLASS	JELD-WEN OR EQUAL
DR-2	EMBOSSED, INSUL. OVERHEAD DOOR	CLOPAY AVANTE OR EQUAL

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the Monarch LAKEVIEW

PRELIMINARY

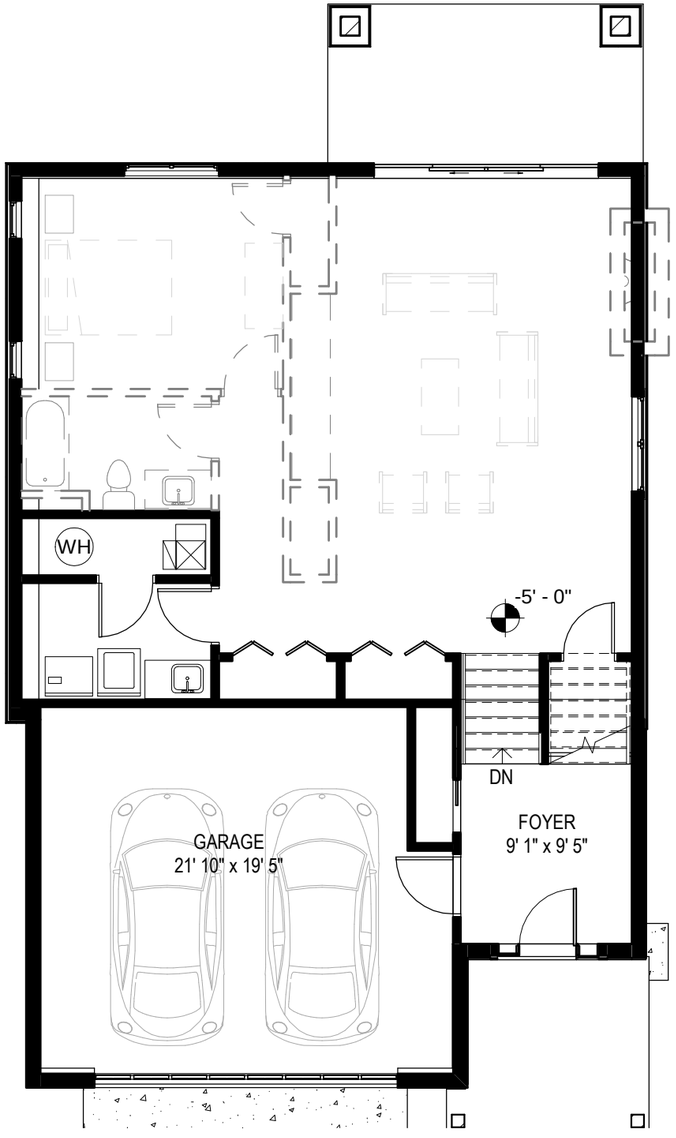
EXTERIOR MATERIALS

RESIDENTIAL COMMUNITY

3RD & LACROSSE
BEAVER DAM, WI

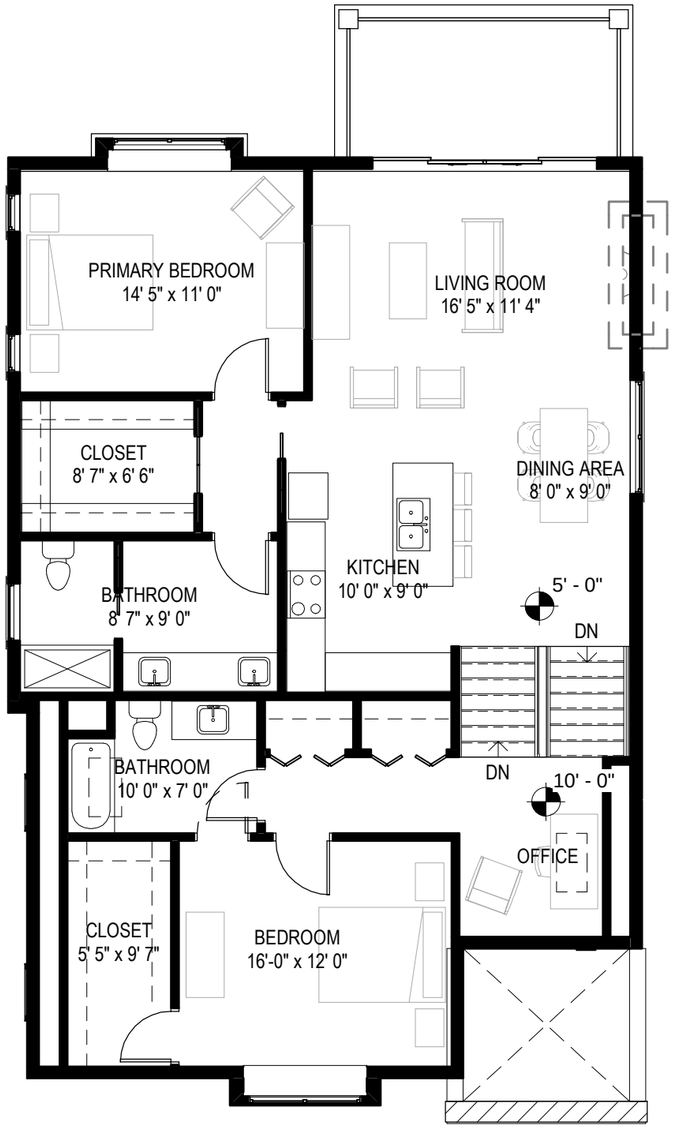
NOVEMBER 15, 2021 Project #: 21069

03



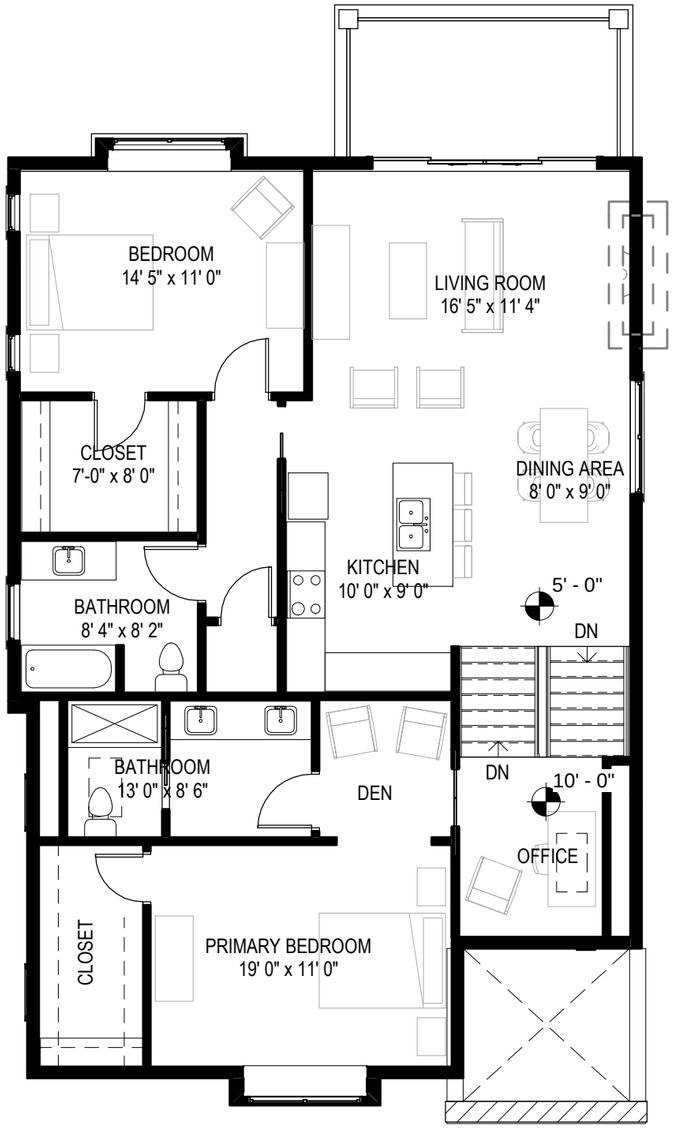
1 LOWER LEVEL

SCALE: 1/8" = 1'-0"



2 UPPER LEVEL

SCALE: 1/8" = 1'-0"



3 UPPER LEVEL - ALT

SCALE: 1/8" = 1'-0"

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N
TRUE

SCALE: 1/8" = 1' 0"
0' 2' 4' 8'

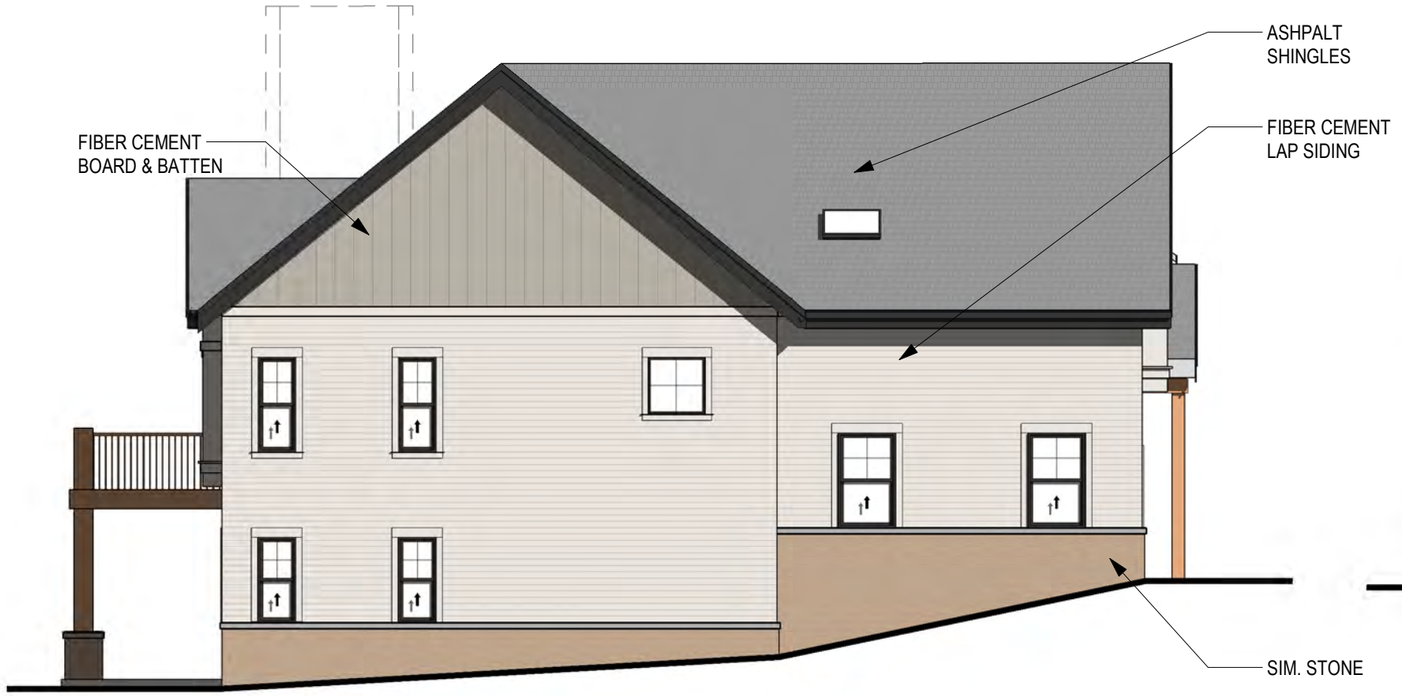
the Monarch
LAKEVIEW

SINGLE FAMILY HOME VILLAS
BEAVER DAM, WI

05/13/2022 Project #: 21069

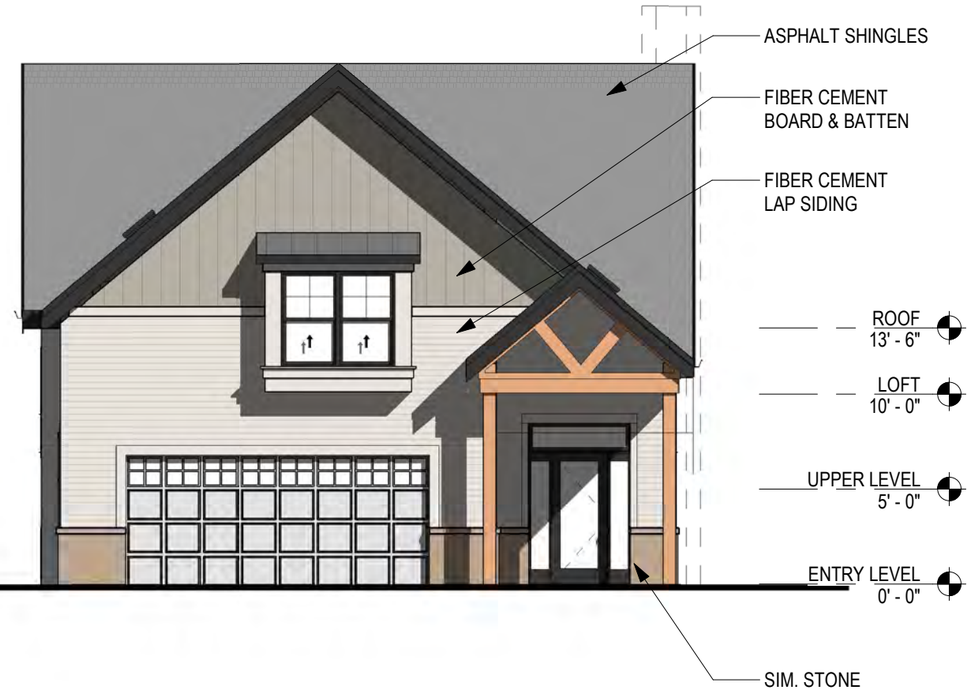
01

PRELIMINARY



2 WEST ELEVATION

SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

SCALE: 1/8" = 1' 0"
0' 2' 4' 8'

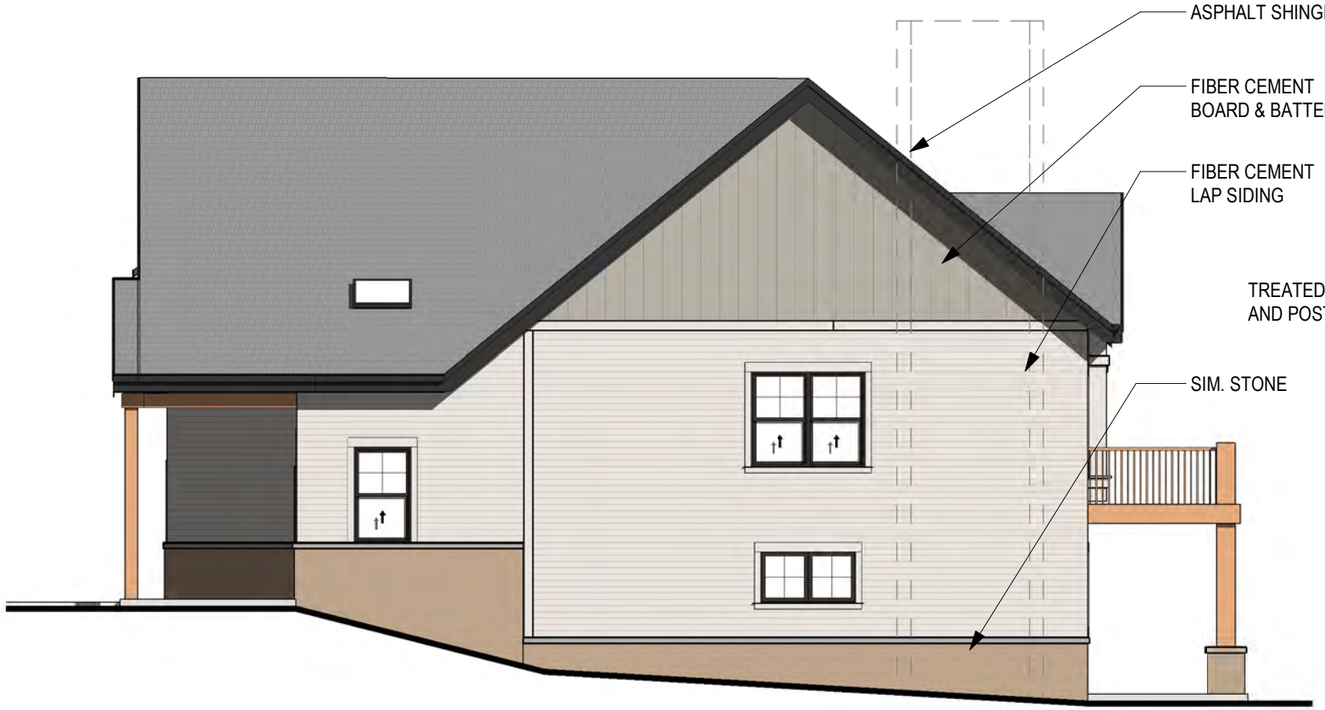
the Monarch
LAKEVIEW

SINGLE FAMILY HOME VILLAS
BEAVER DAM, WI

05/13/2022 Project #: 21069

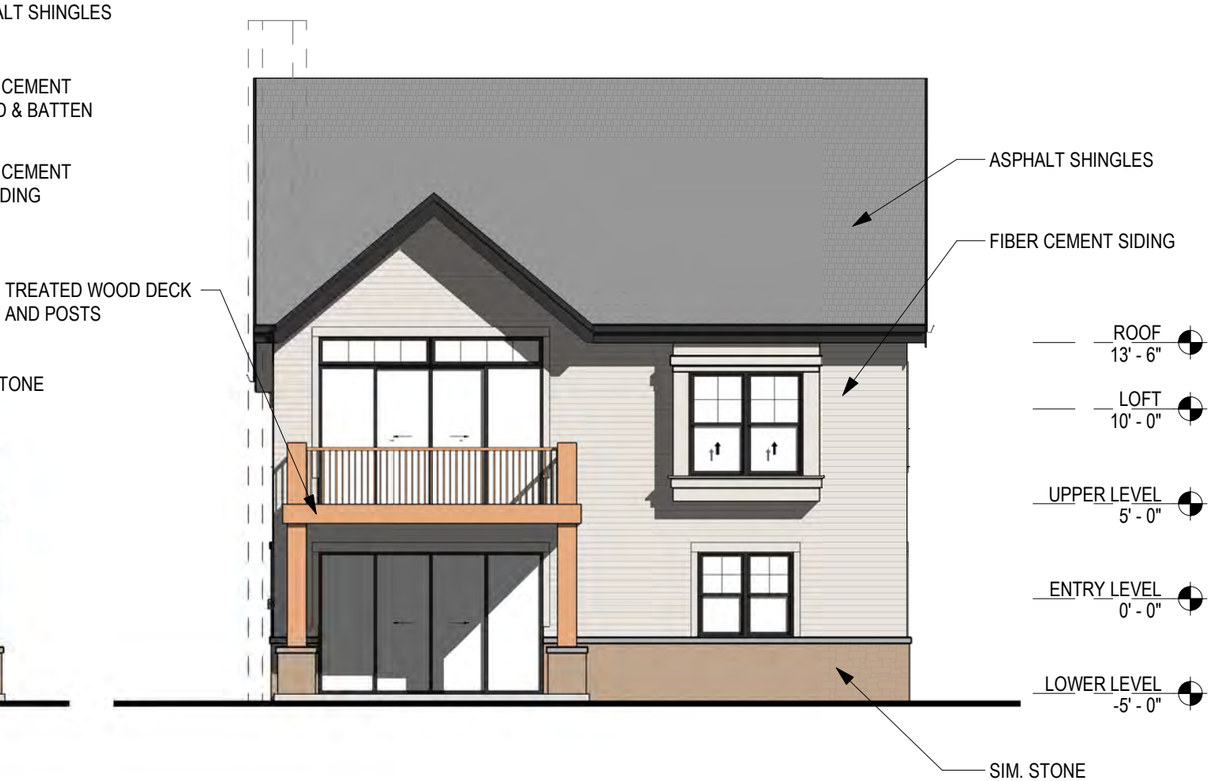
02

PRELIMINARY



2 EAST ELEVATION

SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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600 W. Jackson, Suite 250
Chicago, IL 60661

SCALE: 1/8" = 1' 0"

0' 2' 4' 8'

the Monarch
LAKEVIEW

SINGLE FAMILY HOME VILLAS

BEAVER DAM, WI

05/13/2022 Project #: 21069

03

PRELIMINARY

TOTAL BUILDING AREA: 125,298 SF

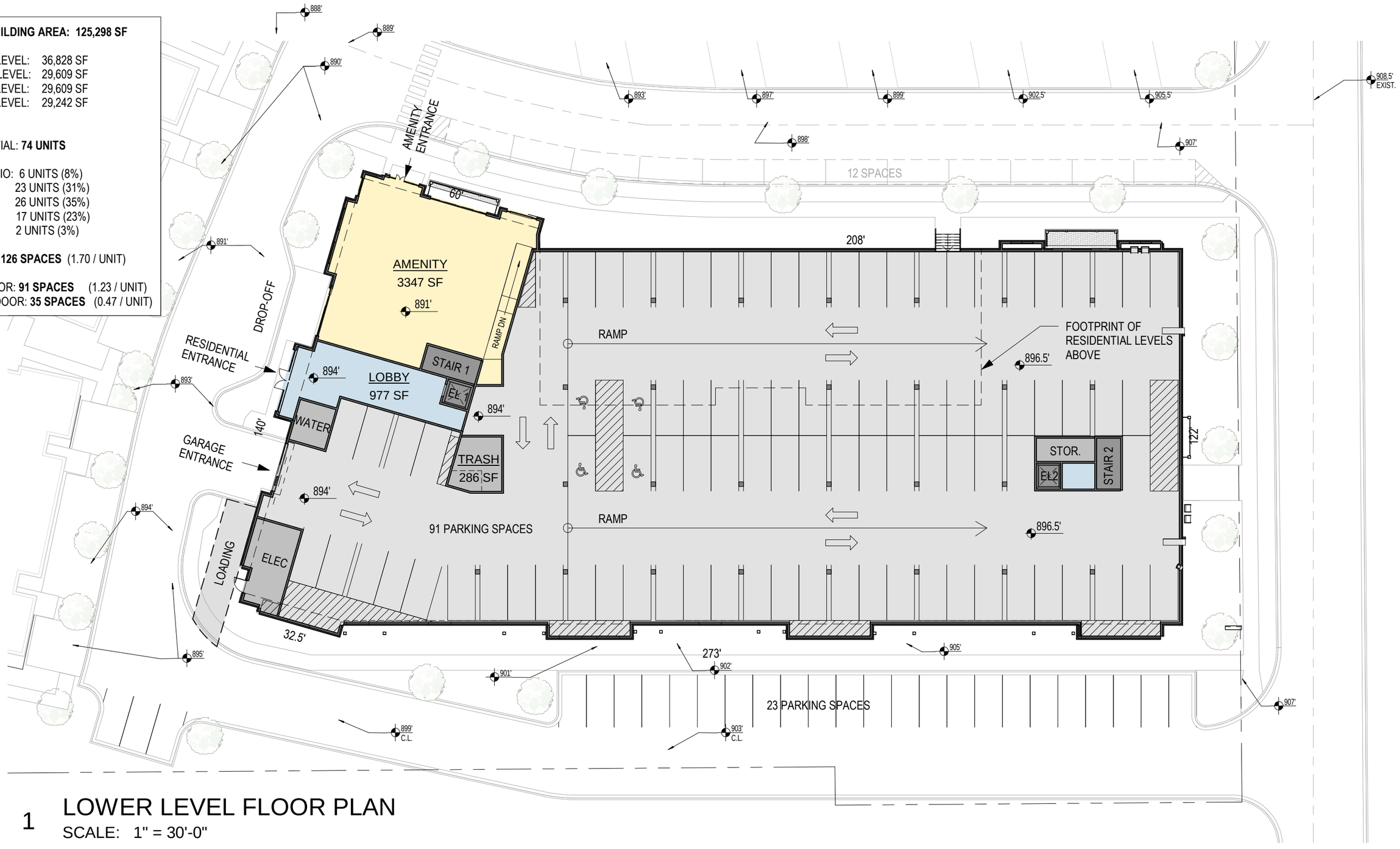
GARAGE LEVEL: 36,828 SF
1ST LEVEL: 29,609 SF
2ND LEVEL: 29,609 SF
3RD LEVEL: 29,242 SF

RESIDENTIAL: **74 UNITS**

STUDIO: 6 UNITS (8%)
1BR: 23 UNITS (31%)
1BR+: 26 UNITS (35%)
2BR: 17 UNITS (23%)
3BR: 2 UNITS (3%)

PARKING: **126 SPACES** (1.70 / UNIT)

INDOOR: **91 SPACES** (1.23 / UNIT)
OUTDOOR: **35 SPACES** (0.47 / UNIT)



1 LOWER LEVEL FLOOR PLAN
SCALE: 1" = 30'-0"

OKW Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

PROJECT

SCALE: 1" = 30'
0 7.5' 15' 30'

the Monarch LAKEVIEW

PHASE 1 - APARTMENT
3RD & LACROSSE
BEAVER DAM, WI
05/12/2022 Project #: 21069

01

PRELIMINARY

25 UNITS / FLOOR

STUDIO	2
1-BR	9
1-BR+	8
2-BR	6

TOTAL FLOOR AREA: 29,609 SF
(LOSS FACTOR: 13.3%)

AVG UNIT SIZE: 1,027 NSF

UNIT 1 2-B 1360 SF
UNIT 2 2-C 1352 SF
UNIT 25 1-A 864 SF
UNIT 24 1-A 867 SF
UNIT 23 2-B 1530 SF
UNIT 22 S-A 728 SF
UNIT 21 1-A 864 SF
UNIT 20 1-B 957 SF
UNIT 19 1-B 956 SF
UNIT 18 S-B 747 SF
UNIT 17 1-B 957 SF
UNIT 16 1-B 960 SF
UNIT 15 1-A 865 SF
UNIT 14 1-A 867 SF
UNIT 13 2-B 1489 SF
UNIT 3 1-F 1042 SF
UNIT 4 1-E 1061 SF
UNIT 5 1-B 948 SF
UNIT 6 1-A 900 SF
UNIT 7 1-B 948 SF
UNIT 8 1-E 1061 SF
UNIT 9 1-D 916 SF
UNIT 10 2-A 1345 SF
UNIT 11 2-A 1348 SF
UNIT 12 1-C 804 SF
TERRACE
STAIR 1
STAIR 2
ELEC.
STORAGE
TRASH
STOR.
Et.1
Et.2

1 FIRST FLOOR PLAN
SCALE: 1" = 30'-0"

OKW Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N
TRUE

SCALE: 1" = 30'
0 7.5' 15' 30'

the Monarch LAKEVIEW

PHASE 1 - APARTMENT
3RD & LACROSSE
BEAVER DAM, WI
05/12/2022 Project #: 21069

02

PRELIMINARY

25 UNITS / FLOOR

STUDIO	2
1-BR	8
1-BR+	9
2-BR	5
3-BR	1

TOTAL FLOOR AREA: 29,609 SF
(LOSS FACTOR: 12.1%)

AVG UNIT SIZE: 1,040 NSF



1 SECOND FLOOR PLAN

SCALE: 1" = 30'-0"

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

PROJECT

SCALE: 1" = 30'

0 7.5' 15' 30'

the Monarch LAKEVIEW

PHASE 1 - APARTMENT

3RD & LACROSSE
BEAVER DAM, WI

05/12/2022 Project #: 21069

03

PRELIMINARY

24 UNITS / FLOOR

STUDIO -	2
1-BR -	6
1-BR+ -	9
2-BR -	6
3-BR -	1

TOTAL FLOOR AREA: 29,242 SF
(LOSS FACTOR: 12.3%)

AVG UNIT SIZE: 1,069 NSF



1 THIRD FLOOR PLAN

SCALE: 1" = 30'-0"

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

PROJECT

SCALE: 1" = 30'

0 7.5' 15' 30'

the Monarch LAKEVIEW

PHASE 1 - APARTMENT

3RD & LACROSSE
BEAVER DAM, WI

05/12/2022 Project #: 21069

04

PRELIMINARY



2 EAST ELEVATION

SCALE: 1" = 20'-0"



1 SOUTH ELEVATION

SCALE: 1" = 20'-0"

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

SCALE: 1" = 20'

0 5' 10' 20'

the Monarch
LAKEVIEW

PRELIMINARY

PHASE 1 - APARTMENT

3RD & LACROSSE
BEAVER DAM, WI

05/12/2022 Project #: 21069

05



2 WEST ELEVATION
SCALE: 1" = 20'-0"



1 NORTH ELEVATION
SCALE: 1" = 20'-0"

OKW Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

SCALE: 1" = 20'
0 5' 10' 20'

the Monarch
LAKEVIEW

PRELIMINARY

PHASE 1 - APARTMENT
3RD & LACROSSE
BEAVER DAM, WI
05/12/2022 Project #: 21069

06



1 FROM NE
SCALE:



2 FROM SW
SCALE:

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600 W. Jackson, Suite 250
Chicago, IL 60661

the Monarch
LAKEVIEW

PRELIMINARY

PHASE 1 - APARTMENT

3RD & LACROSSE
BEAVER DAM, WI

05/12/2022 Project #: 21069

07

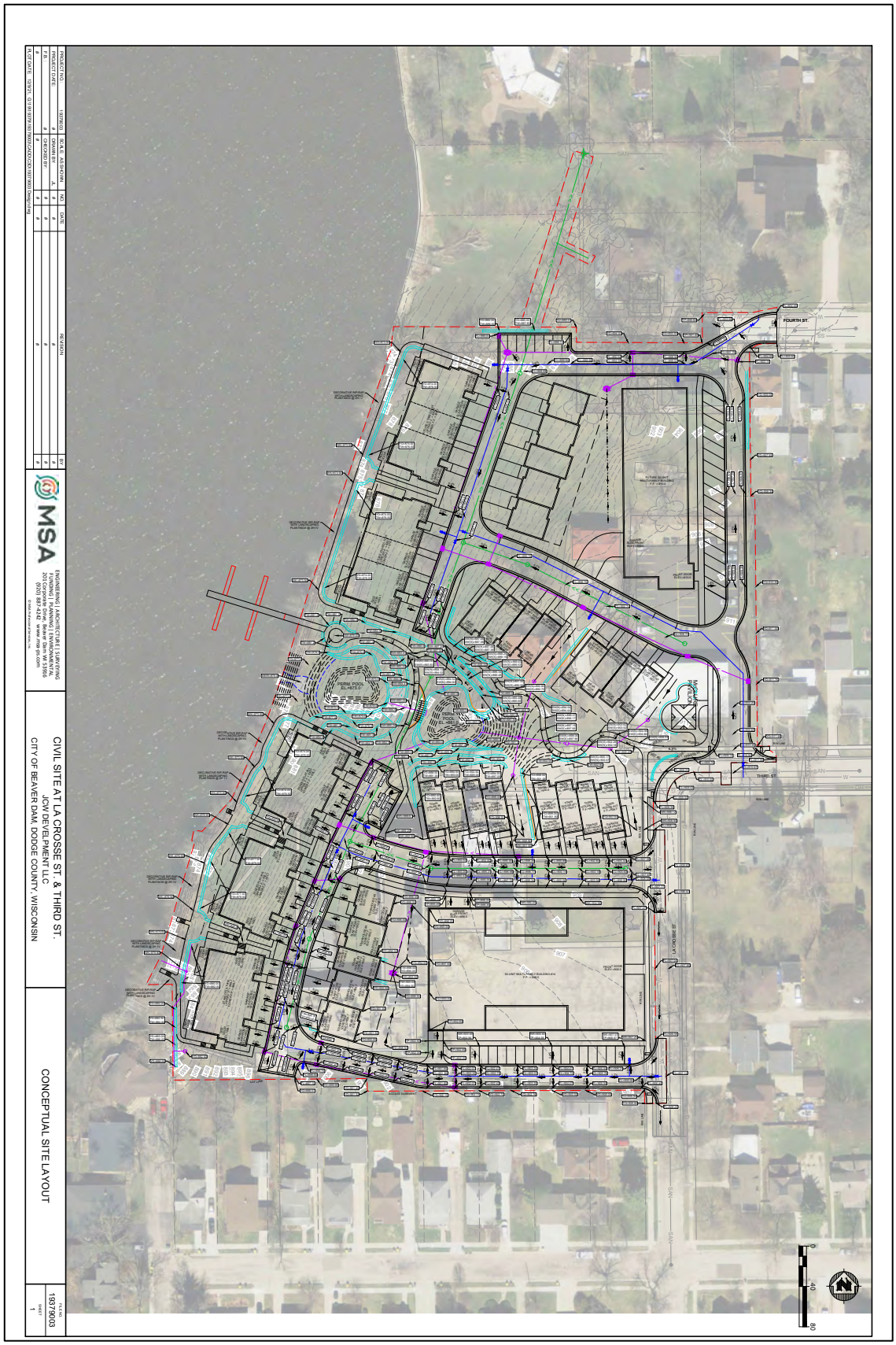


Exhibit J Proposed Utilities

PRELIMINARY

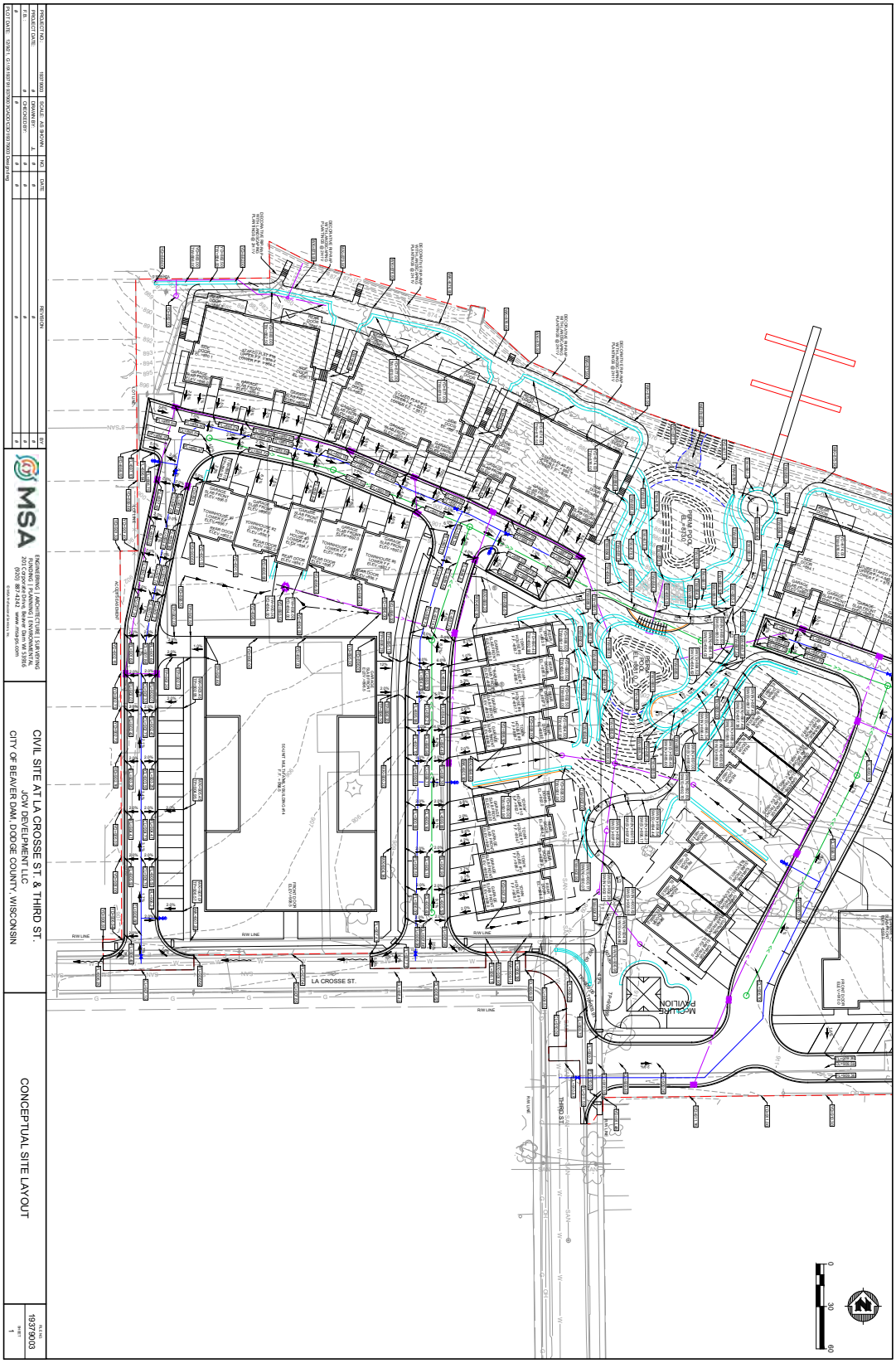


Exhibit J Proposed Utilities

PRELIMINARY

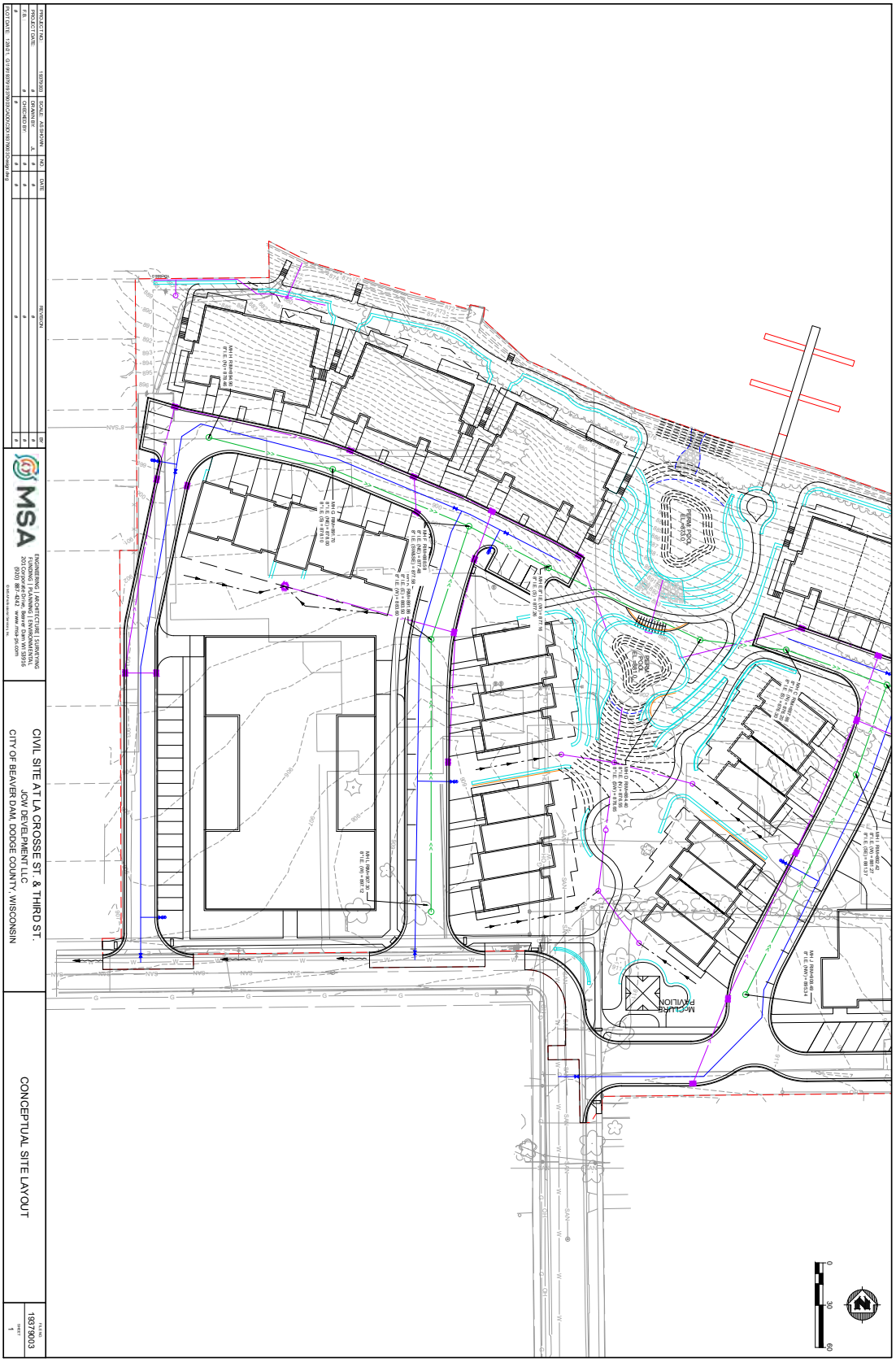


Exhibit J Proposed Utilities

PRELIMINARY

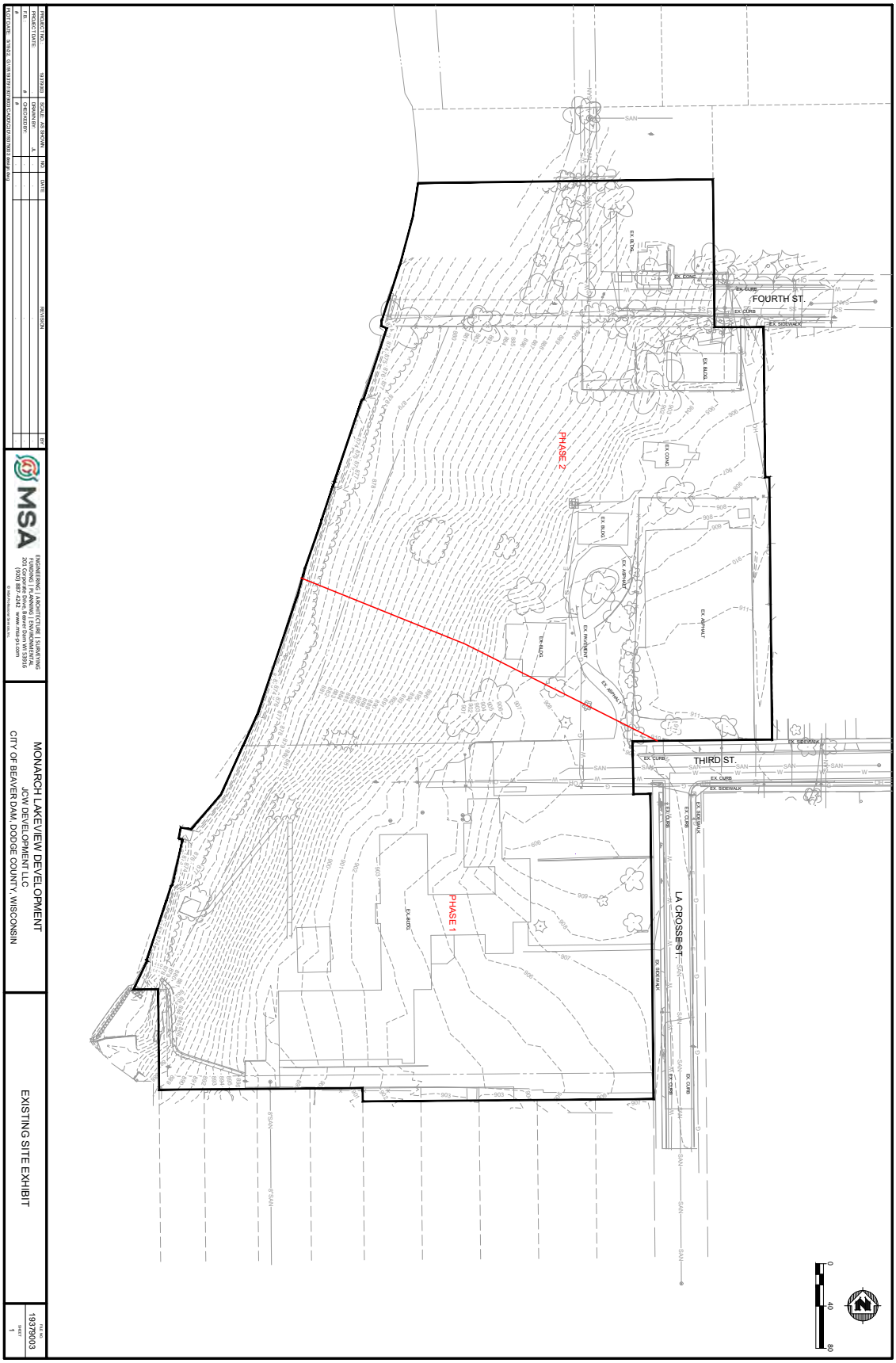


Exhibit K Existing Topography

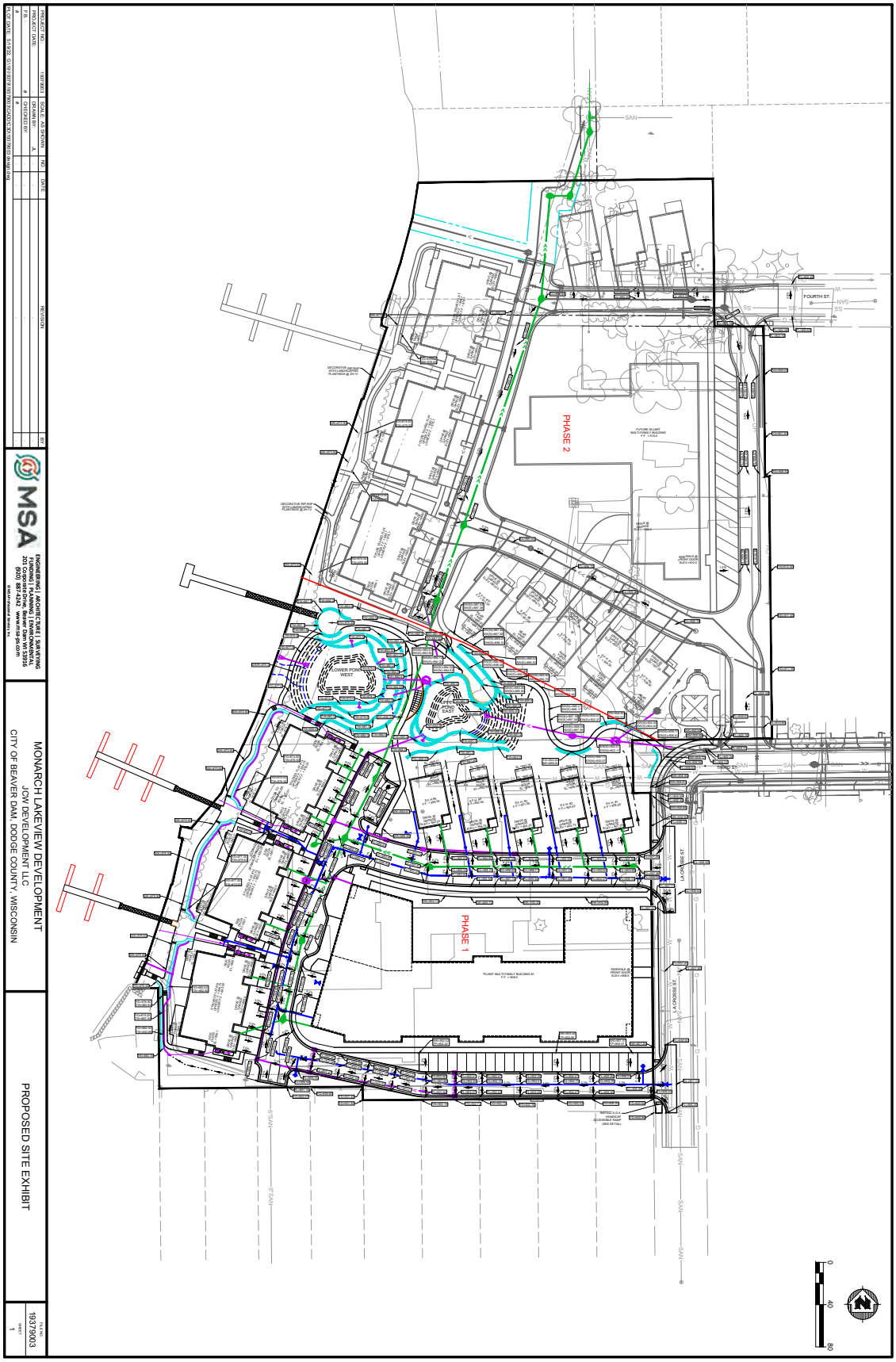


Exhibit L Proposed Grading

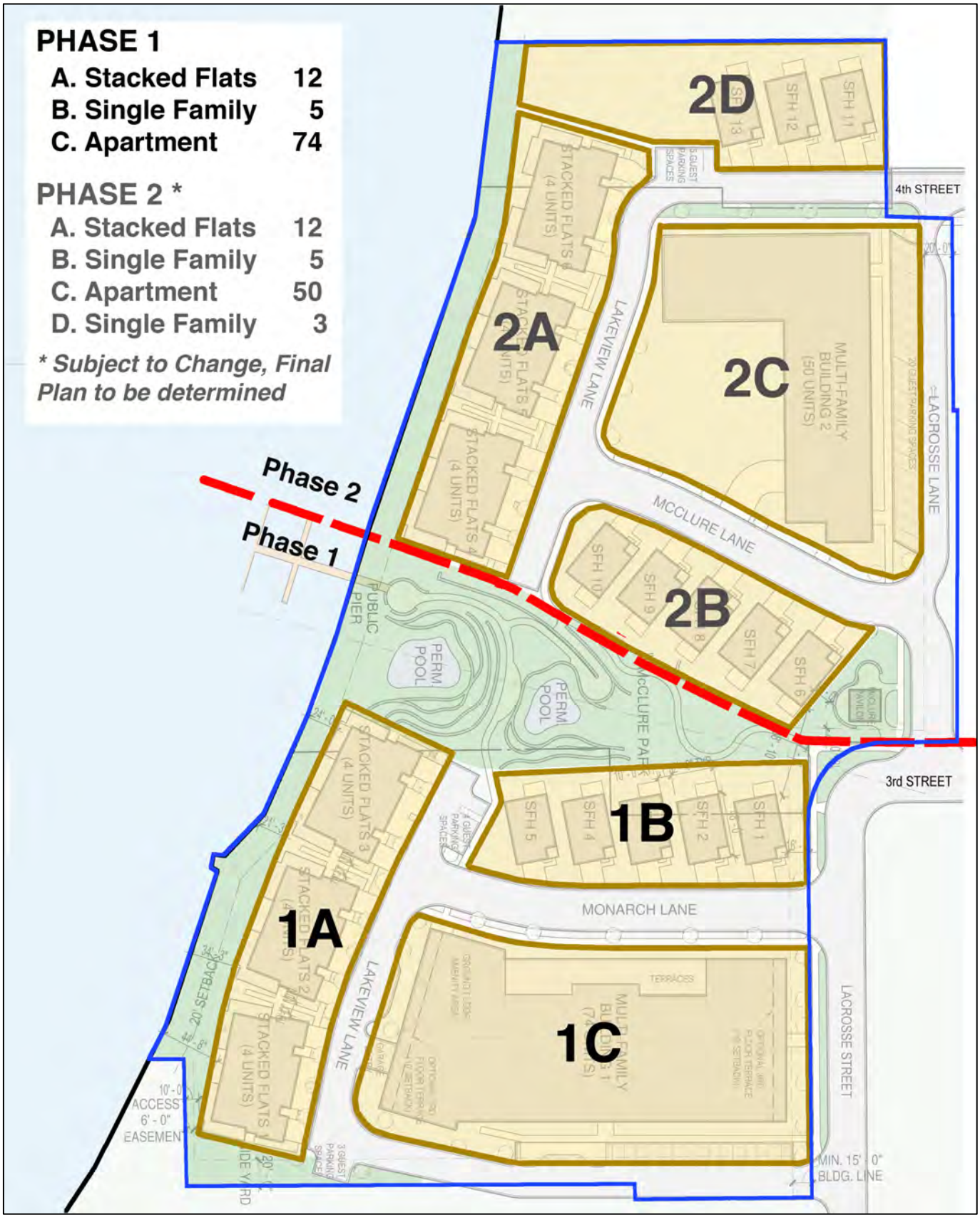


Exhibit M Preliminary Phasing Diagram
(Phases beyond Phase 1 are for illustrative purposed only; all subsequent phases subject to change)

City of Beaver Dam PUD Zoning Ordinance 70-95

(l) *Basis for approval.*

(1) The plan commission, in making its recommendation, and the common council, in making its determination, shall consider:

(1) a. Whether the petitions for the proposed PUD planned unit development overlay district have indicated that they intend to begin the physical development of the designated PUD planned unit development overlay district within nine months following the approval of the petition for a PUD planned unit development overlay district and that the development will be carried out according to a reasonable construction schedule satisfactory to the city.

(1) b. Whether the proposed PUD planned unit development overlay district is consistent in all respects to the purpose of this section and to the spirit and intent of this chapter, is in conformity with the comprehensive plan or component plans thereof for community development, would not be contrary to the general welfare and economic prosperity of the city or of the immediate neighborhood, and that the benefits and improved design of the resultant development justifies the establishment of a PUD planned unit development overlay district.

(1) c. The plan commission and the common council shall not give their respective recommendations or approvals unless it is found that:

1. The proposed site shall be provided with adequate drainage facilities for surface and stormwaters.
2. The proposed site shall be accessible from public roads that are adequate to carry the traffic that can be expected to be generated by the proposed development.
3. No undue constraint or burden will be imposed on public services and facilities, such as fire and police protection, street maintenance, and maintenance of public areas by the proposed development.
4. The streets and driveways on the site of the proposed development shall be adequate to serve the residents of the proposed development and shall meet the minimum standards of all applicable ordinances and administrative regulations of the city.
5. Centralized public water and sewer facilities shall be provided.
6. The entire tract or parcel of land to be included in a PUD planned unit development overlay district shall be held under single ownership, or if there is more than one owner, the petition for such PUD planned unit development overlay district shall be considered as one tract, lot, or parcel, and the legal description must define said PUD planned unit development overlay district as a single parcel, lot, or tract and be so recorded with the register of deeds for Dodge County.

(2) That in the case of proposed residential PUD planned unit development overlay districts:

(2) a. Such development will create an attractive residential environment of sustained desirability and economic stability, including structures in relation to terrain, consideration of safe pedestrian flow, ready access to recreation space, and coordination with overall plans for the neighborhood.

(2) b. Provision has been made for the installation of adequate public facilities and the continuing maintenance and operation of such facilities.

(2) c. Provision has been made for adequate, continuing fire and police protection.

(2) d. The population composition of the development will not have an adverse effect upon the community's capacity to provide needed school or other municipal service facilities.

(2) e. Adequate guarantee is provided for permanent preservation of open space areas as shown on the approved site plan either by private reservation and maintenance or by dedication to the public.

(3) That in the case of proposed commercial PUD planned unit development districts:

(3) a. The economic practicality of the proposed development can be justified.

(3) b. The proposed development will be adequately served by off-street parking and truck service facilities.

(3) c. The proposed development shall be adequately provided with and shall not impose any undue burden on public services and facilities, such as fire and police protection, street maintenance, and maintenance of public areas.

(3) d. The locations for entrances and exits have been designated to prevent unnecessary interference with the safe and efficient movement of traffic on surrounding streets, and that the development will not create an adverse effect upon the general traffic pattern of the surrounding neighborhood.

(3) e. The architectural design, landscaping, control of lighting, and general site development will result in an attractive and harmonious service area compatible with and not adversely affecting the property values of the surrounding neighborhood.

City of Beaver Dam, Wisconsin
Engineering Office

TO: Common Council
FROM: Todd Janssen
SUBJECT: Professional Services Agreement for the 2026 Madison Street Reconstruction Project

The Issue:
Enclosed for your review and consideration is a Professional Services Agreement which authorizes MSA Professional Services Inc. to provide Construction Related Services for wastewater and water utility improvement for the referenced project. Said Construction Related Services include Construction Administration, Construction Staking, and Construction Observation.

Considerations:
Madison Street (from Chatham Street to Rowell St) is currently being reconstructed. Improvements to the corridor include reconstruction of the pavement structure including curb and gutter, sidewalks, driveways, storm sewer, sanitary sewer, and water main.

Does this item have a financial or budget impact?
Yes
Funds are available in the Wastewater Utility and Water Utility Capital Improvement Project Accounts.

Recommendation:
Staff hereby recommend authorizing the Professional Services Agreement for the 2026 Madison Street Reconstruction Project for the estimated (time & material) fee of $173,460.

Attachments:
1. Resolution No. 21-2026
2. Professional Service Agreement

RESOLUTION NO. 21-2026

A RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT FOR THE 2026 MADISON STREET RECONSTRUCTION PROJECT

WHEREAS, the City of Beaver Dam proposes to enter a Professional Agreement with MSA Professional Services, Inc., Beaver Dam, Wisconsin, to provide Construction Related Services for wastewater and water utility improvements for the 2026 Madison Street Reconstruction Project in the City of Beaver Dam.

NOW, THEREFORE, BE IT RESOLVED that the City of Beaver Dam and MSA Professional Services, Inc. shall enter into a Professional Services Agreement which appropriate City officials are authorized to execute on behalf of the City of Beaver Dam for the estimated (time & material) fee of $173,460. Funds are available in the Wastewater Utility and Water Utility Capital Improvement Project Accounts.

Presented by the Operations Committee

By a vote of: _____ in favor, _____opposed, and _____ abstain.

Adopted: April 6, 2026

_____
Tracey M. Ferron
City Clerk

Approved: April 6, 2026

_____
Roberta Marck
Mayor

(Subject to Committee Approval)

Professional Services Agreement

MSA Project Number: 00218321

This AGREEMENT (Agreement) is made effective March 25, 2026 by and between

MSA PROFESSIONAL SERVICES, INC (**MSA**)
Address: 201 Corporate Drive, Beaver Dam, WI 53916
Phone: 920-392-5136
Representative: Jason Laue, MSA Project Manager Email: jlaue@msa-ps.com

CITY OF BEAVER DAM (OWNER)
Address: 205 South Lincoln Avenue, Beaver Dam, WI 53916
Phone: 920-887-4600 Ext. 326
Representative: Todd Janssen, Director of Engineering Email: tjanssen@ci.beaverdam.wi.gov

Project Name: Construction Related Services For Madison Street Reconstruction Project (Chatham St. to Rowell St.), City of Beaver Dam, Dodge County, Wisconsin

The scope of the work authorized is: See Attachment A: Scope of Services

The schedule to perform the work is: As directed by the City staff or as dictated by the work efforts undertaken.

The estimated fee for the work is: **$173,460**

All services shall be performed in accordance with the General Terms and Conditions of MSA, which is attached and made part of this Agreement. Any attachments or exhibits referenced in this Agreement are made part of this Agreement. Payment for these services will be on a time and expense basis. Attachment B: Rate Schedule is attached and made part of this Agreement

Approval: Authorization to proceed is acknowledged by signatures of the parties to this Agreement.

CITY OF BEAVER DAM, WI	**MSA PROFESSIONAL SERVICES, INC.**
Todd M. Janssen	Jason M. Laue
Director of Engineering	MSA Project Manager
Date:	Date: March 25, 2026

MSA PROFESSIONAL SERVICES, INC. (MSA)
GENERAL TERMS AND CONDITIONS OF SERVICES (PUBLIC) (rev 01/26)

1. **Scope and Fee.** The scope of Owner's Project (the "Project"), scope of MSA's services (the "Work"), for those services are defined in Attachment A. The scope and fee constitute a good faith estimate of the tasks and associated fees required to perform the services defined in Attachment A. This agreement upon execution by both parties hereto, can be amended only by written instrument signed by both parties. For those projects involving conceptual or process development service or involve renovation of an existing building or structure, activities often cannot be fully defined during initial planning. As the Project progresses, facts uncovered may reveal a change in direction which may alter the Work. MSA will promptly inform the OWNER in writing of such situations so that changes in this agreement can be made as required.

2. **Owner's Responsibilities**.

(a) Project Scope and Budget

The OWNER shall define the scope and budget of the Project and, when applicable, periodically update the Project budget, including that portion allocated for the cost of the Work. The Project budget shall include contingencies for design, development, and, when required by the scope of the Project, construction of the Project. The OWNER shall not significantly increase or decrease the overall Project scope or schedule, the portion of the budget allocated for the cost of the Work, or contingencies included in the overall budget or a portion of the budget, without the agreement of MSA to a corresponding change in the Project scope, quality, schedule, and compensation of MSA.

(b) Designated Owner Representative

The OWNER shall identify a Designated Representative who shall be authorized to act on behalf of the OWNER with respect to the Project. OWNER's Designated Representative shall render related decisions in a timely manner so as to avoid unreasonable delay in the orderly and sequential progress of MSA's services. MSA shall not be liable for any error or omission made by OWNER, OWNER's Designated Representative, or OWNER's consultant.

(c) Tests, Inspections, and Reports

When required by the scope of the Project, the OWNER shall furnish tests, inspections, and reports required by law or the Contract Documents, such as planning studies; preliminary designs; structural, mechanical, or chemical tests; tests for air, water, or soil pollution; and tests for hazardous materials.

(d) Additional Consultants

MSA's consultants shall be identified in Attachment A. The OWNER shall furnish the services of other consultants other than those designated in Attachment A, including such legal, financial, accounting, and insurance counseling services as may be required for the Project.

(e) OWNER Provided Services and Information

MSA shall be entitled to rely on the accuracy and completeness of services and information furnished by the OWNER, Designated OWNER Representative, or Consultant. MSA shall use reasonable efforts to provide prompt written notice to the OWNER if MSA becomes aware of any errors, omissions, or inconsistencies in such services or information.

3. **Billing.** MSA will bill the OWNER monthly with net payment due upon receipt. Balances due past thirty (30) days shall be subject to an interest charge at a rate of 18% per year from said thirtieth day. In addition, MSA may, after giving seven days written notice, suspend service under any agreement until the OWNER has paid in full all amounts due for services rendered and expenses incurred, including the interest charge on past due invoices.

4. **Costs and Schedules.** Costs (including MSA's fees and reimbursable expenses) and schedule commitments shall be subject to change for delays caused by the OWNER's failure to provide specified facilities or information or for delays caused by unpredictable occurrences including, without limitation, fires, floods, riots, strikes, unavailability of labor or materials, delays or defaults, by suppliers of materials or services, process shutdowns, pandemics, acts of God or the public enemy, or acts of regulations of any governmental agency. Temporary delays of services caused by any of the above which result in additional costs beyond those outlined may require renegotiation of this agreement.

5. **Access to Site.** Owner shall furnish right-of-entry on the Project site for MSA and, if the site is not owned by Owner, warrants that permission has been granted to make planned explorations pursuant to the scope of

services. MSA will take reasonable precautions to minimize damage to the site from use of equipment, but has not included costs for restoration of damage that may result and shall not be responsible for such costs.

6. **Location of Utilities.** Owner shall supply MSA with the location of all pre-existent utilities and MSA has the right to reasonably rely on all Owner supplied information. In those instances where the scope of services require MSA to locate any buried utilities, MSA shall use reasonable means to identify the location of buried utilities in the areas of subsurface exploration and shall take reasonable precautions to avoid any damage to the utilities noted. However, Owner agrees to indemnify and defend MSA in the event of damage or injury arising from damage to or interference with subsurface structures or utilities which result from inaccuracies in information of instructions which have been furnished to MSA by others.

7. **Professional Representative.** MSA intends to serve as the OWNER's professional representative for those services as defined in this agreement, and to provide advice and consultation to the OWNER as a professional. Any opinions of probable project costs, reviews and observations, and other recommendations made by MSA for the OWNER are rendered on the basis of experience and qualifications and represents the professional judgment of MSA. However, MSA cannot and does not warrant or represent that proposals, bid or actual project or construction costs will not vary from the opinion of probable cost prepared by it.

8. **Construction.** When applicable to the scope of the Project, the OWNER shall contract with a licensed and qualified Contractor for implementation of construction work utilizing a construction contract based on an EJCDC construction contract and general conditions appropriate for the scope of the Project and for the delivery method. In the construction contract, the OWNER shall use reasonable commercial efforts to require the Contractor to (1) obtain Commercial General Liability Insurance with contractual liability coverage insuring the obligation of the Contractor, and name the OWNER, MSA and its employees and consultants as additionally insureds of that policy; (2) indemnify and hold harmless the OWNER, MSA and its employees and consultants from and against any and all claims, damages, losses, and expenses ("Claims"), including but not limited to reasonable attorney's fees and economic or consequential damages arising in whole or in part out of the negligent act or omission of the contractor, and Subcontractor or anyone directly or indirectly employed by any of them. This agreement shall not be construed as giving MSA, the responsibility or authority to direct or supervise construction means, methods, techniques, sequence, or procedures of construction selected by the contractors or subcontractors or the safety precautions and programs incident to the work, the same being the sole and exclusive responsibility of the contractors or subcontractors.

9. **Standard of Care.** In conducting the services, MSA will apply present professional, engineering and/or scientific judgment, which is known as the "standard of care". The standard of care is defined as that level of skill and care ordinarily exercised by members of the same profession practicing at the same point in time and in the same or similar locality under similar circumstances in performing the Services. The OWNER acknowledges that "current professional standards" shall mean the standard for professional services, measured as of the time those services are rendered, and not according to later standards, if such later standards purport to impose a higher degree of care upon MSA.

MSA does not make any warranty or guarantee, expressed or implied, nor have any agreement or contract for services subject to the provisions of any uniform commercial code. Similarly, MSA will not accept those terms and conditions offered by the OWNER in its purchase order, requisition, or notice of authorization to proceed, except as set forth herein or expressly agreed to in writing. Written acknowledgement of receipt, or the actual performance of services subsequent to receipt of such purchase order, requisition, or notice of authorization to proceed is specifically deemed not to constitute acceptance of any terms or conditions contrary to those set forth herein.

10. **Municipal Advisor**. MSA Professional Services, Inc. is not acting as a 'Municipal Advisor' to the owner pursuant to Section 15B of the Exchange Act. For financial advice related to the corresponding project, the client is encouraged to discuss their finances with internal and/or external advisors and experts before making decisions incurring debt and/or supporting those obligations. MSA desires to serve each client well by providing the best information publicly available and is providing information as part of its engineering responsibilities to inform client options. The information is not intended to provide financial advice or recommendations and is not bound by the formal Municipal Advisor fiduciary duty.

11. **Conduct Expectations.** Owner and MSA understand their respective obligations to provide a safe, respectful work environment for their employees. Both parties agree that harassment on the job (unwelcome verbal, physical or other behavior that is related to sex, race, age, or protected class status) will not be tolerated and will be addressed timely and in compliance with anti-harassment laws.

12. **Electronic Documents and Transmittals**. Owner and MSA agree to transmit and accept project related correspondence, documents, text, data, drawings and the like in digital format in accordance with MSA's Electronic Data Transmittal policy. Each party is responsible for its own cybersecurity, and both parties waive the right to pursue liability against the other for any damages that occur as a direct result of electronic data sharing.

13. **Building Information Modelling (BIM).** For any projects, and not limited to building projects, utilizing BIM, OWNER and MSA shall agree on the appropriate level of modelling required by the project, as well as the degree to which the BIM files may be made available to any party using the Electronic Document Transmittal provisions of section 12 of this Agreement.

14. **Construction Site Visits.** If the scope of services includes services during the Construction Phase, MSA shall make visits to the site as specified in Attachment A– Scope of Services. MSA shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct or have control over Contractor's work nor shall MSA have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by Contractor, for safety precautions and programs incident to the work of Contractor or for any failure of Contractor to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor's furnishing and performing the work. Accordingly, MSA neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

15. **Termination.** This Agreement shall commence upon execution and shall remain in effect until terminated by either party, at such party's discretion, on not less than thirty (30) days' advance written notice. The effective date of the termination is the thirtieth day after the non-terminating party's receipt of the notice of termination. If MSA terminates the Agreement, the OWNER may, at its option, extend the terms of this Agreement to the extent necessary for MSA to complete any services that were ordered prior to the effective date of termination. If OWNER terminates this Agreement, OWNER shall pay MSA for all services performed prior to MSA's receipt of the notice of termination and for all work performed and/or expenses incurred by MSA in terminating Services begun after MSA's receipt of the termination notice. Termination hereunder shall operate to discharge only those obligations which are executory by either party on and after the effective date of termination. These General Terms and Conditions shall survive the completion of the services performed hereunder or the Termination of this Agreement for any cause.

This agreement cannot be changed or terminated orally. No waiver of compliance with any provision or condition hereof should be effective unless agreed in writing and duly executed by the parties hereto.

16. **Betterment.** If, due to MSA's error, any required or necessary item or component of the Project is omitted from the construction documents, MSA's liability shall be limited to the reasonable costs of correction of the construction, less what OWNER'S cost of including the omitted item or component in the original construction would have been had the item or component not been omitted. It is intended by this provision that MSA will not be responsible for any cost or expense that provides betterment, upgrade, or enhancement of the Project.

17. **Hazardous Substances.** OWNER acknowledges and agrees that MSA has had no role in identifying, generating, treating, storing, or disposing of hazardous substances or materials which may be present at the Project site, and MSA has not benefited from the processes that produced such hazardous substances or materials. Any hazardous substances or materials encountered by or associated with Services provided by MSA on the Project shall at no time be or become the property of MSA. MSA shall not be deemed to possess or control any hazardous substance or material at any time; arrangements for the treatment, storage, transport, or disposal of any hazardous substances or materials, which shall be made by MSA, are made solely and exclusively on OWNER's behalf for OWNER's benefit and at OWNER's direction. Nothing contained within this Agreement shall be construed or interpreted as requiring MSA to assume the status of a generator, storer, treater, or disposal facility as defined in any federal, state, or local statute, regulation, or rule governing treatment, storage, transport, and/or disposal of hazardous substances or materials.

All samples of hazardous substances, materials or contaminants are the property and responsibility of OWNER and shall be returned to OWNER at the end of a project for proper disposal. Alternate arrangements to ship such samples directly to a licensed disposal facility may be made at OWNER's request and expense and subject to this subparagraph.

18. **Insurance.** MSA will maintain insurance coverage for: Worker's Compensation, General Liability, and Professional Liability. MSA will provide information as to specific limits upon written request. If the OWNER requires coverages or limits in addition to those in effect as of the date of the agreement, premiums for additional

insurance shall be paid by the OWNER. The liability of MSA to the OWNER for any indemnity commitments, or for any damages arising in any way out of performance of this contract is limited to such insurance coverages and amount which MSA has in effect.

19. **Reuse of Documents.** Reuse of any documents and/or services pertaining to this Project by the OWNER or extensions of this Project or on any other project shall be at the OWNER's sole risk. The OWNER agrees to defend, indemnify, and hold harmless MSA for all claims, damages, and expenses including attorneys' fees and costs arising out of such reuse of the documents and/or services by the OWNER or by others acting through the OWNER.

20. **Indemnification.** To the fullest extent permitted by law, MSA shall indemnify and hold harmless, OWNER, and OWNER's officers, directors, members, partners, consultants, and employees (hereinafter "OWNER") from reasonable claims, costs, losses, and damages arising out of or relating to the PROJECT, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom but only to the extent caused by any negligent act or omission of MSA or MSA's officers, directors, members, partners, employees, or Consultants (hereinafter "MSA"). In no event shall this indemnity agreement apply to claims between the OWNER and MSA. This indemnity agreement applies solely to claims of third parties. Furthermore, in no event shall this indemnity agreement apply to claims that MSA is responsible for attorneys' fees. This agreement does not give rise to any duty on the part of MSA to defend the OWNER on any claim arising under this agreement.

To the fullest extent permitted by law, OWNER shall indemnify and hold harmless, MSA, and MSA's officers, directors, members, partners, consultants, and employees (hereinafter "MSA") from reasonable claims, costs, losses, and damages arising out of or relating to the PROJECT, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom but only to the extent caused by any negligent act or omission of the OWNER or the OWNER's officers, directors, members, partners, employees, or Consultants (hereinafter "OWNER"). In no event shall this indemnity agreement apply to claims between MSA and the OWNER. This indemnity agreement applies solely to claims of third parties. Furthermore, in no event shall this indemnity agreement apply to claims that the OWNER is responsible for attorneys' fees. This agreement does not give rise to any duty on the part of the OWNER to defend MSA on any claim arising under this agreement.

To the fullest extent permitted by law, MSA's total liability to OWNER and anyone claiming by, through, or under OWNER for any cost, loss or damages caused in part or by the negligence of MSA and in part by the negligence of OWNER or any other negligent entity or individual, shall not exceed the percentage share that MSA's negligence bears to the total negligence of OWNER, MSA, and all other negligent entities and individuals.

21**. Accrual of Claims**. To the fullest extent permitted by Laws and Regulations, all causes of action arising under this Agreement will be deemed to have accrued, and all statutory periods of limitation will commence, no later than the date of Substantial Completion; or, if MSA's services do not include Construction Phase services, or the Project is not completed, then no later than the date of Owner's last payment to MSA.

22. **Dispute Resolution.** OWNER and MSA desire to resolve any disputes or areas of disagreement involving the subject matter of this Agreement by a mechanism that facilitates resolution of disputes by negotiation rather than by litigation. OWNER and MSA also acknowledge that issues and problems may arise after execution of this Agreement which were not anticipated or are not resolved by specific provisions in this Agreement. Accordingly, both OWNER and MSA will endeavor to settle all controversies, claims, counterclaims, disputes, and other matters thru mediation with a mutually agreed upon mediator. Demand for mediation shall be filed in writing with the other party to this Agreement. A demand for mediation shall be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for mediation be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations. Neither demand for mediation nor any term of this Dispute Resolution clause shall prevent the filing of a legal action where failing to do so may bar the action because of the applicable statute of limitations. If despite the good faith efforts of OWNER and MSA any controversy, claim, counterclaim, dispute, or other matter is not resolved through negotiation or mediation, OWNER and MSA agree and consent that such matter may be resolved through legal action in the court having jurisdiction as specified in this Agreement.

23. **Exclusion of Special, Indirect, Consequential and Liquidated Damages.** MSA shall not be liable, in contract or tort or otherwise, for any special, indirect, consequential, or liquidated damages including specifically, but without limitation, loss of profit or revenue, loss of capital, delay damages, loss of goodwill, claim of third parties, or similar damages arising out of or connected in any way to the Project or this contract.

24. **Limitation of Liability.** Neither MSA, its Consultants (if any), nor their employees shall be jointly, severally, or individually liable to the OWNER in excess of the amount of the insurance proceeds available.

25. **Successors and Assigns**. The successors, executors, administrators, and legal representatives of Owner and MSA are hereby bound to the other party to this Agreement and to the successors, executors, administrators and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement. Neither party may assign, sublet, or transfer any rights under or interest (including, but without limitation, claims arising out of this Agreement or money that is due or may become due) in this Agreement without the written consent of the other party, which shall not be unreasonable withheld, except to the extent that any assignment, subletting, or transfer is mandated by law.

26. **Notices**. Any notice required under this Agreement will be in writing, and delivered: in person (by commercial courier or otherwise); by registered or certified mail; or by e-mail to the recipient, with the words “Formal Notice” or similar in the e-mail’s subject line. All such notices are effective upon the date of receipt.

27. **Survival.** Subject to applicable Laws and Regulations, all express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

28. **Severability**. Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations will be deemed stricken, and all remaining provisions will continue to be valid and binding upon Owner and MSA.

29. **No Waiver**. A party’s non-enforcement of any provision will not constitute a waiver of that provision, nor will it affect the enforceability of that provision or of the remainder of this Agreement.

30. **State Law.** This agreement shall be construed and interpreted in accordance with the laws of the State in which the project is located.

31. **Jurisdiction.** OWNER hereby irrevocably submits to the jurisdiction of the state courts of the State in which the project is located for the purpose of any suit, action or other proceeding arising out of or based upon this Agreement. OWNER further consents that the venue for any legal proceedings related to this Agreement shall be in the County in which the project is located.

32. **Understanding.** This agreement contains the entire understanding between the parties on the subject matter hereof and no representations. Inducements, promises or agreements not embodied herein (unless agreed in writing duly executed) shall be of any force or effect, and this agreement supersedes any other prior understanding entered into between the parties on the subject matter hereto.

THE SCOPE OF THE WORK AUTHORIZED IS:

1. CONSTRUCTION ADMINISTRATION SERVICES

Provide construction administration services as follows for the sanitary and water utility improvements:

a. Construction Administration & Management: Manage and coordinate project team, budget and schedules. Maintain communication with Owner, Contractor, and stakeholders on project. The MSA design engineer can also make periodic site visits, correspondences, etc. as necessary to assist the Contractor and field RPR with answering the questions during construction, reviewing the intent of the project plans and specifications, assisting with conflict resolution, etc.
b. Pre-Construction Meeting: Attend WisDOT preconstruction meeting.
c. Submittal Review: Review Contractor Shop Drawings, Submittals, Schedules and Samples for compliance with Construction Documents.
d. Change Orders: Review Change Order requests from Contractor; recommend Change Orders to Owner as appropriate. (assume up to 2 change orders)
e. Bi-Weekly Field Quantity Submittal For Pay Requests: Submit bi-weekly field quantities to WisDOT for contractor's pay requests. (assume up to 8)
f. Project Progress Meetings: MSA staff can attend any progress meetings as directed by the City (assume no meetings included at this time).
g. Project Closeout: Assist the City staff with project closeout activities for this project including review of the Contractor's completion documents (lien waivers, warranty documentation, etc.) for compliance with construction contract and readiness for final payment.
h. Record Drawings: Prepare record drawings for the sanitary and water utility improvements based on addenda, Field Orders, Change Orders and Contractor's Records.

Deliverables: One electronic (PDF format) version of preconstruction meeting minutes.
One electronic (PDF format) shop drawing and submittal reviews.
One electronic (PDF format) periodic payment recommendations.
One set of electronic (PDF format) record drawings.

2. CONSTRUCTION STAKING SERVICES

Provide construction staking for alignment and grade of the proposed sanitary sewer and water utility improvements as described in the project specifications or as directed by the City staff on a time and expense basis. Additional staking required because of lost or damaged stakes during construction or staking in addition to what is described within the project specifications can be provided as an additional cost. Staking will require a 72-hour prior notice.

3. CONSTRUCTION OBSERVATION SERVICES

Provide the services of a Resident Project Representative (RPR) to observe the activities of the construction contractor related to the sanitary sewer and water utility improvements,

attend construction progress meetings, provide quality assurance testing, etc. as directed by the City staff on a time and expense basis. Services include travel time to/from the site, onsite observation time, documentation, record keeping, and reimbursable expenses). Also conduct a final site visit with the City and the Contractor. Prepare a punch list of items to be corrected and/or completed. Provide a follow-up check to see that all punch list items are successfully completed.

The estimated fee for construction observation services listed within the fee schedule below includes the following assumptions based on the Contractor's anticipated schedule (attached):

- Sanitary Sewer Mainline Work: Assume 30 trips (12-hours each) to the project site (includes travel time, construction observation, and records keeping) by the R.P.R. to observe sanitary sewer installation work.
- Water Mainline Work: Assume 30 trips (12-hours each) to the project site (includes travel time, construction observation, and records keeping) by the R.P.R. to observe water installation work.
- Sanitary & Water Lateral Work: Assume 25 trips (12-hours each) to the project site (includes travel time, construction observation, and records keeping) by the R.P.R. to observe the sanitary and water lateral installation work.
- Final Site Walk-Thru: Assume one site visit by Engineer to review the project work with the City staff and develop a punchlist of deficiency items to be sent to the Contractor. Assume one follow-up site visit with City Staff to confirm that the Contractor has addressed all punchlist items to the satisfaction of the City.

FEE SCHEDULE SUMMARY:

1.	Construction Administration Services	$ 25,650
2.	Construction Staking Services	$ 11,080
3.	Construction Observation Services	$136,730
	==========	==========
TOTAL		**$173,460**

ATTACHMENT B:
RATE SCHEDULE

Administrative	$ 90 – $160/hr.
Architects	$ 90 – $208/hr.
Community Development Specialists	$144 – $208/hr.
Digital Design	$121 – $159/hr.
Environmental Scientists/Geologists	$116 – $203/hr.
Geographic Information Systems (GIS)	$105 – $203/hr.
Housing Administration	$ 97 – $198/hr.
Inspectors/Zoning Administrators	$115 – $160/hr.
IT Support	$184 – $203/hr.
Land Surveying	$ 90 – $208/hr.
Landscape Designers & Architects	$ 90 – $231/hr.
Planners	$ 90 – $226/hr.
Principals	$230 – $330/hr.
Professional Engineers/Designers of Engineering Systems	$163 – $214/hr.
Project Managers	$126 – $259/hr.
Real Estate Professionals	$147 – $203/hr.
Staff Engineers	$ 90 – $157/hr.
Technicians	$105 – $159/hr.
Utility Treatment Operators	$ 90 – $190/hr.

Labor rates represent an average or range for a particular job classification. These rates are in effect until December 31, 2026.

REIMBURSABLE EXPENSES (effective November 30, 2025)

Building Inspection Permit Management	$25/permit
Copies/Prints	Rate based on volume
Specs/Reports	$10
Copies	$0.14/page | $0.16/page for DOT
Plots	$0.01/sq.in.
Flash Drive	$10
Dini Laser Level	$85/per day | $86/day for DOT
Drone Flight	$375/flight | $330/flight for DOT
Geodimeter	$30/hour
GPS Equipment	$20/hour | $11.25/hour for DOT
GPS R2 Equipment	$20/hour | $2/hour for DOT
Mailing/UPS	At cost
Mileage – Reimbursement	IRS Rate – IRS Rate + $5/day
Mileage – MSA Vehicle	$0.70/mile | $0.74/mile for DOT
Nuclear Density Testing	$30/day | $35/day for DOT
Organic Vapor Field Meter	$100/day
PC/CADD Machine	Included in labor rates
Robotic Survey Equipment	$20/hour | $11/hour for DOT
Stakes/Lath/Rods	At cost
Travel Expenses, Lodging, & Meals	At cost
Traffic Counting Equipment & Data Processing	At cost

Expense rates represent an average or range for a particular category and are subject to change to match incurred cost in real time.

PROGRESS SCHEDULE

Wisconsin Department of Transportation

DT1997 4/2019

Project ID	Name of Road	County	Hwy. No.	Contractor
6995-04-74 & 75	Madison St.	Dodge	151	Advance Construction

Contract Time	or Completion Date of	Estimated Start Date	Estimated Completion Date	Prepared By	Date
☐ Working Days ☐ Calendar Days	10/2/2026	3/16/2026	10/2/2026	Chris VandenBush	2/23/2024

1. The contractor shall submit a copy of the progress schedule to the Region's Project Manager prior to beginning work and 14 days prior to the preconstruction conference. At any time the work falls behind schedule, the Contractor shall submit a revised schedule, if requested by the Engineer.
2. Bar graphs shall be drawn chronologically in the sequence the work will be performed to depict the progress schedule. Identify the controlling items of work.

		13-Apr	20-Apr	27-Apr	4-May	11-May	18-May	25-May	1-Jun	8-Jun	15-Jun	22-Jun	29-Jun	6-Jul	13-Jul	20-Jul	27-Jul	3-Aug	10-Aug	17-Aug	24-Aug	31-Aug	7-Sep	14-Sep	21-Sep	28-Sep
Mobilization																										
Traffic Control																										
Erosion Control																										
Clearing	XXXXXXXXXX																									
Sawing																										
Asphalt Milling																										
Sanitary Sewer Installation (125'/Day)		XXXXXXXXX	XXXXXXXXX	XXXXXXXXX	XXXXXXXXX	XXXXXXXXX	XXXXXXXXX																			
Watermain Installation (150'/Day)							XXXXXXXXX	XXXXXXXXX	XXXXXXXXX	XXXXXXXXX	XXXXXXXXX															
Water & Sewer Laterals (100'/Day)											XXXXXXXXX	XXXXXXXXX	XXXXXXXXX	XXXXXXXXX	XXXXXXXXX											
Storm Structure Poured in Place																										
Storm Sewer Installation (150'/Day)															XXXXXXXX	XXXXXXXX	XXXXXXXX	XXXXXXXX								
Road Excavation (250'/Day)																		XXXXXXXX	XXXXXXXX	XXXXXXXX						
Grubbing																										
Concrete Mainline Paving																				XXXXXXXX	XXXXXXXX	XXXXXXXX	XXXXXXXX			
Concrete Flat Work (2000sf)																							XXXXXXXX			
Asphalt Paving																								XXXXXXXXX	XXXXXXXXX	
Landscaping																										
Pavement Markings																										XXXXXXXXX

Contractors	
Advance Crew 1	
Advance Crew 2	
Brickline	
Century Traffic	
GJ Grube	
Hartford	
Kuzisaso	
Martell	
Northeast Ashpalt	
Pavement Maintnance	
Zignego	
Controlling Items	XXXXXXXXX

City of Beaver Dam, Wisconsin
Engineering Office

TO: Common Council
FROM: Todd Janssen
SUBJECT: Changes to the City of Beaver Dam Functional Classification System

The Issue:
Enclosed for your review and consideration are changes to the City of Beaver Dam Functional Classifcation (FC) System.

Considerations:
Functional classification (FC) is the method by which roads and streets are categorized based on the levels of mobility and access they provide. The Wisconsin Department of Transportation (WisDOT) periodically reviews and updates the FC system of roads and streets throughout the state. Documents showing the recommended changes are enclosed. WisDOT has requested that the City of Beaver Dam approve the recommended changes so that they may submit such to the Federal Highway Administration (FHWA) for final approval.

Does this item have a financial or budget impact?
Yes
Functional classification is a determining factor for federal and state transportation funding eligibility.

Recommendation:
Staff recommend approving the changes to the City of Beaver Dam Functional Classifcation (FC) System as presented herein.

Attachments:
1. Resolution No. 22-2026
2. Resolution No. 22-2026 Map Exhibit
3. Resolution No. 22-2026 List Exhibit

RESOLUTION NO. 22-2026

A RESOLUTION APPROVING CHANGES TO THE CITY OF BEAVER DAM FUNCTIONAL CLASSIFICATION SYSTEM

WHEREAS, the City of Beaver Dam Urban Area (UA) was designated by the 2020 US Census; and

WHEREAS, the Urban Area Boundary was adjusted and approved by the Wisconsin Department of Transportation (WisDOT) and the Federal Highway Administration (FHWA); and

WHEREAS, functional classification (FC) is the method by which roads and streets are categorized based on the levels of mobility and access they provide; and

WHEREAS, FC of a road or street has a bearing on federal transportation funding eligibility, and

WHEREAS, FHWA and WisDOT have developed guidance for FC of roads and streets; and

WHEREAS, WisDOT periodically reviews and updates the FC system of roads and streets throughout the state; and

WHEREAS, these recommended FC changes were developed through joint review by City of Beaver Dam staff and WisDOT planning staff; and

WHEREAS, these recommended changes have been reviewed by the City of Beaver Dam Common Council; and

WHEREAS, documents showing the recommended changes are attached; and

WHEREAS, WisDOT will, after local approval of the recommended FC changes, approve the changes and submit them to FHWA for final approval; and

WHEREAS, the approved final FC map will be made available to the City of Beaver Dam after FHWA final approval; and

WHEREAS, the new FC will supersede the existing FC in the urban area.

NOW, THEREFORE, BE IT RESOLVED that the City of Beaver Dam Common Council hereby approves all recommended FC.

Presented by the Operations Committee

By a vote of: _____ in favor, _____opposed, and _____ abstain.

Adopted: April 6, 2026

Approved: April 6, 2026

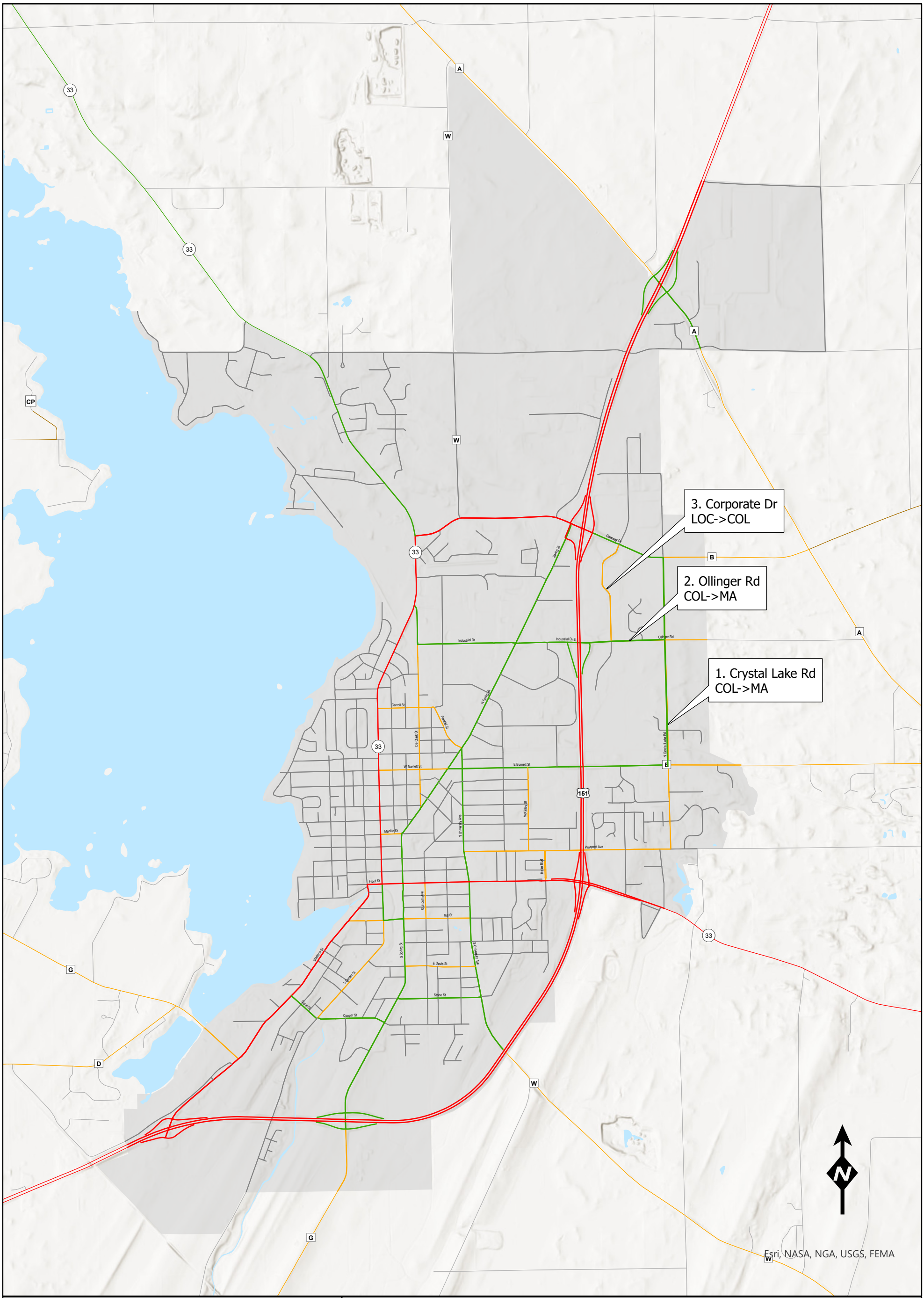
_____
Tracey M. Ferron
City Clerk

_____
Roberta Marck
Mayor

(Subject to Committee Approval)

Beaver Dam

Functional Classification - Recommended Changes



Principal Arterial
Minor Arterial
Major Collector
Local
Urban Area Boundary
Other Nearby Urban Area
Rural Area
Planned Route

0 0.25 0.5 1 Miles

WisDOT Bureau of Planning and Economic Development
FHWA Approval Date: xx/xx/xx

The information on these maps was created for the official use of the Wisconsin Department of Transportation (WisDOT). Any other use, while not prohibited, is the sole responsibility of the user. WisDOT expressly disclaims all liability regarding fitness of use of the information for other than official WisDOT business.

RECOMMENDED FUNCTIONAL CLASSIFICATION CHANGES

WisDOT Region:	South West (SW)
County:	Dodge
Urban(ized) Area:	Beaver Dam
Population:	18,824

Urban Area:

BEAVER DAM

	IH	PA	MA	COL	LOC	TOTAL
Starting Mileage:	0	15.17	12.1	9.95	74.52	111.74

No.	Route	Limits	From	To	IH	PA	MA	COL	LOC	Reason
1	Crystal Lake Rd	CTH E - CTH B	uCOL	uMA			1.25	-1.25		AADT nearing MA levels, improves continuity (removes 2 dead-end arterials)
2	Ollinger Rd	USH 151 - Crystal Lake Rd	uCOL	uMA			0.46	-0.46		AADT above MA levels (5400)
3	Corporate Dr	Gateway Dr - Ollinger Rd	uLOC	uCOL				0.64	-0.64	Estimated AADT near COL levels, land use (serves industrial area, walmart intersection)
4										
5										
6										
7										
8										
9										

Change:	0	0	1.71	-1.07	-0.64	
End Mileage:	0	15.17	13.81	8.88	73.88	111.74
End %:	0.0%	13.6%	12.4%	7.9%	66.1%	
desirable range	1% - 3%	4% - 11%	7% - 14%	3% - 16%	62% - 74%	

City of Beaver Dam, Wisconsin
Engineering Office

TO: Common Council
FROM: Todd Janssen
SUBJECT: Governmental Responsibility for Runoff Management Grants

The Issue:
The City of Beaver Dam is planning to submit an Urban Nonpoint Source (UNPS) Construction Grant application to the Wisconsin Department of Natural Resources for the purpose of shoreline stabilization and restoration at Edgewater Park. As part of this application process, it is necessary for the city to adopt a resolution that authorizes the Director of Engineering to apply for and administer the grant on behalf of the city.

Considerations:
The Urban Nonpoint Source & Storm Water (UNPS&SW) Management Grant Program offers competitive grants to local governments for the control of pollution from diffuse urban sources that is carried by storm water runoff. Grants from the UNPS&SW Program reimburse costs of planning or construction projects controlling urban nonpoint source and storm water runoff pollution. For Construction grants, the total state reimbursement amount cannot exceed $150,000 for construction and engineering, and the local match must be at least 50% of grant eligible expenses. Construction grant eligible projects include shoreline stabilization. Application materials for UNPS Construction projects beginning in 2027 are due April 15, 2026.

Does this item have a financial or budget impact?
No

Recommendation:
Staff recommends adoption of the authorizing Resolution as presented herein.

Attachments:
1. Resolution No. 23-2026

RESOLUTION NO. 23-2026

A RESOLUTION AUTHORIZING GOVERNMENTAL RESPONSBILITY FOR RUNOFF MANAGEMENT GRANTS

WHEREAS, the City of Beaver Dam, is interested in acquiring a Grant from the Wisconsin Department of Natural Resources for the purpose of implementing measures to control agricultural or urban storm water runoff pollution sources (as described in the application and pursuant to ss. 281.65 or 281.66, Wis. Stats., and chs. NR 151, 153 and 155); and

WHEREAS, a cost-sharing grant is required to carry out the project.

NOW, THEREFORE, BE IT RESOLVED, that the City of Beaver Dam hereby authorizes the Director of Engineering, its official or employee, to act on behalf of the City of Beaver Dam to:

1. Sign and submit an application to the State of Wisconsin Department of Natural Resources for any financial aid that may be available;
2. Sign a grant agreement between the local government (applicant) and the Department of Natural Resources;
3. Sign and submit reimbursement claims along with necessary supporting documentation;
4. Sign and submit an Environment Hazards Assessment Form, if required; and
5. Take necessary action to undertake, direct and complete the approved project.

BE IT FURTHER RESOLVED, that the City of Beaver Dam shall comply with all state and federal laws, regulations and permit requirements pertaining to implementation of this project and to fulfillment of the grant document provisions.

Presented by the Operations Committee

By a vote of: _____ in favor, _____opposed, and _____ abstain.

Adopted: April 6, 2026

_____
Tracey M. Ferron
City Clerk

Approved: April 6, 2026

_____
Roberta Marck
Mayor

(Subject to Committee Approval)

City of Beaver Dam, Wisconsin
City Clerk Office

TO: Common Council
FROM: Michael Wesle
SUBJECT: Youth Firefighter Grant

The Issue:
The Beaver Dam Fire Department Cadet Program operates entirely through the generosity of the community. The program receives no tax-based funding, relying instead on donations, sponsorships, and ongoing fundraising efforts to support every aspect of cadet training. Contributions from residents, local businesses, service clubs, and civic organizations help provide uniforms, protective gear, equipment, and educational materials. Fundraising events, organized with the help of cadets and volunteers, play a critical role in sustaining the program year after year.

Considerations:
The Wisconsin Youth Firefighter Grant Program, administered by the Department of Safety and Professional Services (DSPS), is designed to support recruitment and training efforts for the next generation of firefighters across the state. The program provides funding to help fire departments, schools, and technical colleges establish or expand youth-focused training initiatives that introduce middle and high school students to the fire service. DSPS offers individual grant awards of up to $25,000 to support activities such as hands-on training, equipment purchases, and program development, all aimed at strengthening the pipeline of future volunteer and career firefighters.

In the most recent grant cycle, a total of $75,000 was made available statewide, with emphasis on supporting programs that address ongoing recruitment and retention challenges in Wisconsin's fire service.

The Beaver Dam Fire Department was awarded $25,000 through this competitive grant program. This funding will be used to purchase personal protective equipment, training aids, and hand tools for the department's Cadet Program, ensuring that local youth have access to safe, modern, and realistic training resources. By investing in this equipment, the grant directly enhances the educational experience of cadets while supporting long-term recruitment efforts within the department.

This DSPS-funded initiative continues to play a vital role in preparing young people for meaningful service in Wisconsin's fire and emergency response community.

Does this item have a financial or budget impact?

No

There is no budget impact. All expenses associated with he purchases will be fully covered by the grant.

Recommendation:

Staff recommends accepting this grant, as it will provide funding to purchase appropriate personal protective equipment and training aids for our Cadet Program.

Attachments:

1. 24-2026 FD Grant
2. 03.31.2026 - Beaver Dam Fire Department (Anthony Kuenzi)
3. FF Grant Agreement

RESOLUTION NO. 24-2026

A RESOLUTION ACCEPTING A GRANT AWARD FROM WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) TO THE FIRE DEPARTMENT FOR THE CADET PROGRAM GEAR REPLACEMENT PROGRAM

WHEREAS, the Wisconsin Department of Safety and Professional Services (DSPS) has awarded a grant to the Fire Department in the amount of $25,000 under the Youth Volunteer Firefighter Training Grant Program; and

WHEREAS, amount awarded is the full amount requested to be used for the Beaver Dam Fire Department Cadet Program Gear Replacement Program.

NOW THEREFORE BE IT RESOLVED that the Beaver Dam City Council hereby approves the attached Grant Contract between Wisconsin DSPS and the Beaver Dam Fire Department for the Cadet Program Gear Replacement Program.

By a vote of: _____ in favor, _____opposed, and _____ abstain.

Approved: April 6, 2026

_____
Roberta Marck
Mayor

Attested: April 6, 2026

_____
Tracey M. Ferron
City Clerk

Wisconsin Department of Safety and Professional Services
Office of the Secretary
4822 Madison Yards Way
PO Box 8368
Madison WI 53708-8368

Phone: 608-266-1352
Web: http://dsps.wi.gov
Email: dsps@wisconsin.gov

Tony Evers, Governor
Dan Hereth, Secretary

March 31, 2026

Anthony Kuenzi
Firefighter/Paramedic/Cadet Program Lead Advisor
Beaver Dam Fire Department
205 South Lincoln Avenue
Beaver Dam, WI 53916

Sent via Email to: akuenzi@ci.beaverdam.wi.gov

Dear Anthony:

On behalf of the Wisconsin Department of Safety and Professional Services (DSPS) I am pleased to announce the award of a grant under the Youth Volunteer Firefighter Training Grant Program in the amount of $25,000. This represents a full grant of the request funding for the Beaver Dam Fire Department Cadet Program Gear Replacement Program.

Attached you will find a contract. The signatory on the contract is responsible for ensuring that funds are administered according to the project scope in your application and for adhering to the terms and conditions detailed in the contract, including reporting requirements.

The date of the executed contract (that is, the date the contract is signed by both your signatory and DSPS) will be the Project Start Date. You are not authorized to order equipment or to incur any costs until the project start date. Furthermore, if a grant contract is not signed and returned, any costs incurred will not be reimbursed.

Please complete and return the following attached documents to our DSPSGrants@wisconsin.gov email by Friday, April 10, 2026.

- Grantee Contract
- IRS Form W-9
- DOA-6456 Authorization for Direct Deposit
- DOA-6460 New Supplier Form

Once the above information is completed and returned, DSPS will formally award this funding through the issuance of a purchase order in the award amount. This letter is a courtesy notification. We respectfully request that you do not publicize this award until DSPS has issued a public announcement of all award recipients. If you have any questions, please contact DSPS at DSPSGrants@wisconsin.gov.

I extend my best wishes for your success in this Youth Volunteer Firefighter Training opportunity.

Sincerely,

Dan Hereth
Secretary-designee

Attachments



STATE OF WISCONSIN
DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES
YOUTH VOLUNTEER FIREFIGHTER TRAINING GRANT AGREEMENT

THIS AGREEMENT is made and entered into this ____ day of _____ 2025, by and between the State of Wisconsin represented by its Department of Safety and Professional Services (DSPS) and _____ (Grant Recipient).

RECITALS

Whereas, Wisconsin volunteer fire departments have been struggling in recent years to recruit and retain volunteer fire fighters; and

Whereas, the shortage of volunteer fire fighters in the state creates safety risks to other volunteer fire fighters and to communities at large; and

Whereas, the DSPS aims to support collaboration between Wisconsin's Technical College System, volunteer fire departments, and high schools to develop capacity to recruit and train high school students and young adults for the rewarding role of volunteer fire fighters in their community; and

Whereas, the DSPS has received funding to award grants to support our state's volunteer fire departments and the communities and people they serve; and

Whereas, the Grant Recipient submitted a grant application to the DSPS for consideration; and

Whereas, the DSPS has reviewed the grant application and intends to reimburse Grant Recipient for certain expenses which have been preapproved by the DSPS for the purpose set forth above.

AGREEMENT

NOW, THEREFORE, the parties hereby agree as follows:

1. The DSPS hereby agrees to reimburse Grant Recipient, up to the maximum amount of $_____ for reimbursement requests submitted up to 60 days after the grant end date of _____, for preapproved expenses incurred for the purpose set forth in the recitals and pursuant to the terms set forth below.

2. In exchange for reimbursement of preapproved expenses as set forth in this Agreement, Grant Recipient hereby agrees to do the following:

    a. Grant Recipient shall maintain substantial compliance, as determined by the DSPS, with the 2% Dues and Firefighter Health and Safety requirements of Wis. Admin. Code SPS Ch. 330.

    b. Grant Recipient shall obtain or have liability insurance coverage for any event or program it intends to claim as a reimbursable expense pursuant to this Agreement.

    c. Grant Recipient shall indemnify the State of Wisconsin, the DSPS, and all of its officers, agents and employees, and hold them harmless against any and all claims, demands, and causes of action, including court costs, attorney's fees, liabilities, judgments, settlement payments and other amounts actually incurred or paid by the State of Wisconsin in connection with this grant program, arising from any actual or alleged actions or omissions of the Grant Recipient relating to any event or program the Grant Recipient conducts where the Grant Recipient seeks reimbursement of expenses incurred pursuant to the terms of this Agreement.

    d. Grant Recipient shall make monetary and non-monetary contributions to the event(s) or program in addition to any preapproved expense it intends to be reimbursed for to ensure success of the event(s) and/or program.

    e. Grant Recipient shall extend its full cooperation to State of Wisconsin staff in the event that the DSPS and/or the State of Wisconsin audits the recipient as a result of being reimbursed for a preapproved expense by the DSPS.

    f. Grant Recipient shall respond within 10 business days to requests made by the DSPS for additional information relating to any preapproved expense, event, or program associated with the Grant Recipient's application or this Agreement.

    g. Grant Recipient shall, within 60 days of the grant end date, submit a report that includes the quantifiable outcomes and impacts for the fire department, training participants, and the state of Wisconsin, such as increased volunteer firefighter membership, the number of students credentialled as volunteer fire fighters, and the number of credits received by students both through their participating high school or technical college. Additional outcome metrics may include the number of inquiries received to participate in the program, applications by students in excess of program capacity, inquiries by non-students to join the department or any other metric that the Grant Recipient believes demonstrates program outcomes. In addition to the required end of grant term outcome report, Grant Recipient also agrees to provide any curriculum or training materials developed for the event(s) or program to the DSPS within 60 days of the grant end date.

3. The parties further agree that reimbursement of expenses will occur pursuant to the terms set forth in paragraph one for reasonable direct non-capital expenses relating to creating

and delivering of a program or event(s) to further the purposes set forth in the recitals and that the DSPS will make the final determination as to whether an expense is a reasonable expense subject to reimbursement.

4. The parties further agree that reimbursement requests may be made up to once per month and must be made a minimum of once each quarter for the duration of the grant period.

5. The parties further agree that no reimbursement of expenses will be made for requests received 60 or more days after the grant end date specified in paragraph one.

6. The parties further agree that a sufficient reimbursement request will include expense documentation, a description of the event(s) or program that was conducted and a reasonable explanation of the outcome of the event(s) or program. The parties also agree that all reimbursement requests will be submitted to dspsfiscal@wisconsin.gov for final consideration by the DSPS.

7. The parties further agree that the DSPS reserves the right to cancel this Agreement without penalty due to non-appropriation of funds or for failure of the Grant Recipient to comply with the terms of this Agreement.

8. The parties further agree that any judicial action relating to this Agreement shall be brought and venued in Dane County Circuit Court, Madison, Wisconsin; provided, however, that nothing herein shall be construed to waive any sovereign immunity or other defenses that the State of Wisconsin or the DSPS may have under applicable Wisconsin law.

NOW, THEREFORE, in consideration of the promises set forth above the parties hereby execute this Agreement as of the date of the last signature to this Agreement.

ON BEHALF OF THE GRANT RECIPIENT:

_____
Printed Name, Title

_____ _____
Signature Date

ON BEHALF OF DSPS:

_____ _____
Niko Ruud, Assistant Deputy Secretary Date

City of Beaver Dam, Wisconsin
City Clerk Office

TO: Common Council
FROM: Tracey Ferron
SUBJECT:

The Issue:
Approval of Class "B" and Class "C" licenses for El Compa's new location

Considerations:
El Compa Mexican-American Grocery is seeking approval of Class "B" and Class "C" licenses at their new location at 110 Ryan Cantafio Way. They are currently on Front Street. They are looking forward to having groceries along with the opportunity to serve food and beverages.

Does this item have a financial or budget impact?
No
None

Recommendation:
Staff recommends approval of these licenses.

Attachments:
1. 25-2026 El Compa Class B and C

RESOLUTION NO. 25-2026

A RESOLUTION GRANTING CLASS "B" AND CLASS "C" LICENSE TO EL COMPA MEXICAN-AMERICAN GROCERY, INC.

RESOLVED, by the Common Council of the City of Beaver Dam, Wisconsin, that the following applicant be granted a Class "B" and a Class "C" License for the sale of Fermented Malt Beverages and Wine for the year beginning April 7, 2026 and ending June 30, 2026:

23.	El Compa Mexican-American Grocery Sharon Espinosa Aguayo, Agent	110 Ryan Cantafio Way

Presented by the Administrative Committee

By a vote of_____ in favor, _____ opposed, and _____ abstain.

Approved: April 6, 2026

_____
Bobbi Marck
Mayor

Attested: April 6, 2026

_____
Tracey M. Ferron
City Clerk

(Subject To Committee Approval)

City of Beaver Dam, Wisconsin
City Clerk Office

TO: Common Council
FROM:
SUBJECT:

The Issue:
Approve a Class "B"/"Class B" to Vista Valley, LLC, 1626 North Spring Street

Considerations:
Paul and Diana Cristea-Rist are purchasing the property at 1626 N. Spring St. This building includes Anytime Fitness, the laundromat, and other businesses including the storage facilities. They are intending to renovate and enlarge the laundry area and make it a more communal space, as is commonly done in larger cities and abroad. There will be a small bar and areas for games, etc. The laundry facilities will be open longer and attended by a licensed bartender, providing extra on-site supervision. They have provided the plans for this facility. They also own another business with an alcohol license and have shown excellent management of that license.

Does this item have a financial or budget impact?
No

Recommendation:
Staff recommends approval of a Class "B"/ "Class B" to Vista Valley, LLC.

Attachments:
1. 26-2026 Vista Plaza Class B_B

RESOLUTION NO.

A RESOLUTION GRANTING CLASS "B" / "CLASS B" LICENSE VISTA PLAZA, LLC

RESOLVED, by the Common Council of the City of Beaver Dam, Wisconsin, that the following applicant be granted a Class "B" / "Class B" License for the sale of Intoxicating Liquors and Fermented Malt Beverages and for the year beginning April 7, 2026 and ending June 30, 2026:

30.	Vista Valley, LLC d/b/a Vista Valley Diana Crista-Rist, Agent	1626 North Spring Street

Presented by the Administrative Committee

By a vote of_____ in favor, _____ opposed, and _____ abstain.

Approved: April 6, 2026

_____
Bobbi Marck
Mayor

Attested: April 6, 2026

_____
Tracey M. Ferron
City Clerk

(Subject To Committee Approval)

City of Beaver Dam, Wisconsin
City Administrator Office

TO: Common Council
FROM: Larry Bierke
SUBJECT:

The Issue:
The City of Beaver Dam has been aggressive at keeping up with employee wage - cost of living adjustments over the past few years. However, an adjustment to position wages and job titles may still be warranted. The City Council has directed that a wage grid be established, and the former City Administrator moved forward with an effort to do so. After the position transitioned to the current City Administrator, it became clear that the proposal was not complete and that implementing what was provided on the subject would not work.

The current City Administrator concluded that starting over was the best approach. A consultant hired to build a wage grid would take months to complete and would require additional funding. It was decided to hire a firm called MGT with existing funds to do a simple salary survey of comparable communities would serve as a "band aid" approach until a wage grid could be established.

The City Council, on April 6th, will hear a presentation from MGT, the firm that completed a salary survey of comparable communities. The attached resolution would address compensation and job title changes as recommended by MGT and the Police and Fire Commission. Funding these changes, however, may not be possible, as the costs thereof exceed the funding available.

Considerations:

Does this item have a financial or budget impact?
Yes
The 2026 budget includes $200,000, as it was known that there would be an expense to "catching up" with the market wages. Given the results of the MGT study, the costs of the recommendations exceed the budgeted amount.

Recommendation:
Please read and review the attached resolution. It is proposed with the understanding that changes will be needed. Staff are seeking guidance from the City Council as to what changes they would like to see. It is important that the City Council be aware of

the cost of staffing and how other communities are compensating comparable positions.

Options to consider:
1) Fund Wage Adjustments at 80% of the recommended level.
2) Direct the City Administrator to only implement some of the changes in 2026 and the remainder in 2027.
3) On Attachment B, the City Council could establish a maximum raise as a dollar amount or as a percentage.
4) Table the Wage Resolution until the April 20th meeting, giving yourself time to consider options further.
5) Do nothing and direct that a wage grid from a professional consultant be budgeted in 2027, delaying the fiscal impacts for at least another year.
6) Adopt the resolution and direct that a budget amendment be drafted to transfer gap funding from another account.

Attachments:
1. 27-2026 Wage Adjustments_attachments

RESOLUTION 27-2026

Resolution Updating Certain Position Wages and Job Titles

WHEREAS, in 2023 and 2024, the City of Beaver Dam Police and Fire Commission considered wages of department leadership positions and decided to recommend a wage adjustment via establishment of a wage grid; and

WHEREAS, the City of Beaver Dam determined that any wage adjustments or wage grid creation should include all City employees and not be implemented until such time that a City-wide wage grid could be established; and

WHEREAS, the City of Beaver Dam City Council adopted Resolution 40-2025 in May of 2025 that established the parameters of the wage grid, including a job factor analysis and a job factor and grade scale to be implemented by the City Administrator once the City included funding in the next operating budget; and

WHEREAS, the City Administrator vacated their position during calendar year 2025 and the position was refilled; and

WHEREAS, The City of Beaver Dam included two hundred thousand dollars ($200,000) in the 2026 operating budget to complete wage adjustments; and

WHEREAS, The City Administrator, Finance Director, and City department heads considered the job factors that contribute to employee wages, utilizing the formulas established by job factor analysis and were unable to implement a wage scale based on the adopted proposal; and

WHEREAS, the City Administrator determined that the best immediate approach would be to do a salary survey and pursue an adjustment to wages in order to address the compensation discrepancies identified in the 2023 initial wage adjustment effort and pursue a new effort at establishing a wage grid at some future date.

NOW, THEREFORE, BE IT RESOLVED, that the Beaver Dam City Council does hereby repeal Resolution 40-2025 and the corresponding wage grid documents.

BE IT FURTHER RESOLVED, that Beaver Dam City Council hereby adopts the compensation schedule as recommended by the Police and Fire Commission (Attachment A), adopts modifications to wages (Attachment B), directs the City Administrator to implement new wages as appropriate, and further directs that back pay start with the first complete pay period in 2026 and be issued to current employees.

BE IT FURTHER RESOLVED that the Beaver Dam City Council hereby changes the following nine position job titles:

1. Finance Manager shall become Finance Director
2. Parks and Facilities Supervisor shall become Parks and Facilities Director
3. Public Works Supervisor shall become Public Works Director
4. CAS Administrator shall become the Recreation Director
5. Library Administrator shall become the Library Director
6. Municipal Court Clerk shall become the Judicial Assistant
7. Records Clerk - Fire to Public Safety Administrative Specialist
8. Records Clerk – Police to Public Safety Administrative Specialist
9. Records Clerk Supervisor – Police to Public Safety Administrative Specialist Supervisor - Police

The first five positions shall be recognized as Department Head positions and report to the City Administrator.

By a vote of: _____ in favor, _____opposed, and _____ abstain.

Approved: April 6, 2026

_____
Roberta Marck
Mayor

Attested: April 6, 2026

_____
Tracey M. Ferron
City Clerk

Attachment A: Police and Fire Management Wage Grid:

As of 1st payroll in 2026				
Position	**Starting Wage**	**Step 1**	**Step 2**	**Max Compensation**
Police Chief	$ 140,350.90	$ 141,828.28	$ 144,783.03	$ 147,737.79
Deputy Police Chief	$ 115,613.32	$ 116,830.30	$ 119,264.27	$ 121,698.23
Lieutenant	$ 102,821.17	$ 103,903.50	$ 106,068.15	$ 108,232.81
Sergeant	$ 94,920.67	$ 95,919.83	$ 97,918.16	$ 99,916.49
Fire Chief	$ 140,350.90	$ 141,828.28	$ 144,783.03	$ 147,737.79
Deputy Fire Chief	$ 115,613.32	$ 116,830.30	$ 119,264.27	$ 121,698.23

Wage Grid recommendation was adopted by the Police and Fire Commission on 08/12/2025 and will result in compensation increases that total to $87,307 with another $20,700 in benefit costs.

Attachment B: Underpaid Positions:

(Position Title, % employee is currently below minimum range of market, new wage rate)

1. Public Works Director, 32.21%, increased to $115,045 per year
2. Finance Director, 11.13%, increased to $111,668 per year
3. Parks and Facilities Director, 23.95%, increased to $99,598 per year
4. Library Director, 1.33%, increased to $88,279 per year
5. Recreation Director, 1.12, increased to $82,597 per year
6. City Clerk, 6.10%, increased to $88,279 per year
7. Recreation Supervisor, 23.48%, increased to $62,300 per year
8. Records Clerk Supervisor (PD), 14.78%, increased to $68,709 per year
9. Skilled Laborer (2 Positions), 1.93%, increased to $63,773 per year
10. Skilled Laborer (2 Positions), 13.72%, increased to $63,773 per year
11. Semi Skilled Laborer, 7.76%, increased to $55,432 per year
12. Records Clerk – Police, 6.15%, increased to $47,273 per year
13. Judicial Assistant – Court, 11.68% Increase, to $64,160 per year

Wage Survey was used to determine mid-range. Direction to pursue status of an "above average" employer, so used 60th percentile as basis for lowest pay range. This resulted in 15 employees compensated below minimum for a total of $120,405 in annual increased compensation costs, plus approximately $18,000 in benefit impacts.